

**NOTES:**

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3A, RECORD TITLE FROM BOOK 1206, PAGE 65.
2. THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, 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 SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 25017 0051E, BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
4. LOT 18 AS SHOWN ON LAND COURT PLAN 34429L DOES NOT FORM A CLOSED FIGURE IN ACCORDANCE WITH 250 CMR. THE COURSE TO CLOSE THE LOT IS 0.11' S89°31'23"E AT THE NORTHWESTERLY CORNER OF THE LOT AT LAND NOW OR FORMERLY OF WATERVIEW REALTY TRUST IV AND LAND NOW OR FORMERLY OF THE MASSACHUSETTS TURNPIKE AUTHORITY.

FRAMMINGHAM PLANNING BOARD  
SITE PLAN REVIEW UNDER SECTION 11A.2D



1626 WORCESTER ROAD  
FRAMMINGHAM, MA

**PROPOSED BUILDING ADDITION SITE PLAN SET**



**PROJECT CONSULTANTS:**  
**CIVIL ENGINEERS & LAND SURVEYORS:**

**MWE** METROWEST ENGINEERING, INC.  
76 FRANKLIN STREET  
FRAMMINGHAM, MA 01702  
PH. 508.626.0063 FAX 508.875.6440  
www.mwengineering.com

**ARCHITECTS:**  
**REGENT ASSOCIATES, INC.**  
24 LYMAN STREET  
WESTBOROUGH, MA 01581  
PH. 508.870.0005 FAX 508.870.0026  
www.regentassociates.com

**BUILDING FOOTPRINT AND GROSS FLOOR AREA**

BUILDING	BUILDING FOOTPRINT	GROSS FLOOR AREA
EXISTING BUILDING	31,496 S.F.	42,528 S.F.
EXISTING BUILDING WITH ADDITIONS	38,744 S.F.	50,536 S.F.

**BERNARDI TOYOTA**

**COVER SHEET**  
#1626 WORCESTER ROAD  
IN  
FRAMMINGHAM, MASS

PREPARED FOR:  
JAMES P. CARNERY & ART D. ROSSI,  
TRUSTEES OF VOLADOR REALTY TRUST  
1626 WORCESTER ROAD  
FRAMMINGHAM, MA 01702

PROPERTY OF:  
JAMES P. CARNERY & ART D. ROSSI,  
TRUSTEES OF VOLADOR REALTY TRUST  
1626 WORCESTER ROAD  
FRAMMINGHAM, MA 01702

ENGINEER & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
76 FRANKLIN STREET  
FRAMMINGHAM, MA 01702  
TEL: (508) 626-0063

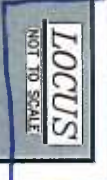
SHEET 1 OF 6 DATE: MARCH 31, 2014  
CALCD BY: BTM FIELD REC: 804 CAD FILE: PROJ\_SITE\_PLAN\_2014.dwg  
DRAFTER: TTS/BTN PROJECT: FHL\_WORSHG\_FIL: SPO3S14.dwg

**SHEET INDEX**

- SHEET 1—COVER SHEET
- SHEET 2—EXISTING CONDITIONS PLAN
- SHEET 3—EROSION CONTROL AND SEDIMENT CONTROL PLAN
- SHEET 4—PROPOSED LAYOUT PLAN
- SHEET 5—PROPOSED SITE & GRADING PLAN
- SHEET 6—DETAIL PLAN

DATE	REVISION

*Please Request waiver*



**ZONING DISTRICT: BUSINESS-B**

DESCRIPTION	REQUIRED BUSINESS ZONE	EXISTING	PROPOSED
LOT AREA	6,000 SQ. FT. (MIN.)	274,399 SQ. FT.	274,399 SQ. FT.
LOT FRONTAGE	50 FT. (MIN.)	809.42 FT.	809.42 FT.
FRONT YARD SETBACK	25 FT. (MIN.)	151.5 FT.	132.9 FT.
SIDE YARD SETBACK	15 FT. (MIN.)	162.4 FT.	51.1 FT.
REAR YARD SETBACK	80 FT. (6 STORIES)	58.5 FT.	45.0 FT.
MAX. BUILDING HEIGHT	80 FT. (6 STORIES)	37.8 FT.	37.8 FT.
FLOOR AREA RATIO	0.32 (MAX.)	0.1564	0.1844
MAX. LOT COVERAGE	35%	0.1115	0.141
BUILDING AREA	N/A	31,496 SQ. FT.	38,744 SQ. FT.
OTHER IMPERVIOUS SURFACES	N/A	177,179 SQ. FT.	177,102 SQ. FT.
TOTAL IMPERVIOUS AREA	N/A	208,675 SQ. FT.	208,598 SQ. FT.
PARKING	N/A	240 SPACES	220 SPACES
HANDICAP PARKING	7 SPACES	2 SPACES	7 SPACES
LANDSCAPED OPEN SPACE	N/A	0.24	0.24
LANDSCAPED SURFACE RATIO	N/A	0.24	0.24
UPLAND AREA	6,000 SQ. FT. (MIN.)	274,399 SQ. FT.	274,399 SQ. FT.

PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT  
\* - ZONING REQUIREMENTS FOR NON-RESIDENTIAL USE

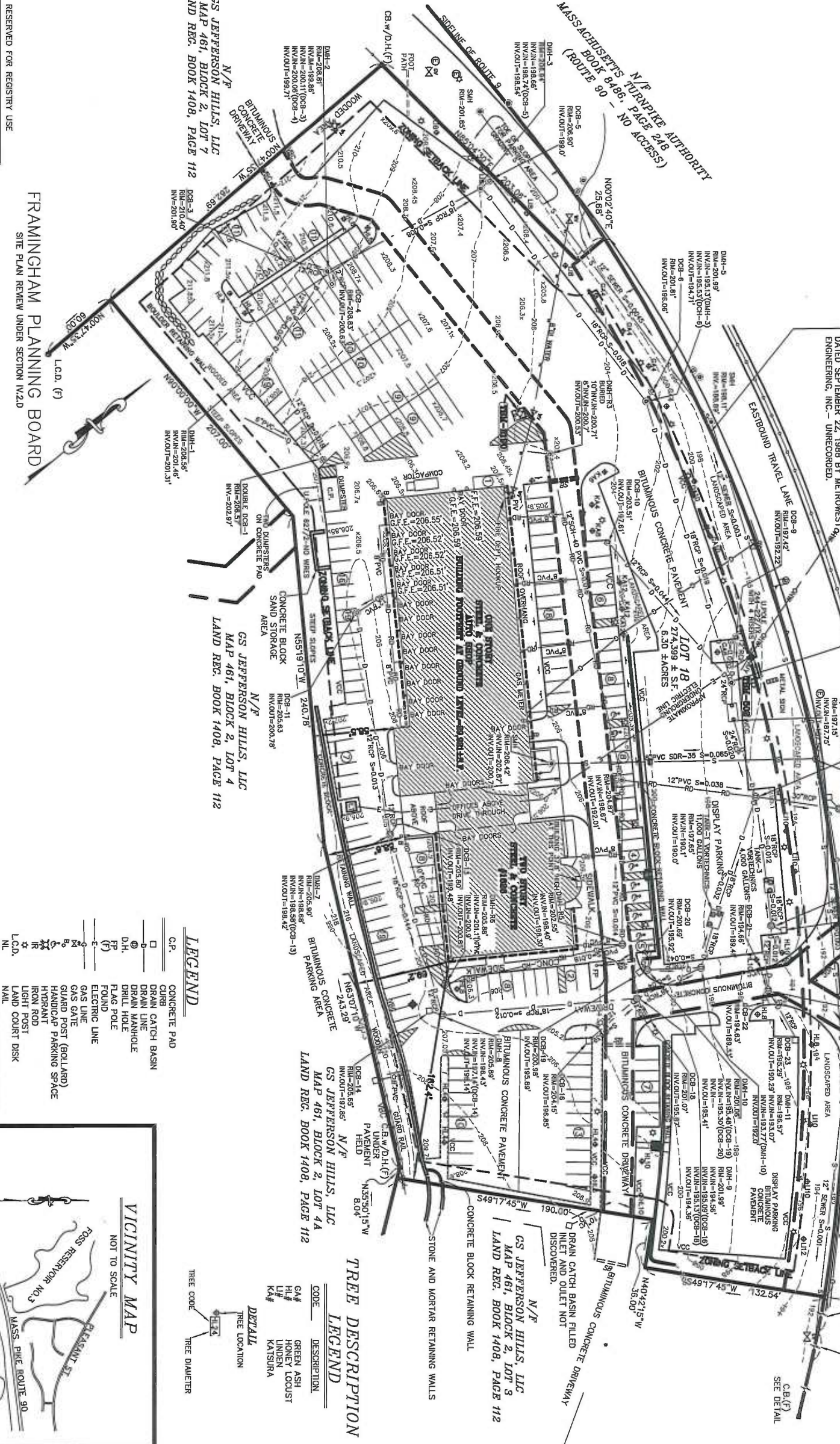
**PARKING REQUIREMENTS**

EXISTING PARKING		PROPOSED PARKING	
PARKING REQUIREMENT	EXISTING CONDITION	PARKING REQUIREMENT	EXISTING CONDITION
1 SPACE PER 400 S.F. OF GROSS FLOOR AREA	42,528 S.F.	105 EMPLOYEES	105
1 SPACE PER 1 EMPLOYEE	95 EMPLOYEES	TOTAL NUMBER OF REQUIRED PARKING SPACES	232
TOTAL NUMBER OF REQUIRED PARKING SPACES	202	NUMBER OF PROPOSED EXTERIOR PARKING SPACES	220
NUMBER OF EXISTING EXTERIOR PARKING SPACES	24	NUMBER OF PROPOSED INTERIOR PARKING SPACES	39
TOTAL NUMBER OF EXISTING PARKING SPACES	264	TOTAL NUMBER OF PROPOSED PARKING SPACES	261

**REFERENCES**

MIDDLESEX COUNTY SOUTH REGISTRY OF DEEDS  
 DEEDS:  
 BOOK 1206, PAGE 65  
 (CERTIFICATE #215215)  
 BOOK 844, PAGE 144  
 (CERTIFICATE #142894)  
 DOCUMENT # 673532  
 DOCUMENT # 508912  
 DOCUMENT # 508913

PLANS:  
 PLAN 1068 OF 1955  
 L.C. PLAN 34429C  
 L.C. PLAN 34429D  
 L.C. PLAN 34429E  
 UNRECORDED PLANS:  
 AS BUILT SITE PLAN CARNEY TOYOTA  
 IN FRAMINGHAM, MASS.  
 REISED: MARCH 31, 1999  
 BY: METROWEST ENGINEERING, INC.  
 PLAN OF LAND FRAMINGHAM, MASS.  
 DATED: SEPTEMBER 22, 1988  
 BY: METROWEST ENGINEERING, INC.



FRAMINGHAM PLANNING BOARD  
 SITE PLAN REVIEW UNDER SECTION 142D

RESERVED FOR REGISTRY USE

DATE: \_\_\_\_\_  
 THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

**WORCESTER ROAD - STATE HIGHWAY 1890 STATE L.O. - VARIOUS**

**LEGEND**

- C.P. CONCRETE PAD
- CURB
- DRAIN CATCH BASIN
- DRAIN LINE
- DRAIN MANHOLE
- DRILL HOLE
- FLAG POLE
- FOUND
- ELECTRIC LINE
- GAS LINE
- GAS GATE
- GUARD POST (BOLLARD)
- HANDICAP PARKING SPACE
- HYDRANT
- IRON ROD
- LIGHT POST
- LAND COURT DISK
- L.C.D.
- N.L.
- NUMBER OF PARKING SPACES
- ROOF DRAIN
- SEWER LINE
- SEWER MANHOLE
- SIGN BLIMP
- TO BE DETERMINED
- UTILITY POLE
- VERTICAL BITUMINOUS CURB
- VERTICAL CONCRETE CURB
- VERTICAL GRANITE CURB
- WATER GATE
- WATER LINE
- 100- EXISTING GRADE
- 100-0 EXISTING SPOT GRADE
- 100-0 GARAGE FLOOR ELEVATION
- 100-0 FIRST FLOOR ELEVATION
- 100-0 F.F.E.

**TREE DESCRIPTION LEGEND**

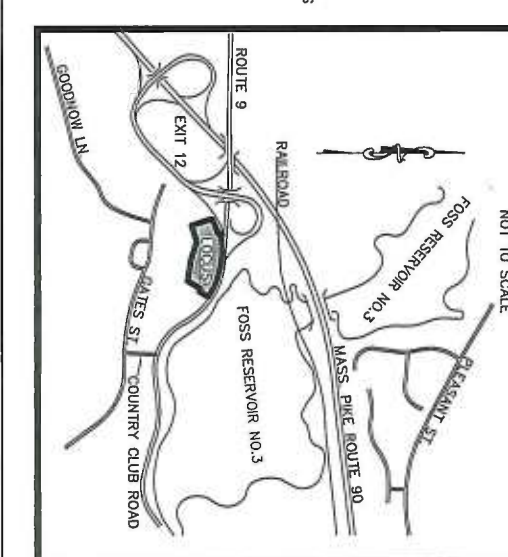
CODE	DESCRIPTION
G#	GREEN ASH
H#	HONEY LOCUST
L#	LINDEN
K#	KATSURRA

**DETAIL**

□ TREE LOCATION

○ TREE DIAMETER

**VICINITY MAP**



**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 461, BLOCK 2, LOT 3A. RECORD TITLE FROM BOOK 1206, PAGE 65.
- THIS PLAN IS THE RESULT OF AN ON-GROUND SURVEY PERFORMED BY METROWEST ENGINEERING, INC. UTILITY LOCATIONS ARE BASED ON FIELD OBSERVATIONS. AVAILABLE RECORDS AND INFORMATION, METROWEST ENGINEERING, INC. DOES NOT WARRANT LOCATION, CHARACTER NOR EXISTENCE OF UTILITIES. THESE ARE THE RESPONSIBILITY OF THE CLIENT. CHANGERS OF SUPERSEDED CONDITIONS THE OBSERVATION OF WHICH WAS OBTAINED AT THE TIME OF THE SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 23017 (SHIR), BEARING AN EFFECTIVE DATE OF JUNE 4, 2010.
- LOT 18 AS SHOWN ON LAND COURT PLAN 34429E, DOES NOT FORM A CLOSED FIGURE IN ACCORDANCE WITH 250 CHA. THE CORNER TO CLOSE AT LAND NOW OR FORMERLY OF WATERWEESTY TRUST IV AND LAND NOW OR FORMERLY OF THE MASSACHUSETTS TURNPIKE AUTHORITY.

**ZONING TABLE**

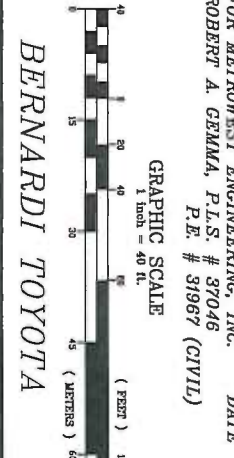
DESCRIPTION	REQUIRED BUSINESS ZONE	EXISTING BUSINESS ZONE
LOT AREA	6,000 SQ. FT. (MIN.)	274,399 SQ. FT.
LOT FRONTAGE	50 FT. (MIN.)	600.42 FT.
FRONT YARD SETBACK	25 FT. (MIN.)	151.5 FT.
SIDE YARD SETBACK	15 FT. (MIN.)	182.4 FT.
REAR YARD SETBACK	15 FT. (MIN.)	58.5 FT.
MAX. BUILDING HEIGHT	80 FT. (6 STORIES)	37.8 FT.
FLOOR AREA RATIO	0.32 (MAX.)	0.155%
MAX. LOT COVERAGE	35%	31.49% SQ. FT.
OTHER IMPERVIOUS SURFACES	N/A	177,179 SQ. FT.
TOTAL IMPERVIOUS AREA	N/A	208,678 SQ. FT.
PARKING	N/A	240 SPACES
HANDICAP PARKING	N/A	7 SPACES
UNSCALED PAVEMENT	N/A	6,000 SQ. FT. (MIN.)
LAND AREA	N/A	224,399 SQ. FT.

PROPERTY IS LOCATED WITHIN THE HIGHWAY CORRIDOR OVERLAY DISTRICT  
 \* - ZONING REQUIREMENTS FOR NON-RESIDENTIAL USE

**COMMONWEALTH OF MASSACHUSETTS**  
 ROBERT A. GEMMA  
 No. 31967  
 REGISTERED PROFESSIONAL ENGINEER

**COMMONWEALTH OF MASSACHUSETTS**  
 ROBERT A. GEMMA  
 No. 37046  
 PROFESSIONAL LAND SURVEYOR

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



**EXISTING CONDITIONS PLAN**

#1626 WORCESTER ROAD  
 IN  
 FRAMINGHAM, MASS

PREPARED FOR:  
 JAMES P. CARNEY & AMY D. ROSSI,  
 TRUSTEES OF VOLADOR REALTY TRUST  
 1626 WORCESTER ROAD  
 FRAMINGHAM, MA 01702

PROPERTY OF:  
 JAMES P. CARNEY & AMY D. ROSSI,  
 TRUSTEES OF VOLADOR REALTY TRUST  
 1626 WORCESTER ROAD  
 FRAMINGHAM, MA 01702

ENGINEERS & SURVEYORS:  
**MWE** METROWEST ENGINEERING, INC.  
 75 FRANKLIN STREET  
 FRAMINGHAM, MA 01702  
 TEL: (508)975-0063  
 FAX: (508)975-0440

SHEET 2 OF 6  
 DATE: MARCH 31, 2014  
 CALCD BY: BTM  
 FIELD BY: BTM  
 PROJECT: FRM\_WOR03\_DWG FILE: SP030314.dwg  
 DRAWN BY: BTM/JTS