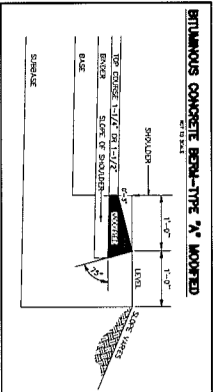


ZONING DISTRICT: GENERAL MANUFACTURING - N (NORTH SIDE)
BUSINESS - B (SOUTH SIDE)

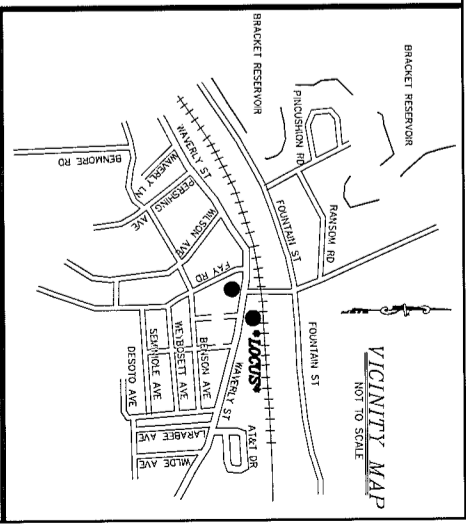
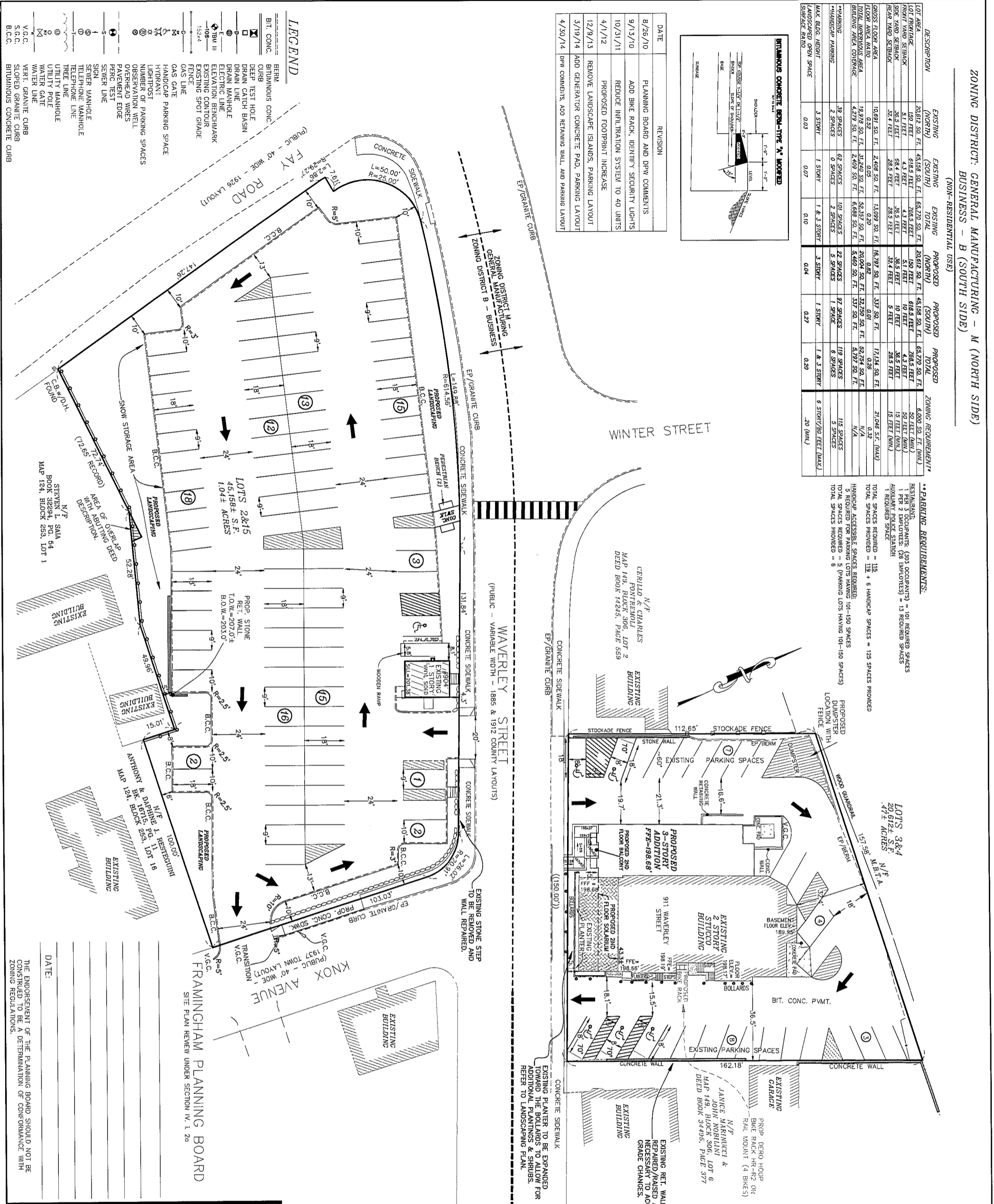
DESCRIPTION	EXISTING		PROPOSED		ZONING REQUIREMENT*	
	(NORTH)	(SOUTH)	(NORTH)	(SOUTH)	(NORTH)	(SOUTH)
LOT AREA	20,412 SQ. FT.	45,158 SQ. FT.	20,412 SQ. FT.	45,158 SQ. FT.	6,000 SQ. FT. (MIN.)	50 FEET (MIN.)
LOT FRONTAGE	180 FEET	268.5 FEET	180 FEET	268.5 FEET	10 FEET	19 FEET (MIN.)
FRONT YARD SETBACK	51 FEET	4.3 FEET	51 FEET	4.3 FEET	5 FEET	12 FEET (MIN.)
SIDE YARD SETBACK	36.5 FEET	98.4 FEET	36.5 FEET	98.4 FEET	5 FEET	12 FEET (MIN.)
REAR YARD SETBACK	36.5 FEET	283.7 FEET	36.5 FEET	283.7 FEET	5 FEET	12 FEET (MIN.)
GROSS FLOOR AREA	10,991 SQ. FT.	2,408 SQ. FT.	13,099 SQ. FT.	17,134 SQ. FT.	21,046 S.F. (MAX)	N/A
FLOOR AREA RATIO	0.52	0.05	0.62	0.01	0.28	N/A
TOTAL IMPERVIOUS AREA	19,278 SQ. FT.	31,240 SQ. FT.	20,004 SQ. FT.	32,250 SQ. FT.	62,250 SQ. FT.	N/A
BUILDING AREA COVERAGE	4,279 SQ. FT.	2,409 SQ. FT.	6,688 SQ. FT.	6,797 SQ. FT.	119 SPACES	119 SPACES
HANDICAP PARKING	18 SPACES	62 SPACES	101 SPACES	22 SPACES	5 SPACES	5 SPACES
MAX. BLDG. HEIGHT	3 STORIES	1 STORY	1 & 3 STORIES	1 STORY	1 & 3 STORIES	6 STORY/80 FEET (MAX)
LANDSCAPED OPEN SPACE SURFACE RATIO	0.03	0.07	0.10	0.22	0.20 (MIN.)	

**PARKING REQUIREMENTS:

RESTAURANT: 1 PER 200 SQUARE FEET (100 OCCUPANCY) = 10 REQUIRED SPACES
1 PER 200 SQUARE FEET (50 OCCUPANCY) = 13 REQUIRED SPACES
AMBIARY/POLICE STATION: 1 REQUIRED SPACE
TOTAL SPACES PROVIDED = 119 + 6 HANDICAP SPACES = 125 SPACES PROVIDED
TOTAL SPACES REQUIRED = 119 + 150 SPACES (10-150 SPACES)
TOTAL SPACES PROVIDED = 125 (PARKING LOTS HAVING 10-150 SPACES)
TOTAL SPACES PROVIDED = 6



DATE	REVISION
8/26/10	PLANNING BOARD AND DPW COMMENTS
9/13/10	ADD BIKE RACK, IDENTITY SECURITY LIGHTS
10/31/11	REDUCE INFILTRATION SYSTEM TO 40 UNITS
4/1/12	PROPOSED FOOTPRINT INCREASE
12/9/13	REMOVE LANDSCAPE ISLANDS, PARKING LAYOUT
3/19/14	ADD GENERATOR CONCRETE PAD, PARKING LAYOUT
4/30/14	DPW COMMENTS, ADD RETAINING WALL, AND PARKING LAYOUT



NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS SHEET 149, BLOCK 306, LOTS 4 & 5 AND SHEET 124, BLOCK 253, RECORD TITLES FROM BOOK 25434, PAGE 212 & BOOK 26742, PAGE 179 & BOOK 24485, PAGE 369.
- 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 OR ELEVATIONS OF UTILITIES. THE FIELD SURVEY AND 2013/14/15 BARRING OF FACTOR OF SURFACE IMPROVEMENTS THE OBSERVATION OF WHICH WAS OBSERVED AT THE TIME OF THE SURVEY.
- 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 OF THE FLOOD INSURANCE RATE MAP AND 2013/14/15 BARRING AN EFFECTIVE DATE OF FEBRUARY 3, 1982.
- ELEVATIONS REFER TO NGVD DATUM OF 1929.
- IF CROSSWALK NEAR KNOX AVE IS TO BE INSTALLED, THE BIT. PAVEMENT WILL BE SCORED PER DPW REQUIREMENTS.

DATE: _____

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

GRAPHIC SCALE
1 inch = 20 ft.
(FEET) 4'
(METERS) 15'

PREPARED FOR: LEB MENCORPONT
517 WAVERLEY STREET
FRAMINGHAM, MA 01702

PROPERTY OF: LEB MENCORPONT
517 WAVERLEY STREET
FRAMINGHAM, MA 01702

ENGINEERS & SURVEYORS: MWE METROWEST ENGINEERING, INC.
78 FRANKLIN STREET
FRAMINGHAM, MA 01702
TEL: (508) 526-0063

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

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

SHEET 5 OF 11 DATE: MARCH 19, 2010 REV. 4/30/14
CALCD BY: PHS DTD BY: 390/391/397/398/399 CAD TITLE: DWG.LACANTINA.SP.RA.2014
DRAWN BY: MAA PROJECT: FRM.MW2 DWG FILE:

