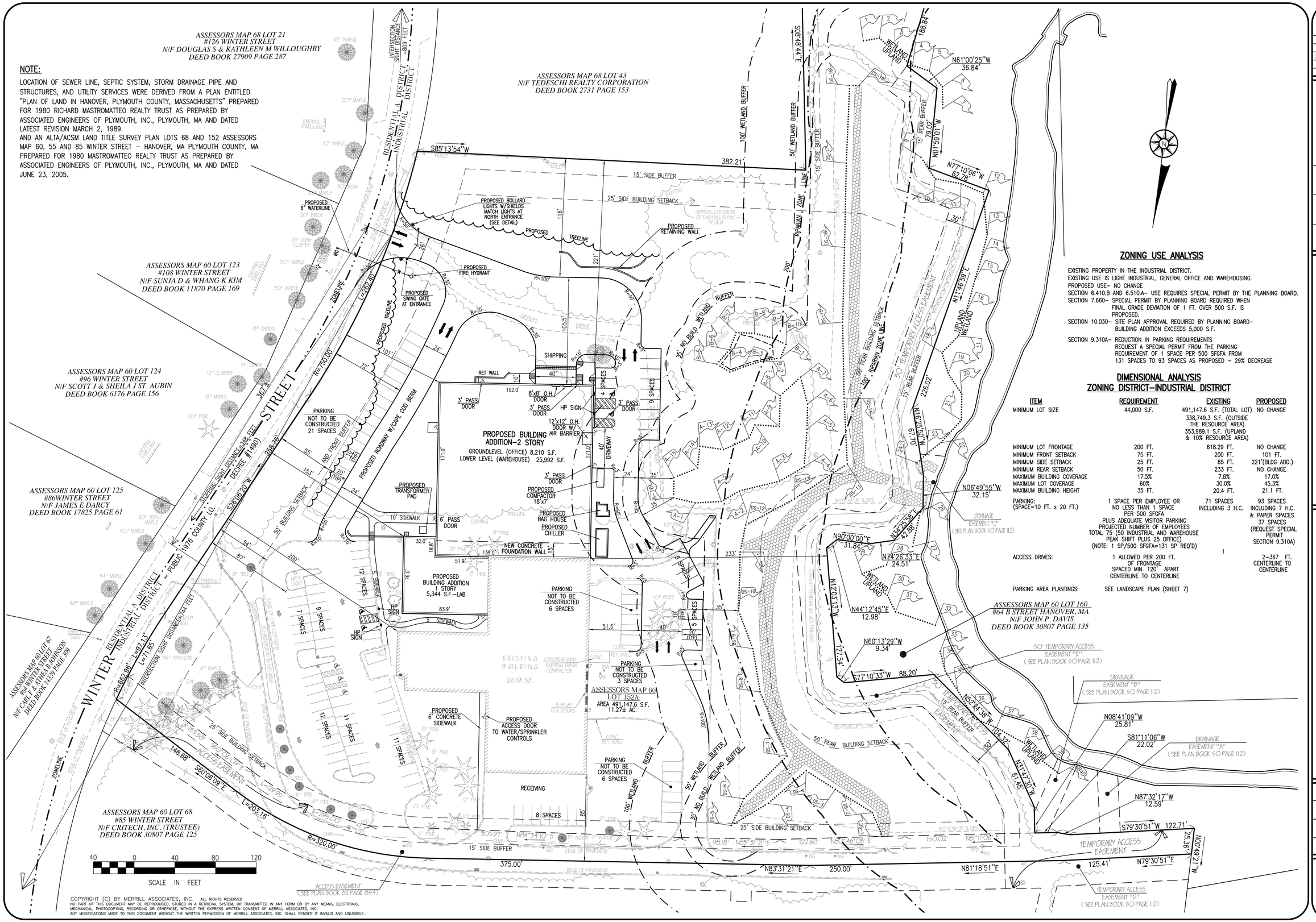

NOTE:

LOCATION OF SEWER LINE, SEPTIC SYSTEM, STORM DRAINAGE PIPE AND STRUCTURES, AND UTILITY SERVICES WERE DERIVED FROM A PLAN ENTITLED "PLAN OF LAND IN HANOVER, PLYMOUTH COUNTY, MASSACHUSETTS" PREPARED FOR 1980 RICHARD MASTROMATTEO REALTY TRUST AS PREPARED BY ASSOCIATED ENGINEERS OF PLYMOUTH, INC., PLYMOUTH, MA AND DATED LATEST REVISION MARCH 2, 1989.
AND AN ALTA/ACSM LAND TITLE SURVEY PLAN LOTS 68 AND 152 ASSESSORS MAP 60, 55 AND 85 WINTER STREET – HANOVER, MA PLYMOUTH COUNTY, MA PREPARED FOR 1980 MASTROMATTEO REALTY TRUST AS PREPARED BY ASSOCIATED ENGINEERS OF PLYMOUTH, INC., PLYMOUTH, MA AND DATED JUNE 23, 2005.

ZONING USE ANALYSIS

EXISTING PROPERTY IN THE INDUSTRIAL DISTRICT.
EXISTING USE IS LIGHT INDUSTRIAL, GENERAL OFFICE AND WAREHOUSING.
PROPOSED USE– NO CHANGE
SECTION 6.410.B AND 6.510.A– USE REQUIRES SPECIAL PERMIT BY THE PLANNING BOARD.
SECTION 7.660– SPECIAL PERMIT BY PLANNING BOARD REQUIRED WHEN FINAL GRADE DEVIATION OF 1 FT. OVER 500 S.F. IS PROPOSED.
SECTION 10.030– SITE PLAN APPROVAL REQUIRED BY PLANNING BOARD– BUILDING ADDITION EXCEEDS 5,000 S.F.

SECTION 9.310A– REDUCTION IN PARKING REQUIREMENTS
REQUEST A SPECIAL PERMIT FROM THE PARKING REQUIREMENT OF 1 SPACE PER 500 SFGFA FROM 131 SPACES TO 93 SPACES AS PROPOSED – 29% DECREASE

DIMENSIONAL ANALYSIS
ZONING DISTRICT–INDUSTRIAL DISTRICT

ITEM	REQUIREMENT	EXISTING	PROPOSED
MINIMUM LOT SIZE	44,000 S.F.	491,147.6 S.F. (TOTAL LOT) 338,749.3 S.F. (OUTSIDE THE RESOURCE AREA) 353,989.1 S.F. (UPLAND & 10% RESOURCE AREA)	NO CHANGE
MINIMUM LOT FRONTAGE	200 FT.	618.29 FT.	NO CHANGE
MINIMUM FRONT SETBACK	75 FT.	200 FT.	101 FT.
MINIMUM SIDE SETBACK	25 FT.	85 FT.	221'(BLDG ADD.)
MINIMUM REAR SETBACK	50 FT.	233 FT.	NO CHANGE
MAXIMUM BUILDING COVERAGE	17.5%	7.8%	17.0%
MAXIMUM LOT COVERAGE	60%	30.0%	45.3%
MAXIMUM BUILDING HEIGHT	35 FT.	20.4 FT.	21.1 FT.
PARKING: (SPACE=10 FT. x 20 FT.)	1 SPACE PER EMPLOYEE OR NO LESS THAN 1 SPACE PER 500 SFGFA PLUS ADEQUATE VISITOR PARKING PROJECTED NUMBER OF EMPLOYEES TOTAL 75 (50 INDUSTRIAL AND WAREHOUSE PEAK SHIFT PLUS 25 OFFICE) (NOTE: 1 SP/500 SFGFA=131 SP REQ'D)	71 SPACES INCLUDING 3 H.C.	93 SPACES INCLUDING 7 H.C. & PAPER SPACES 37 SPACES (REQUEST SPECIAL PERMIT SECTION 9.310A)
ACCESS DRIVES:	1 ALLOWED PER 200 FT. OF FRONTAGE SPACED MIN. 120' APART CENTERLINE TO CENTERLINE	1 2–367 FT. CENTERLINE TO CENTERLINE	
PARKING AREA PLANTINGS:	SEE LANDSCAPE PLAN (SHEET 7)		

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REVISIONS

2	7/24/06	WHEELCHAIR RAMPS
1	6/20/06	COMPREHEND P.B. REVIEW COMMENTS

COMMONWEALTH OF MASSACHUSETTS
DOUGLAS HEALD
No. 28738
CIVIL
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: JR
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
85 WINTER STREET
ASSESSORS MAP 60, LOT 152
HANOVER, MASSACHUSETTS

APPLICANT
CRITECH, INC.
85 WINTER STREET
HANOVER, MA 02339

APRIL 4, 2006
SCALE: 1"=40'
JOB NO. 05–183
LATEST REVISION: JULY 27, 2006

LAYOUT PLAN

SHEET 2 OF 12