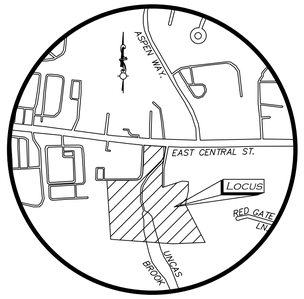

LOCUS MAP
(NOT TO SCALE)

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

R=2132.14'
L=162.89'
CH=162.85'
S88°09'38"E

N89°39'03"E
69.40'

N00°32'44"E
230.00'

S04°11'57"W
280.78'

N45°32'44"E
41.27'

S89°27'16"E
22.00'

N45°32'44"E
70.00'

N25°32'44"E
32.50'

S89°27'16"E
253.40'

S86°07'50"E
142.37'

S07°08'23"E
65.88'

N74°46'36"E
50.12'

S83°05'45"E
79.66'

S09°17'07"W
22.69'

S07°40'13"W
229.25'

S26°13'32"E
229.85'

S29°09'29"E
54.01'

S27°37'31"E
149.36'

S87°18'30"W
354.47'

N85°26'24"W
631.63'

N03°37'53"W
624.75'

TOWN OF FRANKLIN
TAX MAP 284, LOT 66
AREA=653,386± S.F.
(15.00± AC.)

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

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

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

TAX MAP 284 LOT 64
N/F
WAYNE DAVID &
CHRISTINE S. DAVIS
BK.6342/PG.569

TAX MAP 284 LOT 63
N/F
HALLIGAN PROPERTIES LLC
BK.31808/PG.262

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

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

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

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

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

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

UNCAS BROOK

EXISTING DEGRADED RIVERFRONT

PRIMARY 100-YEAR FLOODPLAIN LINE (ELEV=271)

ZONE X (UNSHADED)

ZONE A

100' RIVERFRONT AREA

200' RIVERFRONT AREA

100' WETLAND BUFFER

50' WETLAND BUFFER

25' WETLAND BUFFER

BORING 1 · BORING 2 · BORING 3 · BORING 4 · BORING 5 · BORING 6 · BORING 7 · BORING 8 · BORING 9 · BORING 10

PROPOSED BORING 1

DH FOUND IN STONEWALL

DH FOUND IN BEG. OF STONEWALL

1 STORY GREENHOUSE (10.4'x27.2')

1 STORY GREENHOUSE (21.3'x43.7')

1 STORY GREENHOUSE (30.3'x32.1')

1 STORY GREENHOUSE

2 STORY WOOD BUILDING INV=268.75

3' DIA. TANK

SHED (13.9'x24.1')

1 STORY METAL BUILDING

2 STORY WOOD BLDG.

SHED (12.9'x20.3')

CONC. HEADWALL

CONC. PAD

WIRE FENCE

CHAIN LINK FENCE

STONE RET. WALL

WOOD BRIDGE

CONC. RET. WALL

BUILDING OVERHANG

EDGE OF PAVEMENT

EDGE OF GRAVEL

EDGE OF WATER

TREELINE

PATH

COMPOST PILE

GRAN. CURB

BIT. CURB

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.

LEGEND

DRILL HOLE (DH)	
DRAIN MANHOLE (DMH)	D
SEWER MANHOLE (SMH)	S
CATCH BASIN (CB)	
ROUND CATCH BASIN (RCB)	
UTILITY POLE	
UTILITY POLE W/LIGHT	
GUY WIRE	
WATER GATE	W
INVERT (INV)	
LIGHT	
FLOODLIGHT	
TREE	
BUSH / SHRUB	
SIGN	
MAILBOX	MB
HAND HOLE	H.H.
ELECTRIC BOX	E
FLAG POLE	
ELECTRIC METER	E
CONCRETE	
LANDSCAPED AREA (LSA)	
FLAGSTONE	
WETLAND AREA	
BRICK	
BUILDING	
BUILDING OVERHANG	
1' CONTOUR	53
5' CONTOUR	55
PROPERTY LINE	
ABUTTERS LINE	
STONE WALL	
CONCRETE RETAINING WALL	
STONE RETAINING WALL	
TREE LINE	
EDGE OF PAVEMENT	
EDGE OF BRICK	
EDGE OF WATER	
CURB	
CHAIN LINK FENCE	x
WIRE FENCE	o
GUARDRAIL	
DRAIN LINE	D
OVERHEAD WIRES	OHW
FINISHED FLOOR ELEVATION	FFE
BUILDING HEIGHT	BH
BITUMINOUS	BIT.
CONCRETE	CONC.
GRANITE	GRAN.
REINFORCED CONCRETE PIPE	RCP
CORRUGATED METAL PIPE	CMP
CAST IRON PIPE	CI
DUCTILE IRON PIPE	DI
HIGH DENSITY POLYETHYLENE PIPE	HDPE
FOUND	FND
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

LOCUS REFERENCES

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

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

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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

WE HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED ON OR BETWEEN DECEMBER 22, 2023 AND OCTOBER 24, 2024.

Nov. 26, 2024

PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

COMMONWEALTH OF MASSACHUSETTS
NORMAN I. LIPSITZ
No.28446
PROFESSIONAL LAND SURVEYOR

11/26/24

REV	DATE	DESCRIPTION

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

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	11/26/24
SCALE:	1" = 60'	DWG. NAME:	S-3317-01-EC
DRAFTED BY:	JBT	CHECKED BY:	CMQ

PREPARED BY:

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environmental consulting ◆ landscape architecture
www.allenmajor.com
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WOBURN MA 01801-8501
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WOBURN, MA ◆ LAKEVILLE, MA ◆ MANCHESTER, NH

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DRAWING TITLE:
ANRAD PLAN

SHEET No.
V-102

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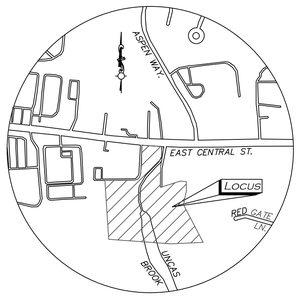

LOCUS MAP
(NOT TO SCALE)

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

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

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

TAX MAP 284 LOT 64
N/F
WAYNE & CHRISTINE STOCKWELL
BK.6236/PG.569

TAX MAP 284 LOT 63
N/F
HALLIGAN PROPERTIES LLC
BK.31808/PG.262

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

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

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

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

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

UNCAS BROOK

BORDERING LANDS SUBJECT TO FLOODING LINE ELEV. =271

DEGRADED RIVERFRONT AREA LOCATED WITH TRIMBLE TDC650, PROVIDED BY GODDARD CONSULTING

IVW
AREA=2,817SF

IVW
AREA=4,328SF

PRIMARY 100-YEAR FLOODPLAIN LINE (ELEV=271)

ZONE A

ZONE X (SHADED)

ZONE X

PROPOSED BORING 1
PROPOSED BORING 2
PROPOSED BORING 3
PROPOSED BORING 6
PROPOSED BORING 9
PROPOSED BORING 10

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.

LEGEND:

- IVW
- 100' WETLAND BUFFER AREA
- 100' RIVERFRONT BUFFER AREA
- 200' RIVERFRONT BUFFER AREA

444 EAST CENTRAL STREET, FRANKLIN (MAP 284 LOT 66)
RESOURCE AREA SUMMARY

ITEM	AREA (SF.)
RIVERFRONT 0–100'	152,890
RIVERFRONT 0–100' DISTURBED	136,003
RIVERFRONT 100'–200'	141,707
RIVERFRONT 100'–200' DISTURBED	58,300
ISOLATED VEGATATED WETLANDS	7,145
WETLAND 100'	290,243

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

N:\PROJECTS\3317-01\CIVIL\DRAWINGS\CURRENT\S-3317-01-ANRAD.DWG

COMMONWEALTH OF MASSACHUSETTS
CARLTON M. QUINN
No.49923
REGISTERED PROFESSIONAL ENGINEER
12/26/24

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

PROJECT:
444 EAST CENTRAL STREET
FRANKLIN, MA

PROJECT NO.	3317-01	DATE:	11-26-2024
SCALE:	1" = 60'	DWG. NAME:	S-3317-01-EC
DRAFTED BY:	MTB	CHECKED BY:	CMQ

PREPARED BY:
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environmental consulting ◆ landscape architecture
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DRAWING TITLE:
ANRAD EXHIBIT PLAN

SHEET No.
V-103

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