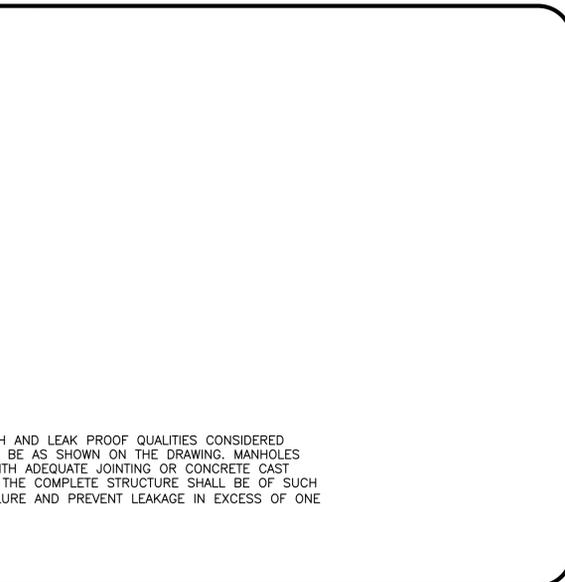
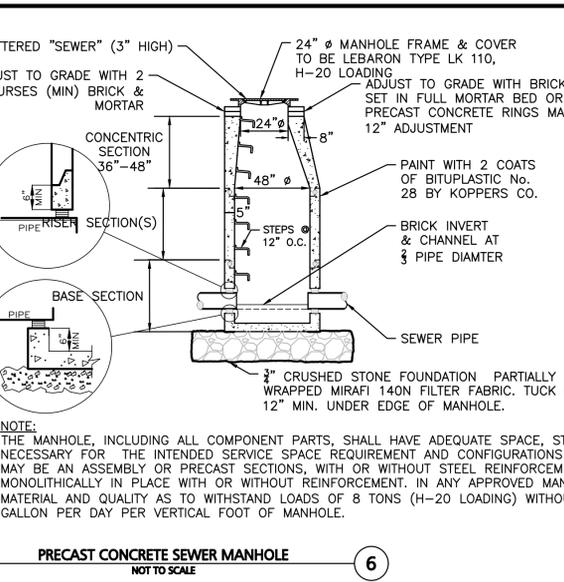
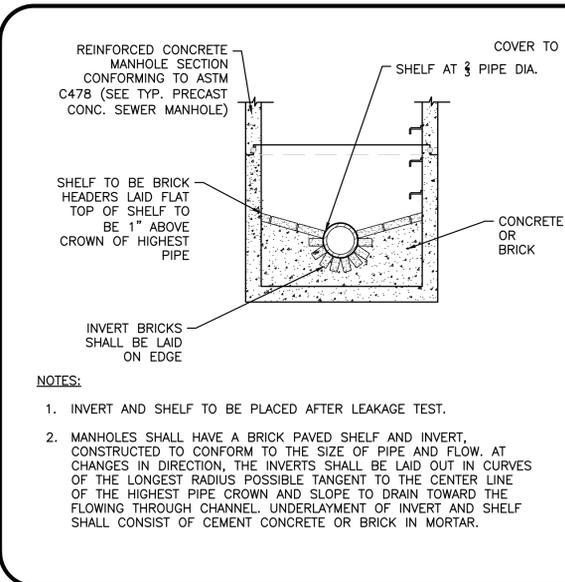
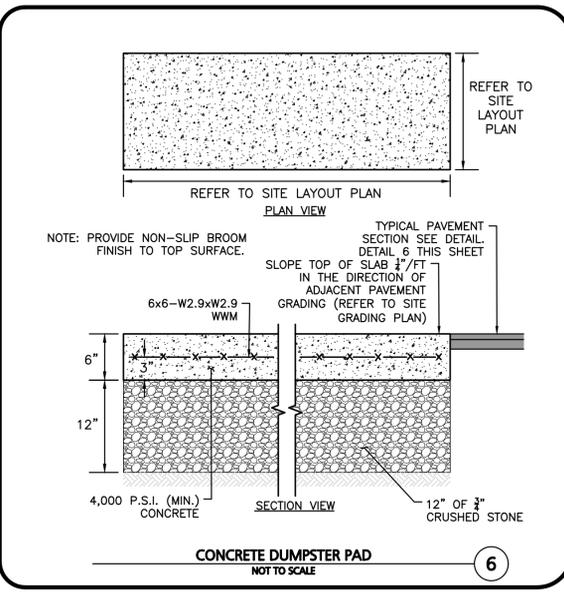
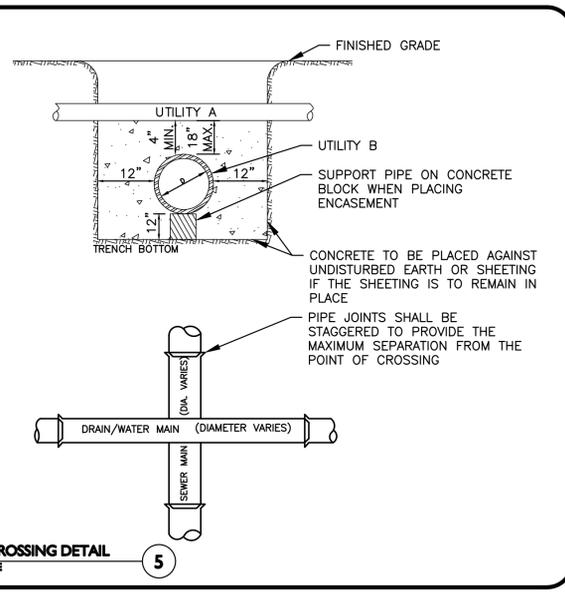
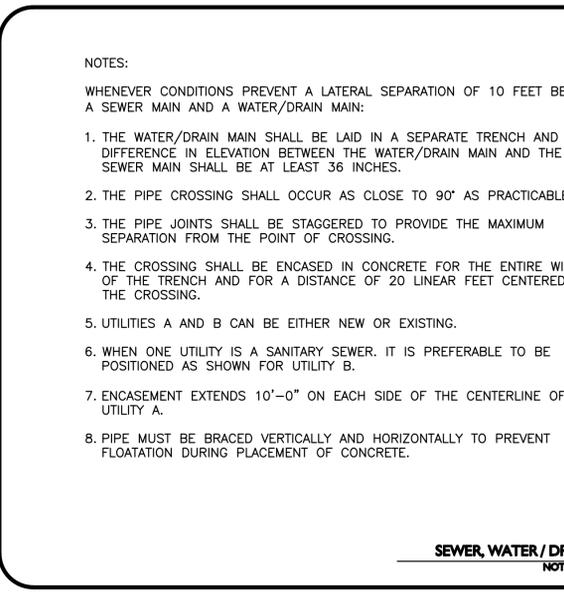
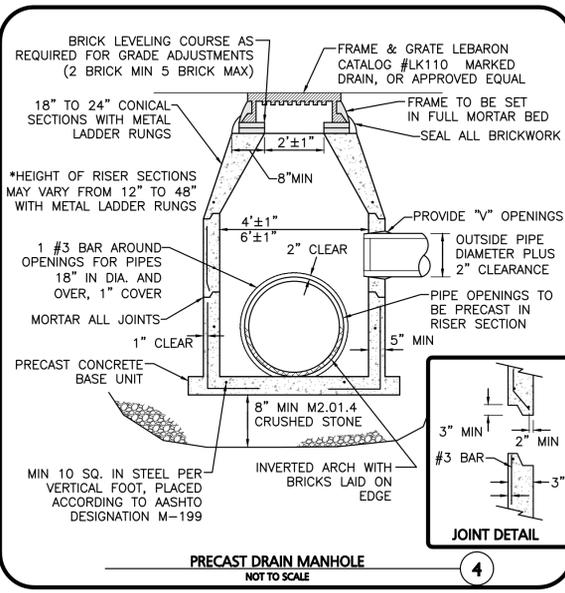
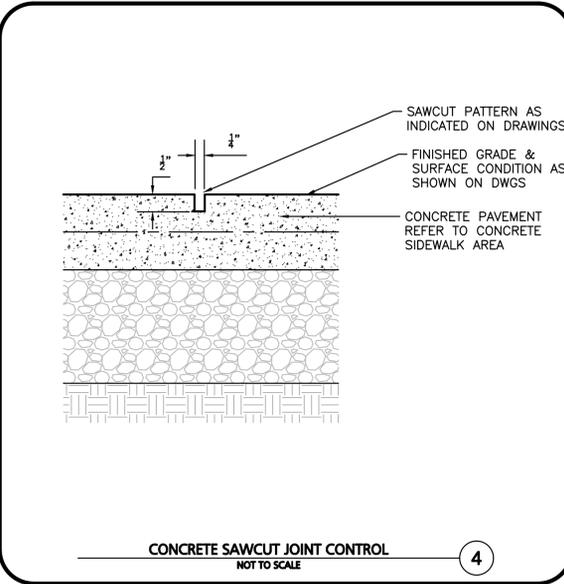


RIP RAP SIZING CHART

FES#	L _o	W ₁	W ₂	D _o
1	4'	3'	5.7	1.46'
2	4'	3'	5.7	1.46'
3	4'	3'	5.7	1.46'
4	4'	3'	5.7	1.46'
5	5'	3.8'	7	1.46'
6	4'	3	5.7	1.46'
7	4'	3	5.7	1.46'
8	4'	3	5.7	1.46'
9	4'	3	5.7	1.46'

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



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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environmental consulting • landscape architecture
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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/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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

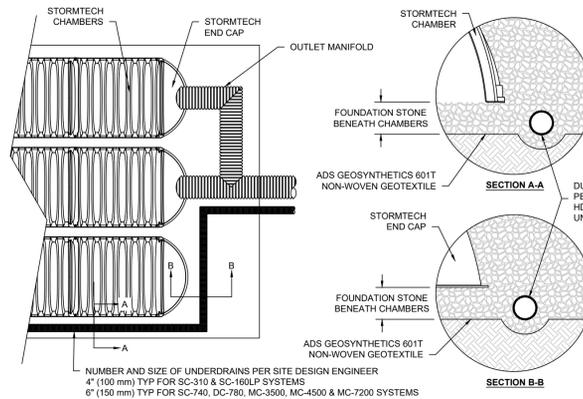
- STORMTECH SC-800 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT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

NOTES FOR CONSTRUCTION EQUIPMENT

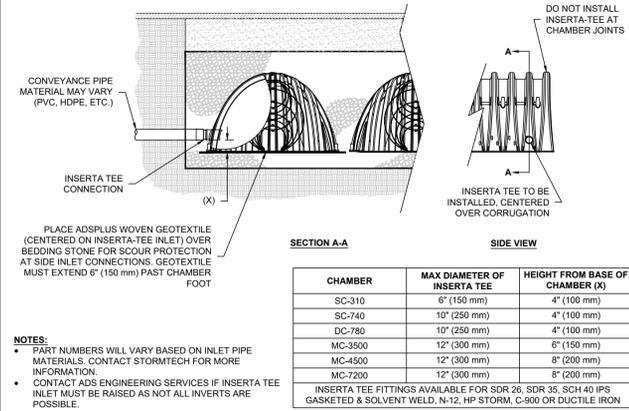
- STORMTECH SC-800 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-800 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE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

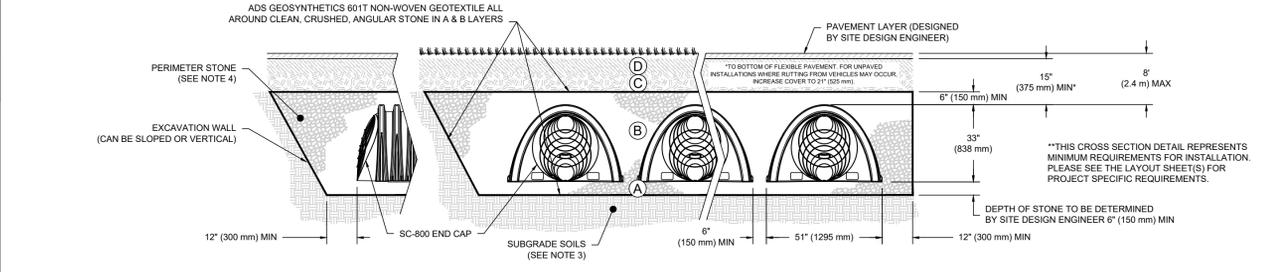


2 INSERTA-TEE SIDE INLET DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-800 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	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 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	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	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 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.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- 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/FT². AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

6 SC-800 CROSS SECTION DETAIL

NOMINAL CHAMBER SPECIFICATIONS

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

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

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

PART #	STUB	B	C
SC800PE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800PE08BPC	---	---	0.9" (23 mm)
SC800PE08TPC	8" (200 mm)	19.2" (488 mm)	---
SC800PE08BPC	---	---	1.0" (25 mm)
SC800PE10TPC	10" (250 mm)	17.0" (432 mm)	---
SC800PE10BPC	---	---	1.2" (30 mm)
SC800PE12TPC	12" (300 mm)	14.4" (366 mm)	---
SC800PE12BPC	---	---	1.6" (41 mm)
SC800PE15TPC	15" (375 mm)	11.3" (287 mm)	---
SC800PE15BPC	---	---	1.7" (43 mm)
SC800PE18TPC	18" (450 mm)	8.0" (203 mm)	---
SC800PE18BPC	---	---	2.0" (51 mm)
SC800PE24BPC	24" (600 mm)	---	2.3" (58 mm)
SC800PE	NONE	---	SOLID END CAP

NOTE: ALL DIMENSIONS ARE NOMINAL



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

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FRANKLIN, MA

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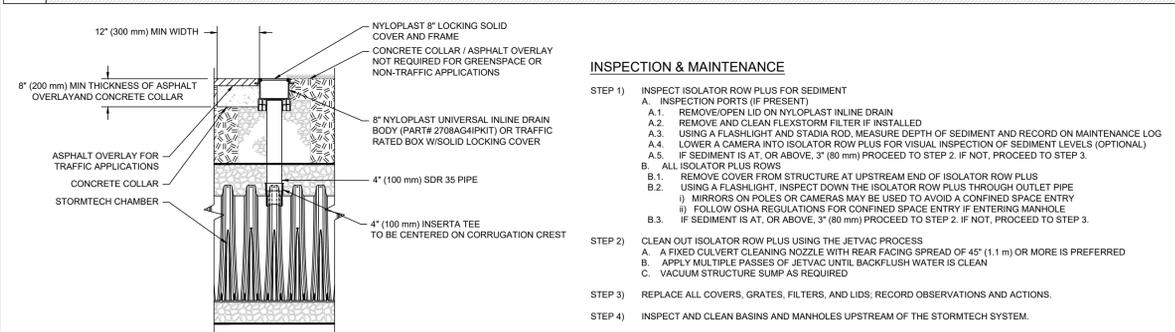
PREPARED BY:

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4 SC-800 ISOLATOR ROW PLUS DETAIL



INSPECTION & MAINTENANCE

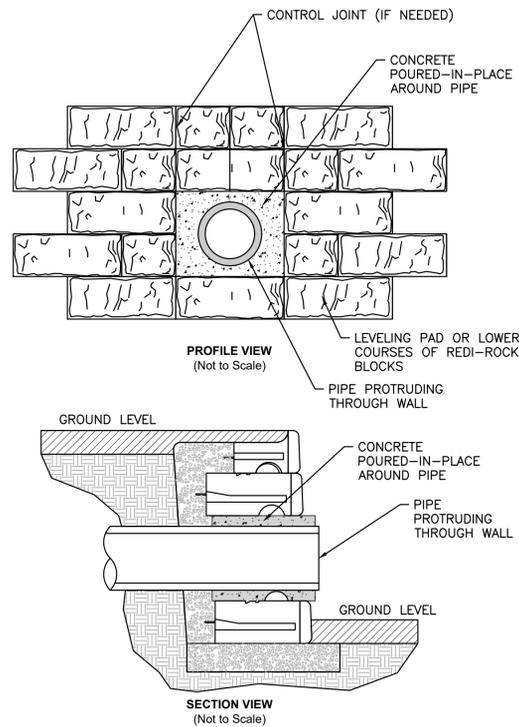
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT**
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR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

NOTES

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

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

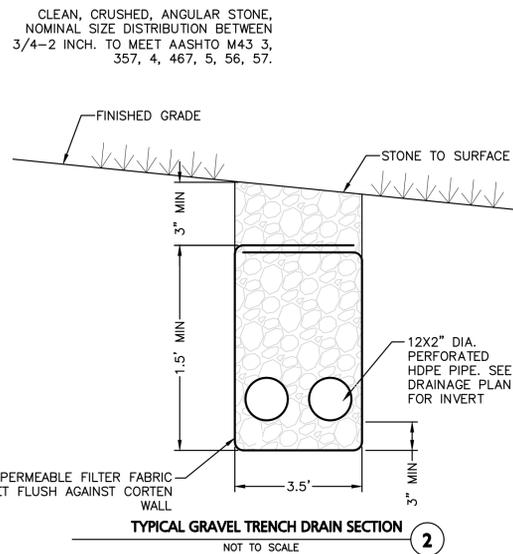




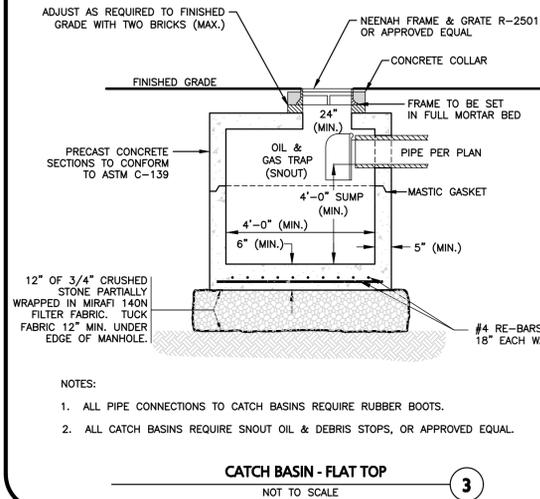
BASE LEVELING PAD NOTES:

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

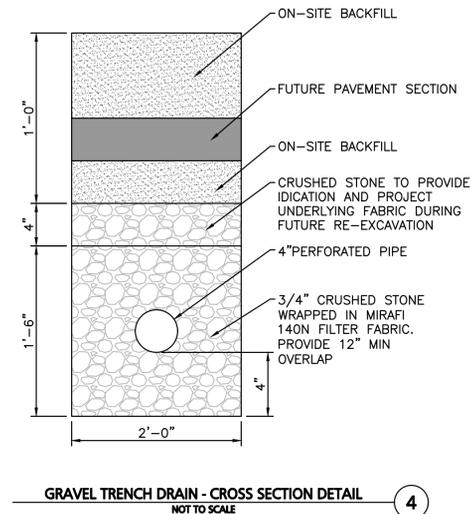


TYPICAL GRAVEL TRENCH DRAIN SECTION
NOT TO SCALE

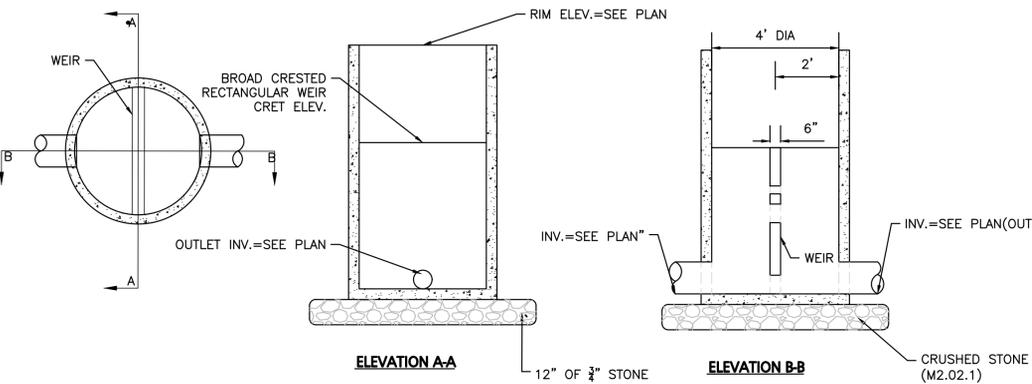


- NOTES:
1. ALL PIPE CONNECTIONS TO CATCH BASINS REQUIRE RUBBER BOOTS.
 2. ALL CATCH BASINS REQUIRE SNOOT OIL & DEBRIS STOPS, OR APPROVED EQUAL.

CATCH BASIN - FLAT TOP
NOT TO SCALE

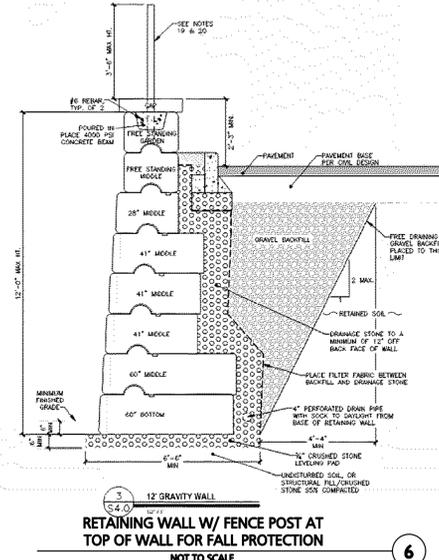


GRAVEL TRENCH DRAIN - CROSS SECTION DETAIL
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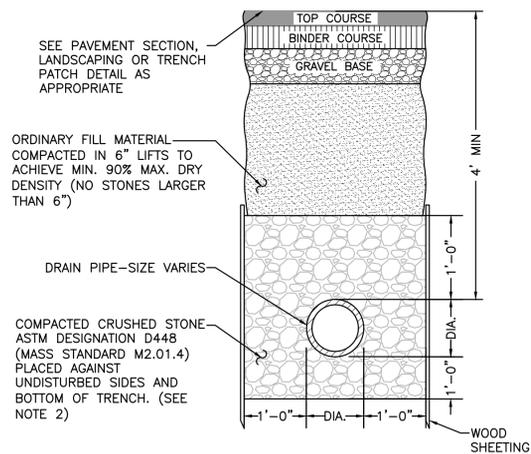


- NOTES:
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. ALL REINFORCEMENT PER ASTM C1227-93.
 3. TONGUE & GROOVE JOINT SEALED WITH BUTYLE RESIN OR MASTIC.
 4. WALLS ARE TO BE 6" THICK & BOTTOM TO BE 8" THICK.
 5. PROVIDE 4' SUMP

4' DIAMETER OUTLET CONTROL STRUCTURE
NOT TO SCALE



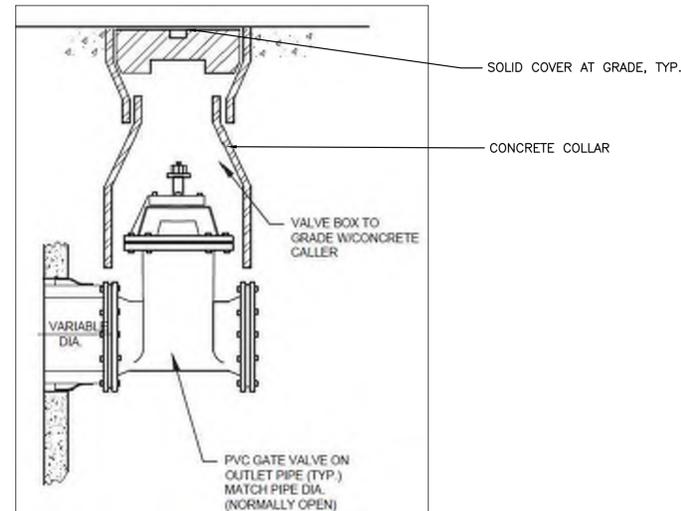
RETAINING WALL W/ FENCE POST AT TOP OF WALL FOR FALL PROTECTION
NOT TO SCALE



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.

DRAINAGE TRENCH
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.

MASTER SHUTOFF VALVE DETAIL
NOT TO SCALE



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

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com

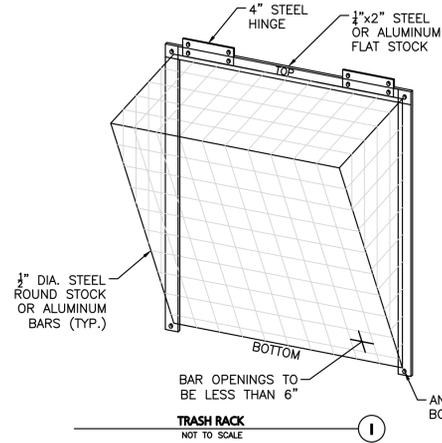
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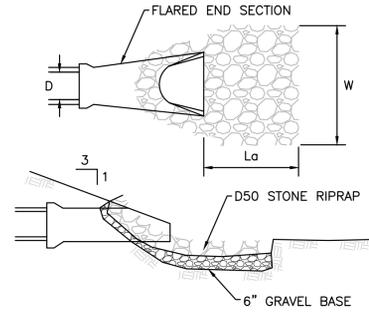
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- NOTES:
- HINGE MECHANISM TO BE PROVIDED.
 - TRASH RACK SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION.
 - ALL MATERIALS TO BE NON-CORROSIVE.
 - SMALL CONCRETE PAD TO BE INSTALLED UNDERNEATH ORIFICE.

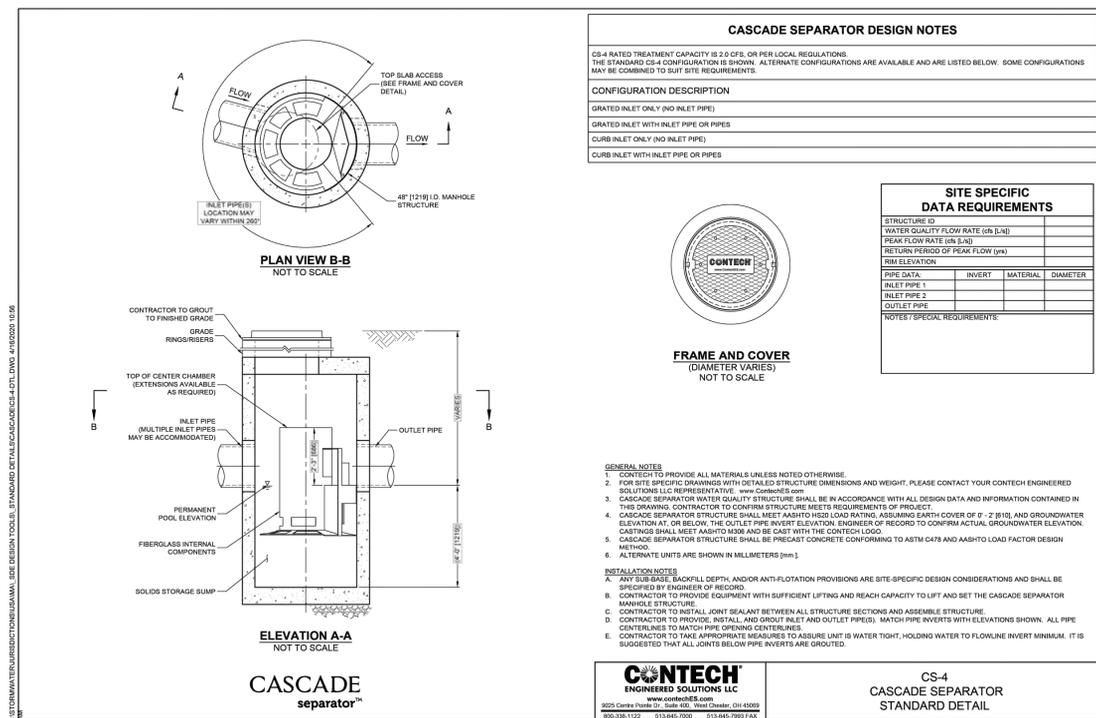


TRASH RACK
NOT TO SCALE

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

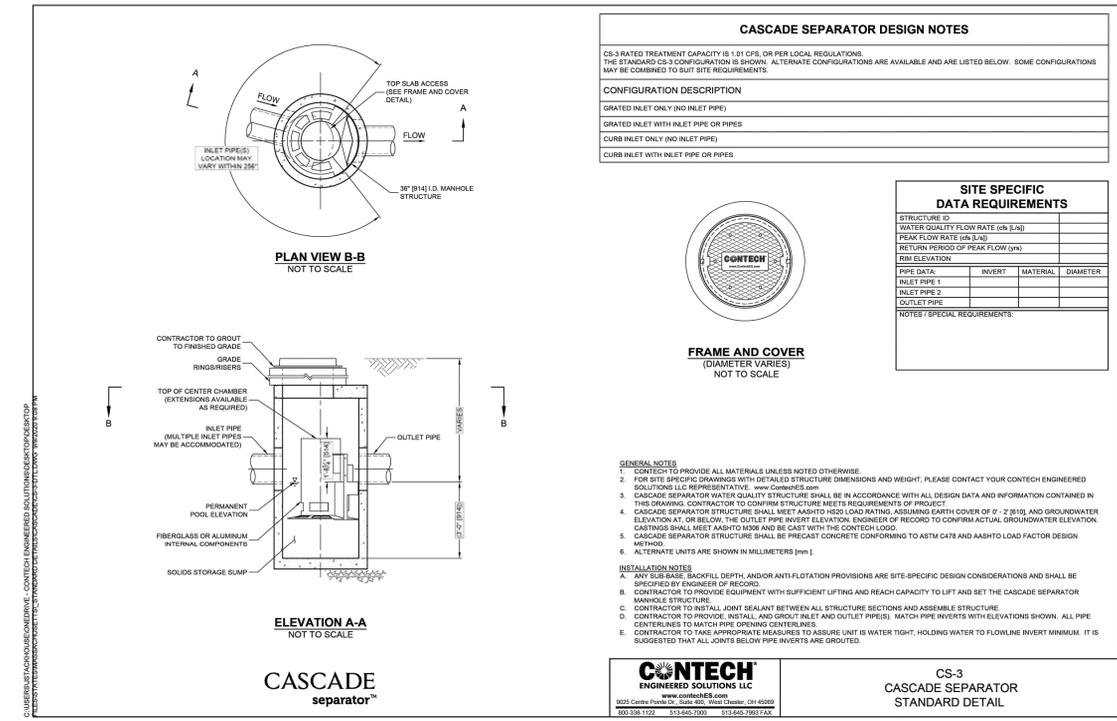


CASCADE separator™



CS-4
CASCADE SEPARATOR
STANDARD DETAIL

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

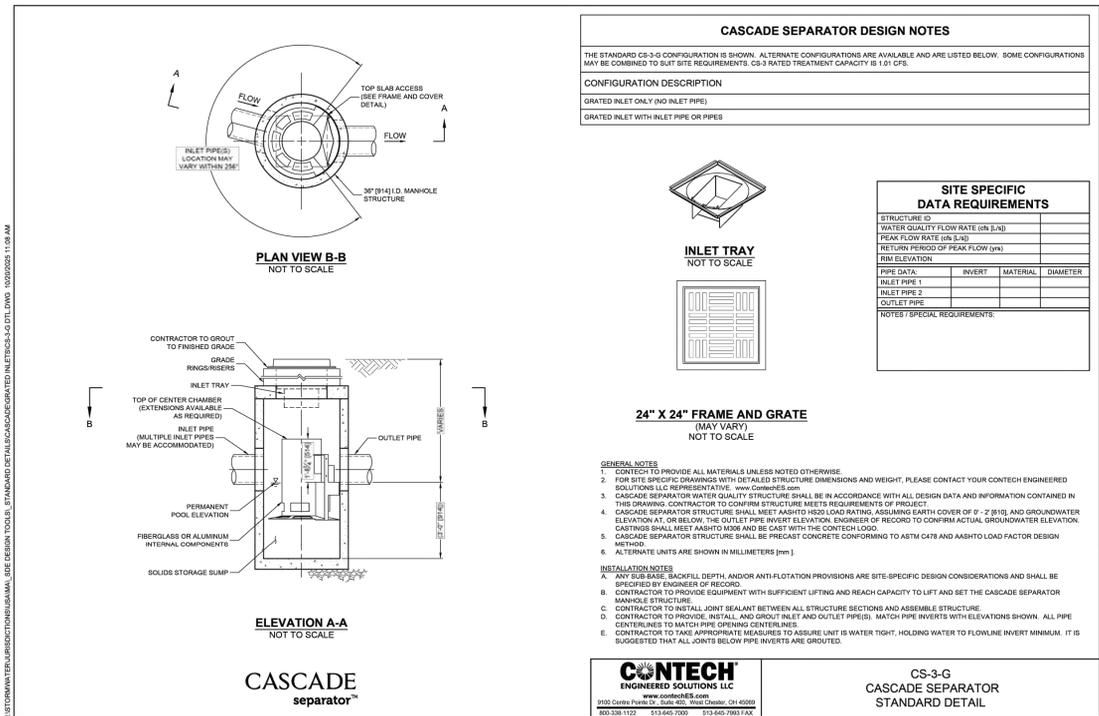


CASCADE separator™



CS-3
CASCADE SEPARATOR
STANDARD DETAIL

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



CASCADE separator™



CS-3-G
CASCADE SEPARATOR
STANDARD DETAIL

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



PROFESSIONAL ENGINEER FOR
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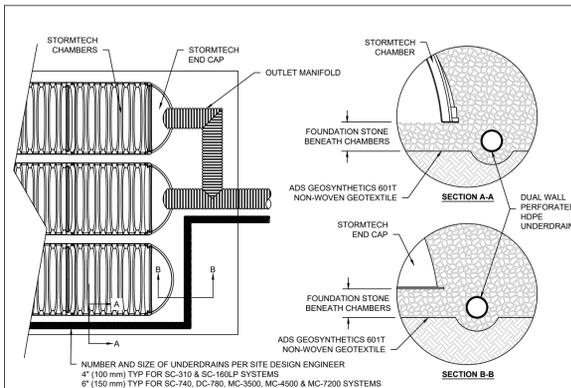


SC-160LP STORMTECH CHAMBER SPECIFICATIONS

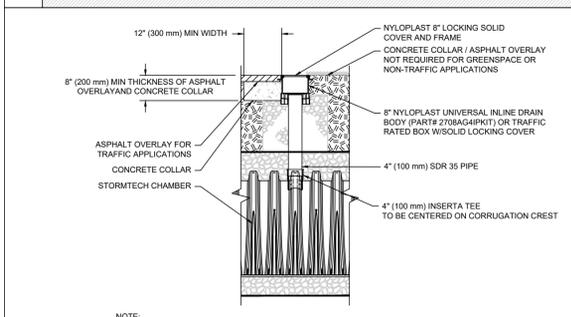
- CHAMBERS SHALL BE STORMTECH SC-160LP.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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/FT³. 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

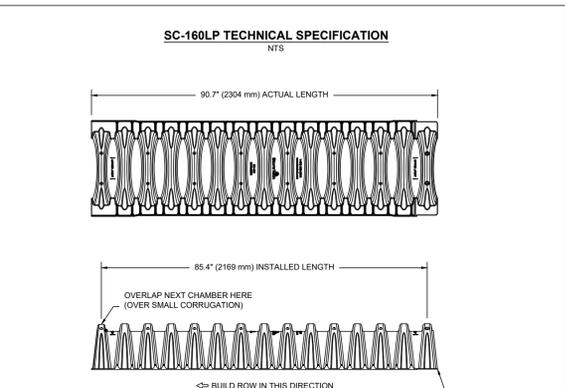
- STORMTECH SC-160LP CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
 - STORMTECH SC-160LP CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH INSTALLATION GUIDE SC-160LP".
 - FOUNDATION STONE AND EMBEDMENT 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



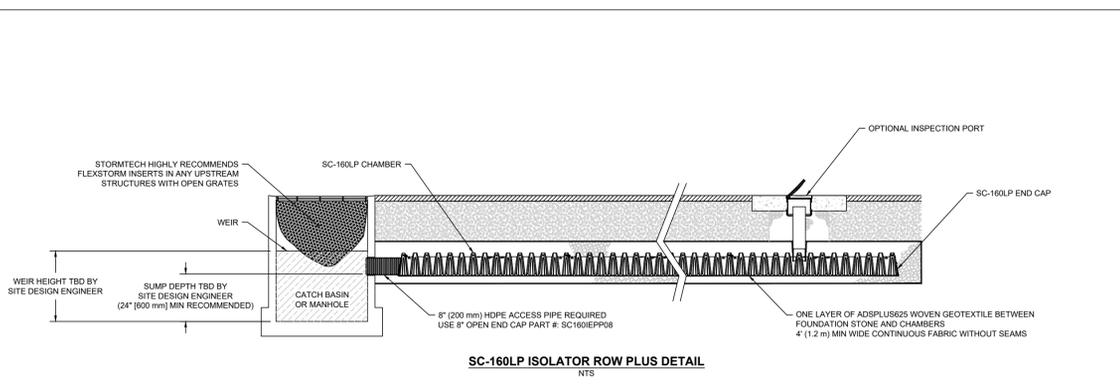
4 4" PVC INSPECTION PORT DETAIL (SC SERIES CHAMBER)



2 SC-160LP TECHNICAL SPECIFICATIONS

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

2 SC-160LP TECHNICAL SPECIFICATIONS

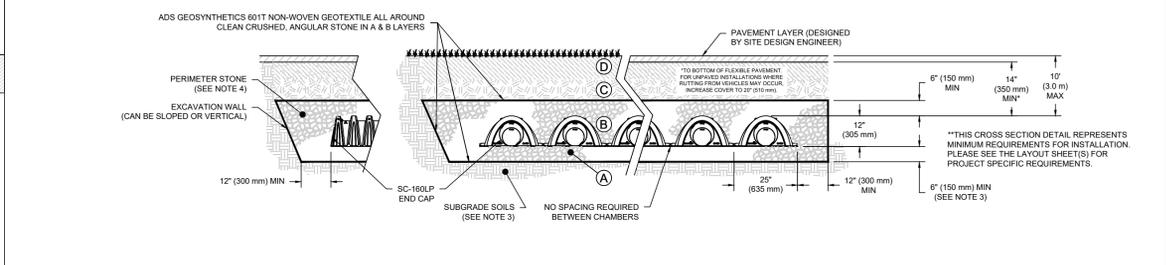


3 SC-160LP ISOLATOR ROW PLUS DETAIL

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 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	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 ³	AASHTO M43 ² 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 ³	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

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.



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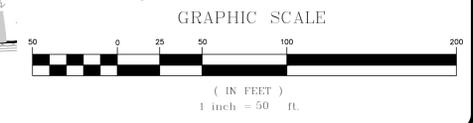
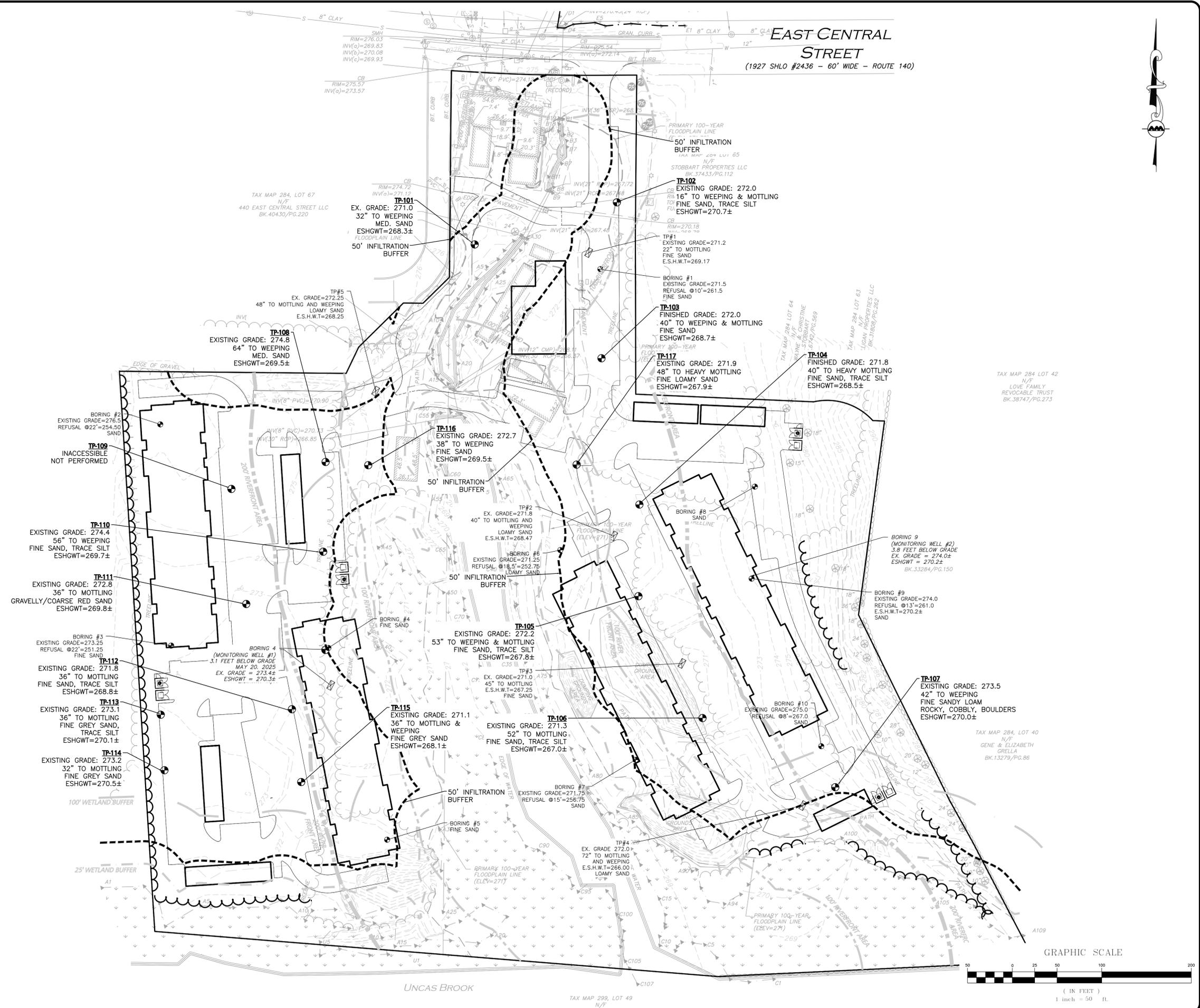
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EAST CENTRAL STREET

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



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

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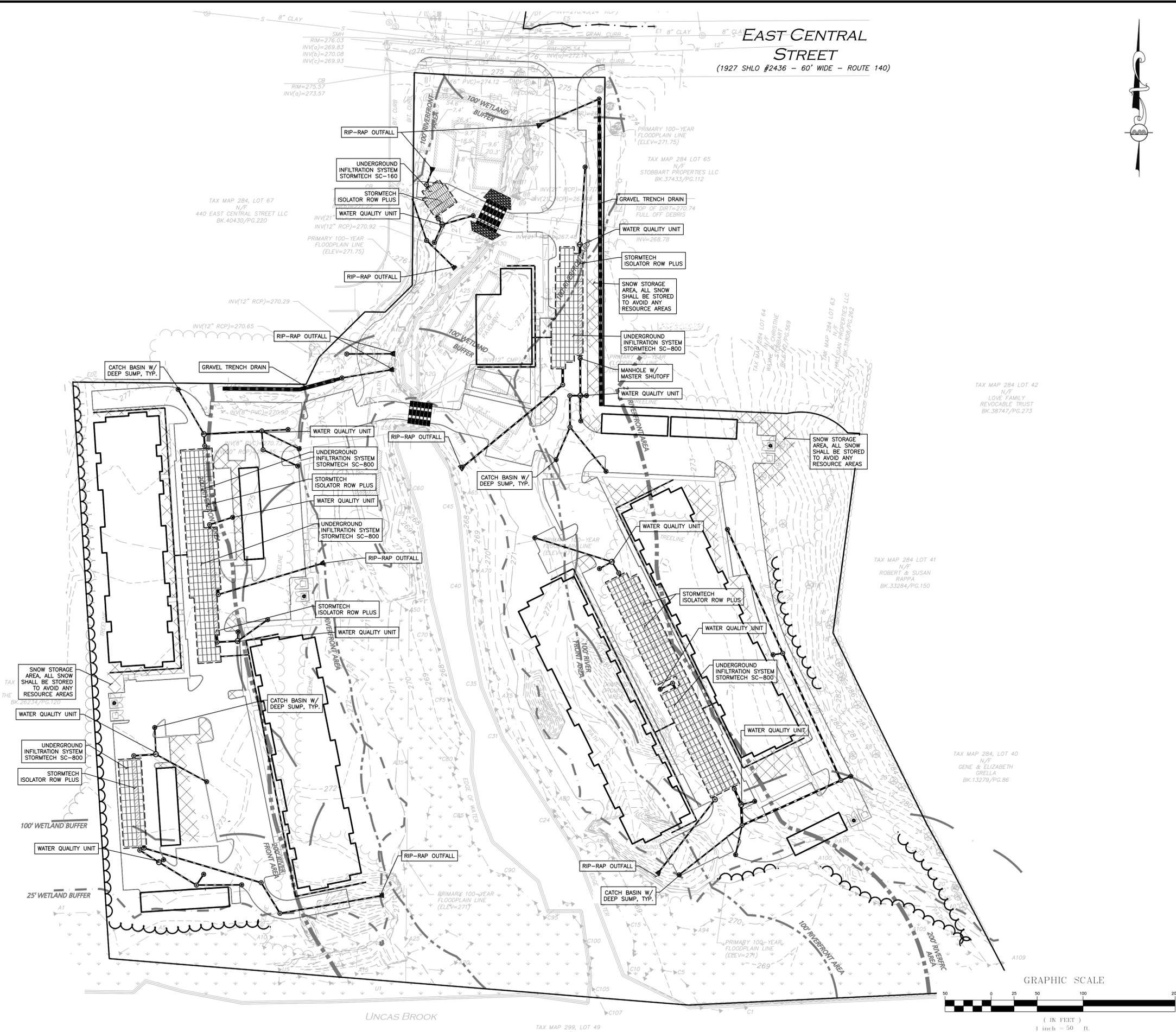
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DRAWING TITLE: **TEST PITS EXHIBIT** SHEET No. **EXH-1**
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EAST CENTRAL STREET

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

PREPARED BY:

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

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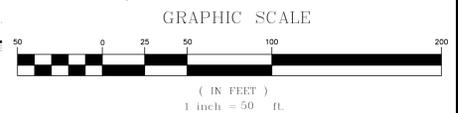
DRAWING TITLE:	SHEET No.
BMP EXHIBIT	EXH-2

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TAX MAP 293, LOT 49 N/F

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

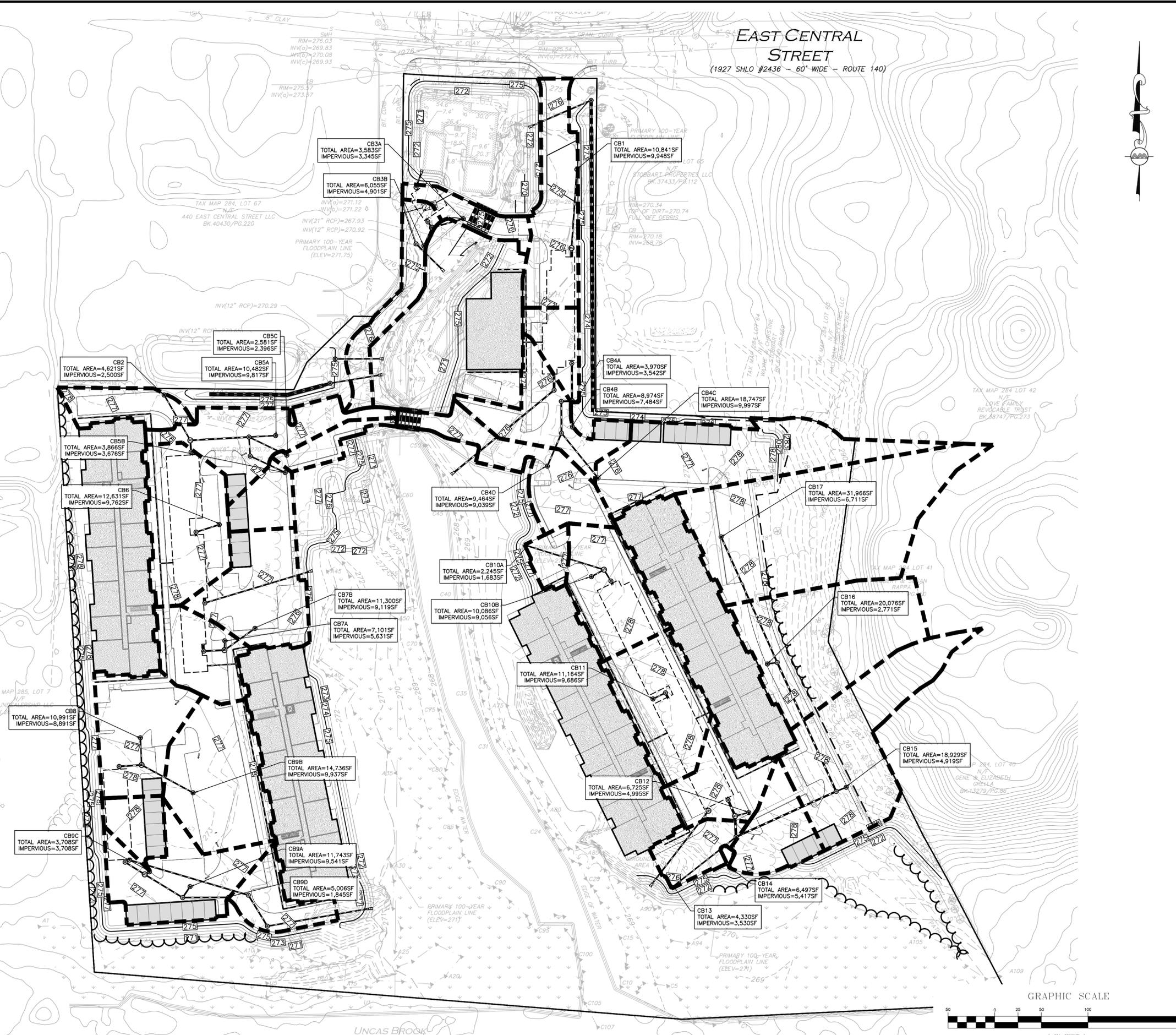
TAX MAP 284, LOT 40 N/F GENE & ELIZABETH GRELLA BK.13279/PG.86

TAX MAP 284 LOT 42 N/F LOVE FAMILY REVOCABLE TRUST BK.38747/PG.273

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

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

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



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275 REGATTA DRIVE
JUPITER, FL 33477

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FRANKLIN, MA

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PREPARED BY:

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civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
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WOBURN MA 01801
TEL: (781) 935-6889
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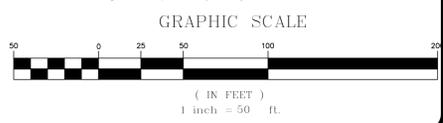
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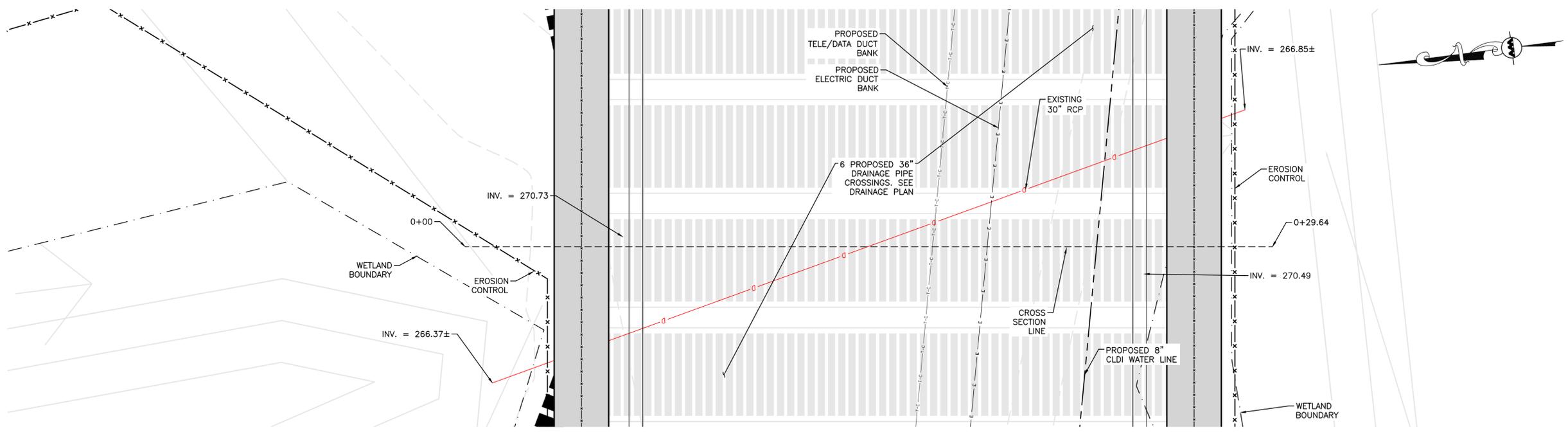
DRAWING TITLE:	CATCH BASIN WATERSHED EXHIBIT	SHEET No.	EXH-3
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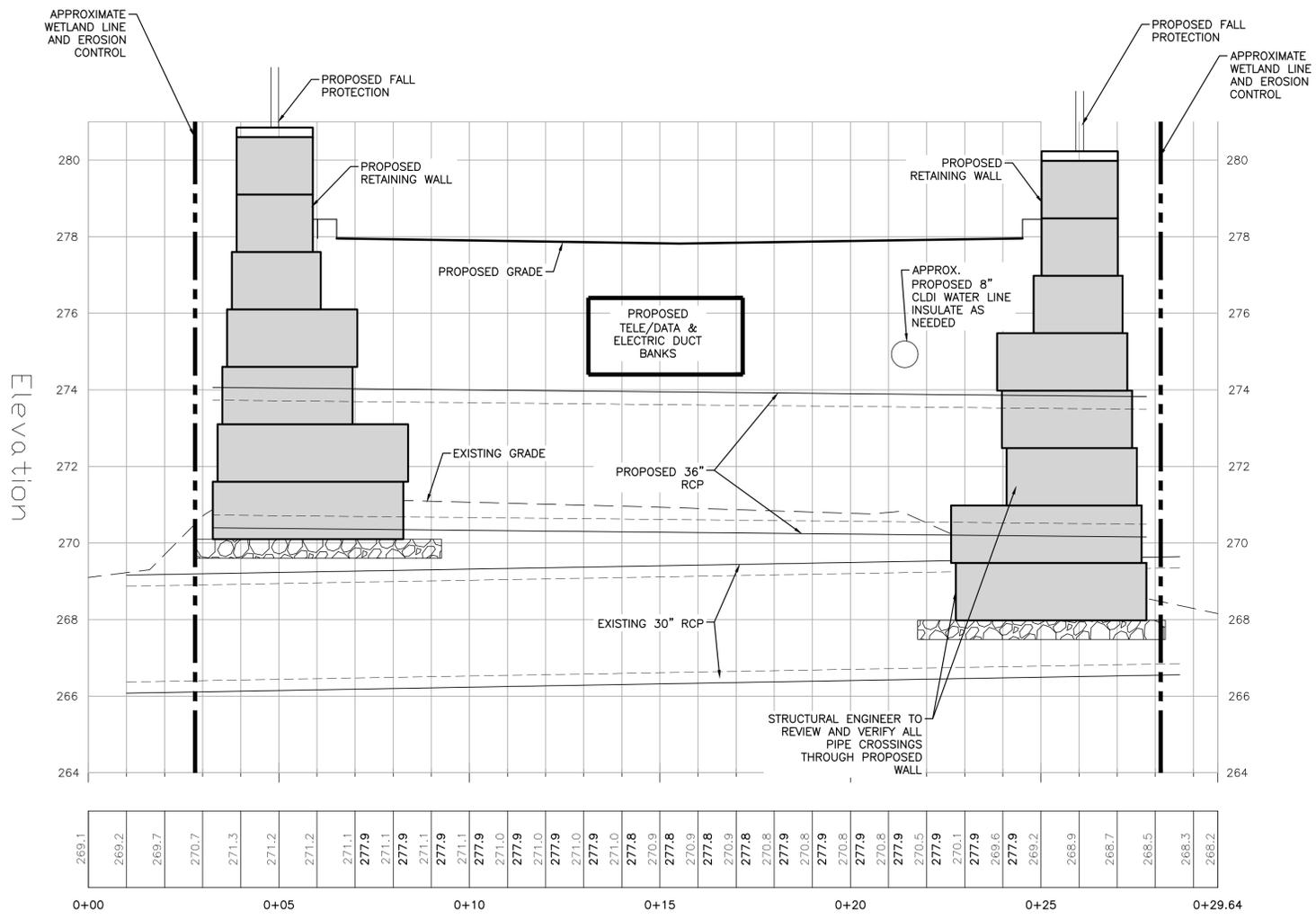
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PLAN VIEW SOUTHERN STREAM CROSSING

SCALE: 1"=2'



CROSS SECTION SOUTHERN STREAM CROSSING

SCALE: 1"=2'

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 275 REGATTA DRIVE
 JUPITER, FL 33477

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 FRANKLIN, MA

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SCALE:	1" = 2'	DWG. NAME:	C-3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:

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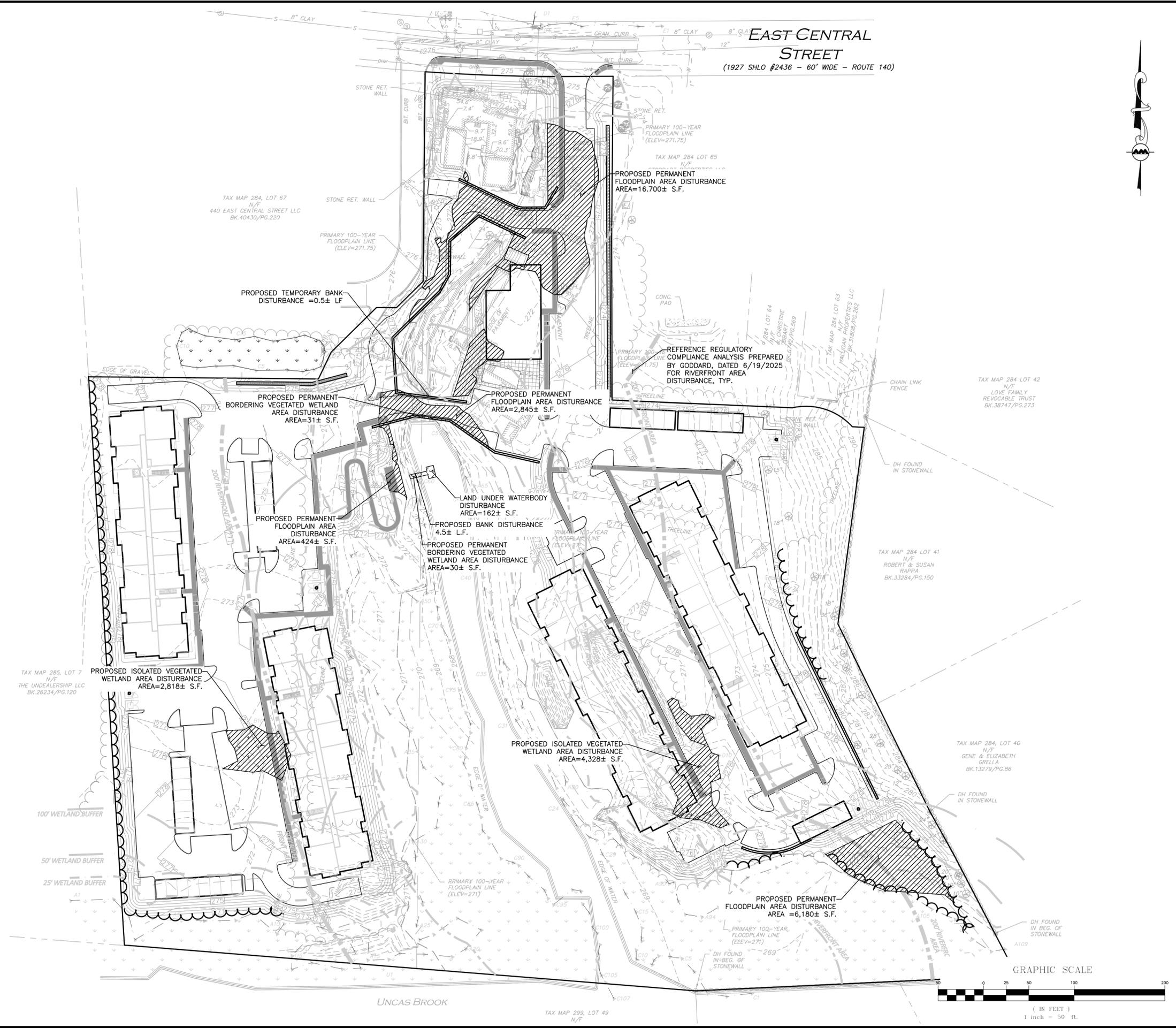
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DRAWING TITLE: EXISTING CULVERT CROSS SECTION	SHEET No. EXH-4
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EAST CENTRAL STREET
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



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

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275 REGATTA DRIVE
JUPITER, FL 33477

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FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 50'	DWG. NAME:	C-3317-01
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PREPARED BY:

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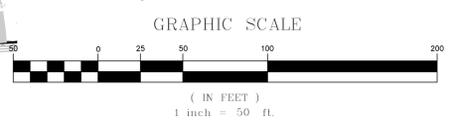
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DRAWING TITLE: **RESOURCE AREA IMPACT EXHIBIT** SHEET No. **EXH-5**

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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
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

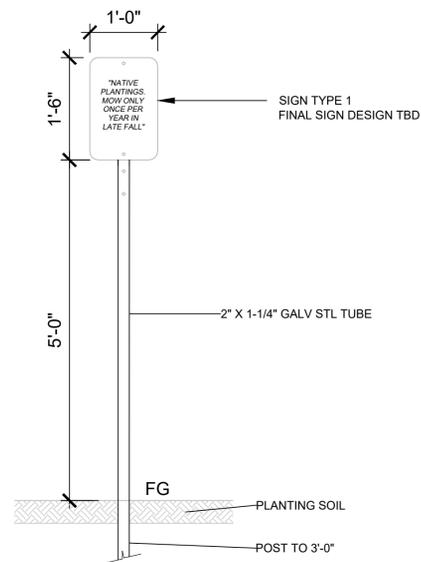
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Jupiter, FL 33477

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

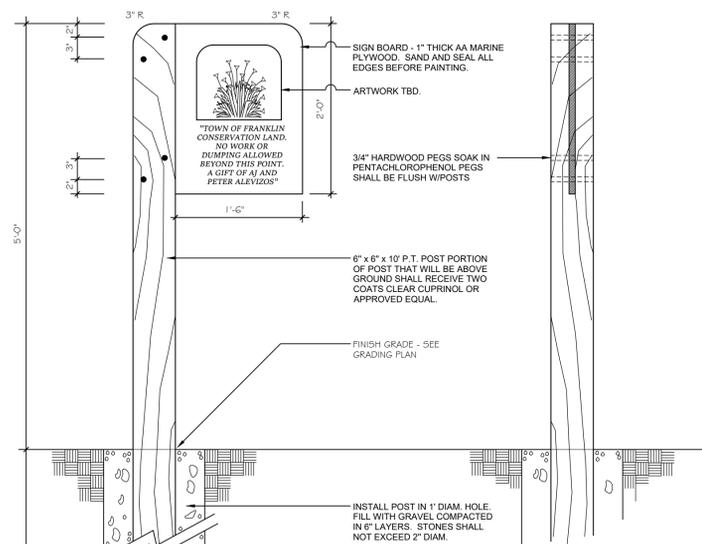
TITLE:
INVASIVE SPECIES
MANAGEMENT
COORDINATION
PLAN

SHEET NUMBER:

LO



SIGN TYPE 1



SIGN TYPE 2

RESOURCE LEGEND

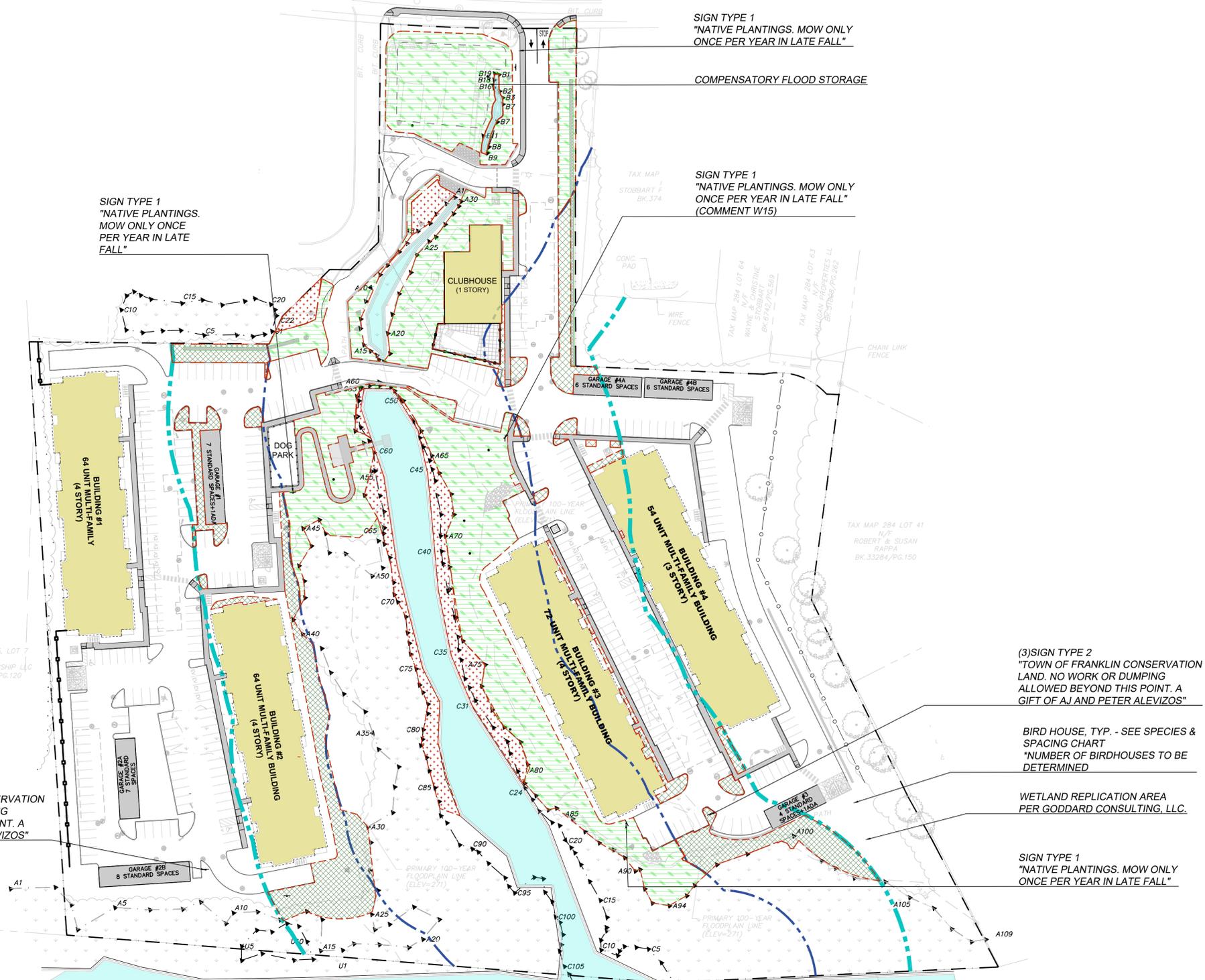
- RIVERFRONT 100'
- RIVERFRONT 200'
- WETLAND
- EXISTING TREE

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.

INVASIVE SPECIES COORDINATION PLAN NOTE:

REFER TO GODDARD CONSULTING, L.L.C. RESTORATION/ REPLICATION & MITIGATION PLANS FOR INVASIVE SPECIES MANAGEMENT AND FOR SPECIFIC MEANS AND METHODS OF REMOVAL.
ALL WORK TO BE CONDUCTED IN ACCORDANCE WITH THE RESTORATION/ REPLICATION & MITIGATION PLAN PREPARED BY GODDARD CONSULTING, L.L.C.



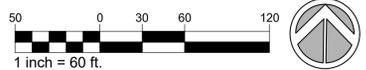
(3) SIGN TYPE 2
"TOWN OF FRANKLIN CONSERVATION LAND. NO WORK OR DUMPING ALLOWED BEYOND THIS POINT. A GIFT OF AJ AND PETER ALEVIOS"

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"

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



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SCALE: AS NOTED

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275 REGATTA DRIVE
Jupiter, FL 33477

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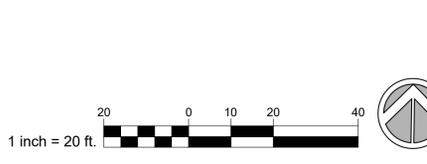
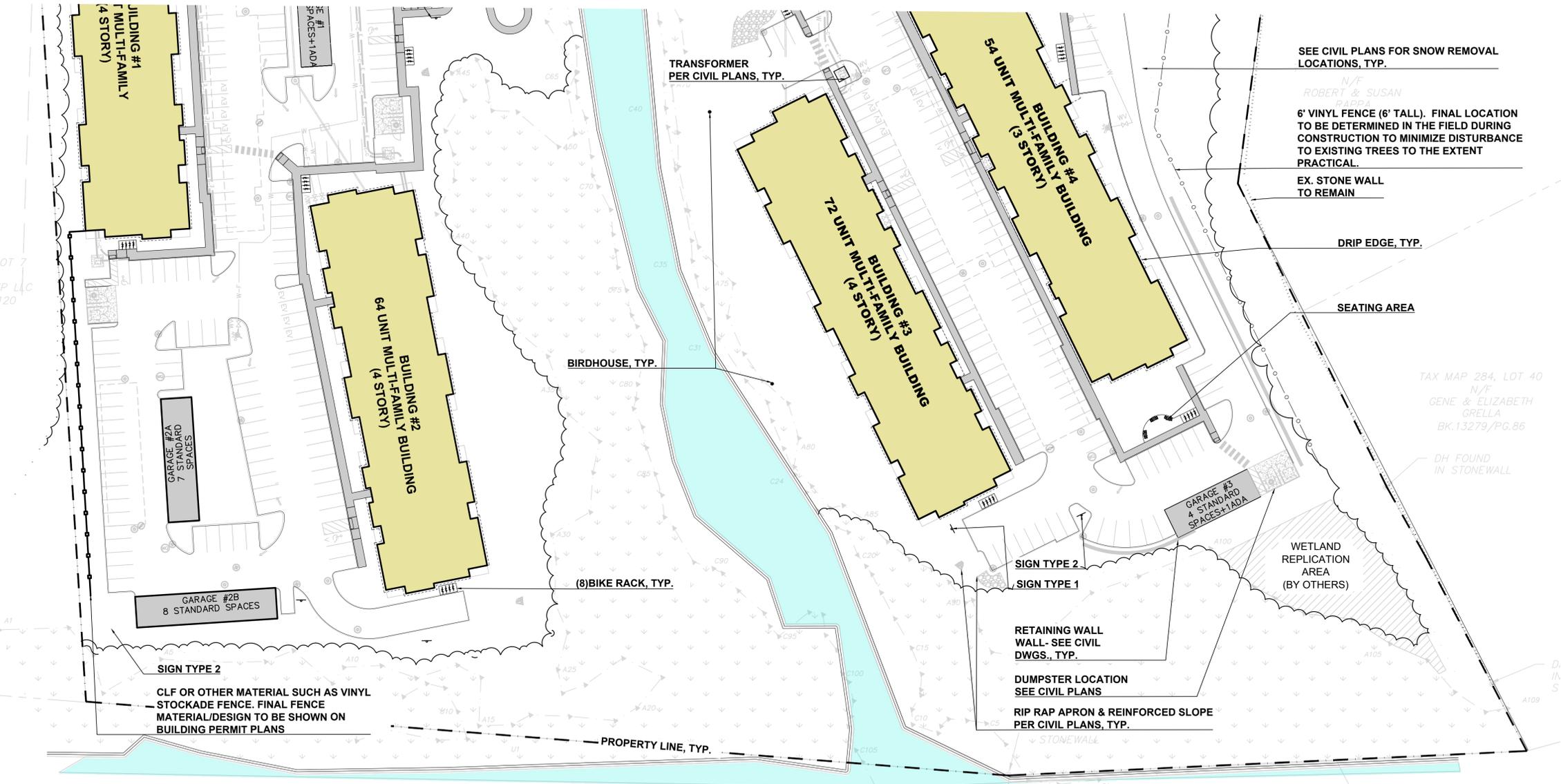
TITLE:
LAYOUT & MATERIAL PLAN

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



1 inch = 20 ft.

SEE CIVIL PLANS FOR SNOW REMOVAL LOCATIONS, TYP.

N/F ROBERT & SUSAN
6' VINYL FENCE (6' TALL). FINAL LOCATION TO BE DETERMINED IN THE FIELD DURING CONSTRUCTION TO MINIMIZE DISTURBANCE TO EXISTING TREES TO THE EXTENT PRACTICAL.

EX. STONE WALL TO REMAIN

DRIP EDGE, TYP.

SEATING AREA

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

DH FOUND IN STONEWALL

WETLAND REPLICATION AREA (BY OTHERS)

SIGN TYPE 2
SIGN TYPE 1

RETAINING WALL WALL- SEE CIVIL DWGS., TYP.

DUMPSTER LOCATION SEE CIVIL PLANS
RIP RAP APRON & REINFORCED SLOPE PER CIVIL PLANS, TYP.

TRANSFORMER PER CIVIL PLANS, TYP.

BIRDHOUSE, TYP.

(8)BIKE RACK, TYP.

PROPERTY LINE, TYP.

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

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

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

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

SITE SOIL NOTES

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

PLANT & SEED MIX LEGEND

HATCH	TYPE
	LAWN MIX
	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE SEE SHEET LD1 DETAIL 7
	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE SEE SHEET LD1 DETAIL 7
	DECIDUOUS TREE & SAPLINGS
	PERENNIALS, GRASSES & SHRUBS
	CONIFEROUS TREE
	EXISTING TREE

PLANTING NOTES

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

MASTER TREE PLANTING SCHEDULE

NOTE: PLANTING LIST IS REPRESENTATIVE OF NATIVE SPECIES TO BE USED FOR THIS PROJECT. ALL PLANT MATERIALS SHALL BE NATIVE TO THE REGION AND SELECTED TO PROVIDE DIVERSITY IN CANOPY, MID-STORY, AND UNDERSTORY STRUCTURE. SPECIES SHALL BE CHOSEN TO SUPPORT SEASONAL INTEREST, ECOLOGICAL FUNCTION, AND LONG-TERM HABITAT VALUE.

KEY	QTY.	NATIVE TREES DECIDUOUS	Species Names	Form	Spacing	Size
AR	9	red maple	Acer rubrum	Tree	as shown	2.5-3" cal.
AL	3	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	10' ht.
AL1	9	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	6' ht.
AAR	3	speckled alder	Alnus rugosa	Tree/Shrub	as shown	2" cal.
AAR1	12	speckled alder	Alnus rugosa	Tree/Shrub	as shown	sapling
BPG1	20	grey birch	Betula populifolia	Tree	as shown	sapling
BPG	9	grey birch	Betula populifolia	Tree	as shown	1.75-3" cal.
NS	15	black tupelo	Nyssa sylvatica	Tree	as shown	2.5-3" cal.
OV	13	American hop hornbeam	Ostrya virginiana	Tree	as shown	2.5-3" cal.
PO	1	sycamore	Platanus occidentalis	Tree	as shown	2.5-3" cal.
PP	13	pin cherry	Prunus pennsylvanica	Tree	as shown	2" cal.
UA	8	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown	2.5-3" cal.

KEY	QTY.	NATIVE TREES EVERGREEN	Species Names	Form	Spacing	Size
AB1	2	balsam fir	Abies balsamea	Tree	as shown	6' ht.
AB	8	balsam fir	Abies balsamea	Tree	as shown	8'-10" ht.
TO	20	eastern white cedar	Thuja occidentalis	Tree	as shown	8' ht.
TO1	4	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.

SEE SHEETS SHEETS L. 2.1-L.2.3 FOR INDIVIDUAL AREA TREE, SHRUB, PERENNIAL, & GROUND COVER PLANT SCHEDULES

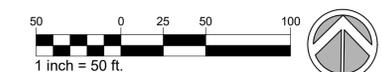
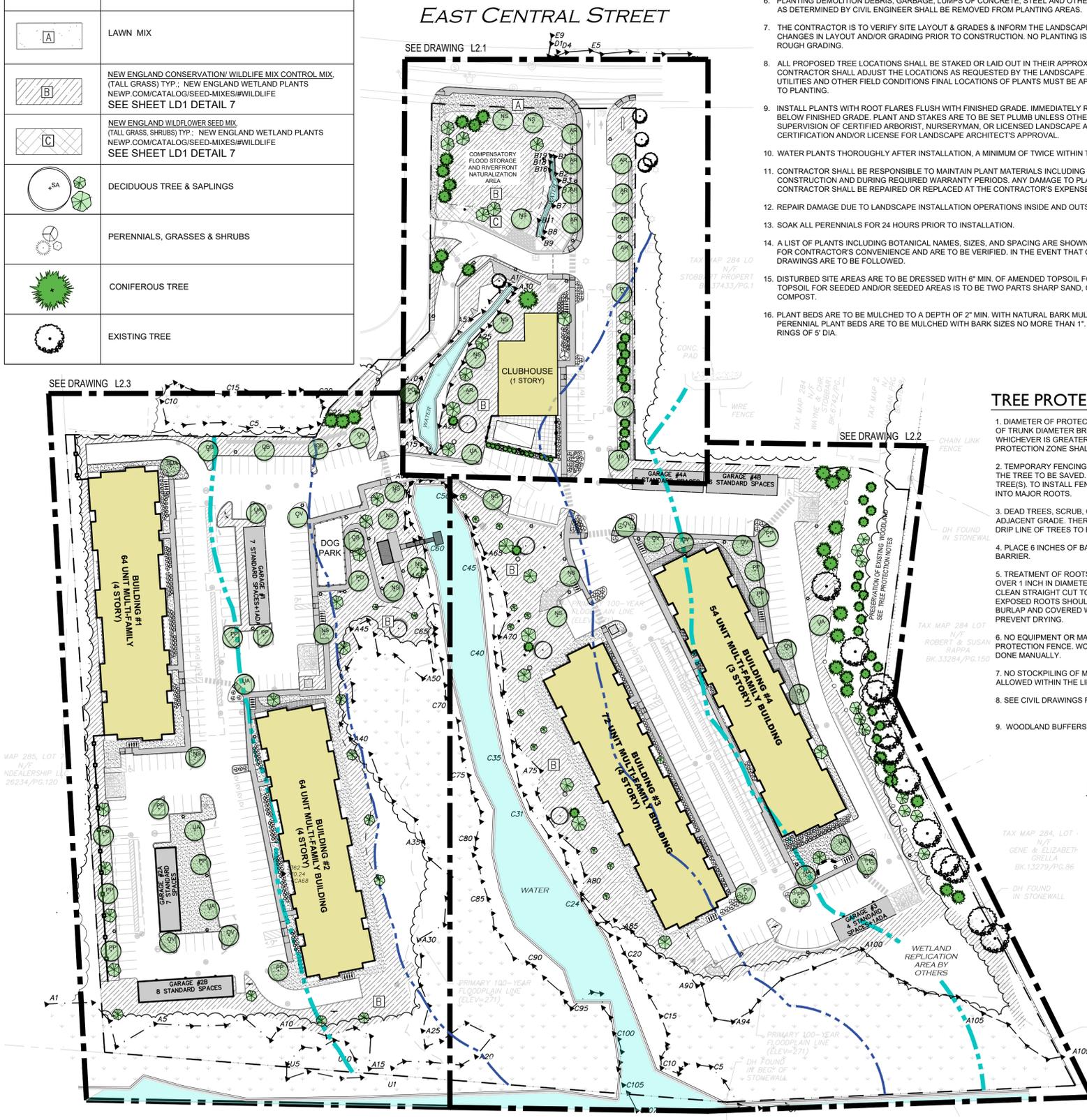
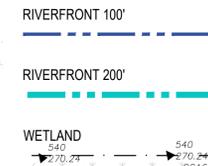
PARKING LOT SHADE TREE REQUIREMENT

TOTAL NUMBER OF PARKING SPACES: 387
 REQUIRED SHADE TREE RATIO: 1 TREE PER 10 PARKING SPACES (APPLIES TO LOTS WITH 20 OR MORE SPACES)
 MINIMUM REQUIRED NUMBER OF SHADE TREES: 39 TREES
 PROPOSED SHADE TREES: 44 TREES (MEETS & EXCEEDS MINIMUM REQUIREMENT)

TREE PROTECTION NOTES

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

RESOURCE LEGEND



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:
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ISSUE DATE:
 OCTOBER 10, 2025

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 APPROVED BY: _____
 DRAWING FILE: _____

SCALE: AS NOTED

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

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

TITLE:
KEY PLANTING PLAN

SHEET NUMBER:

L2

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

PLANT SCHEDULE SHEET L2.2

444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

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

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



ISSUED FOR:
REVISED COMPREHENSIVE PERMIT

ISSUE DATE:
OCTOBER 29, 2025

NO.	DESCRIPTION	DATE

DRAWN BY: _____
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DRAWING FILE: _____

SCALE: AS NOTED

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

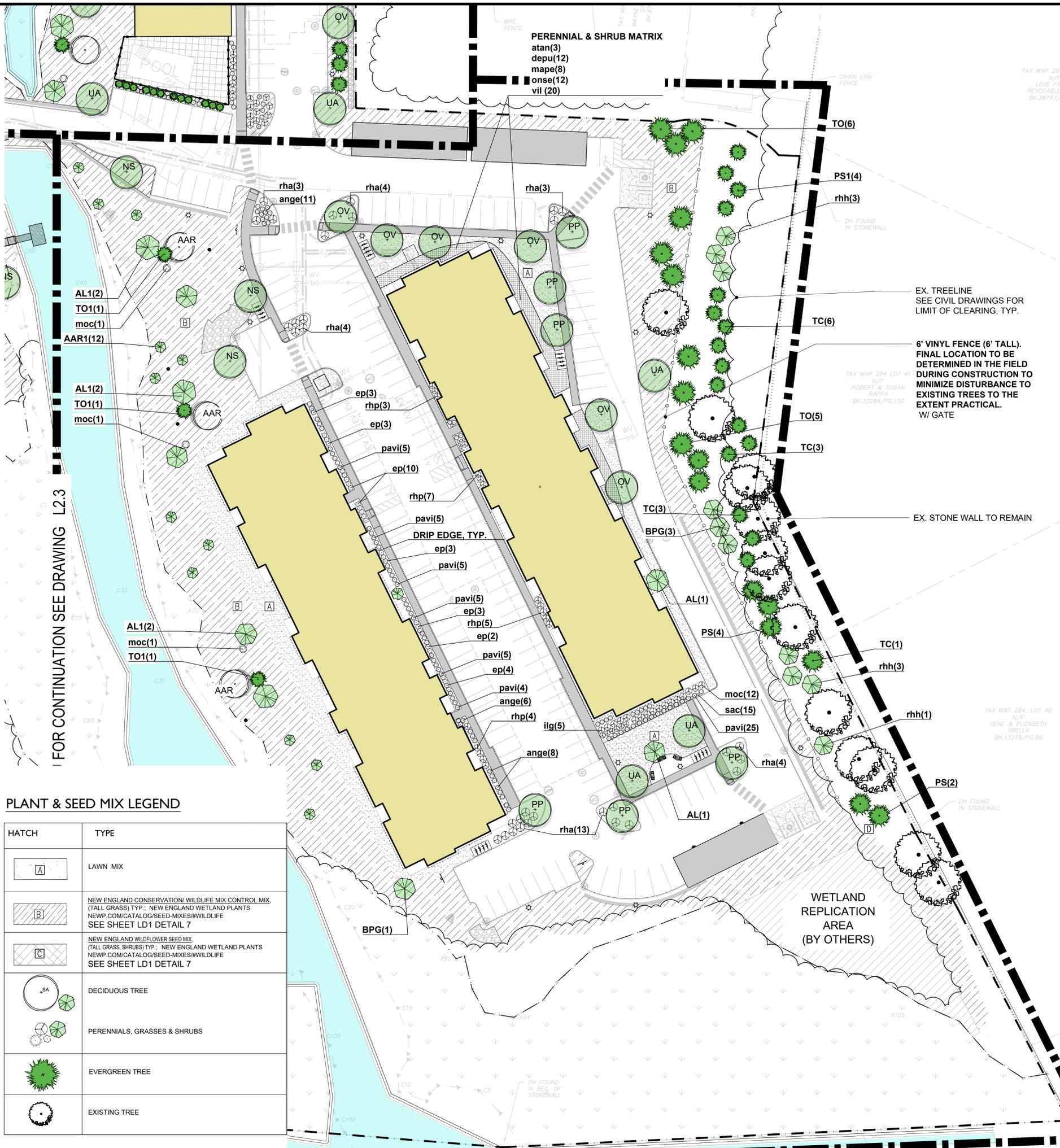
PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE:
PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

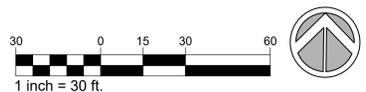
L2.2

KEY	QTY.	Common Name	Species Names	Form	Spacing	Size
NATIVE TREES DECIDUOUS						
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.
NATIVE TREES EVERGREEN						
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.
NATIVE SHRUBS						
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.	
NATIVE FERNS, & GRASSES						
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	
HERBACEOUS PLANTS						
ep	27	Echinacea purpurea	Coneflower	Herbaceous	as shown	
sac	15	Canada burnet	Sanguisorba canadensis	Herbaceous	as shown	

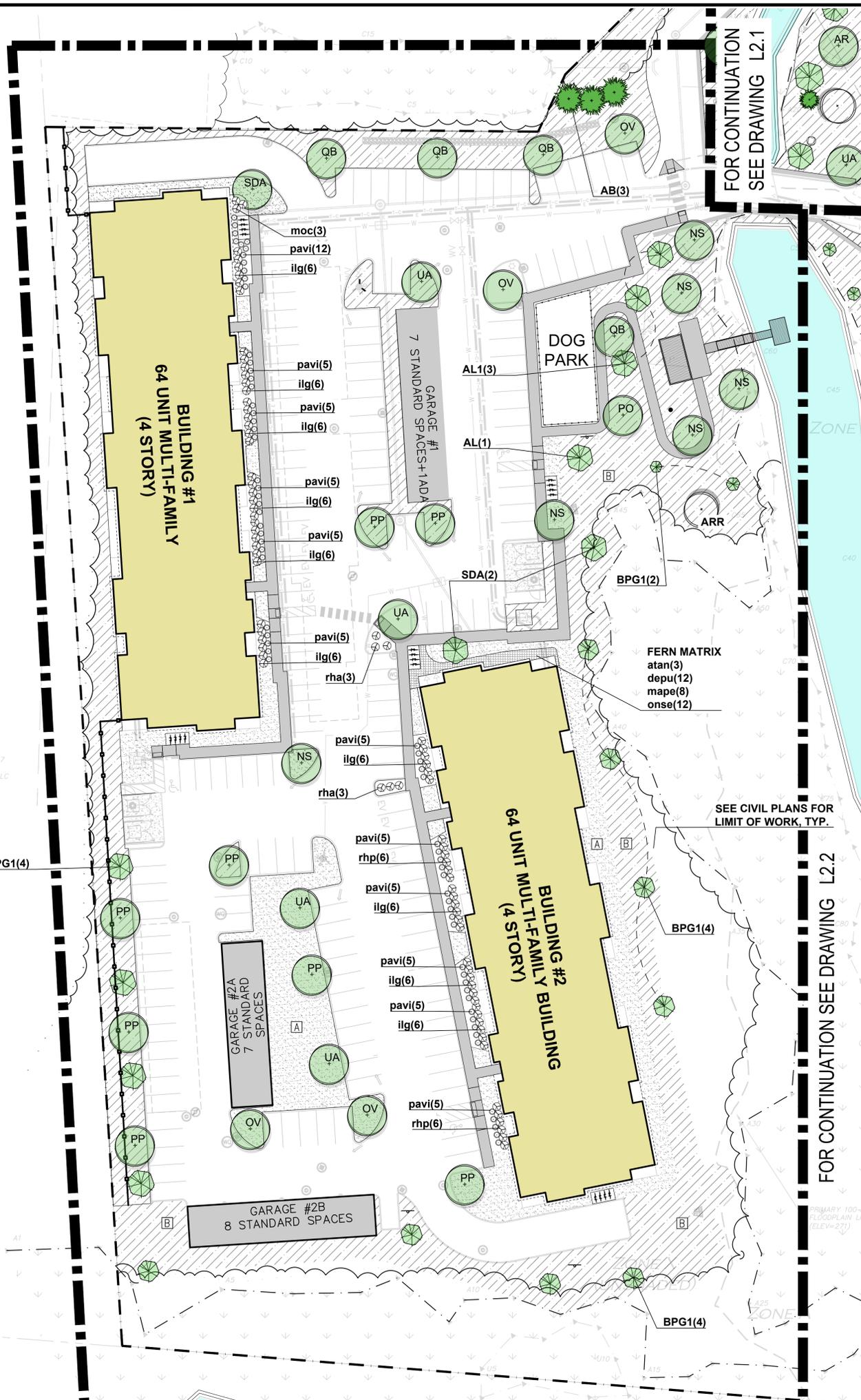


PLANT & SEED MIX LEGEND

HATCH	TYPE
[A]	LAWN MIX
[B]	NEW ENGLAND CONSERVATION/ WILDLIFE MIX CONTROL MIX (TALL GRASS) TYP.: NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES#WILDLIFE SEE SHEET LD1 DETAIL 7
[C]	NEW ENGLAND WILDFLOWER SEED MIX (TALL GRASS 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



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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 SA]	PERENNIALS, GRASSES & SHRUBS
[Hatch CT]	CONIFEROUS TREE
[Hatch ET]	EXISTING TREE

PLANT SCHEDULE SHEET L2.3

KEY	QTY.	Common Name	Species Names	Form	Spacing	Size
NATIVE TREES DECIDUOUS						
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.
NATIVE TREES EVERGREEN						
AB	3	balsam fir	Abies balsamea	Tree	as shown	10' ht.
NATIVE SHRUBS						
ilg	66	inkberry	Ilex glabra	Shrub	48" o.c.	
moc	3	bayberry	Morella carolinensis	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.	
NATIVE FERNS, & GRASSES						
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:
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:
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DRAWING FILE: _____

SCALE: AS NOTED

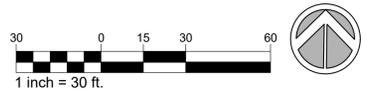
APPLICANT/OWNER:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

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

TITLE:
PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.3



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

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



FIXTURE: PT1

MICROSTRIKE | STRIKE



FIXTURE: BLMa BLMb



FIXTURE: DL1



FIXTURE: WMa



444 EAST CENTRAL STREET
FRANKLIN, MASSACHUSETTS

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

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



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DRAWN BY: _____
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DRAWING FILE: _____

SCALE: AS NOTED

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

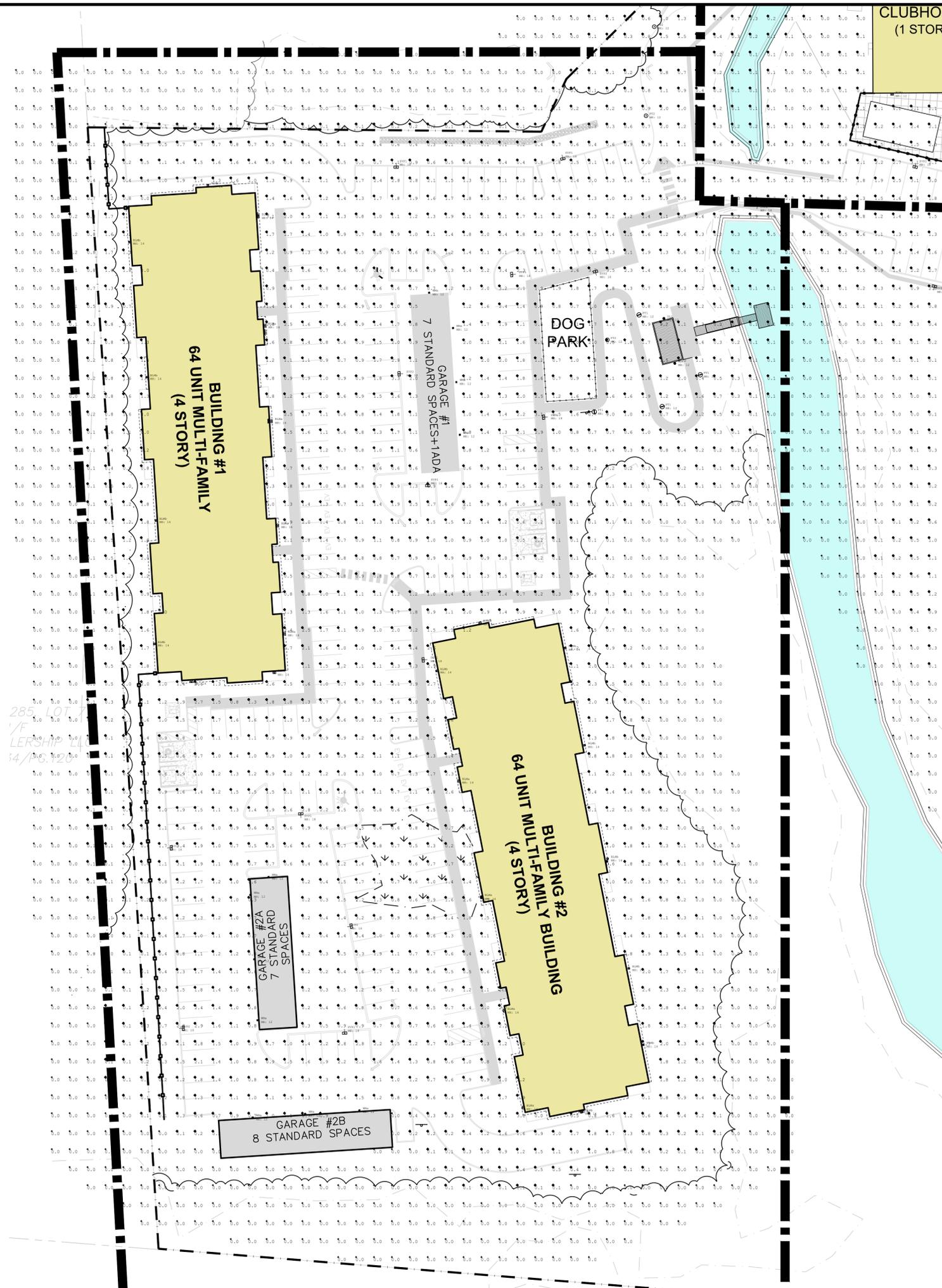
PROJECT:
40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE:
LIGHTING PLAN

SHEET NUMBER:

L3

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



285 LOT
1/4
LERSHIP
14/PG. 120

CLUBHO
(1 STOR)

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

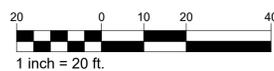
GARAGE #1
7 STANDARD SPACES+1ADA

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



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SCALE: AS NOTED

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

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

TITLE:
LIGHTING PLAN

SHEET NUMBER:

L3.1



**444 EAST
CENTRAL
STREET**
FRANKLIN, MASSACHUSETTS

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

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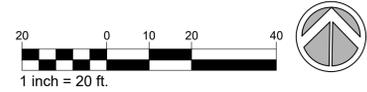
APPLICANT/OWNER:
TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

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

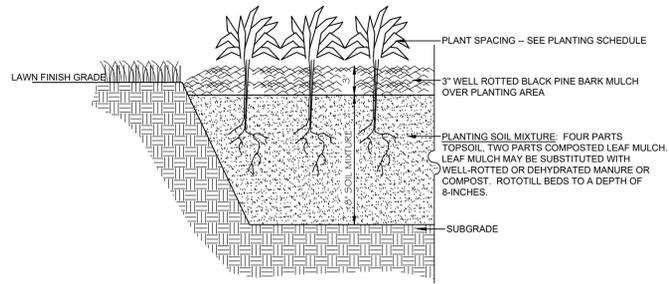
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LIGHTING PLAN

SHEET NUMBER:

L3.2

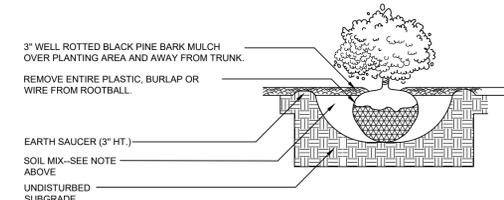


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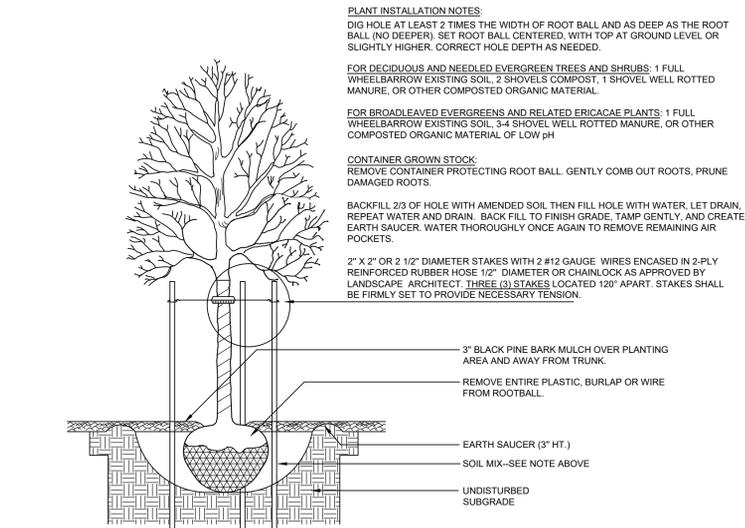
01 PLANTING BED AND MULCH DETAIL

SCALE: N.T.S.



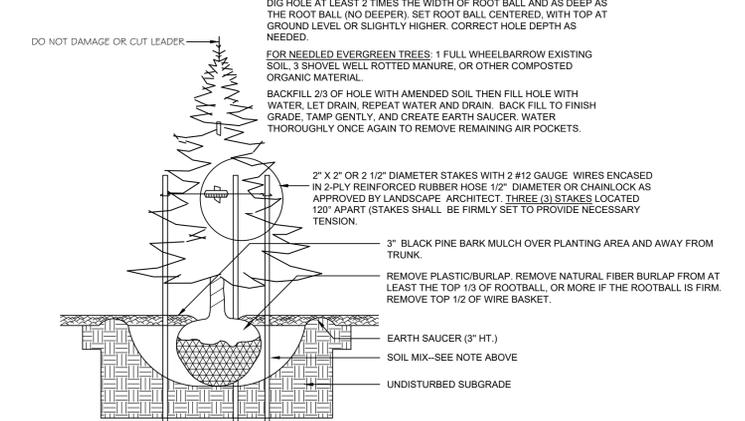
02 SHRUB INSTALLATION

SCALE: N.T.S.



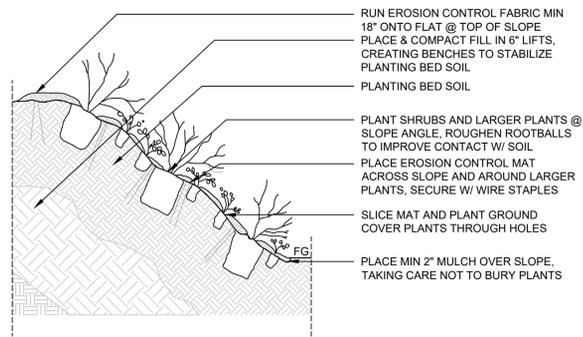
03 DECIDUOUS TREE DETAIL

SCALE: N.T.S.



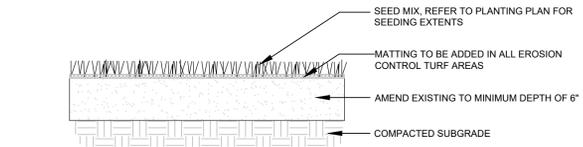
04 CONIFEROUS TREE DETAIL

SCALE: N.T.S.



05 SLOPE PLANTING DETAIL

SCALE: N.T.S.

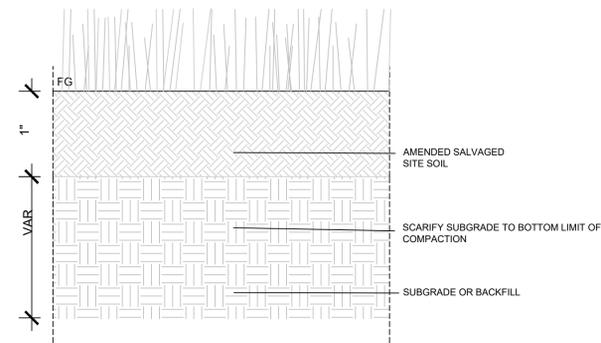


06 LAWN SEED MIX

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:
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

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

SCALE: AS NOTED

APPLICANT/OWNER:

TAG CENTRAL
275 REGATTA DRIVE
Jupiter, FL 33477

PROJECT:

40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

TITLE:

DETAILS

SHEET NUMBER:

LD1

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

PREPARED FOR:
TAG CENTRAL
275 REGATTA DRIVE
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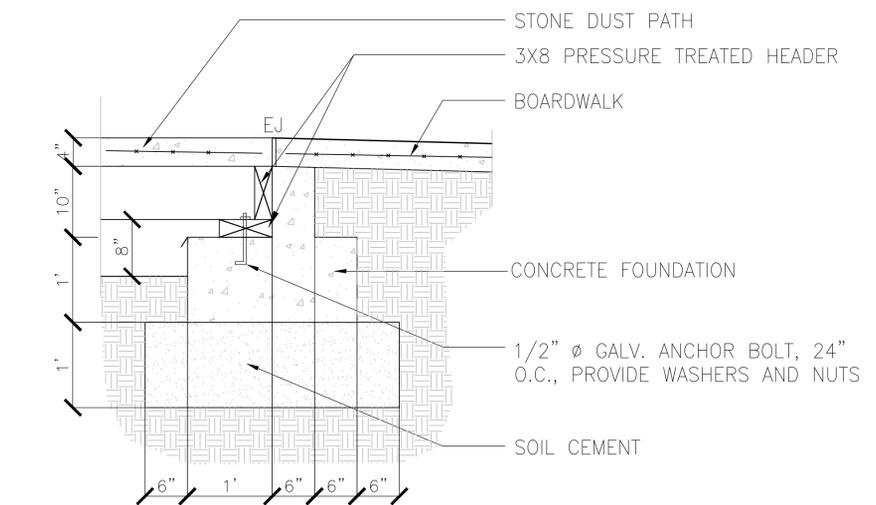
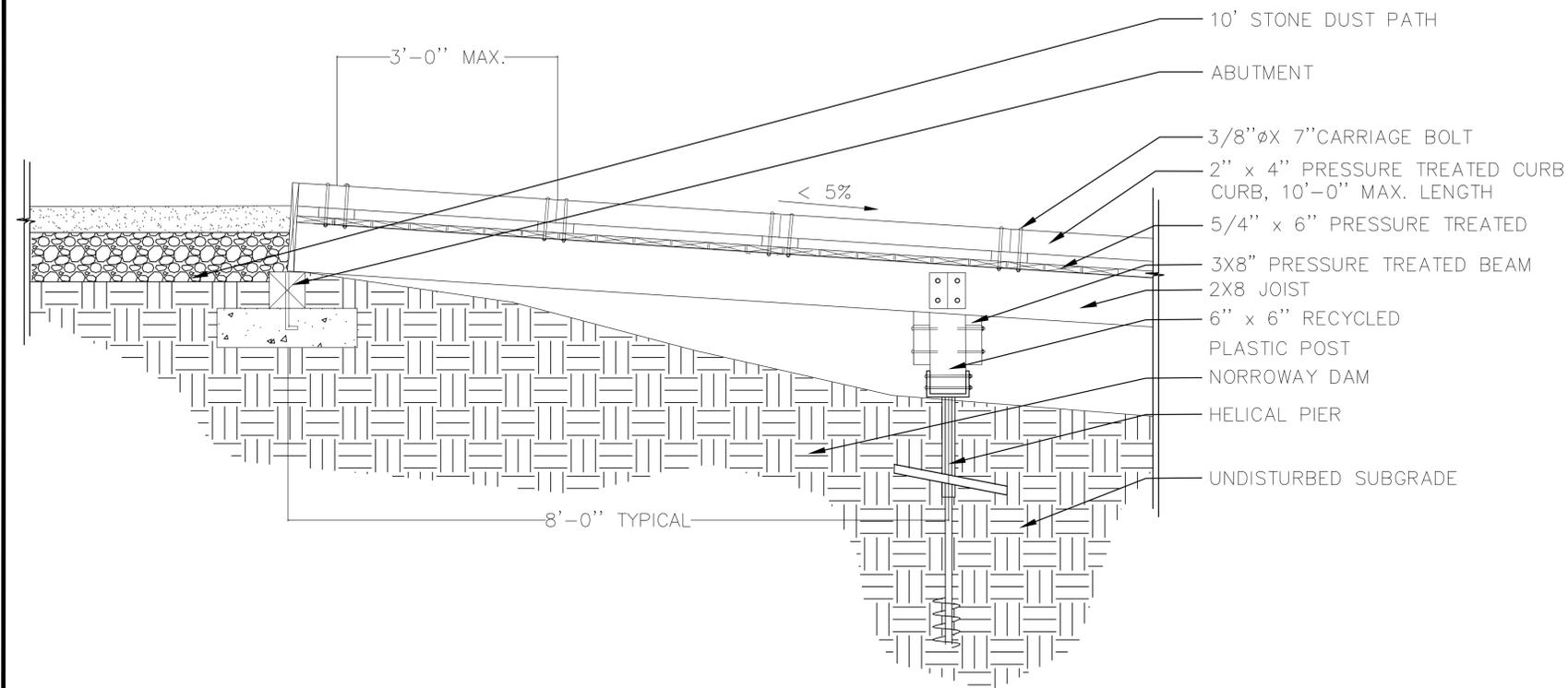
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DETAILS

SHEET NUMBER:

LD2

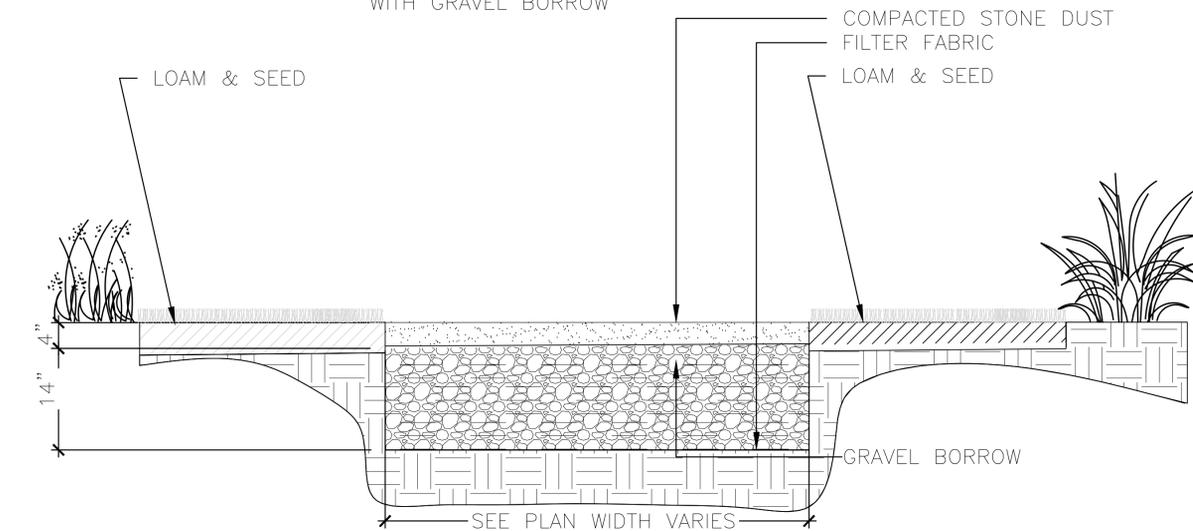
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01 BOARDWALK

SCALE: N.T.S.

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

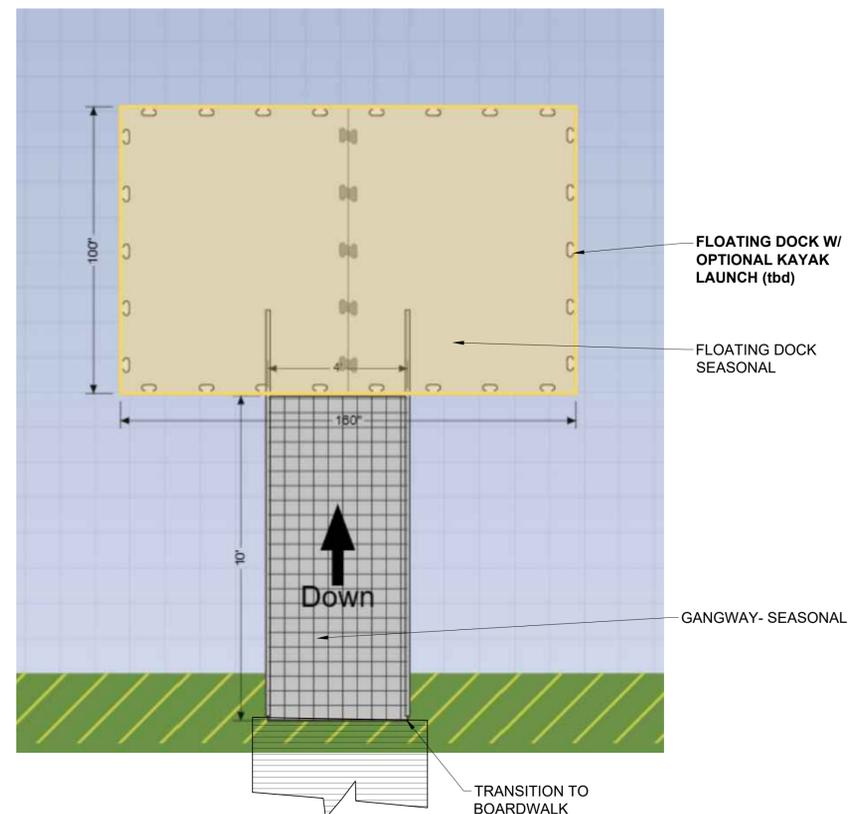


02 STONE DUST

SCALE: N.T.S.

03 ABUTMENT

SCALE: N.T.S.



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

SCALE: N.T.S.