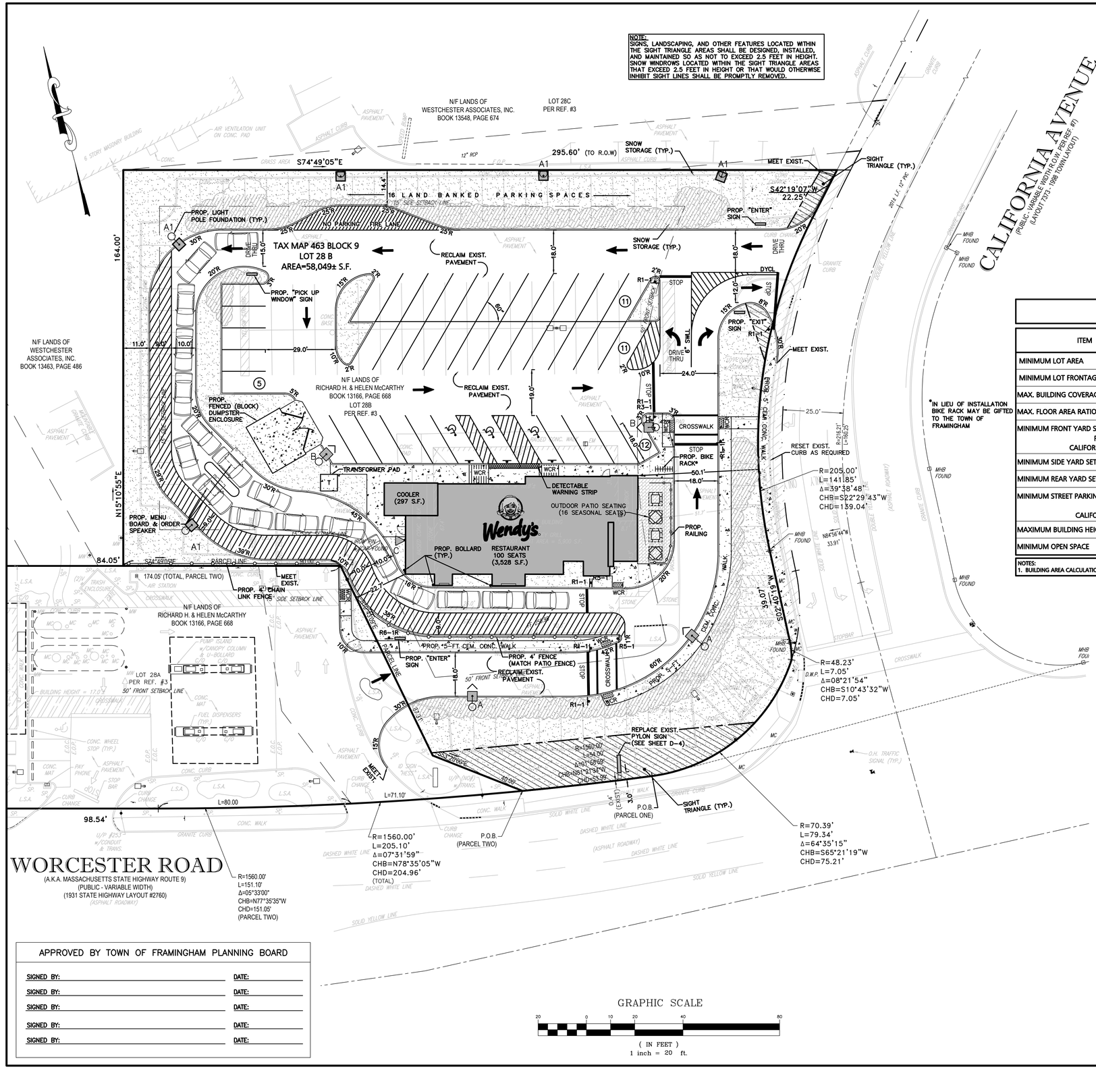

*IN LIEU OF INSTALLATION BIKE RACK MAY BE GIFTED TO THE TOWN OF FRAMINGHAM

LEGEND - SITE LAYOUT PLAN

PROPERTY LINE	
PROPOSED STRIPING	
BUILDING	
PARKING COUNT	(11)
PROP. CEM. CONC.	
PROPOSED PRECAST CEMENT CONC. CURB	
PROPOSED TRAFFIC SIGN	
DIRECTIONAL TRAFFIC ARROW	
PROPOSED LIGHT POLE	
HANDICAP PARKING	
LANDSCAPED AREAS	
SNOW STORAGE AREA	

LAND USAGE TABLE

M-GENERAL MANUFACTURING / HC OVERLAY

ITEM	REQUIRED	EXISTING	PROVIDED	VARIANCE/WAIVER REQUIRED
MINIMUM LOT AREA	6,000 SF	58,049 SF	58,049 SF	NO
MINIMUM LOT FRONTAGE	50 FT	133 FT(RT9)/210 FT (CAL AVE)	133 FT(RT9)/210 FT (CAL AVE)	NO
MAX. BUILDING COVERAGE	35%	10.1% (5,901 SF)	6.6% (3,825 SF)	NO
MAX. FLOOR AREA RATIO	0.32	0.10	0.06	NO
MINIMUM FRONT YARD SETBACK				
ROUTE 9	50 FT	60.7 FT	84.7 FT	NO
CALIFORNIA AVE	50 FT	51.7 FT	50.1 FT	NO
MINIMUM SIDE YARD SETBACK	15 FT	27.1 FT	22.7 FT	NO
MINIMUM REAR YARD SETBACK	15 FT (HC)	N/A	N/A	NO
MINIMUM STREET PARKING BUFFER	1/3 BLDG SETBACK (15 FT)			
ROUTE 9	50.2/3=16.70 FT	3.1 FT	17.0 FT	NO
CALIFORNIA AVE	84.7/3=28.23 FT	0 FT	38.0 FT	NO
MAXIMUM BUILDING HEIGHT	6 STORIES/50 FT	1 STORY	1 STORY	NO
MINIMUM OPEN SPACE	20%	10.7%	32.0%	NO

NOTES:
1. BUILDING AREA CALCULATION: 3,825 SF / 58,049 SF x 100 = 6.6%

PARKING CALCULATIONS

COMPONENT	REQUIRED	PROPOSED
FAST FOOD ESTABLISHMENT (BUILDING)	54 SPACES (1 Space for every 2 occupants plus 1 Space for every 2 employees) 100 occupants ÷ 2 = 50 spaces 8 employees ÷2 = 4 spaces	55 SPACES[3] (16 LANDBANKED)
FAST FOOD ESTABLISHMENT (SEASONAL EXTERIOR SEATING)	8 SPACES (1 Space for every 2 occupants) 16 occupants ÷ 2 = 8 spaces	
TOTAL	62 SPACES	55 SPACES

NOTES:
1. STANDARD SPACE 9'-0" X 18'-0"
2. HANDICAP SPACES REQUIRED PER 521 CMR 23.2.1 (51–75 SPACES) = 3 SPACES
   HANDICAP SPACES PROVIDED = 3 SPACES
3. A REDUCTION IN PARKING SPACES HAS BEEN REQUESTED BY SPECIAL PERMIT IN ACCORDANCE WITH SECTION IV.B.1.c OF THE FRAMINGHAM ZONING BY-LAW. A TOTAL OF 39 PARKING SPACES (WITH 16 LANDBANKED SPACES) HAS BEEN REQUESTED WHERE 54 SPACES ARE REQUIRED FOR THE INTERIOR OF THE RESTAURANT AND 8 SPACES ARE REQUIRED FOR THE OUTDOOR SEASONAL SEATING.

SIGN TABLE

REGULATORY DESCRIPTION	SIGN	SIZE	MOUNTING HEIGHT (GROUND TO BOTTOM OF SIGN)	DESCRIPTION	REFLECTORIZED
R7-8 (MODIFIED)	VIOLATORS WILL BE FINED $100 HANDICAPPED PARKING VAN	12" X 20"	7' - 0"	GREEN & BLUE ON WHITE	YES
R1-1	STOP	30" x 30"	7' - 0"	WHITE ON RED	YES
R6-1R	ONE WAY	36" X 12"	7' - 0"	BLACK & RED ON WHITE	YES
R3-1		24" X 24"	7' - 0"	BLACK & RED ON WHITE	YES
R5-1	DO NOT ENTER	24" X 24"	7' - 0"	RED ON WHITE	YES

ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

APPROVED BY TOWN OF FRAMINGHAM PLANNING BOARD

SIGNED BY: _____ DATE: _____
SIGNED BY: _____ DATE: _____
SIGNED BY: _____ DATE: _____
SIGNED BY: _____ DATE: _____
SIGNED BY: _____ DATE: _____

DATE	DESCRIPTION OF REVISION
5/27/15	MODIFY LANDSCAPING AND LIGHTING PER STAFF COMMENTS
5/11/15	ADD SIGHT TRIANGLES, MOD. HESS PED. ACCESS, ADJUST ESCAPE LANE
4/29/15	MODIFY PER VAI AND PLANNING BOARD COMMENTS
4/7/15	MODIFY PER DEPARTMENT AND PLANNING BOARD COMMENTS

PREPARED BY:
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PROJECT:
Site Plan
1699 &1701 Worcester Road
(Tax Map 463 Block 9 Lots 28A&28B)
Framingham, Massachusetts

DATE: February 9, 2015
PROJECT #: 14-49001
DWG FILE NAME: 14-49001.dwg
SCALE: As Noted
CHECKED BY: Richard A. Salvo, P.E.
DESIGN BY: Eric Bradanese

RICHARD A. SALVO — COMMONWEALTH OF MASSACHUSETTS — No. 39561 — REGISTERED PROFESSIONAL ENGINEER
Professional Engineer for Engineering Alliance, Inc.

APPLICANT:
The Wendy's Company
Northeast Region
40 General Warren Blvd.
Malvern, PA 19335

DWG. NO. C-3
DRAWING TITLE: Site Layout Plan