

ZONING TABLE		
ZONING DISTRICT: BUSINESS B, ACCORD POND WATERSHED, HINGHAM AQUIFER PROTECTION DISTRICT		
REQUIREMENTS	REQUIRED	19 WHITING ST
MINIMUM LOT AREA	N/A	1.68± ACRES (73,491 SF)
MINIMUM FRONTAGE	200 FEET	294 FEET
MAXIMUM BUILDING HEIGHT	35' / 3 STORIES	1.5 STORY
MAX. BUILDING COVERAGE	25%	4.4% (3,209 SQ. FT)
MINIMUM FRONT YARD	40 FEET	40.9± FEET
MINIMUM SIDE YARD	25 FEET	25.1± FEET
MINIMUM REAR YARD	25 FEET	>25 FEET
MINIMUM GREEN YARD	15 FEET	15 FEET

PARKING REQUIREMENTS

RETAIL - 5 SPACES PER 1,000 SQ. FT. GFA
ACCESSORY STORAGE - 1 SPACES PER 1,000 SQ. FT. GFA

GROSS FLOOR AREA = 3,209 (RETAIL) SQ. FT.
TOTAL SPACES REQUIRED = (3,209 / 1,000 * 5) = 16 SPACES REQUIRED
TOTAL SPACES PROVIDED = 16 SPACES

15-25 SPACES REQUIRES 1 HANDICAP ACCESSIBLE SPACE.
2 HANDICAP ACCESSIBLE SPACES PROVIDED WITH ONE BEING VAN ACCESSIBLE

- LAYOUT NOTES:**
- ALL SIGNS AND PAVEMENT MARKING TO BE INSTALLED WITHIN THE PROJECT SITE SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN SIGHT TRIANGLE AREAS SHALL BE MAINTAINED SO AS NOT TO EXCEED 2.5-FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLES THAT EXCEED 3.5-FEET IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

OWNER/APPLICANT:

**MERHEJ & SONS
REALTY, LLC**
87 DERBY STREET
HINGHAM, MA 02043



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM OR ITEM MARK OF AN ITEM OR MARK OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**HINGHAM GAS
#19 WHITING
STREET
HINGHAM, MA 02043**

No.	Submittal / Revision	App'd. By	Date
A	SUBMITTAL	KK	10/11/2022

SITE PLAN

Designed By:	Drawn By:	Checked By:
DR	DR	KK
Issue Date:	Project No:	Scale:
10/11/2020	060903	1" = 20'

Drawing No.:
C-101

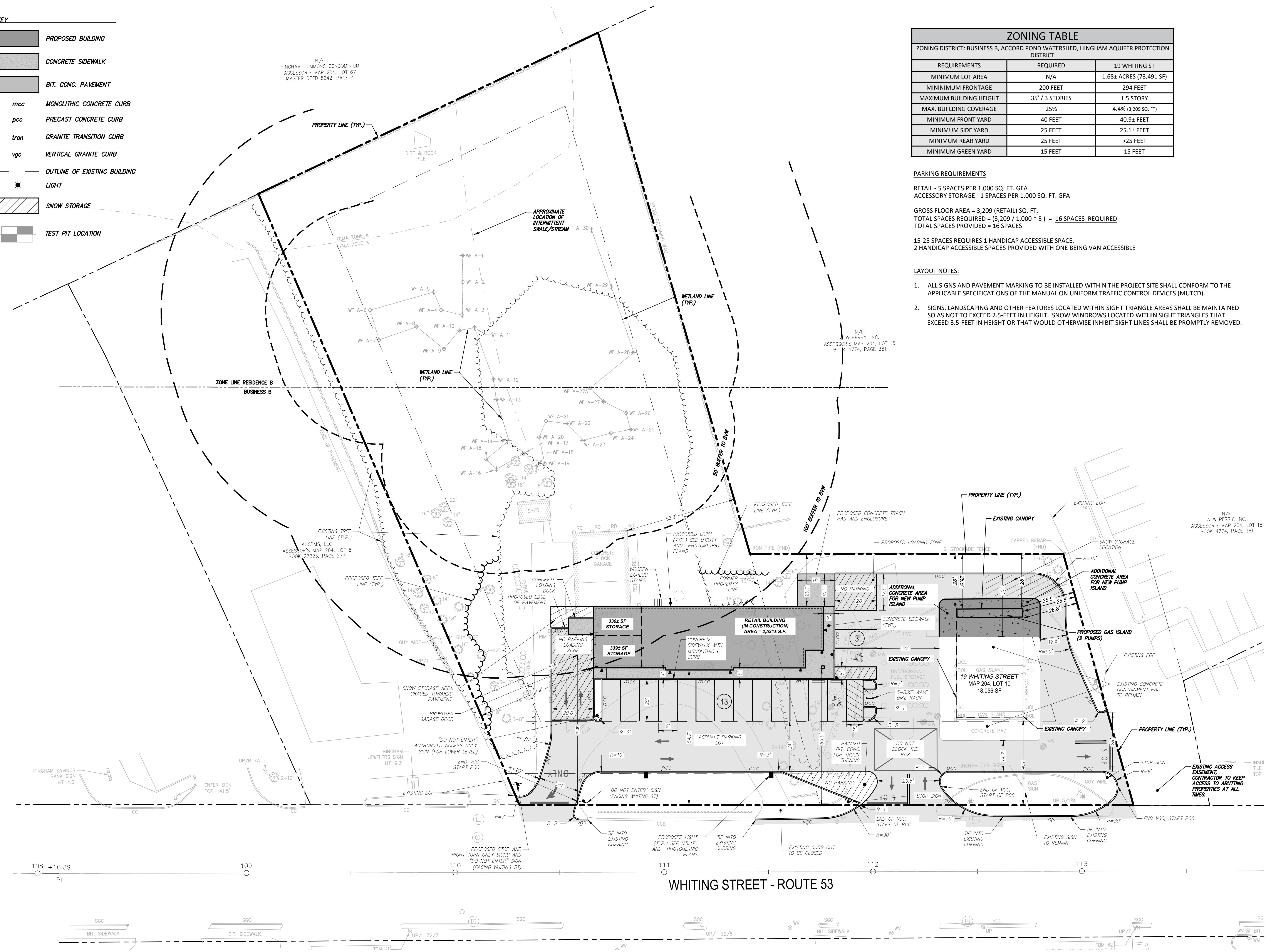
- KEY**
- PROPOSED BUILDING
 - CONCRETE SIDEWALK
 - BIT. CONC. PAVEMENT
 - mcc MONOLITHIC CONCRETE CURB
 - pcc PRECAST CONCRETE CURB
 - tran GRANITE TRANSITION CURB
 - vgc VERTICAL GRANITE CURB
 - OUTLINE OF EXISTING BUILDING
 - LIGHT
 - SNOW STORAGE
 - TEST PIT LOCATION

N/F
HINGHAM COMMONS CONDOMINIUM
ASSESSOR'S MAP 204, LOT 67
MASTER DEED 8242, PAGE 4

N/F
W PERRY, INC.
ASSESSOR'S MAP 204, LOT 15
BOOK 4774, PAGE 381

N/F
A W PERRY, INC.
ASSESSOR'S MAP 204, LOT 15
BOOK 4774, PAGE 381

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WHITING STREET - ROUTE 53