



ZONE:	COMMERCIAL DISTRICT (C)			
EXISTING USE:	OFFICE - PERMITTED USE PER BY-LAW ZBL SECTION 4.8.2.2 (CONDUCTED WITHIN A STRUCTURE OVER 4,000 S.F. PERMITTED ON A SPECIAL PERMIT GRANTED BY THE PLANNING BOARD) PER ZONING ZBL SECTION 4.8.3.1			
PROPOSED USE:	NO CHANGE PROPOSED			
PARCEL SIZE:	5.8± ACRES (252,648± S.F.)			
DIMENSIONAL REQUIREMENTS:		REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	252,648± S.F.	TBD	TBD
LOT AREA (UPLAND)	N/A	193,646± S.F.	193,646± S.F.	193,646± S.F.
LOT FRONTAGE	200 FT	588.31 FT	588.31 FT	588.31 FT
LOT WIDTH	125'± SETBACK	>125'	>125'	>125'
MAX LOT COVERAGE (BUILDING)	50%	TBD	TBD	TBD
MIN OPEN SPACE COMMERCIAL DISTRICT	30%	TBD	TBD	TBD
PARKING	PER ZBL SECTION 6.4.1.1.d - OFFICE: ONE (1) SPACE FOR EACH 333 SF OF GROSS FLOOR AREA. GROSS OFFICE AREA = 18,440 / 333 SP/SF = 56 SPACES REQUIRED. 88 SPACES EXISTING. 128 SPACES PROPOSED.			

VARIANCE REQUEST: ZBL SECTION 6.4.2.1 - NO OFF-STREET PARKING AREA SHALL BE LOCATED WITHIN TWENTY (20) FEET OF A STREET LINE OR WITHIN TEN (10) FEET OF ALL OTHER PROPERTY LINES. THE APPLICANT REQUESTS RELIEF TO LOCATE PARKING 10 FT FROM PROPERTY LINE.

6.4.3.1.A. OFF-STREET PARKING AREAS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS OF THE PLANNING BOARD GOVERNING THE DESIGN, CONSTRUCTION AND MAINTENANCE OF OFF-STREET PARKING AND LOADING AREAS. APPLICANT REQUESTS THE BOARD ALLOW THE USE OF 9 FT WIDE X 18 FT AND 10' WIDE X 18' DEEP PARKING SPACES INSTEAD OF 10' X 20' REQUIRED.

RECORD OWNER:
 ASSESSOR MAP 76 LOT 98
 #63 SMITHS LANE
 KINGSTON MEANS LLC
 C/O ROGERS & GRAY INSURANCE AGENCY
 434 ROUTE 134
 DENNIS, MA 02660
 DEED BOOK 40325 PAGE 49
 LOT 106 - PLAN No. 935 OF 1979
 PLAN BOOK 21 PAGE 339

ASSESSOR MAP 76 LOT 97
 #57 SMITHS LANE
 GALLETTI, THOMAS & SUZANNE
 57 SMITHS LANE, KINGSTON, MA 02364
 DEED BOOK B3852 PAGE 43

- PLAN REFERENCES:**
1. PLAN No. 102 OF 1963, BOOK 3000 PAGE 140
 2. PLAN No. 749 OF 1970, PLAN BOOK 15 PAGE 765
 3. PLAN No. 75 OF 1971, PLAN BOOK 15 PAGE 908
 3. PLAN No. 935 OF 1979, PLAN BOOK 21 PAGE 339
 4. PLAN No. 146 OF 1986, PLAN BOOK 26 PAGE 899
 5. 1958 STATE HIGHWAY LAYOUT No. 4696

- NOTES:**
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND KINGSTON TOWN HALL.
 2. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON MARCH 3-7, 2016.
 3. ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
 4. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL ON MARCH 3, 2016 AND LOCATED BY GRADY CONSULTING, L.L.C.
 6. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.



SITE PLAN
 #57 & 63 SMITHS LANE
 ASSESSORS MAP 76 LOT 97 & 98
 KINGSTON, MASSACHUSETTS

PREPARED FOR:
 ROGERS & GRAY INSURANCE AGENCY, INC. JULY 19, 2016
 434 ROUTE 134 SCALE: 1"= 40'
 SOUTH DENNIS, MA 02660 JOB No. 15-234

GRADY CONSULTING, L.L.C.
 Civil Engineers and Land Surveyors
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378

SHEET INDEX
 SH 1 ZONING COMPLIANCE AND GENERAL LAYOUT
 SH 2 EXISTING CONDITIONS AND WETLAND DELINEATION
 SH 3 PROPOSED CONDITIONS
 SH 4 DETAILS

COPYRIGHT © BY GRADY CONSULTING, L.L.C.
 THIS DOCUMENT IS THE PROPERTY OF GRADY CONSULTING, L.L.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GRADY CONSULTING, L.L.C. ANY REPRODUCTION MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF GRADY CONSULTING, L.L.C. SHALL RENDER IT UNUSABLE.

