ZONING DISTRICT: GENERAL MANUFACTURING – M (NORTH SIDE)
BUSINESS – B (SOUTH SIDE)

(NON-RESIDENTIAL USE)

DESCRIPTION	EXISTING (NORTH)	EXISTING (SOUTH)	EXISTING TOTAL	PROPOSED (NORTH)	PROPOSED (SOUTH)	PROPOSED TOTAL	ZONING REQUIREMENT*
LOT AREA	20,812 SQ. FT.	45,158 SQ. FT.	65,770 SQ. FT.	20,812 SQ. FT.	45,158 SQ. FT.	65,770 SQ. FT.	6,000 SQ. FT. (MIN.)
LOT FRONTAGE	150 FEET	618.5 FEET	768.5 FEET	150 FEET	618.5 FEET	768.5 FEET	50 FEET (MIN.)
FRONT YARD SETBACK	5.1 FEET	4.3 FEET	4.3 FEET	5.1 FEET	10 FEET	4.3 FEET	50 FEET (MIN.)
SIDE YARD SETBACK	36.5 FEET	68.4 FEET	36.5 FEET	36.5 FEET	10 FEET	36.5 FEET	15 FEET (MIN.)
REAR YARD SETBACK	32.4 FEET	28.5 FEET	28.5 FEET	32.4 FEET	5 FEET	28.5 FEET	15 FEET (MIN.)
GROSS FLOOR AREA	10,644 SQ. FT.	2,408 SQ. FT.	13,053 SQ. FT.	~~14,484 SQ. FT.~~	337 SQ. FT.	~~14,821 SQ. FT.~~	21,046 S.F. (MAX)
FLOOR AREA RATIO	0.52	0.05	0.20	~~0.70~~	0.01	~~0.23~~	0.32
TOTAL IMPERVIOUS AREA	19,978 SQ. FT.	31,240 SQ. FT.	52,357 SQ. FT.	20,004 SQ. FT.	32,750 SQ. FT.	52,754 SQ. FT.	N/A
BUILDING AREA COVERAGE	4,278 SQ. FT.	2,409 SQ. FT.	6,688 SQ. FT.	5,460 SQ. FT.	337 SQ. FT.	5,797 SQ. FT.	N/A
**PARKING	19 SPACES	82 SPACES	101 SPACES	~~78 SPACES~~	93 SPACES	121 SPACES	120 SPACES
*HANDICAP PARKING	2 SPACES	0 SPACES	2 SPACES	5 SPACES	0 SPACES	5 SPACES	5 SPACES
MAX. BLDG. HEIGHT	3 STORY	1 STORY	1 & 3 STORY	3 STORY	1 STORY	1 & 3 STORY	6 STORY/80 FEET (MAX.)
LANDSCAPED OPEN SPACE SURFACE RATIO	0.03	0.07	0.10	0.04	0.27	0.20	.20 (MIN.)

FOR REGISTRY USE ONLY

**PARKING REQUIREMENTS:

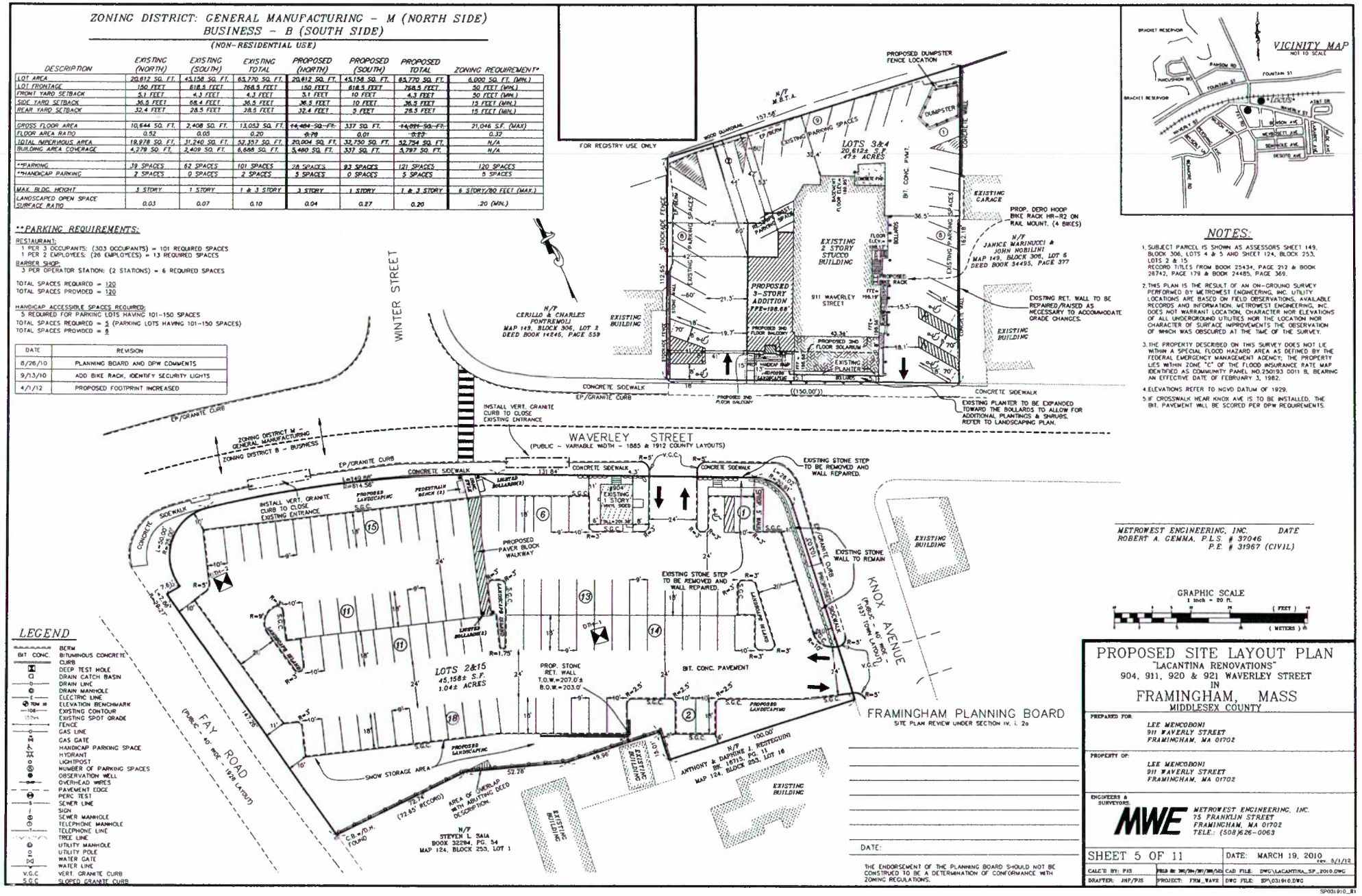
RESTAURANT:
1 PER 3 OCCUPANTS: (303 OCCUPANTS) = 101 REQUIRED SPACES
1 PER 2 EMPLOYEES: (26 EMPLOYEES) = 13 REQUIRED SPACES

BARBER SHOP:
3 PER OPERATOR STATION: (2 STATIONS) = 6 REQUIRED SPACES

TOTAL SPACES REQUIRED = 120
TOTAL SPACES PROVIDED = 120

HANDICAP ACCESSIBLE SPACES REQUIRED:
5 REQUIRED FOR PARKING LOTS HAVING 101-150 SPACES
TOTAL SPACES REQUIRED = 5 (PARKING LOTS HAVING 101-150 SPACES)
TOTAL SPACES PROVIDED = 6

DATE	REVISION
8/26/10	PLANNING BOARD AND DPW COMMENTS
9/13/10	ADD BIKE RACK, IDENTIFY SECURITY LIGHTS
4/1/12	PROPOSED FOOTPRINT INCREASED



NOTES:

1. SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 149, BLOCK 306, LOTS 4 & 5 AND SHEET 124, BLOCK 253, LOTS 2 & 15. RECORD TITLES FROM BOOK 25434, PAGE 212 & BOOK 26742, PAGE 179 & BOOK 24485, PAGE 369.
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 OBSCURED 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 "C" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.250193 0011 B, BEARING AN EFFECTIVE DATE OF FEBRUARY 3, 1982.
4. ELEVATIONS REFER TO NGVD DATUM OF 1929.
5. IF CROSSWALK NEAR KNOX AVE IS TO BE INSTALLED, THE BIT. PAVEMENT WILL BE SCORED PER DPW REQUIREMENTS.

LEGEND

BERM
BIT CONC — BITUMINOUS CONCRETE CURB
DEEP TEST HOLE
DRAIN CATCH BASIN
DRAIN LINE
DRAIN MANHOLE
ELECTRIC LINE
TBM 88 — ELEVATION BENCHMARK
108 — EXISTING CONTOUR
EXISTING SPOT GRADE
FENCE
GAS LINE
GAS GATE
HANDICAP PARKING SPACE
HYDRANT
LIGHTPOST
NUMBER OF PARKING SPACES
OBSERVATION WELL
OVERHEAD WIRES
PAVEMENT EDGE
PERC TEST
SEWER LINE
SIGN
SEWER MANHOLE
TELEPHONE MANHOLE
TELEPHONE LINE
TREE LINE
UTILITY MANHOLE
UTILITY POLE
WATER GATE
WATER LINE
V.G.C — VERT. GRANITE CURB
S.G.C — SLOPED GRANITE CURB

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

GRAPHIC SCALE
1 inch = 20 ft.
(FEET)
(METERS)

FRAMINGHAM PLANNING BOARD
SITE PLAN REVIEW UNDER SECTION IV. L 2o

DATE:

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

PROPOSED SITE LAYOUT PLAN
"LACANTINA RENOVATIONS"
904, 911, 920 & 921 WAVERLEY STREET
IN
FRAMINGHAM, MASS
MIDDLESEX COUNTY

PREPARED FOR:
LEE MENCOBONI
911 WAVERLY STREET
FRAMINGHAM, MA 01702

PROPERTY OF:
LEE MENCOBONI
911 WAVERLY STREET
FRAMINGHAM, MA 01702

ENGINEERS & SURVEYORS:
MWE
METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE.: (508)626-0063

SHEET 5 OF 11 | DATE: MARCH 19, 2010 rev. 5/1/12

CALC'D BY: PJS | FIELD BK: 391/394/397/399/404 | CAD FILE: DWG\LACANTINA_SP_2010.DWG
DRAFTER: JNP/PJS | PROJECT: FRM_WAVE | DWG FILE: SP\031910.DWG

SP031910_R1