

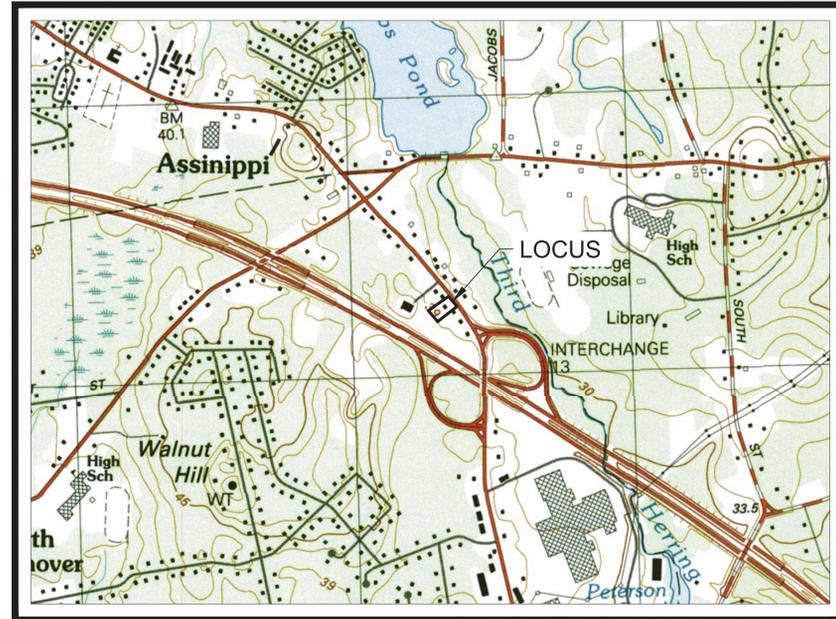
# PROPOSED VALVOLINE INSTANT OIL CHANGE FACILITY

1988 WASHINGTON STREET  
HANOVER, MASSACHUSETTS

DATE: APRIL 7, 2022

## LIST OF DRAWINGS

SHEET NO.	TITLE
1 OF 3	COVER SHEET
2 OF 3	EXISTING CONDITIONS PLAN
3 OF 3	LAYOUT & PARKING PLAN



U.S.G.S. MAP  
SCALE 1" = 1000'



AERIAL MAP  
SCALE 1" = 200'

**CURRENT OWNER:**  
HANOVER AUTOMOTIVE PROPERTIES LLC  
117 HAMMOND STREET  
CHESTNUT HILL, MA 02467

**APPLICANT:**  
HENLEY ENTERPRISES, INC.  
54 JACONNET ST., SUITE 100  
NEWTON HIGHLANDS, MA 02461

**ENGINEERING BY:**  
PESCE ENGINEERING & ASSOCIATES, INC.  
43 PORTER LANE  
W. DENNIS, MA 02670

**ARCHITECTURE BY:**  
CME ARCHITECTS, INC.  
6 WILKINS DRIVE, SUITE 210  
PLAINVILLE, MA 02762

**LAND SURVEYING BY:**  
JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538



*Edward L. Pesce*  
EDWARD L. PESCE, P.E. DATE

**PROPOSED  
VALVOLINE INSTANT  
OIL CHANGE  
FACILITY**  
IN  
HANOVER,  
MASSACHUSETTS  
(PLYMOUTH COUNTY)

COVER SHEET

### REVISIONS:

No.	DATE	DESC.

### PREPARED FOR:

HENLEY ENTERPRISES, INC.  
54 JACONNET ST., SUITE 100  
NEWTON HIGHLANDS, MA 02461

### ENGINEERING BY:

**PESCE** ENGINEERING & ASSOCIATES, INC.  
Edward L. Pesce, P.E., LEED<sup>®</sup> AP  
43 Porter Lane  
West Dennis, MA 02670  
epesce@comcast.net Phone: 508-258-5123  
cell: 508-333-7630

### LAND SURVEYING BY:

JC ENGINEERING, INC.  
2854 CRANBERRY HIGHWAY  
EAST WAREHAM, MA 02538  
508-273-0377

DATE: APRIL 7, 2022

FIELD: JM/BS

CALC./DESIGN: SJI

DRAWN: SJI

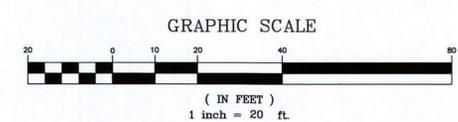
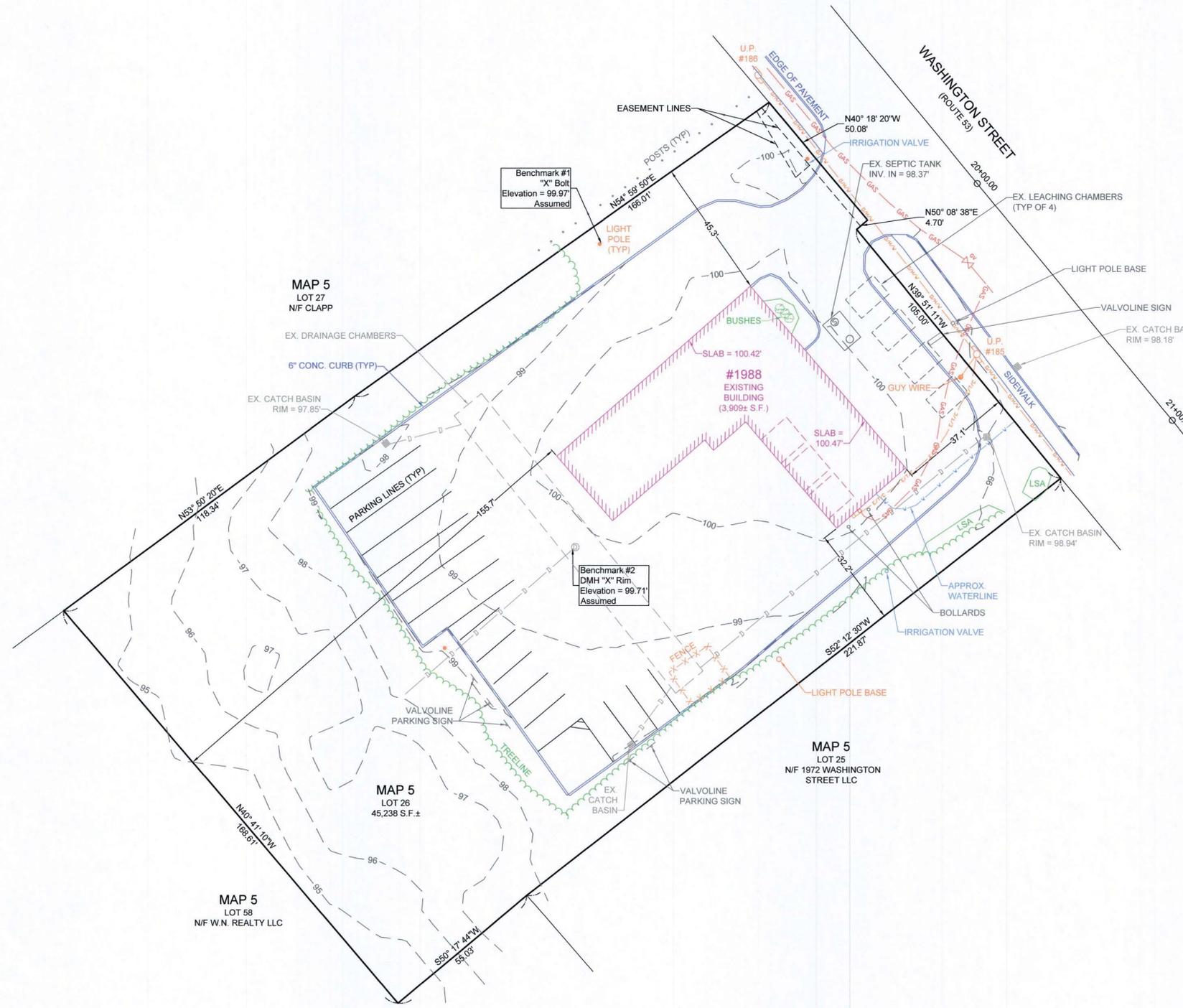
CHECK: ELP

JOB NO: 5933

SHEET 1 OF 3

**GENERAL NOTES:**

1. THE PROPERTY IS SHOWN ON THE TOWN OF HANOVER ASSESSOR'S MAP 5 AS LOT 26 THEREON.
2. LOCUS TITLE IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AS FOLLOWS:  
DEED BOOK 42983 PAGE 159  
OWNER: HANOVER AUTOMOTIVE PROPERTIES LLC  
117 HAMMOND STREET  
CHESTNUT HILL, MA 02467
3. PLAN REFERENCES:  
- PLAN BOOK 35, PAGE 759  
- STATE HWY. ALTERATION OF 2009 PLAN - LAYOUT #8110  
- STATE HWY. ALTERATION OF 2014 PLAN - LAYOUT #8163



PLAN BOOK 35 PAGE 759



LOCUS MAP  
SCALE 1" = 2000'

Edward L. Pesce, P.E. DATE

John L. Churchhill Jr., PLS DATE

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IN  
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**EXISTING CONDITIONS**

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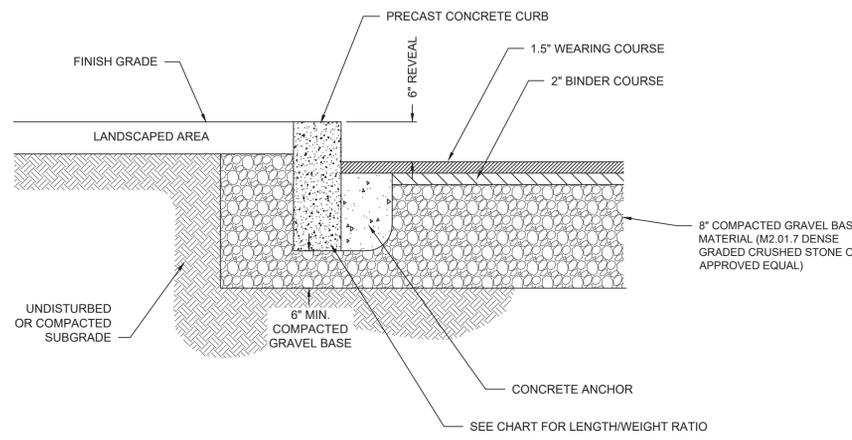
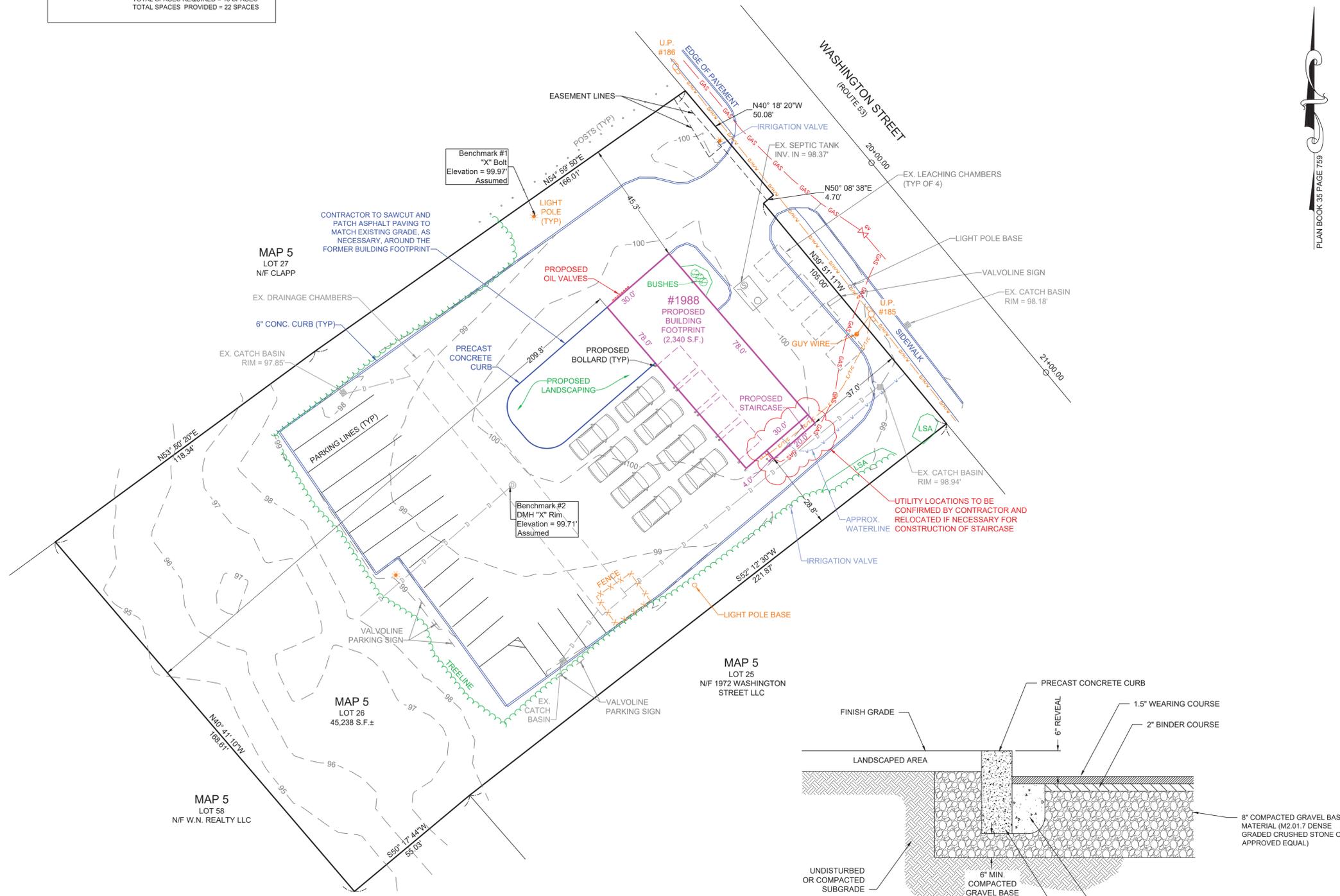
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<b>SHEET 2 OF 3</b>	

**ZONING SCHEDULE**

ZONING DISTRICT: COMMERCIAL DISTRICT ADULT USE AND MEDICAL MARIJUANA OVERLAY DISTRICT	Required	Existing	Proposed
MIN. LOT AREA	44,000 S.F.	45,238 S.F.	45,238 S.F.
MIN. LOT FRONTAGE	200 FT	159.79 FT	159.79 FT
MIN. FRONT YARD	50 FT	37.1 FT	37.0 FT
MIN. SIDE YARD	15 FT	32.2 FT	28.8 FT
MIN. REAR YARD	25 FT	155.7 FT	209.8 FT
MAX. BUILDING COVERAGE	60%	8.6%	5.2%
MAX. LOT COVERAGE	60%	51.6%	48.5%

**PARKING TABLE**

REQUIRED:	PROPOSED CONDITIONS:
2 SPACES / BAY	4 BAYS x 2 SPACES / BAY = 8 SPACES
1 SPACE / 300 S.F.	2,340 S.F. x 1 SPACE / 300 S.F. = 7.8 SPACES
	TOTAL SPACES REQUIRED = 16 SPACES
	TOTAL SPACES PROVIDED = 22 SPACES

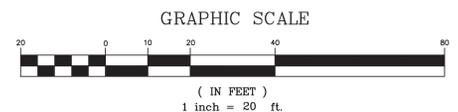


**DESIGN DATA & GENERAL NOTES**

- (1) CONCRETE STRENGTH F'C 4,000 PSI @ 28 DAYS. DENSITY 150 PCF.
- (2) CEMENT, PORTLAND TYPE I OR III PER ASTM C150-81.
- (3) ADMIXTURES, OIR & PLASTICIZERS PER ASTM C233-82.
- (4) AIR ENTRAINMENT 5%-7%

**DATA CHARTS**

LENGTH	APPROX. WEIGHT
3'-0"	365 LBS
4'-0"	487 LBS
5'-0"	609 LBS
6'-0"	731 LBS



**PRECAST CONCRETE CURB**  
NOT TO SCALE



LOCUS MAP  
SCALE 1" = 2000'



Edward L. Pesce, P.E. DATE

JOHN L. CHURCHILL JR., PLS DATE

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**LAYOUT AND PARKING**

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