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## **Comprehensive Permit Application**

**Project Name: Residences at 444 Central**

**Address: 444 East Central Street, Franklin, MA**



**Submission Date: February 27, 2025**

**Applicant: TAG Central LLC**

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# TAG Central LLC

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February 27, 2025

Chairman Bruce Hunchard  
Zoning Board of Appeals  
Town of Franklin  
355 East Central Street  
Franklin, MA 02038

**Re:** Cover Letter for Comprehensive Permit Application pursuant to MGL Ch. 40B  
**Applicant:** TAG Central LLC  
**Project/Property:** Residences at 444 Central /444 E. Central St. (Parcel ID: 284-066-000)

Dear Chairman Hunchard,

On behalf of TAG Central LLC (the, “Applicant”), please find enclosed an application pursuant to M.G.L. Ch. 40B for a Comprehensive Permit (the, “Application”) to develop a new, first class, for-rent residential community consisting of 264 apartments, accompanying parking and amenities (the, “Project”) at the property known as 444 E. Central Street, Franklin, Massachusetts (the, “Property”). As a Friendly 40B Project under the Local Initiative Program (LIP), the Applicant participated in Franklin’s LIP Review Process with public meetings before the Planning Board, Conservation Commission and Town Council. All departments voted to support the Project, including unanimous votes from Planning and Conservation. At the culmination of the process on June 5, 2024, the Applicant received a favorable vote from the Town Council on Resolution 24-16 expressing support for the Project. The Applicant received a Project Eligibility Letter from the Executive Office of Housing and Livable Communities dated February 12, 2025 pursuant to M.G.L. Ch. 40B and 760 CMR 56.00.

## Project Narrative

The Property, a +/- 14.58-acre site, is occupied by a landscaper’s business operations, Stobbart’s Landscape Nursery, and features a commercial building totaling +/- 7,529 SF, two garages, and four greenhouses. The balance of the Property is primarily used as a construction and outdoor storage yard for landscaping supplies, equipment, machinery, vehicles and the like. A stream bisects the center of the site and splits the site into two main areas to the east and west of the stream.

The existing use has contributed to significant dilapidation of the property over the years. Numerous fill piles, debris, disturbed top-soil, overgrowth of invasive plant species, abandoned vehicles/equipment, and run-down structures cover the site. Many of these activities, some of which take place right along the banks of the existing stream, present negative ecological and aesthetic impacts. A focal point of the Project is to mitigate these impacts, restore and transform the Property to create a brand new, high-quality redevelopment project.

The location of the Property is ideal for housing given its prominent location within an established area including immediate proximity to a significant number of neighborhood amenities and services, public transit, existing infrastructure and a variety of established uses including other multifamily communities. Nearby retail options and other destinations include Shaw’s, Big Y, Starbucks, CVS, Walgreens, banks, Town Center and Town Hall. Many of these options, including grocery, are just walking distance (less than ¼ mile) from the Property. The Franklin MBTA Station is just +/- 1.2 miles from the site. To provide pedestrian connectivity between the Project and these neighborhood services and amenities, the Applicant has proposed to construct 175’ of new sidewalk, bicycle shoulders, and curbing along E. Central Street.

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## TAG Central LLC

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Given the current state of the Property and its locational strengths in an established area, the Property is a prime example of smart growth development presenting the opportunity to transform an underutilized, prominent Property into a first-class community that will enhance the surrounding neighborhood and create much needed rental housing, in particular affordable housing, for the local community.

The Project is proposed as 264 for-rent, residential units housed in five separate, wood-frame structures ranging from three to four stories in height plus a standalone, one-story clubhouse, and amenities commensurate with a Class A apartment community such as a swimming pool, fitness center, dog-park, walking-trails surrounding the stream, outdoor recreation area, and more. Parking for the community is provided via a mix of surface parking spaces and above-grade, free-standing garages at a ratio of 1.35 spaces per unit (356 parking spaces in total). Of the 264 total units, 25%, or 66 units, shall be affordable up to 80% of area median income (AMI) thresholds as per Chapter 40B, and the balance shall be market rate.

During the Town's LIP Review Process, the Applicant made multiple design modifications and presentations in response to comments from the Town. Thoughtful planning was given to ensure the Project limited impacts to abutting properties and fit within the neighborhood as a whole given its prominent location on East Central Street. The design takes advantage of the significant depth of the property, existing vegetation buffers surrounding the property, and vacant land bordering the site to the west and south by strategically locating density and massing in areas which limit visual impacts. Design modifications requested by the Town were incorporated including decreasing building heights and relocating structures to increase setbacks. With these site plan revisions and the extensive coordination efforts completed with the Town over the course of the nine-month LIP Review Process including neighborhood outreach efforts, technical review meeting and numerous public meetings, a large extent of Town comments have already been vetted and addressed, as represented by the Planning Board, Conservation Commission and Town Council all voting to support the Project. The Application before you incorporates these collaborative efforts, and a similar approach will be taken on any remaining comments that arise during the Zoning Board of Appeals proceedings for this Friendly 40B project.

The Applicant respectfully requests that the Board issue the Comprehensive Permit and grant of applicable waivers pursuant to the enclosed Application and accompanying design plans.

Respectfully,



A.J. Alevizos  
TAG Central LLC

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## Table of Contents

1. Franklin ZBA Application Form
2. Preliminary Site Development Plans
3. Existing Conditions Report
4. Preliminary Architectural Plans
5. Tabulation of Proposed Buildings\*  
*\*Preliminary Utilities Plan (included in Item 2 above)*
6. Project Eligibility Letter dated February 12, 2025
7. Notice of Purchase and Sale Agreement dated September 12, 2024
8. List of Requested Exemptions (Waiver Requests)
9. Project Impact Statement
10. Copy of Deed
11. Statement of Local Need
12. Traffic – Executive Summary
13. Certified Abutters List

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**1. Franklin ZBA Application Form**

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TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

ZBA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Zoning Board of Appeals for the following:

Special Permit\*:  X  Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

\*Comprehensive Permit Application under MGL 40B, Chapter 20-23

PETITIONER:  TAG Central LLC

PETITIONER'S ADDRESS:  396 Washington Street #325 Wellesley, MA PHONE: 508-541-3000

LOCATION OF PROPERTY:  444 E Central Street, Franklin, MA 02038

TYPE OF OCCUPANCY:  Multi-Family Residential  ZONING DISTRICT:  Commerical II

ASSESSORS MAP & PARCEL:  Parcel ID: 284-066-000

REASON FOR PETITION:

- Additions  New Structure
- Change in Use/Occupancy  Parking
- Conversion to Addi'l Dwelling Unit's  Sign
- Dormer  Subdivision
- Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:

Redevelopment of the Property to feature demolition of all existing structures and construction of 264 units (25% of which are affordable restricted to serve households up to 80% of the area median income) in a residential apartment style development including multiple residential structures, clubhouse, amenities, and accompanying parking.

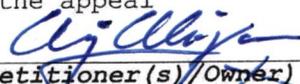
SECTIONS OF ZONING ORDINANCE CITED: Please refer to Project Narrative and Waivers List.

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the ZBA pursuant to Zoning Bylaw section 185-45 (D) must attach a statement concerning the reasons for the appeal

Original Signature(s):     
(Petitioner(s)/Owner)  
 TAG Central LLC   
(Print Name)

Address:  396 Washington Street #325 Wellesley, MA 02481

Tel. No.:  508-541-3000

E-Mail Address:  aj@tagdevco.com

Date:  2/11/25

TOWN OF FRANKLIN  
ZONING BOARD OF APPEALS

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

ZBA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed and returned to the Secretary of the Zoning Board of Appeals.

I/We Stobbart Properties LLC, a Massachusetts limited liability company  
(OWNER)

Address: 454 East Central Street, Franklin, MA 02038

State that I/We own the property located at 444 East Central St., Franklin, MA,  
which is the subject of this zoning application.

The record title of this property is in the name of Stobbart Properties LLC

\*Pursuant to a deed of duly recorded in the date Dec. 12, 2019, Norfolk  
County Registry of Deeds at Book 37433, Page 112; or  
Dedham Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*  
Wayne F. Stobbart, Manager

# TOWN OF FRANKLIN ZONING BOARD OF APPEALS

Municipal Building  
355 East Central Street  
Franklin, MA 02038  
508-520-4926

ZBA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: TAG Central LLC PRESENT USE/OCCUPANCY: Commercial

LOCATION: 444 E Central Street, Franklin, MA 02038 ZONE: Commercial II

PHONE: 508-541-3000 REQUESTED USE/OCCUPANCY: Multi-Family Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>Lot Area:</u>		<u>635,135 SF</u>	<u>635,135 SF</u>	<u>40,000 SF</u> (min.)
<u>Continuous Frontage:</u>		<u>207.29 FT</u>	<u>207.29 FT</u>	<u>175 FT</u> (min.)
<u>Size of Lot:</u>	Width	<u>207 FT</u>	<u>207 FT</u>	<u>157.5 FT</u> (min.)
	Depth	<u>983.7 FT</u>	<u>983.7 FT</u>	<u>200 FT</u> (min)
<u>Setbacks in Feet:</u>	Front	<u>23.8 FT</u>	<u>240.2 FT</u>	<u>40 FT</u> (min.)
	Rear	<u>522 FT</u>	<u>88.8 FT</u>	<u>30 FT</u> (min.)
	Left Side	<u>7.8 FT</u>	<u>20 FT</u>	<u>30 FT</u> (min.)
	Right Side	<u>78.3 FT</u>	<u>20.4 FT</u>	<u>30 FT</u> (min.)
<u>Building Height:</u>	Stories	<u>2</u>	<u>4</u>	<u>3</u> (max.)
	Feet	<u>+/- 30 FT.</u>	<u>56 FT</u>	<u>40 FT</u> (max.)
<u>NO. of Dwelling Units:</u>		<u>0</u>	<u>264</u>	<u>NA</u> (max.)
<u>NO. of Parking Spaces:</u>		<u>+/- 20</u>	<u>356</u>	<u>528</u> (min./max)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

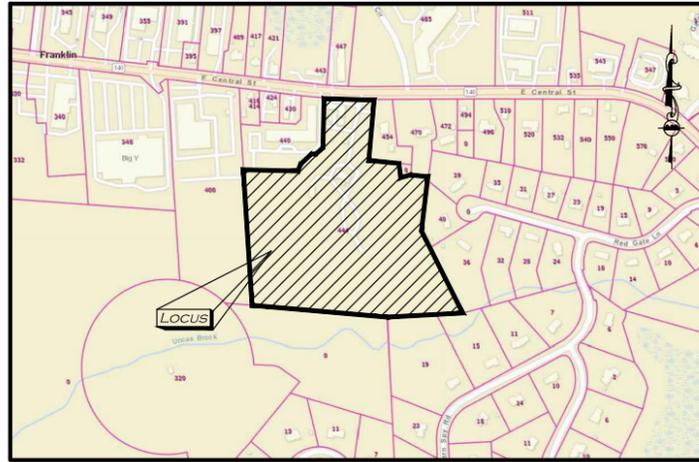
The existing buildings will be demolished. The new buildings will be constructed with wood-framing on concrete slabs on grade.

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## 2. Preliminary Site Development Plans

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# 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

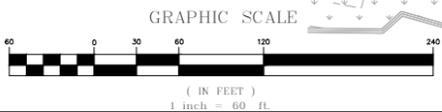
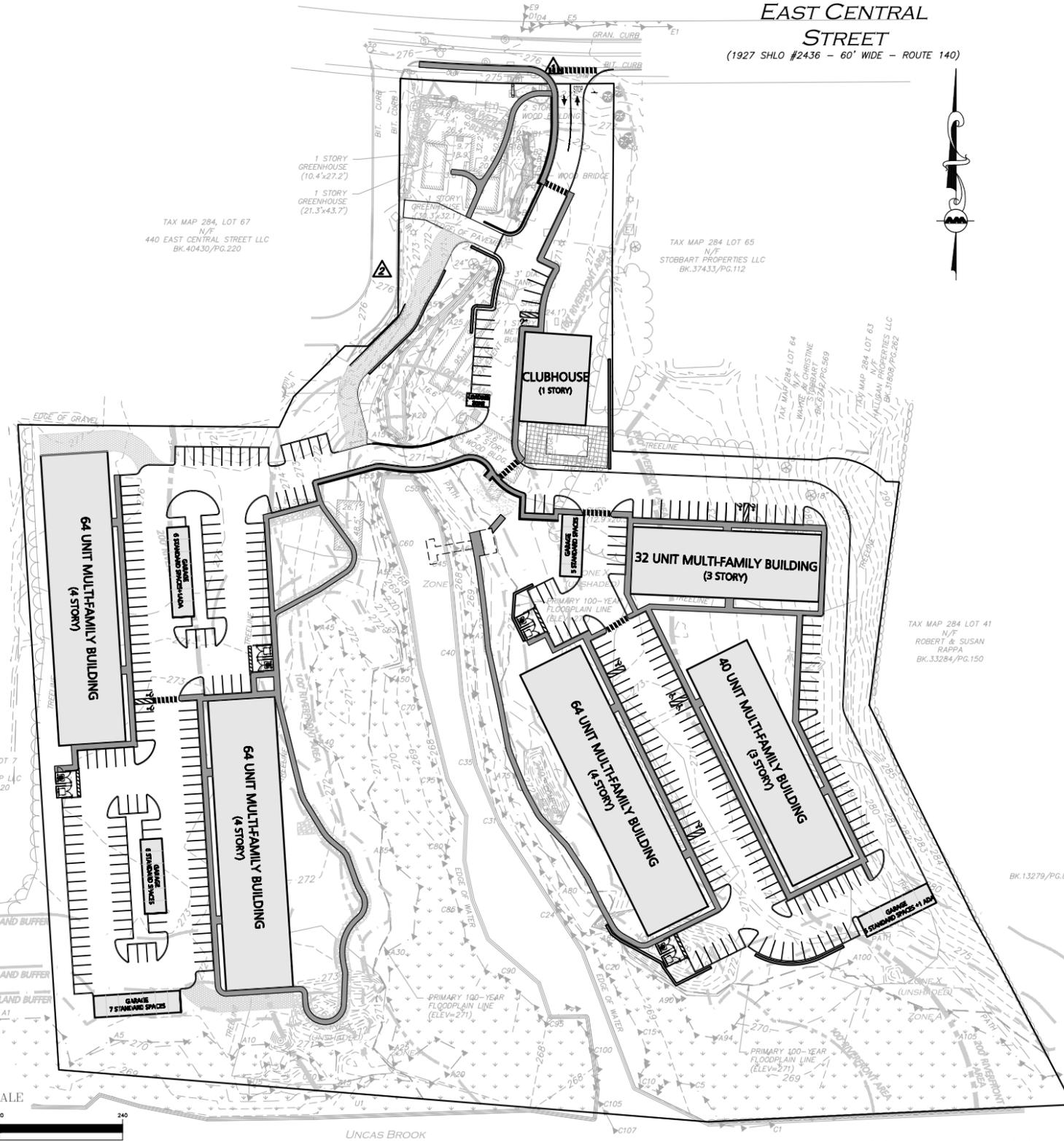
**SITE CIVIL ENGINEER:**  
ALLEN & MAJOR ASSOCIATES, INC.  
100 COMMERCE WAY SUITE 5  
WOBURN, MA 01801  
(781) 935-6889

**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
ANRAD PLAN	V-102	02-10-2025
ABBREVIATIONS & NOTES	C-001	02-11-2025
ABBREVIATIONS & NOTES	C-002	02-11-2025
EROSION CONTROL & SITE PREP PLAN	C-101A	02-11-2025
EROSION CONTROL & SITE PREP PLAN	C-101B	02-11-2025
LAYOUT & MATERIALS PLAN	C-102A	02-11-2025
LAYOUT & MATERIALS PLAN	C-102B	02-11-2025
GRADING & DRAINAGE PLAN	C-103A	02-11-2025
GRADING & DRAINAGE PLAN	C-103B	02-11-2025
UTILITIES PLAN	C-104A	02-11-2025
UTILITIES PLAN	C-104B	02-11-2025
SNOW STORAGE PLAN	C-105A	02-11-2025
SNOW STORAGE PLAN	C-105B	02-11-2025
FIRE TRUCK TURNING PLAN	C-106A	02-11-2025
FIRE TRUCK TURNING PLAN	C-106B	02-11-2025
CIVIL DETAILS	C-501	02-11-2025
CIVIL DETAILS	C-502	02-11-2025
CIVIL DETAILS	C-503	02-11-2025
CIVIL DETAILS	C-504	02-11-2025
CIVIL DETAILS	C-505	02-11-2025
CIVIL DETAILS	C-506	02-11-2025
CIVIL DETAILS	C-507	02-11-2025
SITE PLAN RENDERING	L0	02-11-2025
LAYOUT & MATERIAL PLAN	L1	02-11-2025
LAYOUT & MATERIAL PLAN	L1.1	02-11-2025
KEY PLAN PLANTING	L2	02-11-2025
LAYOUT & PLANTING PLAN	L2.1	02-11-2025
LAYOUT & PLANTING PLAN	L2.2	02-11-2025
PLANTING ENLARGEMENT PLAN	L2.3	02-11-2025
LIGHTING PLAN	L3	02-11-2025
LIGHTING PLAN	L3.1	02-11-2025
LIGHTING PLAN	L3.2	02-11-2025
DETAILS	L4	02-11-2025



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

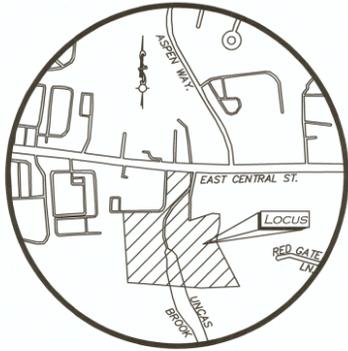


**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOBURN MA 01801  
TEL: (781) 935-6889  
FAX: (781) 935-2896

WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

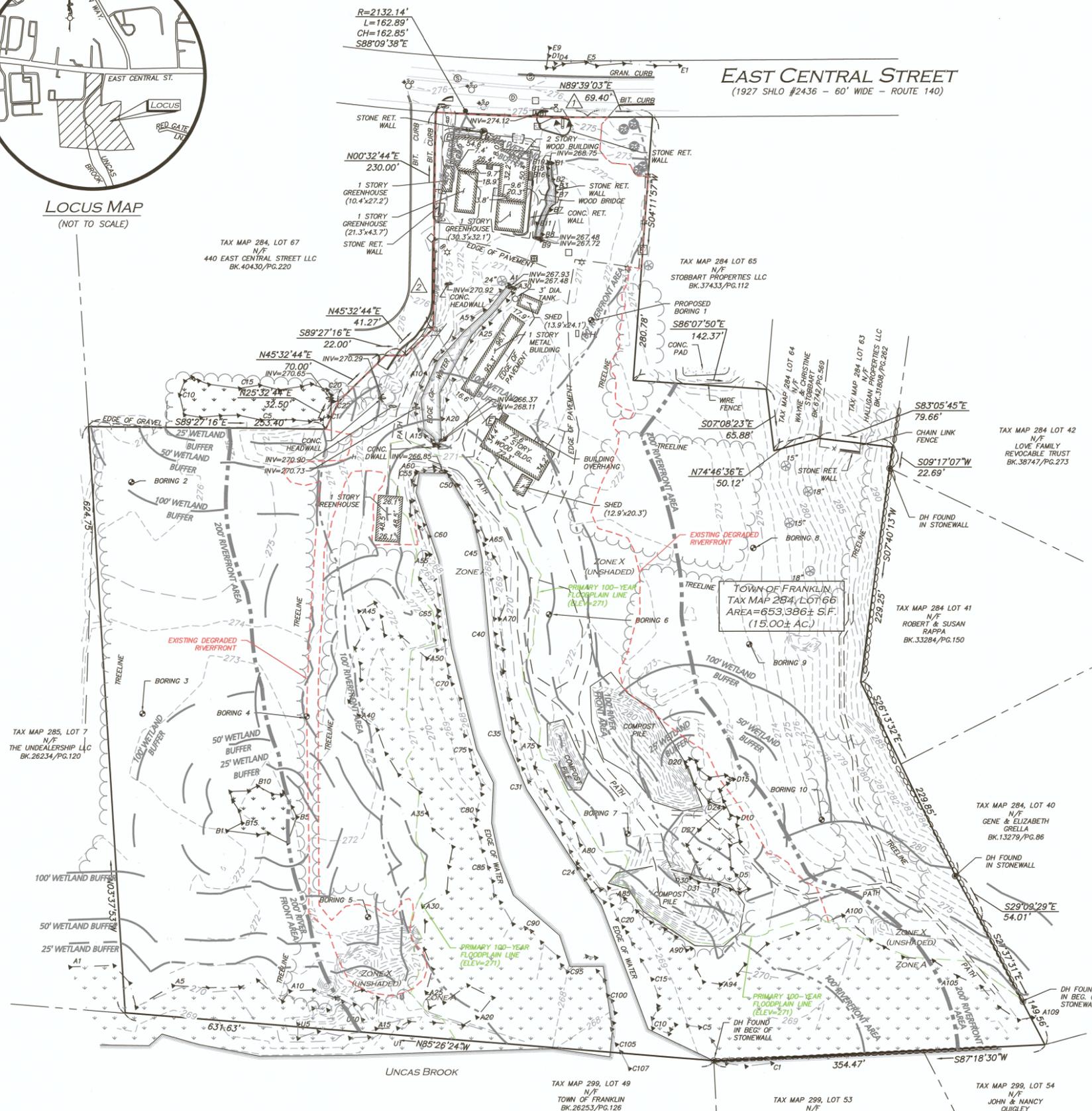
ISSUED FOR COMPREHENSIVE PERMIT: FEBRUARY 11, 2025

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



LOCUS MAP  
(NOT TO SCALE)

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



**BENCHMARK SUMMARY**

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

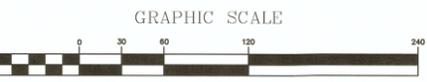
**LEGEND**

- DRILL HOLE (DH)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ROUND CATCH BASIN (RCB)
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- WATER GATE
- INVERT (INV)
- LIGHT
- FLOODLIGHT
- TREE
- BUSH / SHRUB
- SIGN
- MAILBOX
- HAND HOLE
- ELECTRIC BOX
- FLAG POLE
- ELECTRIC METER
- CONCRETE
- LANDSCAPED AREA (LSA)
- FLAGSTONE
- WETLAND AREA
- BRICK
- BUILDING
- BUILDING OVERHANG
- 1' CONTOUR
- 5' CONTOUR
- PROPERTY LINE
- ABUTTERS LINE
- STONE WALL
- CONCRETE RETAINING WALL
- STONE RETAINING WALL
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- EDGE OF WATER
- CURB
- CHAIN LINK FENCE
- WIRE FENCE
- GUARDRAIL
- DRAIN LINE
- OVERHEAD WIRES
- FINISHED FLOOR ELEVATION
- BUILDING HEIGHT
- BITUMINOUS
- CONCRETE
- GRANITE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- CAST IRON PIPE
- DUCTILE IRON PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- FOUND
- NOW OR FORMERLY
- BOOK
- PAGE

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

**PLAN REFERENCES**  
 -PLAN 243 OF 1998  
 -PLAN 687 OF 1995  
 -PLAN 968 OF 1991  
 -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 COUNTY REGISTRY OF DEEDS IN DEHAM, MA.
  - VERTICAL DATUM IS NAVD 88, ESTABLISHED USING RTK GPS OBSERVATION.
  - CONTOUR INTERVAL IS ONE FOOT (1').



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

ANDREW J. RUGGLES  
 NO. 58014  
 2/11/25  
 PROFESSIONAL LAND SURVEYOR FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
1	2/10/25	ADD BENCHMARKS

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

PROJECT:  
**444 EAST CENTRAL STREET**  
 FRANKLIN, MA

PROJECT NO. 3317-01 DATE: 11/26/24

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

DRAFTED BY: JBT CHECKED BY: CMQ

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

THIS DRAWING HAS BEEN PREPARED IN DIGITAL FORMAT. CLIENT/CUSTOMER'S 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: **ANRAD PLAN** SHEET No. **V-102**

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

# NOTES

## GENERAL NOTES:

- TOPOGRAPHIC INFORMATION AND EXISTING SITE FEATURES WERE OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED BY ALLEN & MAJOR ASSOCIATES, INC. 100 COMMERCE WAY, WOBURN, MASSACHUSETTS.
- ZONING DISTRICT IS COMMERCIAL 2 ZONING DISTRICT. ZONE 2 WATER RESOURCE DISTRICT, COMMERCIAL AND BUSINESS CORRIDOR SIGN DISTRICT, SENIOR VILLAGE OVERLAY DISTRICT, & FLOOD HAZARD OVERLAY DISTRICT.
- OVERALL LOT SIZE: 14.58± ACRES
- DURING CONSTRUCTION, ALL VEHICLES MUST BE PARKED ON SITE.
- DURING CONSTRUCTION, ALL STAGING AND DELIVERIES WILL OCCUR ON SITE.
- THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND SEWER AND PRIVATE NATURAL GAS, TELEPHONE, CABLE AND ELECTRIC. ALL UTILITY LINES WILL BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "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.

## GRADING & DRAINAGE NOTES:

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

## UTILITY NOTES:

- THE LATEST STANDARDS OF THE LOCAL MUNICIPALITY SHALL BE FOLLOWED WHEN INSTALLING ANY STORM DRAIN WORK. STORM DRAIN WORK WILL BE INSPECTED BY THE LOCAL GOVERNING AUTHORITY PERSONNEL AND ALL COSTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION.
- ABANDONED EXISTING UTILITIES AND UTILITIES TO BE ABANDONED SHALL EITHER BE ABANDONED IN PLACE AS NOTED OR SHALL BE REMOVED AND DISPOSED OF AS SPECIFIED. ALL UTILITIES SCHEDULED FOR ABANDONMENT OR REMOVAL AND DISPOSAL MUST BE COORDINATED BY THE CONTRACTOR WITH THE RESPECTIVE UTILITY OWNER. WHEN ABANDONED UTILITIES ARE TO BE LEFT IN PLACE, PLUG OR CAP THE ENDS OF THE CONDUITS AND PIPES. REMOVE ABANDONED UTILITY MANHOLES, JUNCTION BOXES AND SIMILAR STRUCTURES TO A MINIMUM DEPTH OF 4 FEET BELOW FINISHED GRADE AND PUNCTURE OR BREAK THE BOTTOM SLABS OF MANHOLES AND SIMILAR STRUCTURE TO ALLOW DRAINAGE. BACKFILL AND COMPACT EXCAVATIONS RESULTING FROM REMOVAL OF UTILITY FACILITIES, AS REQUIRED TO RESTORE THE ORIGINAL GRADE.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENTS OF NATURAL GAS, ELECTRIC, TELEPHONE AND ANY OTHER UTILITY BY THE UTILITY OWNER.
- THE CONTRACTOR SHALL USE THE FOLLOWING PIPE MATERIALS:
  - DRAIN - HDPE (HIGH DENSITY CORRUGATED POLYETHYLENE PIPE WITH SMOOTH INNER WALL), ASTM D2321 (UNLESS OTHERWISE SPECIFIED ON PLAN)
- BEFORE UTILITY WORK BEGINS, THE CONTRACTOR WILL COORDINATE WITH THE LOCAL MUNICIPALITY FOR THE APPROPRIATE PERMIT AND INSPECTION FEES.
- A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED

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

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

# ABBREVIATIONS

ABAN	ABANDON	L	LENGTH
ADJ	ADJUST	LB	LEACHING BASIN
		LP	LIGHT POLE
B	BORING		
BC	BOTTOM OF CURB	MAT	MATERIAL
BIT	BITUMINOUS	MAX	MAXIMUM
BCB	BITUMINOUS CONCRETE BERM	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	MISC	MISCELLANEOUS
BOS	BOTTOM OF SLOPE	MTD	MOUNTED
BOW	BOTTOM OF WALL	MW	MONITORING WELL
BRK	BRICK		
BV&B	BUTTERFLY VALVE & BOX	N	NORTH
BW	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
CRP	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	REMO	REMOVE
DW	DOMESTIC WATER (OR DRY WELL)	RET	RETAIN, RETAINING OR RETENTION
DWG	DRAWING	ROW	RIGHT OF WAY
DYCL	DOUBLE YELLOW CENTERLINE	RR	RAILROAD
		RWL	RAIN WATER LEADER
		RWY	ROADWAY
EHH	ELECTRIC HANDHOLE		
EL	ELEVATION	SD	SUBDRAIN
ELEC	ELECTRIC	SF	SQUARE FEET
EMH	ELECTRIC MANHOLE	SGC	SLOPED GRANITE CURB
EOP	EDGE OF PAVEMENT	SMH	SEWER MANHOLE
EOR	EDGE OF ROAD	SP	STANDPIPE
EOW	EDGE OF WETLANDS	SPEC	SPECIFICATION
ETC	ELECTRIC, TELEPHONE, CABLE	STA	STATION
EXIST	EXISTING	STC	STORMCEPTOR
EXT	EXTERIOR	STD	STANDARD
		STRTL	STRUCTURAL
		SWEL	SOLID WHITE EDGE LINE
		SW	SIDEWALK
		SWLL	SOLID WHITE LANE LINE
		SYCL	SOLID YELLOW CENTERLINE
FA	FIRE ALARM		
FCC	FLUSH CONCRETE CURB	TB	TEST BORING
FES	FLARED END SECTION	TC	TOP OF CURB
FFE	FINISH FLOOR ELEVATION	TD	TRENCH DRAIN
FLNP	FIRE LANE NO PARKING	TEL T	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		
GR	GUIDE RAIL	UD	UNDERDRAIN
GRAN	GRANITE	UL	UNDERWRITERS LABORATORY
GV	GATE VALVE	UP	UTILITY POLE
GV&B	GATE VALVE & BOX	VCP	VITRIFIED CLAY PIPE
GW	GROUND WATER	VERT	VERTICAL
		VGC	VERTICAL GRANITE CURB
HCR	HANDICAP RAMP		
HOR	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  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

**TAG CENTRAL LLC**  
275 REGATTA DRIVE  
JUPITER, FL 33477

PROJECT:

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

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

SCALE: NONE DWG. NAME: C3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



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# EROSION CONTROL NOTES

## EROSION & SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE. ANY MODIFICATIONS TO SILT CONTROLS SHOWN ON THE APPROVED PLANS AS A RESULT OF ACTUAL FIELD CONDITIONS OR CONSTRUCTION PRACTICES SHALL BE INSTALLED IN ACCORDANCE WITH B.M.P. (BEST MANAGEMENT PRACTICES) PER THE E.P.A. 2017 "CONSTRUCTION GENERAL PERMIT" MANUAL, AND MASSACHUSETTS 2003 EROSION & SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS. ANY SUCH MODIFICATIONS FROM THE ABOVE MANUALS SHALL BE INSTALLED AS APPROVED BY THE ENGINEER OR THE LOCAL MUNICIPALITY.
2. AREAS OF EXPOSED SOIL UNDERGOING CONSTRUCTION THAT WILL NOT BE COVERED AND/OR FINISHED GRADED SHALL BE STABILIZED AS SOON AS PRACTICABLE BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY (UNLESS MUNICIPALITY HAS STRICTER REQUIREMENTS WHICH SHALL BE FOLLOWED) IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, STRAW MULCH SHALL BE APPLIED AT THE RATE OF 4 BALES PER 1,000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, IN VEGETATIVE SLOPES WHICH EXCEED 15% AND DISTURBED AREAS WITHIN 100 FEET OF WETLANDS OR STREAMS.
3. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY OCTOBER 1ST OF THE CONSTRUCTION YEAR, THEN ALL DISTURBED AREAS SHALL BE SEEDING 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, SEEDING WITH RYE AT 3LBS PER 1,000 SQUARE FOOT AND MULCHED, AND REUSED AS REQUIRED. TUBULAR BARRIERS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND ENGINEER.
5. ALL TUBULAR BARRIERS, SILT SACKS, AND EROSION CONTROL BERMS SHALL BE INSTALLED ACCORDING TO THE SITE PREPARATION PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE FILTER BARRIERS AND EROSION CONTROL BERMS SHALL BE INSPECTED AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85-90% VIGOROUS PERENNIAL COVER OF GRASSES.
6. ADJACENT ROADS SHALL BE PERIODICALLY SWEEPED OR WASHED TO AVOID TRACKING MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA AS OFTEN AS NECESSARY (WHICH COULD BE ON A DAILY BASIS) TO REMOVE ANY SOIL OR SEDIMENTS AT NO ADDITIONAL COST TO THE OWNER. A WATERING TRUCK WILL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL USE EXTREME CAUTION TO AVOID ALLOWING SEDIMENTS TO ENTER THE STORM DRAIN SYSTEM DURING CONSTRUCTION. BOTH EXISTING AND PROPOSED CATCH BASIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION BY THE USE SILT SACKS AND/OR TUBULAR BARRIERS AROUND EACH INLET AS NOTED ON THE PLANS. INLET PROTECTION MAY BE REMOVED ONLY AFTER FINISHED AREAS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85-90% OF VIGOROUS PERENNIAL GROWTH.
8. AS APPLICABLE, EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISHED SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.
9. AT A MINIMUM, ALL TUBULAR BARRIERS AND FILTER FABRIC SHALL REMAIN IN PLACE UNTIL SEEDINGS OR PLANTINGS HAVE BECOME 85-90% ESTABLISHED. THE LOCAL CONSERVATION COMMISSION MUST APPROVE THE REMOVAL OR RELOCATION OF ANY OF THE TUBULAR BARRIERS AND FILTER FABRIC. ONCE THE TUBULAR BARRIERS ARE REMOVED THE AREAS ARE TO BE LOAMED AND SEEDING 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 THROUGH 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 SEEDING FOR TEMPORARY VEGETATIVE COVER. NO AREA SUBJECT TO EROSION SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR PERIODS LONGER THAN IS ABSOLUTELY NECESSARY TO CARRY OUT THAT PORTION OF THE CONSTRUCTION WORK OR SIX MONTHS AFTER SOIL HAS BEEN DISTURBED WHICHEVER IS LESS.
19. CULVERT/PIPE INLETS AND OUTFALLS SHALL BE PROTECTED BY TUBULAR BARRIER FILTERS AND STONE CHECK DAMS UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
20. TUBULAR BARRIER DIKES SHALL BE CONSTRUCTED AT ALL EXISTING & PROPOSED CATCH BASINS, NO SEDIMENTATION SHALL ENTER THE ON-SITE OR OFF-SITE DRAINAGE SYSTEMS AT ANY TIME.
21. ALL EROSION CONTROL MEASURES SHALL BE ROUTINELY INSPECTED, CLEANED AND REPAIRED OR REPLACED AS NECESSARY THROUGHOUT ALL PHASES OF CONSTRUCTION. IN ADDITION, INSPECTIONS SHALL TAKE PLACE WEEKLY AND BEFORE AND AFTER EACH RAINFALL EVENT.
22. ALL PROPOSED SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH AND PROTECTED FROM EROSION UNTIL WORK IS COMPLETE AND GROUND COVER IS ESTABLISHED.
23. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES ADDITIONAL TUBULAR BARRIERS FOR INSTALLATION AT THE DIRECTION OF THE ENGINEER OR THE TOWN ENGINEER TO MITIGATE ANY EMERGENCY CONDITION.
24. AS CONSTRUCTION DISTURBANCE IS GREATER THAN 1 ACRE, A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) CONSTRUCTION GENERAL PERMIT NOI AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WILL NEED TO BE SUBMITTED TO THE EPA. THE NPDES PERMIT FOR STORM WATER DISCHARGE, & CONSTRUCTION GENERAL PERMIT NOI WILL BE REQUIRED TO BE SUBMITTED AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION BY THE CONTRACTOR.
25. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH THE CONSTRUCTION GENERAL PERMIT NOI. WEEKLY SWPPP INSPECTION REPORTS TO BE PERFORMED BY CONTRACTOR. COPIES OF ALL SWPPP INSPECTION REPORTS SHALL BE PROVIDED TO THE LOCAL MUNICIPALITY, EPA, DEP, OR ANY OTHER AUTHORITY REQUESTING WITHIN 3 DAYS OF EACH INSPECTION.
26. APPLICABLE WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL, MA DEP, EPA CONSTRUCTION GENERAL PERMIT STANDARDS. ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SITE PLAN REGULATIONS FROM THE LOCAL AND USDA SOIL CONSERVATION SERVICE VEGETATIVE PRACTICES IN SITE DEVELOPMENT.
27. A WATERING TRUCK SHALL BE USED TO PERIODICALLY SPRINKLE CONSTRUCTION AREAS IN ORDER TO KEEP THE LEVEL OF DUST TO A MINIMUM DURING THE DRY MONTHS AND AS REQUIRED.
28. IF DEWATERING IS NECESSARY IT SHALL ONLY BE COMPLETED AS FOLLOWS: THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION. ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM. IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL BE EMPTY. THE MATERIAL TO A STABLE AREA. NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN. FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY. WHENEVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA. THERE SHALL BE NO DIRECT DISCHARGE TO EXISTING WETLANDS OR STREAMS. ALL DISCHARGE SHALL BE IN COMPLIANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS.
29. INITIATE STABILIZATION OF EXPOSED AREAS IMMEDIATELY IF CONSTRUCTION WORK TEMPORARILY OR PERMANENTLY CEASES.
30. ALL DISCHARGES FROM POLLUTION SOURCES ARE PROHIBITED ONSITE SUCH AS FUELS, WASTEWATER FROM WASH OUT OF CONCRETE, WASTEWATER FROM CLEAN OUT OF PAINTS, FORM RELEASE OILS, SOLVENTS, ADHESIVES, CURING COMPOUNDS, POLLUTANTS USED FOR MAINTENANCE OF VEHICLES AND EQUIPMENT, SOAPS & SOLVENTS, TOXIC OR HAZARDOUS SUBSTANCES, CHEMICALS AND OILS. IF A POLLUTANT IS DISCHARGED IT NEEDS TO BE IMMEDIATELY CLEANED UP BY REMOVING THE CHEMICAL AND AFFECTED SOIL OR AREA OF SPILL FROM THE SITE IN ACCORDANCE WITH BOTH THE MANUFACTURER RECOMMENDATIONS, FEDERAL, STATE, AND LOCAL REQUIREMENTS. DO NOT HOSE DOWN AND SPREAD SPILLED ITEM. ALL CHEMICALS USED ON THE SITE SHALL BE IN LEAK-PROOF CONTAINERS STORED AWAY FROM WETLANDS, SURFACE WATERS, STORMWATER INLETS, AND DRAINAGE MEASURES. SPILL KITS SHALL BE AVAILABLE ONSITE FOR EMERGENCY USE. THERE SHALL BE A SECONDARY CONTAINMENT MEASURE OF ALL CHEMICALS IN ADDITION TO SPILL-PROOF CONTAINERS.
31. PRIOR TO COMMENCEMENT OF CONSTRUCTION, APPLICABLE CONTRACTOR PERSONNEL MUST HAVE AN UNDERSTANDING OF THE EPA CONSTRUCTION GENERAL PERMIT REQUIREMENTS AND THEIR SPECIFIC RESPONSIBILITIES UNDER THE PERMIT. AT A MINIMUM, PERSONNEL MUST BE TRAINED AND UNDERSTAND THE FOLLOWING: LOCATION OF ALL STORMWATER CONTROLS AND HOW TO MAINTAIN THEM. PROCEDURES FOR COMPLYING WITH THE POLLUTION PREVENTION REQUIREMENTS. PROCEDURES FOR CONDUCTING INSPECTIONS, RECORDING FINDINGS, AND TAKING CORRECTIVE ACTION.
32. ALL SEDIMENT TRACKED ONTO ROADWAYS MUST BE REMOVED AT END OF EACH WORK DAY.
33. ALL USE OF CATIONIC TREATMENT CHEMICALS (EXAMPLES INCLUDE POLYMERS, CHITOSAN, CATIONIC PAM, FLOCCULANTS OR OTHER CHEMICAL UTILIZED FOR STABILIZATION) ARE PROHIBITED. IF ALL OTHER AVAILABLE STABILIZATION MEASURES ARE NOT POSSIBLE AND USE OF CATIONIC CHEMICALS IS ABSOLUTELY NECESSARY THE CONTRACTOR WILL NEED TO CONTACT THE EPA NEW ENGLAND OFFICE IN WRITING FOR APPROVAL AND SPECIFIC REQUIREMENTS (MAXIMUM DOSAGE RATE, RESIDUAL TESTING, SPECIFIC LIMITATIONS, ETC) PRIOR TO USE.

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

## MAINTENANCE:

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

## CONSTRUCTION GENERAL PERMIT NOTES AND NARRATIVE:

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

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



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


REV	DATE	DESCRIPTION

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

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

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

PREPARED BY:

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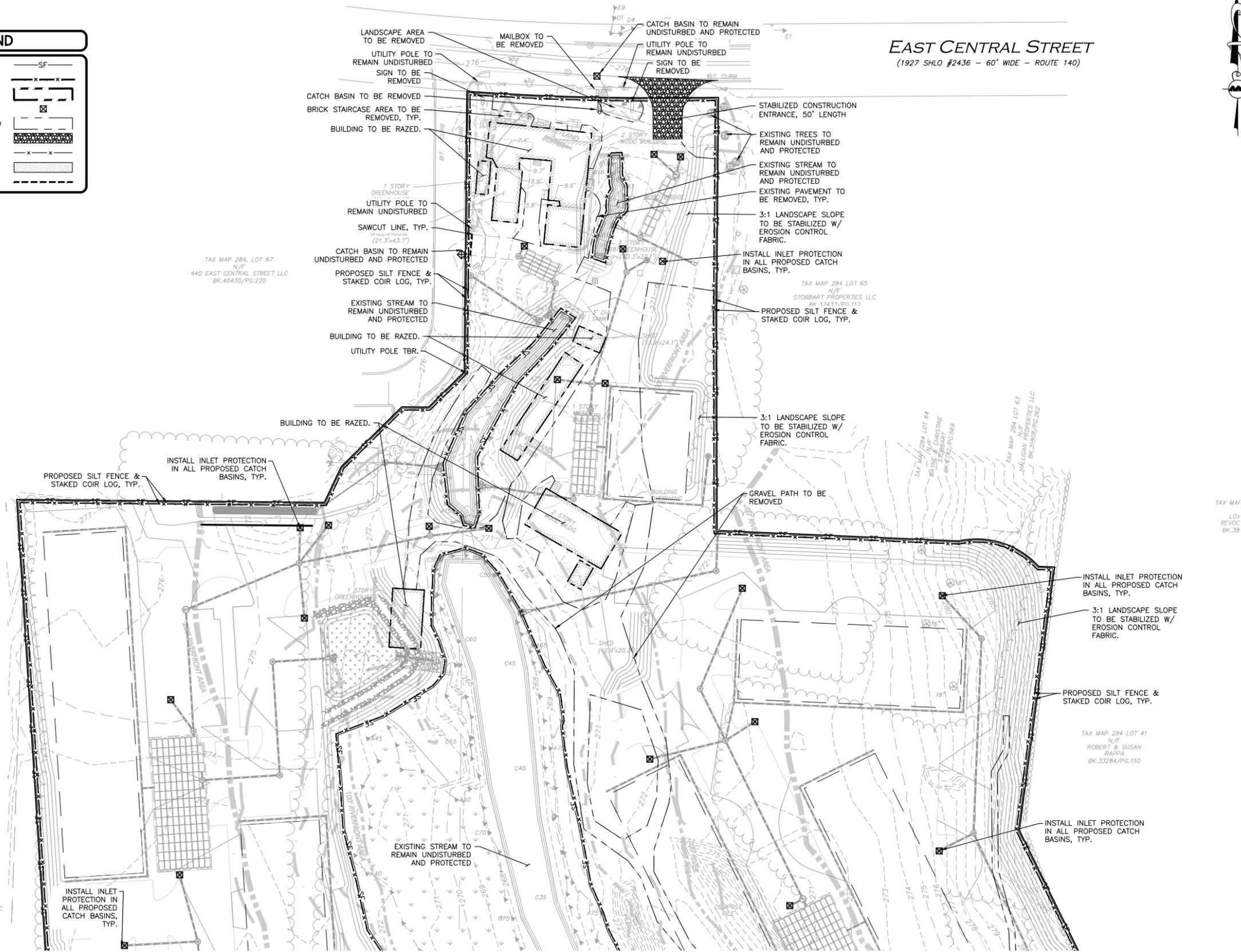
DRAWING TITLE: <b>ABBREVIATIONS &amp; NOTES</b>	SHEET No. <b>C-002</b>
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**LEGEND**

SILT FENCE	—SF—
TUBULAR BARRIER	—X—X—
BUILDING TO BE REMOVED	[Hatched Box]
CATCH BASIN FILTER	[Hatched Box]
PAVEMENT TO BE REMOVED	[Hatched Box]
STABILIZED ENTRANCE	[Hatched Box]
CONSTRUCTION FENCE	—X—X—
STOCKPILE/STAGING AREA	[Hatched Box]
SAWCUT LINE	—S—S—

**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  
STOBART PROPERTIES LLC  
BK.12413/PG.119

TAX MAP 284 LOT 63  
N/F  
JHALIGAN PROPERTIES LLC  
BK.31809/PG.202

TAX MAP 284 LOT 64  
N/F  
WALDE N/F PARSONS  
BK.6742/PG.589

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

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

TAX MAP  
REVOC  
BK.36



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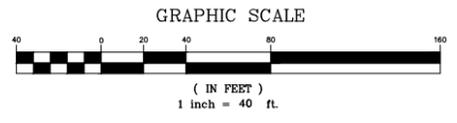
REV	DATE	DESCRIPTION
APPLICANT/OWNER:		
TAG CENTRAL LLC 275 REGATTA DRIVE JUPITER, FL 33477		
PROJECT:		
40B MULTIFAMILY 444 EAST CENTRAL STREET FRANKLIN, MA		
PROJECT NO.	3317-01	DATE: 02-11-2025
SCALE:	1" = 40'	DWG. NAME: C3317-01
DESIGNED BY:	MTB	CHECKED BY: CMQ

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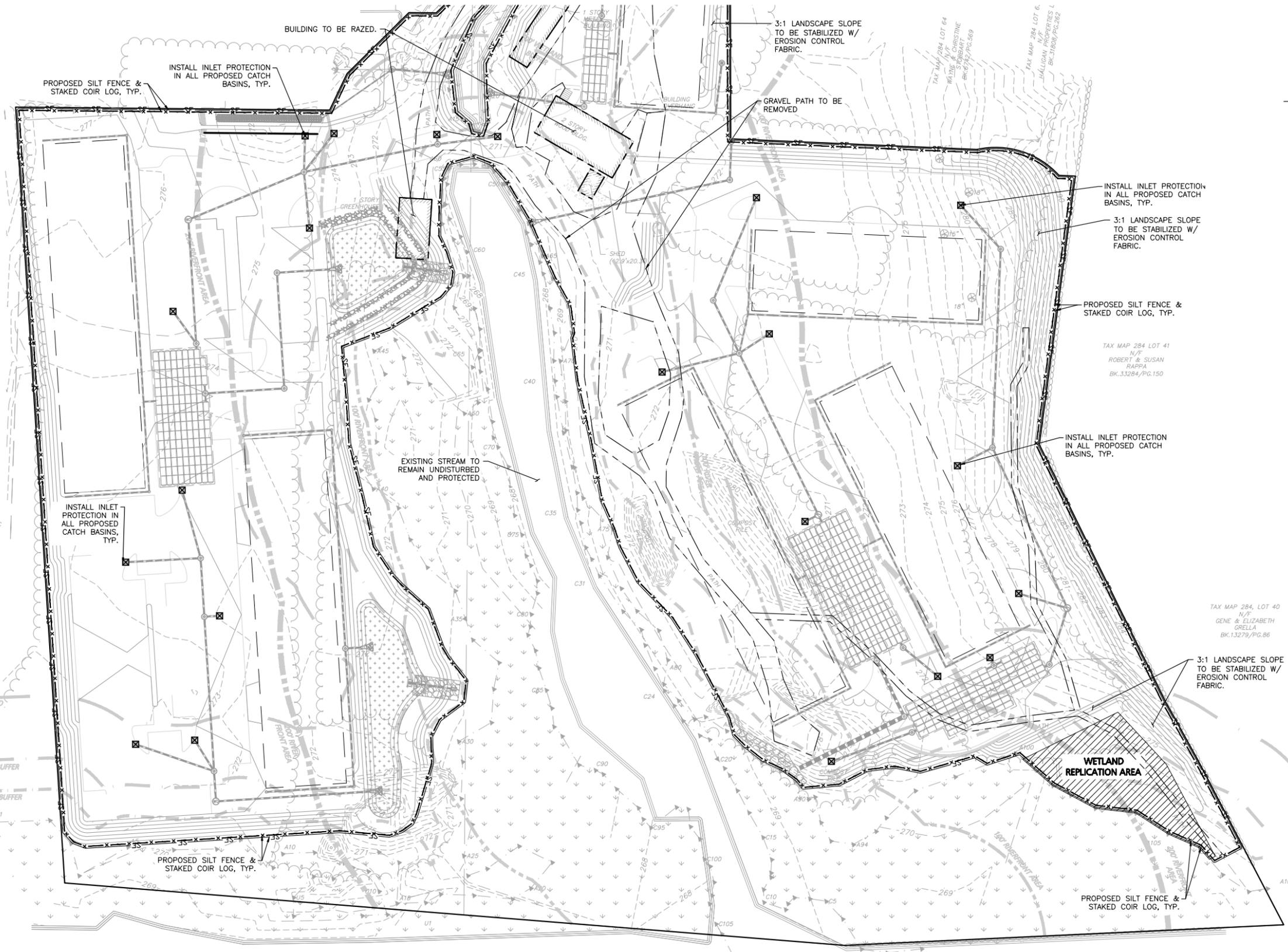
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PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

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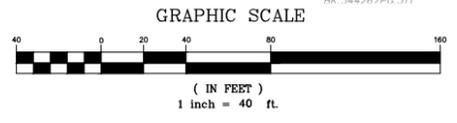
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TAX MAP 299, LOT 49  
N/F  
TOWN OF FRANKLIN  
BK.26253/PG.126

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

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



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**ZONING SUMMARY TABLE  
COMMERCIAL 2 ZONING DISTRICT**

ITEM	COMMERCIAL 2 <sup>(2)</sup> ZONING DISTRICT REQUIRED/ALLOWED	PROPOSED <sup>(1)</sup>
MINIMUM LOT AREA	40,000 SF	635,135 SF
MINIMUM LOT CONTINUOUS FRONTAGE	175.0 FT	207.29 FT
MINIMUM LOT DEPTH	200.0 FT	983.7 FT
MINIMUM LOT WIDTH CIRCLE DIAMETER	157.5 FT	207.0 FT
MINIMUM FRONT YARD	40.0 FT	240.2 FT
MINIMUM SIDE YARD	30.0 FT	20.0 FT <sup>(5)</sup>
MINIMUM REAR YARD	30.0 FT	88.8 FT
MAXIMUM HEIGHT OF BUILDING	40 FT (3 STORIES)	4 STORIES <sup>(4)</sup>
MAX. IMPERV. COVERAGE OF EX. UPLAND (STRUCTURES)	70% STRUCTURES	18.1% STRUCTURES
MAX. IMPERV. COVERAGE OF EX. UPLAND (PAVING)	-	33.5% PAVING
MAX. IMPERV. COVERAGE OF EX. UPLAND (TOTAL)	80%	51.6% IMPERVIOUS

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

**OFF-STREET PARKING SUMMARY**

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

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

TOTAL PARKING SPACES REQUIRED = 528 SPACES

ADA REQUIRED STANDARD HANDICAPPED & VAN ACCESSIBLE SPACES  
TOTAL=(356 TOTAL SPACES PROPOSED) = 8 TOTAL ADA SPACES REQUIRED, 1 VAN ACCESSIBLE

SURFACE		GARAGE		TOTAL PROPOSED (1.35 <sup>(1)</sup> STALL/UNIT)	REQUIRED	PROP./REQ. <sup>(1)</sup>
STANDARD (9'X18')	ACCESSIBLE (9'X18')	STANDARD GARAGE (12'X21')	ACCESSIBLE GARAGE (15'X21')			
332	10 (1 VAN)	29	2	356	528	356/528

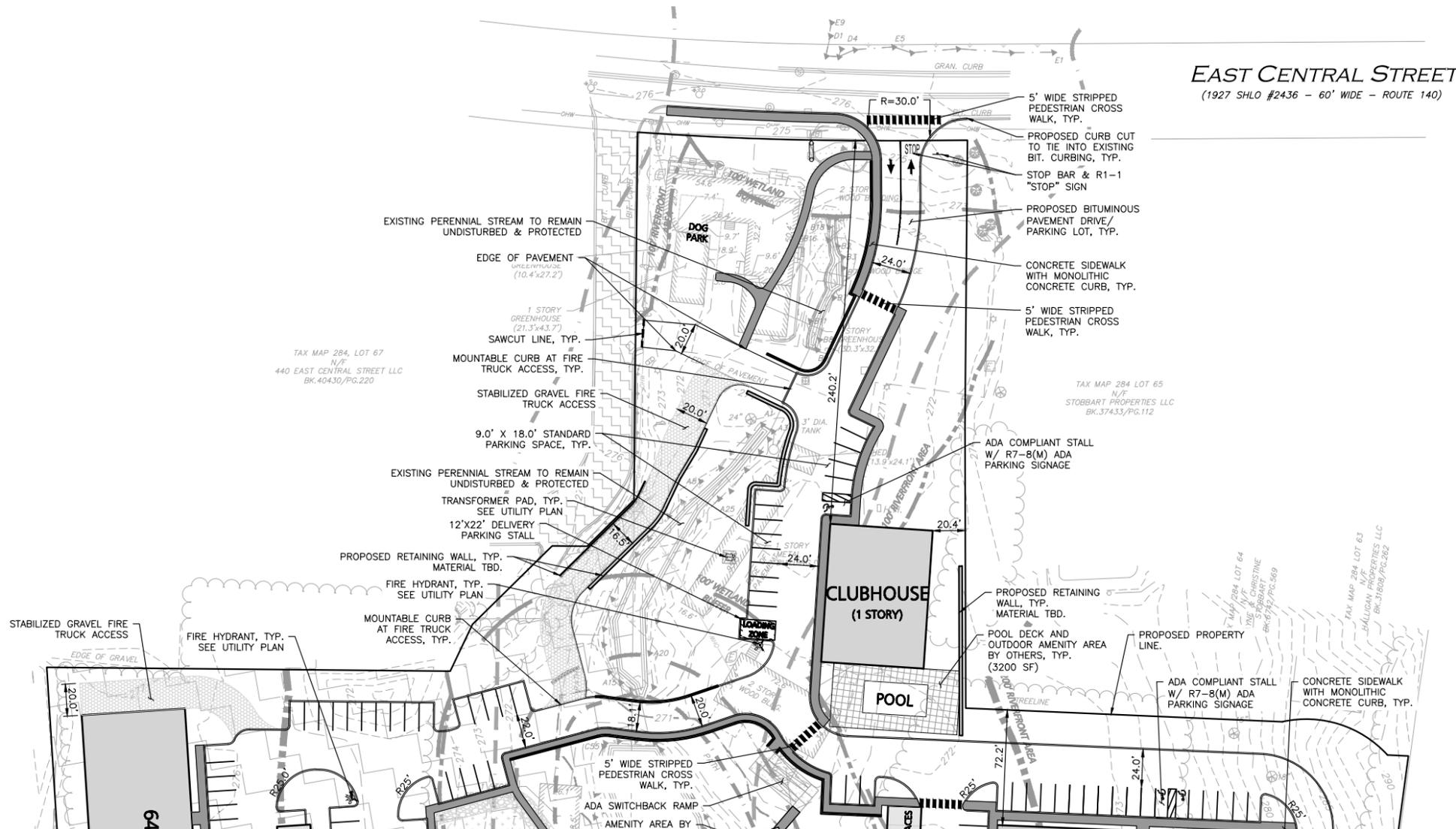
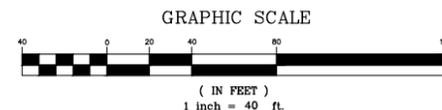
- NOTES:  
 1. SECTION 185-21.8.3.A.I - PARKING SCHEDULE: EACH DWELLING UNIT, REGARDLESS OF NUMBER OF BEDROOMS REQUIRES 2 PARKING STALLS.  
 1.1. WAIVER GRANTED TO PROVIDE LESS THAN 2 PARKING STALLS PER DWELLING UNIT. PROJECT PROPOSES 1.35 PARKING STALLS PER UNIT.

**LEGEND**

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

**GENERAL NOTES:**

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



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:

TAG CENTRAL LLC  
275 REGATTA DRIVE  
JUPITER, FL 33477

PROJECT:

40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

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

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

DESIGNED BY: MTB CHECKED BY: CMQ

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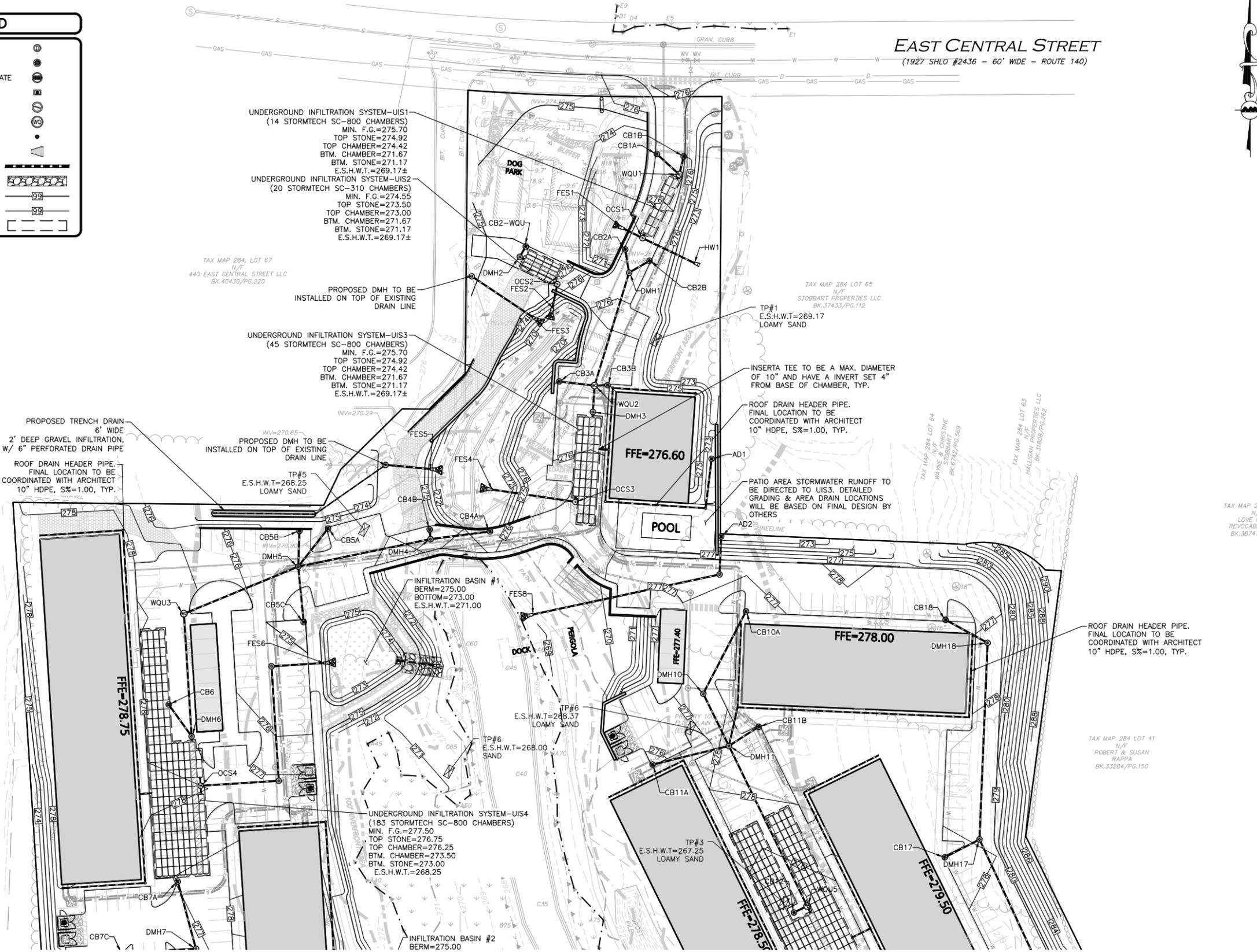
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DRAWING TITLE: LAYOUT & MATERIALS PLAN SHEET No. C-102A



**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)

TAX MAP 2  
LOVE 1  
REVOCABLE  
BK.3874



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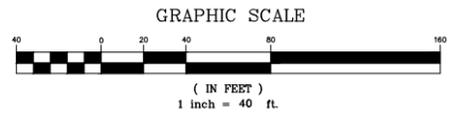
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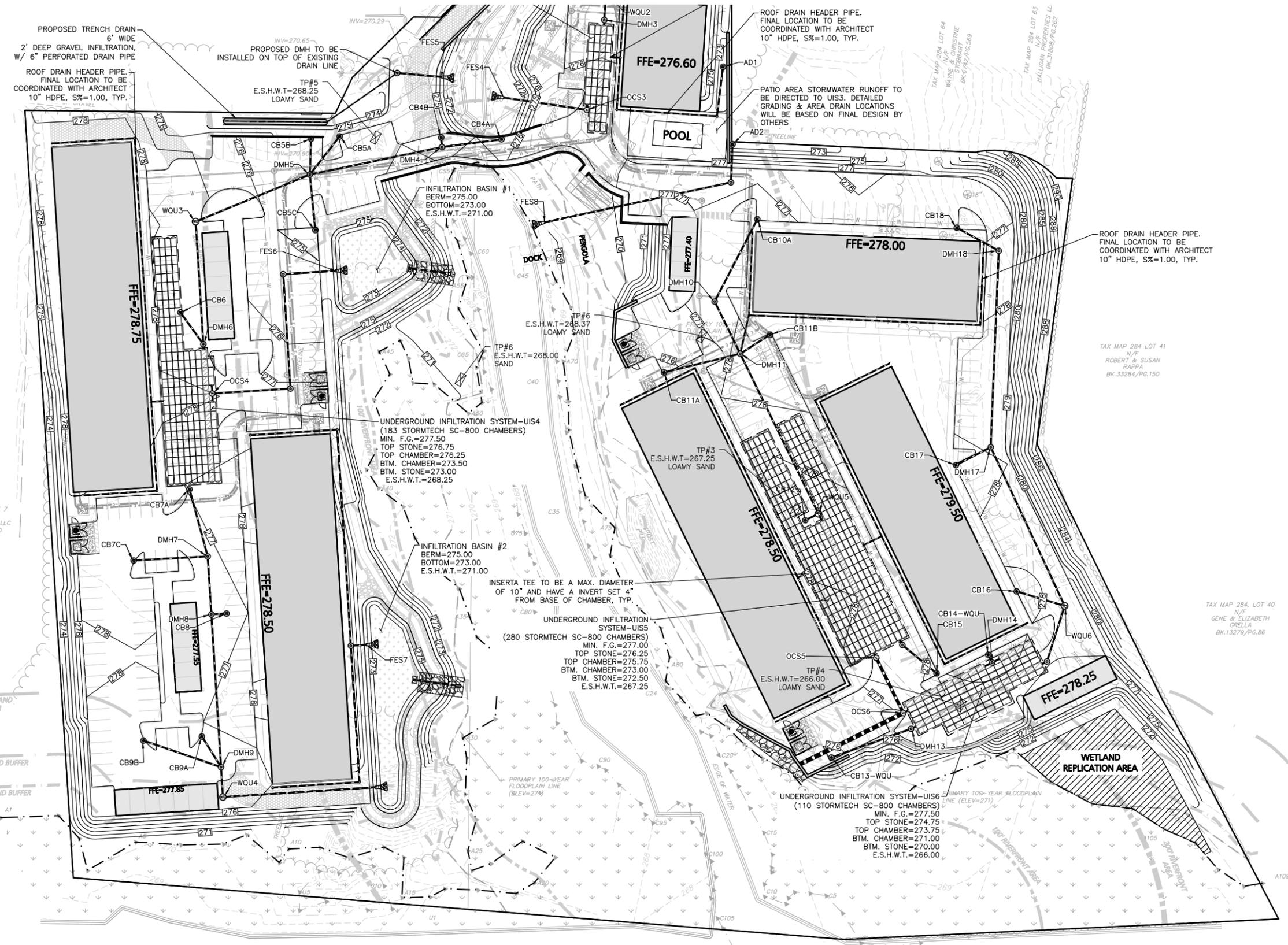
DRAWING TITLE: **GRADING & DRAINAGE PLAN** SHEET No. **C-103A**



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PROPOSED TRENCH DRAIN  
6" WIDE  
2' DEEP GRAVEL INFILTRATION,  
W/ 6" PERFORATED DRAIN PIPE

ROOF DRAIN HEADER PIPE.  
FINAL LOCATION TO BE  
COORDINATED WITH ARCHITECT  
10" HDPE, S%=1.00, TYP.

PROPOSED DMH TO BE  
INSTALLED ON TOP OF EXISTING  
DRAIN LINE

TP#5  
E.S.H.W.T.=268.25  
LOAMY SAND

ROOF DRAIN HEADER PIPE.  
FINAL LOCATION TO BE  
COORDINATED WITH ARCHITECT  
10" HDPE, S%=1.00, TYP.

PATIO AREA STORMWATER RUNOFF TO  
BE DIRECTED TO UIS3. DETAILED  
GRADING & AREA DRAIN LOCATIONS  
WILL BE BASED ON FINAL DESIGN BY  
OTHERS

ROOF DRAIN HEADER PIPE.  
FINAL LOCATION TO BE  
COORDINATED WITH ARCHITECT  
10" HDPE, S%=1.00, TYP.

UNDERGROUND INFILTRATION SYSTEM-UIS4  
(183 STORMTECH SC-800 CHAMBERS)  
MIN. F.G.=277.50  
TOP STONE=276.75  
TOP CHAMBER=276.25  
BTM. CHAMBER=273.50  
BTM. STONE=273.00  
E.S.H.W.T.=268.25

INFILTRATION BASIN #2  
BERM=275.00  
BOTTOM=273.00  
E.S.H.W.T.=271.00

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

UNDERGROUND INFILTRATION  
SYSTEM-UIS5  
(280 STORMTECH SC-800 CHAMBERS)  
MIN. F.G.=277.00  
TOP STONE=276.25  
TOP CHAMBER=275.75  
BTM. CHAMBER=273.00  
BTM. STONE=272.50  
E.S.H.W.T.=267.25

UNDERGROUND INFILTRATION SYSTEM-UIS6  
(110 STORMTECH SC-800 CHAMBERS)  
MIN. F.G.=277.50  
TOP STONE=274.75  
TOP CHAMBER=273.75  
BTM. CHAMBER=271.00  
BTM. STONE=270.00  
E.S.H.W.T.=266.00

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

TAX MAP 284, LOT 41  
N/F  
ROBERT & SUSAN  
RAPPAPORT  
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 & HANCOCK  
QUIGLEY

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PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

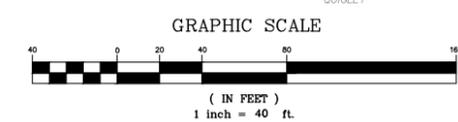
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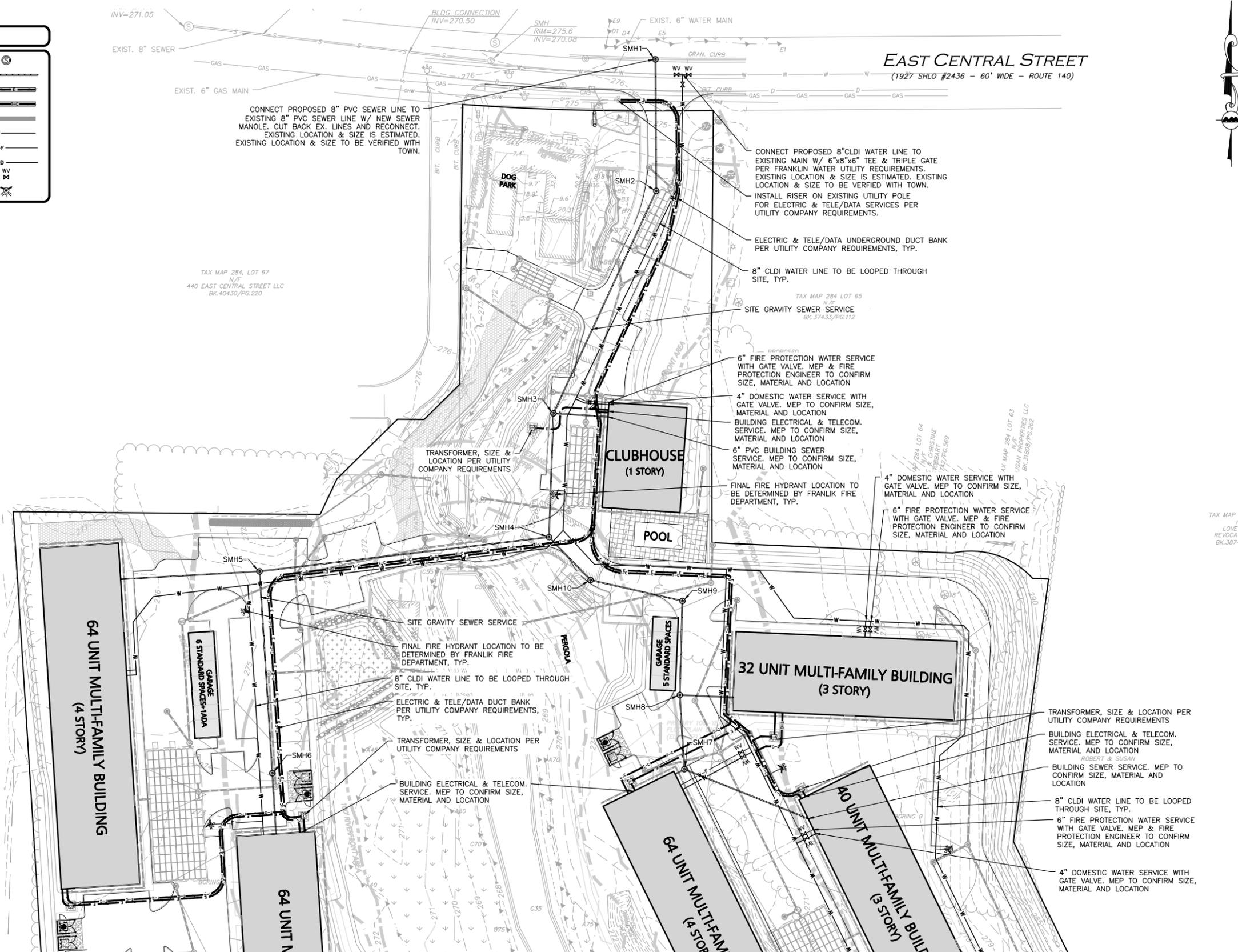
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LEGEND	
SEWER MANHOLE	
SEWER LINE	
ELECTRICAL CONDUIT	
TELE/CABLE CONDUIT	
CONCRETE PIPE ENCASUREMENT	
WATER LINE	
WATER (FIRE SERVICE)	
WATER (DOMESTIC SERVICE)	
WATER VALVE	
HYDRANT	



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

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

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

TAX MAP  
LOVE  
REVOC  
BK.367



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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

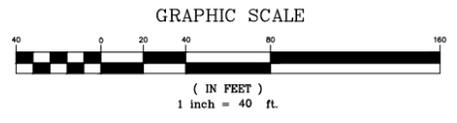
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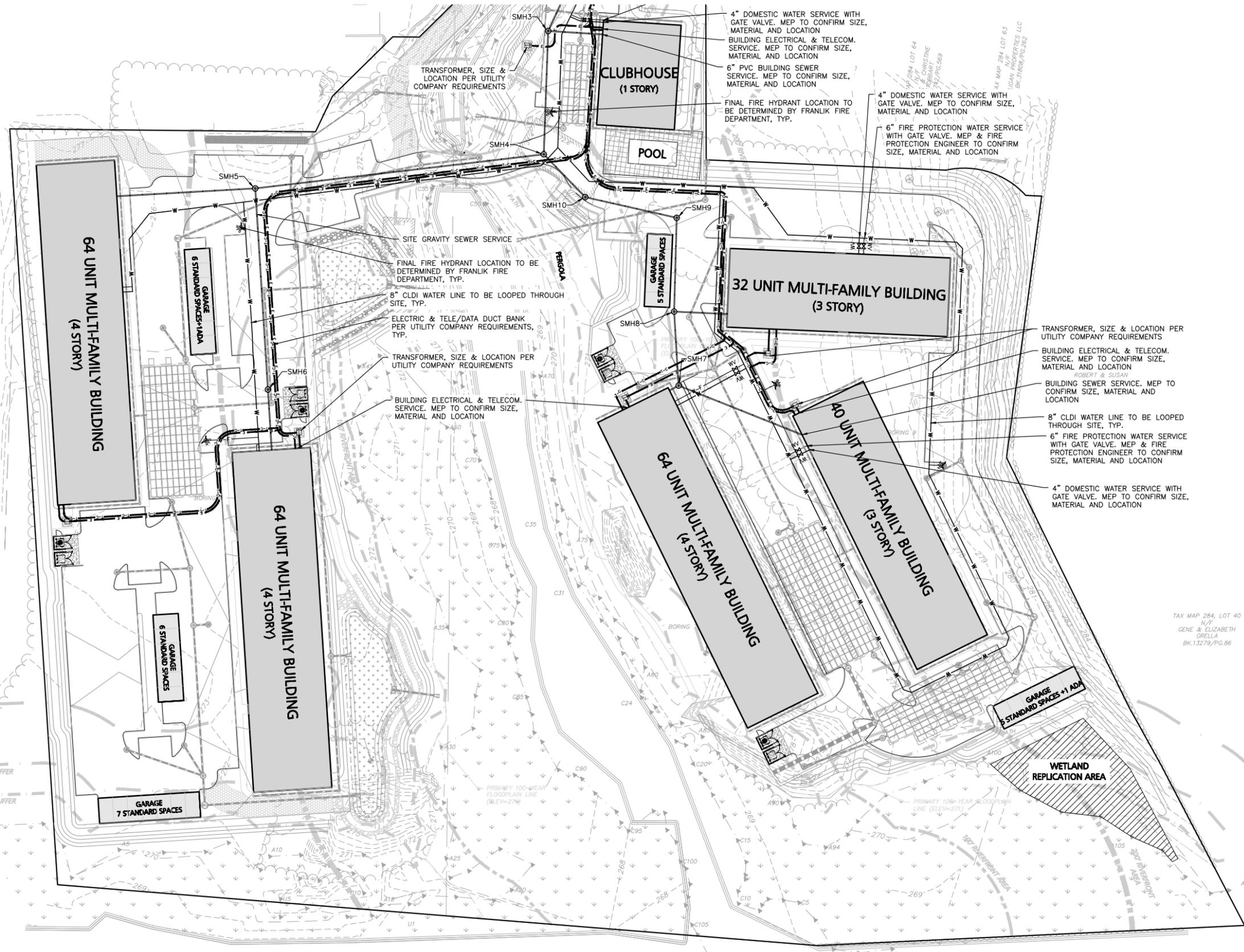
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TAX MAP 285, LOT 7  
N/F  
THE UNDEALERSHIP LLC  
BK.26234/PG.120

100' WETLAND BUFFER

50' WETLAND BUFFER

25' WETLAND BUFFER



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

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

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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

SCALE: 1" = 40' DWG. NAME: C3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

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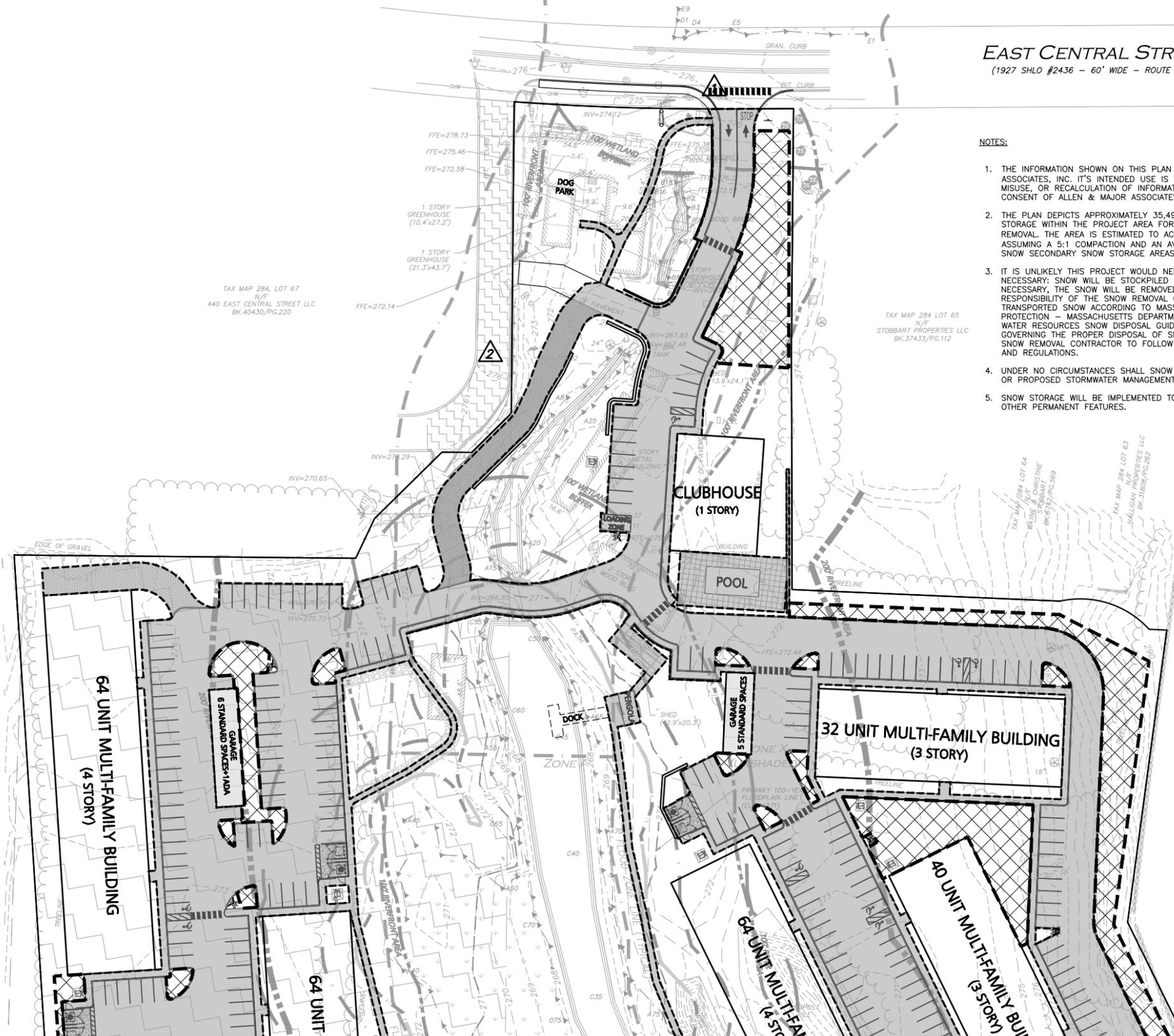
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**EAST CENTRAL STREET**  
(1927 SHLO #2436 - 60' WIDE - ROUTE 140)



**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 35,497 S.F. OF AREA AVAILABLE FOR PRIMARY SNOW STORAGE WITHIN THE PROJECT AREA FOR AN AREA OF 178,059 SF REQUIRING SNOW REMOVAL. THE AREA IS ESTIMATED TO ACCOMMODATE AN APPROXIMATE 4.0' 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 IS NECESSARY.
3. IT IS UNLIKELY THIS PROJECT WOULD NEED SNOW TO BE REMOVED OFF-SITE, BUT IF NECESSARY, SNOW WILL BE STOCKPILED ON SITE UNTIL THERE IS NOT ENOUGH SPACE, AS NECESSARY, THE SNOW WILL BE REMOVED AND DISPOSED OF OFF-SITE. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO PROPERLY DISPOSE OF TRANSPORTED SNOW ACCORDING TO MASSACHUSETTS DEP, BUREAU OF RESOURCE PROTECTION - MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF WATER RESOURCES SNOW DISPOSAL GUIDANCE EFFECTIVE DATE: DECEMBER 23, 2019, GOVERNING THE PROPER DISPOSAL OF SNOW. IT WILL BE THE RESPONSIBILITY OF THE SNOW REMOVAL CONTRACTOR TO FOLLOW THESE GUIDELINES AND ALL APPLICABLE LAWS AND REGULATIONS.
4. UNDER NO CIRCUMSTANCES SHALL SNOW BE STORED IN ANY WETLAND RESOURCE AREA OR PROPOSED STORMWATER MANAGEMENT SYSTEM.
5. SNOW STORAGE WILL BE IMPLEMENTED TO AVOID HYDRANTS, FENCES LANDSCAPING AND OTHER PERMANENT FEATURES.



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

REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
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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: C3317-01  
DESIGNED BY: MTB    CHECKED BY: CMQ

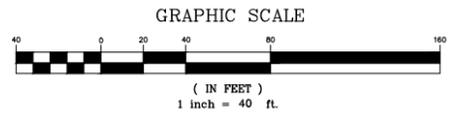
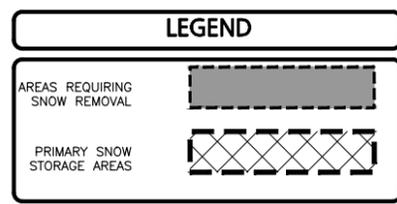
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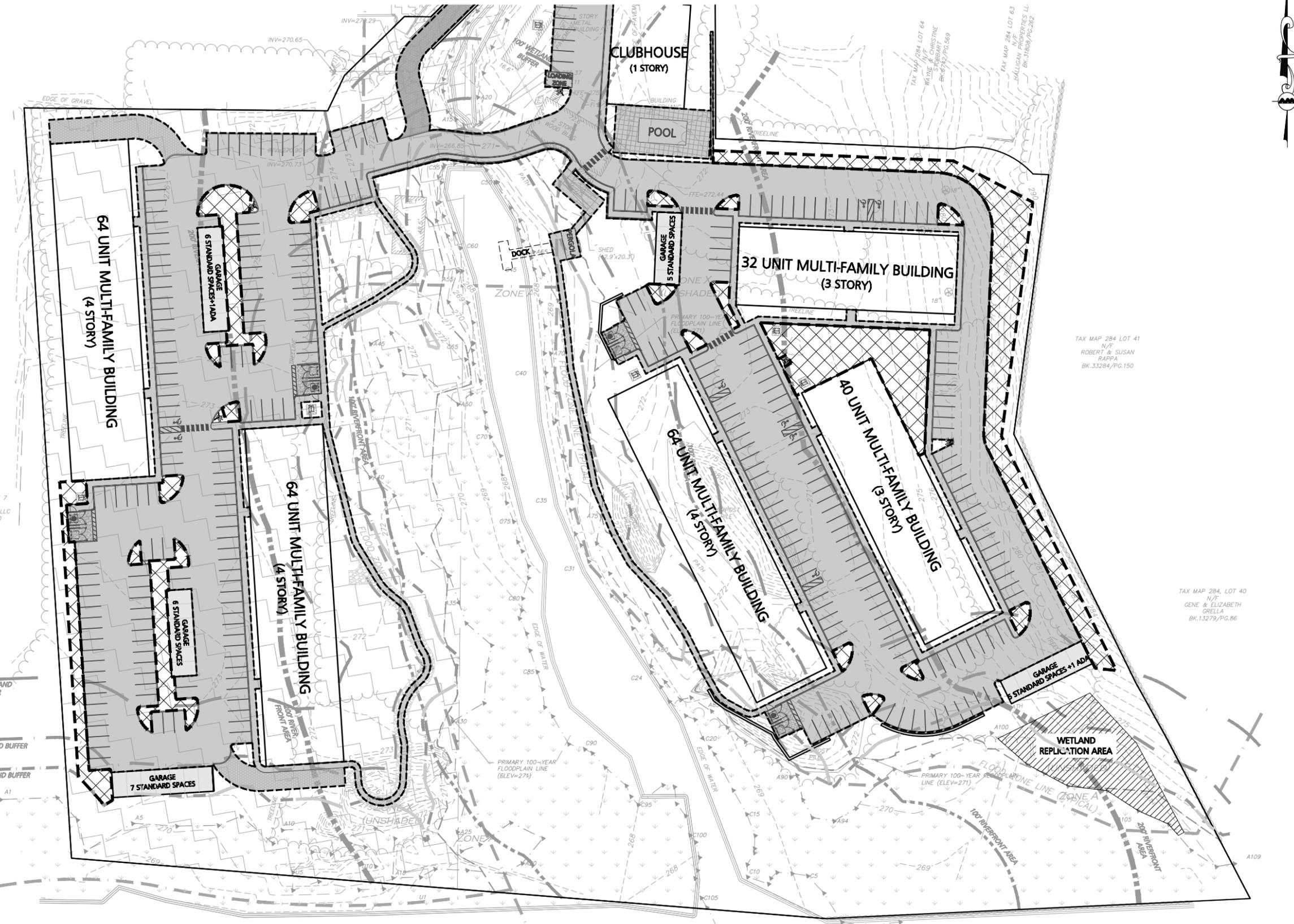


TAX MAP 285, LOT 7  
N/F  
THE UNDEALERSHIP LLC  
BK.26234/PG.120

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

TAX MAP 284 LOT 41  
N/F  
ROBERT & SUSAN  
64894  
BK.33284/PG.150

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REV	DATE	DESCRIPTION

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

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

PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

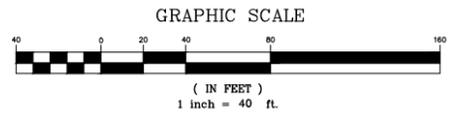
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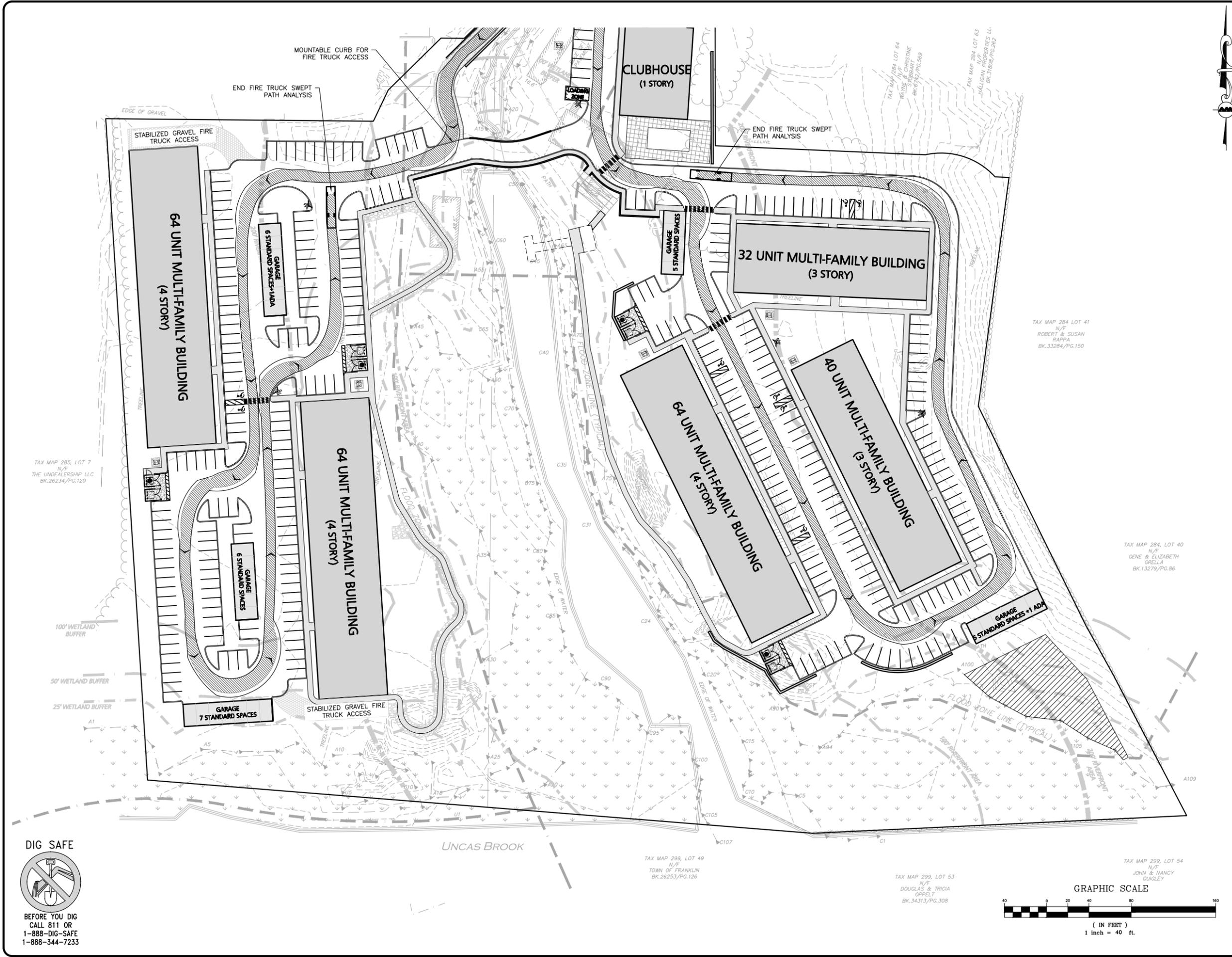
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N/F  
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BK.26234/PG.120

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

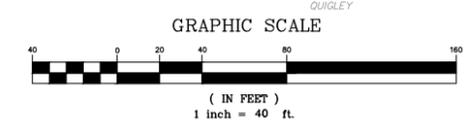
TAX MAP 284, LOT 40  
N/F  
GENE & ELIZABETH  
GRELLA  
BK.13279/PG.86

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

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

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

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

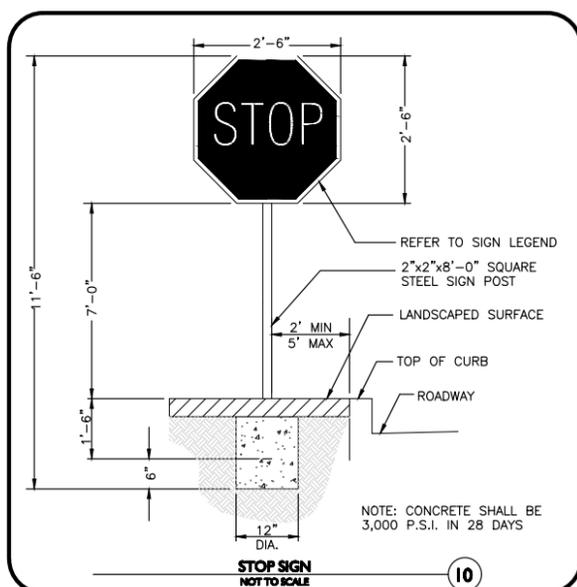
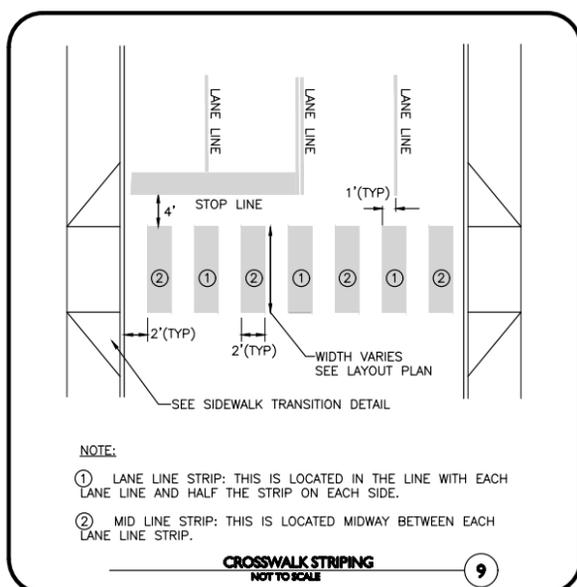
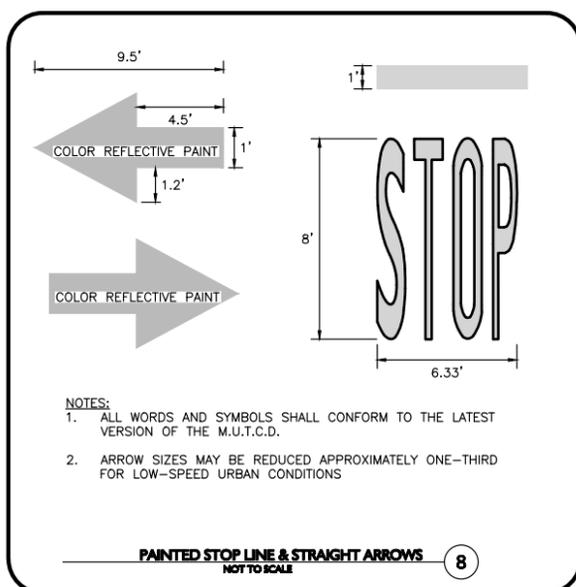
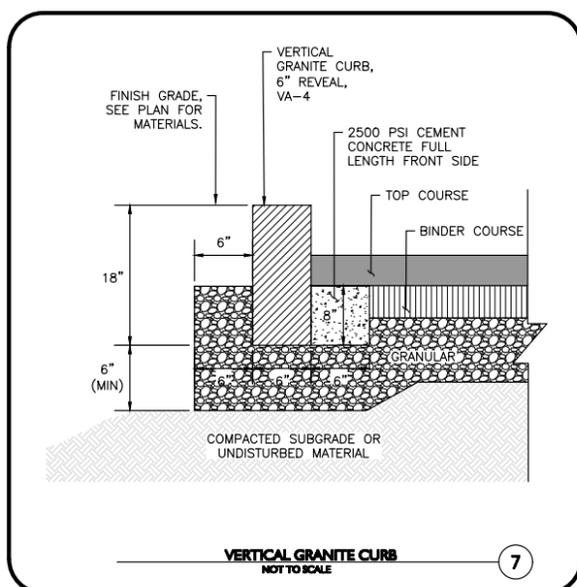
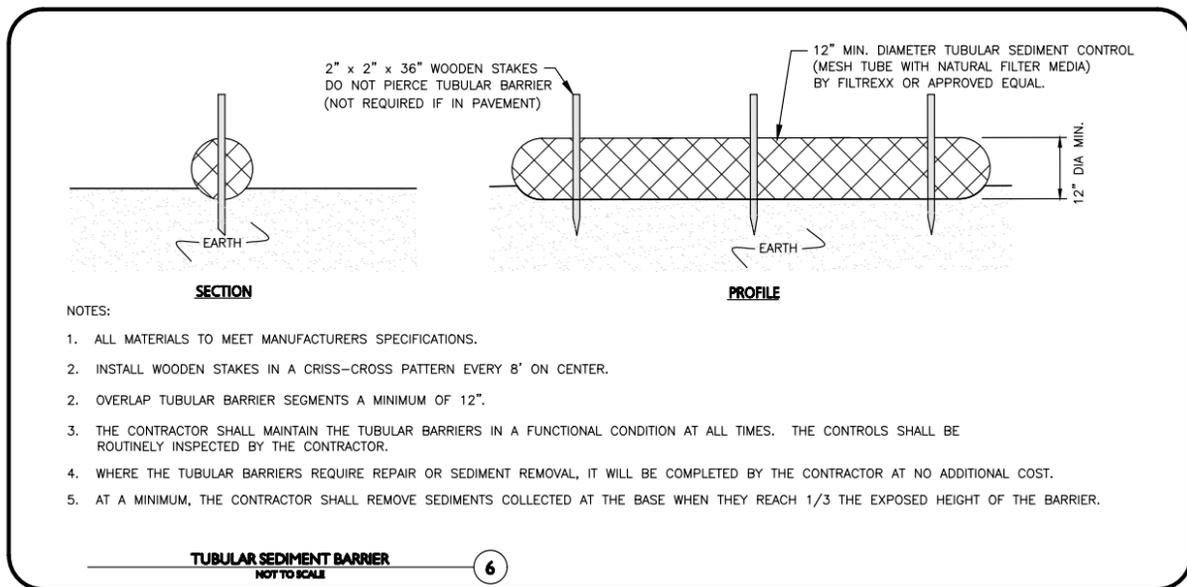
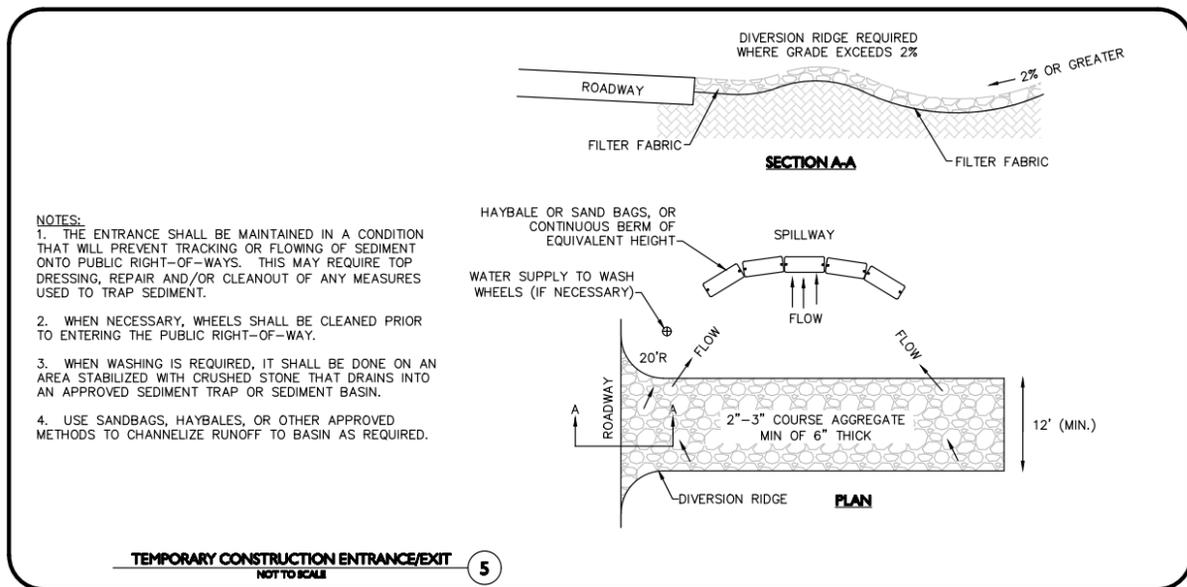
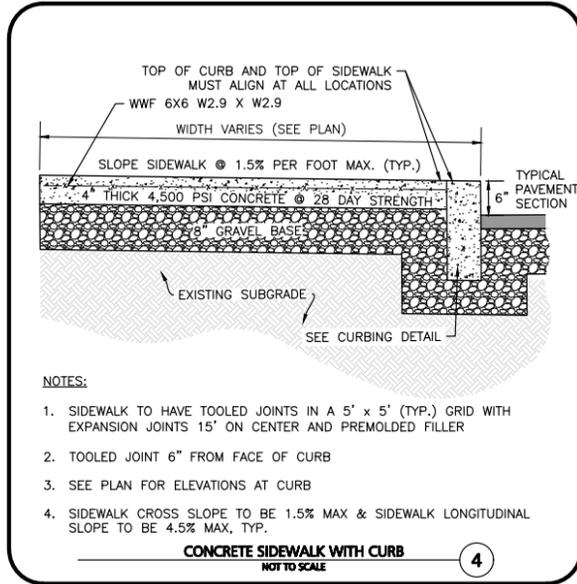
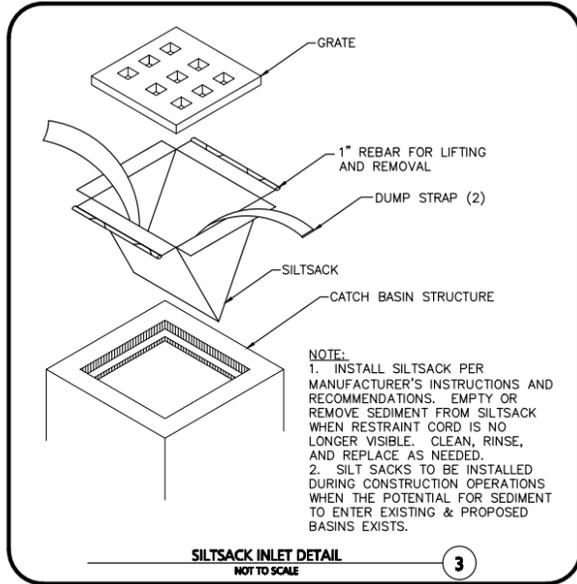
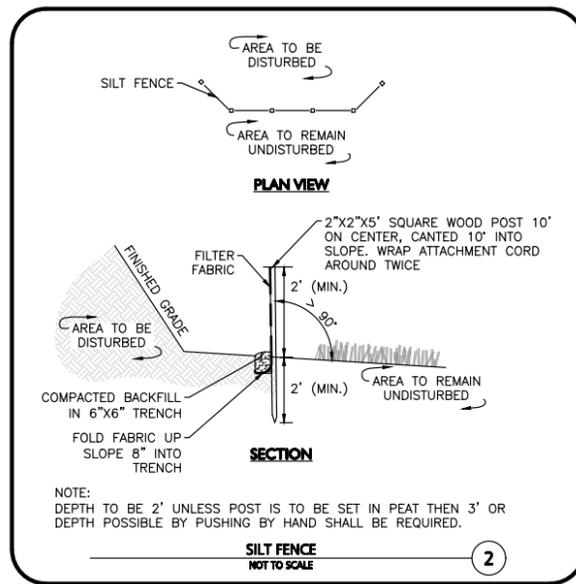
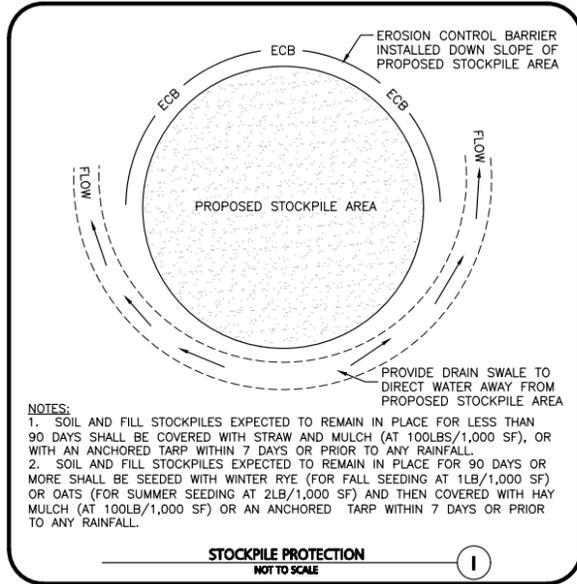
PROJECT NO.	3317-01	DATE:	02-11-2025
SCALE:	1" = 40'	DWG. NAME:	C3317-01
DESIGNED BY:	MTB	CHECKED BY:	CMQ

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DRAWING TITLE: **FIRE TRUCK TURNING PLAN** SHEET No. **C-106B**  
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PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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

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

**DESIGNED BY:** MTB **CHECKED BY:** CMQ

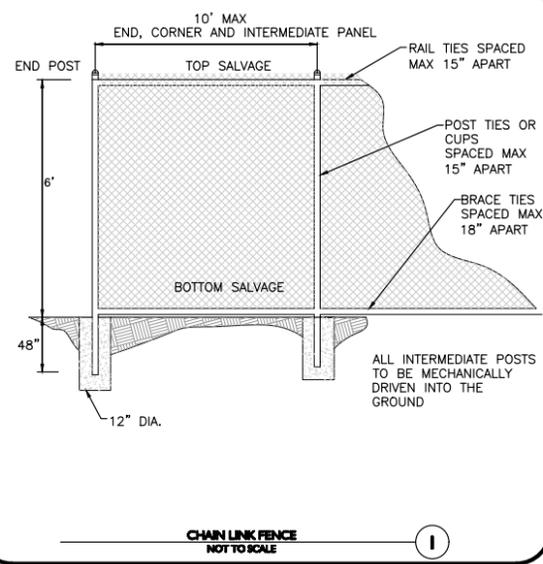
**PREPARED BY:**

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • landscape architecture  
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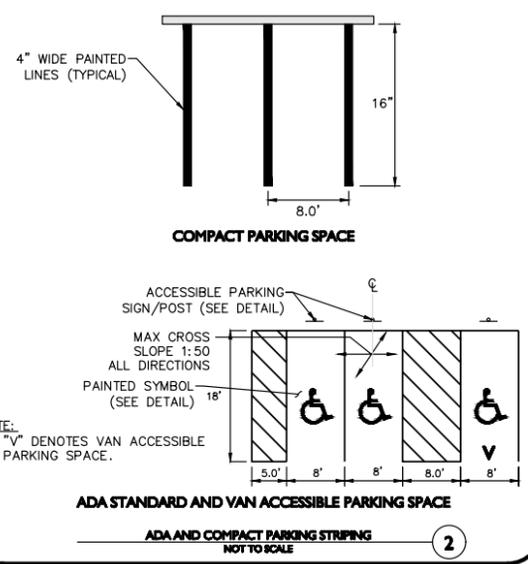
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**DRAWING TITLE:** DETAILS **SHEET NO.:** C-501

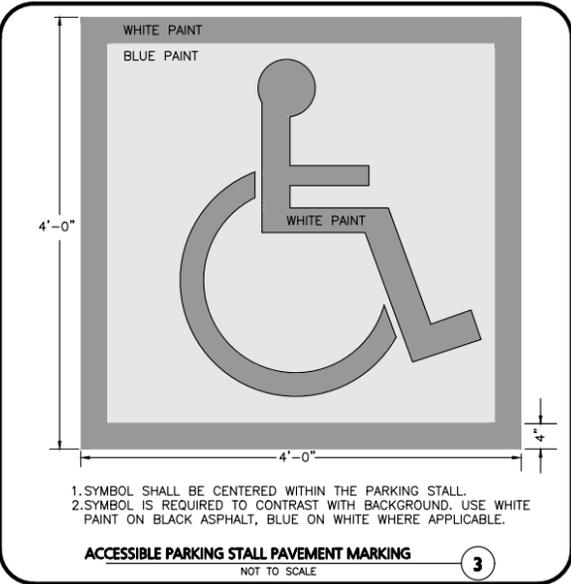
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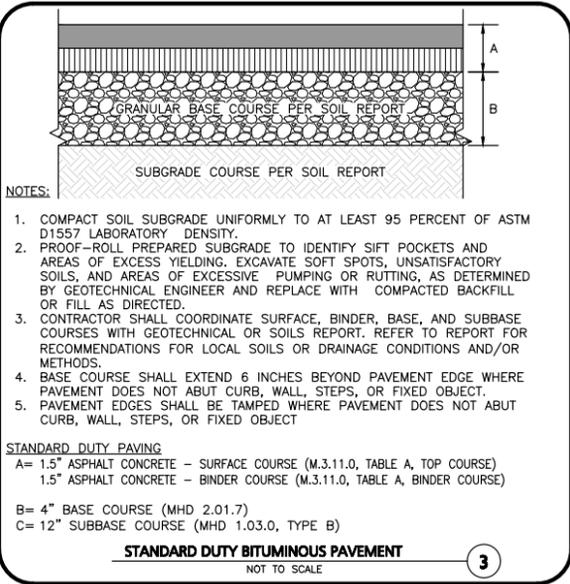
**CHAIN LINK FENCE**  
NOT TO SCALE



**ADA STANDARD AND VAN ACCESSIBLE PARKING SPACE**  
NOT TO SCALE



**ACCESSIBLE PARKING STALL PAVEMENT MARKING**  
NOT TO SCALE



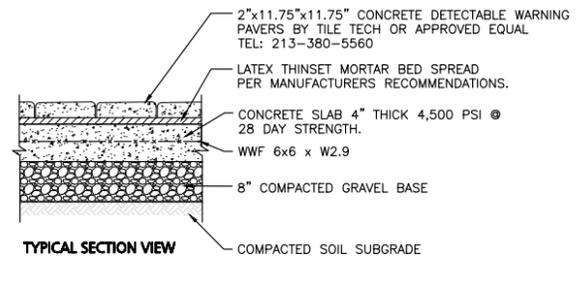
**NOTES:**

1. COMPACT SOIL SUBGRADE UNIFORMLY TO AT LEAST 95 PERCENT OF ASTM D1557 LABORATORY DENSITY.
2. PROOF-ROLL PREPARED SUBGRADE TO IDENTIFY SIFT POCKETS AND AREAS OF EXCESS YIELDING. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY GEOTECHNICAL ENGINEER AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
3. CONTRACTOR SHALL COORDINATE SURFACE, BINDER, BASE, AND SUBBASE COURSES WITH GEOTECHNICAL OR SOILS REPORT. REFER TO REPORT FOR RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
4. BASE COURSE SHALL EXTEND 6 INCHES BEYOND PAVEMENT EDGE WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.
5. PAVEMENT EDGES SHALL BE TAMPED WHERE PAVEMENT DOES NOT ABUT CURB, WALL, STEPS, OR FIXED OBJECT.

**STANDARD DUTY PAVING**  
A= 1.5" ASPHALT CONCRETE - SURFACE COURSE (M.3.11.0, TABLE A, TOP COURSE)  
1.5" ASPHALT CONCRETE - BINDER COURSE (M.3.11.0, TABLE A, BINDER COURSE)

B= 4" BASE COURSE (MHD 2.01.7)  
C= 12" SUBBASE COURSE (MHD 1.03.0, TYPE B)

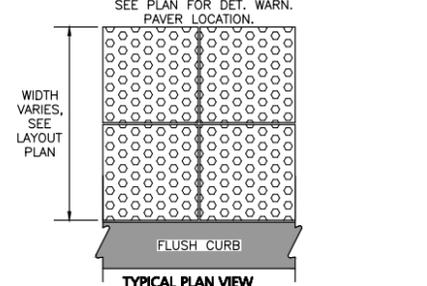
**STANDARD DUTY BITUMINOUS PAVEMENT**



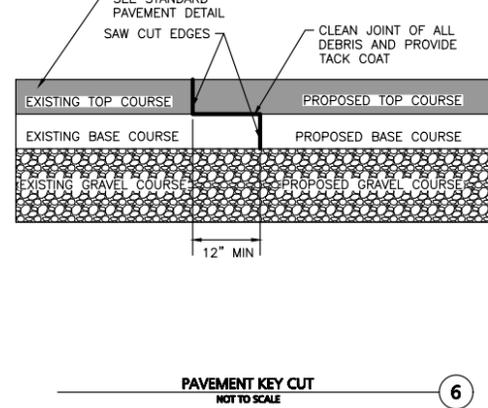
**NOTES:**

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

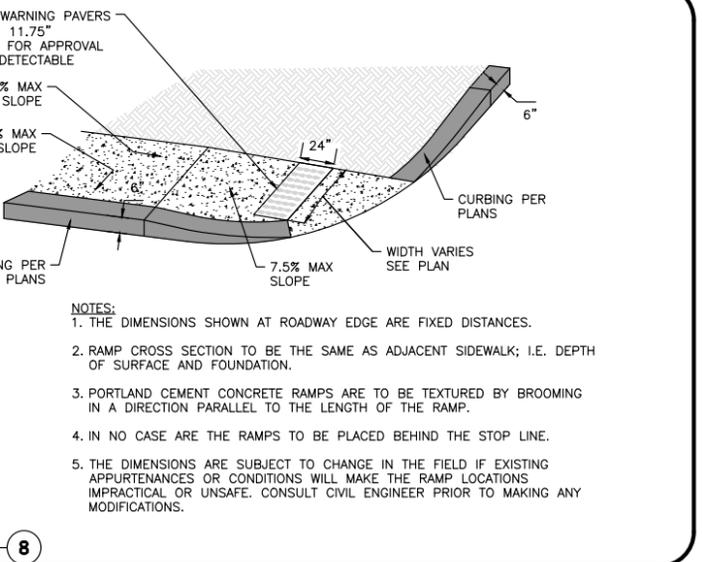
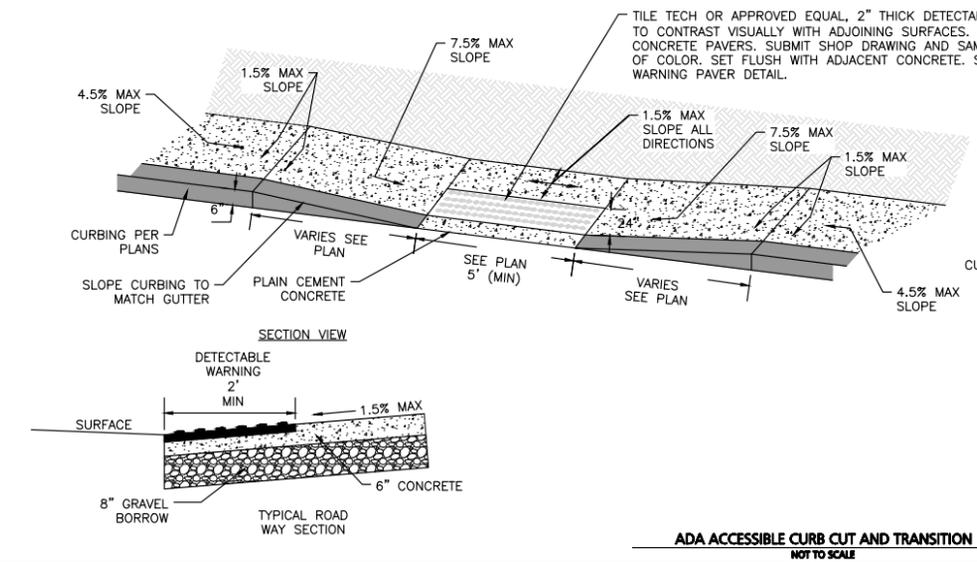
**DETECTABLE WARNING PAVERS**  
NOT TO SCALE



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



**MOUNTABLE CURB SETTING DETAIL**  
NOT TO SCALE



**NOTES:**

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

**NOTES:**

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

**EROSION CONTROL FABRIC**  
NOT TO SCALE



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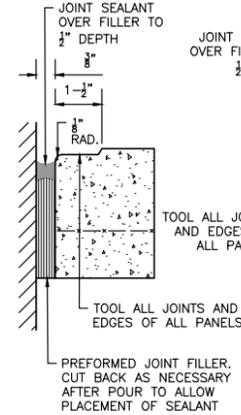
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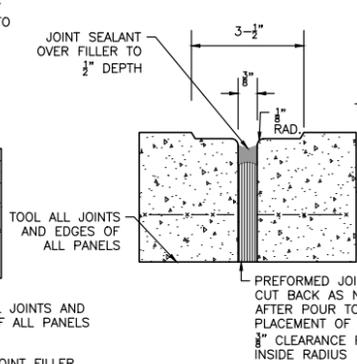
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**DRAWING TITLE:** DETAILS **SHEET No.:** C-502

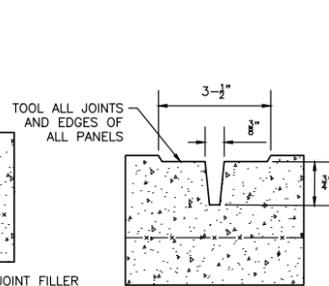
**EXPANSION JOINT AT FIXED OBJECTS DETAIL**



**EXPANSION JOINT DETAIL**



**CONTROL JOINT DETAIL**

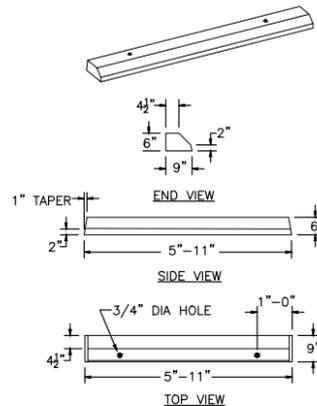


**NOTES:**

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

**CONCRETE SIDEWALK JOINTS**  
NOT TO SCALE

1

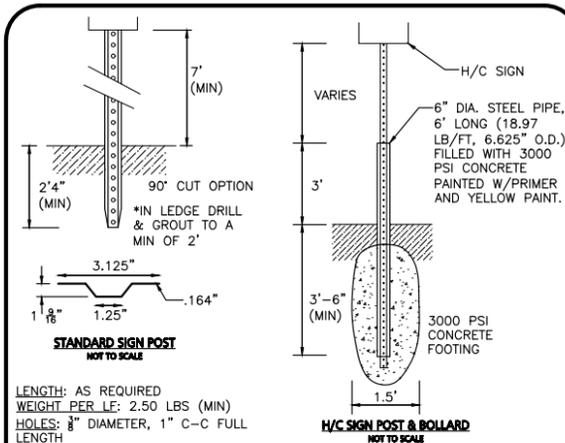


**NOTES:**

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

**BUMPER CURBING SINGLE FACE**  
NOT TO SCALE

2



**STANDARD SIGN POST**  
NOT TO SCALE

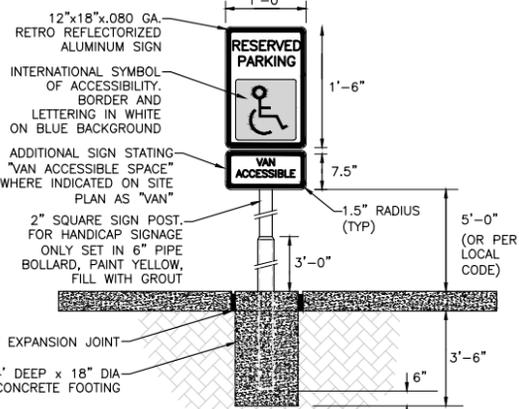
LENGTH: AS REQUIRED  
WEIGHT PER LF: 2.50 LBS (MIN)  
HOLES: 3/8" DIAMETER, 1" C-C FULL LENGTH  
STEEL: SHALL CONFORM TO ASTM A-499 OR ASTM A-576  
FINISH: SHALL BE PAINTED WITH 2 COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY.

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

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

**SIGN POST DETAILS**  
NOT TO SCALE

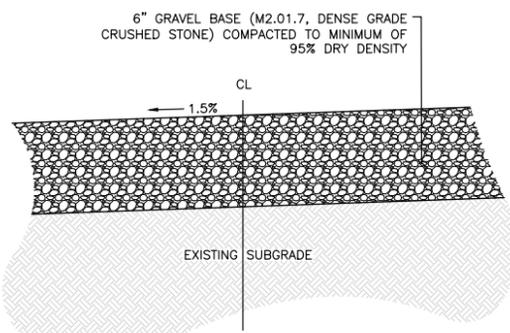
3



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

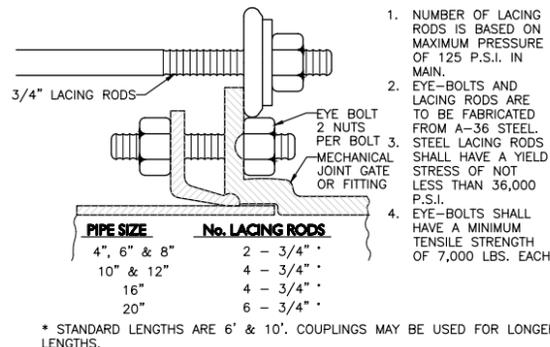
**ADA ACCESSIBLE PARKING / TRAFFIC CONTROL SIGNAGE**  
NOT TO SCALE

4



**GRAVEL DRIVEWAY**  
NOT TO SCALE

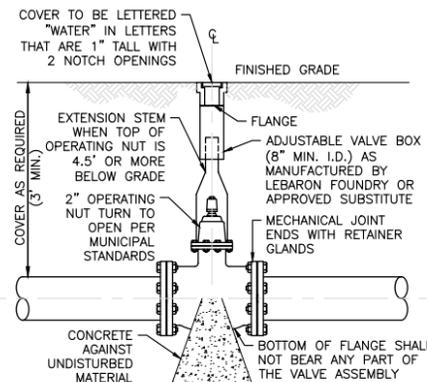
5



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

**MECHANICAL JOINT LACING DETAIL**  
NOT TO SCALE

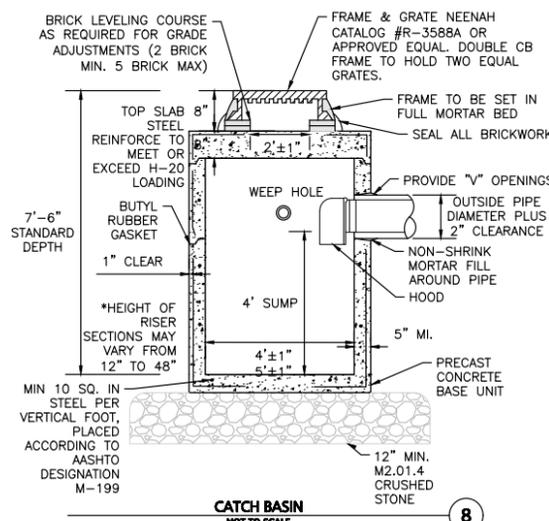
6



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

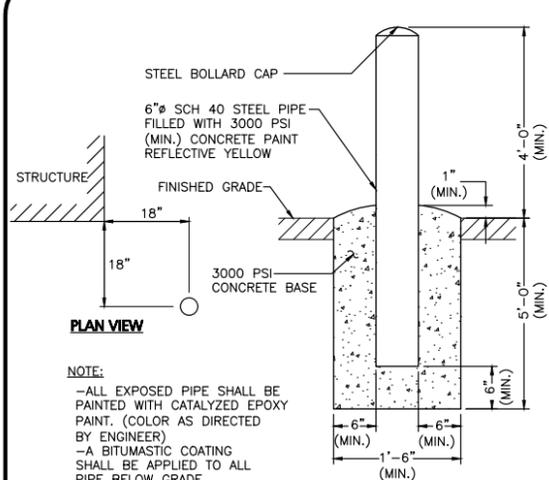
**GATE VALVE**  
NOT TO SCALE

7



**CATCH BASIN**  
NOT TO SCALE

8

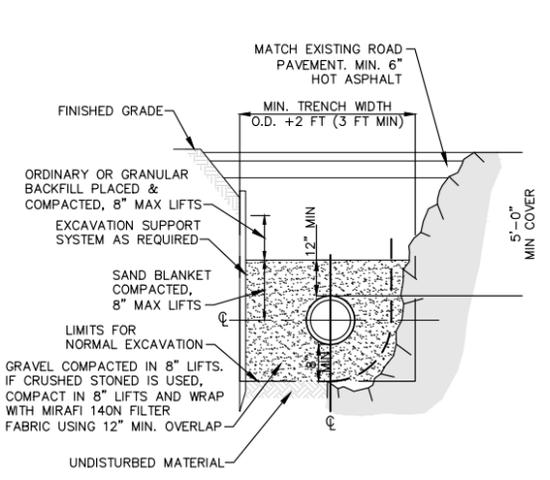


**PLAN VIEW**

**NOTE:**  
-ALL EXPOSED PIPE SHALL BE PAINTED WITH CATALYZED EPOXY PAINT. (COLOR AS DIRECTED BY ENGINEER)  
-A BITUMASTIC COATING SHALL BE APPLIED TO ALL PIPE BELOW GRADE

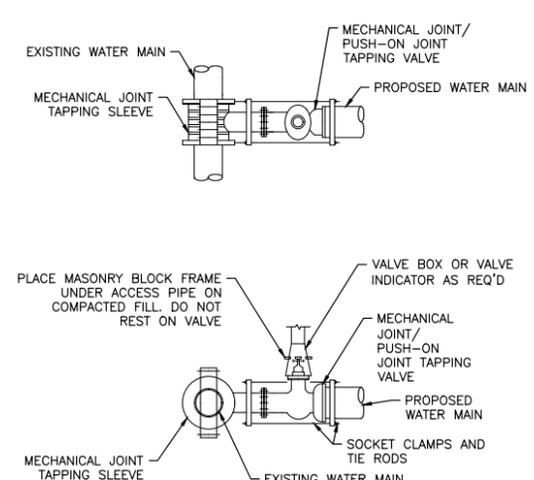
**FIXED BOLLARD**  
NOT TO SCALE

9



**WATER TRENCH SECTION**  
NOT TO SCALE

10



**TAPPING VALVE AND SLEEVE**  
NOT TO SCALE

11



PROFESSIONAL ENGINEER FOR  
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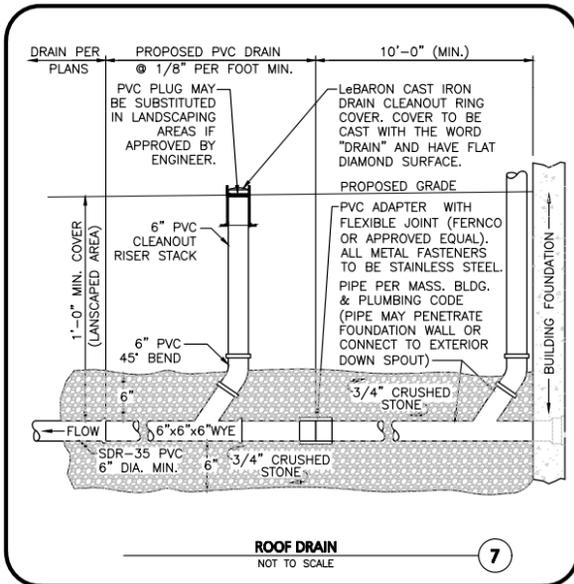
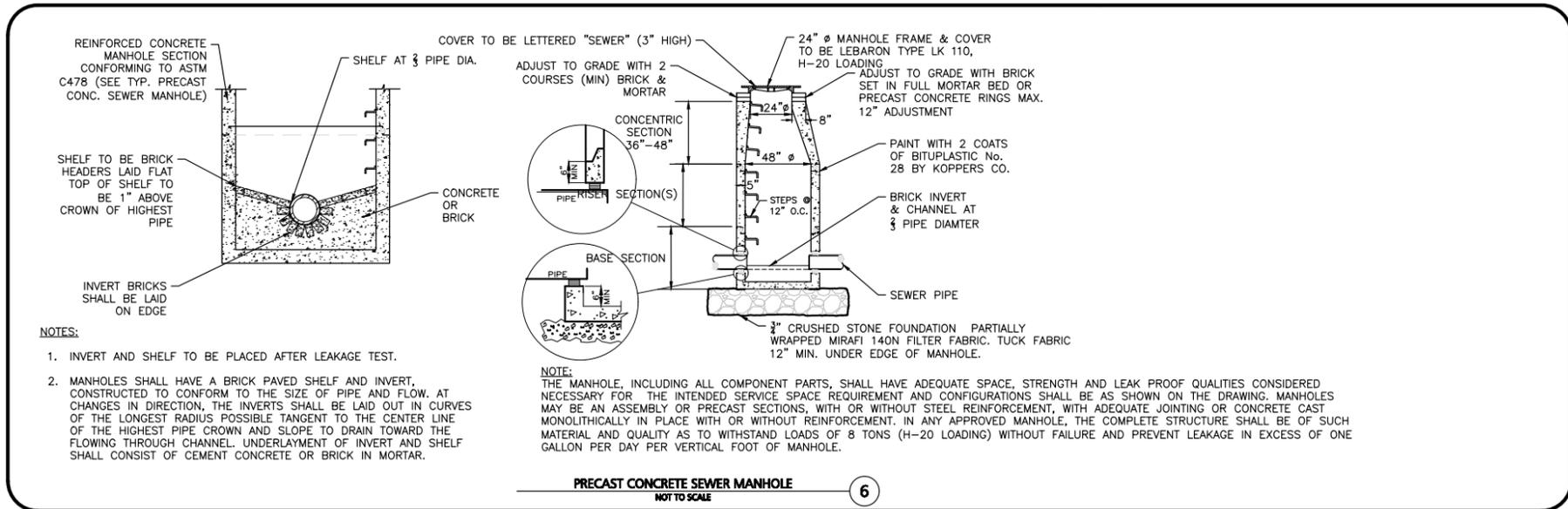
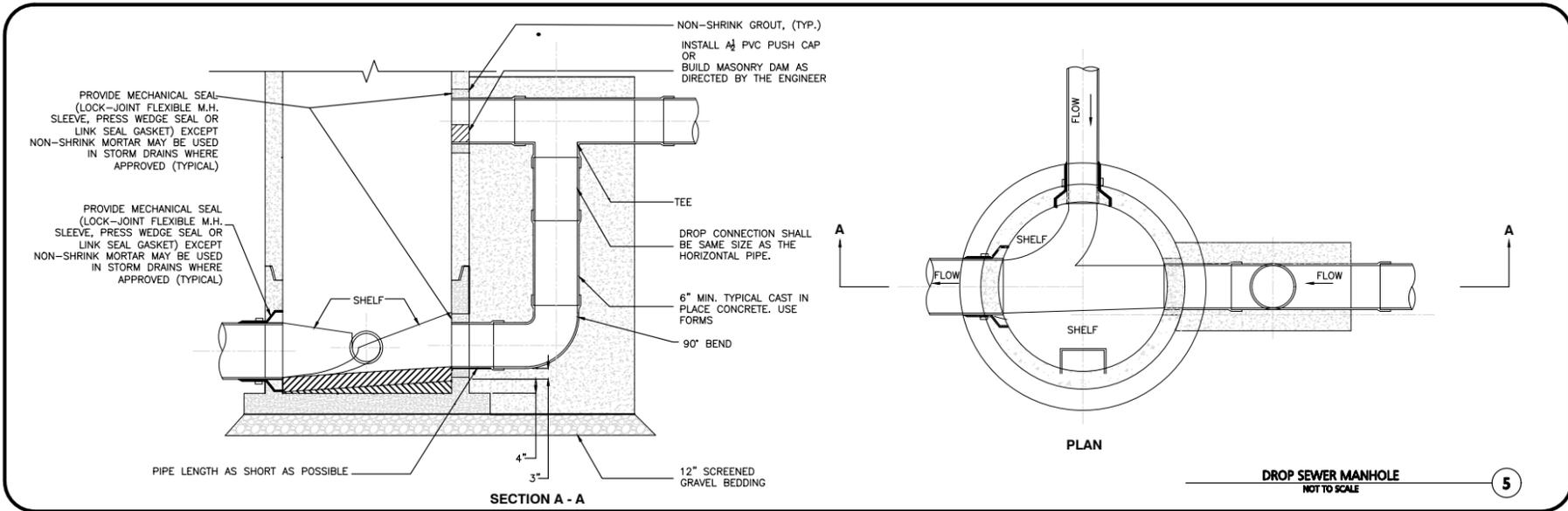
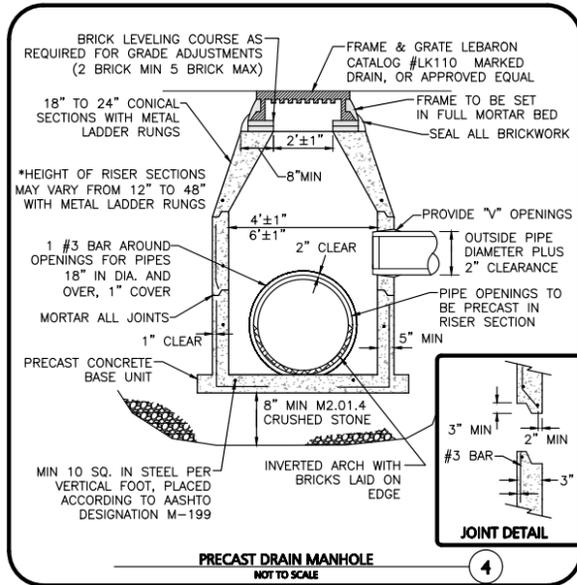
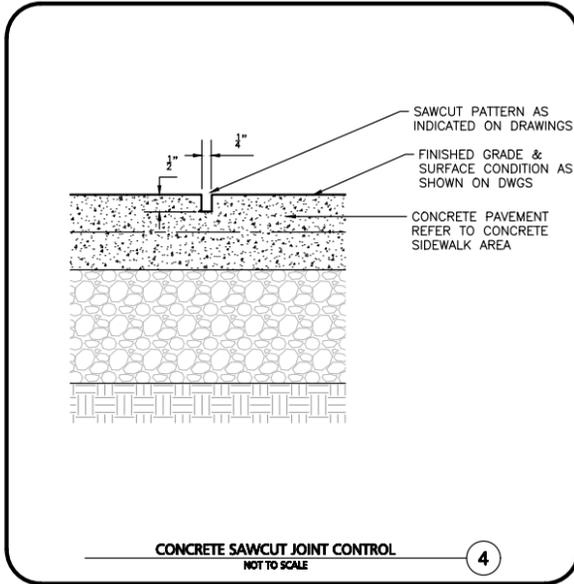
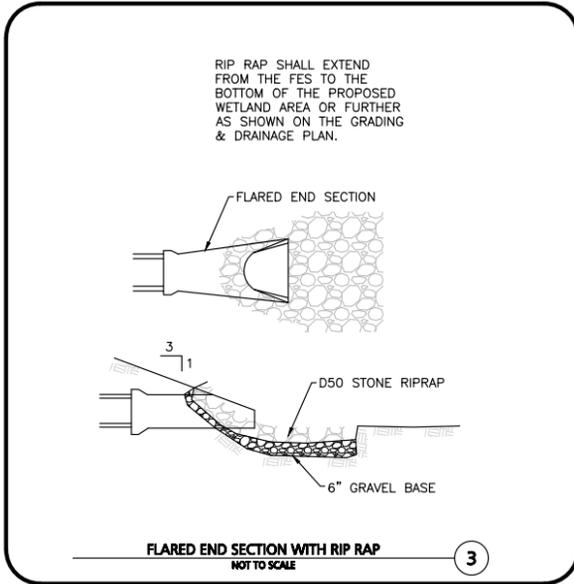
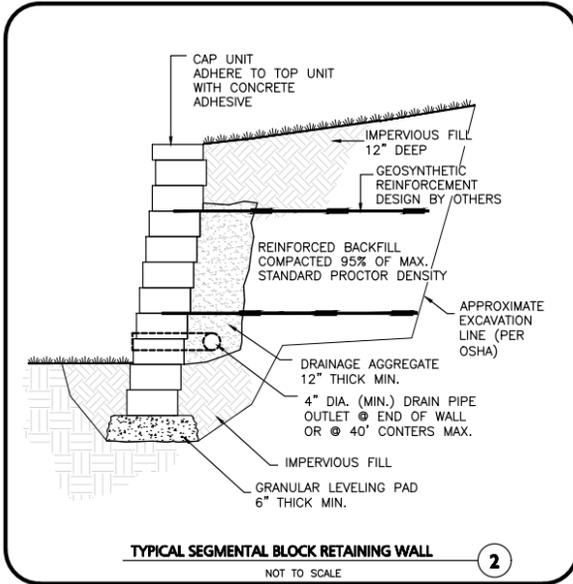
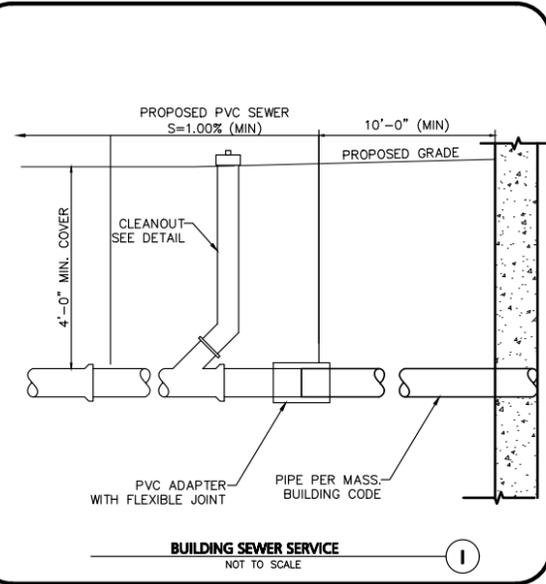
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COMMONWEALTH OF MASSACHUSETTS  
2112  
CARLTON M. QUINN  
CIVIL  
No. 49923  
REGISTERED  
PROFESSIONAL ENGINEER

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

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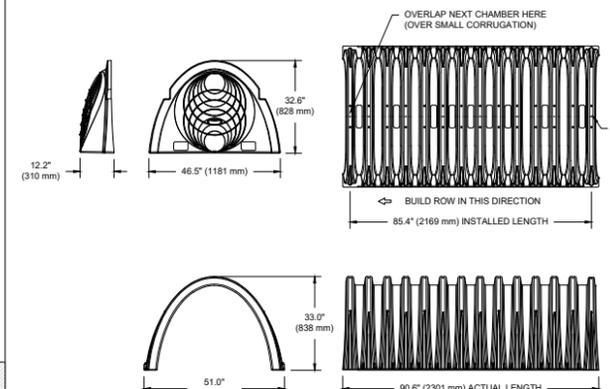
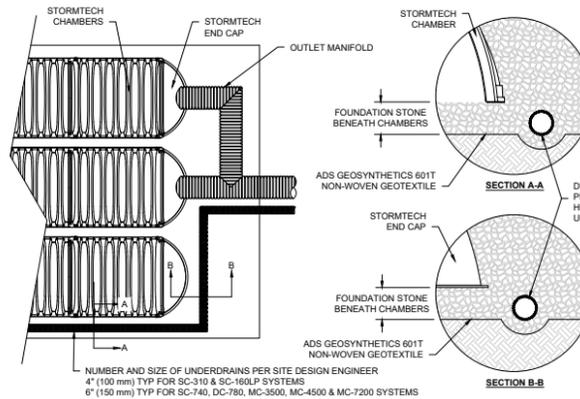
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**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	51.0" X 33.0" X 86.4" (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
SC800PE06TPC	6" (150 mm)	21.4" (544 mm)	---
SC800PE08BPC	---	---	0.9" (23 mm)
SC800PE08TPC	8" (200 mm)	19.2" (488 mm)	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)	1.6" (41 mm)
SC800PE12BPC	---	---	---
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

**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" (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.

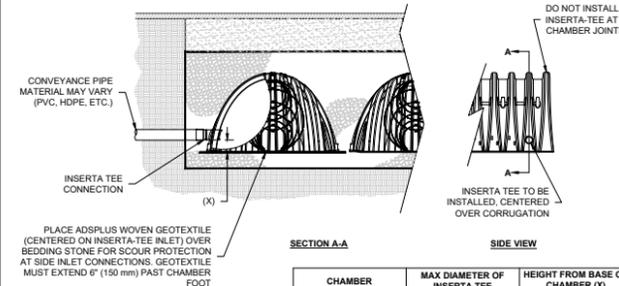
**NOTES FOR CONSTRUCTION EQUIPMENT**

- 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 TRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 30" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

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

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

**1 UNDERDRAIN DETAIL**



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

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40 IPS GASKETED & SOLVENT WELD, N-12, HP STORM, C-900 OR DUCTILE IRON

**NOTES:**

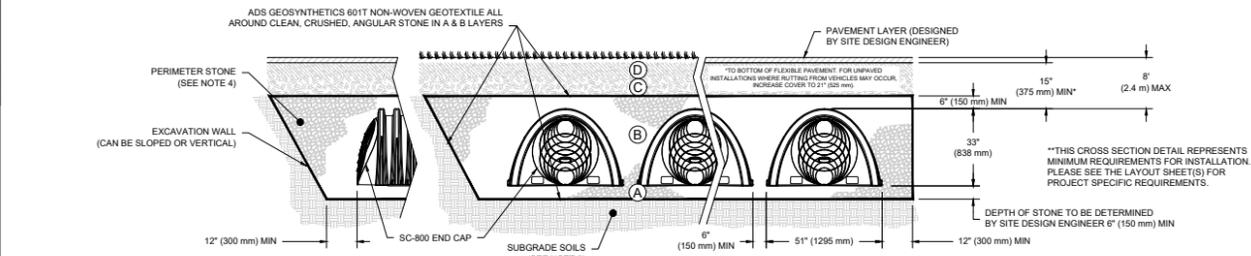
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RAISED AS NOT ALL INVERTS ARE POSSIBLE.

**2 INSERTA-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.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 15" (375 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. 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
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>3</sup>	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE <sup>3</sup>	AASHTO M43 <sup>2</sup> 3, 357, 4, 467, 5, 56, 57

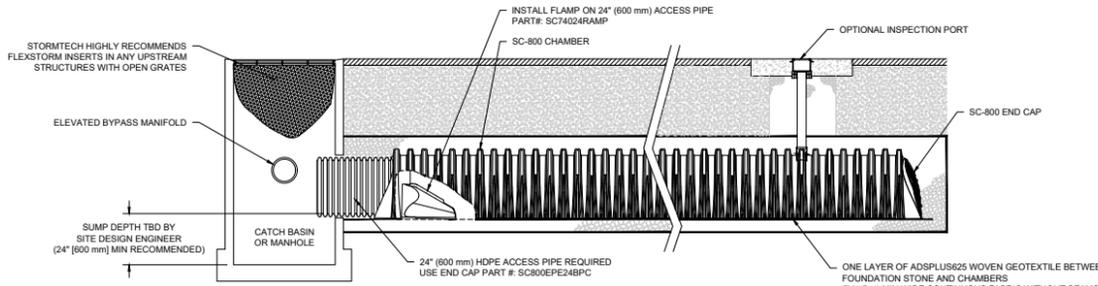
- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
  - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
  - WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY CONSTRUCTION EQUIPMENT, FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
  - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
  - WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



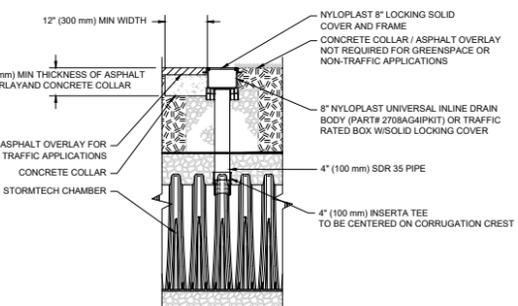
**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-800 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/FT<sup>2</sup>. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**6 SC-800 CROSS SECTION DETAIL**



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



**INSPECTION & MAINTENANCE**

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

**NOTES**

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

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



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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

PREPARED BY:

**ALLEN & MAJOR ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
100 COMMERCE WAY, SUITE 5  
WOBURN MA 01801  
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<b>DRAWING TITLE:</b>	<b>SHEET No.</b>
DETAILS	C-505



### SC-310 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH SC-310.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE OR POLYETHYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2922 (POLYETHYLENE) OR ASTM F2418 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS DURING THE ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE ASHTO 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) ASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (72-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 400 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2922. AND 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 ASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
  - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2922 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.33 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

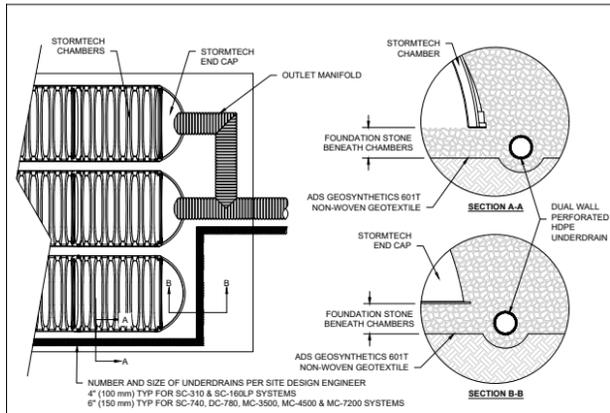
### IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310 SYSTEM

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

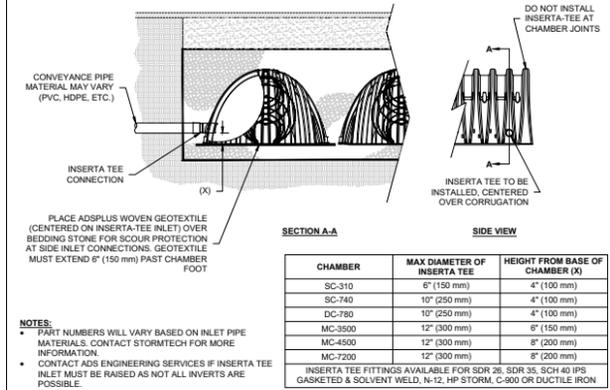
### NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH SC-310 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 CHAMBERS IS LIMITED:
  - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
  - NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
  - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/SC-800/DC-780 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

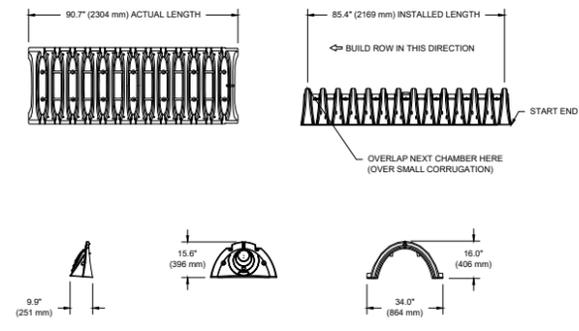
CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



### 5 UNDERDRAIN DETAIL



### 6 INSERTA-TEE SIDE INLET DETAIL



NOMINAL CHAMBER SPECIFICATIONS	SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	WEIGHT
34.0' X 16.0' X 85.4'	14.7 CUBIC FEET	31.0 CUBIC FEET	35.0 lbs.
(864 mm X 406 mm X 2169 mm)	(0.42 m <sup>3</sup> )	(0.88 m <sup>3</sup> )	(16.8 kg)

PART #	STUB	A	B	C
SC310EP087 / SC310EP087PC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	0.5" (13 mm)
SC310EP088 / SC310EP088PC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	—
SC310EP089 / SC310EP089PC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	0.6" (15 mm)
SC310EP107 / SC310EP107PC	12" (300 mm)	13.5" (343 mm)	—	0.7" (18 mm)
SC310EP108 / SC310EP108PC	12" (300 mm)	13.5" (343 mm)	—	0.9" (23 mm)

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

ALL STUBS, EXCEPT FOR THE SC310EP128 ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

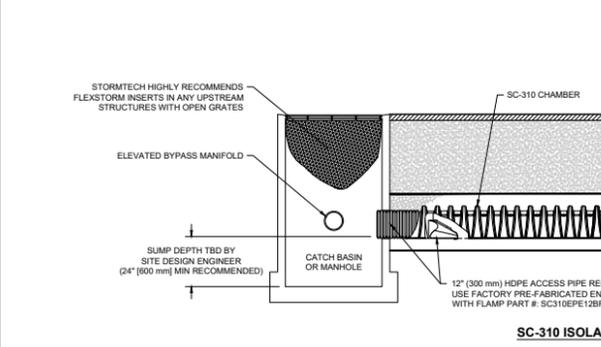
\* FOR THE SC310EP128 THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL.

NOTE: ALL DIMENSIONS ARE NOMINAL.

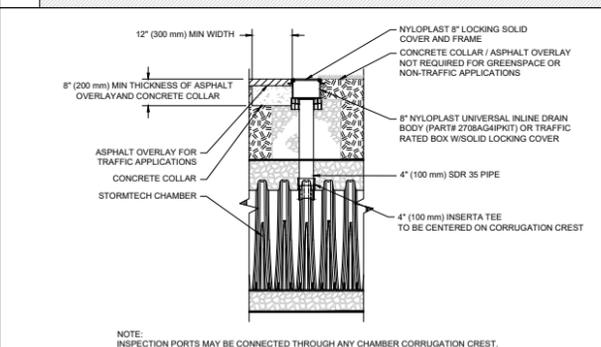


PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

### 3 SC-310 ISOLATOR ROW PLUS DETAIL



### 4 4\"/>



### INSPECTION & MAINTENANCE

- 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 STADA 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 OR 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.
- 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
- REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

### NOTES

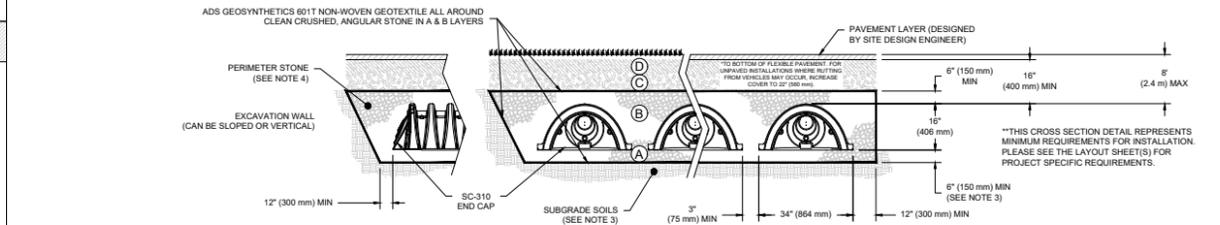
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

### ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	3.25	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('F' LAYER) TO 16\"/>		

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 ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL. REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
- WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



### NOTES:

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

### 1 SC-310 CROSS SECTION DETAIL

### REVISIONS

REV	DATE	DESCRIPTION

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

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

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

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

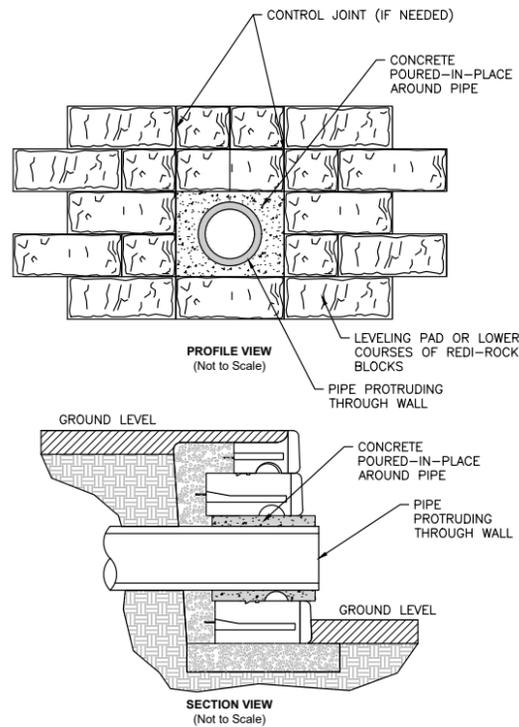
DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allenmajor.com  
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WOBRUN, MA 01801  
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DRAWING TITLE: DETAILS SHEET No. C-506

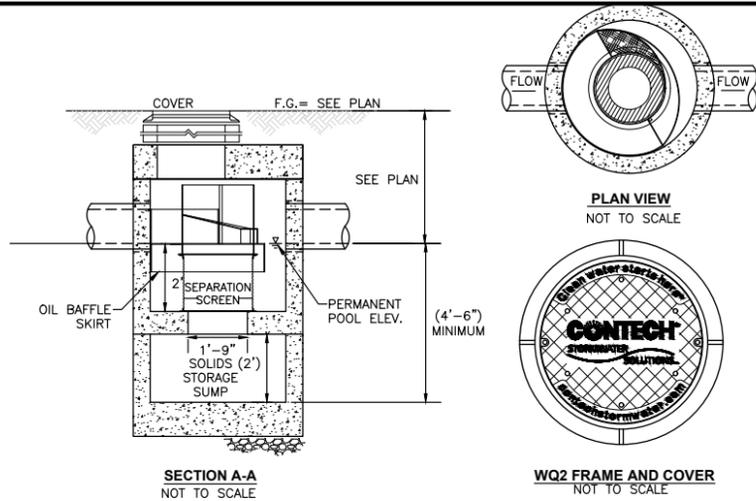


**BASE LEVELING PAD NOTES:**

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

**PIPE THROUGH HEADWALL**  
NOT TO SCALE

1



**GENERAL NOTES:**

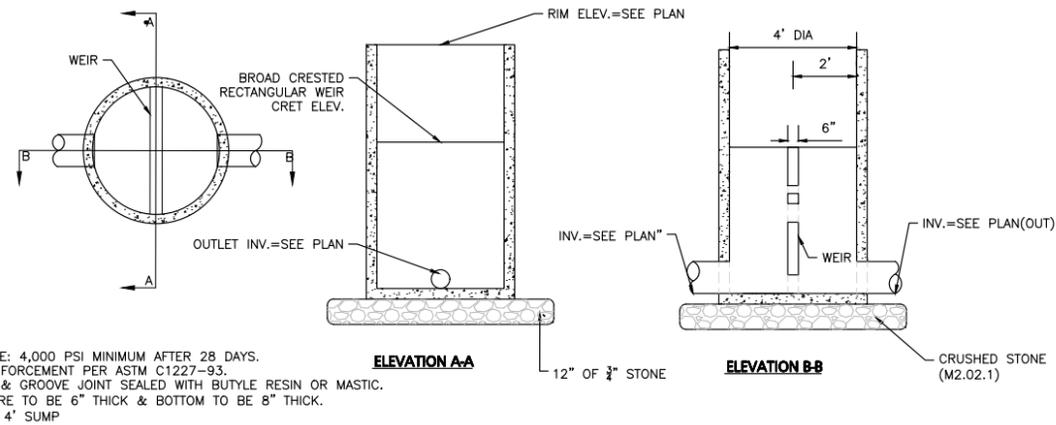
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH STORMWATER SOLUTIONS REPRESENTATIVE. [www.contechstormwater.com](http://www.contechstormwater.com)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

**INSTALLATION NOTES:**

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

**CONTECH WATER QUALITY UNIT**  
NOT TO SCALE

2

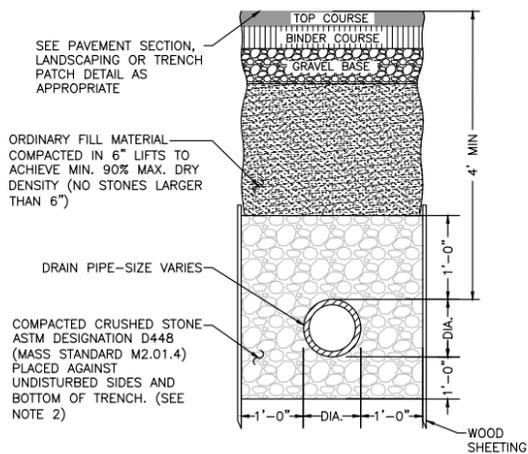


**NOTES:**

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\"/>**

3



**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

4

**NOT USED**  
NOT TO SCALE

5

**NOT USED**  
NOT TO SCALE

6



PROFESSIONAL ENGINEER FOR  
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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

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

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:

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

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DRAWING TITLE: DETAILS SHEET No. C-507



444 EAST  
CENTRAL  
STREET  
FRANKLIN, MASSACHUSETTS

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

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

ISSUED FOR:  
DESIGN REVIEW

ISSUE DATE:  
FEBRUARY 11, 2025

REVISIONS  
NO. DESCRIPTION BY DATE

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

SCALE: SCALE: 1"=30'

APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
Site Plan  
Rendering

SHEET NUMBER:  
LO



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

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

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

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



ISSUED FOR:  
**DESIGN REVIEW**

ISSUE DATE:  
**FEBRUARY 11, 2025**

REVISIONS  
NO. DESCRIPTION BY DATE

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

SCALE: SCALE: 1"=20'

APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
**LAYOUT & MATERIAL PLAN**

SHEET NUMBER:

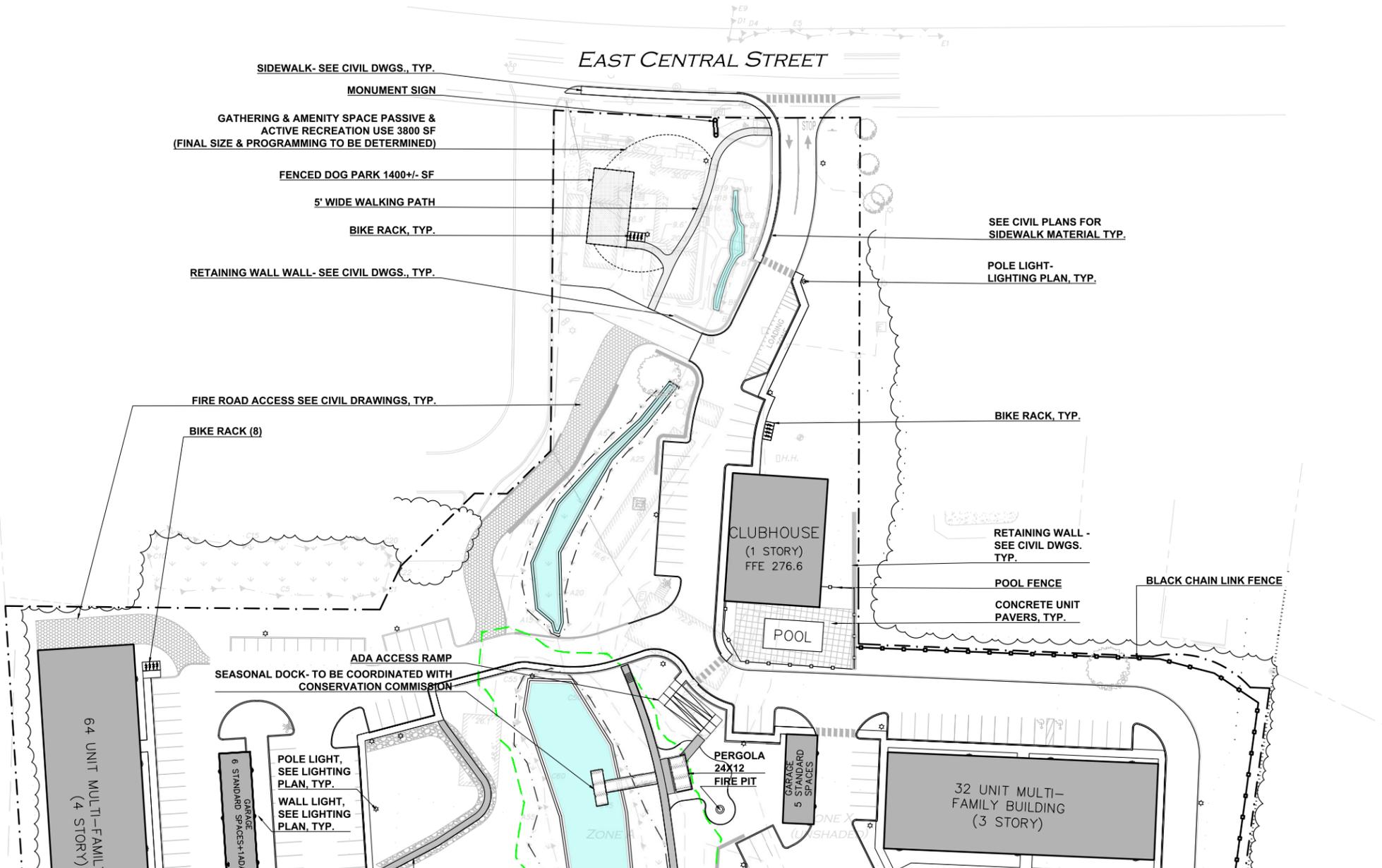
**L1**

**LEGEND**

- DRILL HOLE (DH)
- DRAIN MANHOLE (DMH)
- SEWER MANHOLE (SMH)
- CATCH BASIN (CB)
- ROUND CATCH BASIN (RCB)
- UTILITY POLE
- UTILITY POLE W/LIGHT
- GUY WIRE
- WATER GATE
- INVERT (INV)
- LIGHT
- FLOODLIGHT
- SIGN
- MAILBOX
- HAND HOLE
- ELECTRIC BOX
- ELECTRIC METER
- CONCRETE
- WETLAND AREA
- BUILDING
- PROPERTY LINE
- ABUTTERS LINE
- STONE WALL
- CONCRETE RETAINING WALL
- STONE RETAINING WALL
- TREE LINE
- EDGE OF PAVEMENT
- EDGE OF BRICK
- EDGE OF WATER
- CURB
- CHAIN LINK FENCE
- WIRE FENCE
- GUARDRAIL
- DRAIN LINE
- OVERHEAD WIRES
- FINISHED FLOOR ELEVATION
- BUILDING HEIGHT
- BITUMINOUS
- CONCRETE
- GRANITE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- CAST IRON PIPE
- DUCTILE IRON PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- FOUND
- NOW OR FORMERLY
- BOOK
- PAGE

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

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



**UTILITY NOTES**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. WHERE STORM DRAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE. ALL REQUIRED UTILITIES SERVING THE DEVELOPMENT SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDING, AT A LOCATION COORDINATED WITH THE CONTRACTOR AND THE BUILDING PLANS. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY CONTRACTOR.
8. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
9. ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
10. FINAL UTILITY LOCATIONS TO BE FINALIZED DURING CONSTRUCTION DOCUMENTATION.

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

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

PREPARED BY:  
**kzla**  
Kyle Zick Landscape Architecture, Inc.  
4228 Washington Street  
Boston, MA 02108  
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www.kyzezick.com



ISSUED FOR:  
**DESIGN REVIEW**

ISSUE DATE:  
**FEBRUARY 11, 2025**

REVISIONS:  
NO. DESCRIPTION BY DATE

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

SCALE: SCALE: 1"=20'

APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
**LAYOUT & MATERIAL PLAN**

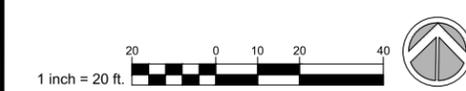
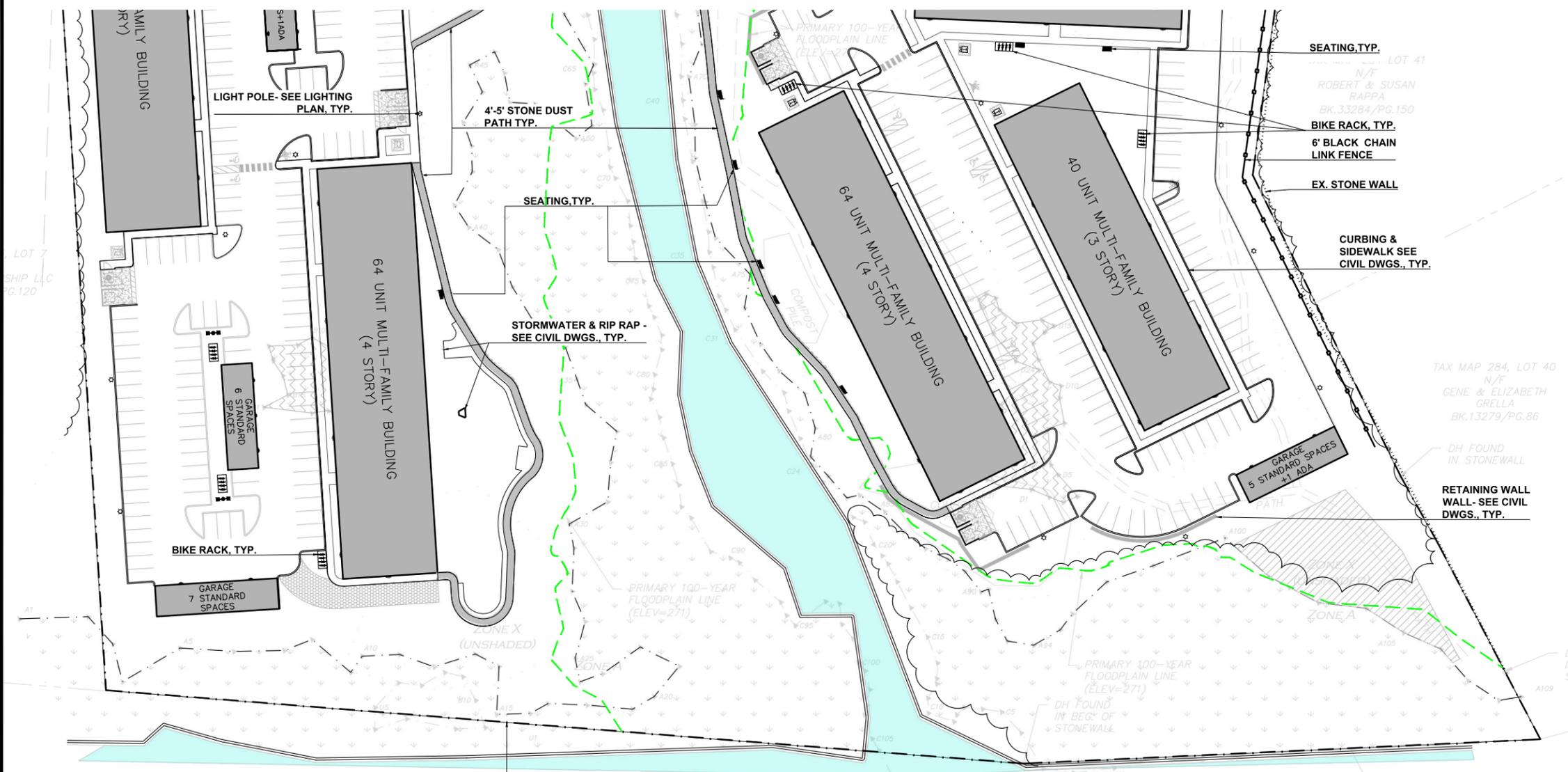
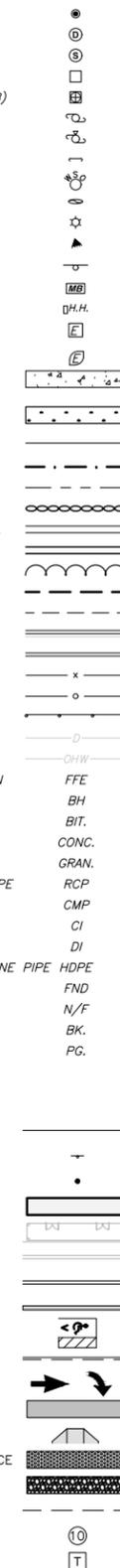
SHEET NUMBER:  
**L1.1**

**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
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- GRANITE
- REINFORCED CONCRETE PIPE
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- DUCTILE IRON PIPE
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- PROP. PROPERTY LINE
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- ADA DET. WARNING SURFACE
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- PARKING COUNT
- TRANSFORMER



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

**SITE SOIL NOTES**

- CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE FOR LOCATION OF STOCKPILE AREAS FOR STRIPPED TOPSOIL AND PLANTING SOIL PRODUCTS. CONTRACTOR SHALL ENSURE AREA IS PROTECTED AND CONTAMINATION OR DISTURBANCE OF STORED PRODUCTS IS NOT ALLOWED.
- CONTRACTOR SHALL ENSURE SUBGRADE IS SCARIFIED PRIOR TO INSTALLING PLANTING SOIL AND BLEND WITH INITIAL LIFT OR PLACEMENT OF PROPOSED PLANTING SOIL.
- COORDINATE PLACEMENT OF PLANTING SOIL WITH OTHER WORK, ESPECIALLY UTILITIES. PLACEMENT SHOULD OCCUR AFTER INSTALLATION OF ALL HARDCAPE 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
	NEW ENGLAND WILDLIFE SEED MIX (TALL GRASS, SHRUBS) TYP.; NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE
	NEW ENGLAND WETLAND SEED MIX NEW ENGLAND WETLAND PLANTS NEWP.COM/CATALOG/SEED-MIXES/WILDLIFE
	DECIDUOUS TREE
	PERENNIALS, GRASSES & SHRUBS
	CONIFEROUS TREE
	EXISTING TREE

**PLANTING NOTES**

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

**PLANTING SCHEDULE**

KEY	QTY.	NATIVE TREES DECIDUOUS	Common Name	Species Names	Form	Spacing	Size
AR	3	red maple	Acer rubrum	Tree	as shown	2.5-3" cal.	
AL	20	Allegheny serviceberry	Amelanchier laevis	Tree	as shown	10' ht.	
BPG	23	grey birch	Betula populifolia	Tree	as shown	Sapling	
LS	4	sweet gum	Liquidambar styraciflua	Tree	as shown	2.5-3" cal.	
LT	3	tulip Tree	Liriodendron tulipifera	Tree	as shown	2.5-3" cal.	
MV	5	sweet-bay Magnolia	Magnolia virginiana	Tree	as shown	2" cal.	
NS	13	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	10	sycamore	Platanus occidentalis	Tree	as shown	2.5-3" cal.	
PP	3	pin cherry	Prunus pennsylvanica	Tree	as shown	2" cal.	
QB	9	swamp oak	Quercus bicolor	Tree	as shown	2.5-3" cal.	
SA	3	sassafras	Sassafras albidum	Tree	as shown	2" cal.	
UA	13	'Valley Forge' American elm	Ulmus americana 'Valley Forge'	Tree	as shown	2.5-3" cal.	
AAR	3	speckled alder	Alnus rugosa	Tree/Shrub	as shown	2.5-3" cal.	
HV	10	witchhazel	Hamamelis virginiana	Tree/Shrub	as shown	6' ht.	
SDA	2	alternate-leaved dogwood, pagoda dogwood	Swida alternifolia	Tree/Shrub	as shown	2" cal.	

KEY	QTY.	NATIVE TREES EVERGREEN	Common Name	Species Names	Form	Spacing	Size
AB	7	balsam fir	Abies balsamea	Tree			
AC	9	white fir	Abies concolor	Tree			

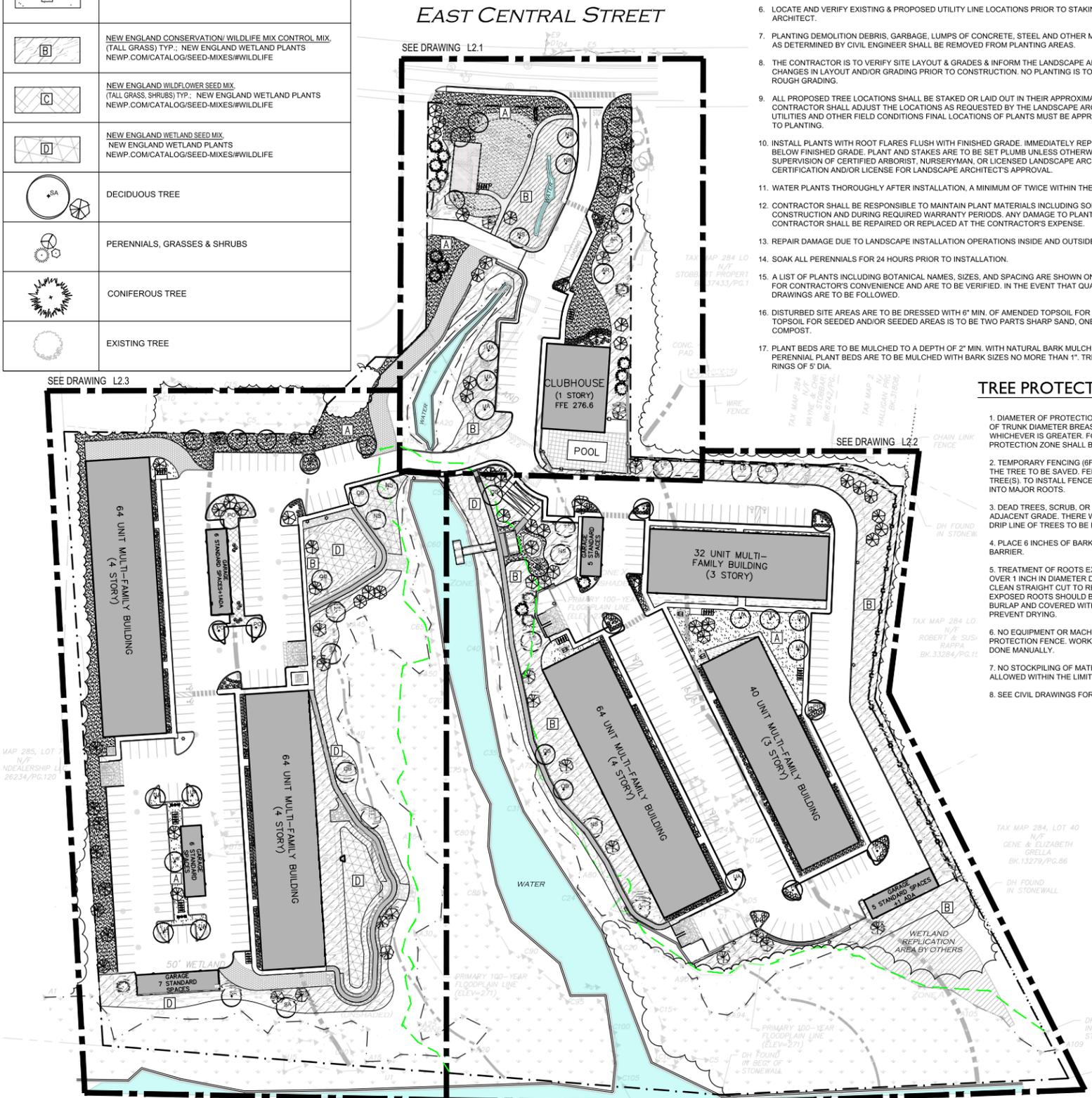
KEY	QTY.	NATIVE SHRUBS	Common Name	Species Names	Form	Spacing	Size
aru	TBD	bearberry	Arctostaphylos uva-ursi	Shrub		36" o.c.	
ara	TBD	red chokeberry	Aronia arbutifolia	Shrub		72" o.c.	
cea	TBD	New Jersey tea	Ceanothus americanus	Shrub		72" o.c.	
ceo	TBD	buttonbush	Cephalanthus occidentalis	Shrub		72"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

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

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

**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 (8FT HIGH) SHALL BE PLACED AT THE DRIPLINE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE THE TREE(S). TO INSTALL FENCE POSTS, AVOID DRIVING POSTS OR STAKES INTO MAJOR ROOTS.
- 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



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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:  
**DESIGN REVIEW**

ISSUE DATE:  
**FEBRUARY 11, 2025**

REVISIONS	NO.	DESCRIPTION	BY	DATE

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

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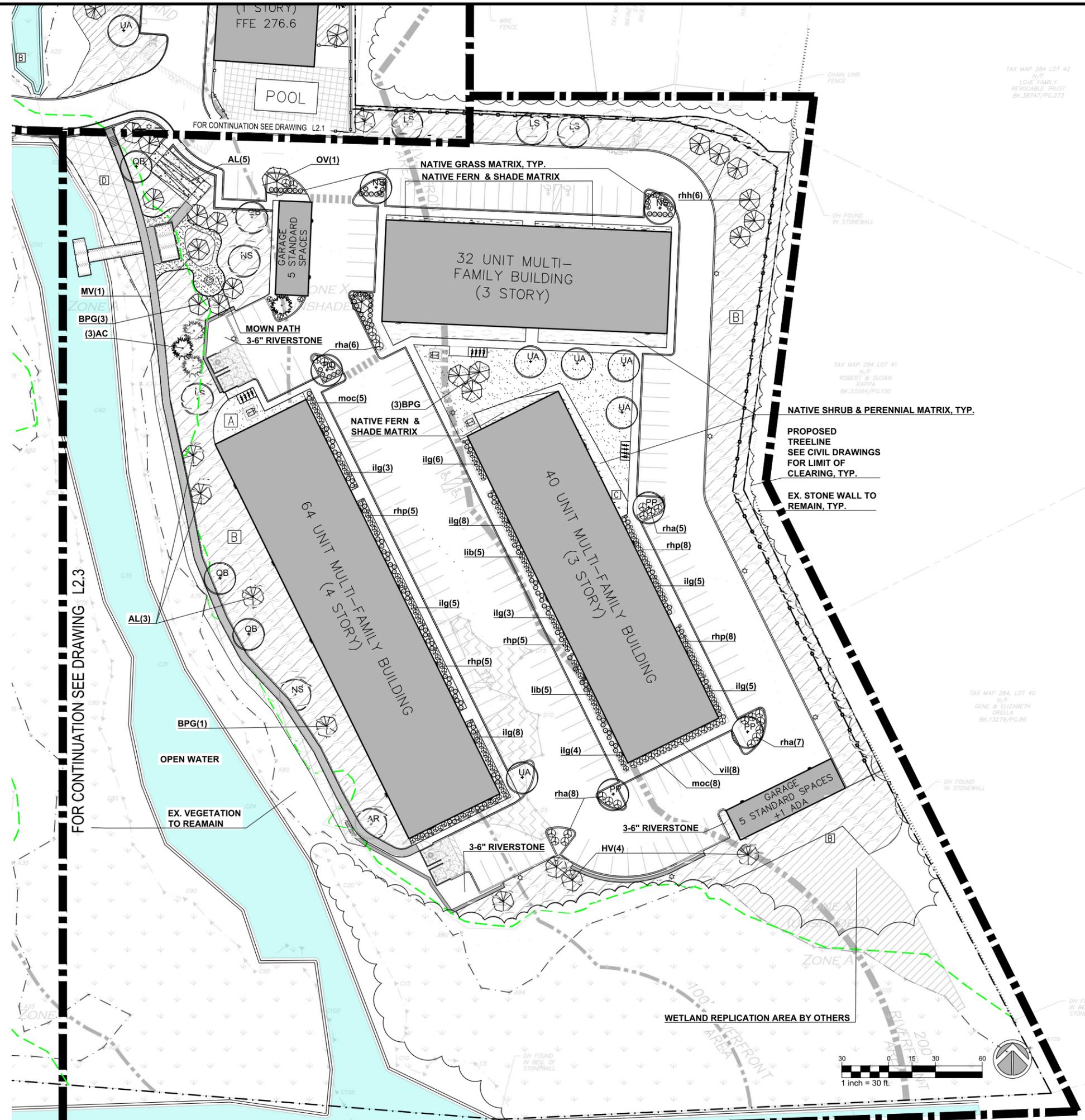
APPLICANT/OWNER:  
**TAG CENTRAL LLC.**

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

TITLE:  
**KEY PLAN PLANTING**

SHEET NUMBER:





**PLANT & SEED MIX LEGEND**

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

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

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APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
**LAYOUT & PLANTING PLAN**

SHEET NUMBER:

**L2.2**

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

PLANT & SEED MIX LEGEND

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

444 EAST CENTRAL STREET  
FRANKLIN, MASSACHUSETTS

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

PREPARED BY:  
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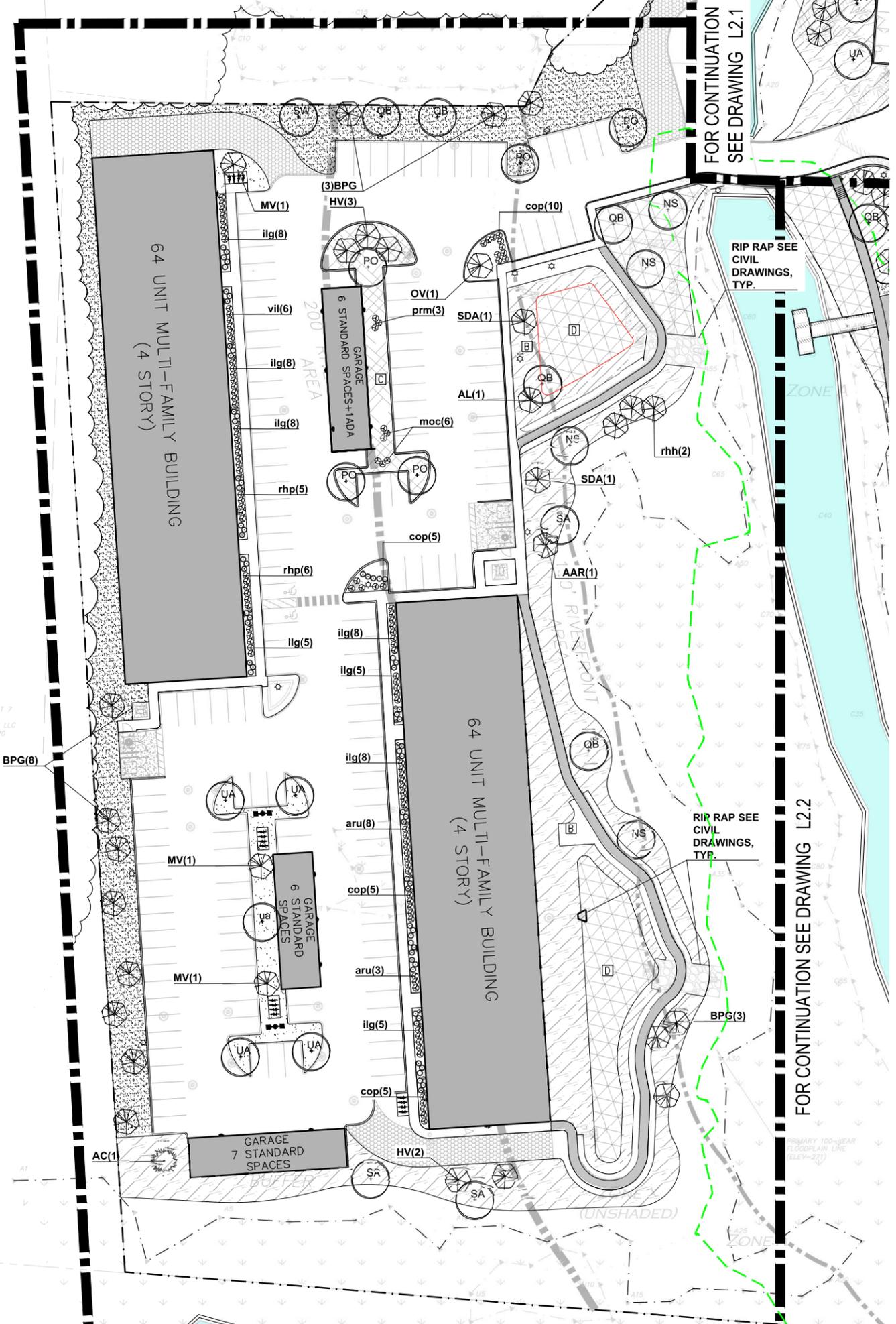
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APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
PLANTING ENLARGEMENT PLAN

SHEET NUMBER:  
L2.3



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

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444 EAST  
CENTRAL  
STREET  
FRANKLIN, MASSACHUSETTS

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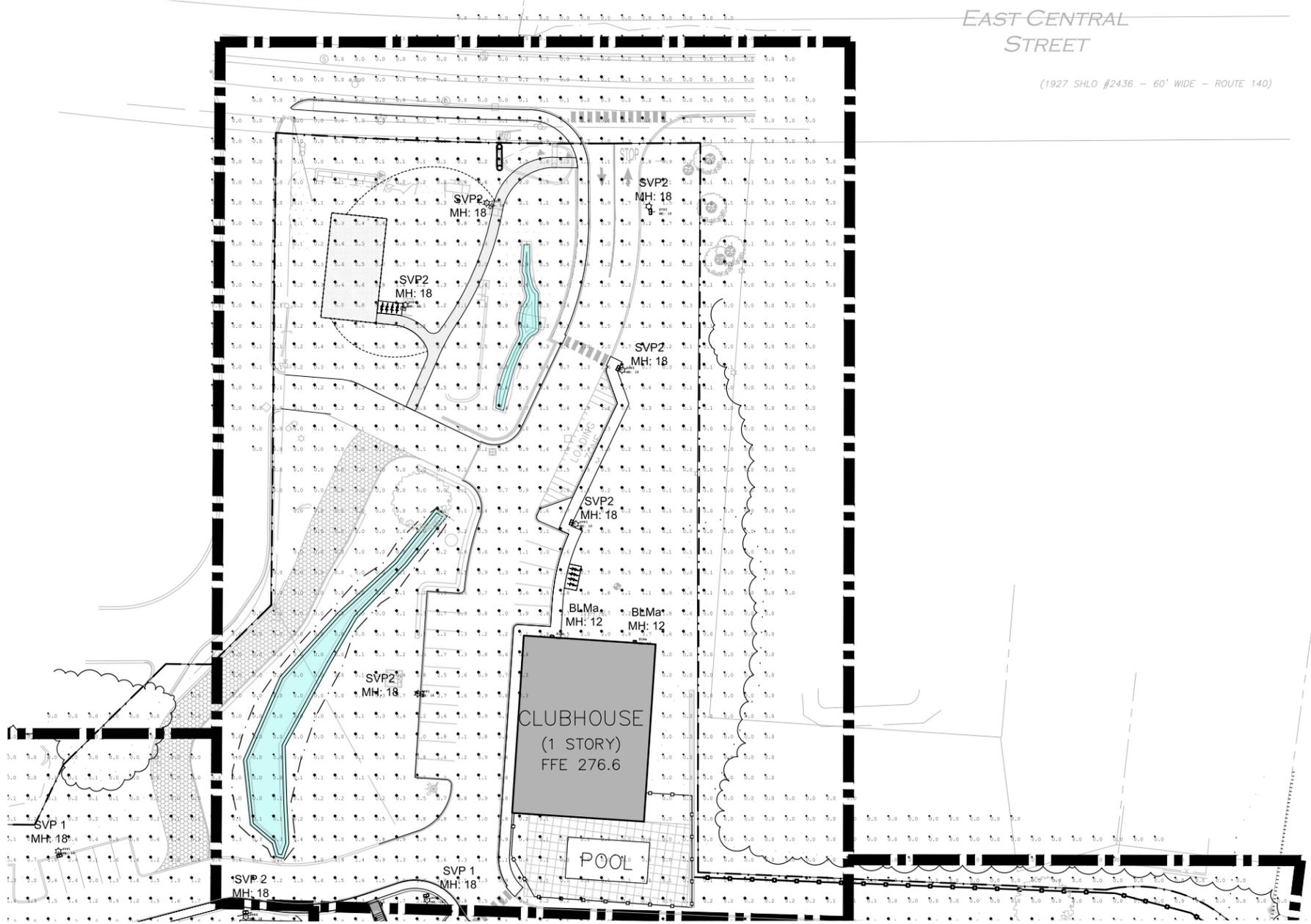
PROJECT:  
**40B MULTIFAMILY  
444 EAST  
CENTRAL STREET  
FRANKLIN, MA**

TITLE:  
**LIGHTING PLAN**

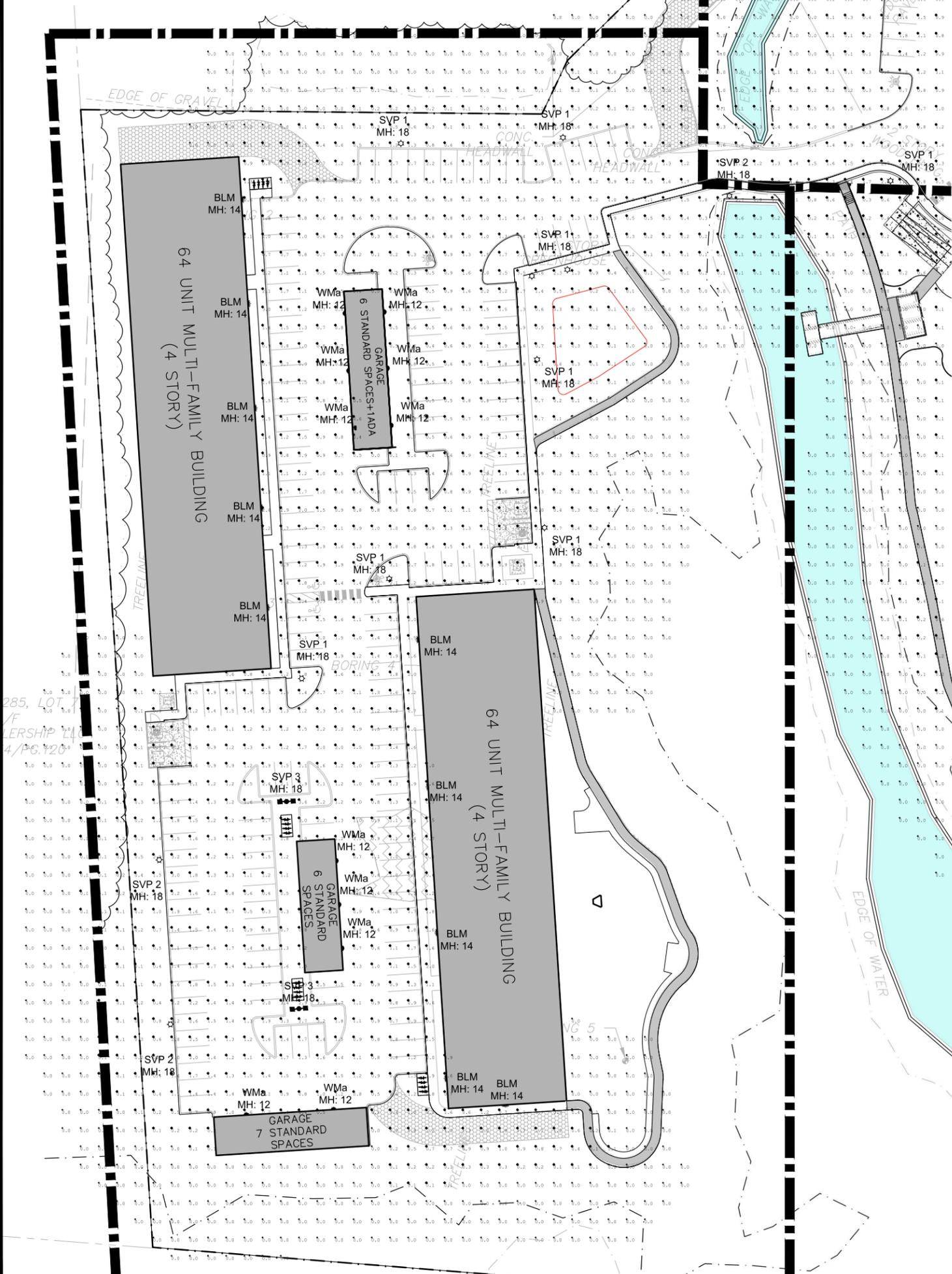
SHEET NUMBER:  
**L3**

Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
31	BLMa	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
10	BLMb	28.8	SINGLE	0.900	VPW2-48L-30-3K7-3
15	SVP1	52	SINGLE	0.900	VP-1-160L-50-3K7-4W
12	SVP2	52	SINGLE	0.900	VP-1-160L-50-3K7-3
2	SVP3	104	BACK-BACK	0.900	VP-1-160L-50-3K7-4W
1	SVP4	52	SINGLE	0.900	VP-1-160L-50-3K7-5QW
15	WMa	24	SINGLE	0.900	24591_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.60	3.9	0.0	N.A.	N.A.



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Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
31	BLMa	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
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2	SVP3	104	BACK-BACK	0.900	VP-1-160L-50-3K7-4W
1	SVP4	52	SINGLE	0.900	VP-1-160L-50-3K7-5QW
15	WMa	24	SINGLE	0.900	24591_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.60	3.9	0.0	N.A.	N.A.

**444 EAST CENTRAL STREET**  
FRANKLIN, MASSACHUSETTS

PREPARED FOR:  
TAG CENTRAL  
275 REGATTA DRIVE  
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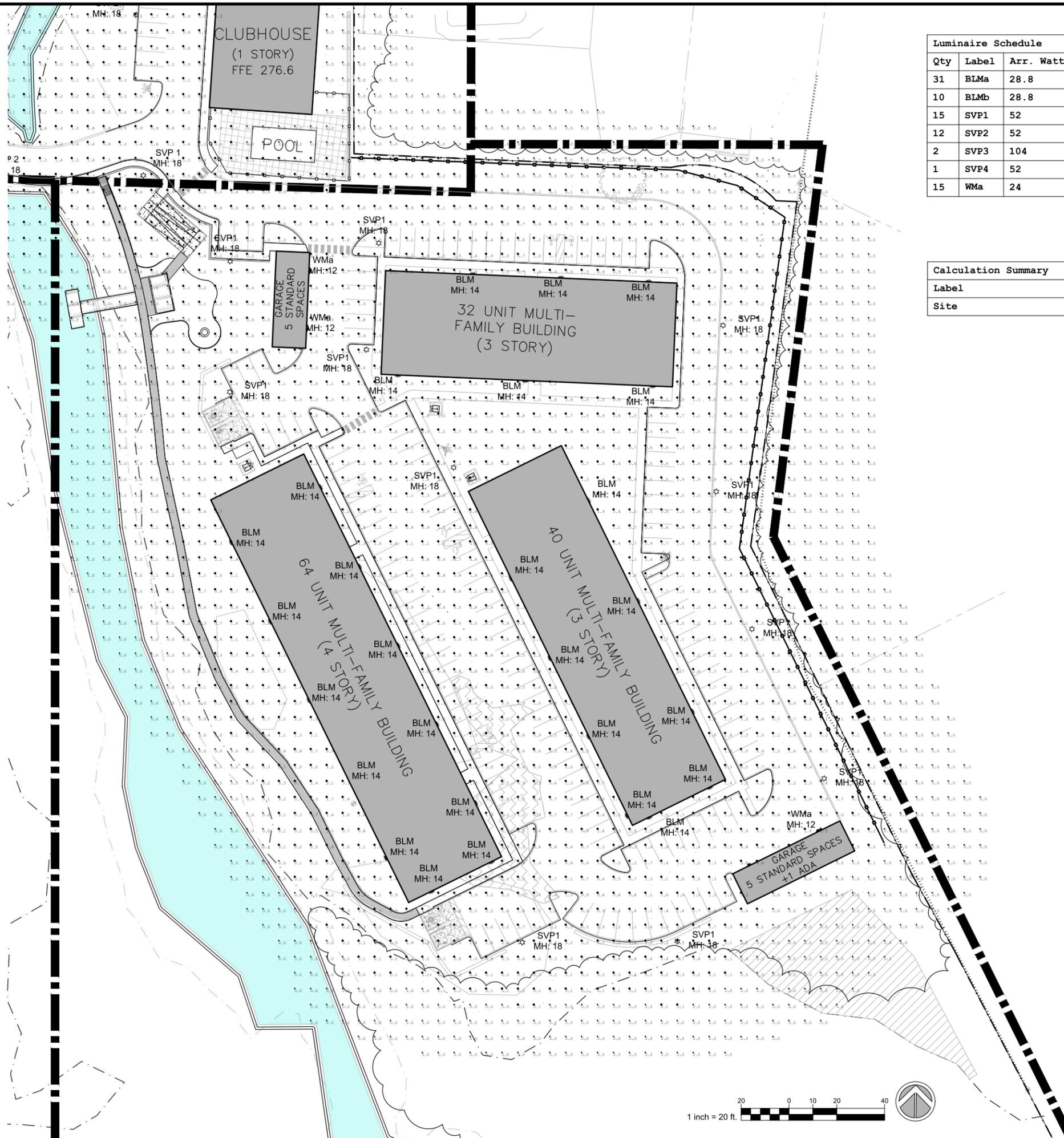
APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
**LIGHTING PLAN**

SHEET NUMBER:  
**L3.1**

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



Luminaire Schedule					
Qty	Label	Arr. Watts	Arrangement	LLF	Description
31	BLMa	28.8	SINGLE	0.900	VPW2-48L-30-3K7-4F
10	BLMb	28.8	SINGLE	0.900	VPW2-48L-30-3K7-3
15	SVP1	52	SINGLE	0.900	VP-1-160L-50-3K7-4W
12	SVP2	52	SINGLE	0.900	VP-1-160L-50-3K7-3
2	SVP3	104	BACK-BACK	0.900	VP-1-160L-50-3K7-4W
1	SVP4	52	SINGLE	0.900	VP-1-160L-50-3K7-5QW
15	WMa	24	SINGLE	0.900	24591_BEGA_IES

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.60	3.9	0.0	N.A.	N.A.

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:  
DESIGN REVIEW  
ISSUE DATE:  
FEBRUARY 11, 2025

REVISIONS		
NO.	DESCRIPTION	BY DATE

DRAWN BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DRAWING FILE: \_\_\_\_\_  
SCALE: SCALE: 1"=20'

APPLICANT/OWNER:  
TAG CENTRAL LLC.

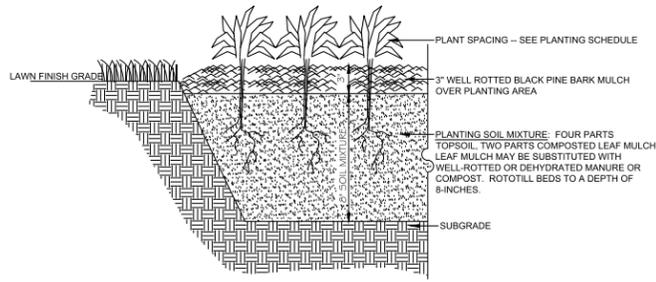
PROJECT:  
40B MULTIFAMILY  
444 EAST CENTRAL STREET  
FRANKLIN, MA

TITLE:  
LIGHTING PLAN

SHEET NUMBER:  
L3.2

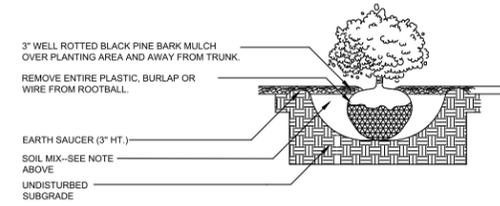


NOTE: This drawing is PRELIMINARY REVIEW ONLY. It is NOT intended for use as a construction document.



**01 PLANTING BED AND MULCH DETAIL**

SCALE: N.T.S.



**02 SHRUB INSTALLATION**

SCALE: N.T.S.

**PLANT INSTALLATION NOTES:**

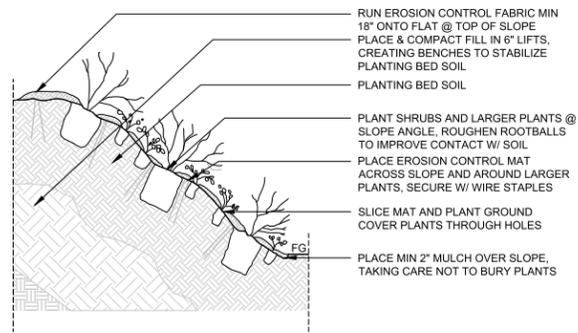
DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDED EVERGREEN TREES AND SHRUBS: 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

FOR BROADLEAVED EVERGREENS AND RELATED ERICACEAE PLANTS: 1 FULL WHEELBARROW EXISTING SOIL, 3/4 SHOVELS COMPOST, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH

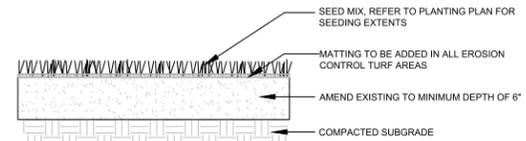
CONTAINER GROWN STOCK: REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER. LET DRAIN. REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE. TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.



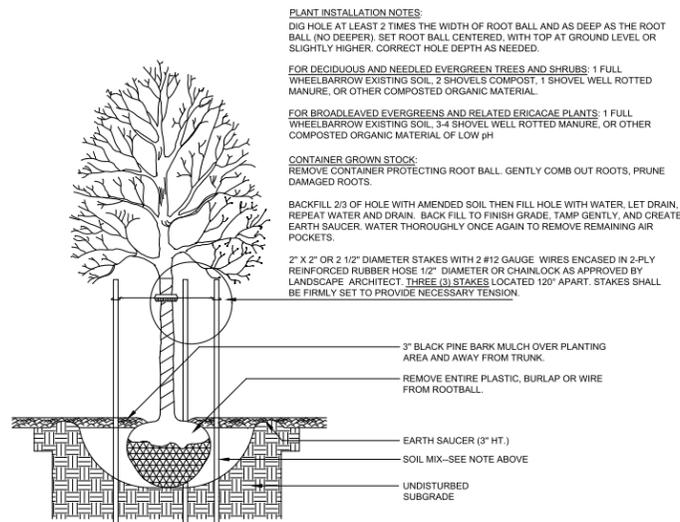
**05 SLOPE PLANTING DETAIL**

SCALE: N.T.S.



**06 LAWN SEED MIX**

SCALE: N.T.S.



**03 DECIDUOUS TREE DETAIL**

SCALE: N.T.S.

**PLANT INSTALLATION NOTES:**

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR NEEDED EVERGREEN TREES: 1 FULL WHEELBARROW EXISTING SOIL, 3 SHOVELS WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER. LET DRAIN. REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE. TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

2" X 2" OR 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENCASED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHAINLOCK AS APPROVED BY LANDSCAPE ARCHITECT. THREE (3) STAKES LOCATED 120° APART (STAKES SHALL BE FIRMLY SET TO PROVIDE NECESSARY TENSION).

3" BLACK PINE BARK MULCH OVER PLANTING AREA AND AWAY FROM TRUNK.

REMOVE PLASTIC/BURLAP. REMOVE NATURAL FIBER BURLAP FROM AT LEAST THE TOP 1/3 OF ROOTBALL, OR MORE IF THE ROOTBALL IS FIRM. REMOVE TOP 1/2 OF WIRE BASKET.

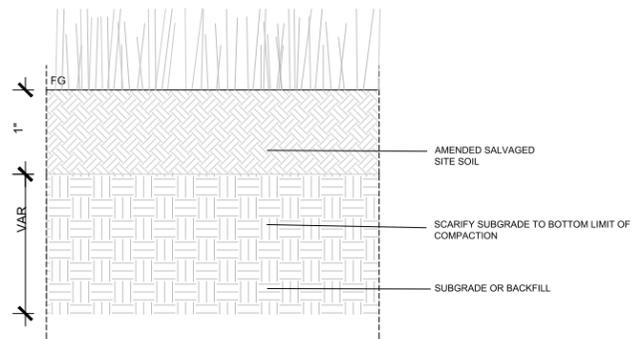
EARTH SAUCER (3" HT.)

SOIL MIX--SEE NOTE ABOVE

UNDISTURBED SUBGRADE

**07 MEADOW SOIL PROFILE**

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 617 451-1018 Tel  
Boston, MA 02108 www.kylezick.com



ISSUED FOR:  
**DESIGN REVIEW**

ISSUE DATE:  
**FEBRUARY 11, 2025**

REVISIONS NO.	DESCRIPTION	BY	DATE

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

SCALE: SCALE: 1"=20'

APPLICANT/OWNER:  
TAG CENTRAL LLC.

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

TITLE:  
**DETAILS**

SHEET NUMBER:

**L4**

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

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### 3. Existing Conditions Report

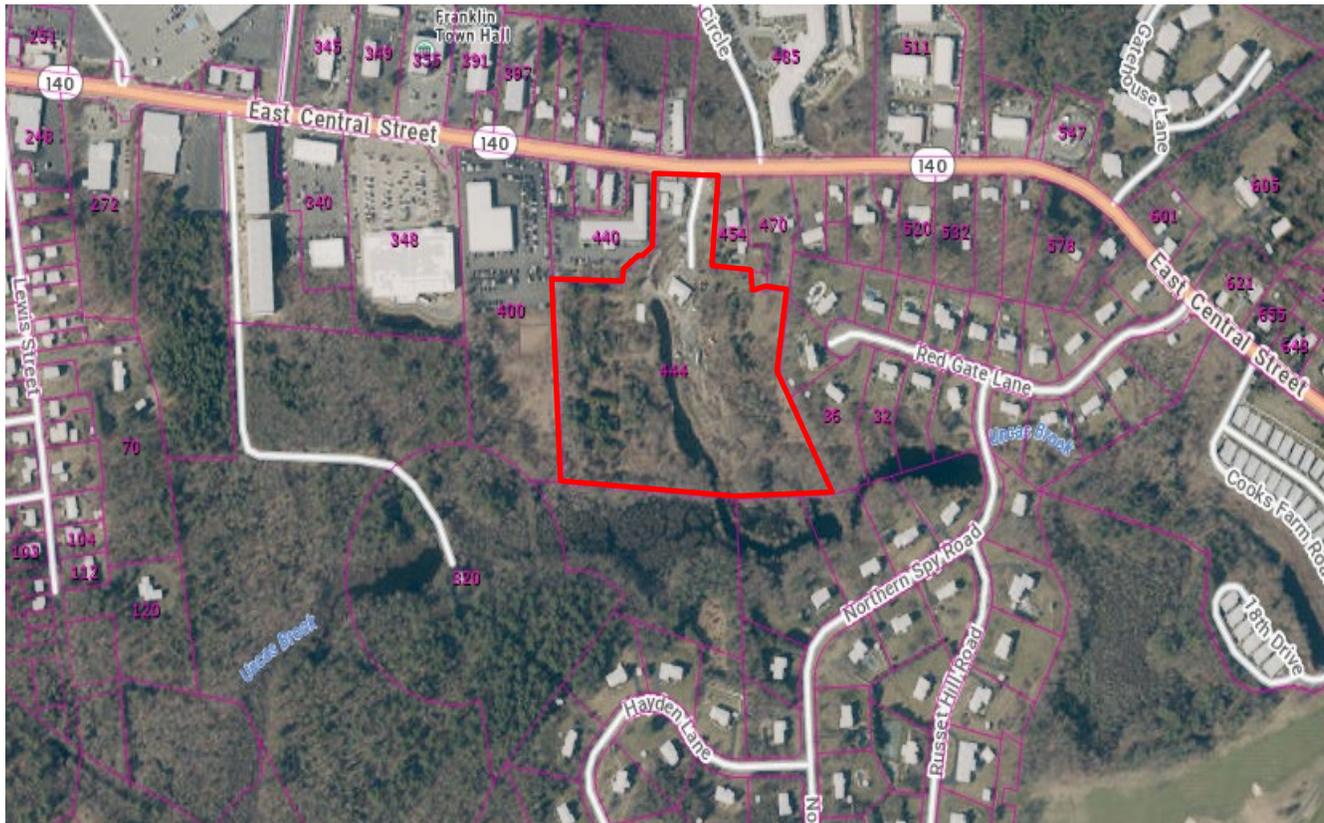
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# MEMO

<b>To:</b>	A.J. Alevizos The Alevizos Group 1070 E Indiantown Rd., Suite 308 Jupiter, FL 33477	<b>From:</b>	Carlton M. Quinn, PE
		<b>A&amp;M Project #:</b>	3317-01
		<b>Date:</b>	February 7, 2025
		<b>Re:</b>	444 East Central Street Franklin, MA
<b>Re:</b>	Report of Existing Conditions		

*This report, together with a plan(s) if applicable, regarding existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns, and character of open areas, if any, in the neighborhood. The zoning district or districts, if more than one (1) district is involved, shall also be shown on the plan. (If the abutting land is in another district or town, this shall also be shown.) The report(s) and/or plan(s) shall be signed and stamped by a registered engineer or land surveyor;*



The project site is located at 444 East Central Street in Franklin, MA with Town of Franklin Assessor Parcel ID# 284-066-000 totaling 15.01 acres. East Central Street runs along the north side of the site and the property has approximately 207 feet of frontage along East Central Street. Abutting the site to the east is a single-family subdivision. Abutting the site to the west is a medical office building and vacant commercial land behind the Planet Chrysler Jeep Dodge Ram Car Dealership. Abutting the site to the south is town-owned land which is adjacent to the Town Forest just further south.

The property is currently improved with a commercial building totaling +/- 7,529 SF, two garages, and four greenhouses. A combination of paved and gravel parking areas are located around the buildings and there is one driveway on East Central Street. The majority of the site consists of a construction and outdoor storage yard for landscaping supplies, equipment, machinery, fill/loam piles, vehicles as well as wooded areas. An unnamed perennial stream flows through the center of the site north and south, where it is variously culverted or open.

The existing improvements are connected to the Town water and sewer in E. Central Street. There is a 12" water main and a sewer main located in E. Central Street along the site frontage, as well as gas and electric services through Eversource and National Grid, respectively.

E. Central Street, the local name for a segment of Route 140 which extends approximately .5 miles long, is classified as an urban principal arterial roadway under both MassDOT and Town jurisdiction. E. Central Street runs in a general east-west alignment. The right-of-way is approximately 55 feet wide—consisting of two 11-foot travel lanes, three-to-six-foot-wide shoulders, and five-foot sidewalks on both sides of the roadway.

There is a small portion of the site located within the FEMA Zone "A" Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood (100-year floodplain). Zone "A" represents that there are no base flood elevations determined. There are also portions of the site encroached by Zone "X" Other Flood areas are subject to 0.2% annual flood as per the official Flood Insurance Rate Map (FIRM) effective date July 17, 2012, community panel 309 of 340, map number 25021C0309E.

The site is predominantly flat with little topography change but for a +/-20' hill along the eastern property line.

A large Bordering Vegetated Wetland (BVW) system is present at the southern extent of the site, encompassing the southern property boundary. The BVW also extends alongside the perennial stream for much of its length in the southern, un-culverted portion of the stream. On the east side of this portion of the stream, the BVW is very narrow and only extends several feet above the MAHW line of the stream, while on the west side, the BVW is wider extending approximately 50-75' from the MAHW line. There are two small Isolated Vegetated Wetlands (IVW) on the site, with one to the west and one to the east of the stream.

Numerous soil exploration test pits and borings have been completed throughout the site and found that subsurface conditions are favorable for development and include a top layer of fill and/or organic laden soils, parent subgrade fluvial soils, and granular outwash followed by bedrock far below the surface. No rock outcroppings are visible throughout the site.

The site is not located in an Area of Critical Environmental Concern (ACEC) or Outstanding Resource Waters (ORWs). The site, like many surrounding properties, is located within a Zone II Water Resource District.

The site is located in the Commercial II Zoning District with Single-Family III District abutting the property to the east, Commercial II to the west, and Rural Residential I to the south.

Please refer to the signed and stamped Existing Conditions Plan contained within the Application's Plans for further information.

---

#### 4. Preliminary Architectural Plans

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444 E. Central Street  
 Franklin, MA

TAG Central LLC  
 275 Regatta Drive,  
 Jupiter, FL 33477

Comprehensive  
 Permit Set  
 NOT FOR  
 CONSTRUCTION

drawing by: ST  
 drawing checked by: NG / SP  
 drawing scale:  
 drawing date: 11 FEBRUARY 2025  
 project number: 23160.00

drawing revisions:

No.	Description	Date



Affordable  
 Unit  
 Location

**A-010**

Fourth Floor



Unit Key

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- ADA Units

Second Floor



Unit Key

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- ADA Units

Third Floor



Unit Key

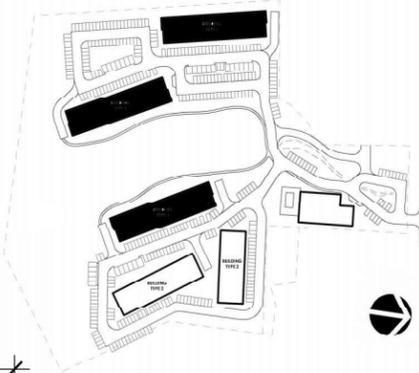
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- ADA Units

First Floor



Unit Key

- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- ADA Units



444 E. Central Street  
Franklin, MA

TAG Central LLC  
275 Regatta Drive,  
Jupiter, FL 33477

Comprehensive  
Permit Set  
NOT FOR  
CONSTRUCTION

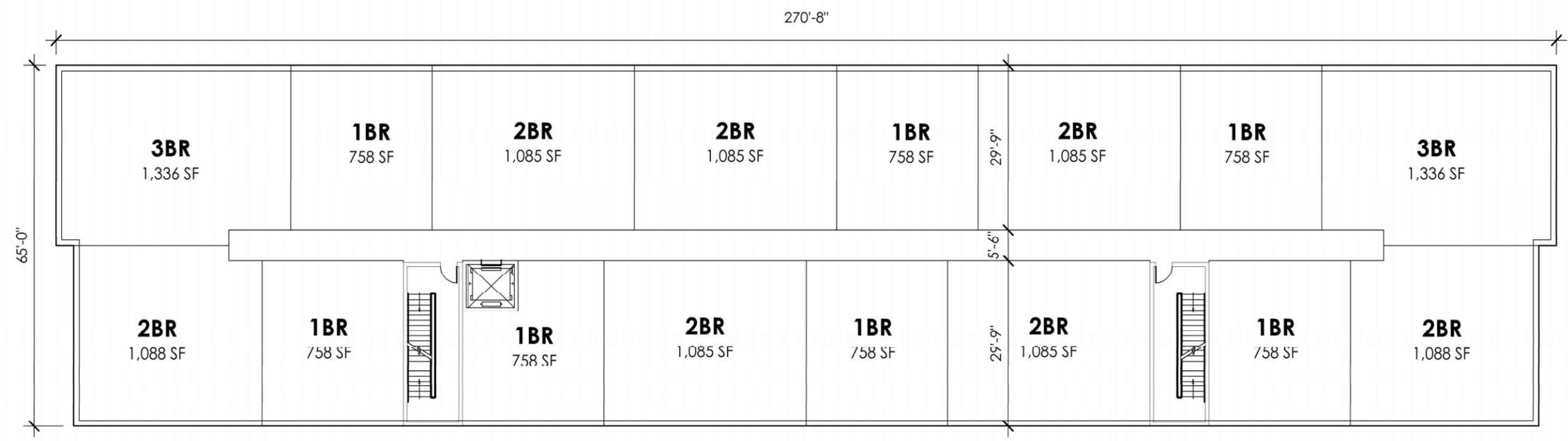
drawing by: ST  
drawing checked by: NG / SP  
drawing scale: 3/32" = 1'-0"  
drawing date: 11 FEBRUARY 2025  
project number: 23160.00

drawing revisions:		
No.	Description	Date

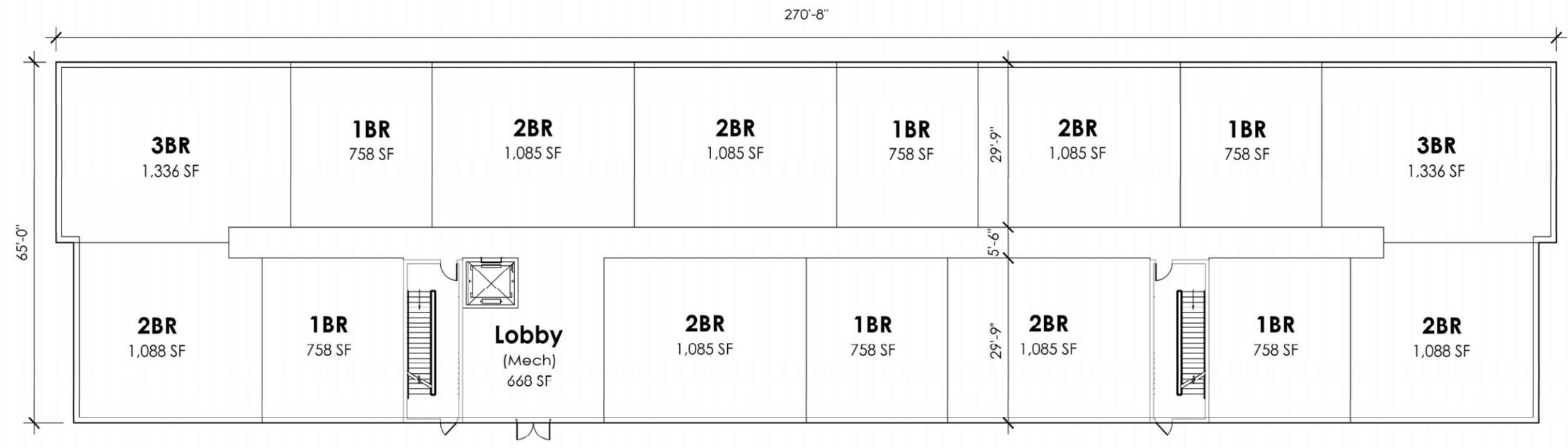


Building  
Type 1  
Plans  
(4 Stories)

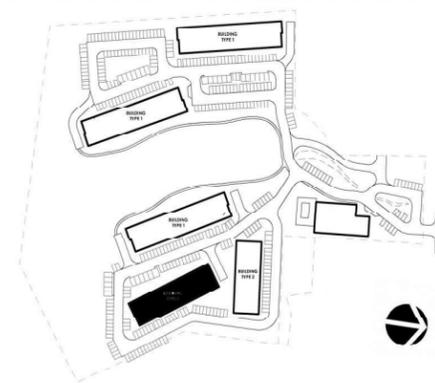
**A-100**



**Typical Floor**



**Ground Floor**



444 E. Central Street  
Franklin, MA

TAG Central LLC  
275 Regatta Drive,  
Jupiter, FL 33477

Comprehensive  
Permit Set  
NOT FOR  
CONSTRUCTION

drawing by: ST  
drawing checked by: NG / SP  
drawing scale: 3/32" = 1'-0"  
drawing date: 11 FEBRUARY 2025  
project number: 23160.00

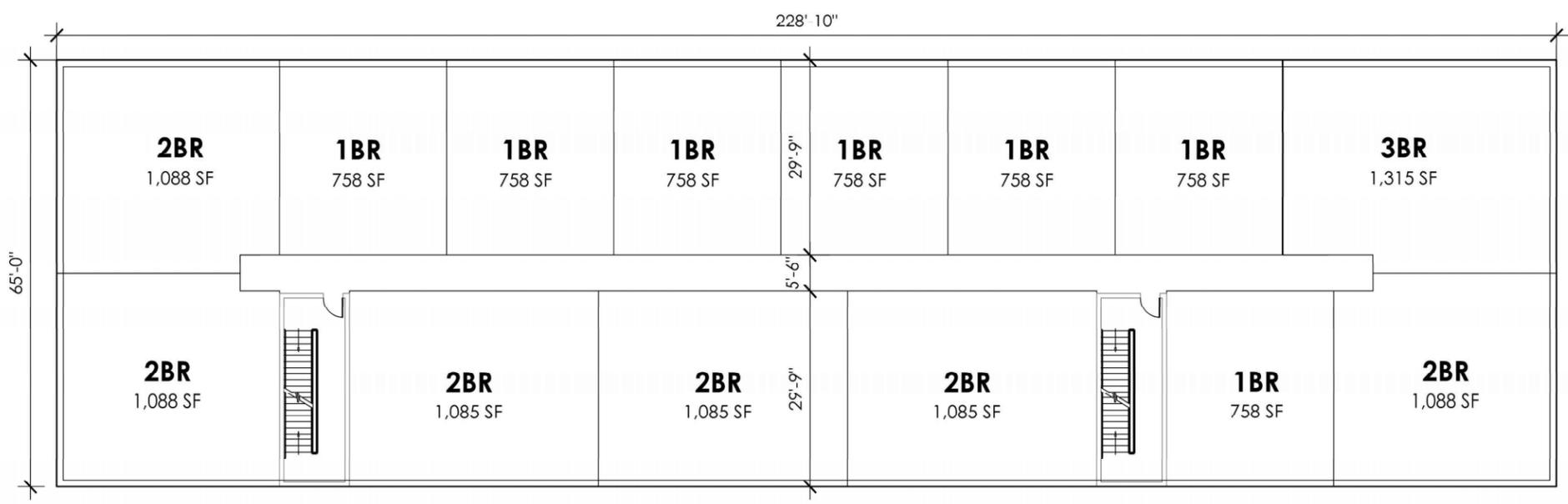
drawing revisions:

No.	Description	Date

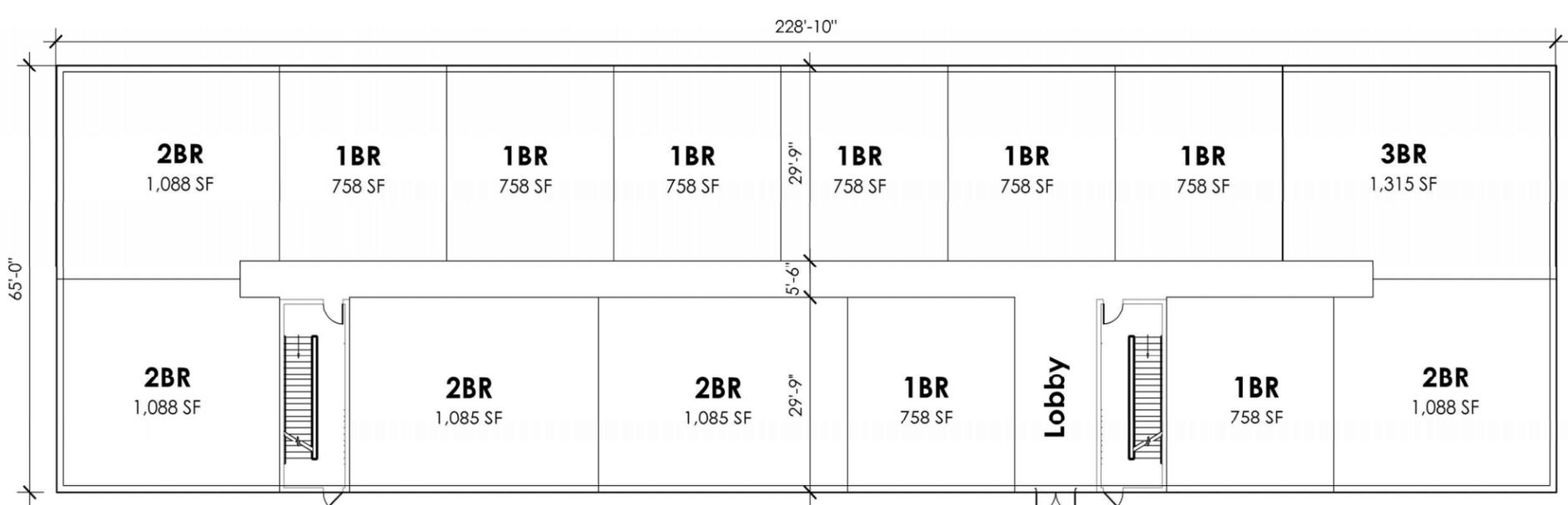


Building  
Type 2  
Plans  
(3 Stories)

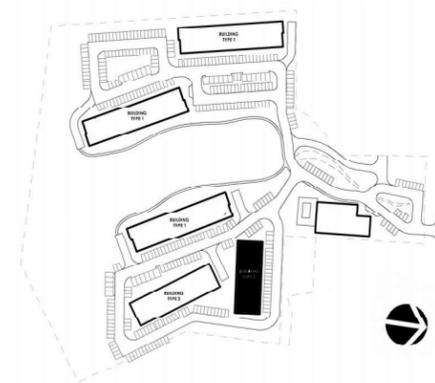
**A-101**



**Typical Floor**



**Ground Floor**



444 E. Central Street  
Franklin, MA

TAG Central LLC  
275 Regatta Drive,  
Jupiter, FL 33477

Comprehensive  
Permit Set  
NOT FOR  
CONSTRUCTION

drawing by: ST  
drawing checked by: NG / SP  
drawing scale: 3/32" = 1'-0"  
drawing date: 11 FEBRUARY 2025  
project number: 23160.00

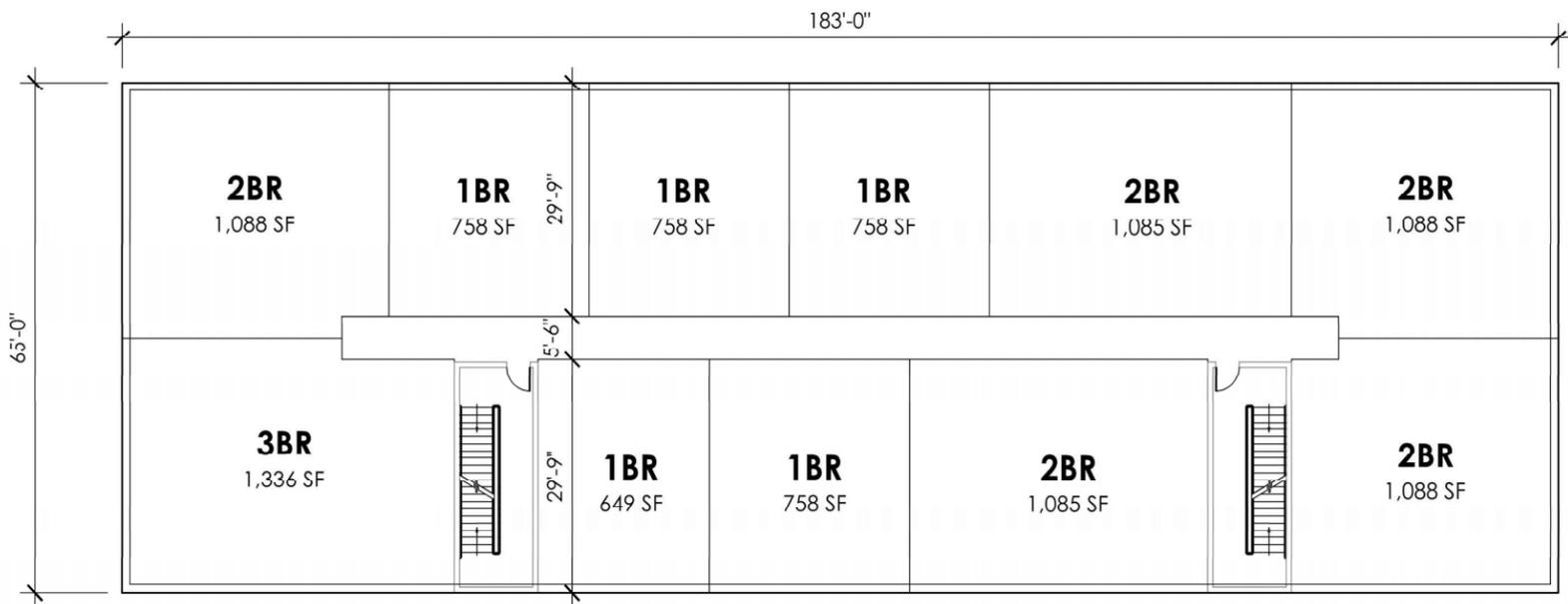
drawing revisions:

No.	Description	Date

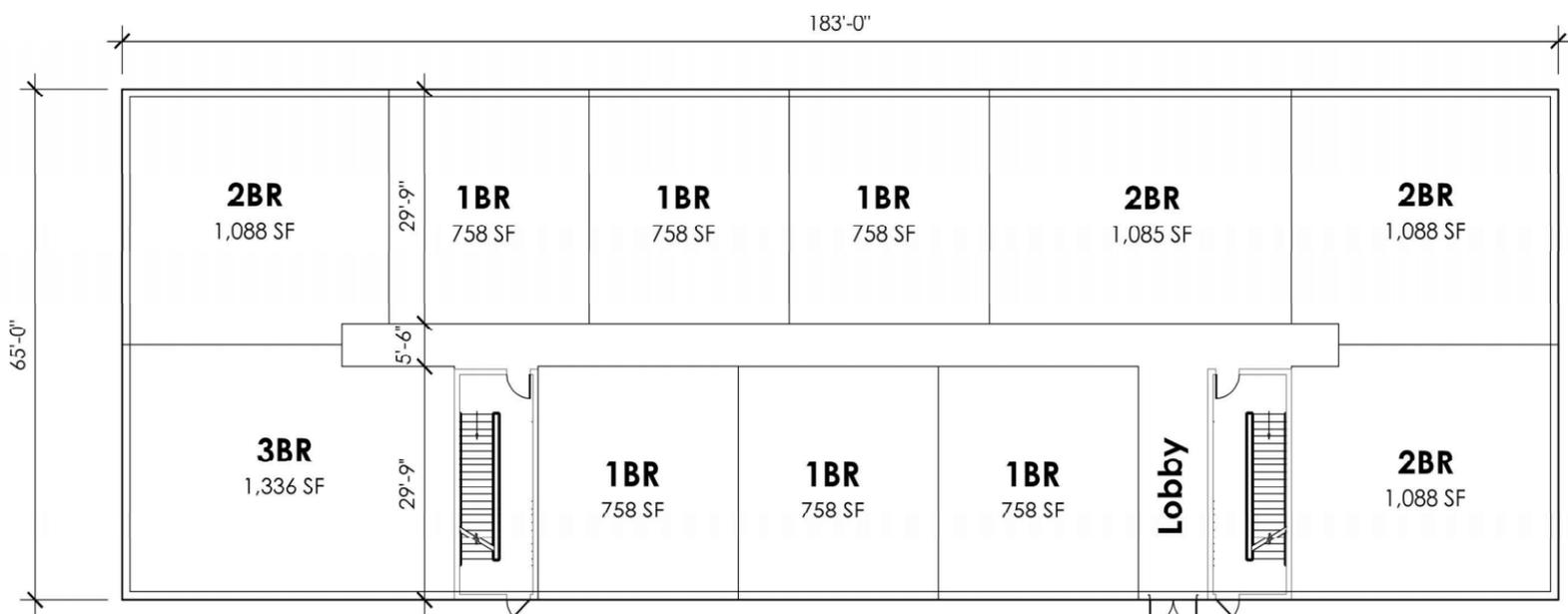


Building  
Type 3  
Plans  
(3 Stories)

**A-102**



**Typical Floor**



**Ground Floor**

444 E. Central Street  
 Franklin, MA

TAG Central LLC

275 Regatta Drive,  
 Jupiter, FL 33477

Comprehensive  
 Permit Set  
 NOT FOR  
 CONSTRUCTION

drawing by: ST  
 drawing checked by: NG / SP  
 drawing date: 11 FEBRUARY 2025  
 project number: 23160.00

drawing revisions:

No.	Description	Date



Exterior  
 Elevations

**A-200**

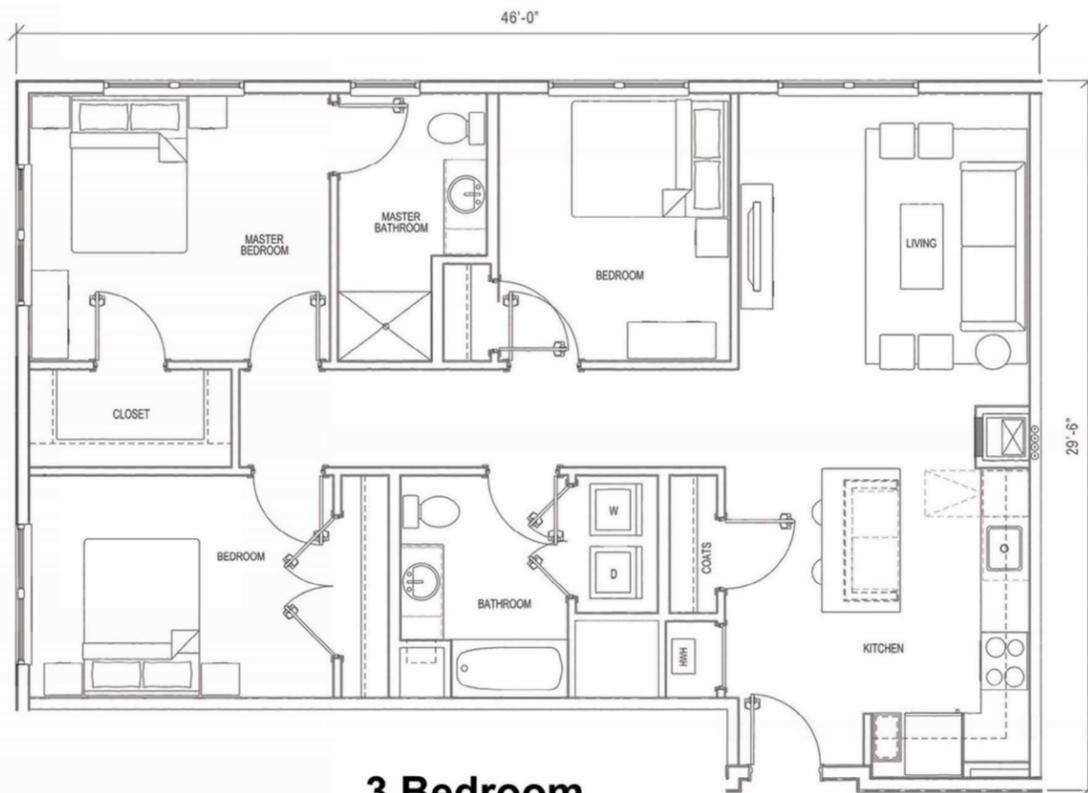


Typical 3-Story Building

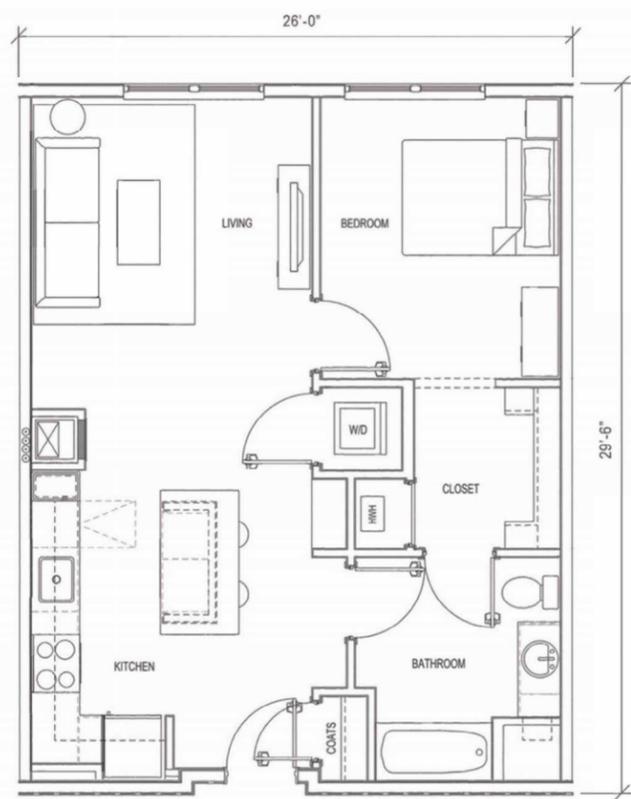


Typical 4-Story Building

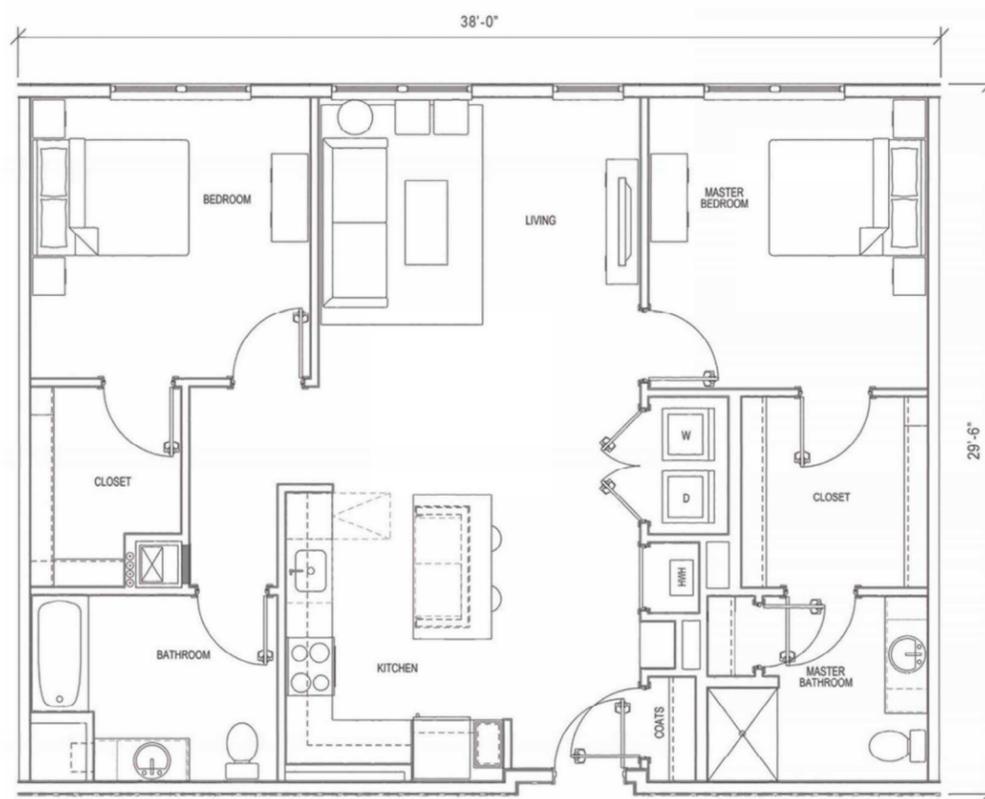




**3 Bedroom**



**1 Bedroom**



**2 Bedroom**

444 E. Central Street  
 Franklin, MA

TAG Central LLC  
 275 Regatta Drive,  
 Jupiter, FL 33477

Comprehensive  
 Permit Set  
 NOT FOR  
 CONSTRUCTION

drawing by: ST  
 drawing checked by: NG / SP  
 drawing scale:  
 drawing date: 11 FEBRUARY 2025  
 project number: 23160.00

drawing revisions:

No.	Description	Date



Typical Unit  
 Plans

**A-600**

---

## 5. Tabulation of Proposed Buildings

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## 5. Tabulation of Proposed Buildings (5.a.iv)

### Proposed Buildings

Building Number/Type	# of Buildings	# of Floors	1BR	2BR	3BR	Total Units	Area (sf)
#1	3	4	81	84	24	189	208,680
#2	1	3	22	17	3	42	44,610
#3	1	3	16	14	3	33	35,700
Clubhouse	1	1	-	-	-	-	5,578
<b>Total</b>	<b>6</b>	<b>-</b>	<b>119</b>	<b>115</b>	<b>30</b>	<b>264</b>	<b>294,568</b>

### Ground Coverage

Building Number/Type	Ground Coverage (sf)	Percentage*
#1	54,795	8.6%
#2	15,145	2.4%
#3	11,895	1.9%
Clubhouse	5,578	0.9%
Garages	7,938	1.2%
<b>Total Buildings</b>	<b>95,351</b>	<b>15%</b>
<b>Vehicular Areas (Paving)</b>	<b>141,546</b>	<b>22.8%</b>
<b>Total Buildings + Vehicular (Impervious Coverage)</b>	<b>236,897</b>	<b>37.3%</b>
<b>Open Areas</b>	<b>398,328</b>	<b>62.7%</b>

\*Based on Total Lot Area of 635,135 +/- SF

---

## 6. Project Eligibility Letter

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Commonwealth of Massachusetts  
EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

February 12, 2025

Jamie Hellen  
Town Administrator  
Town of Franklin  
355 East Central Street  
Franklin, Massachusetts 02038

A.J. Alevizos  
TAG Central LLC  
275 Regatta Drive  
Jupiter, Florida 33477

RE: 444 East Central Street, Franklin, Massachusetts  
Determination of Project Eligibility under the Local Initiative Program (LIP)

Dear Messrs. Hellen and Alevizos:

I am pleased to inform you that your application for project eligibility under the Local Initiative Program (LIP) for the proposed 444 East Central Street project has been approved. This approval is based on your application that sets forth a plan for the development of 264 rental units. The proposed rents for the LIP units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock.

As part of the review process, Executive Office of Housing and Livable Communities (EOHLC) staff has performed an on-site inspection of the proposed project site. EOHLC has made the following findings:

1. The proposed project appears generally eligible under the requirements of LIP, subject to final program review and approval;
2. The site of the proposed project is generally appropriate for residential development;
3. The conceptual plan is generally appropriate for the site on which the project is located;
4. The proposed project appears financially feasible in the context of the Franklin housing market;
5. The initial pro forma for the project appears financially feasible and consistent with cost examination and limitations on profits and distributions on the basis of estimated development costs;

6. The project sponsor and the development team meet the general eligibility standards of LIP;
7. The project sponsor has an executed Purchase and Sale agreement for the site.

The proposed project must comply with all state and local codes not specifically exempted by a comprehensive permit.

*Please provide us with a copy of the comprehensive permit as soon as it is issued.* The EOHLC legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Following the issuance of the comprehensive permit, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project developer, and EOHLC prior to starting construction.

As stated in the application, the 444 East Central Street project will consist of 264 units, 66 of which will be affordable; all will be eligible for inclusion in the Town's subsidized housing inventory. The affordable units will be marketed and rented to eligible households whose annual income may not exceed 80% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

The conditions that must be met prior to final EOHLC approval include:

1. A final affirmative fair marketing and lottery plan with related forms shall be submitted that reflects LIP requirements including consistency with the *Comprehensive Permit Guidelines, Section III, Affirmative Fair Housing Marketing Plans*;
2. Any changes to the application EOHLC has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, site plan and financial pro forma reflecting land value, must be approved by EOHLC;
3. The project must be organized and operated so as not to violate the state anti-discrimination statute (M.G.L. c151B) or the Federal Fair Housing statute (42 U.S.C. s.3601 et seq.). No restriction on occupancy may be imposed on the affordable unit (other than those created by state or local health and safety laws regulating the number of occupants in dwelling units); and

4. The Town shall submit to EOHLC the finalized details of the comprehensive permit.

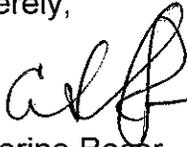
As the 444 East Central Street project nears completion of construction, EOHLC staff may visit the site to ensure that the development meets program guidelines.

When the units have received certificates of occupancy, the developer must submit to both EOHLC and the Town a project cost examination for the comprehensive permit project.

This letter shall expire two years from this date or on February 12, 2027, unless a comprehensive permit has been issued.

We congratulate the town of Franklin and TAG Central Street LLC on your efforts to work together to increase the Town's supply of affordable housing. If you have any questions as you proceed with the project, please contact Rieko Hayashi at [rieko.hayashi@mass.gov](mailto:rieko.hayashi@mass.gov).

Sincerely,



Catherine Racer  
Undersecretary

cc: Amy Love, Town Planner  
Bruce Hunchard, Zoning Board of Appeals  
Office of the Chief Counsel, EOHLC

Enc.

**RESPONSIBILITY FOR COST CERTIFICATION:**

By your signature below, TAG Central Street LLC, acknowledges and accepts this approval letter, including the obligation under law to provide the Executive Office of Housing and Livable Communities and the town of Franklin with a project cost examination.

Signature:   
 Name (print): Alexander Alevizos, for TAG Central LLC  
 Date: 2/25/25

*Upon receipt, please make a copy of this letter and return a signed copy to the Executive Office of Housing and Livable Communities, 100 Cambridge Street, Boston, MA 02114 ATTN: Local Initiative Program.*

444 East Central Street, Franklin, Massachusetts

**LOCAL INITIATIVE PROGRAM – COMPREHENSIVE PERMIT**

**Sponsor:**

TAG Central Street LLC  
 275 Regatta Drive  
 Jupiter, FL 33477

**Project Addresses:**

444 East Central Street  
 Franklin, MA 02038

This project will provide rental opportunities according to the following breakdown:

Type of Unit	# of Units	# of Baths	Gross SF	Utility Allowance	Maximum Rent
<b>A. LIP Units</b>					
One-Bedroom	31	1	760	\$161	\$1,939
Two-Bedroom	28	2	1,085	\$247	\$2,684
Three-Bedroom	7	2	1,350	\$338	\$2,918
<b>Total LIP Units</b>					
<b>B. Market Units</b>					
One-Bedroom	92	1	760	N/A	\$2,300
Two-Bedroom	86	2	1,085		\$3,100
Three-Bedroom	20	2	1,350		\$3,600
<b>Total Market Units</b>	198				
<b>Total Units in Project</b>	66				

---

**7. Notice of Purchase and Sale Agreement**

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## NOTICE OF PURCHASE & SALE AGREEMENT

Notice is hereby given of the following described purchase & sale agreement:

<i>Seller/Owner:</i>	Stobbart Properties LLC
<i>Buyer:</i>	TAG Central LLC
<i>Description of Premises:</i>	444 East Central Street, Franklin, MA – containing 15 acres, more or less
<i>Current contract:</i>	The undersigned hereby, in consideration of the mutual covenants set forth herein, declare that above-reference purchase & sale agreement to be in full force and effect.

*{signature pages follow}*

Executed as a sealed instrument this 12 day of September, 2024.

Stobbart Properties LLC

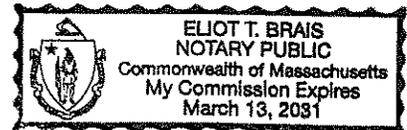
By: Wayne F. Stobbart  
Wayne F. Stobbart, Manager

**Commonwealth of Massachusetts**

Norfolk, ss.

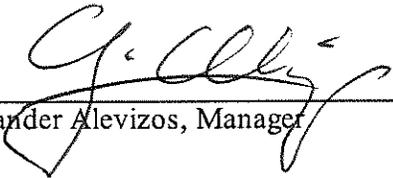
On this 12 day of September, 2024, before me, the undersigned notary public, personally appeared Wayne F. Stobbart, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his/her/their driver's license, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Eliot T. Brais  
Notary Public:  
My Comm. Exp.:



Executed as a sealed instrument this 28 day of June, 2024

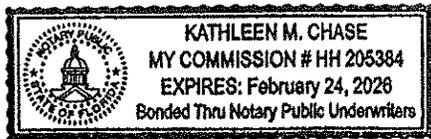
TAG Central LLC

By:   
Alexander Alevizos, Manager

**State of Florida**

Palm Beach County, ss.

On this 28 day of JUNE, 2024, before me, the undersigned notary public, personally appeared Alexander Alevizos, Manager as aforesaid, proved to me through satisfactory evidence of identification, which was his/her/their driver's license, to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.



  
Notary Public:  
My Comm. Exp.: 2/24/26

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**8. List of Requested Exemptions/Waivers**

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**Waiver Requests as of February 11, 2025**

Through a Comprehensive Permit, the Franklin Zoning Board of Appeals has the authority under M.G.L. Chapter 40B and its implementing regulations to waive requirements of local bylaws; further, the Board of Appeals can act on behalf of any local permitting authority through the Comprehensive Permit process. The most current project design plans submitted to the Board (Plans) reflect an attempt to minimize the number of waivers requested. Please find a table of the preliminary waivers necessary to permit the proposed project. The waiver requests list will be updated, if necessary, as the permitting process and design progresses.

<b>WAIVERS FROM ZONING BYLAW OF THE TOWN OF FRANKLIN FOR 444 EAST CENTRAL STREET</b>			
<b>LOCAL REGULATION</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>EXPLANATION</b>
<b>Section 185-3 – Definitions Storage Facility</b>	Any structure that is rented or sold for the purpose of storing goods, materials, or personal property.	Waiver granted to allow the multi-family use to provide rented storage for use of its residents.	Renting storage areas to residents is a standard practice for multi-family communities.
<b>Section 185-7 Attachment 7– Use Regulations Schedule</b>	Multifamily Use is not allowed in the Commercial II Zoning District	Waiver granted to allow Multifamily Use in the Commercial II Zoning District	This is a customary waiver request for a 40B proceeding.
<b>185-11 – Number of Buildings on a Lot</b>	Not more than one single-family or two-family dwelling shall be erected on a lot. More than one principal building other than a single-family or two-family dwelling may be erected on a lot, provided that access, drainage and utilities serving each structure are functionally equivalent to that required for separate lots by the Planning Board rules and regulations, as certified to the Commissioner of Buildings by the Department of Public Works regarding access and drainage and by the Water Department and Fire Department regarding water; and further provided that lot area requirements are met for each	Waiver granted to allow more than one principal building regardless of if the lot area requirements are met for each building and use without counting any lot area twice.	Waiver request made to the extent needed to construct what is shown on the Plans.

	building and use without counting any lot area twice.		
<b>Section 185-13 Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Requirements</b>	Maximum Height of Building shall be 3 stories and/or 40 feet.	Waiver granted to allow height of building to be greater than 3 stories and 40 feet. Proposed max building height is 4 stories / 57' to top of pitched roof.	N/A
<b>Section 185-13 Attachment 9 – Schedule of Lot, Area, Frontage, Yard and Height Requirements</b>	Minimum side yard setback shall be 30'.	Waiver granted to allow minimum side yard setback to be less than 30'. Proposed minimum side yard setback is 20'.	N/A
<b>185-16 – Setback from Streams and Ponds</b>	No building, parking area or leaching field shall be located within 35 horizontal feet of the normal bank of any stream or pond. A "stream" is a body of regularly running water having a year-round flow. A "pond" is a body of water which contains 1,000 square feet or more of water 11 months of the year.	Waiver granted to allow buildings and parking lots within 35 horizontal feet of a stream.	A final ANRAD will be needed to verify if the waiver will be required.
<b>Section 185-20.B(3)(c) Attachment 10 Sign Regulations</b>	Schedule of Permitted Signs per District	Waiver granted to construct the monument sign as shown on the Plans.	N/A
<b>Section 185-20.C(2) &amp; H – Sign Permits</b>	All signs within the Commercial and Business Corridor Sign District (CBCD) are required to obtain approval from the Design Review Commission prior to the issuance of a sign permit from the Building Commissioner	Waiver granted from the Design Review Commission and a permit from the Building Commissioner. Waiver granted to allow the ZBA to grant approval/permit for the construction of the sign under a Comprehensive Permit.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.
<b>Section 185-21.B.3.a.i – Parking Schedule</b>	Each dwelling unit, regardless of number of bedrooms requires 2 parking stalls	Waiver granted to provide less than 2 parking stalls per dwelling unit	Project proposes 1.35 parking stalls per unit.
<b>Section 185-21.C.5 – Parking Lot Tree Schedule</b>	Parking lots for 20 or more cars shall contain or be bordered	Waiver granted to provide less than 1 tree per 10 parking spaces.	Trees to be planted per Plans.

	<p>within five feet by at least one tree per 10 parking spaces, trees to be two-inch caliper or larger, with not less than 40 square feet of unpaved soil area per tree. Soil plots shall be located so as to assure safe internal circulation.</p>		
<p><b>Section 185-23.A.2.d – Earth Removal Permit</b></p>	<p>Earth removal in excess of 1,000 cubic yards in any areas as noted in Subsection A(2)(a)[1], [2] and [3] above shall require a special permit by the Board of Appeals. In addition, earth removal in excess of 1,000 cubic yards within the same industrial subdivision requiring hauling on public roads within the subdivision shall not require a special permit and shall be permitted, subject to the applicant providing a performance guaranty satisfactory to, and in an amount determined by, the Board of Appeals. Any earth removal outside of the boundaries of the industrial subdivision shall require a special permit by the Board of Appeals.</p>	<p>Waiver granted to allow any earth removal without a special permit, nor any requirements that would otherwise be associated with such special permit, from the Board of Appeals.</p>	<p>The earth removal would be approved as part of the comprehensive permit. This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.</p>
<p><b>Section 185-30 – Tree Planting</b></p>	<p>Any lot abutting a right-of-way of 75 feet or more in which a building is constructed within 150 feet of the right-of-way must have trees planted at least every 30 feet in a row between 30 and 50 feet back from the right-of-way, unless a sufficient number of trees already exists. Trees must</p>	<p>Waiver granted to not require trees be required for a building constructed within 150 feet of the right-of-way. Trees to be planted per Plans.</p>	<p>Trees to be planted per landscaping Plans.</p>

	be of two-inch caliper and approved by the Tree Warden. If any of the trees do not live through the first winter, they must be replaced.		
<b>Section 185-31 – Site Plan Review</b>	No building permit shall be issued for, and no person shall undertake, any construction, alteration, or other improvements unless they have first obtained site plan review approval from the Planning Board.	Waiver granted from Site Plan Review by Planning Board	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.
<b>Section 185-40.D.1.I.i – Impervious Coverage</b>	Rendering impervious coverage up to 80% of the upland area of a lot located within the Water Resource District is permitted only in nonresidential zones provided an application for site plan approval has been provided. An applicant for site plan approval must provide artificial recharge that does not degrade groundwater quality. The proposed water recharge efforts shall be permitted only upon the approval of a hydrogeologist retained by the Town of Franklin at the expense of the applicant, under the provisions of MGL c. 44, § 53G	Waiver granted to allow impervious coverage up to 80% of the upland area within the Water Resource District without an application for site plan approval being provided.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.
<b>Section 185-40.G.- Water Resource District, Special Permits</b>	Requires special permit from Zoning Board of Appeals	Waiver granted from obtaining special permit.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.

<p><b>Section 185-40.E.4 – Drainage</b></p>	<p>Drainage. Provision shall be made for on-site recharge of all stormwater runoff from impervious surfaces unless, following consultation with, and written approval from, the Conservation Commission, the Building Inspector determines that either recharge is infeasible because of site conditions or is undesirable because of uncontrollable risk to water quality from such recharge. Recharge shall be by surface infiltration through vegetative surfaces unless otherwise approved by the Building Inspector following consultation with the Conservation Commission. Dry wells shall be used only where other methods are infeasible and shall employ oil, grease and sediment traps. Drainage from loading areas for hazardous materials shall be separately collected for safe disposal. Floor drainage systems in commercial/industrial process areas which discharge to the ground without a Department of Environmental Protection permit are specially prohibited.</p>	<p>Waiver granted to allow subsurface infiltration without the approval of the building inspector.</p>	<p>This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permit granting authorities as part of the issuance of the Comprehensive Permit.</p>
<p><b>WAIVERS FROM STORMWATER MANAGEMENT BYLAW OF THE TOWN OF FRANKLIN FOR 444 EAST CENTRAL STREET</b></p>			
<p><b>Franklin Stormwater Management By-Law Chapter 153</b></p>	<p>Requires local approvals for stormwater management.</p>	<p>Waiver granted from Stormwater Management By-law review and approval by Planning Board</p>	<p>This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permits granted by authorities as part of the</p>

			issuance of the Comprehensive Permit. The project will be permitted under the MassDEP Stormwater Guidelines. Stormwater system will be designed to comply with the local stormwater by-law to the extent feasible.
<b>WAIVERS FROM WETLANDS PROTECTION BYLAW OF THE TOWN OF FRANKLIN FOR 444 EAST CENTRAL STREET</b>			
<b>Franklin Wetlands Protection Bylaw Chapter 181-2</b>	Wetlands permit under local bylaw	Waiver granted for issuance of permit under local bylaw issued from Franklin Conservation Commission.	Waiver from local bylaw requirement. Project will comply with MA Wetlands Protection Act.
<b>Franklin Wetlands Protection Bylaw Chapter 181-8(C)(1)</b>	No adverse effect from work in 200-foot Riverfront Area	Waiver granted for expansion of impacted area within Riverfront Area.	Proposed work results in an expansion of impervious/impacted area within Riverfront Area.
<b>Franklin Wetlands Protection Bylaw Regulations 4.2.1</b>	25' "No Disturb" Buffer Zone Protections	Waiver granted for work in 25' No Disturb Buffer Zone	Work in 25' No Disturb Buffer Zone to consist primarily of reuse of previously degraded Riverfront Area and/or restoration of previously degraded Riverfront Area.
<b>Franklin Wetlands Protection Bylaw Regulations 4.3.1</b>	25-50' "No Structure" Buffer Zone Protections	Waiver granted for work in 25-50' No Structure Buffer Zone	Work in 25-50' No Structure Buffer Zone to consist primarily of reuse of previously degraded Riverfront Area and/or restoration of previously degraded Riverfront Area (May be permitted under 4.3.2. if disturbed prior to 6/29/2006, which is the case here).
<b>Franklin Wetlands Protection Bylaw Regulations 4.4.1</b>	50-100' Buffer Zone Protections	Waiver granted for work resulting in >30% impervious area in 50-100' Buffer Zone	Work in 50-100' Buffer Zone may result in greater than 30% impervious surface area. Impervious surfaces will be located in previously degraded Riverfront Area to the greatest extent possible, and stormwater management will be provided per MassDEP Stormwater Guidelines.
<b>Franklin Wetlands Protection Bylaw Regulations 7.13</b>	Submittal of Alternatives Analysis	Waiver granted for Alternatives Analysis submittal for: <ul style="list-style-type: none"> <li>- Riverfront resource area</li> <li>- Alteration of riparian zone</li> <li>- Wetland filling up to 5,000</li> </ul>	Waiver from local regulation requirements for Alternatives Analysis. Project will comply with MA Wetlands Protection Act.

		<p>square feet</p> <ul style="list-style-type: none"> <li>- Structures proposed within the 50-foot buffer zone resource area</li> </ul>	
<b>Franklin Wetlands Protection Bylaw Regulations 7.14.2</b>	Functions and values included in Replication Plan and Protocol	Waiver granted for evaluation of functions and values of lost wetlands and inclusion of these functions and values in Replication Plan/Protocol	Waiver from local regulation requirements. Project will comply with MA Wetlands Protection Act.
<b>Franklin Wetlands Protection Bylaw Regulations 7.15</b>	Construction Sequence and Schedule	Waiver granted for submittal of Construction sequence and schedule	Waiver from local regulation requirements.
<b>WAIVERS FROM TOWN OF FRANKLIN CONSERVATION COMMISSION REGULATIONS FOR 444 EAST CENTRAL STREET</b>			
<b>REPLICATION PLAN &amp; PROTOCOL 7.14.1</b>	Waiver requested for minimum replication of altered wetlands at 2:1 ratio.	Waiver granted to allow altered wetland replication ratio of less than 2:1. Proposed ratio is 1:1 per Plans.	Waiver from local Conservation Commission Regulations. Project will comply with MA Wetlands Protection Act.
<b>OTHER TOWN OF FRANKLIN CHAPTERS</b>			
<b>Chapter 131 Public Way Access Permits</b>	Waiver requested from obtaining a permit from the Town Administrator.	Waiver granted from local Permit requirements; ZBA grants approval/permit as a part of the Comprehensive Permit.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permits granted by authorities as part of the issuance of the Comprehensive Permit.
<b>Chapter 155 Streets and Sidewalks Excavation in Public Way</b>	Waiver requested from obtaining a permit from the DPW.	Waiver granted from local Permit requirements; ZBA grants approval/permit for all work within public way shown on the Plans as a part of the Comprehensive Permit.	Applicant proposes to construct new sidewalk, etc. within ROW per Plans. This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permits granted by authorities as part of the issuance of the Comprehensive Permit.
<b>Chapter 179 Water, Water Extension</b>	Waiver requested from obtaining a Water Connection or Extension Permit from the DPW.	Waiver granted from local Permit requirements; ZBA grants approval/permit as a part of the Comprehensive Permit.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permits

			granted by authorities as part of the issuance of the Comprehensive Permit.
<b>Chapter 263-4 Water</b>	Water System Approval – Section 263-4 Restriction on Issuance of Building Permit	Waiver granted from local requirements.	This is a customary waiver request for a 40B proceeding. As the regulations mandate, the Zoning Board of Appeals is required to act in place of all local permits granted by authorities as part of the issuance of the Comprehensive Permit.

By requesting the foregoing waivers from local bylaws and regulations, it is the intention of the Applicant to request a Comprehensive Permit to permit construction of the Project as shown on the Plan. If, in reviewing the Applicant's building permit application(s), the Building Commissioner determines that any additional waiver from local bylaws or regulations is necessary to permit construction to proceed as shown on the Plan, the Applicant requests that the Building Commissioner proceed as follows: The Applicant shall be informed of any additional waiver required and (a) any matter determined by the Building Commissioner to be of a de minimis nature shall be deemed within the scope of the waivers granted by the Comprehensive Permit; or (b) for any matter determined by the Building Commissioner not of a de minimis nature, including but not limited to potential adverse impacts on public health, safety, welfare or the environment, Applicant may submit a request to the Board for a determination under 760 CMR 56.05(11).

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## 9. Project Statement of Impact

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## 9. Project Statement of Impact

*“A statement of the impact of project in terms of traffic, public safety, municipal, school and public facilities, recreation, and the effect on open space and the natural environment.” (5.a.xi)*

### **Traffic**

A Preliminary Transportation Impact Assessment (PTIA) and a Transportation Impact Assessment (TIA) has been prepared by the Applicant’s Transportation Engineer, Vanasse and Associates, Inc (VAI).

Results of these studies indicate only minor impacts to future traffic conditions. The Project will not result in significant impact/increase on motorist delays or vehicle queuing over anticipated future conditions without the Project. Given this incremental increase in traffic that the Project represents over existing conditions, the measures to off-set the predicted impact of the Project are expected to be limited to traffic signal timing improvements, sign and pavement marking enhancements and/or pedestrian and bicycle accommodations. As such, VAI has concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with the implementation of the recommendations identified in the TIA.

The Applicant has proposed to construct 175 linear feet of new, public sidewalk, and accompanying bicycle lanes/shoulders along the street frontage to provide improved pedestrian connectivity between the Project, commercial and residential uses along E. Central Street.

### **Public Safety**

The Applicant coordinated the site plan with the Fire Department to review and modify certain aspects of the design related to fire safety and access such as three-sided fire access to each building during the LIP Review Process. The Fire Department confirmed the site plan addressed all concerns to date and the Department had no further comments on the site plan at that time.

The Project plans include a lighting plan illustrating appropriate exterior lighting across the site.

The TIA indicates lines of sight at the Project driveway intersection with Route 140 were found to exceed the recommended minimum distances to function in a safe and efficient manner. No concerns were noted for vehicular circulation.

### **Municipal Impacts**

Given the Project features a mix of affordable and market rate rental units, the Project provides much needed housing options for a wide array of demographics in the local community, in particular, affordable housing. The affordable units will remain affordable in perpetuity restricted to households earning equal to or less than 80% of the area median income. The affordable units may be specifically designated/prioritized for local Franklin residents through the Local Preference policy.

The redevelopment will significantly increase the Property’s revenues to the Town via a substantial increase in tax assessment/tax revenue, and other ancillary revenues such as CPA surcharge, EMS calls, and vehicle excise taxes.

The Applicant has proposed to construct 175 linear feet of new, public sidewalk and accompanying bicycle lanes/shoulders along the E. Central Street frontage. The Applicant has also pledged to donate/preserve +/- 1.9 acres of land to the Town along the southern border of the property to be preserved as open space/conservation land adjacent to the nearby Town Forest to the south.

### **Public Facilities**

The Applicant received a letter from the Town Engineer dated February 9, 2024 confirming availability of water and sewer service for the proposed development.

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Based on the estimated flows, the Town's water system has the capacity to serve the proposed development via an existing 12-inch diameter water main in East Central Street.

The Town's sewer system is also available in the street in front of the Property. Although there is plenty of overall capacity in the municipal sewer system to accommodate the Project's flows, due to the proximity of a downstream sewer lift station and force main, it may warrant minor mitigation from the Applicant. The Applicant has already begun to coordinate with the Department of Public Works to evaluate further and address any potential needs.

A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources will be designed in accordance with the EPA's National Pollutant Discharge Elimination System (NPDES).

There will be no interconnection between the Site stormwater drainage system and the Town's drainage system which is subject to the MS4 Permit.

### **Recreation**

The Project incorporates a full-scale recreational amenity package for residents to experience.

The exterior amenity package centers around the onsite stream, a unique, natural amenity. Walking paths/trails, benches, a seasonal dock with kayak racks/similar accommodations, and pergola seating area with barbecue grilling station and firepit surround the stream. A recreation area including a dog park is programmed in the northwest corner of the site. A swimming pool and a courtyard deck featuring an outdoor kitchen/grilling stations, firepit and lounge seating is positioned directly behind the clubhouse.

The interior amenity package is housed in the clubhouse featuring wi-fi lounge/conference room, fitness center, great room, and more.

### **Environmental Impacts and Open Space**

The existing site conditions have contributed to negative ecological impacts. The redevelopment project presents the opportunity to drastically improve existing conditions from a conservation and ecological standpoint.

Existing site conditions include land disturbance, outdoor storage, abandoned vehicles and other equipment, fill/loam piles and general debris occurring right up to the banks of the existing stream and Isolated Vegetated Wetlands (IVWs) in some cases. A major focus of the redevelopment program is to mitigate these existing issues through restoration and re-establishment of buffer protection zones and replication of the IVWs.

Nearly the entire site is currently non-naturally vegetated featuring an abundance of invasive species. The Project will mitigate via strategic removal of invasive species and replacement with healthy non-invasive species including wetland specific plantings within the buffer zones conducive to the overall function of the wetlands.

Current conditions result in unmitigated, sheet flowing surface runoff directly into the wetlands. Redevelopment will provide a modern stormwater management system in compliance with MassDEP Stormwater Management Standards.

In terms of open space, the Project plans to incorporate open space surrounding the eastern and western banks of the stream that currently bisects the site. As previously stated, the Applicant also has proposed to preserve land along the southern border of the property as open space/conservation land adjacent to the nearby Town Forest to the south.

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**10. Copy of Deed**

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Property Address:  
444 East Central Street  
Franklin, MA 02038

Grantee's Address:  
454 East Central Street  
Franklin, MA 02038

Dec 12/12/19 2:16 PM  
# 117117  
B 37433 P112

**QUITCLAIM DEED**

I, WAYNE F. STOBART, Trustee of 444 EAST CENTRAL STREET REALTY TRUST u/d/t dated July 30, 1984 and recorded with the Norfolk County Registry of Deeds in Book 6742, Page 550, of Franklin, Massachusetts for consideration paid, and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS

Grant to STOBART PROPERTIES LLC, a Massachusetts limited liability company, with a usual place of business located at 454 East Central Street, Franklin, Norfolk County, Massachusetts

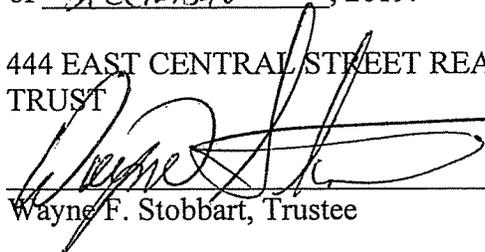
with QUITCLAIM COVENANTS

The land with the buildings thereon located in Franklin, Norfolk County, Massachusetts consisting of eight (8) parcels of land as more particularly described on "EXHIBIT A" attached hereto.

Grantor hereby releases any and all rights of homestead in said premises and certifies under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

Witness my hand and seal this 12<sup>th</sup> day of December, 2019.

444 EAST CENTRAL STREET REALTY TRUST

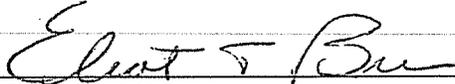
  
\_\_\_\_\_  
Wayne F. Stobart, Trustee

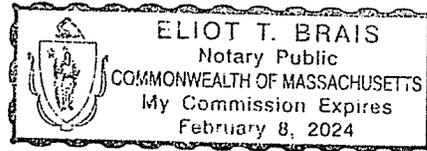
**COMMONWEALTH OF MASSACHUSETTS**

BRISTOL, ss.

On this 12 day of December, 2019, before me, the undersigned Notary Public, personally appeared Wayne F. Stobart as Trustee of the 444 East Central

Realty Trust, proved to me through satisfactory evidence of identification which was MADAVAKS LLC, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**444 EAST CENTRAL STREET**  
**FRANKLIN, NORFOLK COUNTY, MASSACHUSETTS**

**PARCEL 1:**

That certain piece or parcel of land, together with all improvements thereon, situated on the southerly side of that part of Central Street known as East Central Street, in said Franklin, and bounded and described as follows: BEGINNING at said street, at an iron pipe at the northeasterly corner of land now or late of Margaret I. Austin, and thence running South 14 deg. 30' West by said land now or late of Margaret I. Austin to the southeasterly corner thereof; THENCE turning to the right at an angle of approximately forty-five (45) degrees, and running thirty-one (32) feet to an iron pipe in the ground for a corner; THENCE turning and running westerly in a straight line one hundred sixty-six and one-half (166½) feet to an iron pipe at the southwesterly corner of land formerly of Edbury R. Enegren, now or late of one Yankee; THENCE turning and running southerly bounded westerly by land formerly of DeLucchi, eight hundred ninety-seven (897) feet to an iron pipe in the ground for a corner; THENCE turning and running easterly, bounded southerly, by land now or late of one DeLucchi, four hundred seventy-five (475) feet to an iron pipe in the ground for a corner, at a stone wall; THENCE turning and running northerly, bounded easterly by land of Edward S. Cook, by said stone wall, to an iron pipe in the ground for a corner, at a point distance one hundred ten (110) feet southerly from said East Central Street; THENCE turning and running Westerly, in a straight line, bounded northerly by other land of Edward S. Cook in part and in part by land now or late of Albert E. Oaten and Mary E. Oaten, and by land now or late of Clark W. Parker and Nellie A. Parker, two hundred forty-three (243) feet to an iron pipe at the southwesterly corner of Clark W. Parker and Nellie A. Parker; THENCE turning and running Northerly by said last mentioned land one hundred ten (110) feet to said East Central Street; and THENCE turning and running Westerly by said East Central Street forty (40) feet to the point of beginning. All of said measurements being more or less.

Said Parcel 1 being the same premises as described as the First Parcel in that deed from Frederick W. Stobbart, Jr to Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust, which deed is dated August 1, 1984, and recorded with Norfolk County Registry of Deeds in Book 6742, Page 558.

**PARCEL 2:**

The land in Franklin, Norfolk County, Massachusetts, being bounded and described as follows:

BEGINNING at the northeasterly corner thereof at other land formerly of Edward S. Cook on the Southerly side of East Central Street at an iron pipe at the state road bound: THENCE S. 14 deg. 30' W., one hundred ten (110) feet to an iron pipe; THENCE N. 70 deg. 50' W. seventy-five (75) feet to an iron pipe; THENCE N. 14 deg. 30' E one hundred ten (110) feet to another iron pipe at said East Central Street; THENCE Easterly on said East Central Street, to the point of beginning. These premises are forty (40) feet East of the Margaret I. Austin lot situated on the same line.

**PAGE 2 OF  
EXHIBIT "A"**

Said Parcel 2 being the same premises as conveyed by that deed from Richard M. Bobrowski and Victoria A. Bobrowski to Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust, which deed is dated September 1, 1987, and recorded with said Registry of Deeds in Book 7724, Page 14.

**EXCEPTING AND EXCLUDING FROM SAID PARCELS 1 AND 2** such portions thereof as were conveyed by Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust to Southwood Community Hospital, Inc. by deed dated October 10, 1995, and recorded with said Registry of Deeds at Book 11073, Page 61. The excepted parcel being that lot which is shown and designated as "Lot 1" on that plan entitled "Franklin Medical Center Subdivision Plan of Land in Franklin, Mass. Scale: 1" = 40', August 22, 1995" by John R. Anderson & Associates, containing 2.00 acres, which plan is recorded with said Registry of Deeds as Plan No. 687 of 1995, in Plan Book 434.

**PARCEL 3:**

The land in said Franklin, bounded and described as follows:

BEGINNING at the northwesterly corner at an iron pipe on East Central Street, at land now or formerly of Clark W. Parker; THENCE running South 14 deg. 30' W. still on land of said Parker one hundred ten (110) feet to an iron pipe for a corner; THENCE turning and running South 70 deg. 50' E on land formerly of Edward S. Cook, one hundred (100) feet to an iron pipe for a corner; THENCE turning and running N. 14 deg. 30' E on said land now or formerly of Edward S. Cook, one hundred ten (110) feet to an iron pipe on said East Central Street; THENCE on said street to the point of beginning, one hundred (100) feet.

**PARCEL 4:**

That certain piece or parcel of land situated on the Southerly side of that part of Central Street known as East Central Street, in said Franklin, and bounded and described as follows:

BEGINNING at said East Central Street, at the Northeasterly corner of land formerly of Albert E. Oaten and Mary E. Oaten, and THENCE running South 14 deg. 30' West by said land formerly of Albert E. Oaten and Mary E. Oaten, one hundred ten (110) feet, more or less; THENCE turning and running southeasterly in a straight line to a stone wall at land formerly of Edward S. Cook; THENCE turning and running northerly on land formerly of Edward S. Cook by said stonewall, to said East Central Street; and THENCE turning and running northwesterly by said East Central Street to the point of beginning.

**PARCEL 5:**

That certain triangular piece or parcel of land together with all improvements thereon, situated on the southerly side of Central Street, commonly known as East Central Street, in said Franklin and bounded and described as follows:

BEGINNING at the northwesterly corner thereof on said East Central Street, at other land of the grantee, THENCE running easterly by said East Central Street one hundred (100) feet, more or less, to land of Frederick W. Stobbart, Junior of that name and Eleanor J. Stobbart; THENCE turning and running southerly by said last mentioned land, one hundred fifty (150) feet, more or less, to said other land of

**PAGE 3 OF  
EXHIBIT "A"**

the grantees; and THENCE turning and running northwesterly by said other land of the grantees, one hundred fifth (150) feet, more or less, to the point of beginning.

**PARCEL 6:**

A certain lot of land with the buildings thereon, situated on the southerly side of East Central Street in said Franklin, Norfolk County, Massachusetts, bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises at land formerly of Walter Slade on said street at an iron pipe in the ground; THENCE running S. 9 deg 5' W on said Slade land 1,026 feet to an iron pipe in the ground at land of Charlotte M. Atwood; THENCE S. 63 deg. 12' E on said Atwood land 91.8 feet to an iron pipe in the ground at land of Ellen M. Mason; THENCE N. 9 deg. 5' E. on land of said Mason 1,027 feet to an iron pipe in the ground at said Street; THENCE N. 71 deg. 30' W. on said Street 91 feet to the point of beginning. All of said distances being more or less.

**EXCEPTING AND EXCLUDING THE ABOVE DESCRIBED PREMISES** such portions thereof which was conveyed by Frederick W. Stobbart, Sr. and Frederick W. Stobbart, Jr. to Cornelius Mc Groary, et ux, by deed dated August 30. 1961 and recorded with said Registry of Deeds at Book 3925, Page 19. The excepted parcel is that parcel which is shown and designated as "14,966 S.F." on that plan entitled "Plan of Land in Franklin, Mass. Scale: 1 IN. =40 FT. June 8, 1961, Walter E. Sampson Franklin, Mass. Reg. Land Surveyor" which plan is recorded with Norfolk County Registry of Deeds as Plan No. 968 of 1961 At Book 3925, Page 600.

Parcels 3, 4, 5 and 6 being the same parcels as Parcel 2, 3, 4 and 5 in that previously cited deed recorded with said Registry of Deeds in Book 6742, Page 558.

**PARCEL 7:**

That certain piece or parcel of land together with all buildings and improvements thereon, situated on the southerly side of that part of Central Street which is known as East Central Street in said Franklin, and bounded and described as follows:

BEGINNING at the northwesterly corner of the granted premises on said East Central Street at other land of now or formerly of the grantor; THENCE running easterly one hundred twenty-six (126) feet, more or less, to land now or late of one Varjian; THENCE turning and running southerly by said land now or late of said Varjian, three hundred twenty-one (321) feet, more or less to the southwesterly corner thereof; THENCE turning and running easterly by said land now or late of said Varjian, one hundred twelve (112) feet, more or less, to the to the southeasterly corner thereof: THENCE turning and running southerly by a stone wall and land now or late of Ralph Cook, Junior of that name, six hundred forty-four (644) feet, more or less, to an iron pipe at another stone wall; THENCE turning and running westerly by said other stone wall and land now or formerly of Edward S. Cook, three hundred (300) feet more or less to land now or formerly of the grantor; and THENCE turning and running northerly by said land now or formerly of the grantor, nine hundred sixty-five (965) feet more or less, to the point of beginning.

**PAGE 4 OF  
EXHIBIT "A"**

**EXCEPTION AND EXCLUDING FROM PARCEL 7**, however, those parcels of land which are shown and depicted as **Parcels B and D** on a plan entitled "Plan of Land in Franklin, Mass." dated August 7, 1984, prepared by William J. Rossetti, R.L.S., which plan is recorded with said Registry of Deeds as Plan No. 971 of 1985 in Plan Book 325.

Parcel 7 being the same premises which were conveyed by Wayne F. Stobbart and Christine S. Stobbart to Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust, which deed is dated July 24, 1985 and recorded with said Registry of Deeds in Book 6742, Page 366.

**PARCEL 8:**

That certain parcel of land situated off the southerly side of East Central Street, Franklin, Norfolk County, Massachusetts, being described as follows:

A certain parcel of land shown as "**Parcel F**" on a plan entitled "Plan of Land in Franklin, Mass." dated August 7, 1984, prepared by William J. Rosetti, R.L.S., which plan is recorded with said Registry of Deeds as Plan NO. 971 of 1985 in Plan Book 325.

Parcel 8 being the same premises which were conveyed by Harry Bullukian, Jr. and Jeanne Bullukian to Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust, which deed is dated July 25, 1985 and recorded with said Registry of Deeds at Book 6742, Page 570.

The above described premises are conveyed subject to that easement granted by Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust to Massachusetts Electric Company and New England Telephone and Telegraph Company, dated December 29, 1995 and recorded with said Registry of Deeds in Book 11,209, Page 166.

The above described premises are conveyed subject to, and with the benefit of, those easements as contained in that "Reciprocal Easement Agreement" entered into by Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust, which Agreement is dated October 10, 1995 and recorded with said Registry of Deeds in Book 11,073, Page 64.

The above described premises are conveyed subject to those restrictions as set forth in that deed given by Wayne F. Stobbart, Trustee of the 444 East Central Street Realty Trust to Southwood Community Hospital, Inc., which deed is dated October 10, 1995, and recorded with said Registry of Deeds in Book 11.073, Page 61.

The above described premises are conveyed together with benefit of a Variance issued by the Franklin Board of Appeals on June 27, 1985, a copy of which is recorded with said Registry of Deeds in Book 6742, Page 565.

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**11. Statement of Local Need**

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## 11. Statement of Local Need (5.a.xiv)

Throughout the LIP Review Process for this Project, the Town emphasized there's a significant need for more rental housing and supported this Project specifically to help meet that need. In a letter dated April 5, 2024 from the Town Administrator in regards to this Project, it was noted housing needs to be created in order for the State and community to stay competitive in light of troubling trends the State is seeing from a lack of housing. The trends are becoming even more challenging due to extremely high housing costs, a lack of housing inventory, a microscopic statewide housing vacancy rate of almost 1.5%, a lack of affordable housing and now a study showing 1/4 of young professionals are moving away from Massachusetts due to the high cost of living.

On May 20, 2022, the Executive Office of Housing and Livable Communities (EOHLC) approved a Housing Production Plan for the Town of Franklin (the "Franklin HPP") prepared by the Town of Franklin's Department of Planning & Community Development. As noted in the Franklin HPP, the Town still needs additional affordable housing development to meet the needs of Franklin's growing population. The Franklin HPP concluded that housing prices are high due to the demand for housing far outpacing the supply. Specifically, the Franklin HPP found that there is an insufficient supply of denser developments including smaller units to accommodate the anticipated demand of seniors looking to downsize, and young professionals that will make up Franklin's future. Further, the Franklin HPP concluded that the number of affordable housing units available for residents with very low income and low income is not sufficient for current local and regional demands. As a result, new multifamily housing is needed to stabilize prices and better match demand and supply.

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## 12. Traffic Impact Assessment – Executive Summary

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# Transportation Impact Assessment

Proposed Multifamily Residential Development  
444 East Central Street (Route 140)  
Franklin, Massachusetts

*Prepared for:*

TAG Central LLC  
Jupiter, Florida

February 2025

*Prepared by:*

 **Vanasse &  
Associates inc**  
Transportation Engineers & Planners

35 New England Business Center Drive  
Suite 140  
Andover, MA 01810

Dear Reviewer:

This letter shall certify that this *Transportation Impact Assessment* has been prepared under my direct supervision and responsible charge. I am a Registered Professional Engineer (P.E.) in the Commonwealth of Massachusetts (Massachusetts P.E. No. 38871, Civil) and hold Certification as a Professional Traffic Operations Engineer (PTOE) from the Transportation Professional Certification Board, Inc. (TPCB), an independent affiliate of the Institute of Transportation Engineers (ITE) (PTOE Certificate No. 993). I am also a Fellow of the Institute of Transportation Engineers (FITE).

Sincerely,

VANASSE & ASSOCIATES, INC.



Jeffrey S. Dirk, P.E., PTOE, FITE  
Managing Partner

## EXECUTIVE SUMMARY

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Vanasse & Associates, Inc. (VAI) has conducted a Transportation Impact Assessment (TIA) in order to determine the potential impacts on the transportation infrastructure associated with the proposed construction of a multifamily residential development to be located at 444 East Central Street (Route 140) in Franklin, Massachusetts (hereafter referred to as the “Project”). This assessment was prepared in consultation with the Massachusetts Department of Transportation (MassDOT) and the Town of Franklin, and was performed in accordance with MassDOT’s *Transportation Impact Assessment (TIA) Guidelines* and the standards of the Traffic Engineering and Transportation Planning professions for the preparation of such reports.

Based on this assessment, we have concluded the following with respect to the Project:

1. Using trip-generation statistics published by the Institute of Transportation Engineers (ITE)<sup>1</sup> and without consideration of the use of alternative modes of transportation to single-occupancy vehicles or residents that will work-from-home, the Project is expected to generate approximately 1,410 vehicle trips on an average weekday and 1,206 vehicle trips on a Saturday (both two-way, 24-hour volumes), with 118 vehicle trips expected during the weekday morning peak-hour, 127 vehicle trips expected during the weekday evening peak-hour and 105 vehicle trips expected during the Saturday midday peak-hour;
2. The Project will not result in a significant impact (increase) on motorist delays or vehicle queuing over anticipated future conditions without the Project (No-Build condition), with the majority of the movements at the study area intersections expected to continue to operate at a level-of-service (LOS) C or better, where an LOS “D” or better is generally defined as “acceptable” traffic operations, and Project-related impacts generally defined as an increase in overall average motorist delay that resulted in a corresponding increase in vehicle queuing of up to four (4) vehicles;
3. All movements exiting the Project site driveway to Route 140 were shown to operate at LOS C during the weekday morning peak-hour and at LOS D during the weekday evening and Saturday midday peak hours, with vehicle queuing of up to one (1) vehicle. All movements along Route 140 approaching the Project site driveway were found to operate at LOS A with negligible vehicle queuing.

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<sup>1</sup>*Trip Generation*, 11<sup>th</sup> Edition; Institute of Transportation Engineers; Washington, DC; 2021.

4. No apparent safety deficiencies were noted with respect to the motor vehicle crash history at the study area intersections, with all of the intersections found to have motor vehicle crash rates below the MassDOT average crash rates for similar intersections; and
5. Lines of sight at the Project site driveway intersection with Route 140 were found to exceed the recommended minimum distances to function in a safe and efficient manner.

In consideration of the above, we have concluded that the Project can be accommodated within the confines of the existing transportation infrastructure in a safe and efficient manner with implementation of the recommendations that follow.

## **RECOMMENDATIONS**

A detailed transportation improvement program has been developed to provide safe and efficient access to the Project site and address any deficiencies identified at off-site locations evaluated in conjunction with this study. The following improvements have been recommended as a part of this evaluation and, where applicable, will be completed in conjunction with the Project subject to receipt of all necessary rights, permits, and approvals.

### **Project Access**

Access to the Project will be provided by way of a driveway that will intersect the south side of Route 140 approximately 150 feet east of the driveway that serves 440 East Central Street (Franklin Medical Center) at the location of the existing easternmost driveway that serves the Project site. The remaining driveways that serve the Project site will be closed in conjunction with the Project. The Project will require the issuance of a State Highway Access Permit from MassDOT for access to East Central Street (Route 140), a State Highway under MassDOT jurisdiction. The following recommendations are offered with respect to the design and operation of the Project site access and internal circulation, many of which are reflected on the Site Plans:

- The section of the Project site driveway approaching Route 140 should be a minimum of 24 feet in width and designed to accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle.
- Vehicles exiting the Project site should be placed under STOP-sign control with a marked STOP-line provided.
- All signs and pavement markings to be installed within the Project site should conform to the applicable standards of the *Manual on Uniform Traffic Control Devices (MUTCD)*.<sup>2</sup>
- Sidewalks are proposed within the Project site to link the residential buildings and extend to Route 140, where a sidewalk segment is proposed to be constructed between the Project site driveway and the driveway that serves 440 East Central Street, the current terminus of the sidewalk along the south side of Route 140.
- Marked crosswalks are proposed within the Project site where pedestrian crossings are proposed and for crossing the Project site driveway that will include Americans with Disabilities Act (ADA)-compliant wheelchair ramps.

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<sup>2</sup>*Manual on Uniform Traffic Control Devices (MUTCD)*; Federal Highway Administration; Washington, D.C.; 2009.

- Signs and landscaping to be installed as a part of the Project within the intersection sight triangle areas should be designed and maintained so as not to restrict lines of sight.
- Snow accumulations (windrows) within sight triangle areas should be promptly removed where such accumulations would impede sightlines.

## **Off-Site**

### **Route 140 at Chestnut Street and King Street**

Overall intersection operations at the Route 140/Chestnut Street/King Street intersection were shown to be maintained at LOS D or better during the peak hours with the addition of Project-related traffic; however, operating conditions for left-turn movements on the Route 140 westbound approach were shown to change from LOS D to LOS E during the weekday evening peak-hour and from LOS E to LOS F during the Saturday midday peak-hour as a result of the Project. In order to off-set the predicted impact of the Project at the intersection, the Project proponent will design and implement an optimal traffic signal timing and phasing plan for the weekday evening and Saturday midday peak hours (no changes are required during the weekday morning peak-hour). This improvement will be completed prior to the issuance of a Certificate of Occupancy for the Project and subject to receipt of all necessary rights, permits, and approvals. With the implementation of an optimal traffic signal timing and phasing plan during the weekday evening and Saturday midday peak hours, motorist delays will be reduced to the extent that operating conditions will be similar to those under No-Build conditions.

### **Route 140 Corridor Improvements**

In an effort to facilitate long-term improvements along the Route 140 corridor between and including the Route 140/Chestnut Street/King Street intersection and the Wrentham town line, the Project proponent will assist the Town to prepare a MassWorks or HousingWorks grant application. This assistance will include the preparation of a Corridor Improvement Study (CIS) with an accompanying conceptual improvement plan and associated preliminary cost estimate for the improvement measures. The CIS will be prepared in coordination with the Town and will be initiated within 3-months of the issuance of the first Certificate of Occupancy for the Project.

## **Transportation Demand Management**

Regularly scheduled public transportation services are not currently provided within the study area. The Greater Attleboro-Taunton Regional Transit Authority (GATRA) operates an on-demand microtransit service that provides same-day transportation services within the Town of Franklin by way of the GATRA GO United program. To the west of the study area, the Massachusetts Bay Transportation Authority (MBTA) provides Commuter Rail service to South Station in Boston on the Franklin Line from Franklin Station, which is located at 75 Depot Street (approximately 1.2 miles from the Project site). Additionally, GATRA provides Dial-a-Ride paratransit services to eligible persons residing within the Town of Franklin who cannot use fixed-route transit all or some of the time due to a physical, cognitive, or mental disability in compliance with the ADA.

In an effort to encourage the use of alternative modes of transportation to SOVs, the following Transportation Demand Management (TDM) measures should be implemented as a part of the Project:

- A transportation coordinator should be designated for the Project, who may have other duties and responsibilities, to coordinate the elements of the TDM program;
- The transportation coordinator should facilitate a rideshare matching program for residents to encourage carpooling;
- A “welcome packet” should be provided to new residents detailing available public transportation services, bicycle and walking alternatives, and other commuting options;
- Information regarding public transportation services, maps, schedules, and fare information should be posted in a central location and/or otherwise made available to residents;
- A pick-up/drop-off area or short-term parking should be provided for use by carshare and delivery service providers, as well as Amazon, UPS, and FedEx;
- Specific amenities should be provided to facilitate telecommuting, which may take the form of meeting/collaboration spaces, a business office, or similar accommodations;
- A central mail room and package delivery station should be provided;
- Electric vehicle (EV) charging stations should be provided within the Project site for use by residents; and
- Secure bicycle parking should be provided at appropriate locations within the Project site, including weather-protected bicycle parking and exterior bicycle racks situated proximate to the main building entrances and at the clubhouse building.

With implementation of the aforementioned recommendations, safe and efficient access will be provided to the Project site, and the Project can be accommodated within the confines of the existing and improved transportation system.

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**13. Certified Abutters List**

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**138028**

Abutter's List Request Form

Status: Active

Submitted On: 2/3/2025

**Primary Location**

444 EAST CENTRAL ST  
FRANKLIN, MA 02038

**Owner**

STOBART PROPERTIES LLC  
444 EAST CENTRAL ST  
FRANKLIN, MA 02038

**Applicant**

Mackenziw Wilson

508-541-3000

mmw@ddcrwlaw.com

124 Grove Street, Suite 220  
Franklin, MA 02038

---

## Abutter's List Request Form

Which Board/Commission is requiring this list?\*

Zoning Board of Appeals

What is the purpose for the request?\*

Requirement - ZBA Application

How would you like to receive this abutters list?\*

USPS Mail

What address should we mail the abutters list to?\*

396 Washington Street, #325 Wellesley,  
MA 02481

---

## General Parcel Information

Assessor's Parcel ID\*

284-066-000

Property Street Address\*

444 E. Central Street

## Property Owner Information

**Property Owner\***

Stobbart Properties LLC

**Property Owner's Mailing Address\***

454 E. Central Street

**Town/City\***

Franklin

**Zip/Postal Code\***

02038

**State\***

MA

**Property Owner Telephone Number\***

508-528-0800

## Requestor's Information

**Requestor/Applicant same as Property Owner Information?\***

No

**Requestor's Name \***

Alexander Alevizos

**Requestor's Telephone Number**

561-685-5336

**Requestor's Address**

396 Washington Street #325,  
Wellesley, MA 02481

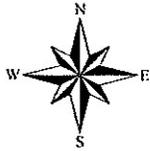
# Attachments

## Record Activity

Mackenzie Wilson started a draft Record	02/03/2025 at 11:32 am
Mackenziw Wilson submitted Record 138028	02/03/2025 at 11:40 am
OpenGov system altered payment step Abutters List Fee, changed status from Inactive to Active on Record 138028	02/03/2025 at 11:40 am
OpenGov system completed payment step Abutters List Fee on Record 138028	02/03/2025 at 11:42 am
OpenGov system altered approval step Assessors Department Review , changed status from Inactive to Active on Record 138028	02/03/2025 at 11:42 am
OpenGov system assigned approval step Assessors Department Review to Kevin Doyle on Record 138028	02/03/2025 at 11:42 am

## Timeline

Label	Activated	Completed	Assignee	Due Date	Status
📄 Abutters List Fee	2/3/2025, 11:40:22 AM	2/3/2025, 11:42:07 AM	Mackenziw Wilson	-	Completed
✓ Assessors Department Review	2/3/2025, 11:42:07 AM	-	Kevin Doyle	-	Active
📧 Abutters List- USPS Mail	-	-	-	-	Inactive



# 444 EAST CENTRAL ST - 300' ABUTTERS

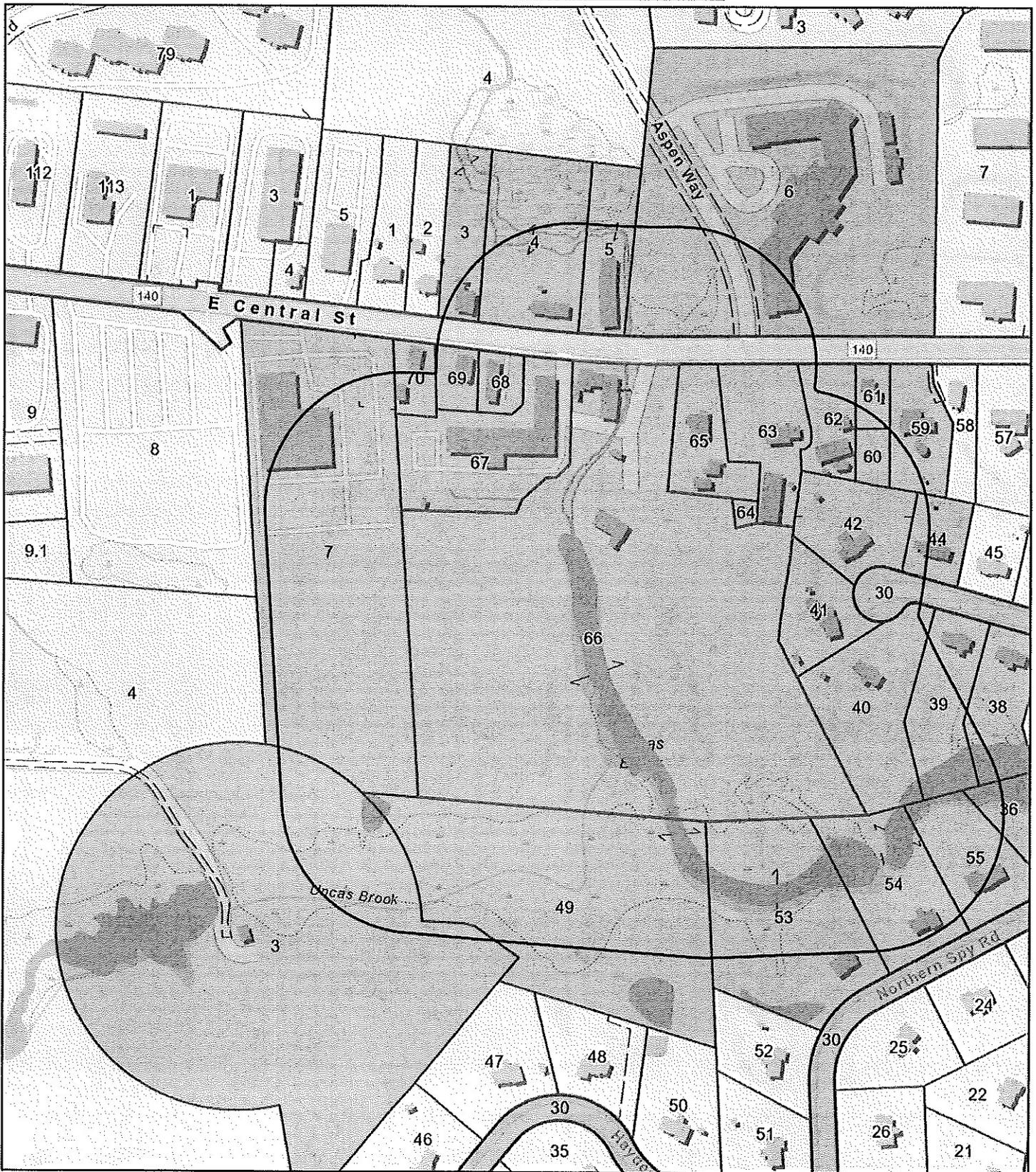
Town of Franklin, MA

1 inch = 300 Feet



www.cai-tech.com

February 3, 2025



This information is believed to be correct but is subject to change and is not warranted.



# 300 feet Abutters List Report

Franklin, MA  
February 03, 2025

## Subject Property:

Parcel Number: 284-066-000  
CAMA Number: 284-066-000-000  
Property Address: 444 EAST CENTRAL ST

Mailing Address: STOBART PROPERTIES LLC  
444 EAST CENTRAL ST  
FRANKLIN, MA 02038

---

## Abutters:

Parcel Number: 284-003-000  
CAMA Number: 284-003-000-000  
Property Address: 421 EAST CENTRAL ST

Mailing Address: IPACS JOSEPH J IPACS CAROL P  
417 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-004-000  
CAMA Number: 284-004-000-000  
Property Address: 443 EAST CENTRAL ST

Mailing Address: 1776 REALTY LLC  
443 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-005-000  
CAMA Number: 284-005-000-000  
Property Address: 447 EAST CENTRAL ST

Mailing Address: NXHENGO LLC  
893 WASHINGTON ST  
FRANKLIN, MA 02038

Parcel Number: 284-006-000  
CAMA Number: 284-006-000-000  
Property Address: 485 EAST CENTRAL ST

Mailing Address: FRANKLIN RETIREMENT RESIDENCE  
9310 NE VANCOUVER MALL DR - STE  
200  
VANCOUVER, WA 98662

Parcel Number: 284-030-000  
CAMA Number: 284-030-000-000  
Property Address: RED GATE LN

Mailing Address: OAK RIDGE CONSTRUCTION CO INC  
206 MAPLE ST, PO BOX 272  
FRANKLIN, MA 02038

Parcel Number: 284-036-000  
CAMA Number: 284-036-000-000  
Property Address: 7 NORTHERN SPY RD

Mailing Address: MARKOWSKI DAMON MARKOWSKI  
KAREN  
7 NORTHERN SPY RD  
FRANKLIN, MA 02038

Parcel Number: 284-038-000  
CAMA Number: 284-038-000-000  
Property Address: 28 RED GATE LN

Mailing Address: SIGEL DAVID L SIGEL MARCY F  
28 RED GATE LN  
FRANKLIN, MA 02038

Parcel Number: 284-039-000  
CAMA Number: 284-039-000-000  
Property Address: 32 RED GATE LN

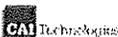
Mailing Address: SANDMAN BENJAMIN SANDMAN  
MEGAN  
32 RED GATE LN  
FRANKLIN, MA 02038

Parcel Number: 284-040-000  
CAMA Number: 284-040-000-000  
Property Address: 36 RED GATE LN

Mailing Address: GRELLA GENE P GRELLA ELIZABETH A  
36 RED GATE LN  
FRANKLIN, MA 02038

Parcel Number: 284-041-000  
CAMA Number: 284-041-000-000  
Property Address: 40 RED GATE LN

Mailing Address: RAPPA ROBERT J II RAPPA SUSAN A  
40 RED GATE LN  
FRANKLIN, MA 02038



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This information is believed to be correct but is subject to change and is not warranted.



# 300 feet Abutters List Report

Franklin, MA  
February 03, 2025

Parcel Number: 284-042-000  
CAMA Number: 284-042-000-000  
Property Address: 39 RED GATE LN

Mailing Address: LOVE JAMES G & RENEE A TRS LOVE  
FAMILY REVOCABLE TRUST  
39 RED GATE LN  
FRANKLIN, MA 02038

Parcel Number: 284-044-000  
CAMA Number: 284-044-000-000  
Property Address: 35 RED GATE LN

Mailing Address: GEORGES BACEM C & CECILIA D TRS  
GEORGES FAMILY TRUST  
35 RED GATE LN  
FRANKLIN, MA 02038

Parcel Number: 284-059-000  
CAMA Number: 284-059-000-000  
Property Address: 496 EAST CENTRAL ST

Mailing Address: THAPA BIROCHAN MAHARJAN RINU  
496 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-060-000  
CAMA Number: 284-060-000-000  
Property Address: EAST CENTRAL ST

Mailing Address: BULLUKIAN GEORGE BULLUKIAN  
DEBORAH A  
P O BOX 70  
FRANKLIN, MA 02038

Parcel Number: 284-061-000  
CAMA Number: 284-061-000-000  
Property Address: 494 EAST CENTRAL ST

Mailing Address: PERERA SIRIMEVAN S PERERA KANTHI  
494 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-062-000  
CAMA Number: 284-062-000-000  
Property Address: 472 EAST CENTRAL ST

Mailing Address: BULLUKIAN GEORGE BULLUKIAN  
DEBORAH A  
P O BOX 70  
FRANKLIN, MA 02038

Parcel Number: 284-063-000  
CAMA Number: 284-063-000-000  
Property Address: 470 EAST CENTRAL ST

Mailing Address: HALLIGAN PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

Parcel Number: 284-064-000  
CAMA Number: 284-064-000-000  
Property Address: EAST CENTRAL ST

Mailing Address: STOBART WAYNE F STOBART  
CHRISTINE S  
454 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-065-000  
CAMA Number: 284-065-000-000  
Property Address: 454 EAST CENTRAL ST

Mailing Address: STOBART PROPERTIES LLC  
454 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-066-000  
CAMA Number: 284-066-000-000  
Property Address: 444 EAST CENTRAL ST

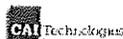
Mailing Address: STOBART PROPERTIES LLC  
444 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 284-067-000  
CAMA Number: 284-067-000-000  
Property Address: 440 EAST CENTRAL ST

Mailing Address: 440 EAST CENTRAL STREET LLC C/O  
PARSONS COMMERCIAL GROUP  
5 COMMONWEALTH RD SUITE 1A  
NATICK, MA 01760

Parcel Number: 284-068-000  
CAMA Number: 284-068-000-000  
Property Address: 430 EAST CENTRAL ST

Mailing Address: CASTILLO DANIEL CASTILLO REALTY  
36 JACKSON CIRCLE  
FRANKLIN, MA 02038



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This information is believed to be correct but is subject to change and is not warranted.



# 300 feet Abutters List Report

Franklin, MA  
February 03, 2025

Parcel Number: 284-069-000  
CAMA Number: 284-069-000-000  
Property Address: 424 EAST CENTRAL ST

Mailing Address: AC REALTY LLC  
36 JACKSON CIRCLE  
FRANKLIN, MA 02038

Parcel Number: 284-070-000  
CAMA Number: 284-070-000-000  
Property Address: 414-416 EAST CENTRAL ST

Mailing Address: FRANKLIN PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

Parcel Number: 285-007-000  
CAMA Number: 285-007-000-000  
Property Address: 400 EAST CENTRAL ST

Mailing Address: THE UNDEALERSHIP LLC  
400 EAST CENTRAL ST  
FRANKLIN, MA 02038

Parcel Number: 298-003-000  
CAMA Number: 298-003-000-000  
Property Address: 320 EAST CENTRAL ST

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 299-049-000  
CAMA Number: 299-049-000-000  
Property Address: RUSSET HILL RD

Mailing Address: FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

Parcel Number: 299-053-000  
CAMA Number: 299-053-000-000  
Property Address: 19 NORTHERN SPY RD

Mailing Address: OPPELT DOUGLAS J OPPELT TRICIA M  
19 NORTHERN SPY RD  
FRANKLIN, MA 02038

Parcel Number: 299-054-000  
CAMA Number: 299-054-000-000  
Property Address: 15 NORTHERN SPY RD

Mailing Address: WALBRIDGE BENJAMIN WALBRIDGE  
REBECCA  
15 NORTHERN SPY RD  
FRANKLIN, MA 02038

Parcel Number: 299-055-000  
CAMA Number: 299-055-000-000  
Property Address: 11 NORTHERN SPY RD

Mailing Address: HUGHES ROBERT TYLER HUGHES LISA  
MARIE  
11 NORTHERN SPY RD  
FRANKLIN, MA 02038

*Kevin M. Doyle, 2-3-25*



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This information is believed to be correct but is subject to change and is not warranted.

1776 REALTY LLC  
443 EAST CENTRAL ST  
FRANKLIN, MA 02038

HALLIGAN PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

SANDMAN BENJAMIN  
SANDMAN MEGAN  
32 RED GATE LN  
FRANKLIN, MA 02038

440 EAST CENTRAL STREET L  
C/O PARSONS COMMERCIAL GR  
5 COMMONWEALTH RD SUITE 1A  
NATICK, MA 01760

HUGHES ROBERT TYLER  
HUGHES LISA MARIE  
11 NORTHERN SPY RD  
FRANKLIN, MA 02038

SIGEL DAVID L  
SIGEL MARCY F  
28 RED GATE LN  
FRANKLIN, MA 02038

AC REALTY LLC  
36 JACKSON CIRCLE  
FRANKLIN, MA 02038

IPACS JOSEPH J  
IPACS CAROL P  
417 EAST CENTRAL ST  
FRANKLIN, MA 02038

STOBBART PROPERTIES LLC  
444 EAST CENTRAL ST  
FRANKLIN, MA 02038

BULLUKIAN GEORGE  
BULLUKIAN DEBORAH A  
P O BOX 70  
FRANKLIN, MA 02038

LOVE JAMES G & RENEE A TR  
LOVE FAMILY REVOCABLE TRU  
39 RED GATE LN  
FRANKLIN, MA 02038

STOBBART PROPERTIES LLC  
454 EAST CENTRAL ST  
FRANKLIN, MA 02038

CASTILLO DANIEL  
CASTILLO REALTY  
36 JACKSON CIRCLE  
FRANKLIN, MA 02038

MARKOWSKI DAMON  
MARKOWSKI KAREN  
7 NORTHERN SPY RD  
FRANKLIN, MA 02038

STOBBART WAYNE F  
STOBBART CHRISTINE S  
454 EAST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN PROPERTIES LLC  
1 NEWELL DR  
FRANKLIN, MA 02038

NXHENGO LLC  
893 WASHINGTON ST  
FRANKLIN, MA 02038

THAPA BIROCHAN  
MAHARJAN RINU  
496 EAST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN RETIREMENT RESID  
9310 NE VANCOUVER MALL DR -  
STE 200  
VANCOUVER, WA 98662

OAK RIDGE CONSTRUCTION CO  
206 MAPLE ST, PO BOX 272  
FRANKLIN, MA 02038

THE UNDEALERSHIP LLC  
400 EAST CENTRAL ST  
FRANKLIN, MA 02038

FRANKLIN TOWN OF  
355 EAST CENTRAL STREET  
FRANKLIN, MA 02038

OPPELT DOUGLAS J  
OPPELT TRICIA M  
19 NORTHERN SPY RD  
FRANKLIN, MA 02038

WALBRIDGE BENJAMIN  
WALBRIDGE REBECCA  
15 NORTHERN SPY RD  
FRANKLIN, MA 02038

GEORGES BACEM C & CECILIA  
GEORGES FAMILY TRUST  
35 RED GATE LN  
FRANKLIN, MA 02038

PERERA SIRIMEVAN S  
PERERA KANTHI  
494 EAST CENTRAL ST  
FRANKLIN, MA 02038

GRELLA GENE P  
GRELLA ELIZABETH A  
36 RED GATE LN  
FRANKLIN, MA 02038

RAPPA ROBERT J II  
RAPPA SUSAN A  
40 RED GATE LN  
FRANKLIN, MA 02038