

**OWNER/APPLICANT:**

FRAMINGHAM FRANKLIN LLC  
 P.O. Box 166  
 Shrewsbury, MA 01545

**CIVIL ENGINEER, LANDSCAPE ARCHITECT & LAND SURVEYOR:**



WATERMAN DESIGN ASSOCIATES, INC.  
 31 East Main Street  
 Westborough, MA 01581  
 508.366.6892  
 508.366.6808 (fax)  
 WATERMANSURVEYING.COM WATERMANASSOC.COM

**ARCHITECT:**

ALLEVATO ARCHITECTS, INC.  
 31 Hayward Street  
 Franklin, MA 02038

**TRAFFIC CONSULTANT:**

GREEN INTERNATIONAL AFFILIATES, INC.  
 239 Littleton Road, Suite 2  
 Westford, MA 01886

**MAJOR SITE PLAN REVIEW & SPECIAL PERMIT**  
 Pursuant to the Town of Framingham Zoning By-Law

**FOR:**

**UPTOWN**

**IN:**

**Framingham, Massachusetts  
 (Middlesex County)**

DATE: FEBRUARY 10, 2014  
 REVISED: MAY 20, 2014 - PER TOWN COMMENTS

**SHEET LIST:**

- C1.01 EXISTING CONDITIONS PLAN
- C1.02 LOCUS PLAN
- C1.03 300-FOOT BUTTERS PLAN
- C2.01 SITE PREPARATION PLAN
- C3.01 GRADING AND DRAINAGE PLAN
- C3.02 UTILITY PLAN
- C4.01 PARKING AND LAYOUT PLAN
- C4.02 TURNING MOVEMENT EXHIBIT
- C5.01 LANDSCAPE, LIGHTING & SIGNAGE PLAN
- C5.02 LIGHTING PHOTOMETRIC PLAN
- C6.01 - C6.09 CONSTRUCTION DETAILS
- A1 BUILDING A: FIRST FLOOR PLAN
- A2 BUILDING A: SECOND FLOOR PLAN
- A3 - A4 BUILDING A: EXTERIOR ELEVATIONS
- A5 BUILDING B: FIRST FLOOR PLAN
- A6 BUILDING B: SECOND FLOOR PLAN
- A7 - A8 BUILDING B: EXTERIOR ELEVATIONS
- A9 BUILDING C: PARTIAL FLOOR PLAN AND EXTERIOR ELEVATIONS
- A10 ISOMETRIC

**DEVELOPMENT SUMMARY TABLE:**

| ZONING CLASSIFICATION: M-1 LIGHT MANUFACTURING   |                               |                            |                      |
|--|-------------------------------|----------------------------|----------------------|
| DIMENSIONAL CONTROLS:  |                               |                            |                      |
| MIN. LOT AREA  | REQUIRED                      | 6,000 SF                   | PROVIDED             |
| MIN. LOT FRONTAGE  | 50 FEET                       | 50 FEET                    | 1,284'- FEET         |
| MIN. FRONT SETBACK   | 50 FEET                       | 50 FEET                    | 57'- FEET MIN.       |
| MIN. SIDE SETBACK  | 15 FEET                       | 15 FEET                    | 43'- FEET MIN.       |
| MIN. OPEN SPACE  | 20%                           | 20%                        | *14.2%               |
| MAX. BUILDING HEIGHT   | 6 STORIES/60 FEET             | 2 STORIES/50 FEET          | 28.5%                |
| MAX. BUILDING COVERAGE   | NONE                          | NONE                       | 28.5%                |
| MAX. FLOOR AREA RATIO  | 0.32                          | 0.32                       | * 0.24               |
| <b>BUILDING PROGRAM:</b>   |                               |                            |                      |
|  | USE                           | FLOOR                      | LEASABLE FLOOR AREA  |
| BUILDING A   | RETAIL                        | 1ST & 2ND                  | 15,407 SF            |
| BUILDING A   | **RESTAURANT                  | 1ST                        | 3,025 SF             |
| BUILDING B   | RETAIL                        | 1ST & 2ND                  | 18,804 SF            |
| BUILDING B   | **RESTAURANT                  | 1ST                        | 4,207 SF             |
| BUILDING C   | RETAIL                        | 1ST                        | 34,000 SF            |
| <b>TOTALS:</b>   |                               | <b>TOTALS:</b>             | <b>80,943 SF</b>     |
| <b>PARKING:</b> (Required - retail 5 per 1,000 sq ft; Rest. 1 per 2 seats; plus employees parking) |                               |                            |                      |
|  | REQUIRED BASED ON LEASABLE SF | REQUIRED BASED ON GROSS SF | PROVIDED             |
| RETAIL USE   | 364 SPACES                    | 574 SPACES                 | 270 SPACES           |
| RESTAURANT USE**   | 40 SPACES                     | 40 SPACES                  | 21 SPACES            |
| EMPLOYEE   | 384/- SPACES                  | 384/- SPACES               | 38 SPACES            |
| <b>TOTALS:</b>   | <b>447 SPACES</b>             | <b>457 SPACES</b>          | <b>***335 SPACES</b> |

CONDITIONALLY APPROVED  
 FRAMINGHAM PLANNING BOARD

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

FILE NO.: 084960  
 DWG. NO.: 0849601B

CONDITIONALLY APPROVED  
FRAMMINGHAM PLANNING BOARD

DATE:

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WATERMAN DESIGN ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WATERMAN DESIGN ASSOCIATES, INC.

| REV. | DATE    | DESCRIPTION       | APP'D. |
|------|---------|-------------------|--------|
| 1    | 5/20/14 | FOR THE DATE ONLY |        |
| 2    |         | INITIAL ISSUE     |        |
| 3    |         |                   |        |

PREPARED BY:  
4/10/14



WATERMAN DESIGN  
ASSOCIATES, INC.  
31 East Main Street  
Waltham, MA 01581  
508.366.6532  
www.watermandesign.com

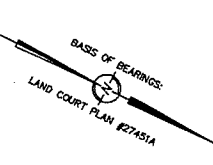
OWNER:  
FRAMMINGHAM  
FRANKLIN LLC  
P.O. Box 166  
Shrewsbury, MA 01545

APPLICANT:  
FRAMMINGHAM  
FRANKLIN LLC  
P.O. Box 166  
Shrewsbury, MA 01545

TITLE:  
EXISTING CONDITIONS  
PLAN  
UPTOWN  
Frammingham, MA  
(Middlesex County)

Major Site Plan Review

| DATE:    | SCALE: | 1" = 30' |
|----------|--------|----------|
| 02/04/14 |        |          |
| 06/01/00 |        |          |
| 08/09/01 |        |          |
| 08/09/01 |        |          |
| 08/09/01 |        |          |



OWNER OF RECORD:  
FRAMMINGHAM FRANKLIN LLC  
20 BOX 166  
SHEWSBURY, MA 01545

PLAN REFERENCES:  
PLAN 1883 OF 1956  
PLAN 288 OF 1982  
PLAN 522 OF 1972  
LAND COURT PLAN #27451A

ZONING CLASSIFICATION:  
M-1 / LIGHT MANUFACTURING

FIRM CLASSIFICATION:  
M-1 / LIGHT MANUFACTURING

ASSESSORS MAP REFERENCE:  
PARCEL ID: 100/027-0-0051-0001A  
PROPERTY ADDRESS: 444-490 FRANKLIN STREET  
DEED REFERENCE:  
DEED BOOK 27749 PAGE 481

LEGEND

| DESCRIPTION                              | EXISTING |
|--|----------|
| AIR CONDITIONING UNIT                    | □ AC     |
| BIRMINGHAM CONCRETE CURB                 | □ BC     |
| BOLLARD POST                             | □ BP     |
| BOUNDARY OF BORROWING VEGETATED WETLANDS | — BV     |
| CATCH BASIN                              | □ CB     |
| CHAIN LINK FENCE                         | — CL     |
| CONCRETE CURB                            | — CC     |
| CONCRETE PAD                             | — CP     |
| CONCRETE PAD W/TRANSFORMER               | — CPT    |
| CONCRETE WALKWAY                         | — CW     |
| DRAIN MANHOLE/DRYAN LINE                 | — DM     |
| EDGE OF PAYMENT                          | — EP     |
| ELECTRIC LINE INDICATOR                  | — EL     |
| GAS LINE INDICATOR                       | — GL     |
| GAS VALVE/GAS LINE                       | — GV     |
| HYDRANT                                  | — HY     |
| LAND COURT BOUND W/DISK                  | — LC     |
| LOADING DOCK                             | — LD     |
| LOADING WELL                             | — LW     |
| NEW OR FORMERLY                          | — NF     |
| OVERHEAD WIRE                            | — OW     |
| POLYVINYL CHLORIDE PIPE                  | — PVC    |
| REINFORCED CONCRETE PIPE                 | — RCP    |
| SEWER MANHOLE/SEWER LINE                 | — SM     |
| STEEL GARDBOARD                          | — SG     |
| STONE BOUND W/DRILL HOLE                 | — SB     |
| UTILITY POLE                             | — UP     |
| VERTICAL GRANITE CURB                    | — VC     |
| WATER VALVE/WATER LINE                   | — WV     |
| WATER SHUT OFF                           | — WS     |

NOTES:

- EXISTING CONDITIONS INFORMATION FROM AN ON-THE-GROUND SURVEY BY WATERMAN DESIGN ASSOCIATES, INC. BETWEEN FEBRUARY AND DECEMBER, 2013. ELEVATIONS ARE BASED ON MANNING RIMS, CONVERTED FROM METERS TO SURVEY FEET AS SHOWN ON RECORD PLAN FOR FRANKLIN STREET RECONSTRUCTION, SHEET 81/85-89, AS PROVIDED BY THE TOWN OF FRAMMINGHAM.
- WETLAND BOUNDARIES WERE DETERMINED IN THE FIELD BASED ON ANALYSIS OF SOIL, VEGETATION AND HYDROLOGY. WETLAND FLAG/LIMITS DELINEATED IN THE FIELD AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES PRESENT AT THE SITE THAT ARE NOT DETECTED HEREON. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-2233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROXIMATE UTILITY LOCATIONS TO WATERMAN DESIGN ASSOCIATES, INC. PRIOR TO ANY CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- NO SPECIAL FLOOD HAZARD AREAS (SFHA) EXIST WITHIN ANY PORTION OF THE SUBJECT PROPERTY AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 25070C 0516E, EFFECTIVE JUNE 4, 2010.
- TOTAL AREA OF THE SITE IS 6.704 ACRES.

