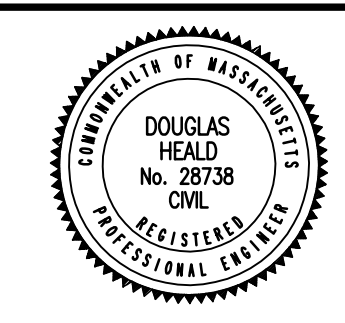


3	5/14/07	GATE VALVE ON WATER MAIN
2	3/5/07	REVISE PER BOH COMMENTS
1	1/30/07	ADD TOWN REVIEW COMMENTS



DRAWN BY: BDH

DESIGNED BY: DH

CHECKED BY: DH



MERRILL ASSOCIATES, INC.
 REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS
 427 COLUMBIA ROAD - HANOVER, MA 02339
 TEL. (781) 826-9200 FAX. (781) 826-6665

SITE PLAN
 1972 / 1978 WASHINGTON STREET
 ASSESSORS MAP 5, LOTS 25 AND 57
 HANOVER, MASSACHUSETTS
 APPLICANT/OWNER: 1972 WASHINGTON STREET LLC
 EUGENE CROWLEY
 1972 WASHINGTON STREET
 HANOVER, MA 02339

NOVEMBER 16, 2006

SCALE: 1"=20'

JOB NO. 06-016

LATEST REVISION: MAY 14, 2007

LAYOUT/ZONING

ZONING DATA

ZONING DISTRICT: COMMERCIAL DISTRICT

PROPOSED USE: 27 SEAT RESTAURANT WITH DRIVE-THRU AND 24 SEAT RESTAURANT

- A RESTAURANT WITH A DRIVE IN WINDOW IS A USE REQUIRING
- A SPECIAL USE PERMIT APPROVAL FOR BOTH THE RESTAURANT AND DRIVE IN WINDOW (SECTION 6.220 B. AND N.)
- RETAIL SALES - ALLOWED USES (SECTION 6.210 A.&C. AND SECTION 6.110 A.)
- COMBINING THE TWO LOTS - SPECIAL PERMIT REQUIRED (SECTION 4.330.A)
- USE CHANGE NON-CONFORMING LOT - SPECIAL PERMIT REQUIRED (SECTION 4.350)
- SITE PLAN REVIEW REQUIRED

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING		PROPOSED (BOTH LOTS)
		LOT 25	LOT 57	
MIN. LOT SIZE	44,000 S.F.	22,068 S.F.*	27,842 S.F.*	49,910 S.F.
LOT FRONTAGE	200 FT.	100.0'*	138.2'*	238.2*
		N/A	196.1'*	NO CHANGE
FRONT SETBACK	75 FT.	42.3*	46*	75'
		N/A	37.3*	40**
SIDE SETBACK	15 FT	5.7 & 5.5*	19.3*	57' (INCLUDES 15' SIDE BUFFER)
REAR SETBACK	25 FT	92.2'	N/A	N/A
MAX. BUILDING COVERAGE	RESTAURANT-12% GENERAL RETAILING-15%	7.5%	17.7%*	10.4%-5,200 S.F.
MAX. LOT COVERAGE:	60% - 29,946 S.F. BOTH LOTS	18.3%	65.3%*	59.8% - 29,847 S.F.
BUFFERS:				
	FRONT 20 FT	-	-	26.1'(WASH. STREET)
	FRONT 20 FT	-	-	22.8'(SATURN DRIVE)
	SIDE 15 FT	*	*	15 FT
	REAR 15 FT	15+'	N/A	N/A

PARKING: (10'x20' EACH SPACE) RESTAURANT:

- 1 SPACE/3 PERSONS 27 SEATS = 9 SPACES
- 1 SPACE PER EMPLOYEE 5 EMPLOYEES = 5 SPACES

- 1-STORY BUILDING**
- 1,800 S.F. RETAIL
 - 1 SPACE/200 SF 1,800/200= 9 SPACES
 - 1 SPACE PER EMPLOYEE 3 EMPLOYEES= 3 SPACES

- 1,600 S.F. RESTAURANT
- 1 SPACE/3 PERSONS 24 SEATS = 8 SPACES
- 1 SPACE PER EMPLOYEE 4 EMPLOYEES= 4 SPACES
- TOTAL SPACES REQUIRED = 38 SPACES

N/A 29 SPACES 38 SPACES PROVIDED

SEE LANDSCAPE PLAN

*THE FOLLOWING IDENTIFIES CURRENT NON CONFORMITIES:

LOT 25

- USE - RESIDENTIAL
- MIN. LOT AREA - EXISTING 22,068 S.F. - MIN. REQUIRED 44,000 S.F.
- LOT FRONTAGE - EXISTING 100 FT (WASHINGTON ST.) - MIN. REQUIRED 200 FT
- FRONT SETBACK - EXISTING 42.3 FT - MIN. REQUIRED 50 FT AND NO MORE THAN FIVE PARKING SPACES IN FRONT
- SIDE SETBACK - ONE EXISTING GARAGE 5.5 FT - AND ONE EXISTING GARAGE 5.7 FT. MIN. REQUIRED 15 FT PLUS 15 FT BUFFER
- ACCESS DRIVES - EXISTING 1 AT 10' WIDE - MIN. WIDTH TO BE 20 FT

LOT 57

- MIN. LOT AREA - EXISTING 27,842 S.F. - MIN. REQUIRED 44,000 S.F.
- LOT FRONTAGE - EXISTING 138.20 FT (WASHINGTON ST.) - MIN. REQUIRED 200 FT
- EXISTING 196.1 FT (SATURN DR.) - MIN. REQUIRED 200 FT
- FRONT SETBACK - EXISTING 46 FT (WASHINGTON ST.) - MIN. REQUIRED 75 FT AS THERE ARE MORE THAN 5 PARKING SPACES EXISTING IN FRONT.
- EXISTING 37.3 FT (SATURN DR.) - MIN. REQUIRED 75 FT AS THERE ARE MORE THAN 5 PARKING SPACES IN FRONT

- SIDE SETBACK - EXISTING 19.3 FT - MIN. REQUIRED 15 FT PLUS 15 FT BUFFER
- MAX. BUILDING COVERAGE - EXISTING 17.7% - MIN. ALLOWED IS OFFICE SPACE - 17.5%
RETAIL SPACE - 15%

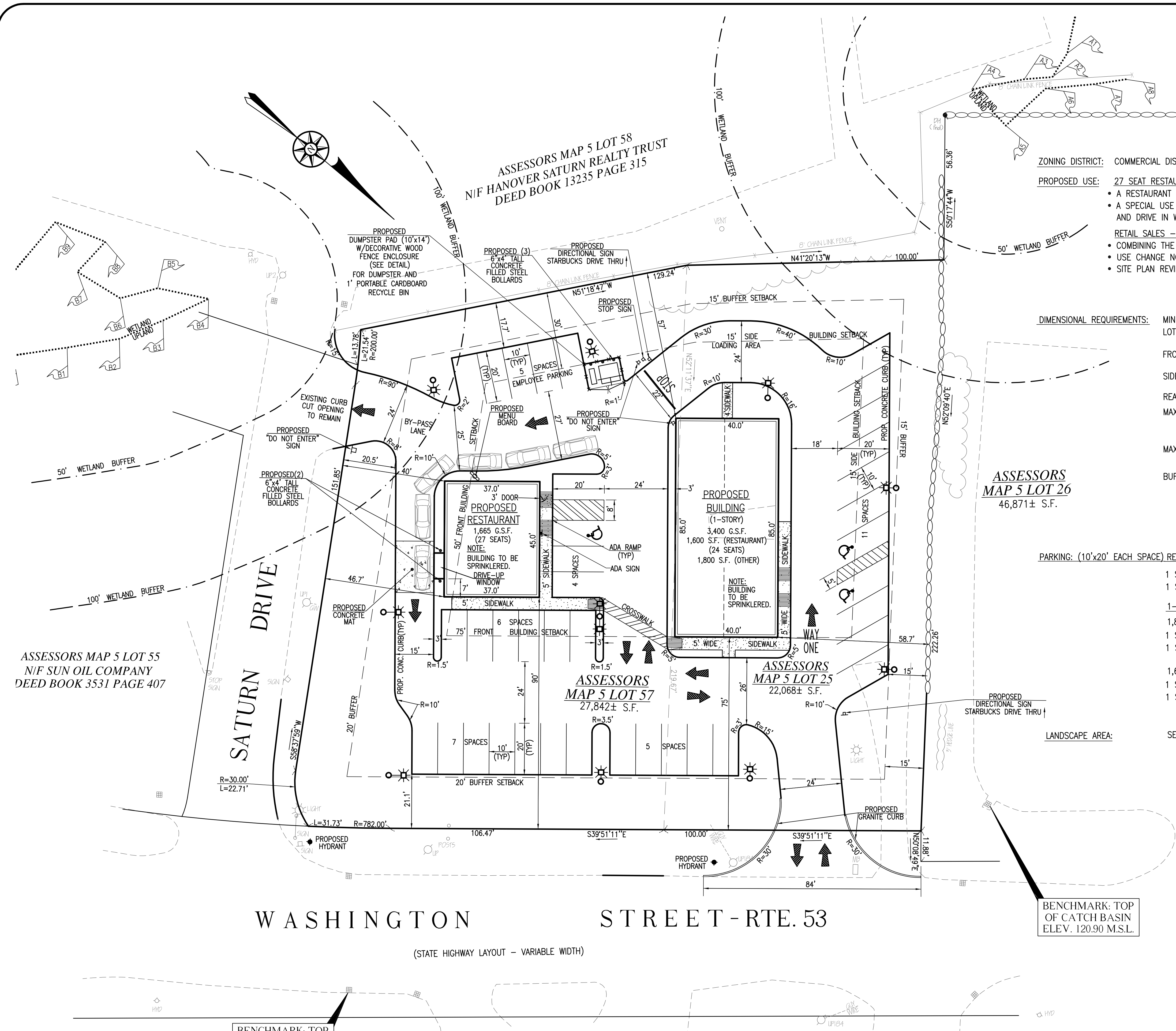
- MAX. LOT COVERAGE - EXISTING 65.3% - MAX. ALLOWED 60%
- ACCESS DRIVES - ONE ACCESS DRIVE ON SATURN DR. IS 22.7 FT FROM THE INTERSECTION TO WASHINGTON ST. - ALLOWED NO CLOSER THAN 65 FT TO INTERSECTING WAYS

- TWO ACCESS DRIVES EXIST ON SATURN DR. - ONE ACCESS ALLOWED IF FRONTAGE IS 200 FT OR LESS

- PARKING - EXISTING 29 SPACES - REQUIRED 1 SPACE PER 200 S.F.G.F.A. 9398 S.F./200 = 47 SPACES REQUIRED

- FRONT BUFFERS - NO 20 FT. FRONT BUFFERS ON EITHER STREET.

**PROPOSE TO REDUCE NON CONFORMING FRONT BUILDING SETBACK FROM SATURN DRIVE TO 40 FEET FROM 37.3 FEET. THE EXISTING NON-CONFORMING LOT FRONTAGE ON SATURN DRIVE TO REMAIN. ALL OTHER PREEXISTING NON CONFORMITIES TO BE ELIMINATED.



ASSESSORS MAP 5 LOT 55
 N/F SUN OIL COMPANY
 DEED BOOK 3531 PAGE 407

ASSESSORS MAP 5 LOT 58
 N/F HANOVER SATURN REALTY TRUST
 DEED BOOK 13235 PAGE 315

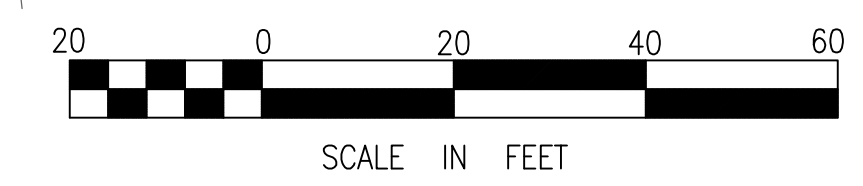
ASSESSORS
 MAP 5 LOT 26
 46,871± S.F.

ASSESSORS
 MAP 5 LOT 25
 22,068± S.F.

WASHINGTON STREET - RTE. 53

(STATE HIGHWAY LAYOUT - VARIABLE WIDTH)

BENCHMARK: TOP OF CATCH BASIN
 ELEV. 118.18 M.S.L.



BENCHMARK: TOP OF CATCH BASIN
 ELEV. 120.90 M.S.L.