

SITE DEVELOPMENT PLANS

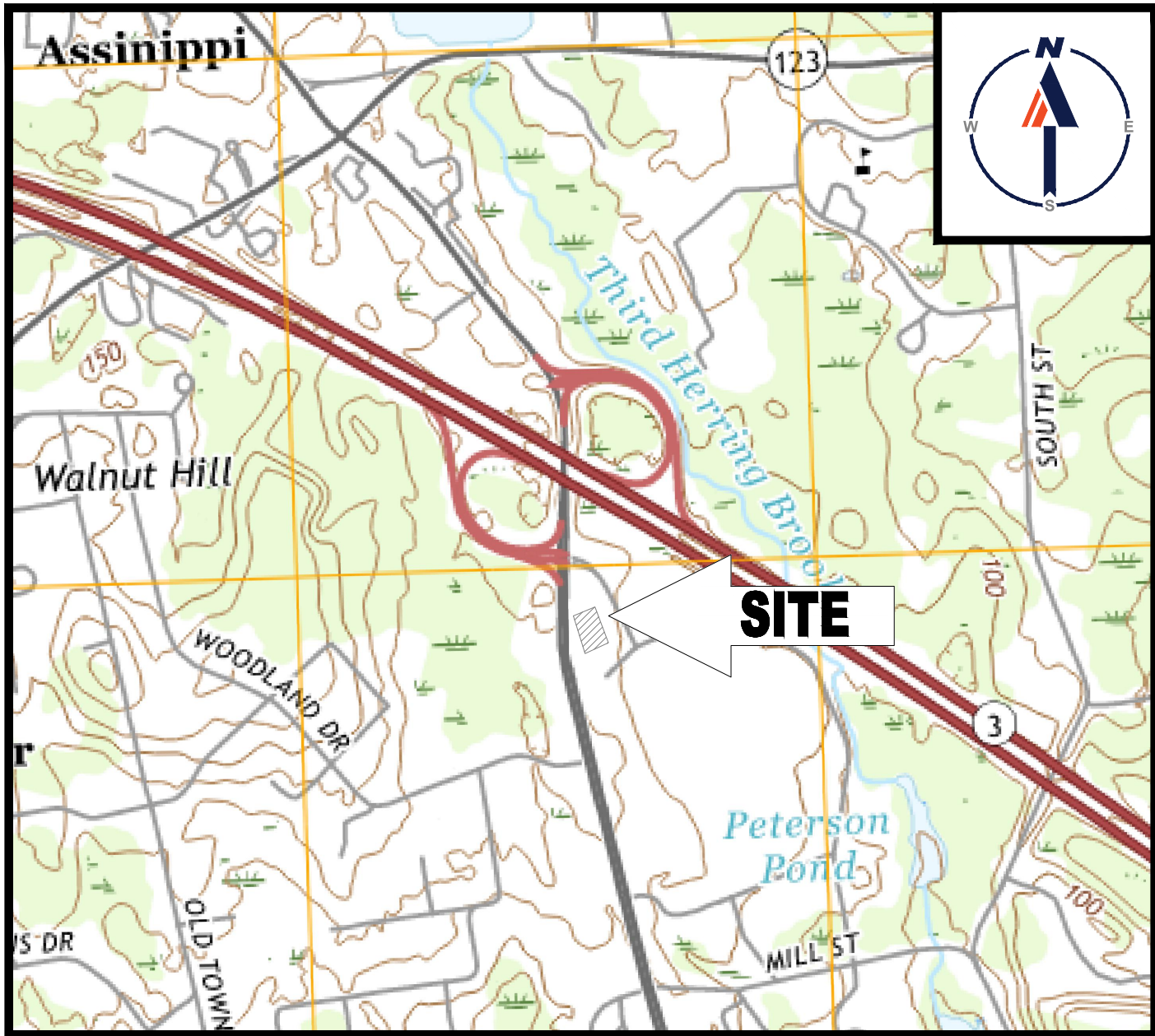
FOR:  
PROPOSED



DRIVE-THRU IMPROVEMENTS

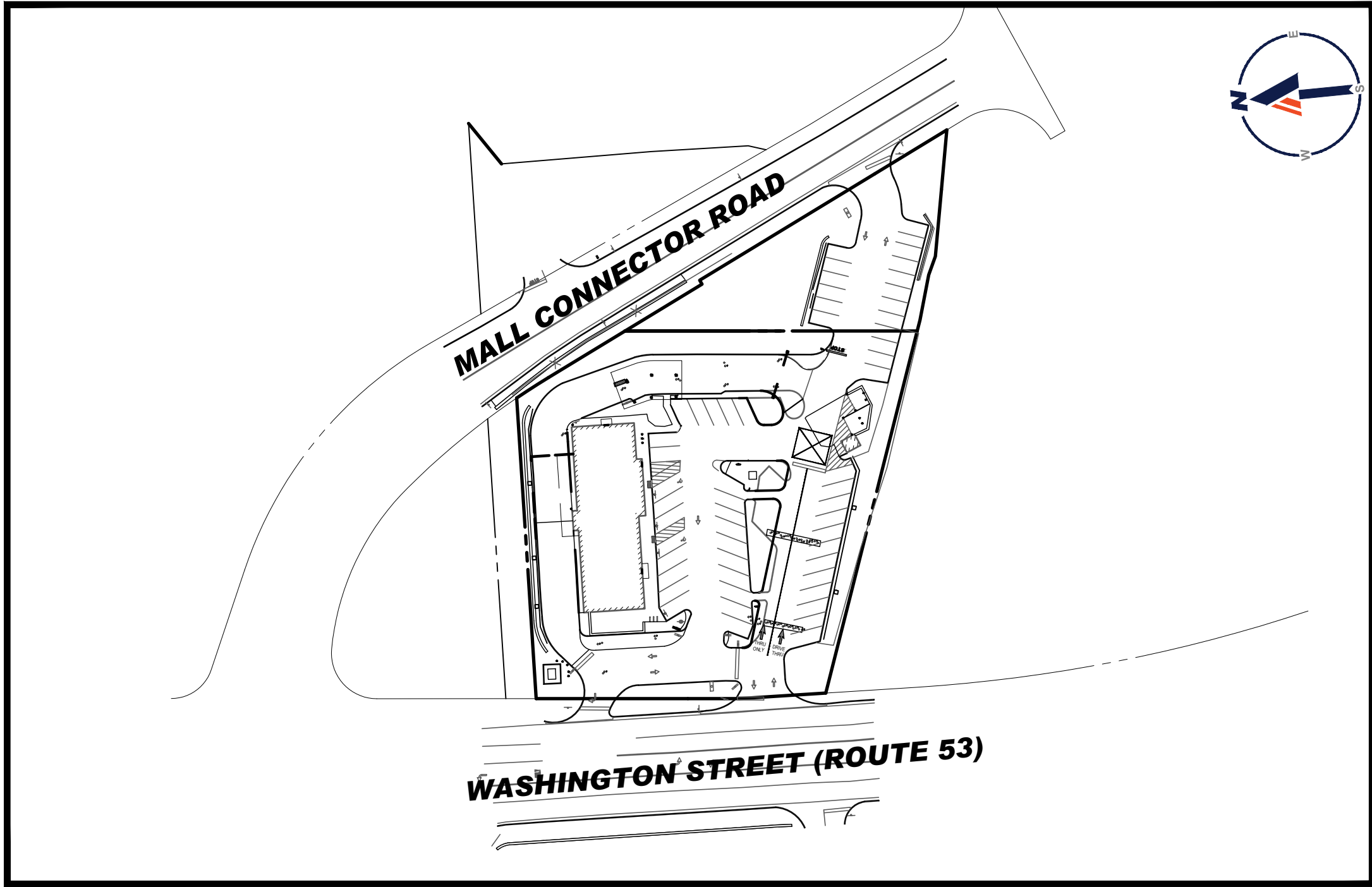
LOCATION OF SITE:

1825, 1835 & A PORTION OF 1877 WASHINGTON STREET  
TOWN OF HANOVER  
PLYMOUTH COUNTY, MASSACHUSETTS  
MAP #11, LOT #26 & 30, A PORTION OF MAP #12, LOT #1



LOCATION MAP

SCALE: 1"=1000'  
PLAN REFERENCE: PROVIDENCE RHODE ISLAND USGS QUADRANGLE



AREA PLAN

SCALE: 1"=80'

PREPARED BY

BOHLER //



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5200 Buffington Road  
Atlanta, Georgia 30349-2998

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HANOVER  
1825, 1835 WASHINGTON ST.  
HANOVER, MA

FSR#04294

BUILDING TYPE / SIZE: S08H-C-R  
RELEASE: v2\_20\_08

REVISION SCHEDULE  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # MAA220XXX  
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SHEET COVER SHEET

SHEET NUMBER

C-0.0



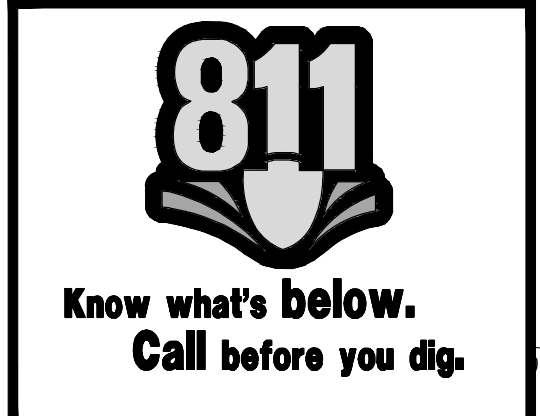






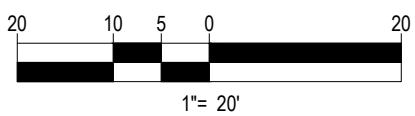
**MALL CONNECTOR ROAD**  
(PUBLIC - VARIABLE WIDTH)  
(1991 STATE HIGHWAY ALTERATION NO. 6823)  
(ASPHALT ROADWAY)  
TWO WAY TRAFFIC

**WASHINGTON STREET**  
(AKA ROUTE 53)  
(PUBLIC - VARIABLE WIDTH)  
(1930 STATE HIGHWAY ALTERATION NO. 2664)  
(1960 STATE HIGHWAY LAYOUT NO. 4931)  
(1991 STATE HIGHWAY ALTERATION NO. 6823)



REFER TO GENERAL NOTES SHEET  
FOR DEMOLITION NOTES

THIS PLAN TO BE UTILIZED FOR  
DEMOLITION/ REMOVAL  
PURPOSES ONLY



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MAINE LICENSE NO. 18816  
CONNECTICUT LICENSE NO. 30765  
RHODE ISLAND LICENSE NO. 11405

**CHICK-FIL-A**  
**HANOVER**  
1825, 1835 WASHINGTON ST.  
HANOVER, MA

**FSR#04294**

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SHEET  
DEMOLITION PLAN

SHEET NUMBER

**C-1.3**





# MALL CONNECTOR ROAD

(PUBLIC - VARIABLE WIDTH)  
(1991 STATE HIGHWAY ALTERATION NO. 6823)  
(ASPHALT ROADWAY)  
TWO WAY TRAFFIC

LOT # 22 PER  
LAND COURT FILING  
243011  
(SEE REF #14)

LOT # 21 PER PER  
LAND COURT CASE  
243011-I

PORTION OF  
MAP 12, LOT 1  
N/F LANDS OF  
AMR REAL ESTATE  
HOLDINGS -  
HANOVER LLC  
CERT #117827  
(LOT # 20 PER LAND  
COURT CASE 24301-I)

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## ZONING ANALYSIS TABLE

ZONING DISTRICT			
PLANNED SHOPPING CENTER DISTRICT (PSCD) RESTAURANT USE AND DRIVE-THRU WINDOW REQUIRE SPECIAL PERMITS			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	44,000 SF	61,860 SF	NO CHANGE
MIN. FRONTAGE	200 FT	258.6 FT	NO CHANGE
MAX. BUILDING COVERAGE	25%	7.8%	NO CHANGE
MIN. FRONT SETBACK	50 FT	35.7 FT	NO CHANGE
MIN. SIDE SETBACK	15 FT	31.5 FT	NO CHANGE
MIN. REAR SETBACK	25 FT	56.8 FT	NO CHANGE
MIN. FRONT LANDSCAPE BUFFER	20 FT	8.5 FT	NO CHANGE
MIN. SIDE/REAR LANDSCAPE BUFFER	15 FT	5.0 FT	NO CHANGE
MAX. BUILDING HEIGHT	35 FT	25.9 FT	NO CHANGE
MAX. LOT COVERAGE	70%	73% (VARIANCE GRANTED IN 2019 #2-19-2)	NO CHANGE
PARKING SPACES (9'x18') (V)	47 SPACES	47 SPACES (CFAI) 8 SPACES (PRIME)	47 SPACES (CFAI) 8 SPACES (PRIME)
PARKING CRITERIA	RESTAURANT USE: 1 SPACE PER 3 SEATS PLUS ADDITIONAL FOR EMPLOYEE PARKING 96 (1) SEATS / 3 SEATS + 15 EMPLOYEE PARKING = 47 REQUIRED SPACES		
ACCESSIBLE PARKING SPACES	2 SPACES	2 SPACES	3 SPACES
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE: 8'x18' W/ 5 ACCESS AISLE) (VAN ACCESSIBLE SPACE: 8'x18' W/ 8' ACCESS AISLE)	TOTAL PARKING 28 TO 50 = 2 ACCESSIBLE SPACES VAN ACCESSIBLE SPACES: 11 6 SPACES + 31 6 = 1 VAN SPACE		
SEATING CRITERIA		114 SEATS	104 SEATS

\* 50-FT FRONT YARD SETBACK WHEN <5 PARKING SPACES ARE LOCATED IN FRONT YARD.

(E) - EXISTING NONCONFORMITY

(V) - VARIANCE REQUIRED

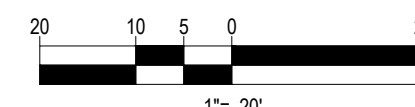
1) 88 INTERIOR PLUS | EXTERIOR SEATS = 88 + 8 = 96 SEATS

## SITE PLAN DESIGN NOTES & KEY PLAN

- DIRECTIONAL ARROW
- DRIVE-THRU GRAPHICS
- STOP LINE GRAPHIC
- PAINTED HANDICAP PARKING SYMBOL
- DIRECTIONAL SIGNAGE
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION
- STOP SIGN
- ACCESSIBLE SIGN WITH BOLLARD BASE
- "DO NOT ENTER" SIGN
- NOT USED
- NOT USED
- STANDARD PARKING STALL (9'x18')
- RETURNED CURB ACCESSIBLE RAMP
- APPROXIMATE SAWCUT LIMIT
- GREASE TRAP (SEE UTIL PLAN)
- DRIVE-THRU DIRECTIONAL GRAPHICS
- TYPICAL CONCRETE SIDEWALK
- MONOLITHIC CURB & SIDEWALK
- DRIVE-THRU PLAN (SEE DETAIL)
- DRIVE-THRU ISOMETRIC (SEE DETAIL)
- CANOPY / AWNING
- STORAGE SHED (REFER TO ARCHITECTURAL PLANS)
- PRE-CAST CONCRETE CURB
- REFUSE ENCLOSURE FOUNDATION (REFER TO ARCHITECTURAL PLANS)
- TRANSITION CURB
- MEAL DELIVERY CANOPY (DESIGNED BY OTHERS)
- TYPICAL PAVEMENT SECTION
- TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT (NOT SHOWN)
- TRANSVERSE & LONGITUDINAL CONTRACTION JOINT (NOT SHOWN)
- CONCRETE APRON @ TRASH ENCLOSURE
- CONCRETE PAVING @ DRIVE THRU LANE
- CLEARANCE BAR
- FLAGPOLE
- 50 FOOT FLAGPOLE PACKAGE, BY APPROVED VENDORS - THE FLAG COMPANY, OR ATLAS FLAGS
- TRANSFORMER ON CONC. PAD W/ BOLLARDS AND OIL CONTAINMENT
- ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
- 4" X 9" YELLOW DASHED STRIPE, 18" O.C.
- AREA LIGHT
- CASH STATION
- MENU BOARD ORDERING STATION
- ORDERING STATION CANOPY (DESIGNED BY OTHERS)
- MENU BOARD LOOP DETECTOR SYSTEM
- LANDSCAPED AREA
- BOLLARD
- 5' WIDE CROSSWALK, 4" WIDE YELLOW REFLECTIVE STRIPE @ 3' O.C. W/ ANTI-SLIP ADHESIVE
- MAGNETIC DELINEATOR
- SEASONAL OUTDOOR SEATING AREA (REFER TO ARCH. PLANS)
- 4" WIDE WHITE STRIPE
- 4" WIDE X 10' LONG DASH @ 54" O.C.
- BIKE RACK
- DRIVE-THRU BYPASS AND EMERGENCY SERVICES LANE
- EXTERIOR UTILITY METER LOCATIONS (SEE ARCH. PLANS)
- DRIVE-THRU ORDER POINT BOLLARD
- DRIVE-THRU ORDER POINT ISLAND CURB
- TRUNCATED DOMES, CAST-IN-PLACE
- PAINTED CROSSWALK
- 4" WIDE YELLOW REFLECTIVE STRIPE @ 3' O.C. W/ ANTI-SLIP ADHESIVE
- STRIPED ISLAND (4" SWL, 2" O.C. AT 45 DEGREES)
- ORNAMENTAL FENCE
- SNOW STORAGE AREA
- DRIVE-THRU MEAL DELIVERY "ALIGN FLAG"
- LANDSCAPE AND IRRIGATION PROTECTION (SEE DETAIL)
- SIDEWALK ACCESSIBLE RAMP
- VERTICAL GRANITE CURB
- PICKUP WINDOW BOLLARD
- CASH STATION PAD WITH UMBRELLA (REFER TO ARCHITECTURAL PLANS)
- 10'X11'X1'9" DEEP 3/4" CRUSHED STONE BED
- "DO NOT ENTER" GRAPHIC
- RATIO WALL (DESIGNED BY OTHERS)
- 6' WIDE CROSSWALK, 12" WIDE WHITE STRIPE @ 3' O.C.

REFER TO GENERAL NOTES  
SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE  
LAYOUT PURPOSES ONLY



## WASHINGTON STREET

(AKA ROUTE 53)  
(PUBLIC - VARIABLE WIDTH)  
(1930 STATE HIGHWAY ALTERATION NO. 2664)  
(1960 STATE HIGHWAY LAYOUT NO. 4931)  
(1991 STATE HIGHWAY ALTERATION NO. 6823)



Know what's below.  
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NEW HAMPSHIRE LICENSE NO. 14958  
C.2.0 MAINE LICENSE NO. 188-86-14  
RHODE ISLAND LICENSE NO. 3876

CHICK-FIL-A  
HANOVER

1825, 1835 WASHINGTON ST.  
HANOVER, MA

FSR#04294

BUILDING TYPE / SIZE: S08H-C-R  
RELEASE: v2\_20.08

REVISION SHEET  
NO. DATE DESCRIPTION

CONSULTANT PROJECT # MAA220XXXX

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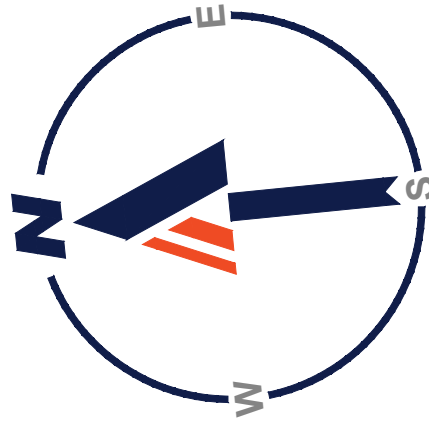
SHEET  
SITE PLAN

SHEET NUMBER

C-2.0

PERMIT SET





**MALL CONNECTOR ROAD**  
(PUBLIC - VARIABLE WIDTH)  
(1991 STATE HIGHWAY ALTERATION NO. 8823)  
(ASPHALT ROADWAY)  
TWO WAY TRAFFIC

**WASHINGTON STREET**  
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**FSR#04294**

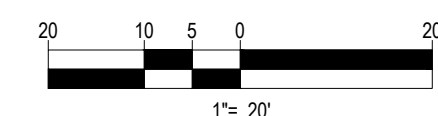
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RELEASE: v2\_20\_08

REVISION SCHEDULE  
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ALL DISTURBED LAWN/LANDSCAPED  
AREAS TO BE HYDROSEEDDED

THIS PLAN TO BE UTILIZED FOR SITE  
GRADING PURPOSES ONLY

REFER TO GENERAL NOTES SHEET  
FOR GRADING & UTILITY NOTES



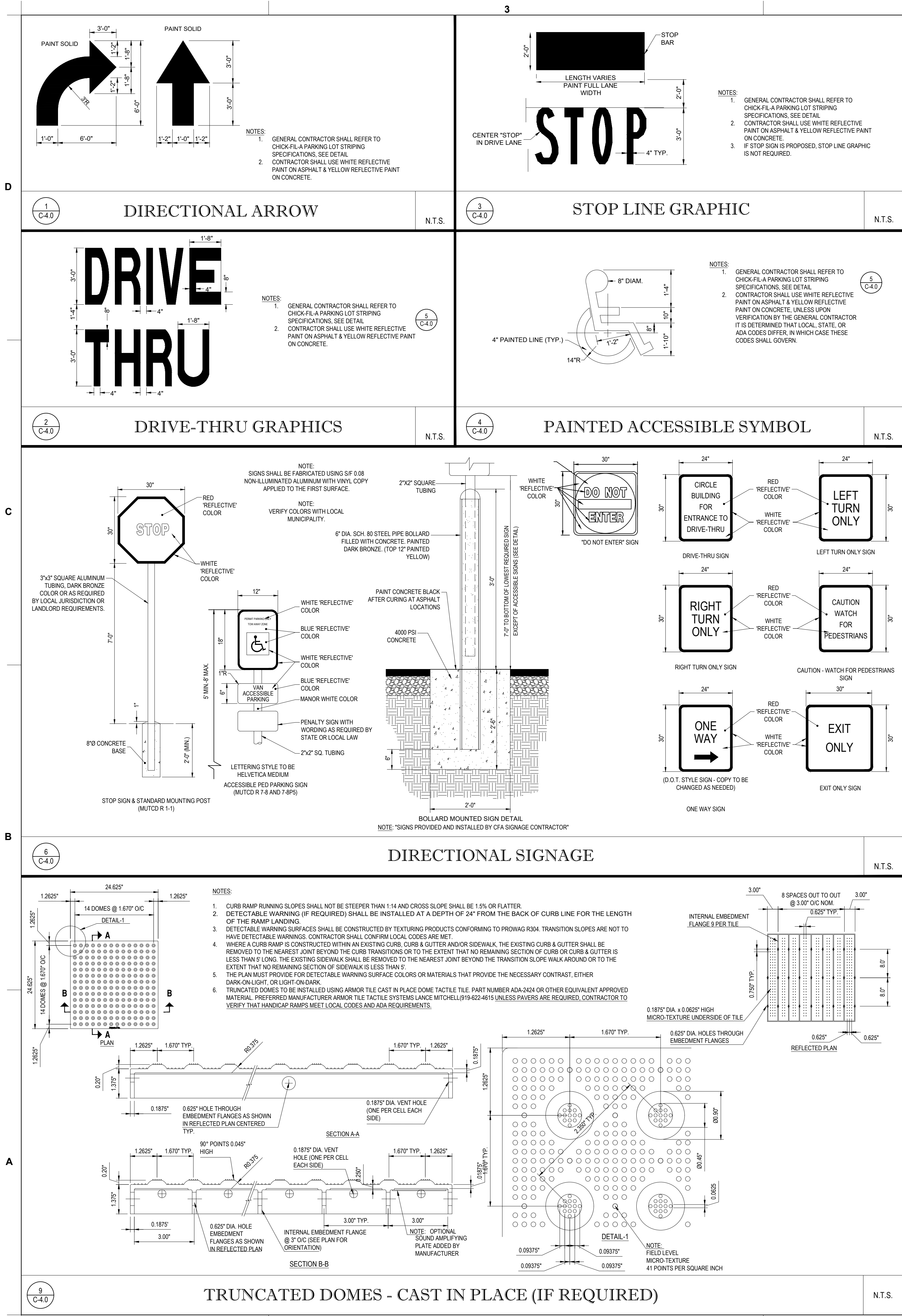
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SHEET GRADING & DRAINAGE PLAN  
SHEET NUMBER

**C-3.0**



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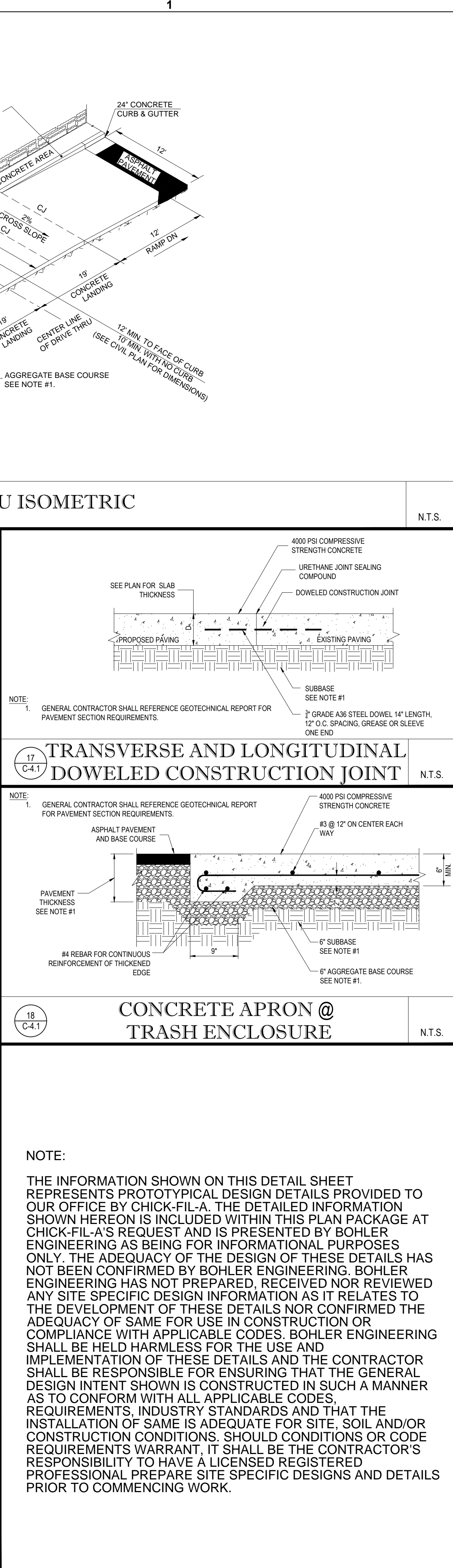
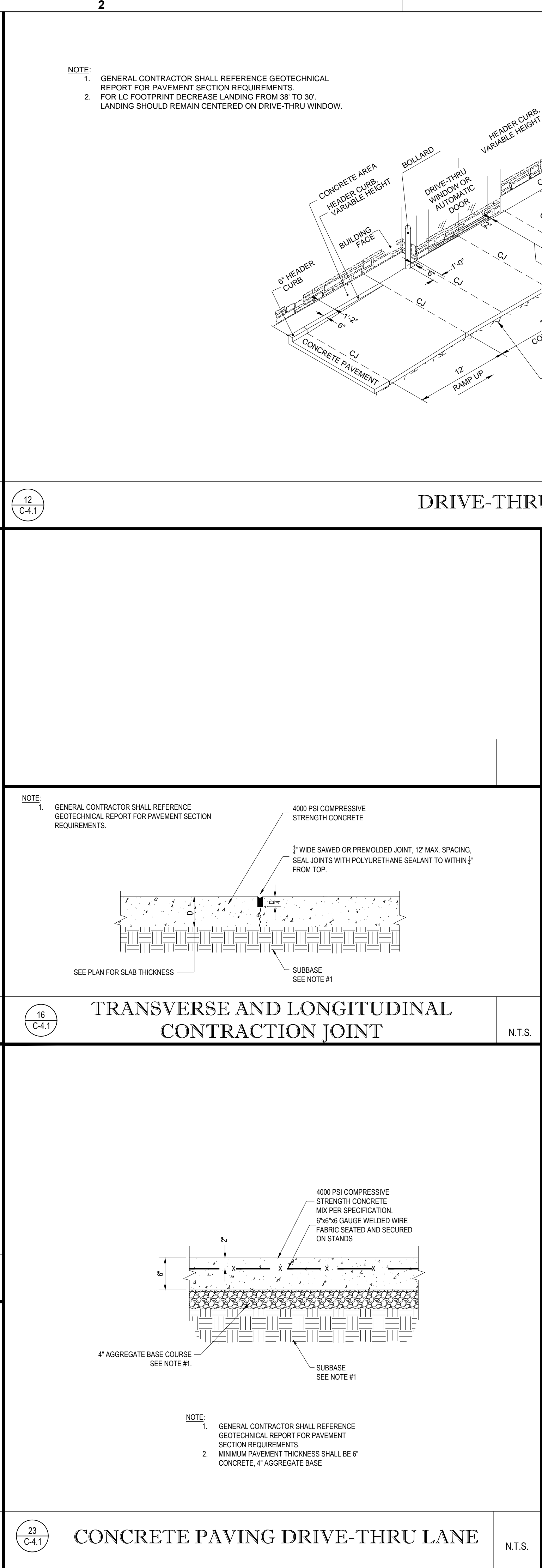
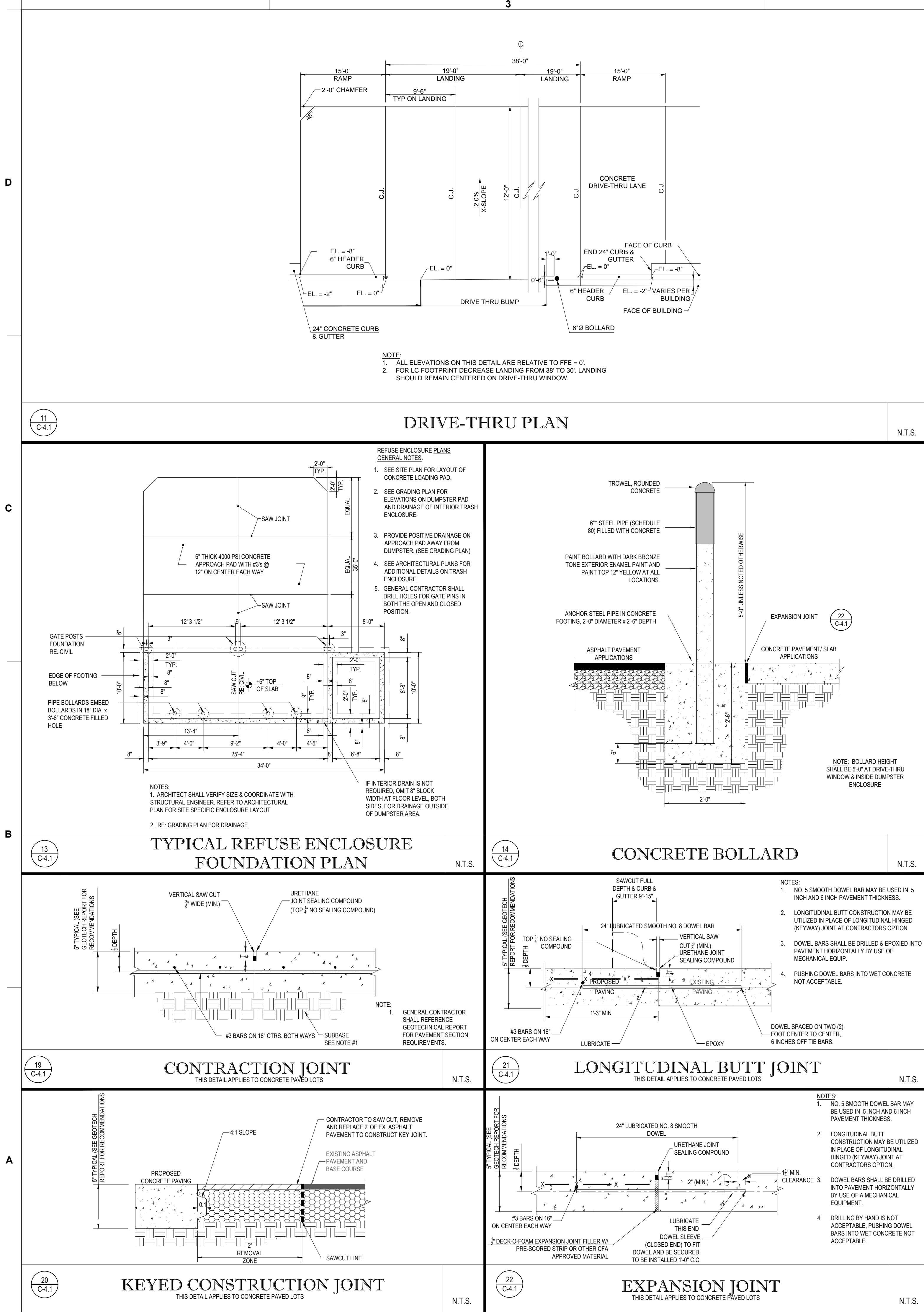
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SHEET CHICK-FIL-A  
STANDARD DETAILS  
SHEET NUMBER

**C-4.0**



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CONNECTICUT LICENSE #12665  
GEORGIA LICENSE #12665  
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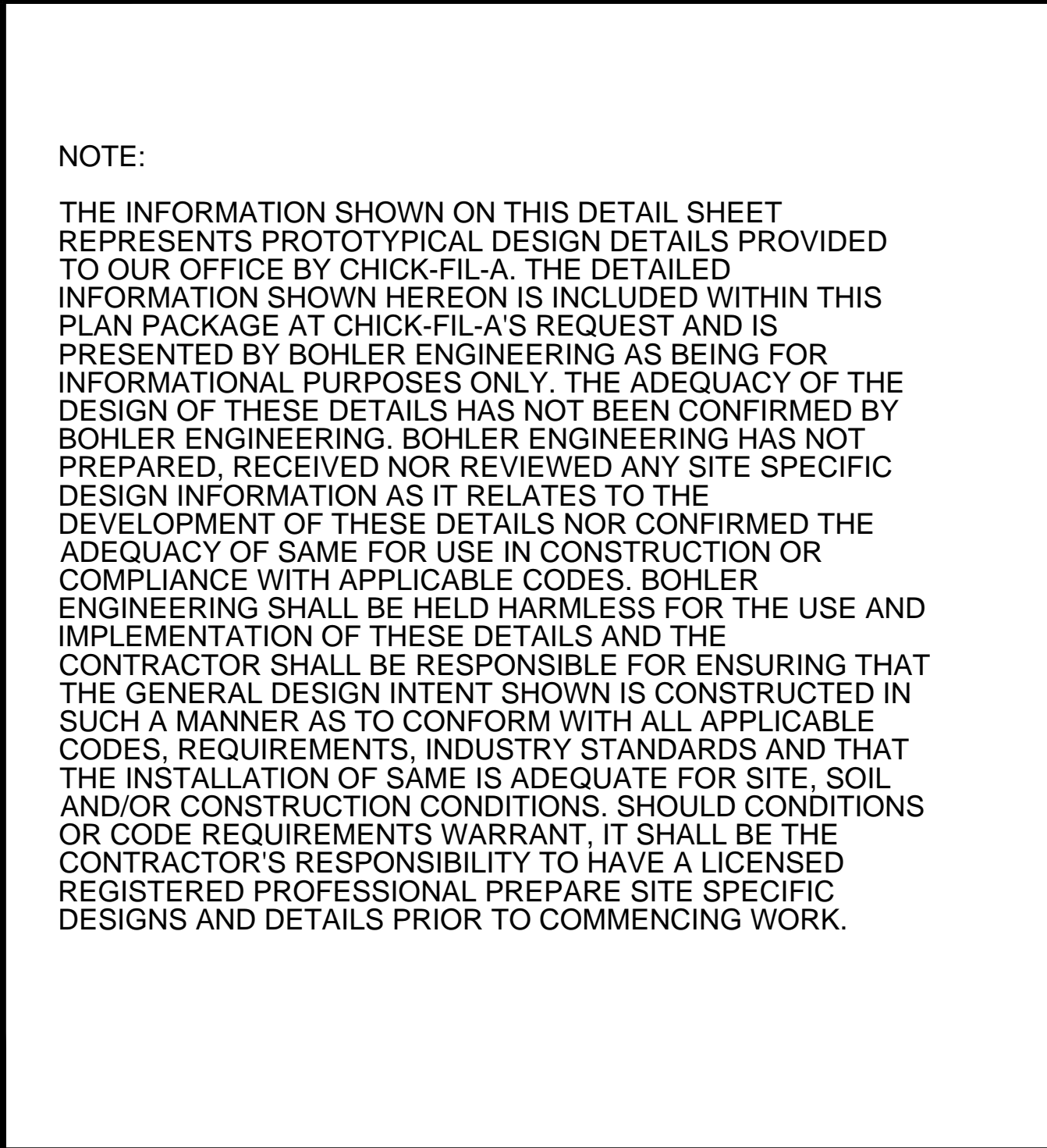
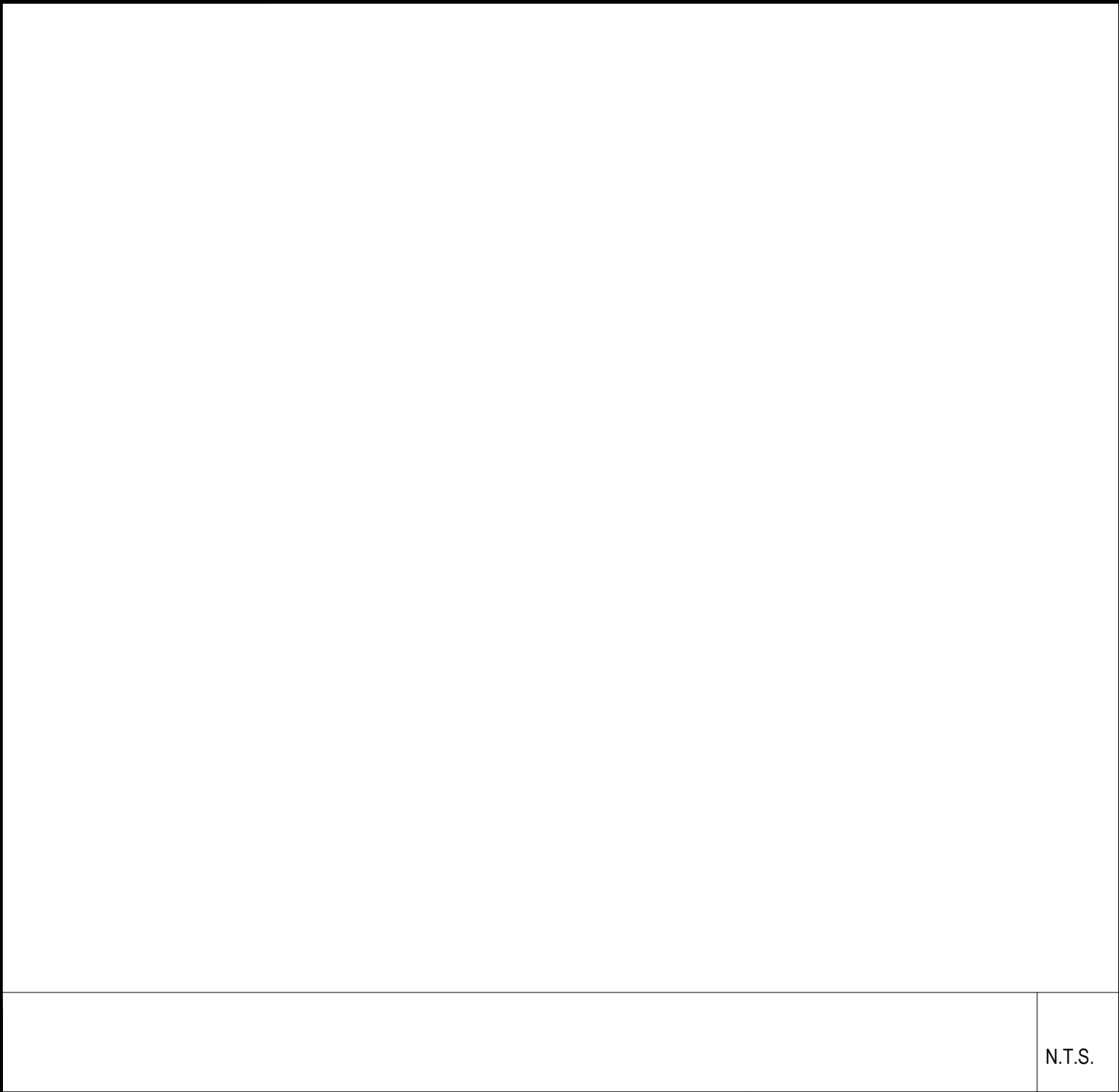
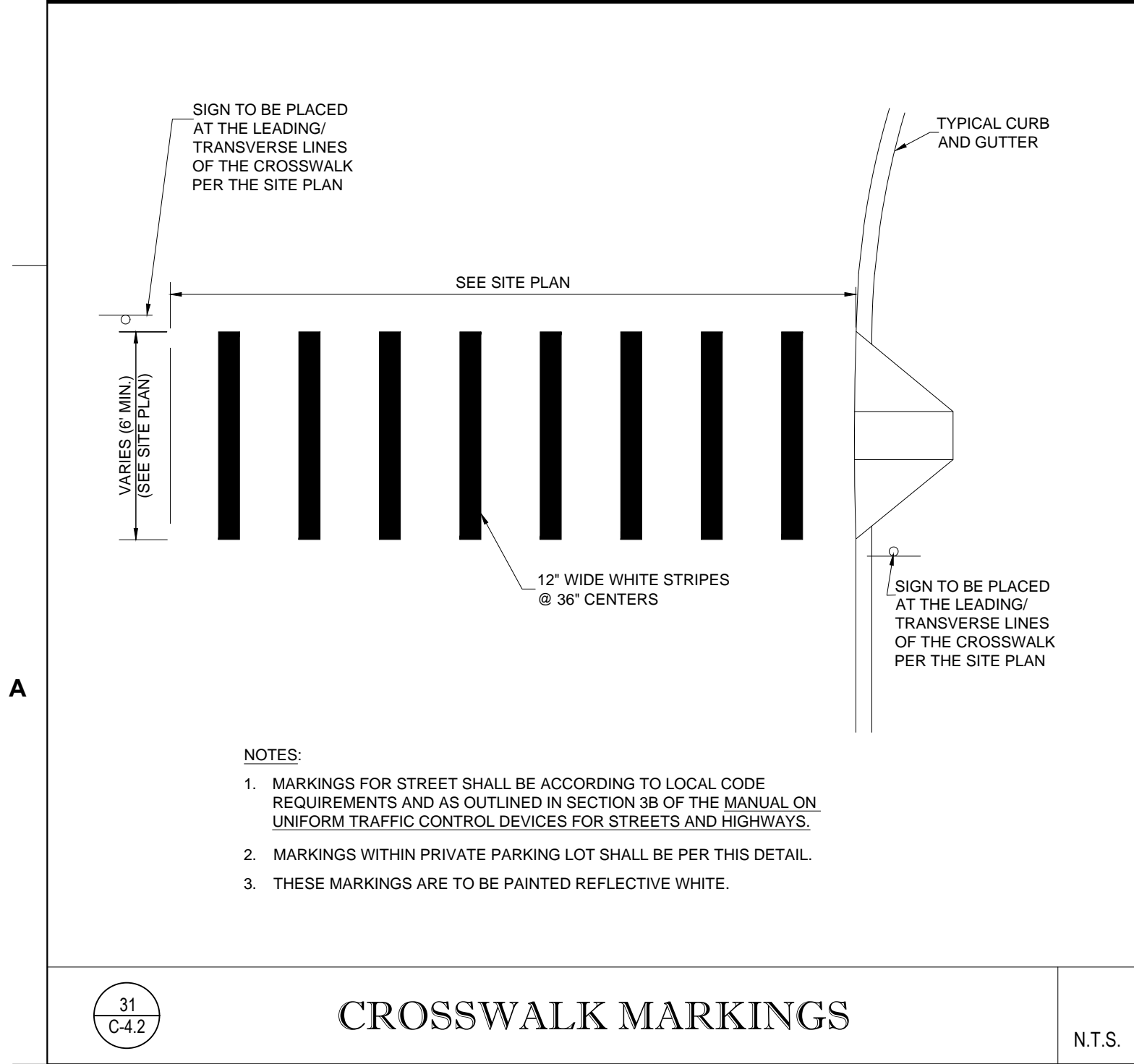
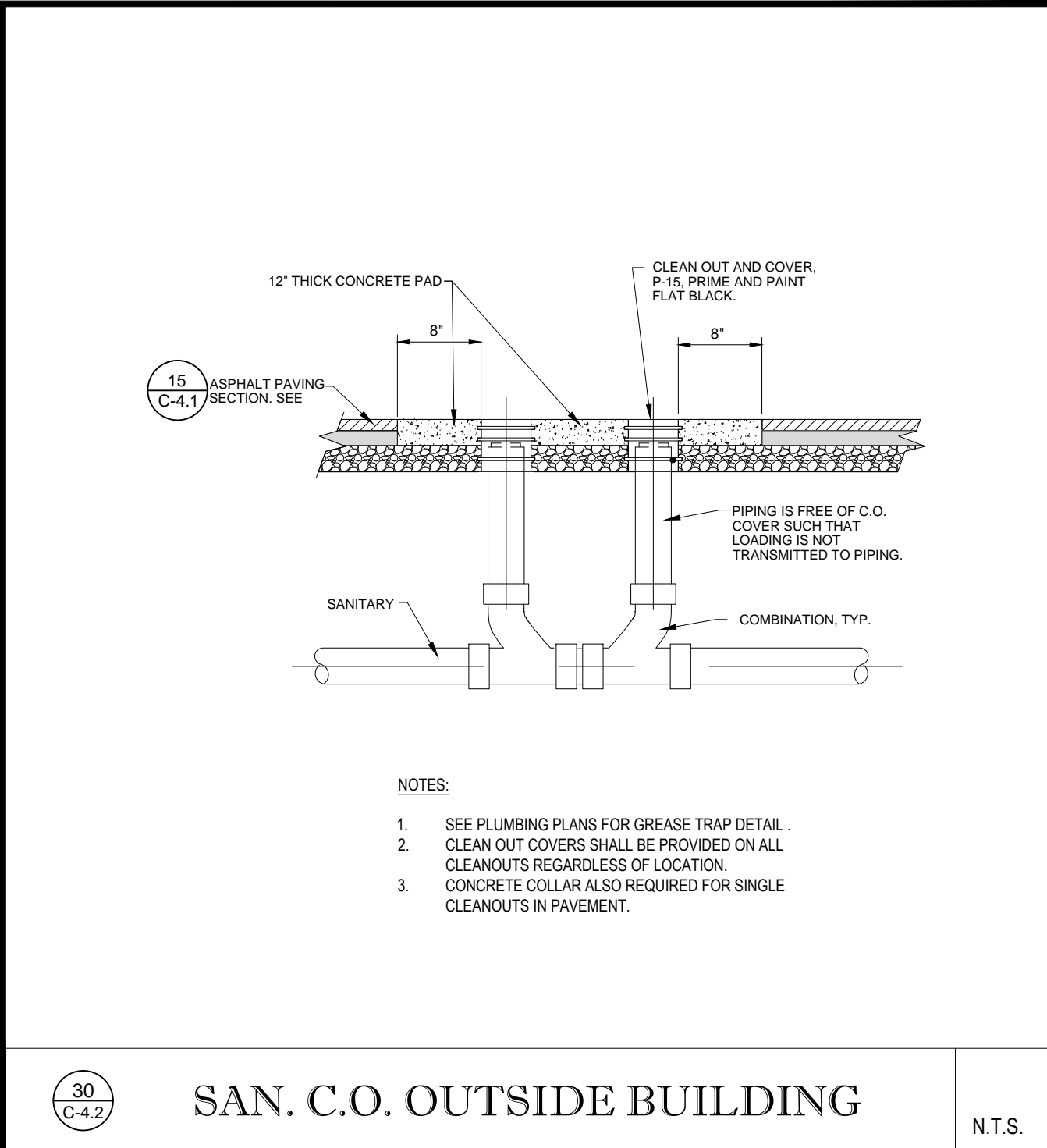
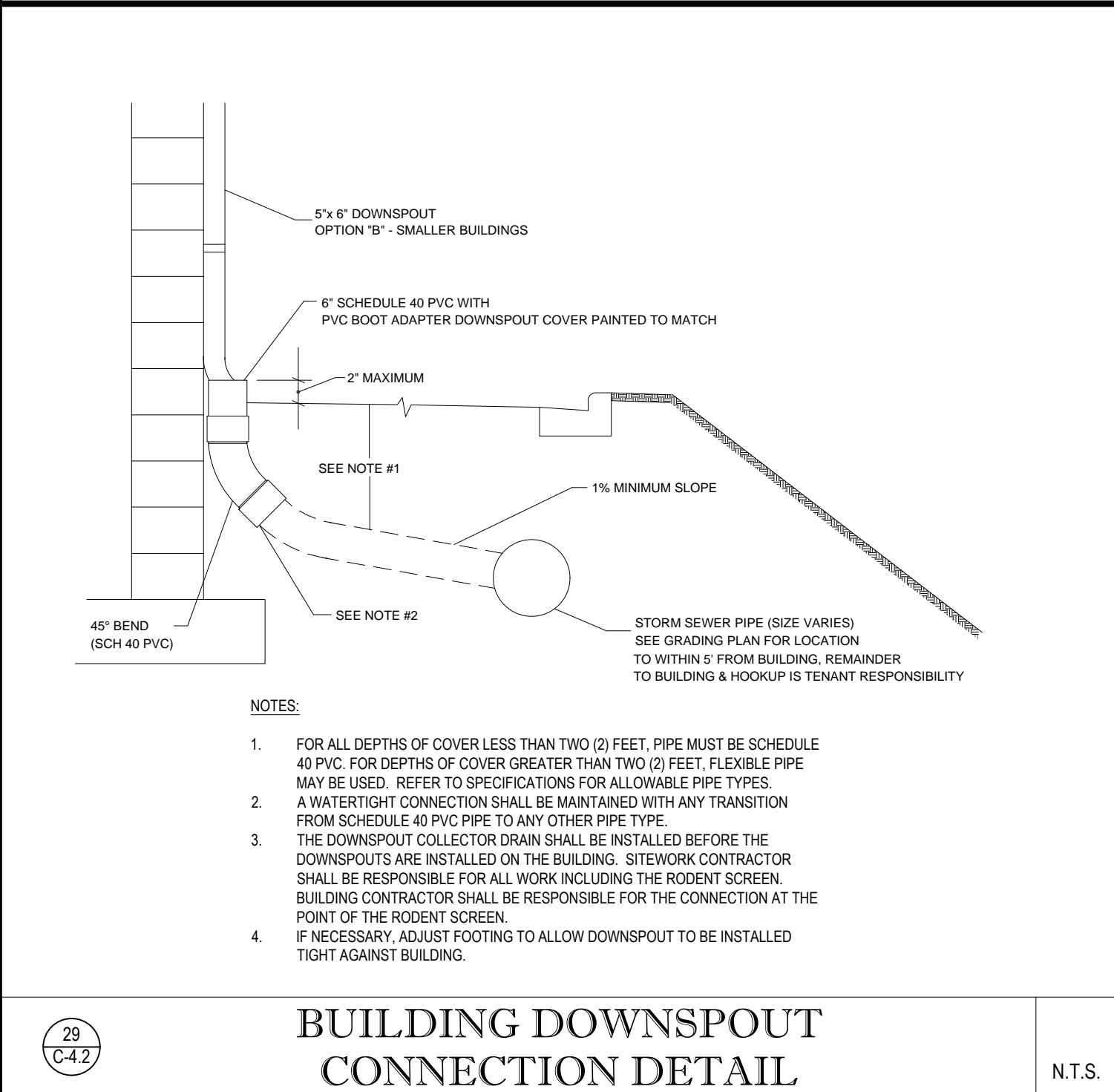
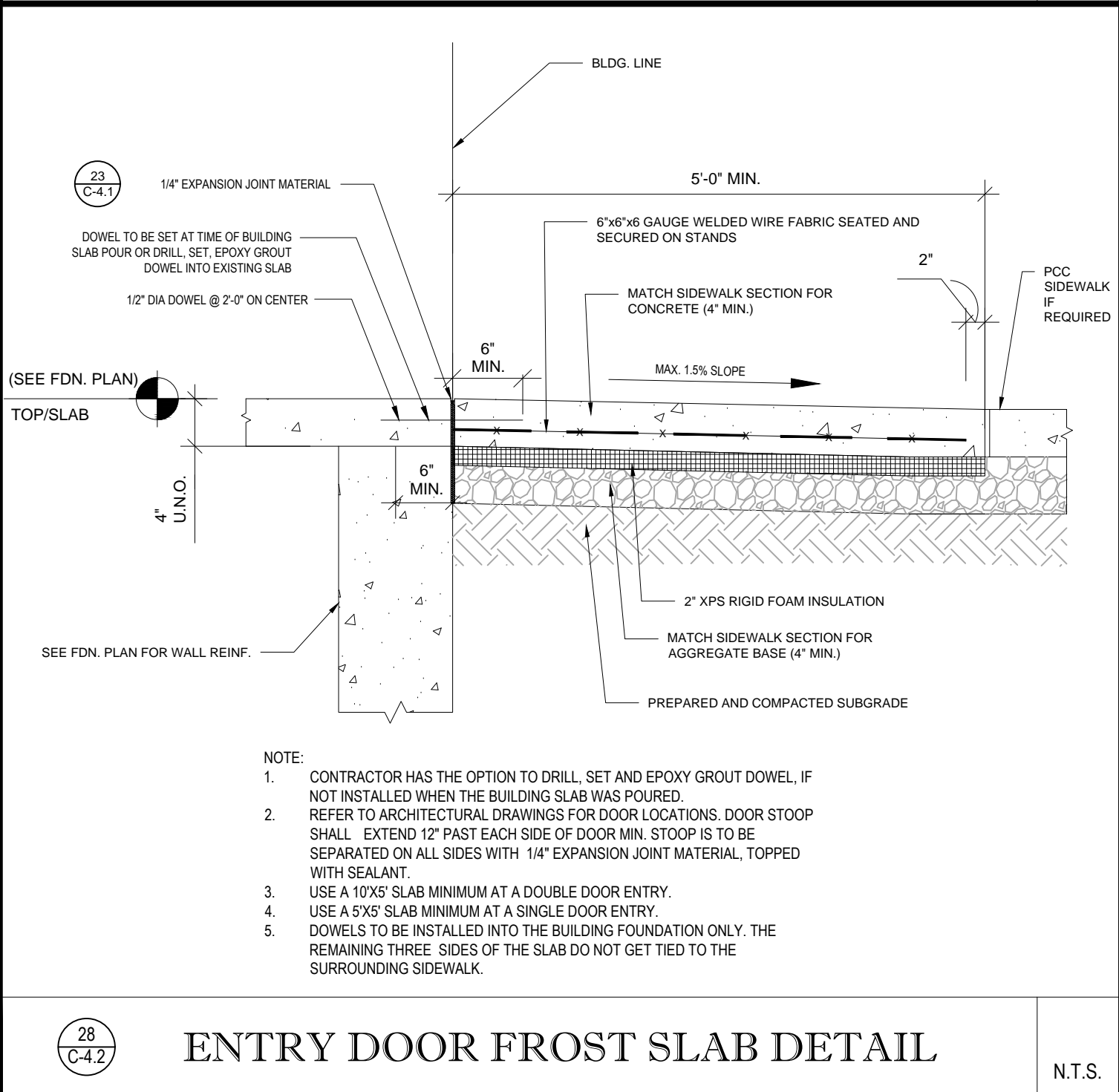
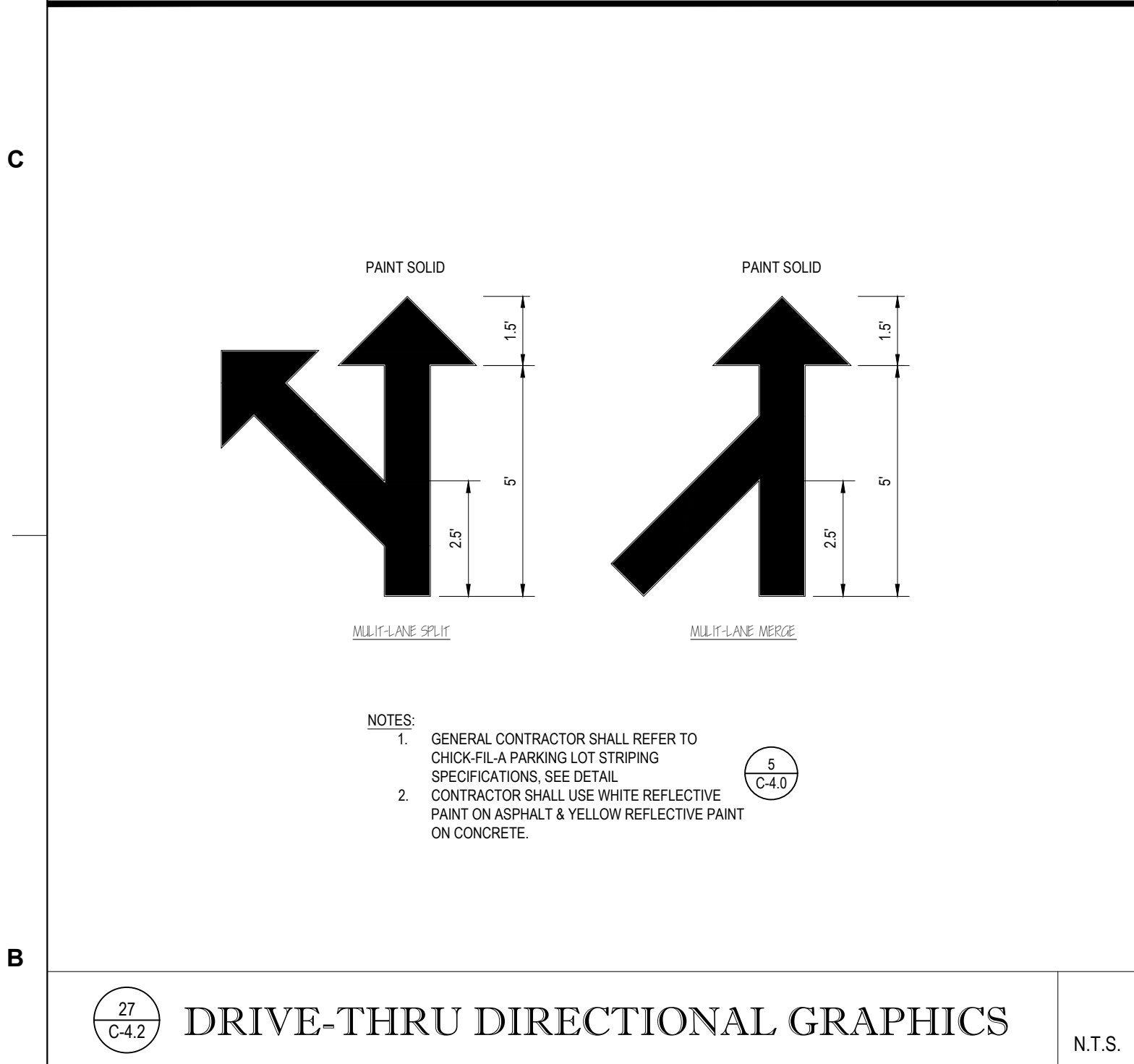
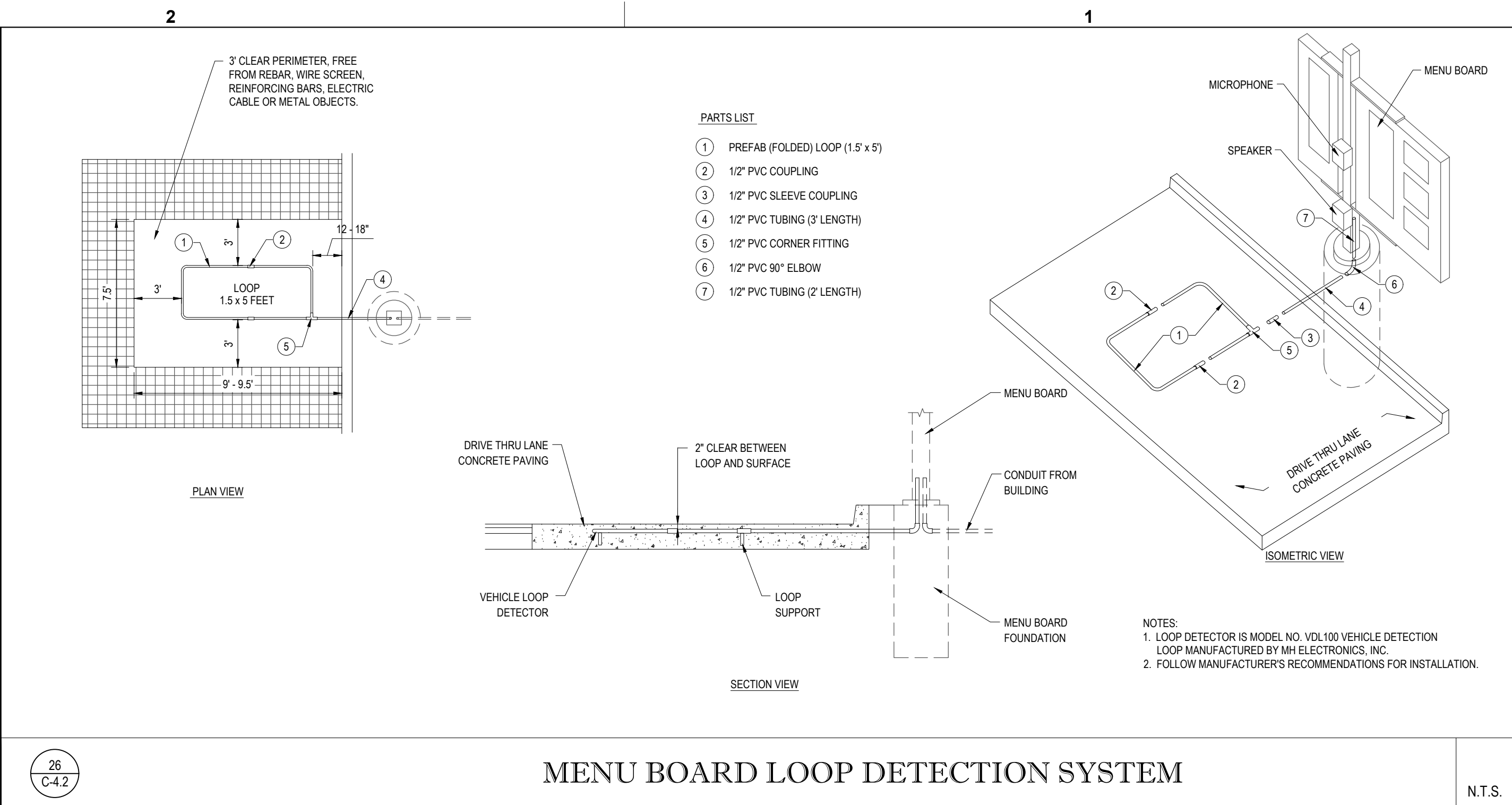
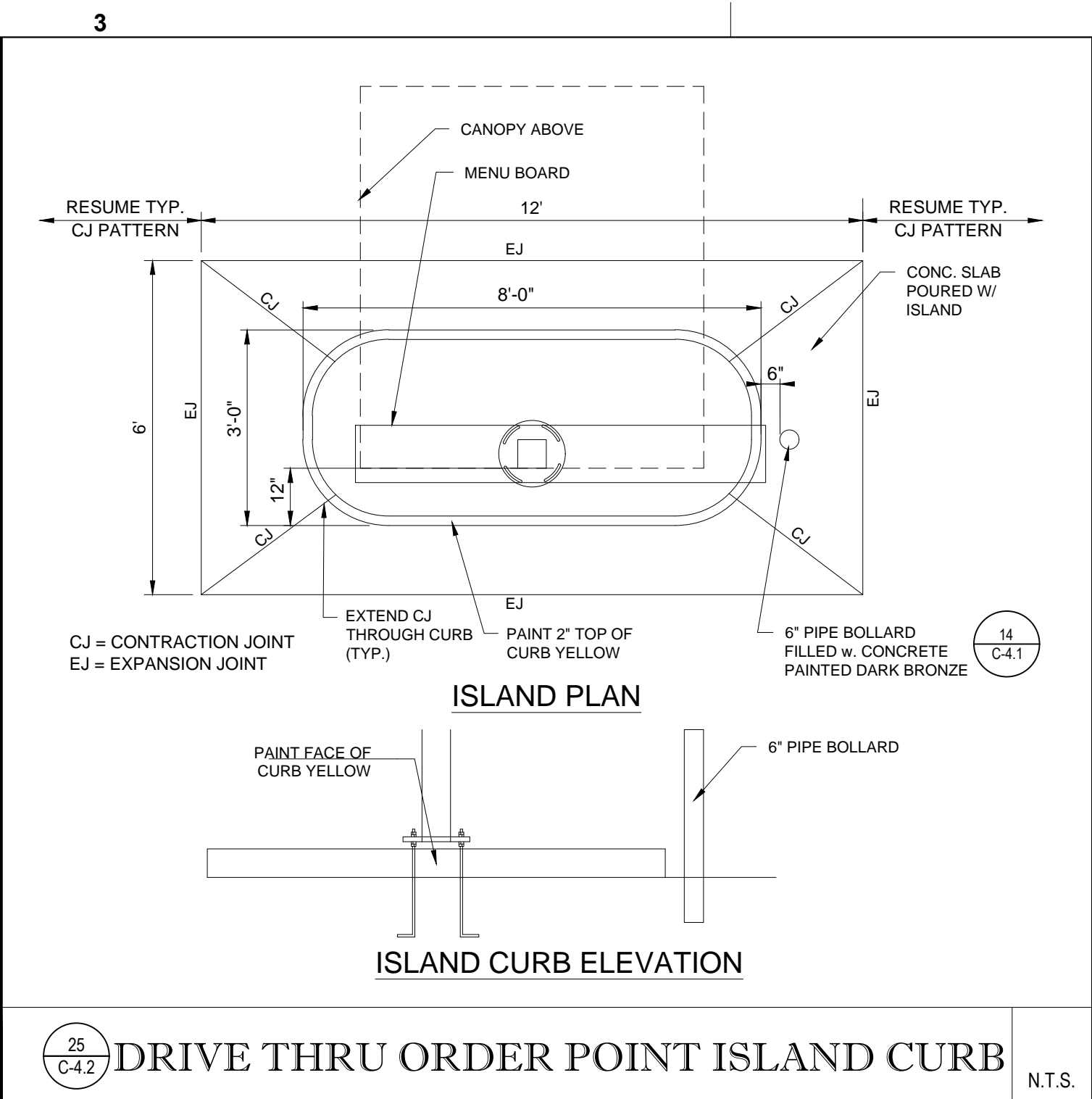
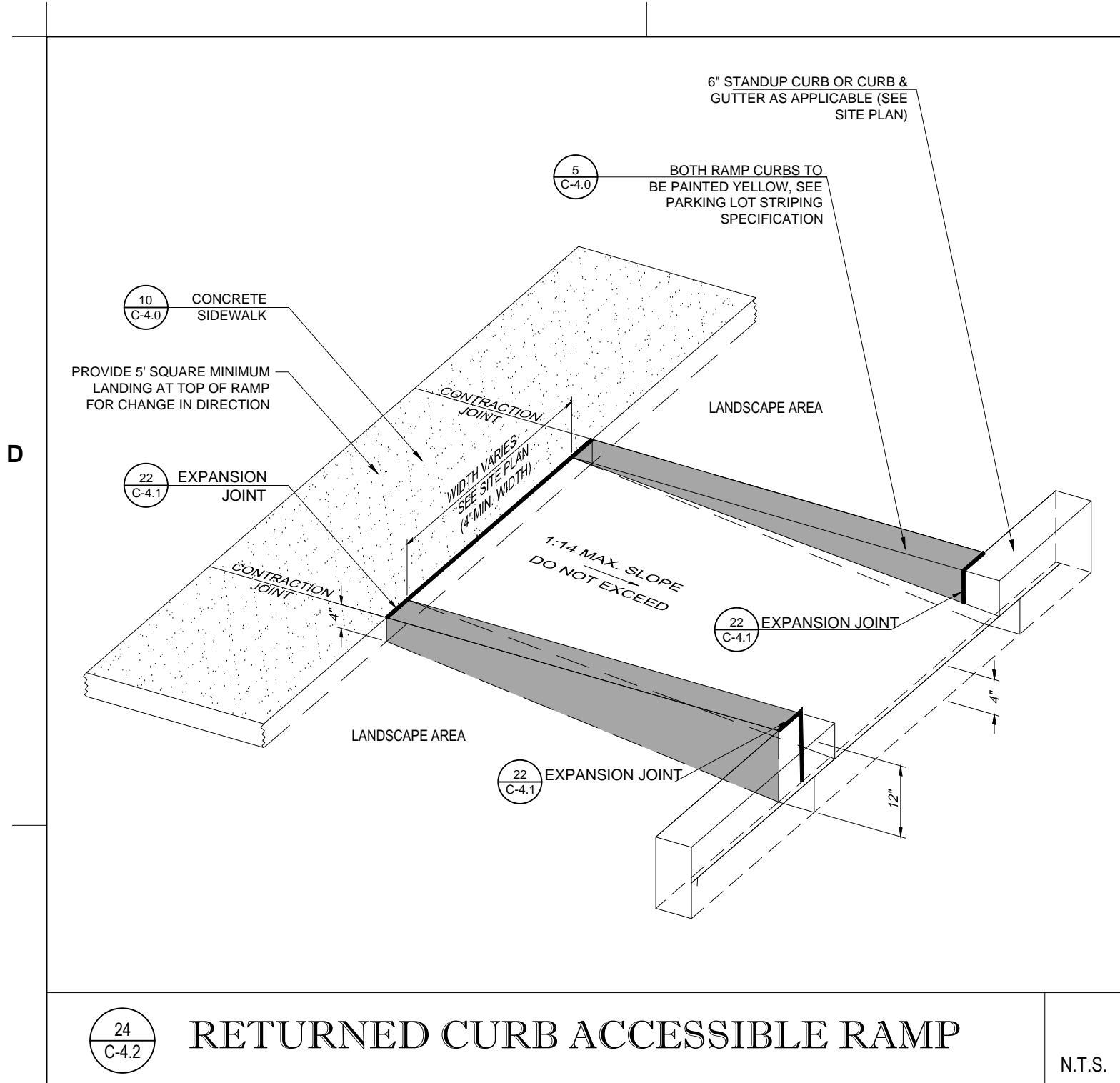
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SHEET CHICK-FIL-A  
STANDARD DETAILS  
SHEET NUMBER


**PERMIT SET**

**C-4.1**



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1825, 1835 WASHINGTON ST.  
HANOVER, MA

**FSR#04294**

BUILDING TYPE / SIZE: S08H-C-R  
RELEASE: v2\_20.08

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
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**PERMIT SET**

CONSULTANT PROJECT # MAA220XXX  
PRINTED FOR IFC  
DATE 09/01/2022  
DRAWN BY CD/ND  
CHECKED BY JF/JS  
SHEET CHICK-FIL-A  
STANDARD DETAILS  
SHEET NUMBER

**C-4.2**



