



HANSON DIMENSIONAL REQUIREMENTS								
DISTRICT	LOT AREA IN SQUARE FEET	MIN. FRONTAGE IN FEET	MIN. YARD IN FEET			MAX. % BUILDING COVERAGE	MAX. % TOTAL GROSS COVERAGE	MAX. BUILDING HEIGHT IN FEET
			FRONT	SIDE	REAR			
BUSINESS	44,000	150	50	15	15	15%	60%	40
RESIDENCE AA	40,000	175	50	25	50	20%	30%	40
AQUIFER & WELL PROTECTION DISTRICT	-	-	-	-	-	-	30%	-
PROPOSED DIMENSIONS								
	78,370 70,330 (UPLAND)	150'	77.0'	42.5' (R) 38.0' (L)	424.5'	3.08 % (2,400 S.F.)	28.15 % (22,063 S.F.)	30

- NOTES:
- LOCUS IS SHOWN AS LOT 12 ON MAP 91 OF THE TOWN OF HANSON ASSESSORS PLANS.
 - LOT SIZE : 1.80 ACRES WITH 1.61± ACRES OF UPLAND
 - EXISTING USE : VACANT
PROPOSED USE : COMMERCIAL
 - ZONING: LOCUS LIES IN A BUSINESS DISTRICT AND RESIDENTIAL DISTRICT IN THE TOWN OF HANSON AND LIES WITHIN THE ZONE IIIB OF THE AQUIFER WATER PROTECTION DISTRICT
 - PROPOSED BUILDING SIZES : 60'L x 40'W (2,400 S.F.)
 - PROPOSED PARKING REQUIREMENTS: RESTAURANT 1 PARKING SPACE PER 3 SEATS
42 SEATS / 3 = 14 PARKING SPACES REQUIRED
TOTAL SPACES PROVIDED = 22 SPACES
 - ANY PROPOSED SITE LIGHTING TO BE DIRECTED AWAY FROM ABUTTING PROPERTIES AND STREETS.
 - THE PROPOSED BUILDING IS A 1 STORY. THE MATERIAL OF THE BUILDING IS WOOD.
 - TOTAL IMPERVIOUS AREA PROPOSED ON SITE: BUILDING AREA = 2,400 S.F.
PAVEMENT AREA = 19,663 S.F.
TOTAL IMPERVIOUS AREA = 22,063 S.F.

RECORD OWNER & APPLICANT
WILLIAM DYER
HANSON MA.

~ CONTENTS ~

DESCRIPTION	SHEET No.
COVER SHEET	1
EXISTING CONDITIONS / EROSION CONTROL PLAN	2
PROPOSED CONDITIONS / GRADING PLAN	3
PROPOSED CONDITIONS / UTILITY PLAN	4
PROPOSED CONDITIONS / LANDSCAPE PLAN	5
CONSTRUCTION DETAIL PLAN	6
PROPOSED SEPTIC SYSTEM PLAN	7

LEGEND

CONCRETE BOUND.....	CB
EXIST. 2' CONTOUR.....	61
EXIST. 10' CONTOUR.....	65
PROP. SPOT GRADE.....	72x00
CAPE COD BERM.....	
PROP. WATER LINE.....	W
PROP. CONTOUR.....	280
PROP. CATCHBASIN.....	
PROP. DRAIN MANHOLE.....	
TRAFFIC FLOW ARROW.....	
OUTDOOR LIGHTING ON BUILDING.....	
EXISTING UTILITY POLE.....	UP#-O
EXISTING TREE LINE.....	
PROPOSED FENCE LINE.....	

JOSEPH E. WEBBY, JR.
No. 23714
REGISTERED LAND SURVEYOR
11/14/17
DATE

' SPECIAL PERMIT, VARIANCE & SITE PLAN '
IN
HANSON, MASSACHUSETTS
PREPARED FOR
WILLIAM DYER
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164

11/14/2017
RICHARD ROBERT DeBENEDICTIS
No. 28315
REGISTERED PROFESSIONAL ENGINEER
11/14/2017
DATE

SCALE: 1"=100'

REVISIONS		SCALE:
DATE	DESCRIPTION	1"=100'
11/9/17	REVISED PER REVIEW COMMENT LETTER DATED 8/17/17	DATE: 5/25/17
		DRAWN BY: GTH
		JOB NO.: W-5321
		SHEET NO.: 1
		OF 7 SHEETS

