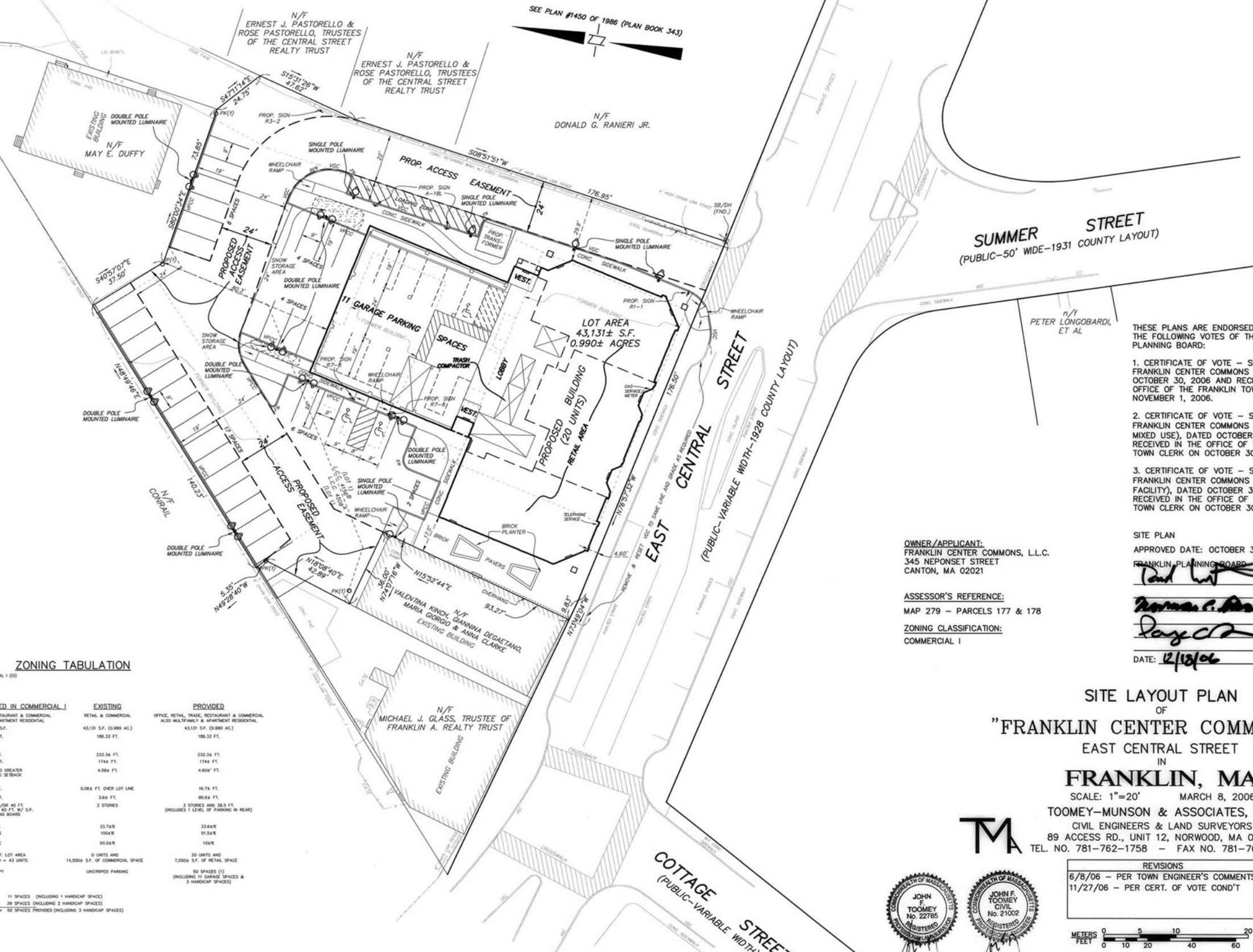


SEE PLAN #1450 OF 1986 (PLAN BOOK 343)



**SUMMER STREET**  
(PUBLIC-50' WIDE-1931 COUNTY LAYOUT)

**CENTRAL STREET**  
(PUBLIC-VARIABLE WIDTH-1928 COUNTY LAYOUT)

**COTTAGE STREET**  
(PUBLIC-VARIABLE WIDTH)

THESE PLANS ARE ENDORSED PURSUANT TO THE FOLLOWING VOTES OF THE FRANKLIN PLANNING BOARD:

1. CERTIFICATE OF VOTE - SITE PLAN - FRANKLIN CENTER COMMONS II, DATED OCTOBER 30, 2006 AND RECEIVED IN THE OFFICE OF THE FRANKLIN TOWN CLERK ON NOVEMBER 1, 2006.
2. CERTIFICATE OF VOTE - SPECIAL PERMIT - FRANKLIN CENTER COMMONS II (MULTI-FAMILY, MIXED USE), DATED OCTOBER 30, 2006 AND RECEIVED IN THE OFFICE OF THE FRANKLIN TOWN CLERK ON OCTOBER 30, 2006.
3. CERTIFICATE OF VOTE - SPECIAL PERMIT - FRANKLIN CENTER COMMONS II (PARKING FACILITY), DATED OCTOBER 30, 2006 AND RECEIVED IN THE OFFICE OF THE FRANKLIN TOWN CLERK ON OCTOBER 30, 2006.

SITE PLAN  
APPROVED DATE: OCTOBER 30, 2006  
FRANKLIN PLANNING BOARD  
*[Signature]*  
*[Signature]*  
*[Signature]*  
DATE: 12/18/06

**OWNER/APPLICANT:**  
FRANKLIN CENTER COMMONS, L.L.C.  
345 NEPONSET STREET  
CANTON, MA 02021

**ASSESSOR'S REFERENCE:**  
MAP 279 - PARCELS 177 & 178

**ZONING CLASSIFICATION:**  
COMMERCIAL I

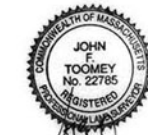
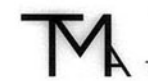
**ZONING TABULATION**

ZONING ITEM	REQUIRED/ALLOWED IN COMMERCIAL I	EXISTING	PROVIDED
ZONING CLASSIFICATION:	COMMERCIAL I (C1)	RETAIL & COMMERCIAL	OFFICE, RETAIL, TRADE, RESTAURANT & COMMERCIAL
GROUNDWATER PROTECTION DISTRICT:	N/A		ALSO MULTIFAMILY & APARTMENT RESIDENTIAL
FLOOD PLAIN DISTRICT (FEMA):	ZONE C		43,131 S.F. (0.990 AC)
MINIMUM LOT AREA:	5,000 S.F.	43,131 S.F. (0.990 AC)	43,131 S.F. (0.990 AC)
MINIMUM LOT FRONTAGE:	50 FT.	186.33 FT.	186.33 FT.
LOT DEPTH:	0 FT.	232.38 FT.	232.38 FT.
LOT WIDTH (MIN. CIRCLE DIA.):	45 FT.	174.8 FT.	174.8 FT.
FRONT YARD SETBACK:	20 FT. BUT NO GREATER THAN EXISTING SETBACK	4.584 FT.	4.604 FT.
SIDE YARD SETBACK:	0 FT.	0.064 FT. OVER LOT LINE	16.74 FT.
REAR YARD SETBACK:	15 FT.	80.84 FT.	80.84 FT.
MAXIMUM BUILDING HEIGHT:	3 STORES AND/OR 40 FT. 5 STORES AND/OR 60 FT. BY S.P. FROM PLANNING BOARD	3 STORES	3 STORES AND 38.5 FT. (INCLUDES 1 LEVEL OF PARKING IN REAR)
MAXIMUM LOT COVERAGE (STRUCTURES ONLY):	90%	33.64%	33.64%
(STRUCTURES PLUS PAVING):	100%	91.54%	91.54%
LANDSCAPED/OPEN SPACE:	NONE	50.04%	10.8%
DENSITY (MAX.):	1 UNIT/1,000 S.F. LOT AREA	0 UNITS AND	20 UNITS AND
	43,131 S.F./1,000 = 43 UNITS	14,500± S.F. OF COMMERCIAL SPACE	7,050± S.F. OF RETAIL SPACE
PARKING SPACES:	EXEMPT	UNSTRIPPED PARKING	30 SPACES (1) (INCLUDING 11 GARAGE SPACES & 3 HANDICAP SPACES)

(1) - GARAGE SPACES PROVIDED = 11 SPACES (INCLUDING 1 HANDICAP SPACE)  
SURFACE PARKING PROVIDED = 39 SPACES (INCLUDING 2 HANDICAP SPACES)  
TOTAL = 50 SPACES PROVIDED (INCLUDING 3 HANDICAP SPACES)

**SITE LAYOUT PLAN**  
OF  
**"FRANKLIN CENTER COMMONS II"**  
EAST CENTRAL STREET  
IN  
**FRANKLIN, MA**

SCALE: 1"=20' MARCH 8, 2006  
TOOMEY-MUNSON & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
89 ACCESS RD., UNIT 12, NORWOOD, MA 02062  
TEL. NO. 781-762-1758 - FAX NO. 781-762-3094



REVISIONS
6/8/06 - PER TOWN ENGINEER'S COMMENTS
11/27/06 - PER CERT. OF VOTE COND'T

