

# O'REILLY AUTO PARTS

## 139 HATHAWAY ROAD ( ASSESSORS MAP 101 LOT 14 )

### NEW BEDFORD, MASSACHUSETTS

#### ZONING REQUIREMENTS TABLE

| DISTRICT               | MIXED USE BUSINESS / INDUSTRIAL B (SPUT USE) |              |          |              |
|------------------------|----------------------------------------------|--------------|----------|--------------|
|                        | REQUIRED                                     | MUB PROVIDED | REQUIRED | I/B PROVIDED |
| LOT AREA (A)           | 0                                            | 10 ACRES     | 0        | N/A          |
| LOT FRONTAGE (LF)      | 0                                            | 627±         | 0        | N/A          |
| SETBACKS (FEET)        |                                              |              |          |              |
| FRONT                  | 0                                            | 710          | 25       | N/A          |
| SIDE                   | 0                                            | 198          | 25       | N/A          |
| REAR                   | 10-(1 STORY)                                 | N/A          | 25       | N/A          |
| BUILDING HEIGHT (FEET) | 100                                          | 17.5'        |          | N/A          |
| STORIES                | 7                                            | 1            | 7        | N/A          |
| LOT COVERAGE           | 0                                            | N/A          | 50%      | N/A          |
| GREEN SPACE            | 0                                            | N/A          | 20%      | N/A          |

ASSESSORS MAP 101 – LOT 14

ZONING DISTRICT – MIXED USE BUSINESS/INDUSTRIAL B

PARCEL AREA – 10 ACRES

EXISTING USE – MIXED USE – RETAIL, FAST FOOD, OFFICE

PROPOSED USE – MIXED USE – RETAIL, FAST FOOD, OFFICE

BUILDING / PARKING SUMMARY

- MCDONALDS – 3,800 SF x 1 SPACE/100 SF = 38 SPACES  
1 SPACE/EMPLOYEE/SHIFT x 10 = 10 SPACES

- RETAIL USE – EXISTING – 88,200 SF  
PROPOSED – 7,150 SF  
TOTAL = 95,350 SF

- RED APPLE RESTAURANT  
1200 SF x 1 SPACE/200 SF = 6 SPACES

- CONSTRUCTION SUPPLIES (GROSSMANS) – 33,420 SF  
15,000 SF x 1 SPACE/1500 SF = 10 SPACES  
18,400 SF x 1 SPACE/5000 SF = 4 SPACES

- OFFICE USE – 17,007 SF  
10,000 SF x 1 SPACE/200 SF = 50 SPACES  
7,007 SF x 1 SPACE/1000 SF = 7 SPACES

- PARKING SUBTOTAL = 414 SPACES  
PARKING REDUCTION PER SP = 36 SPACES  
PARKING REQUIRED = 378 SPACES  
PARKING PROVIDED = 418 SPACES

- O'REILLY AUTO = 7,150/200 SF = 36 SPACES REQUIRED  
TOTAL PARKING PROVIDED = 36 SPACES

HANDICAPPED PARKING SPACES REQUIRED

- O'REILLY AUTO PARTS  
36 SPACES = 2

- MCDONALD'S  
51 SPACES = 3

- SHOPPING CENTER  
293 SPACES = 7  
TOTAL =12

HANDICAPPED SPACES PROVIDED = 13

DEED REFERENCE: LAND COURT CERTIFICATE TITLE #14729 (L.C.Plan 28344E Lots 11 & 12)



#### LOCUS MAP

SCALE: 1"=100'±

DATE: APRIL 17, 2015

| PLAN INDEX |                                    |                |                                       |
|------------|------------------------------------|----------------|---------------------------------------|
| SHEET NO.  | TITLE                              | DATE           | REVISED                               |
| —          | COVER SHEET                        | APRIL 17, 2015 | 100% REVIEW SET<br>SEPTEMBER 15, 2016 |
| 1 OF 9     | SITE LAYOUT                        | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 2 OF 9     | LOCUS MAP                          | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 3 OF 9     | SITE GRADING & UTILITIES PLAN      | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 4 OF 9     | LANDSCAPING PLAN                   | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 5 OF 9     | LIGHTING PLAN                      | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 6 OF 9     | DEMOLITION PLAN                    | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 7 OF 9     | EROSION/SEDIMENTATION CONTROL PLAN | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 8 OF 9     | EXISTING CONDITIONS                | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |
| 9 OF 9     | DETAIL SHEET                       | APRIL 17, 2015 | SEPTEMBER 15, 2016                    |

OWNER/APPLICANT

S.B. REALTY LIMITED PARTNERSHIP  
100 NORTH FRONT STREET  
NEW BEDFORD, MA 02740

SITEC

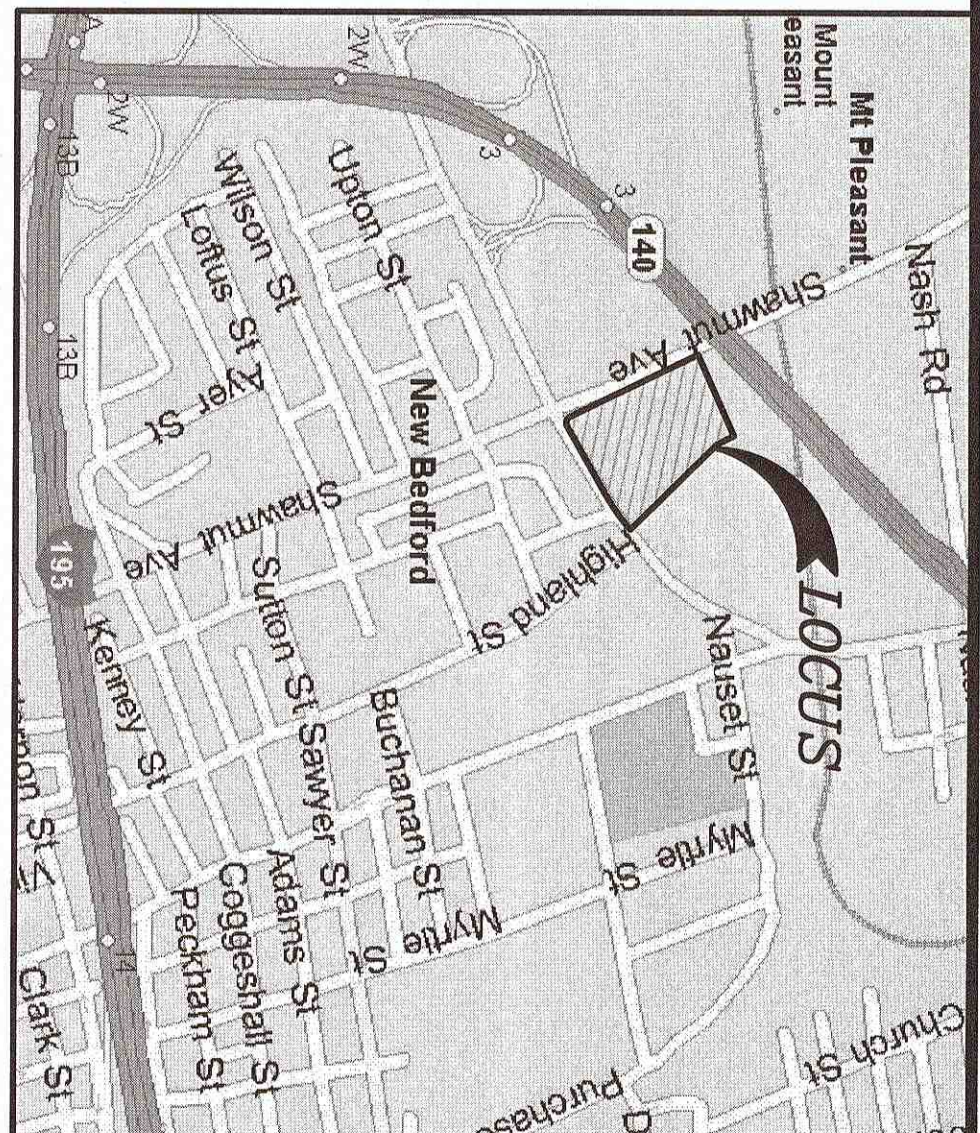
Civil and Environmental Engineering  
Land Use Planning

449 France Corner Road  
New Bedford, MA 02740  
(508) 998-2125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM  
ADO NO. NB 07-5977 COVER SHEETING

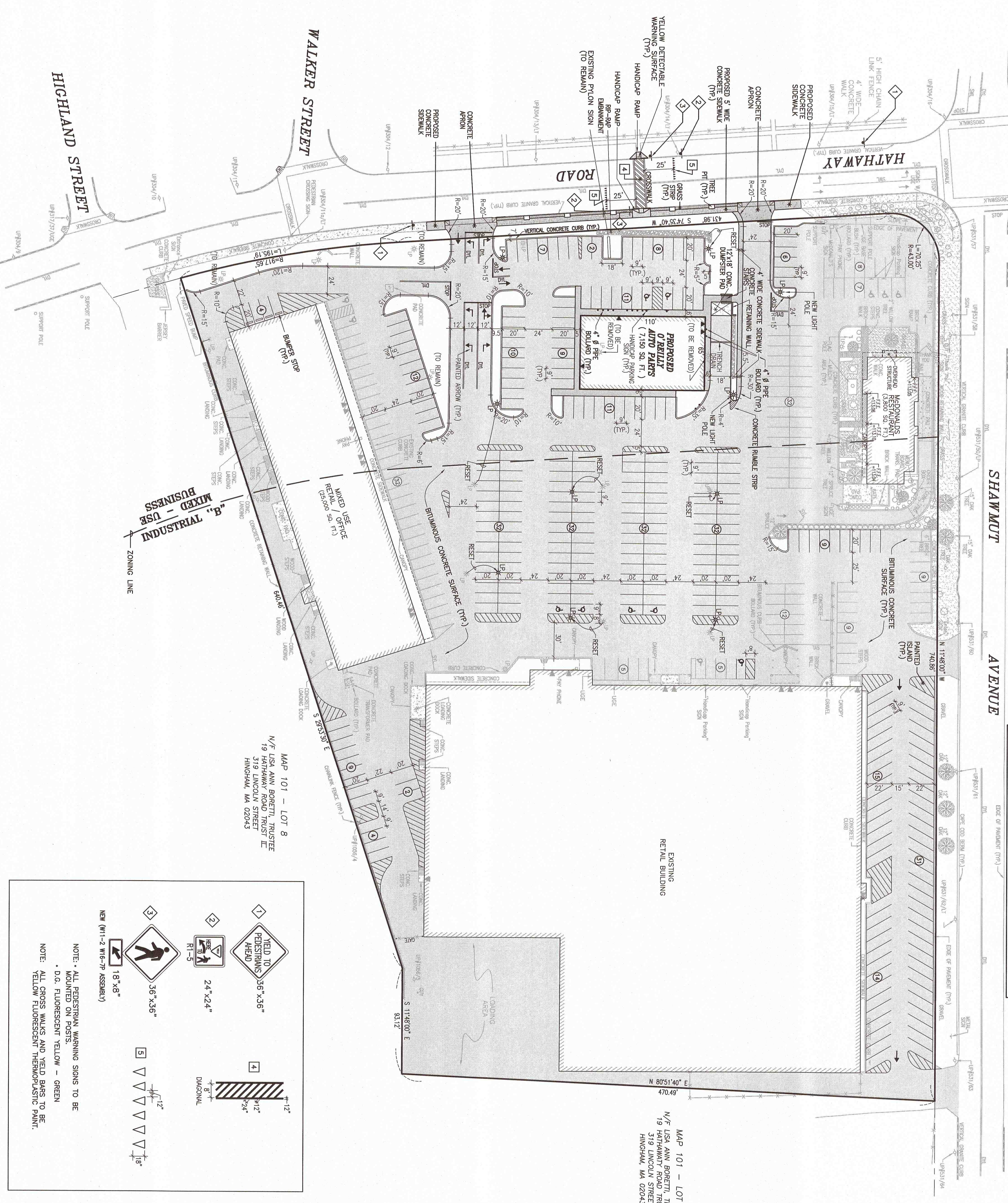
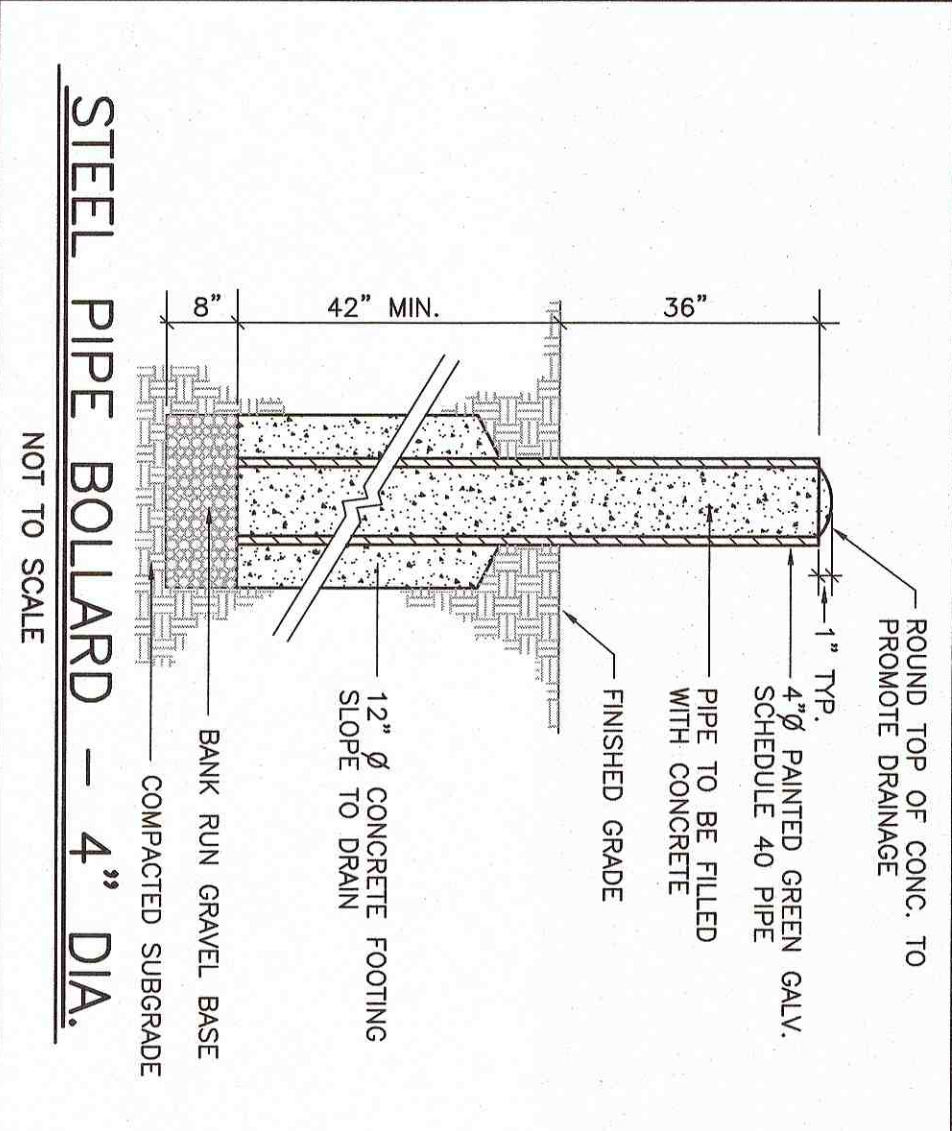
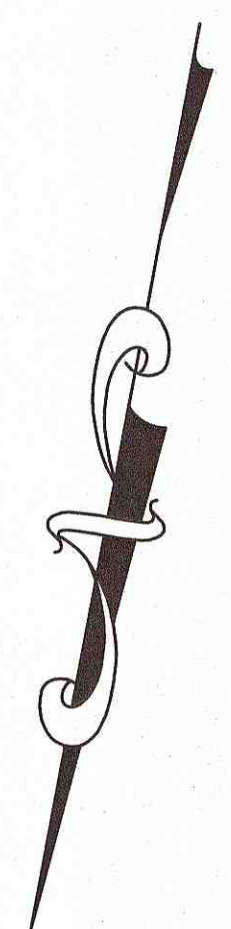




| No. | Date               | Revision Description    | Chkd. by | Appvd. by |
|-----|--------------------|-------------------------|----------|-----------|
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         | SDG      | SDG       |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      | SDG      | SDG       |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION | SDG      | SDG       |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      | SDG      | SDG       |



LOCUS MAP  
SCALE: 1"=1,000'±

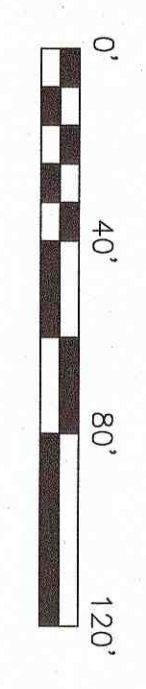


MAP 101 - LOT 8  
N/F USA ANN BORETTI, TRUSTEE  
19 HATHAWAY ROAD TRUST II  
319 LINCOLN STREET  
HINGHAM, MA 02043

NOTES:

- ALL HANDICAP PARKING, RAMPS AND ACCESS, SIDEWALK & NEW DRIVEWAY BROW, SHALL CONFORM TO AAS AND MAAB REQUIREMENTS.
- CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE DEPARTMENT OF INFRASTRUCTURE PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 24 HOURS IN ADVANCE OF POURING CONCRETE TO INSURE THAT THE SIDEWALK & DRIVEWAY BROW WILL MEET A.D.A. AND CITY OF NEW BEDFORD STANDARDS.
- ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER) TO THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AS A MINOR PLAN REVISION FOR APPROVAL PRIOR TO THE WORK BEING PERFORMED.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO MUTCD REQUIREMENTS.
- SEE DEMOLITION / EROSION CONTROL PLAN SHEETS 6 OF 9 AND 7 OF 9 FOR MEASURES TO BE TAKEN PRIOR TO CONSTRUCTION.
- I HEREBY CERTIFY THAT THE PROJECT AS DESIGNED MEETS THE APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD.  
  
DATE 9.5.16
- DRIVEWAY PERMIT SUBJECT TO TRAFFIC COMMISSION APPROVAL.
- THE BUILDING ROOF SHEATHING SHALL BE COOL ROOF EPDM OR PVC, IN LIGHT OR WHITE COLOR.
- HOURS OF OPERATION SHALL BE NO EARLIER THEN 8:00 A.M. AND NO LATER THAN 8:00 P.M.
- SIGNAGE MAY BE ILLUMINATED NO LATER THAN ONE HOUR AFTER CLOSING TIME, BUT NO LATER THAN 9:00 P.M.
- O'REILLY AUTO PARTS WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS TO STORE OIL PRODUCTS AND ANTIFREEZE IN THE BUILDING. ALL PROCEDURES FOR OPERATION AND MAINTENANCE ASSOCIATED WITH THE STORAGE OF OIL MATERIALS WILL BE IN COMPLIANCE WITH ALL FEDERAL, STATE (310 CMR 30.200 & MGL CHAPTER 94 SECTION 29B8 AS MOST RECENTLY AMENDED) AND LOCAL (CITY OF NEW BEDFORD FIRE PREVENTION) REGULATIONS.
- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.

OWNER/APPLICANT  
S.B. REALTY LIMITED PARTNERSHIP  
100 NORTH FRONT STREET  
NEW BEDFORD, MA 02740



**SITEC**  
Civil and Environmental Engineering  
Land Use Planning

**SITEC, Inc.**  
449 Faunce Corner Road  
Dorchester, MA 02747  
(508) 998-8125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM

Project:  
PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS

client:  
**S.B. REALTY LIMITED PARTNERSHIP**

drawing title:  
**SITE LAYOUT**

scale: 1"=40'  
date: APRIL 17, 2015  
drawn: NAD  
checked: SDG  
approved: SDG

sheet 1 of 9  
drawing number: SL-1

Acad No. NB 07-3977 SL.DWG  
File No. 07-3977





Acad No. NB 07-3977  
LOCUS MAP.DWG  
File No. 07-3977

**SITEC**  
Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
(508) 998-2125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM

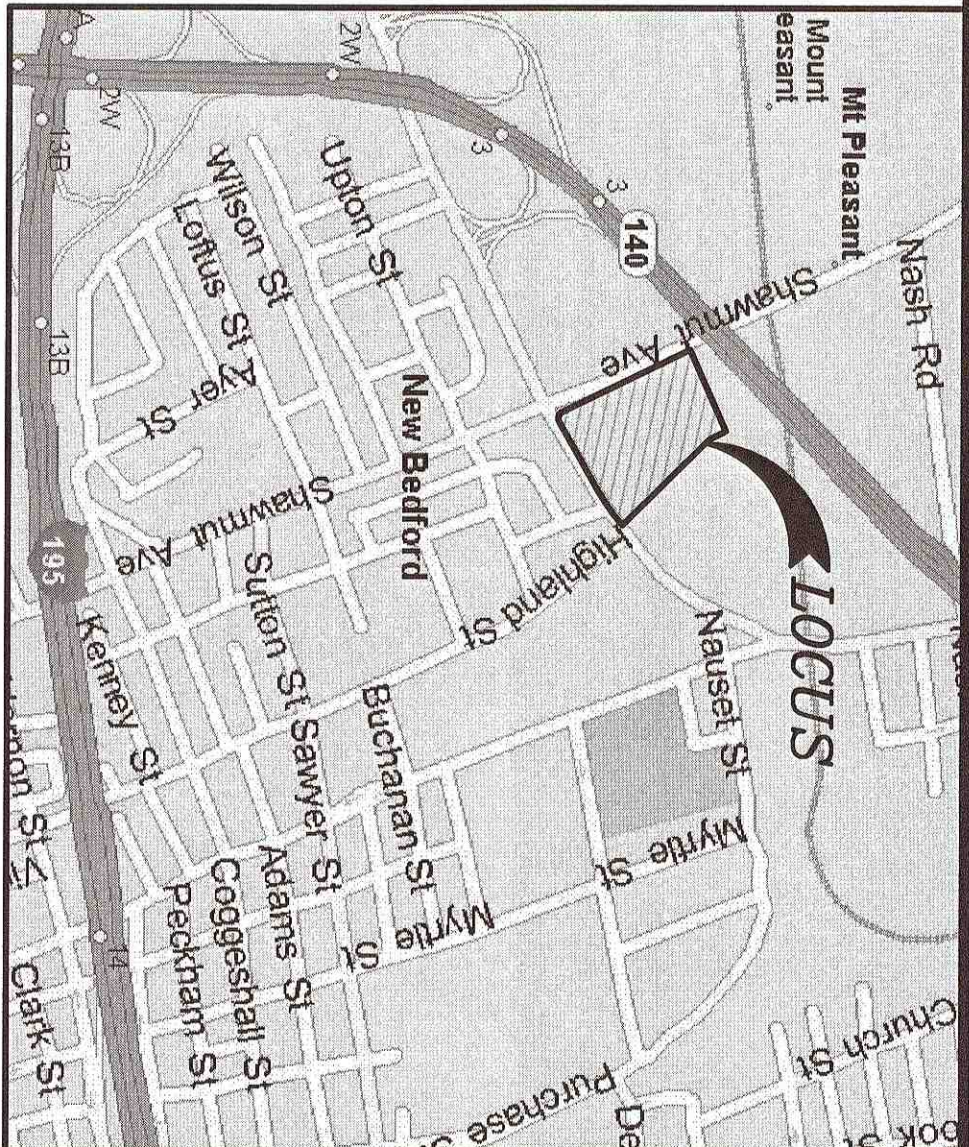
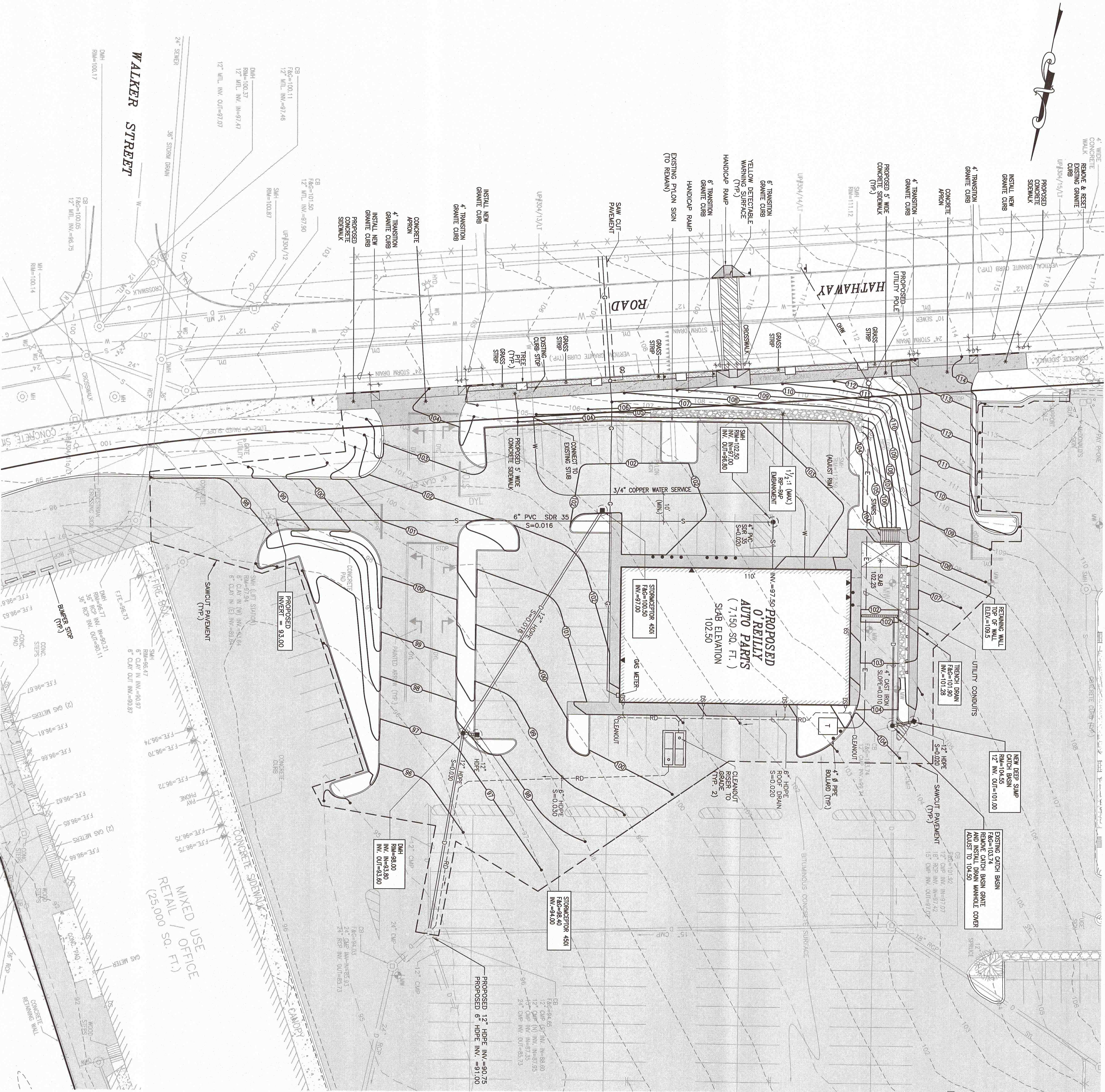
project: PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS  
client: S.B. REALTY LIMITED PARTNERSHIP  
drawing title: LOCUS MAP

scale: 1"=100'±  
date: APRIL 17, 2015  
drawn: NAD  
checked: SDG  
approved: SDG  
sheet 2 of 9  
drawing number: LM-1

| No. | Date               | Revision Description    | Chkd. by | Appvd. by |
|-----|--------------------|-------------------------|----------|-----------|
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         | SDG      | SDG       |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      | SDG      | SDG       |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION | SDG      | SDG       |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      | SDG      | SDG       |







LOCUS MAP  
SCALE: 1"=1,000' F.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING GAS GATE VALVE
- EXISTING LIGHT POLE
- EXISTING DOWN SPOUT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING UTILITY HAND HOLE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- EXISTING HANDICAP RAMP
- EXISTING TREE
- EXISTING BUILDING ENTRANCE
- PROPOSED BUILDING ENTRANCE
- PROPOSED GUARDRAIL
- PROPOSED CONTOUR
- PROPOSED GAS SERVICE
- PROPOSED UTILITY CONDUIT
- PROPOSED DRAINAGE LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED ROOF DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED SPOT GRADE
- PROPOSED OVERHEAD WIRES

NOTES:

- THE CONTRACTOR SHALL OBTAIN A STREET DISTURBANCE & OBSTRUCTION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- ALL WATER AND SEWER MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE CITY OF NEW BEDFORD BEFORE BEING BACK FILLED.
- THE CITY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.

**SITEC**  
Civil and Environmental Engineering  
Land Use Planning

449 Fauce Corner Road  
Dorchester, MA 02747  
(508) 998-2125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM

project:  
PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS

client:  
S.B. REALTY LIMITED PARTNERSHIP

drawing title:  
SITE GRADING & UTILITIES PLAN

scale:  
1"=20'

date:  
APRIL 17, 2015

drawn:  
NAD

checked:  
SDG

approved:  
SDG

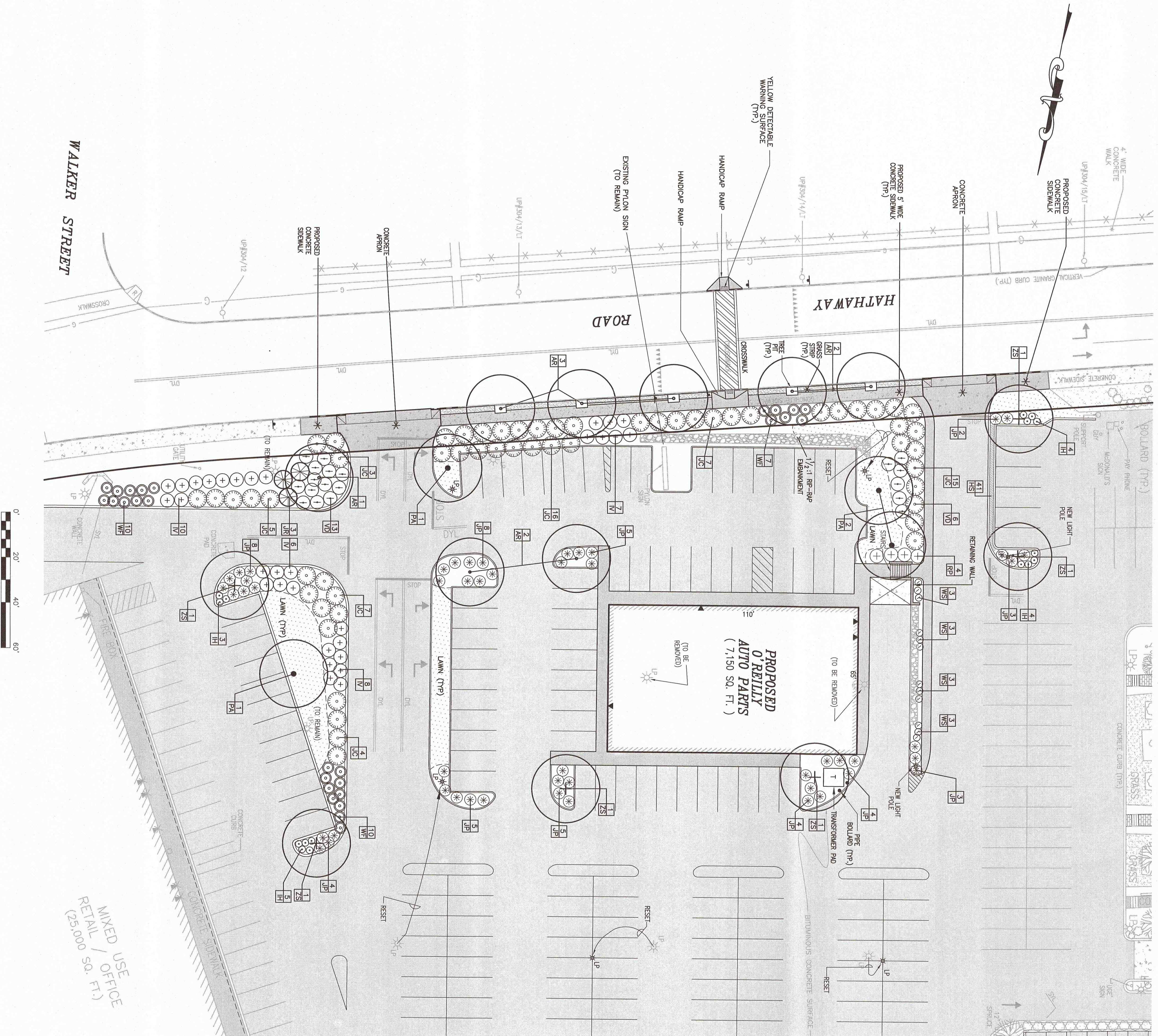
sheet  
3 of 9  
drawing number:  
G&U-1

| No. | Date               | Revision Description    |
|-----|--------------------|-------------------------|
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      |

| Chkd. by | Appvd. by |
|----------|-----------|
| SDG      | SDG       |
| SDG      | SDG       |
| SDG      | SDG       |
| SDG      | SDG       |

MASSACHUSETTS  
STEVEN D. GIOCCA  
CIVIL ENGINEER  
005000000



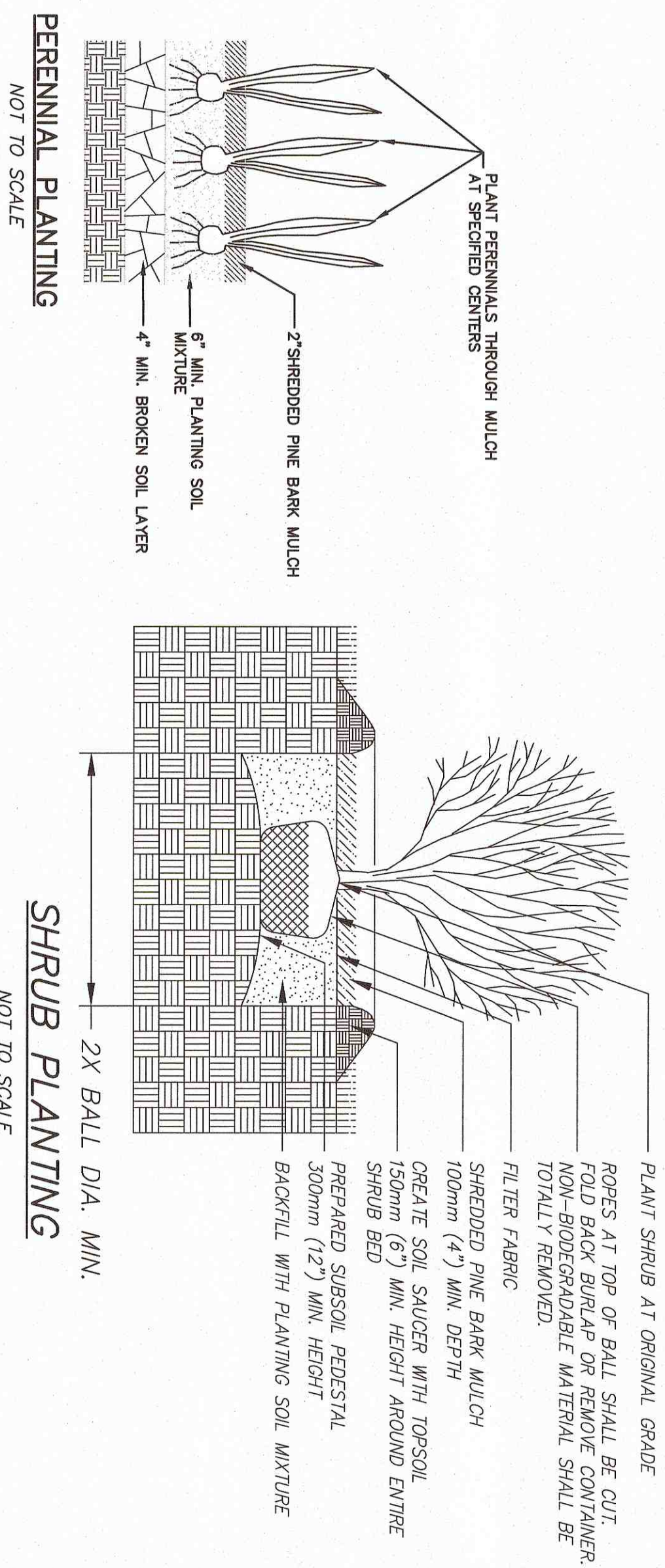
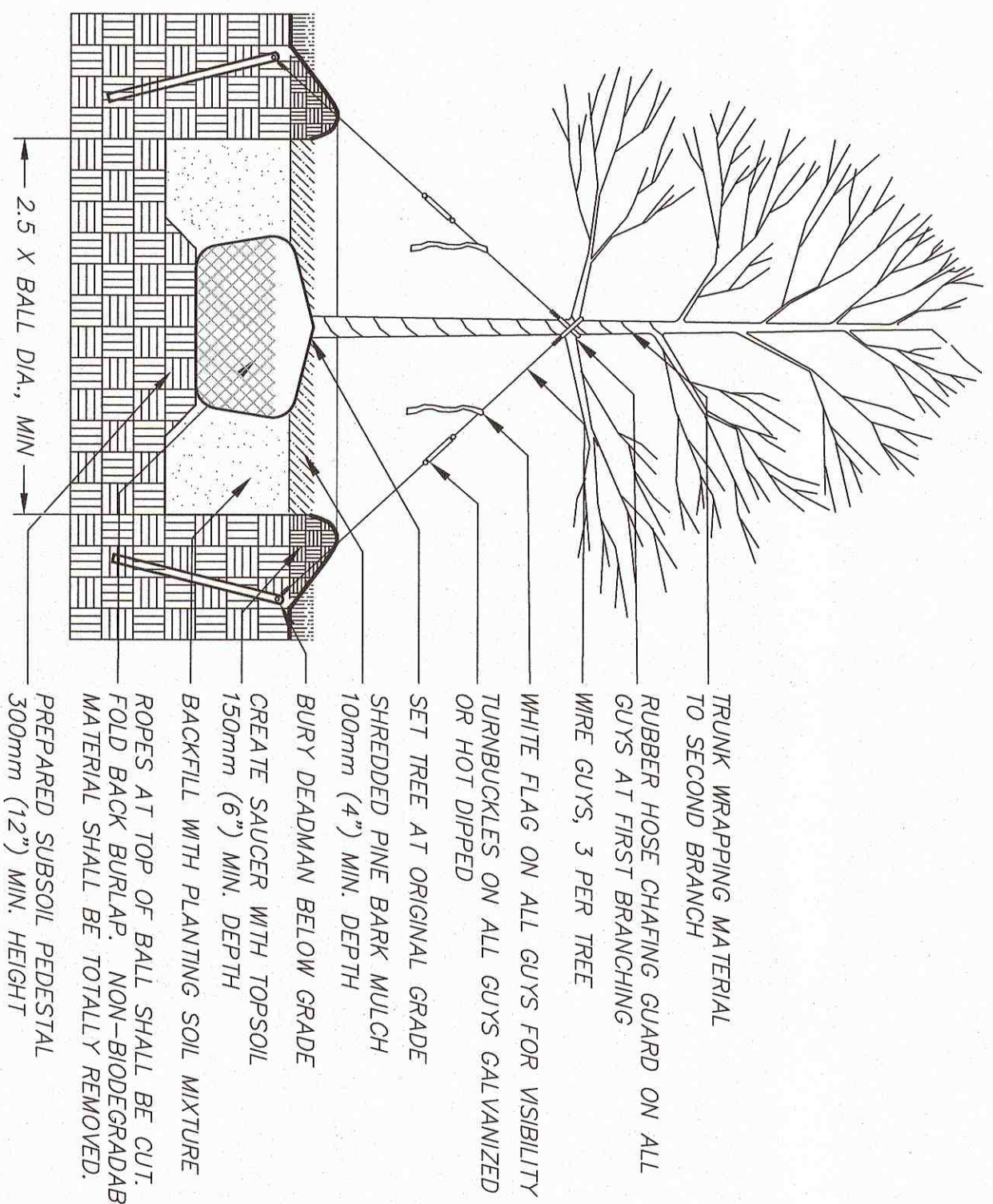


## PLANTING NOTES

1. All new lawns shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
  2. All trees and shrub pits shall be at least 2 feet wide and 1 foot deeper than the tree or shrub root ball. The pits shall be filled with a minimum 6 inches of the proper pH and organic content suitable for the healthy growth of plant materials.
  3. All areas to be mulched shall receive a 4 inches minimum 100 % shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
  4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
  5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
  6. Pits shall be handled at all times in accordance with the best horticultural practices. Plants in-liner shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm roots and no more than 1/2 inch of soil on the root ball. Plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked roots prior to or during planting will not be accepted.
  7. All trunks of deciduous trees shall be wrapped immediately after planting with the wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be protected or sprayed immediately after planting in accordance with best horticultural practices.
  8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
  9. All disturbed areas shall be seeded and seeded as directed in note #1 above.
  10. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. All utility lines shall be located and marked prior to construction. Contractor shall be responsible for repair of any utilities damaged during construction.
- Planting beds adjacent to the building shall contain a mix of perennials.

| symbol | quantity | name                                      | size               |
|--------|----------|-------------------------------------------|--------------------|
| AR     | 8        | ACER RUBRUM 'RED SUNSET'                  | 2"-2.5" cal.*      |
| HS     | 31       | Red Sunset Red Maple                      | b88                |
| IV     | 41       | HEMLOCKULIS 'GOLDEN BIRNANS'              | 1 gallon container |
| IV     | 31       | ITEA VIRGINICA 'HENRY'S GARNET'           | 3 gallon container |
| IH     | 16       | Henry's Garnet Virginia Sweetpire         | 3 gallon container |
| JP     | 51       | ITEA VIRGINICA 'SPRING'                   | 3 gallon container |
| JP     | 51       | Little Henry Sweetpire                    | 3 gallon container |
| JP     | 51       | JUNIPERUS CHENSIS 'PRITZERIANA COMPACTA'  | 3 gallon container |
| JR     | 3        | JUNIPERUS CHENSIS 'ROBUSTA GREEN'         | 5 gallon container |
| JJC    | 57       | JUNIPERUS CHENSIS VAR. 'SARGENTI VIRIDIS' | 3 gallon container |
| PA     | 4        | Green Sargent Juniper                     | 3 gallon container |
| RP     | 4        | PLATANUS ACERIFOLIUM x 'BLOODGOOD'        | 2"-2.5" cal.*      |
| RP     | 4        | Bloodgood Sycamore                        | b88                |
| VD     | 19       | PLATANUS ACERIFOLIUM                      | 3 gallon container |
| VD     | 19       | PVA. Rhinodendron                         | 3 gallon container |
| WF     | 27       | VIBURNUM DENTATUM                         | 3 gallon container |
| WF     | 27       | Arrowwood Viburnum                        | 3 gallon container |
| WS     | 12       | WEIGELA FLORIDA 'ALEXANDRA'               | 3 gallon container |
| WS     | 12       | White & Rose Weigela                      | 3 gallon container |
| ZS     | 6        | WICKSTROMIA FLORIDA 'BOONSHAW'            | 3 gallon container |
| ZS     | 6        | SPINDLE TREE                              | 2"-2.5" cal.*      |
|        |          | ZELKOVA SERATA 'GREEN VASE'               | b88                |
|        |          | Green Vase Zelkovo                        |                    |

\* CALIPER IS THE DIAMETER OF THE TREE MEASURED AT THE THREE-FOOT RISE, OR FROM THE TOP OF THE BURLAP AND BALL.



| No. | Date               | Revision Description    | Chkd. by | Appvd. by |
|-----|--------------------|-------------------------|----------|-----------|
|     |                    |                         |          |           |
|     |                    |                         |          |           |
|     |                    |                         |          |           |
|     |                    |                         |          |           |
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         | SDG      | SDG       |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      | SDG      | SDG       |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION | SDG      | SDG       |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      | SDG      | SDG       |

scale: 1"=20'  
date: APRIL 17, 2015  
drawn: NAD  
checked: SDG  
approved: SDG

---

sheet 4 of 9  
drawing number: LP-1

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| project:       | PROPOSED O'REILLY AUTO PARTS<br>139 HATHAWAY ROAD<br>NEW BEDFORD, MASSACHUSETTS |
| client:        | S.B. REALTY LIMITED PARTNERSHIP                                                 |
| drawing title: | LANDSCAPING PLAN                                                                |

project:  
PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS

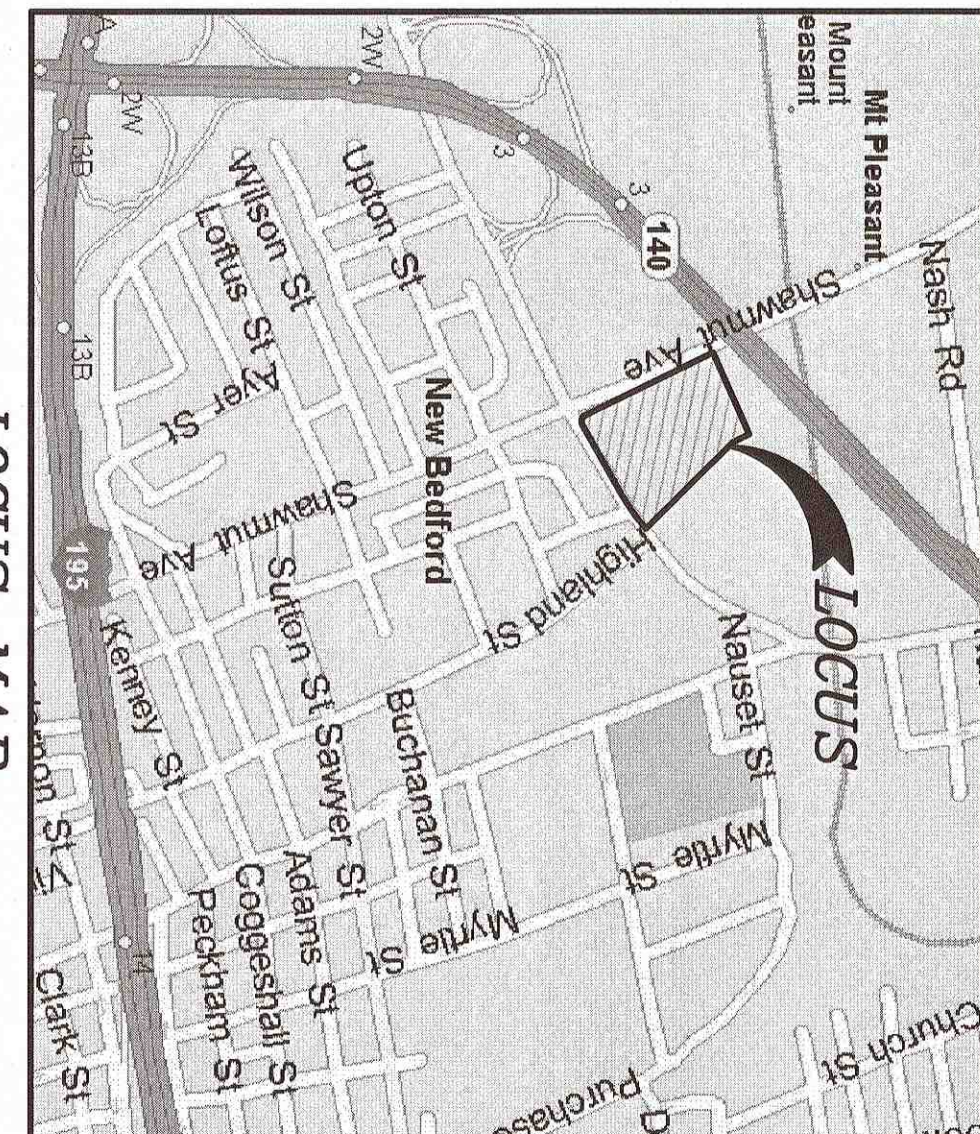
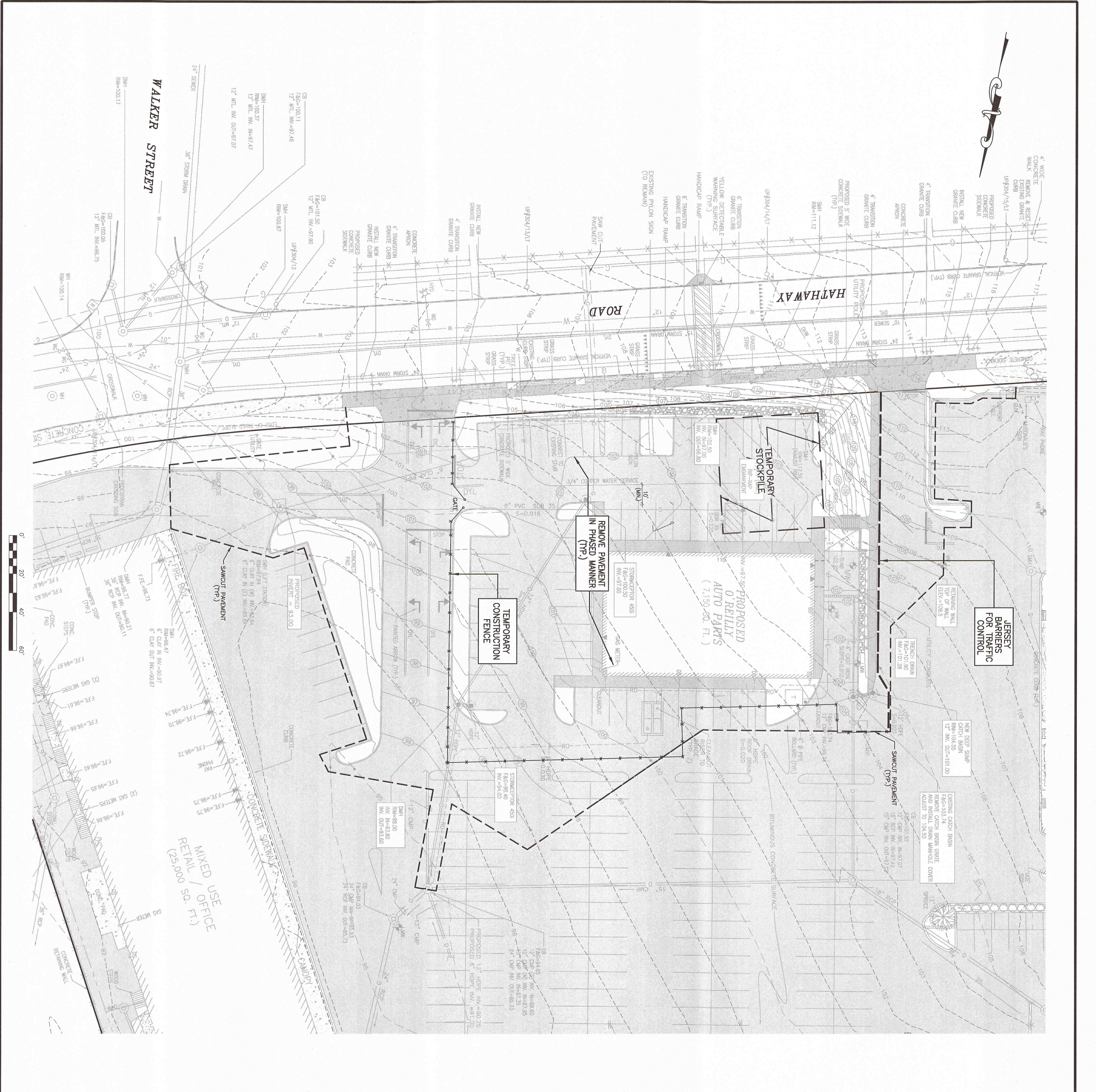
**SITEC, Inc.**  
449 Faunce Corner Road  
Dartmouth, MA 02747  
(508) 998-2125  
FAX (508) 998-7554  
[WWW.SITEC-ENGINEERING.COM](http://WWW.SITEC-ENGINEERING.COM)

**SITEC**  
Civil and Environmental Engineering  
Land Use Planning









LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING OVERHEAD WIRES
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING DRAINAGE LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER SERVICE
- EXISTING GAS GATE VALVE
- EXISTING LIGHT POLE
- EXISTING DOWN SPURT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING UTILITY HAND HOLE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- EXISTING HANDICAP RAMP
- EXISTING TREE
- EXISTING BUILDING ENTRANCE
- PROPOSED BUILDING ENTRANCE
- PROPOSED GUARDRAIL
- PROPOSED CONTOUR
- PROPOSED GAS SERVICE
- PROPOSED UTILITY CONDUIT
- PROPOSED DRAINAGE LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED ROOF DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED SEWER MANHOLE
- PROPOSED SPOT GRADE
- PROPOSED OVERHEAD WIRES

NOTES:

- DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
- CONTRACTOR SHALL PROTECT ADJACENT AREAS FROM DAMAGE. DAMAGE TO ADJACENT AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSED OF OFFSITE.
- ALL BMP EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DEMOLITION.
- CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR AN APPROVED DUST CONTROL AGENT

Acad. No. 15-07-3977

DEMOLITION PLAN.DWG

File No. 07-3977

**SITEC**

Civil and Environmental Engineering  
Land Use Planning

449 Foulce Corner Road  
Dartmouth, MA 02747  
(508) 998-9868  
FAX (508) 998-7554

WWW.SITEC-ENGINEERING.COM

project:  
PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS

client:  
S.B. REALTY LIMITED PARTNERSHIP

drawing title:  
DEMOLITION PLAN

scale: 1"=20'

date: APRIL 17, 2015

drawn: NAD

checked: SDG

approved: SDG

sheet 6 of 9

drawing number: DEMO-1

| No. | Date               | Revision Description    | Chkd. by | Appvd. by |
|-----|--------------------|-------------------------|----------|-----------|
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         | SDG      | SDG       |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      | SDG      | SDG       |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION | SDG      | SDG       |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      | SDG      | SDG       |

SEAL

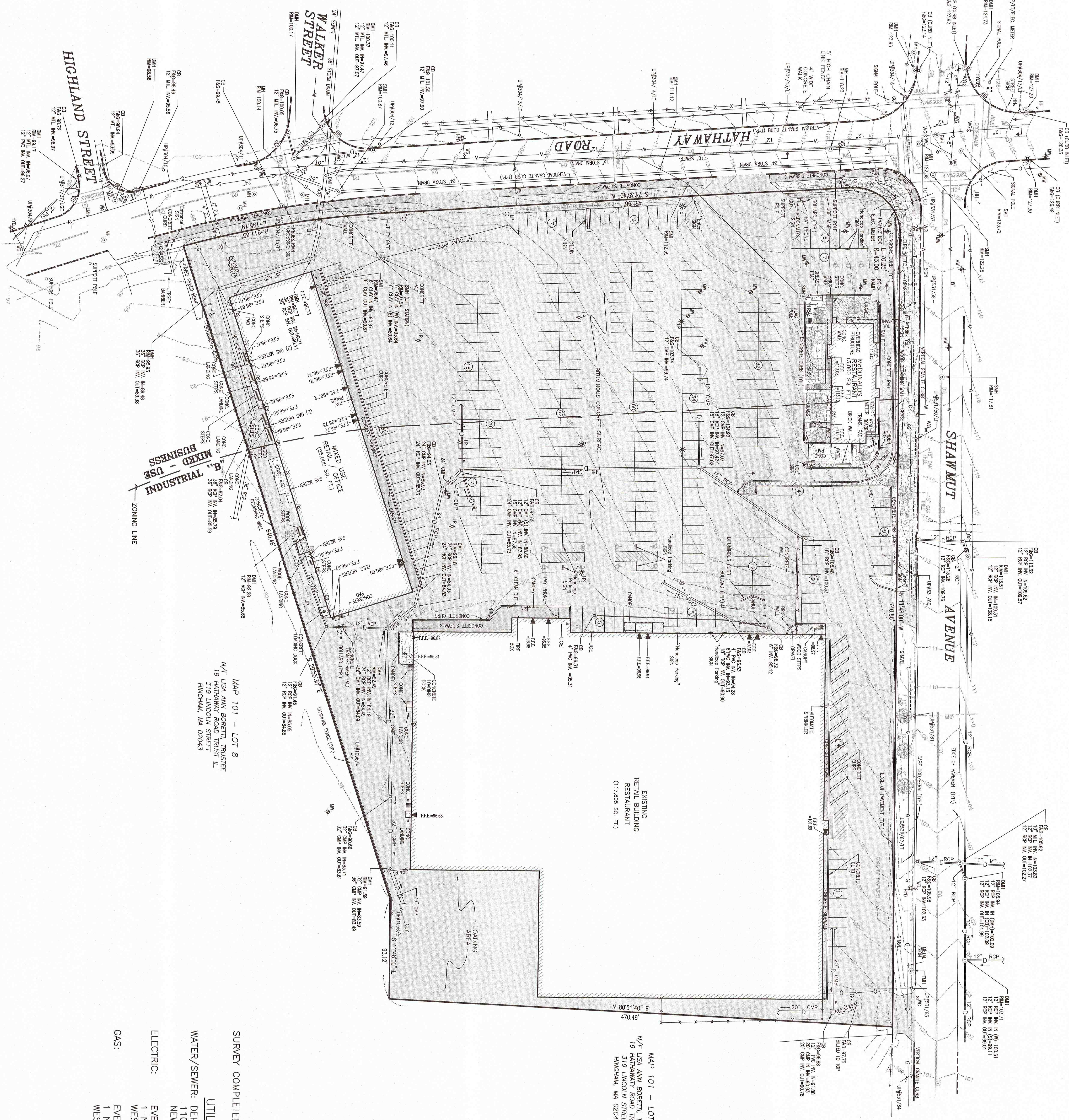
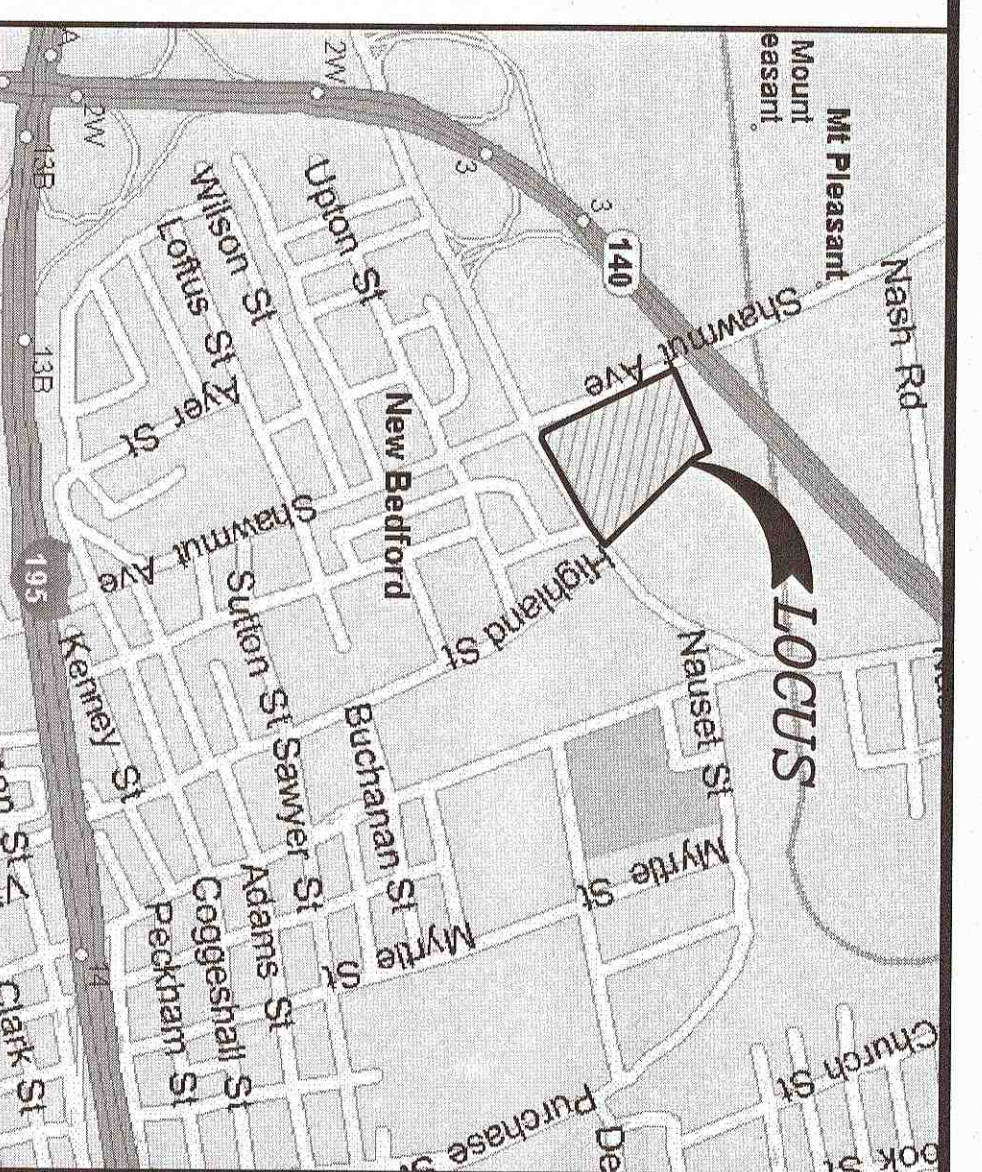
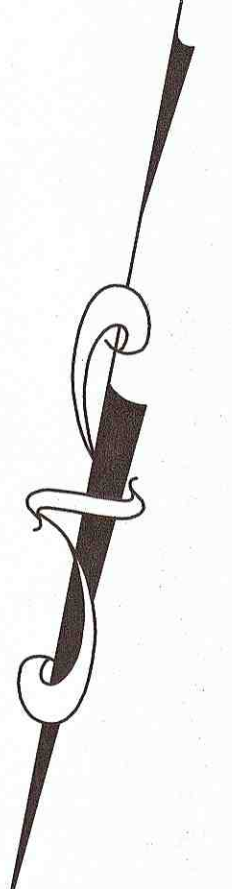
STEVEN D. BOCCA  
CIVIL  
No. 32165  
MASSACHUSETTS

MASSACHUSETTS  
REGISTERED PROFESSIONAL ENGINEER  
No. 32165









MAP 101 - LOT 8  
N/T USA ANN BORELLI TRUSTEE  
19 HATHAWAY ROAD TRUST II  
HINGHAM, MA 02043

MAP 101 - LOT 8  
N/T USA ANN BORELLI TRUSTEE  
19 HATHAWAY ROAD TRUST II  
HINGHAM, MA 02043

SURVEY COMPLETED: JUNE 2010, UPDATED MAY 2014

UTILITY COMPANIES

WATER/SEWER: DEPARTMENT OF INFRASTRUCTURE  
1105 SHAWMUT AVENUE  
NEW BEDFORD, MA 02740

ELECTRIC: EVERSOURCE  
1 NSTAR WAY  
WESTWOOD, MA 02090

GAS: EVERSOURCE  
1 NSTAR WAY  
WESTWOOD, MA 02090

| LEGEND |                            |
|--------|----------------------------|
| —      | PROPERTY LINE              |
| - - -  | EXISTING CONTOUR           |
| - - -  | CHAIN LINK FENCE           |
| - - -  | OVERHEAD WIRES             |
| - - -  | UNDERGROUND TELEPHONE LINE |
| - - -  | GAS MAIN                   |
| - - -  | WATER MAIN                 |
| - - -  | SEWER MAIN                 |
| - - -  | DRAINAGE LINE              |
| - - -  | UNDERGROUND ELECTRIC       |
| - - -  | SOLID WHITE LINE           |
| - - -  | SOLID YELLOW LINE          |
| - - -  | DOUBLE YELLOW LINE         |
| - - -  | CATCH BASIN                |
| - - -  | SEWER MANHOLE              |
| - - -  | MANHOLE                    |
| - - -  | ELECTRIC MANHOLE           |
| - - -  | TELEPHONE MANHOLE          |
| - - -  | FIRE HYDRANT               |
| - - -  | WATER GATE VALVE           |
| - - -  | WATER SERVICE              |
| - - -  | GAS GATE VALVE             |
| - - -  | LIGHT POLE                 |
| - - -  | DOWN SPOUT                 |
| - - -  | IRRIGATION CONTROL VALVE   |
| - - -  | UTILITY HAND HOLE          |
| - - -  | UTILITY POLE               |
| - - -  | MOUNTING WELL              |
| - - -  | HANDICAP RAMP              |
| - - -  | TREE                       |
| - - -  | BUILDING ENTRANCE          |

| No. | Date               | Revision Description    | Chkd. by | Appvd. By |
|-----|--------------------|-------------------------|----------|-----------|
| 4   | SEPTEMBER 15, 2016 | 100% REVIEW SET         | SDG      | SDG       |
| 3   | JULY 5, 2016       | REVISE SITE LAYOUT      | SDG      | SDG       |
| 2   | JULY 1, 2016       | PLANNING BOARD DECISION | SDG      | SDG       |
| 1   | MAY 9, 2016        | REVISE SITE LAYOUT      | SDG      | SDG       |

scale: 1"=40'

date: APRIL 17, 2015

drawn: NAD

checked: SDG

approved: SDG

sheet 8 of 9

drawing number: EC-1

project: PROPOSED O'REILLY AUTO PARTS  
139 HATHAWAY ROAD  
NEW BEDFORD, MASSACHUSETTS

client: S.B. REALTY LIMITED PARTNERSHIP

drawing title: EXISTING CONDITIONS

**SITEC**  
Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Fausch Corner Road  
Dartmouth, MA 02747  
(508) 998-2125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM

Acad No. NB 07-3977 ECDWG  
File No. 07-3977

LOT AREA  
421,761 SQ. FT.  
9.68 ACRES



