

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

TOTAL UNITS: 254

OFF-STREET PARKING SUMMARY

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

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

TOTAL PARKING SPACES REQUIRED = 508 SPACES

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

SURFACE		GARAGE		TOTAL PROPOSED	
STANDARD (9'x18') (8.5'x18')	ACCESSIBLE (9'x18')	COMPACT (8'x16')	STANDARD GARAGE (12'x21')	ACCESSIBLE GARAGE (15'x21')	
155	131	9	56	34	2
					387
					(1.52 STALL/UNIT)

ZONING SUMMARY TABLE
COMMERCIAL 2 ZONING DISTRICT

ZONE 2 WATER RESOURCE DISTRICT
COMMERCIAL AND BUSINESS CORRIDOR SIGN DISTRICT
SENIOR VILLAGE OVERLAY DISTRICT
FLOOD HAZARD OVERLAY DISTRICT

ITEM	COMMERCIAL 2 ⁽²⁾ ZONING DISTRICT REQUIRED/ALLOWED	PROPOSED ⁽¹⁾
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	213.6 FT
MINIMUM SIDE YARD	30.0 FT	8.9 FT ⁽³⁾
MINIMUM REAR YARD	30.0 FT	53.0 FT
MAXIMUM HEIGHT OF BUILDING	40 FT (3 STORIES)	4 STORIES ⁽⁴⁾
MAX. IMPERV. COVERAGE OF EX. UPLAND (STRUCTURES)	70% STRUCTURES	12.7% STRUCTURES
MAX. IMPERV. COVERAGE OF EX. UPLAND (PAVING)	-	24.6% PAVING
MAX. IMPERV. COVERAGE OF EX. UPLAND (TOTAL)	80%	37.3% IMPERVIOUS

NOTES:
PLEASE REFER TO THE WAIVERS REQUEST LIST FOR THE FULL LIST OF WAIVERS NECESSARY FOR THIS PROJECT

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
D	10/22/25	REVISED PER ABUTTER/ZBA COMMENTS (EAST SIDE)
C	9/18/25	REVISED PER NOI PEER REVIEW
B	7/21/25	REVISED PER NOI PEER REVIEW
A	6/11/25	REVISED PER TOWN COMMENTS

APPLICANT/OWNER:

TAG CENTRAL LLC
275 REGATTA DRIVE
JUPITER, FL 33477

PROJECT:

40B MULTIFAMILY
444 EAST CENTRAL STREET
FRANKLIN, MA

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

SCALE: 1" = 50' DWG. NAME: C-3317-01

DESIGNED BY: MTB CHECKED BY: CMQ

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

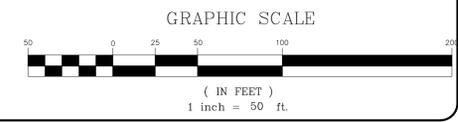
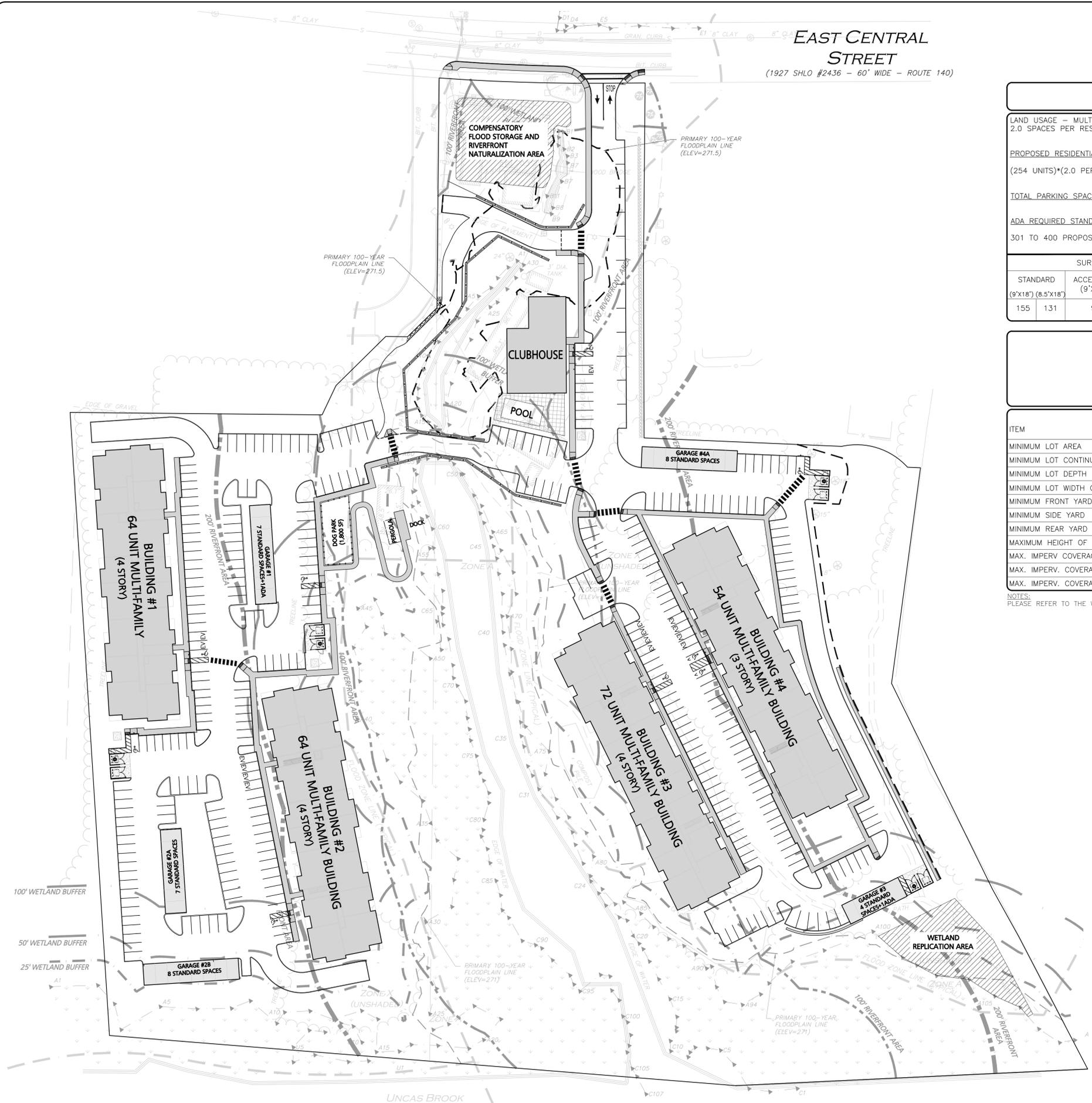
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