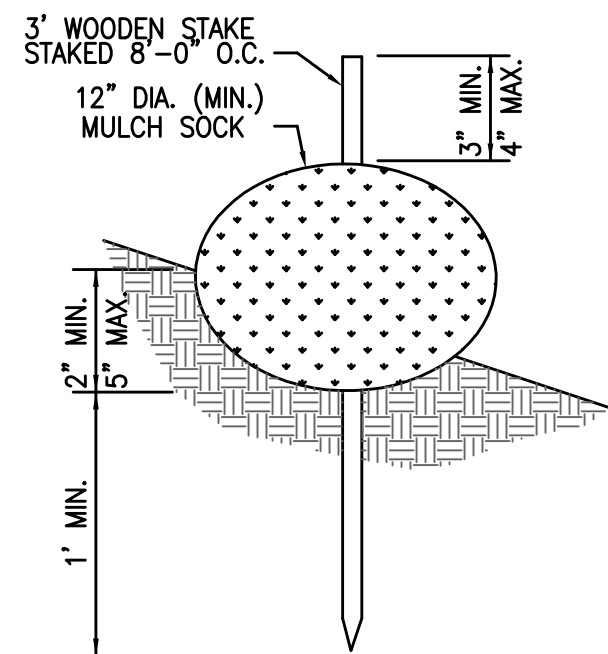


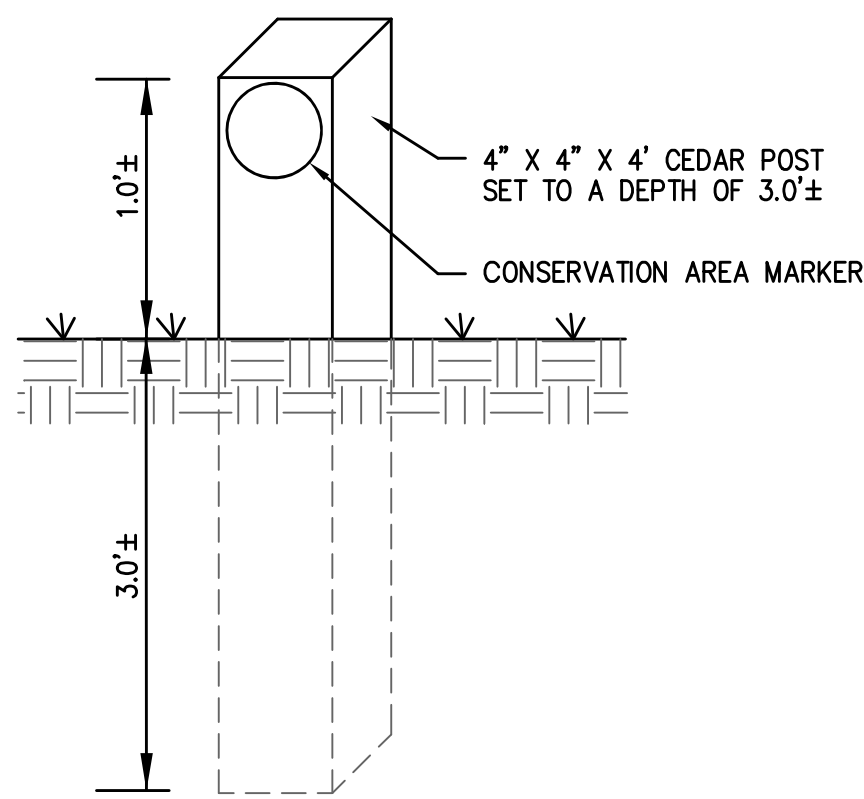
#### VICINITY MAP

NOT TO SCALE



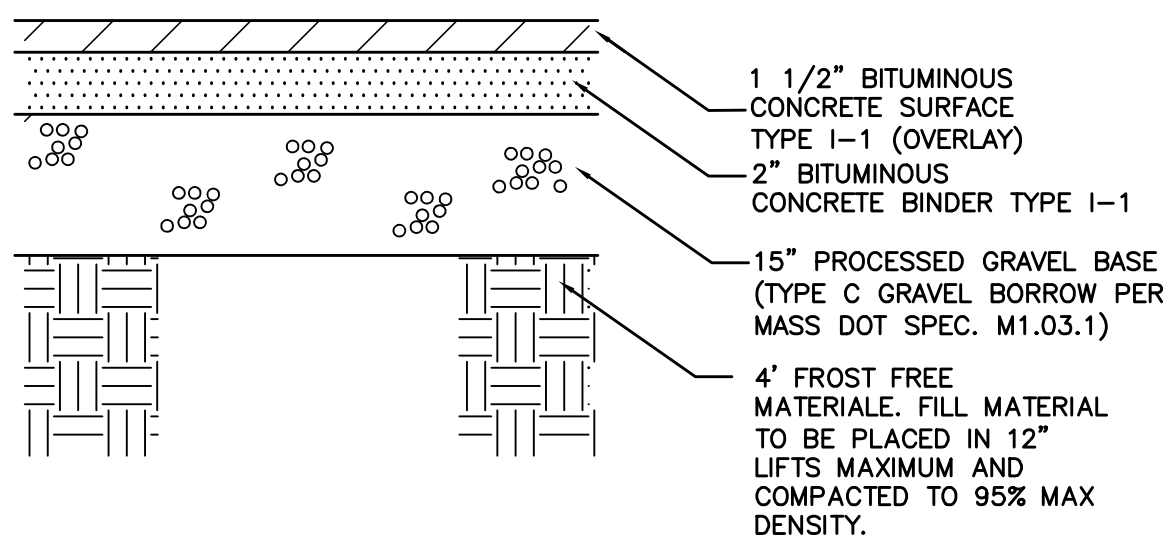
#### STAKED MULCH SOCK DETAIL

NOT TO SCALE



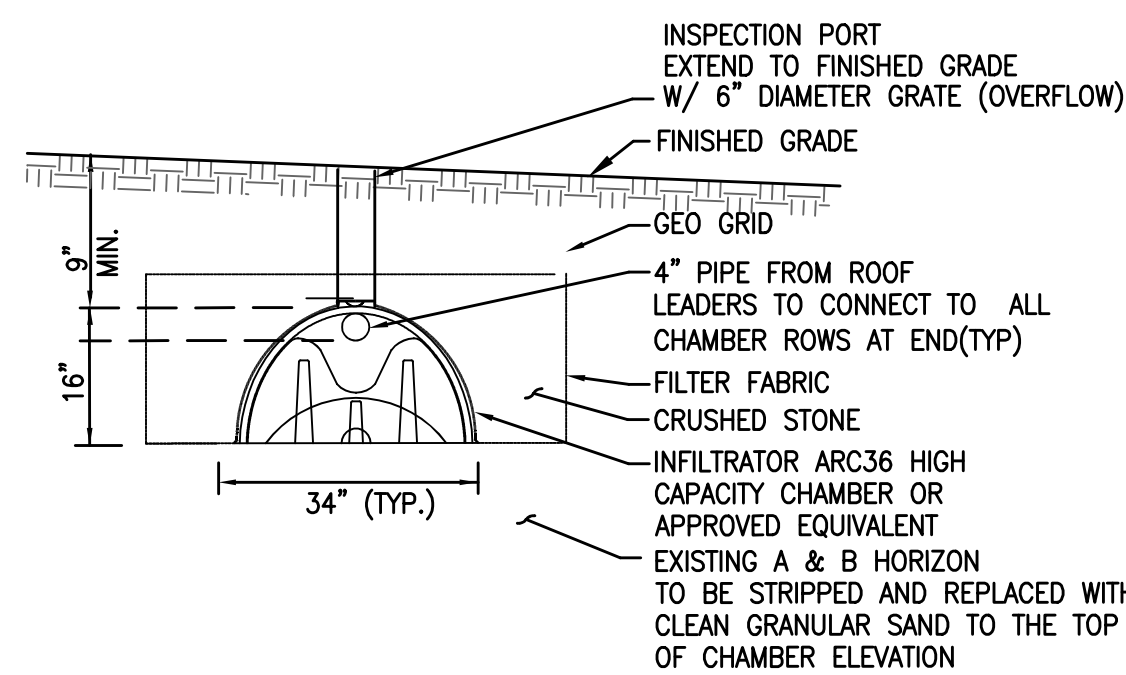
#### CONSERVATION POST DETAIL

NOT TO SCALE



#### STANDARD BITUMINOUS CONCRETE PAVEMENT DETAIL

NOT TO SCALE

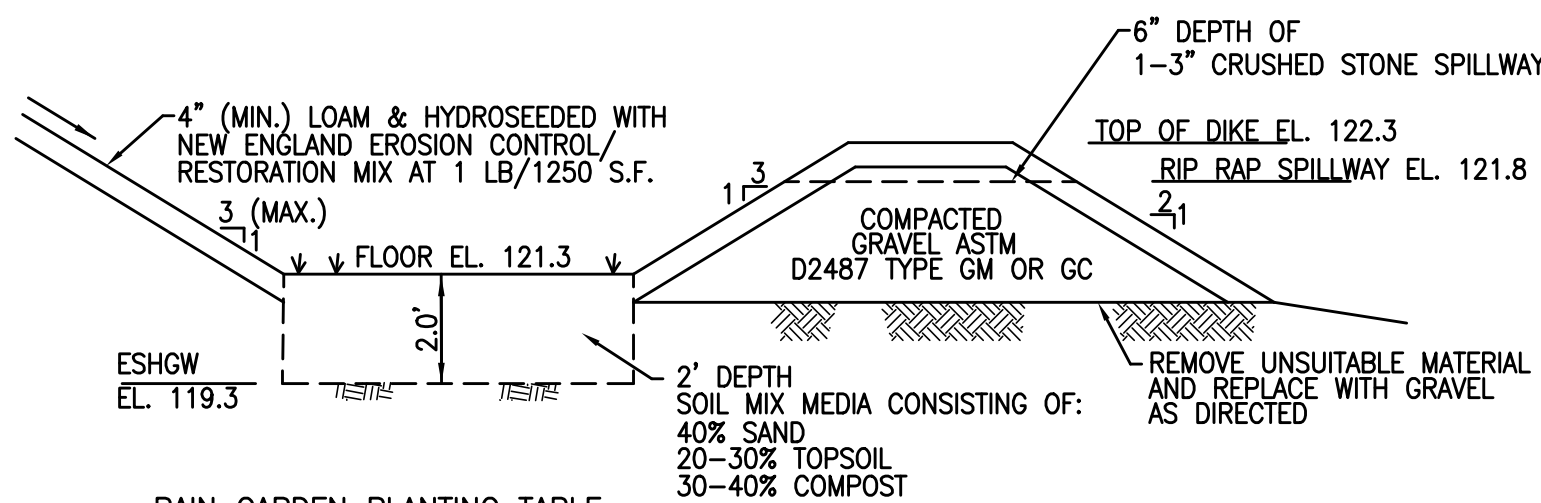


#### NOTES:

1. ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS AND OVERFLOW RELIEF TO SURFACE.
2. NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE ROOF DRYWELL AREA.
3. ALL ROOF LEADERS FROM THE EXISTING STRUCTURE SHALL BE DIRECTED TO THE SUBSURFACE ROOF DRYWELL SYSTEM.
4. BACKFILL CHAMBERS WITH WASHED CRUSHED STONE FOR 1.0' AROUND AND 3" ABOVE.

#### SUBSURFACE ROOF DRYWELL RECHARGE SYSTEM DETAIL

NOT TO SCALE

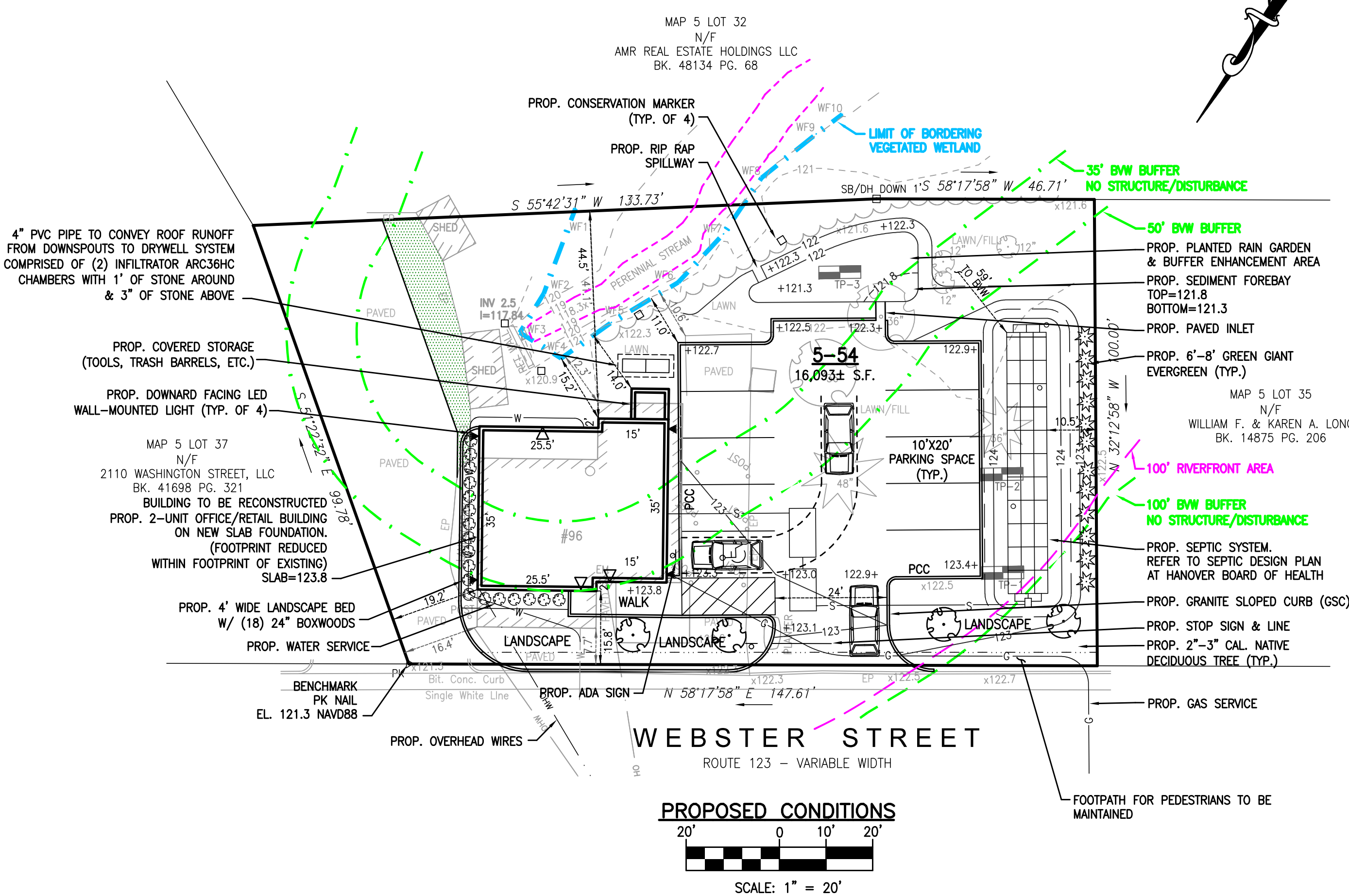
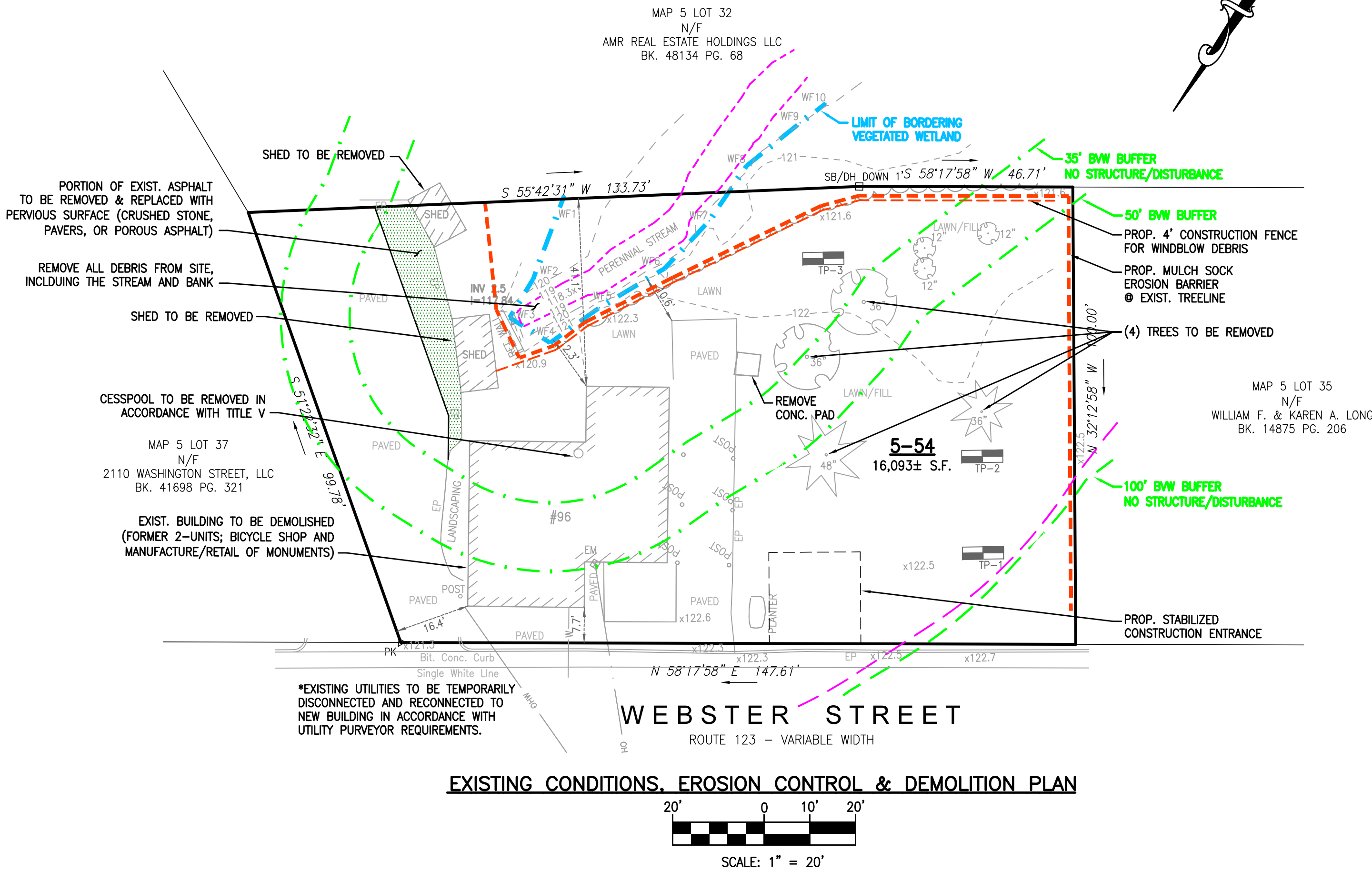


#### RAIN GARDEN PLANTING TABLE

QTY.	KEY	SPECIES	COMMON NAME	SIZE
4	OC	OSMUNDA CIMMAMOMEA	CINNAMON FERN	15"-18" CONTAINER
4	AN	ASTER NOVAE ANGLIAE	NEW ENGLAND ASTER	15"-18" CONTAINER
4	RP	RHODODENDRON PERICLYMENOIDES	ROSEBUD AZALEA	1-2 GAL.
4	AH	ILEX OPACA	AMERICAN HOLLY	1-2 GAL.
4	PV	PANICUM VIRGATUM	SWITCHGRASS	1-2 GAL.

#### RAIN GARDEN DETAIL

NOT TO SCALE



#### GENERAL NOTES:

1. DEED REFERENCES: BOOK 54181 PAGE 292
2. RECORD OWNER: 96 WEBSTER STREET, LLC  
690 MAIN STREET  
NORWELL, MA 02061
3. PLAN REFERENCES: PLAN BOOK 3200 PAGE 38
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HANOVER COMMERCIAL ZONING DISTRICT
5. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE TOWN OF HANOVER AQUIFER PROTECTION DISTRICT.
6. THIS PLAN IS BASED ON A GROUND SURVEY PERFORMED BY MORSE ENGINEERING COMPANY, INC. IN MARCH 2021
7. ALL KNOWN WETLAND RESOURCE AREAS ARE SHOWN. WETLANDS WERE DELINEATED BY BROOKE MONROE OF PINEBROOK CONSULTING.
8. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0111J DATED JULY 17, 2012.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
10. UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
11. THE CONTRACTOR SHALL CONTACT DIG SAFE (888-344-7233) AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
12. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CHANGES.

#### ZONING TABLE

COMMERCIAL ZONING DISTRICT (TABLE 7-1)

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (UPLAND)	44,000 S.F.	16,093 S.F. TOTAL 15,300 S.F. UPLAND	NO CHANGE
MIN. LOT FRONTAGE	200'	147.61'	NO CHANGE
FRONT SETBACK	75'	7.7'	15.8'
SIDE SETBACK	15'	16.4'	19.2'
REAR SETBACK	25'	41.1'	44.5'
BUILDING COVERAGE	17.5%	11.5% 1,843 S.F.	9.1% 1,470 S.F.
LOT COVERAGE (OF UPLAND AREA)	60%*	37.9% 5,796 S.F.	52.1% 7,967 S.F.

\*60% MAX. LOT COVERAGE IN TABLE 7-1 OF THE ZONING BYLAWS APPLIES TO THE UPLAND LOT AREA.

#### CONSERVATION TABLE

	EXISTING	PROPOSED
WETLAND SETBACK TO MAIN BUILDING	12.3'	14.0'
WETLAND SETBACK TO PAVED PARKING	10.6'	11.0'
IMPERVIOUS WITHIN 35' WETLAND BUFFER	2,216 S.F.	1,910 S.F.
WETLAND SETBACK TO SEPTIC SYSTEM	24' (FAILED)	59'

ALL WORK IS PROPOSED WITHIN HISTORICALLY DISTURBED OR FILLED AREAS.

#### PARKING TABLE

	EXISTING	PROPOSED
REQUIRED NUMBER OF PARKING SPACES	10	10
ACTUAL NUMBER OF PARKING SPACES	4±	10

OFFICE, RETAIL SALES AND/OR SERVICE USES REQUIRE 1 SPACE PER 200 SF OF GFA, BUT NOT FEWER THAN 5 PER SEPARATE ENTERPRISE.

#### TITLE V SEPTIC FLOW

EXISTING = 200 GPD (1,616 S.F. RETAIL X 50 GPD/1000 SF, 200 GPD MINIMUM)  
PROPOSED = 200 GPD (2,666 S.F. OFFICE X 75 GPD/1000 SF, 200 GPD MINIMUM)  
(NO INCREASE IN TITLE V FLOW)

TOTAL LEACH AREA REQUIRED:  
TITLE 5: 200 GPD / (0.33 GPD/S.F.) = 606 S.F.  
PROVIDED: 4 TRENCHES OF 7 INFILTRATOR ARC 36 CHAMBERS  
EFFECTIVE AREA: (28 CHAMBERS X 5.00' X 4.8 S.F./L.F.) = 672 S.F.  
CAPACITY = 672 S.F. X 0.33 GPD/S.F. = 222 GPD

#### SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: JEFFREY M. HASSETT, P.E., DEP SOIL EVALUATOR  
SOIL TESTING WITNESSED BY: WILL BARRETT, HANOVER BOARD OF HEALTH  
DATE: FEBRUARY 4, 2021

TP-1	APPROX. GRADE EL. 122.5	TP-2	APPROX. GRADE EL. 122.5
EL. 119.7	FILL	EL. 119.7	FILL
EL. 118.9	A HORIZON SANDY LOAM 10YR 3/3	EL. 118.9	A HORIZON SANDY LOAM 10YR 3/3
EL. 117.6	B HORIZON SANDY LOAM 10YR 4/6	EL. 117.6	B HORIZON SANDY LOAM 10YR 4/6
EL. 112.5	C1 HORIZON LOAMY SAND 2.5Y 5/3	EL. 112.5	C1 HORIZON LOAMY SAND 2.5Y 5/3

WEPPING OBSERVED: 40"  
MOTTILING OBSERVED: 40"  
PERC. RATE: NONE  
ESHW: 40" (EL. 119.2)

TP-3	APPROX. GRADE EL. 121.6
EL. 117.6	FILL
EL. 116.6	A/B HORIZON
EL. 115.8	C1 HORIZON LOAMY SAND 2.5Y 5/3

WEPPING OBSERVED: 48"  
MOTTILING OBSERVED: 48"  
PERC. RATE: NONE  
ESHW: 48" (EL. 117.6)



BY:	JMH	DESCRIPTION	PER UTILITY CONNECTIONS	PER PLANNING DEPARTMENT COMMENTS	PER PLANNING DEPARTMENT COMMENTS	PER ZBA - REMOVE BOTH SHEDS & ADD ATTACHED STORAGE
REV. DATE	7/20/2021	8/20/2021	8/25/2021	9/14/2021		
PROJECT:	RE-DEVELOPMENT SITE PLAN 96 WEBSTER STREET (ASSESSOR'S MAP 5 LOT 54) HANOVER, MASSACHUSETTS					
JOB NO:	21-117					
SCALE:	AS NOTED					
DESIGN:	JMH					
CHK:	GJM					
DATE:	6/22/2021					
PLAN TITLE:	SITE PLAN					
SHEET:	1 OF 1					