

NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 82, BLOCK 160, LOT 1 AND 82B, BLOCK 15, LOT 2. RECORD TITLE FROM BOOK 64092, PAGE 318.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY DUCHARME & DILLIS CIVIL DESIGN GROUP, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS, AVAILABLE RECORDS AND INFORMATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR ELEVATIONS OF ALL UNDERGROUND UTILITIES NOR THE LOCATION NOR CHARACTER OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
3. THE PROPERTY DESCRIBED ON THIS PLAN AND BUILDINGS THEREON, ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X"(AREA OF 0.2% ANNUAL CHANCE FLOOD) OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.250170 0518F. BEARING AN EFFECTIVE DATE OF JULY 7, 2014.

**ZONING DISTRICT: GENERAL  
MANUFACTURING – M**

DESCRIPTION	REQUIRED MANUFACTURING ZONE	EXISTING	PROPOSED
LOT AREA	6,000 SQ. FT. (MIN.)	207,284 SQ. FT.	207,284 SQ. FT.
LOT FRONTAGE	50 FT. (MIN.)	327.05 FT.	327.05 FT.
FRONT YARD SETBACK	50 FT. (MIN.)	4.3 FT.	4.3 FT.
SIDE YARD SETBACK	15 FT. (MIN.)	31.1 FT.	31.1 FT.
REAR YARD SETBACK	15 FT. (MIN.)	N/A.	N/A.
MAX BUILDING HEIGHT	80 FT. (6 STORIES)	38± FT.	38± FT.
FLOOR AREA RATIO	0.32 (MAX.)	0.49± (49%)	0.49± (49%)
MAX. LOT COVERAGE	N/A.	0.49± (49%)	0.49± (49%)
BUILDING AREA	N/A.	100,536 SQ. FT. (48.5%)	100,536 SQ. FT. (48.5%)
OTHER IMPERVIOUS SURFACES	N/A.	94,859 SQ. FT. (45.8%)	95,672 SQ. FT. (46.2%)
TOTAL IMPERVIOUS AREA	N/A.	195,395 SQ. FT. (94.3%)	196,208 SQ. FT. (94.7%)
PARKING SPACES	126	159 SPACES	156 SPACES
HANDICAP PARKING	5 SPACES	5 SPACES	5 SPACES
LANDSCAPED OPEN SPACE SURFACE RATIO	N/A	0.057 (5.7%)	0.053 (5.3%)
UPLAND AREA	6,000 SQ. FT. (MIN.)	207,284 SQ. FT.	207,284 SQ. FT.

\* – ZONING REQUIREMENTS FOR NON-RESIDENTIAL USE

**PARKING REQUIREMENTS**

EXISTING PARKING		TOTAL
PARKING REQUIREMENT	EXISTING CONDITION	
100 CLINTON STREET – MANUFACTURING	66,511 S.F.	83
102 CLINTON STREET – MANUFACTURING	33,486 S.F.	42
	TOTAL NUMBER OF REQUIRED PARKING SPACES	125
	NUMBER OF EXISTING PARKING SPACES	159

ZONING BY-LAW SECTION 14B.1 REQUIRES THE GREATER OF THE FOLLOWING PARKING REQUIREMENTS FOR MANUFACTURING USE:  
MANUFACTURING USE: 1 SPACE PER 800 S.F. OF FLOOR AREA OR 1 SPACE PER EMPLOYEE

**PROPOSED PARKING**

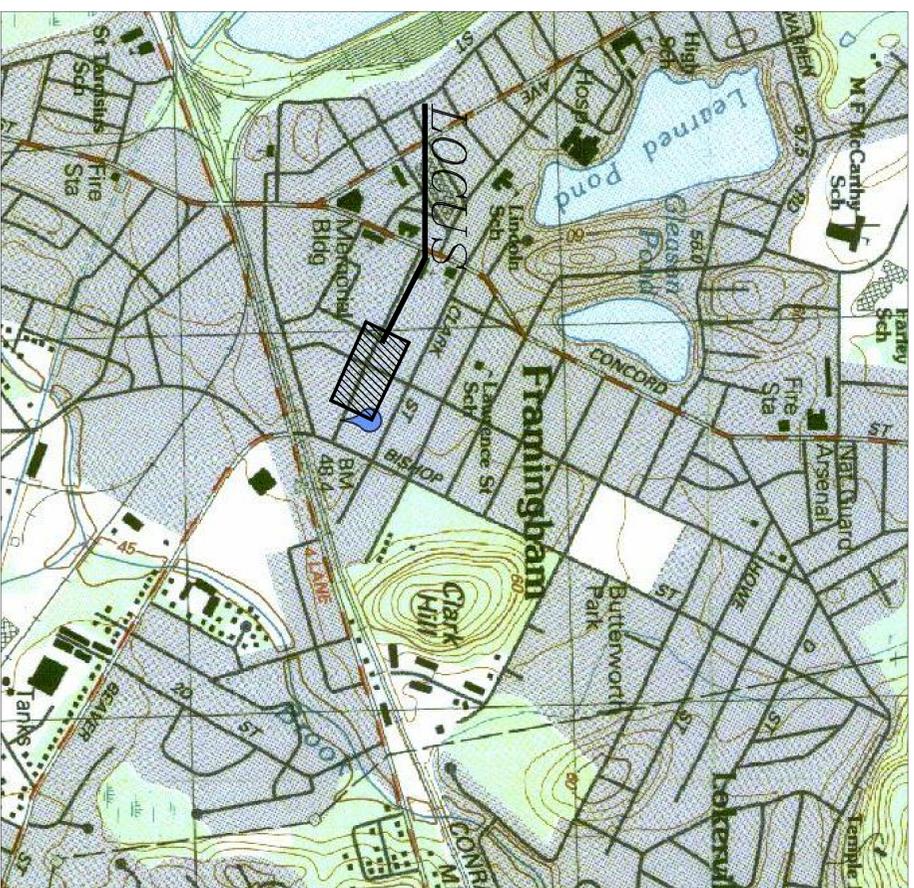
PROPOSED PARKING		TOTAL
PARKING REQUIREMENT	PROPOSED CONDITION	
100 CLINTON STREET – MANUFACTURING	59,168 S.F.	74
100 CLINTON STREET – RESTAURANT OCCUPANTS	175	59
100 CLINTON STREET – RESTAURANT EMPLOYEES	12	6
100 CLINTON STREET – OFFICE	2,000 S.F.	8
102 CLINTON STREET – MANUFACTURING	33,486 S.F.	42
	TOTAL NUMBER OF REQUIRED PARKING SPACES	188
	NUMBER OF PROPOSED PARKING SPACES	163

ZONING BY-LAW SECTION 14B.1 REQUIRES THE GREATER OF THE FOLLOWING PARKING REQUIREMENTS FOR MANUFACTURING, RESTAURANT AND OFFICE USE:  
MANUFACTURING USE: 1 SPACE PER 800 S.F. OF FLOOR AREA OR 1 SPACE PER EMPLOYEE  
RESTAURANT USE: 1 SPACE PER 3 OCCUPANTS AND 1 SPACE PER TWO EMPLOYEES  
OFFICE USE: 1 SPACE PER 250 S.F. OF FLOOR AREA

**BUILDING FOOTPRINT  
AND GROSS FLOOR AREA**

BUILDING	BUILDING FOOTPRINT	GROSS FLOOR AREA
EXISTING BUILDINGS	100,536 S.F.	100,536± S.F.
PROPOSED BUILDINGS	100,536 S.F.	100,536± S.F.

**JACK'S ABBY BREWING  
100 CLINTON STREET  
FRAMINGHAM MA 01702  
PROPOSED SITE PLANS**



FRAMINGHAM PLANNING BOARD

DATE: \_\_\_\_\_

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ZONING TABLE	
M (GENERAL MANUFACTURING)	NON-RESIDENTIAL
AREA	8,000 S.F.
FRONTAGE	65 FEET
SETBACKS:	50 FEET
FRONT YARD	30+ FEET
SIDE YARD	10 FEET
FLOOR AREA RATIO	0.32
BUILDING HEIGHT	80 FEET/76 STORIES
PLANNING	30% MAXIMUM
LOT COVERAGE	35% MAXIMUM

**SHEET INDEX**

- SHEET 1 — COVER SHEET
- SHEET 2 — PROPOSED LAYOUT PLAN
- SHEET 3 — LOCUS PLAN

**JACK'S ABBY BREWING  
COVER SHEET  
#100 CLINTON STREET  
IN  
FRAMINGHAM, MASS**

PREPARED FOR:  
JACK'S ABBY BREWING  
81 MORTON STREET  
FRAMINGHAM, MA 01702

PROPERTY OF:  
CLINTON 100 C/P, LLC  
43 BROAD STREET  
HUDSON, MA 01749

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
75 FRANKLIN STREET  
FRAMINGHAM, MA 01702  
TELE: (508)636-0063  
EMAIL: INFO@MWEENGINEERING.COM

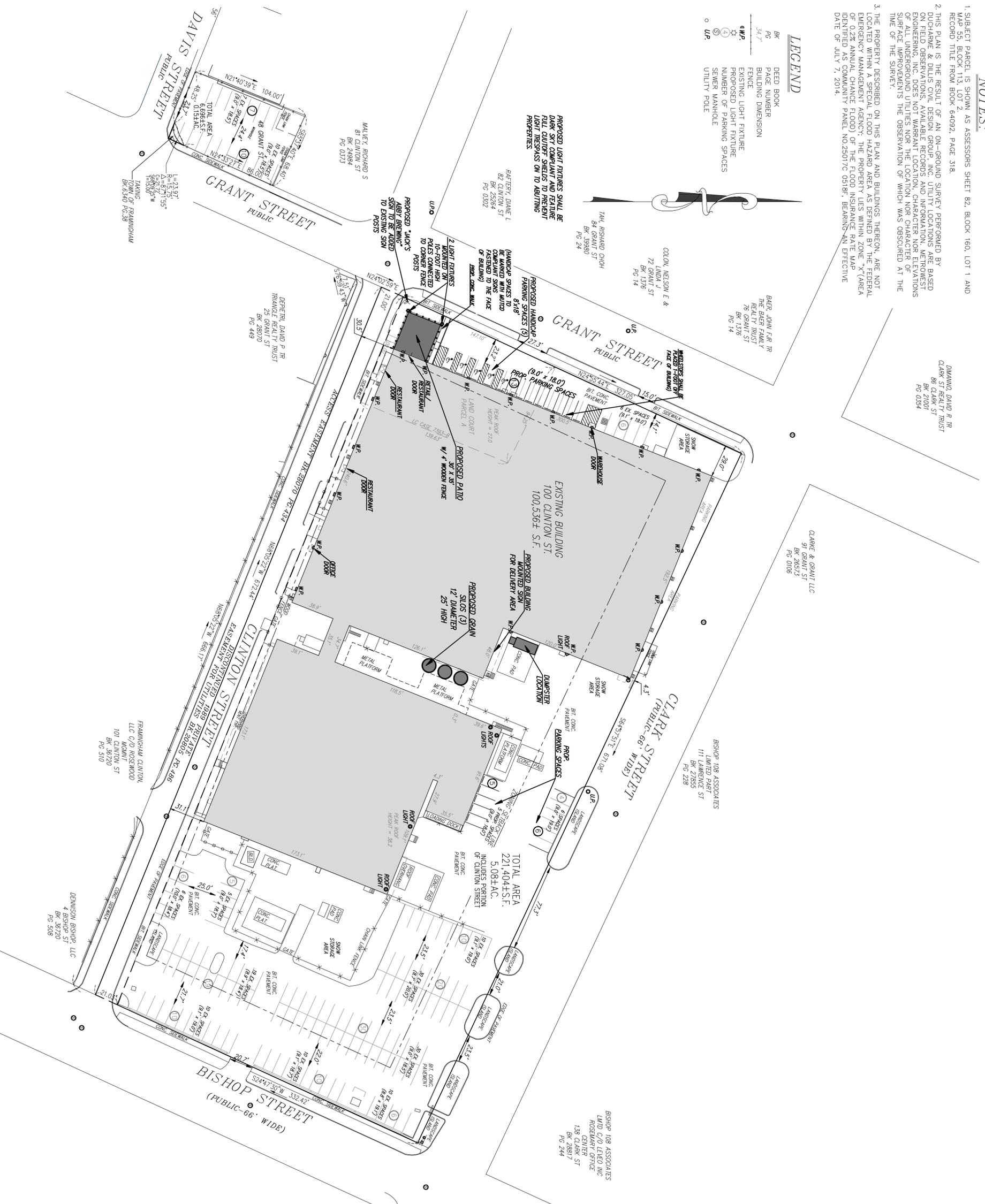
SHEET 1 OF 3 DATE: DECEMBER 5, 2014  
CALCD BY: BTN FIELD BK: CAD FILE: PROPOSED01.dwg  
DRAWN BY: BTN PROJECT: FRM-CU DWG FILE: SP120514.dwg

**NOTES:**

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 82, BLOCK 160, LOT 1 AND RECORD TITLE FROM BOOK 64092, PAGE 318.
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**LEGEND**

- BK DEED BOOK
- PG PAGE NUMBER
- 34.7' BUILDING DIMENSION
- FENCE
- EXISTING LIGHT FIXTURE
- PROPOSED LIGHT FIXTURE
- NUMBER OF PARKING SPACES
- SEWER MANHOLE
- UTILITY POLE
- UP



ZONING TABLE	
M (GENERAL MANUFACTURING)	
AREA	RESIDENTIAL NON-RESIDENTIAL
FRONTAGE	8,000 S.F. / 6,000 S.F.
SETBACKS:	65 FEET / 50 FEET
FRONT YARD	30+ FEET / 50 FEET
SIDE YARD	10 FEET / 15 FEET
FLOOR AREA RATIO	N.A. / 0.32
BUILDING HEIGHT	30' MAXIMUM / 80 FEET/6 STOREYS
LOT COVERAGE	35% MAXIMUM / 20% MINIMUM

DATE: \_\_\_\_\_

FRAMMINGHAM PLANNING BOARD

FOR METROWEST ENGINEERING, INC. DATE  
 ROBERT A. GEMMA, P.L.S. # 37046  
 P.E. # 31967 (CIVIL)

GRAPHIC SCALE  
 1 inch = 40 ft.

**JACK'S ABBY BREWING**  
 PROPOSED LAYOUT PLAN  
 #100 CLINTON STREET  
 IN  
 FRAMMINGHAM, MASS

PREPARED FOR:  
 JACK'S ABBY BREWING  
 81 MORTON STREET  
 FRAMMINGHAM, MA 01702

PROPERTY OF:  
 CLINTON 100 CPI, LLC  
 43 BROAD STREET  
 HUDSON, MA 01749

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 FRAMMINGHAM, MA 01702  
 TELE: (508) 636-0063  
 EMAIL: INFO@MWEENGINEERING.COM

SHEET 2 OF 3 DATE: DECEMBER 5, 2014  
 CALC'D BY: BTM FIELD BK: CAD FILE: PROPOSED01.dwg  
 DRAWN BY: BTM PROJECT: FRM-CU DWG FILE: SP120514.dwg

