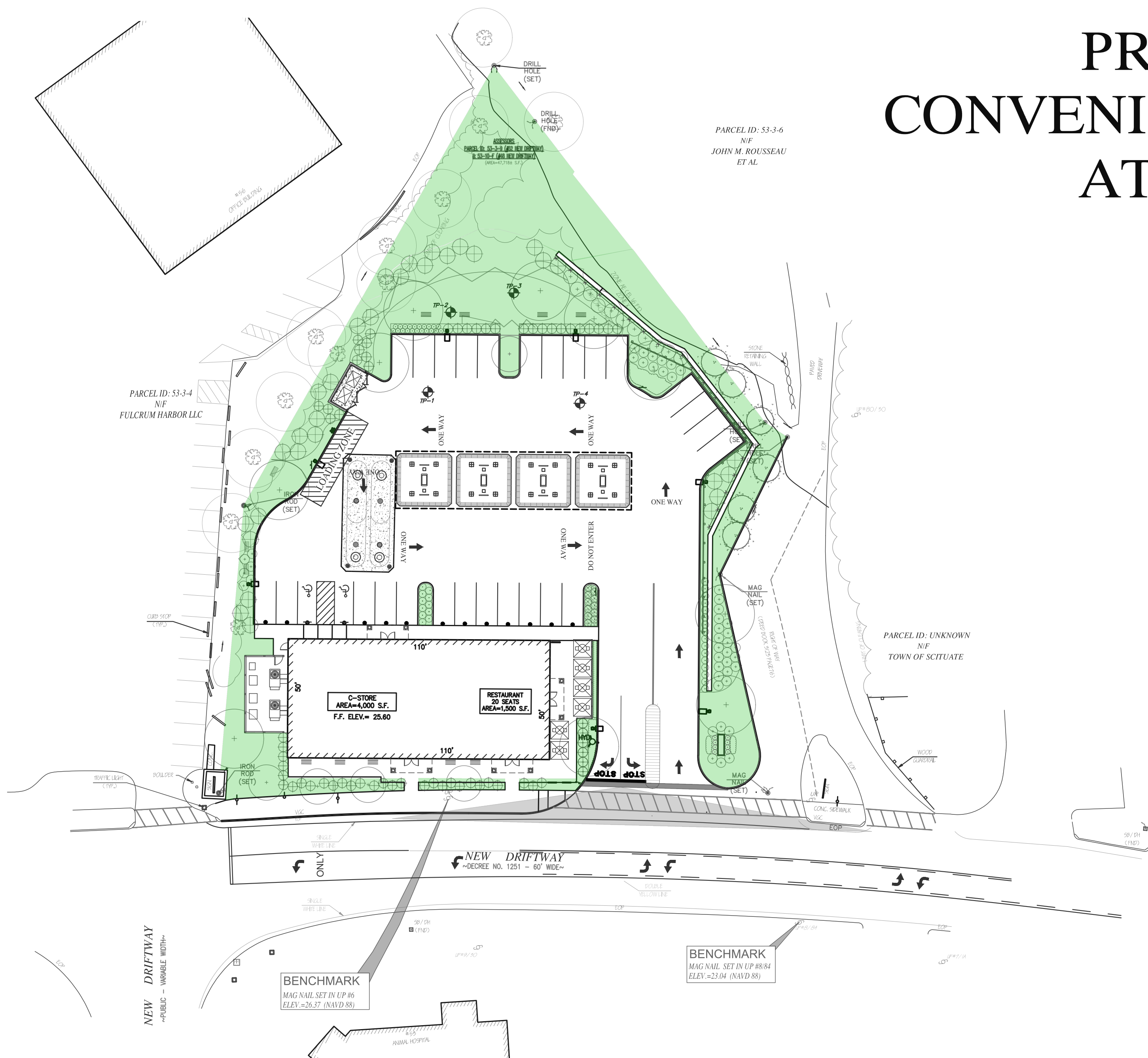


PROPOSED GASOLINE FILLING STATION, CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48-52 NEW DRIFTWAY, SCITUATE MA



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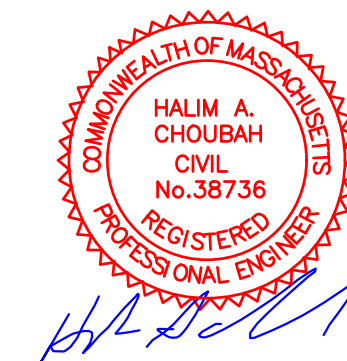
APPLICANT:
PETRO REALTY CORP.
4 NORTH STREET
HINGHAM, MA 02043

ASSESSOR'S INFORMATION:
PARCEL ID 53-3-9 52 NEW DRIFTWAY
PARCEL ID 53-10-F 48 NEW DRIFTWAY

ZONING CLASSIFICATION:
VILLAGE CENTER &
NEIGHBORHOOD SUB DISTRICT

DATE APPROVAL ISSUED:
PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



SITE PLAN REVIEW SET

Prepared For:
PETRO REALTY, CORP
4 NORTH STREET
HINGHAM, MA 02043

PREPARED BY:

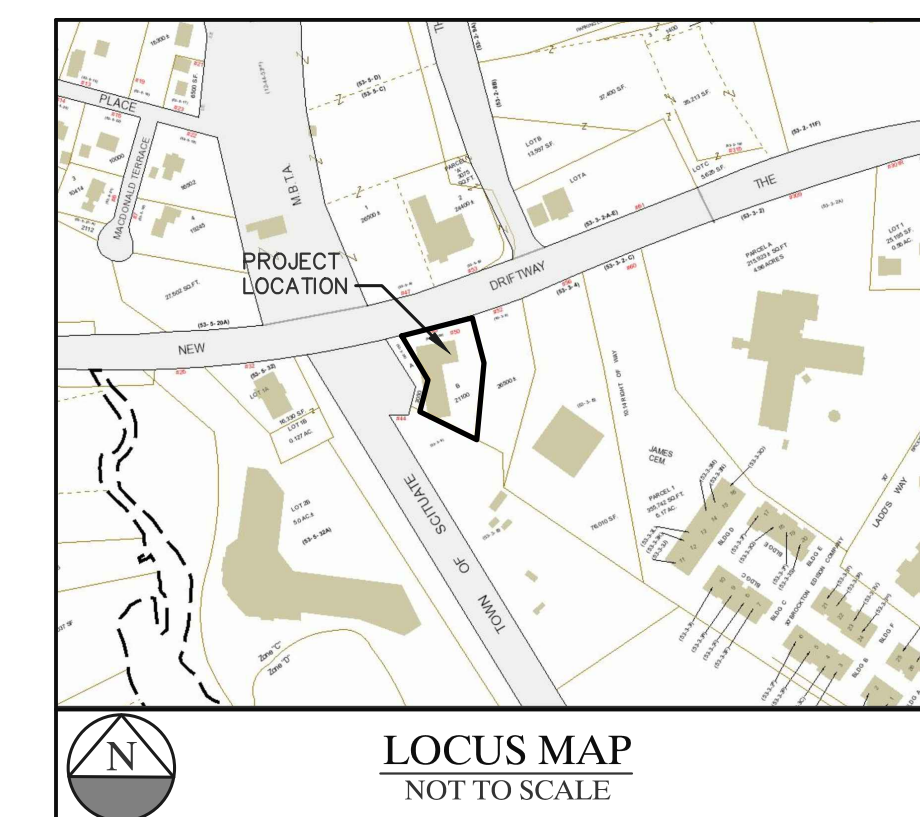


112 STATE ROAD, NORTH DARTMOUTH, MA 02747
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JUNE 23, 2020
REVISED JULY 24, 2020
REVISED SEPTEMBER 8, 2020
REVISED NOVEMBER 3, 2020
REVISED DECEMBER 31, 2020
PROJECT N° 20-571

GENERAL NOTES

- ALL LANDSCAPING SHOWN ON PLANS SHALL CONFORM TO THE TOWN OF SCITUATE ZONING REGULATIONS.
- ALL SITE LIGHTING SHOWN ON PLANS SHALL BE DIRECTED ONTO SITE AND CONFORM TO THE APPLICABLE TOWN OF SCITUATE ZONING REGULATIONS.
- SITE IMPROVEMENTS DEPICTED ON THESE PLANS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSIONS AND GRADE AND NUMBER OF SPACES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES (ELECTRIC, GAS, TELEPHONE, WATER AND SEWER) SHOWN ON THESE PLANS IS APPROXIMATE AND WERE OBTAINED FROM VARIOUS SOURCES OF INFORMATION. PRIOR TO ANY EXCAVATION ON THIS SITE, THE EXCAVATING CONTRACTOR SHALL MAKE THE REQUIRED 72 HOUR NOTIFICATION TO DIG SAFE (1-888-344-7233) AND ANY OTHER UTILITIES WHICH MAY HAVE CABLE, PIPE OR EQUIPMENT IN THE CONSTRUCTION AREA FOR VERIFICATION OF LOCATIONS.
- THE LOCATION OF EXISTING UTILITIES, TOPOGRAPHY AND PROPERTY LINE INFORMATION ARE TAKEN FROM A PLAN ENTITLED, "EXISTING CONDITIONS 48 & 52 NEW DRIFTWAY ASSESSORS PARCEL ID: 53-3-9 & 10-F SCITUATE MASSACHUSETTS", PREPARED BY FARLAND CORP, 401 COUNTY STREET, NEW BEDFORD, MA 02740, DATED SEPTEMBER 9, 2020, REVISED SEPTEMBER 23, 2020, SCALE 1"=20'.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF MASSACHUSETTS AND THE TOWN OF SCITUATE PRIOR TO COMMENCING ANY WORK.
- PRIOR TO ANY EXCAVATION ON THIS SITE, THE EXCAVATING CONTRACTOR SHALL MAKE THE REQUIRED 72 HOUR NOTIFICATION TO DIG SAFE (1-888-344-7233) AND ANY OTHER UTILITIES WHICH MAY HAVE CABLE, PIPE OR EQUIPMENT IN THE CONSTRUCTION AREA FOR VERIFICATION OF LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE CONSTRUCTION DRAWING AND TO NOTIFY THE ENGINEER WITH ANY DISCREPANCY BETWEEN THE PROPOSED WORK SHOWN ON THESE PLANS AND THE REQUIREMENTS OF LOCAL AND STATE CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND JOB SAFETY ON THE SITE. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH "OSHA" AND THE LOCAL MUNICIPALITY CONSTRUCTION STANDARDS.
- ALL SIGNS AND PAVEMENT MARKINGS TO BE INSTALLED WITHIN THE PROJECT SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SHALL CONFORM TO APPLICABLE TOWN OF SCITUATE ZONING REGULATIONS WITH ALL PERMITS SECURED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, SUPERVISION, TOOLS, EQUIPMENT, FUEL, POWER, SANITARY FACILITIES AND INCIDENTALS NECESSARY FOR THE FURNISHING, PERFORMANCE TESTING, START-UP AND COMPLETION OF THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ANY UNSUITABLE OR SURPLUS MATERIALS PROPERLY OF SITE IN ACCORDANCE WITH LOCAL AND STATE ENVIRONMENTAL CODES.
- ALL EXISTING UTILITIES WATER, GAS, DRAINS, & ELECTRIC SHALL BE PROPERLY PROTECTED AND MAINTAINED DURING THE CONSTRUCTION PERIOD. ANY DEVIATION FROM THE CONTENT OF THESE PLANS WITHOUT WRITTEN CONSENT OF THIS ENGINEER WOULD MAKE IT NULL AND VOID.
- PROPOSED BUILDING IS A SLAB ON GRADE WITH NO BASEMENT.
- IN CASE OF A CONFLICT BETWEEN THE PROPOSED WORK SHOWN ON THIS PLAN AND THE APPLICABLE LOCAL AND STATE CODES, THE APPLICABLE CODES SHALL GOVERN.
- THE CONTRACTOR SHALL SHORE, BRACE, SHEET PILE OR OTHERWISE SUPPORT THE EXISTING UTILITIES AND STREETS NEXT TO THE PROPOSED WORK.
- ALL CONSTRUCTION MATERIAL, COMPONENTS, AND METHODS EMPLOYED ON THIS PROJECT WORK SHALL CONFORM TO THE TOWN OF SCITUATE OR THE MASS DOT FOR BRIDGES AND HIGHWAYS AS AMENDED TO PRESENT.
- DESIGN LOADING FOR ALL PRE-CAST UNITS TO BE AASHTO-H20 UNLESS OTHERWISE NOTED.
- RESTORE ALL DISTURBED AREAS BEYOND PROJECT LIMITS AND 6" LOAM AND SEED ALL AREAS NOT PAVED.
- COORDINATE UTILITY INSTALLATION WITH APPROPRIATE VENDORS.
- ALL OUTSIDE MECHANICAL APPURTENANCES TO BE PLACED ON CONCRETE UTILITY PADS AND SCREENED WITH FINISH TO MATCH BUILDING.
- ROOF DRAIN TIE-INS AND DRAIN LINES SHALL BE INSPECTED PRIOR TO BACKFILLING AND PAVING.
- 6" LOAM AND SEED ALL DISTURBED AREAS NOT PAVED.
- THE CONTRACTOR SHALL MAINTAIN EXCAVATION IN DRY CONDITIONS.



EROSION & SEDIMENT CONTROL NOTES

- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE DONE AS SET FORTH IN THE MOST CURRENT STATE SEDIMENT AND EROSION CONTROL MANUAL.
- THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF THE SOIL. IF THE DISTURBANCE IS WITHIN 100 FEET OF A STREAM OR POND, THE AREA SHALL BE STABILIZED WITHIN 7 DAYS OR PRIOR TO ANY STORM EVENT (THIS WOULD INCLUDE WETLANDS).
- SEDIMENT BARRIERS (SILT FENCE, STRAW BARRIERS, ETC.) SHOULD BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- INSTALL SILTATION BARRIER AT TOE OF SLOPE TO FILTER SILT FROM RUNOFF. SEE SILTATION BARRIER DETAILS FOR PROPER INSTALLATION. SILTATION BARRIER WILL REMAIN IN PLACE PER NOTE #5.
- ALL EROSION CONTROL STRUCTURES WILL BE INSPECTED, REPLACED AND/OR REPAIRED EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT OR WHEN NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION OR DECOMPOSITION. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE STABILIZED BY TURF.
- NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2:1).
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCH (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
- TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST TO PROTECT FROM SPRING RUNOFF PROBLEMS.
- DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND REGRADED ONTO OPEN AREAS.
- REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - SIX INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TIMING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 LB PER ACRE OR 18.4 LB PER 1,000 SF USING 10-20-20 OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SF).
 - FOLLOWING SEED BED PREPARATION, DITCHES AND BACK SLOPES WILL BE SEED TO A MIXTURE OF 47% CREEPING RED FESCUE, 5% REDTOP, AND 48% TALL FESCUE. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUE-GRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.03 LBS PER 1,000 SF LAWN QUALITY SOD MAY BE SUBSTITUTED FOR SEED.
 - STRAW MULCH AT THE RATE OF 70-90 LBS PER 1,000 SF. A HYDRO-APPLICATION OF WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS WILL BE USED ON STRAW MULCH FOR WIND CONTROL.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE IS STABILIZED.

MULCH

LOCATION AREA	MULCH STRAW	RATE (1000 SF)
WINDY AREA	SHREDDED OR CHOPPED CORNSTRAW	275 POUNDS
	STRAW (ANCHORED)*	100 POUNDS

MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1

JUTE MESH OR EXCELSIOR MAT AS REQUIRED

GREATER THAN 3:1(REFER TO GEOTECHNICAL REPORT FOR FINAL DESIGN REQUIREMENT)

* A HYDRO-APPLICATION OF WOOD, OR PAPER FIBER MAY BE APPLIED FOLLOWING SEEDING. A SUITABLE BINDER SUCH AS CURASOL OR RMB PLUS SHALL BE USED ON straw MULCH FOR WIND CONTROL.

MULCH ANCHORING

ANCHOR MULCH WITH PEG AND TWINE (1 SQ. YD/BLOCK); MULCH NETTING (AS PER MANUFACTURER); WOOD CELLULOSE FIBER (750 LBS/ACRE); CHEMICAL TACK (AS PER MANUFACTURER'S SPECIFICATIONS); USE OF A SERRATED STRAIGHT DISK. WEITING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
- WINTER EXCAVATION AND EARTHWORK SHALL BE DONE SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
- EXPOSED AREA SHOULD BE LIMITED TO THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
- CONTINUATION OF EARTHWORK OPERATION ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
- AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR STRAW AT A RATE OF 100 LBS PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEEDING, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE.
- BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOADED, FINAL GRADED AND IS SMOOTH, THEN THE AREA MAY BE DORMANT SEEDING AT A RATE OF 200 - 300% HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF straw OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS.
- MULCHING REQUIREMENTS:
 - BETWEEN THE DATES OF NOVEMBER 1ST AND APRIL 15TH ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING OR WOOD CELLULOSE FIBER.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPE EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.
 - MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15% AFTER OCTOBER 1ST THE SAME APPLIES FOR ALL SLOPES GREATER THAN 8%.
- AFTER NOVEMBER 1ST THE CONTRACTOR SHALL APPLY DORMANT SEEDING OR MULCH AND ANCHORING ON ALL BARE EARTH AT THE END OF EACH WORKING DAY.
- DURING THE WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
- STOCKPILING OF MATERIALS (DIRT, WOOD, CONSTRUCTION MATERIALS, ETC.) MUST REMAIN COVERED AT ALL TIMES TO MINIMIZE ANY DUST PROBLEMS THAT MAY OCCUR WITH ADJACENT PROPERTIES AND TO PROVIDE MAXIMUM PROTECTION AGAINST EROSION RUNOFF.
- EXISTING CATCH BASIN STRUCTURES SHALL BE PROTECTED UNTIL SUCH TIME AS THEY ARE REMOVED.

SUBSURFACE INFILTRATION CHAMBERS NOTES

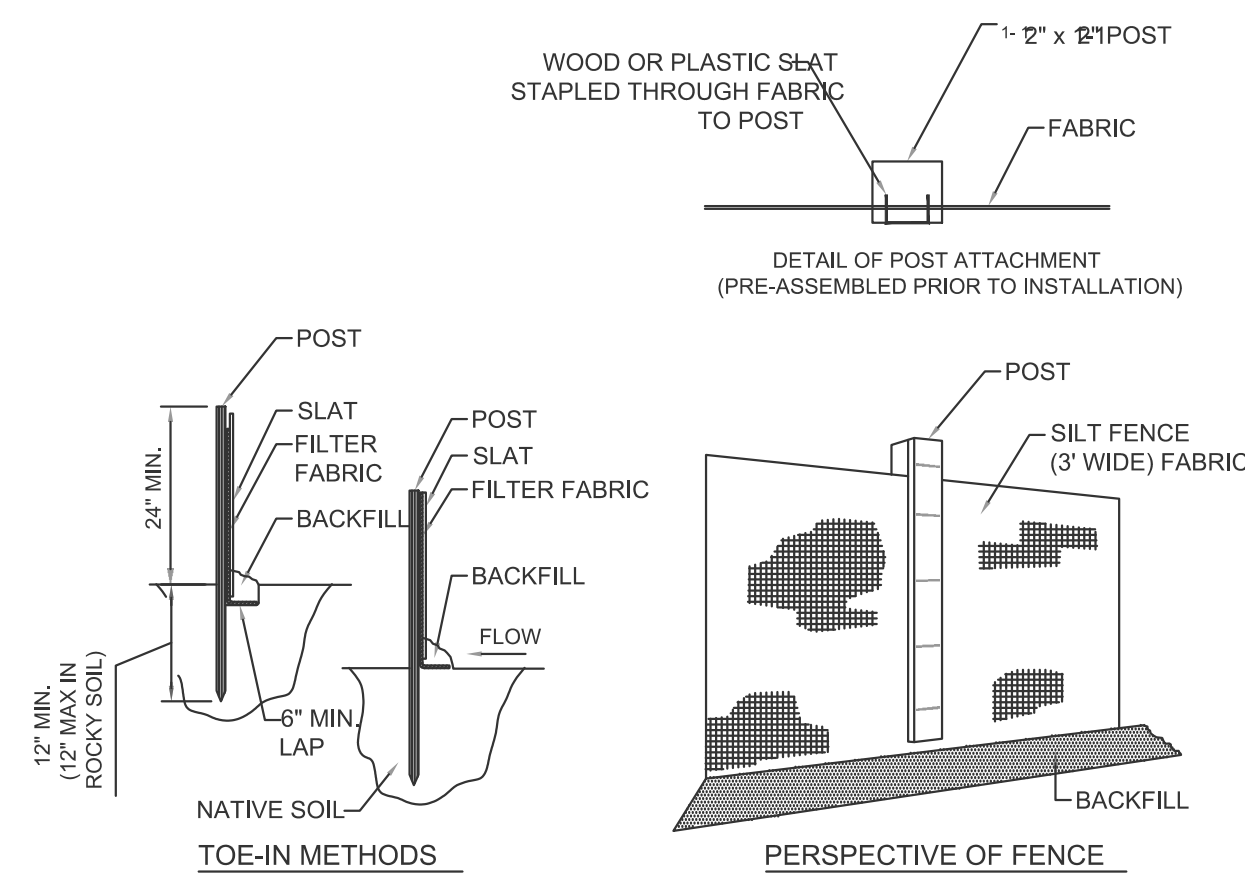
DURING CONSTRUCTION OPERATIONS THE SUBSURFACE INFILTRATION CHAMBERS SHOULD NOT RECEIVE ANY FLOW UNTIL UPSTREAM AREAS ARE COMPLETELY STABILIZED. THE SUBSURFACE INFILTRATION CHAMBERS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAIN EVENT AND SHALL BE MONITORED FOR ANY PONDING AND ACCUMULATION OF SEDIMENT. IMMEDIATELY CLEAN THE SUBSURFACE INFILTRATION CHAMBERS IF SIX INCHES OR MORE OF SEDIMENT HAS BEEN ACCUMULATED WITHIN ANY CHAMBER BY USE OF VAC-TRUCK.

AFTER CONSTRUCTION AND THE SITE HAS BEEN STABILIZED THE SUBSURFACE INFILTRATION CHAMBERS MUST BE INSPECTED ANNUALLY AND AFTER EVERY RAIN EVENT OF TWO INCHES OR MORE. THE CHAMBERS MUST BE INSPECTED FOR PONDING AND ACCUMULATION OF SEDIMENT. THE CHAMBERS ARE TO BE CLEANED ON AN ANNUAL BASIS BY THE USE OF A VAC-TRUCK. IMMEDIATELY CLEAN THE SUBSURFACE INFILTRATION CHAMBERS IF SIX INCHES OR MORE OF SEDIMENT HAS ACCUMULATED WITHIN ANY CHAMBER BY USE OF VAC-TRUCK.

CONSTRUCTION SEQUENCE

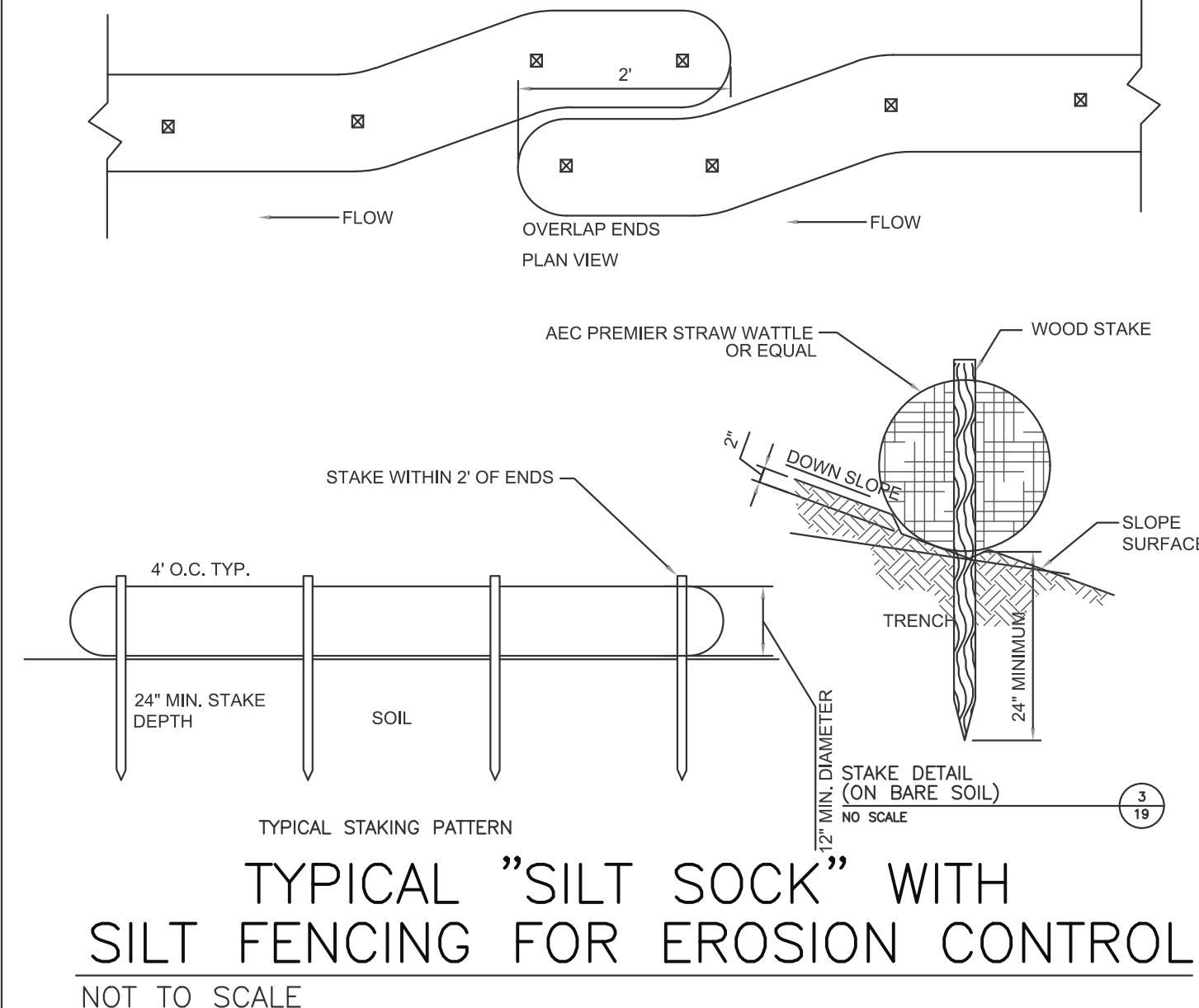
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF STABILIZED CONSTRUCTION EXIT (AS SHOWN)
- INSTALLATION OF EROSION CONTROL BARRIER (STRAW WATTLES AND SILT FENCE) (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE SHEET #3)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE SHEET #3)
- CLEARING AND GRUBBING
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- STABILIZE PERMANENT LAWN AREAS AND SLOPES WITH TEMPORARY SEEDING
- INSTALLATION OF INLET PROTECTION ON ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AND LANDSCAPE ISLANDS AS INDICATED ON THE PLANS
- SPREAD TOPSOIL ON SLOPED AREAS AND SEED AND MULCH
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED REQUIRED.
- PAVE PARKING LOT
- LANDSCAPING PER LANDSCAPING PLAN
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER.



TYPICAL SILTATION FENCE DETAIL

NOT TO SCALE



TYPICAL "SILT SOCK" WITH SILT FENCING FOR EROSION CONTROL

NOT TO SCALE

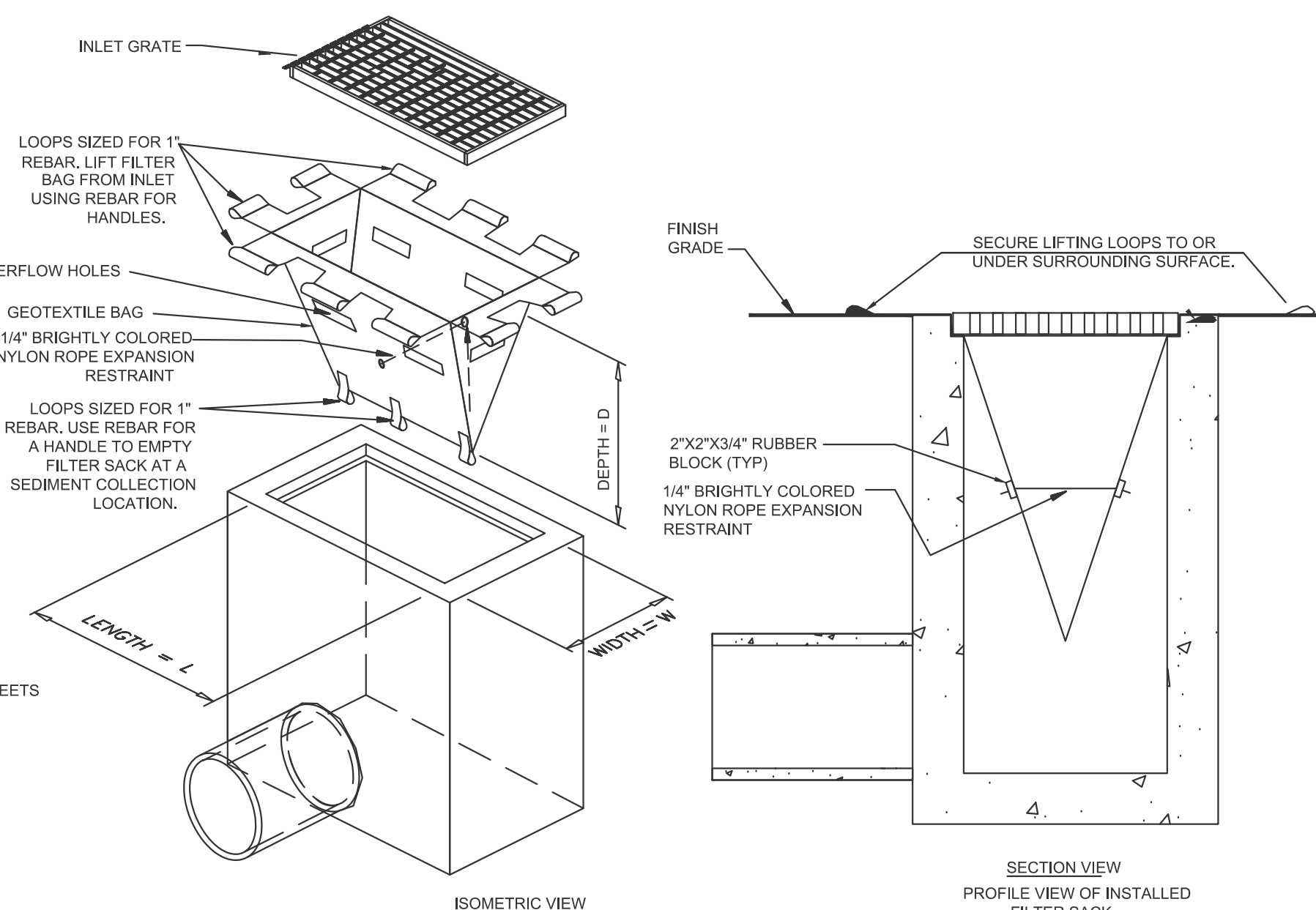
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

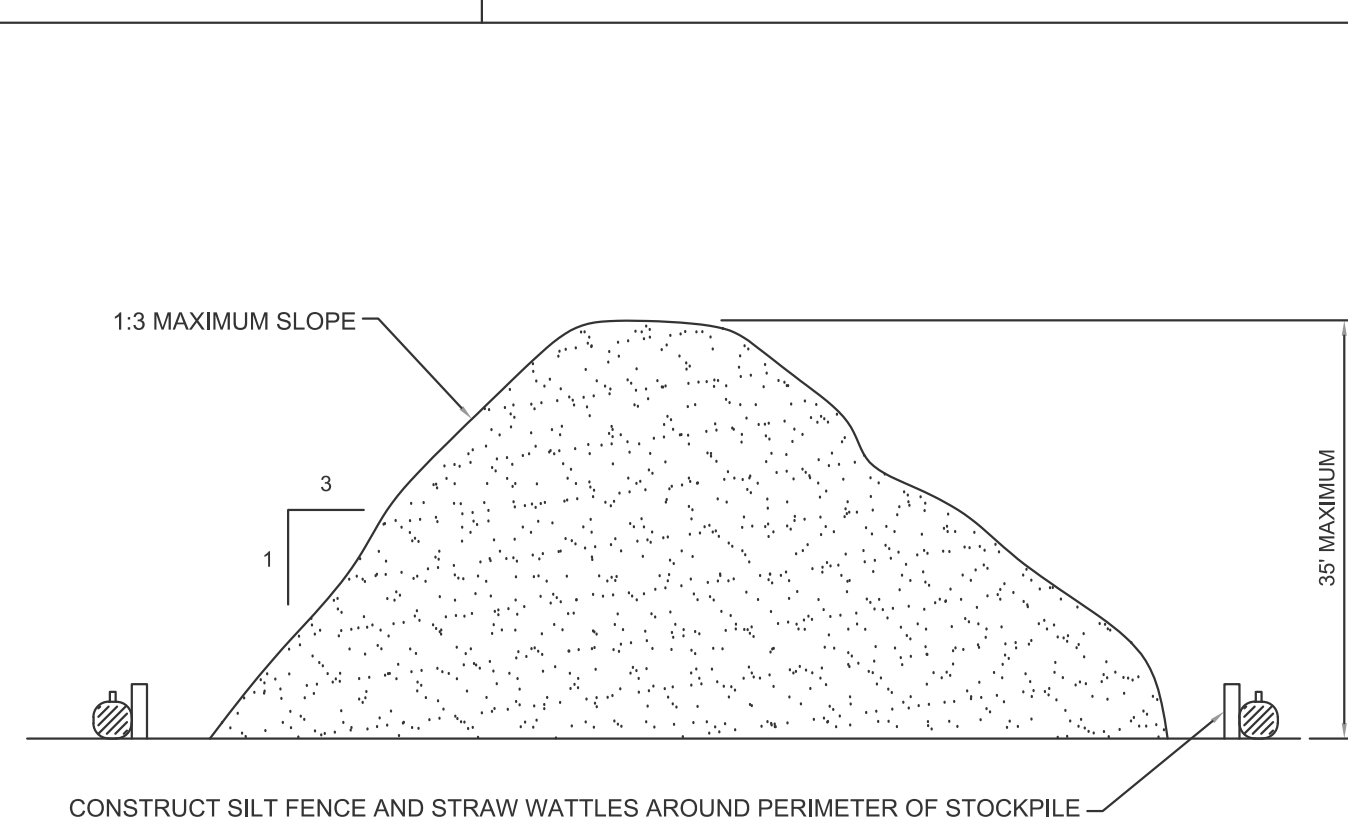
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	285 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC-1

- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.



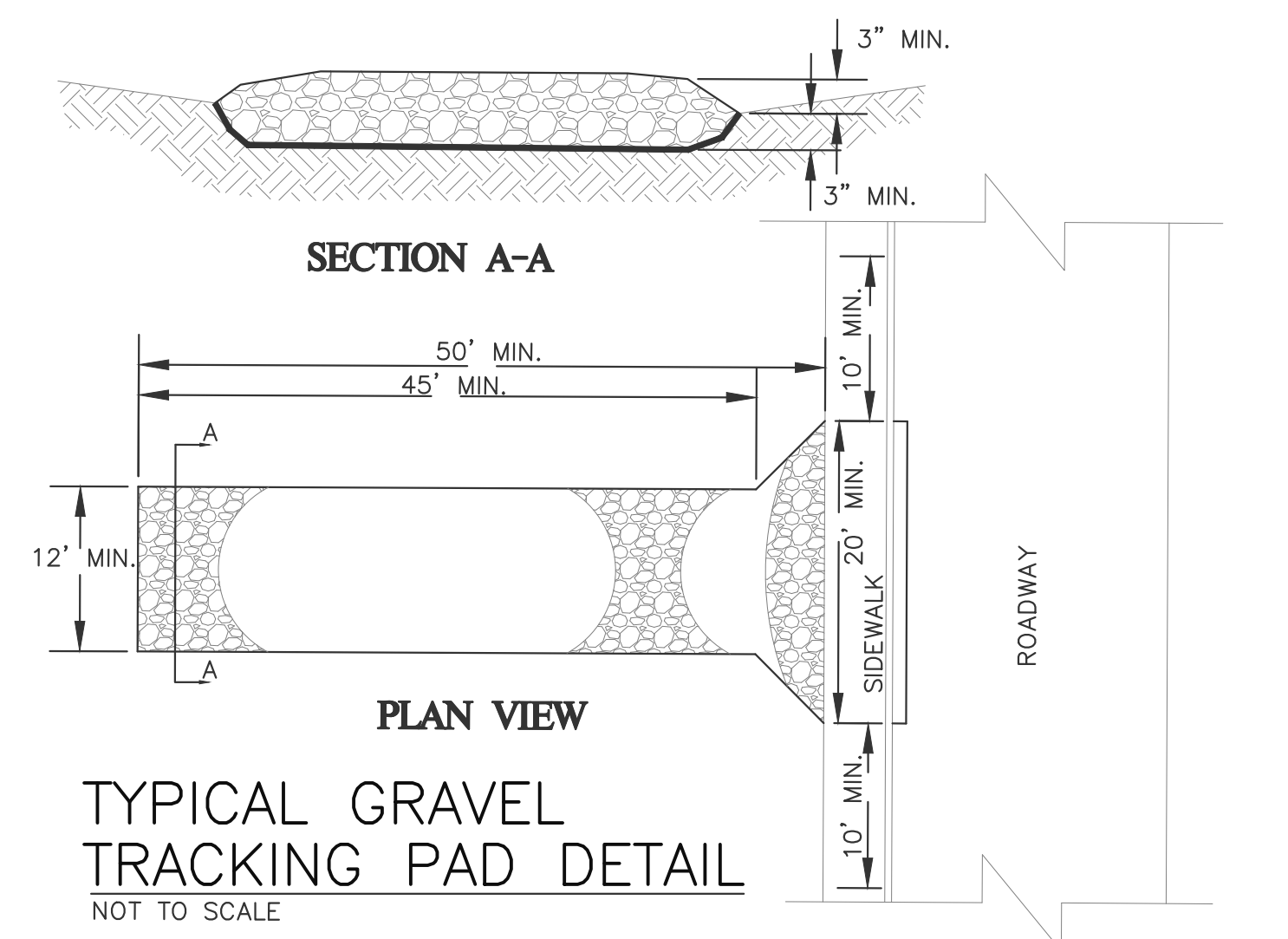
CATCH BASIN SILT SACK DETAIL

NOT TO SCALE



TYPICAL STOCKPILE DETAIL

NOT TO SCALE



TYPICAL GRAVEL TRACKING PAD DETAIL

NOT TO SCALE



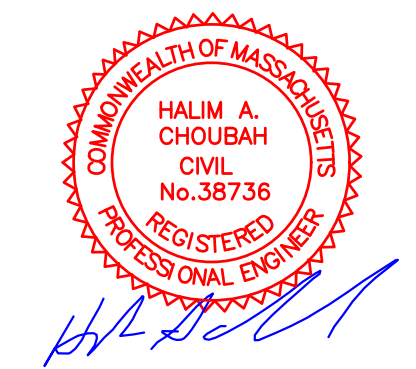
112 STATE ROAD (ROUTE 6),
No. DARTMOUTH, MA 02747
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www.choubahgroup.com

Project:
PROPOSED GASOLINE FILLING STATION CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48 & 52 NEW DRIFTWAY SCITUATE, MA

Prepared For:
PETRO REALTY CORP. 4 NORTH STREET, HINGHAM, MA 02043

APPLICANT:
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4 NORTH STREET
HINGHAM, MA 02043
ASSESSOR'S INFORMATION:
PARCEL ID 53-3-9-52 NEW DRIFTWAY
PARCEL ID 53-10-F 48 NEW DRIFTWAY
ZONING CLASSIFICATION:
VILLAGE CENTER & NEIGHBORHOOD SUB DISTRICT
DATE APPROVAL ISSUED:
PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



Issue Date: 06/23/2020

Revisions		
No.	Date	Description
1	07/24/2020	Revised Plans
2	09/08/2020	Addressed Peer Review Comments
3	11/03/2020	Addressed Peer Review Comments
4	12/31/2020	Addressed Peer Review Comments

Project Number: 20-571

Scale: AS SHOWN

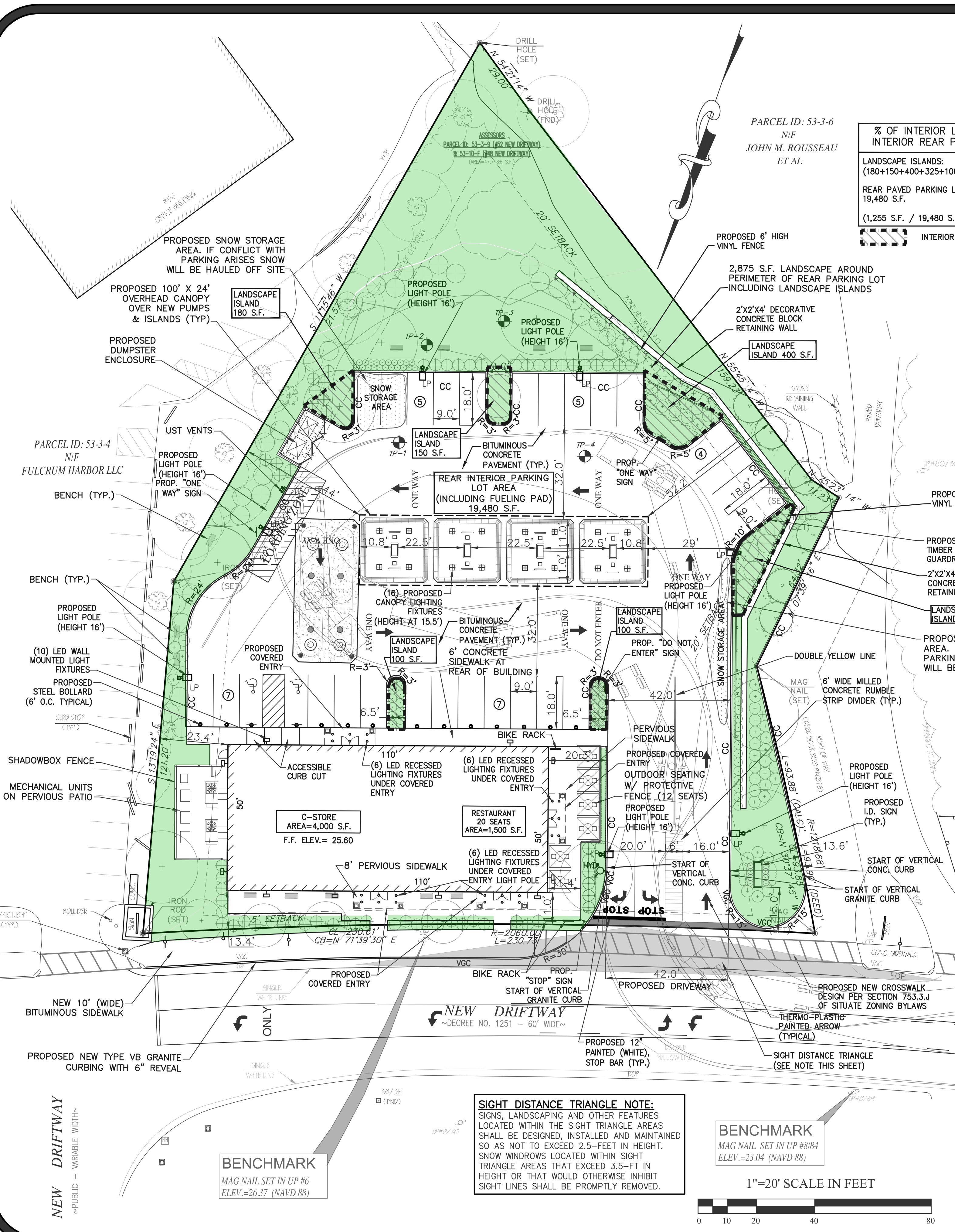
Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

EROSION CONTROL DETAILS & NOTES

Sheet Number: 3 OF 13



PARKING DATA

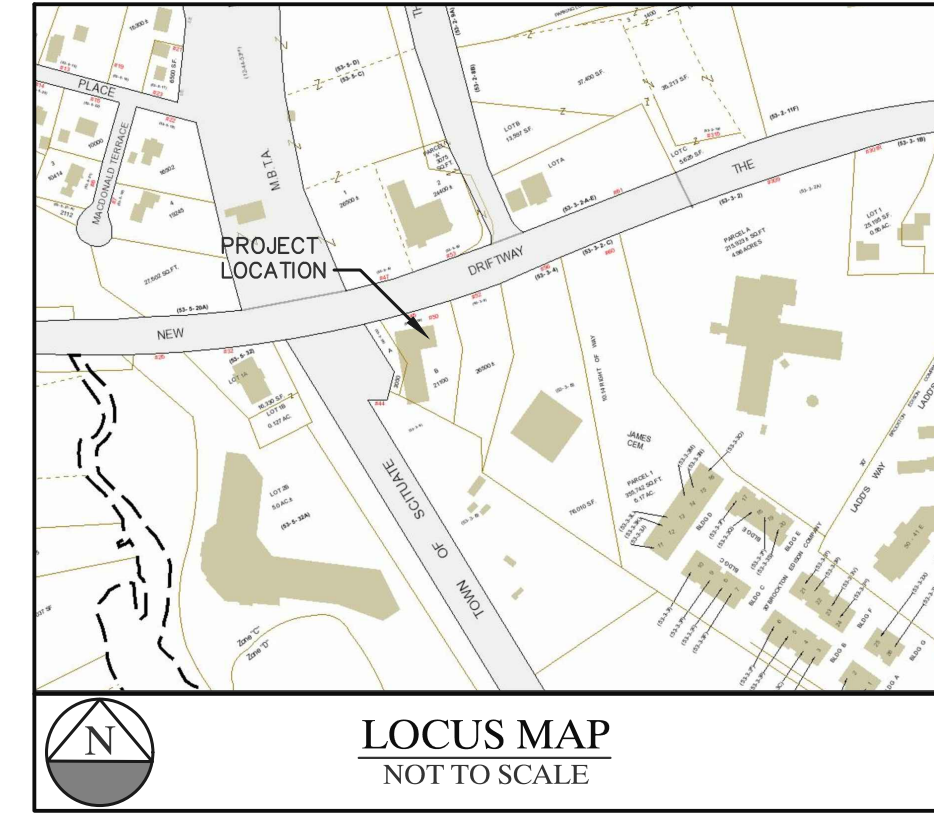
RETAIL OR SERVICE USES (C-STORE):
 (1) SPACE PER (200)-TWO HUNDRED SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1
 TOTAL AREA = 4,000 S.F./200 = 20 SPACES

RESTAURANT:
 (1)-ONE SPACE PER (4)-FOUR SEATS PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1
 TOTAL SEATS = 20 SEATS (INDOOR+OUTDOOR)/4 = 5 SPACES

WAREHOUSE (BASEMENT STORAGE):
 (1)-ONE SPACE PER (600)-SIX HUNDRED SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1
 TOTAL AREA = 1,275 S.F./600 = 2 SPACES

OFFICE:
 (1)-ONE SPACE PER (300)-THREE HUNDRED SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1
 TOTAL AREA = 120 S.F./300 = 1 SPACES

TOTAL PARKING REQUIRED: = 28 SPACES
TOTAL PARKING PROVIDED: = 28 SPACES



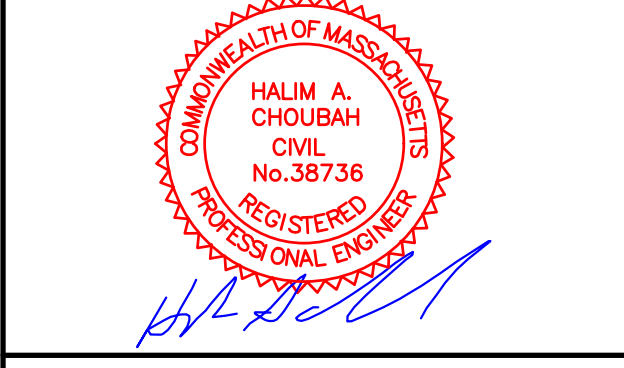
CHOUBAH ENGINEERING GROUP, P.C.
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 CONSULTING PROFESSIONAL ENGINEERS
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 PARCEL ID: 53-10-F 48 NEW DRIFTWAY
 ZONING CLASSIFICATION:
 VILLAGE CENTER & NEIGHBORHOOD SUB DISTRICT
 DATE APPROVAL ISSUED:
 PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



Issue Date: 06/23/2020

Revisions		
No.	Date	Description
1	07/24/2020	Revised Plans
2	09/08/2020	Addressed Peer Review Comments
3	11/03/2020	Addressed Peer Review Comments
4	12/31/2020	Addressed Peer Review Comments

Project Number: 20-571

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

SITE LAYOUT & FUEL TRUCK ACCESS PLAN

SITE DATA :
 ADDRESS: 48 & 52 NEW DRIFTWAY, SCITUATE, MA 02066
 ZONING DISTRICT: VILLAGE CENTER AND NEIGHBORHOODS SUB DISTRICT
 TOTAL AREA: 1.1± ACRES
 OWNER ON RECORD:
 SO SHORE AUTO PARTS CO
 S/O NEW DRIFTWAY 4852 LLC
 79 JERICHO RD
 SCITUATE, MA 02066
 PROPOSED USE: GASOLINE FILLING STATION WITH CONVENIENCE STORE & RESTAURANT/FOOD SERVICE

48-52 NEW DRIFTWAY, SCITUATE, MA
 SEASONAL INDOOR/OUTDOOR SEATING TABLE

SEASON	INDOOR	OUTDOOR	TOTAL SEATS
JUN-SEP*	8 SEATS	12 SEATS	20 SEATS
OCT-MAY	20 SEATS	0 SEATS	20 SEATS

* PEAK OUTDOOR SEATING SEASON

NOTE :
 FOR LANDSCAPE LAYOUT AND PLANTING SCHEDULE REFER TO LANDSCAPE PLAN.

48 & 52 NEW DRIFTWAY, SCITUATE, MA
ZONING ANALYSIS TABLE
 VILLAGE CENTER AND NEIGHBORHOODS SUB-DISTRICT

LOT STANDARDS	REQUIRED	EXISTING	PROPOSED
ZONING CRITERIA			
MIN. LOT SIZE	NOT REQUIRED	47,718 S.F.	47,718 S.F.
STREET FRONTAGE	100'	230.73'	230.73'
LOT DEPTH	100'	240.8'+/-	240.8'+/-
FRONT YARD BUILD-TO-ZONE	5*	38.7'	11.1'
SIDE YARD	20'	10.1'	23.4'
MIN. REAR SETBACK	20'	8.7'	44.0'
OUTDOOR AMENITY SPACE COVERAGE (MIN.)	10%	0%	10%
DESIGN STANDARDS			
ZONING CRITERIA			
MAX. BLDG. HEIGHT	1.5 STORIES/24'	15'+/-	24'
STREET FACING WALL WIDTH (MIN.)	40'	71.1'	110'
STREET FACING WALL WIDTH (MAX.)	80'	71.1'	110'
STREET FACING ENTRANCE	REQUIRED	YES	YES
MAX. BUILDING FOOTPRINT	4,000 S.F.	6,460 S.F.	5,500 S.F.
% OF INTERIOR LANDSCAPE WITHIN PARKING AREA	5.0%	0%	6.4%
% OF IMPERVIOUS AREA WITHIN FRONT YARD	25.0% MAXIMUM	47.0%	24.0%

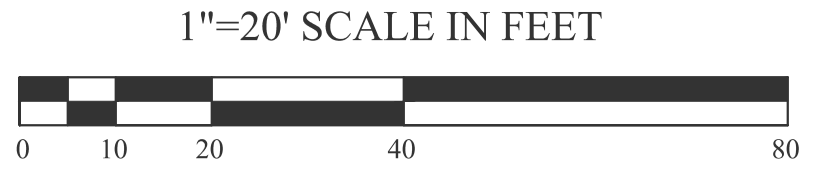
* 5'/20' (PRIMARY AND SECONDARY STREETS)

LEGEND

SYMBOL	DESCRIPTION
	EXIST. CONTOUR
	PROP. CONTOUR
	EXISTING SPOT GRADE
	PROPOSED SPOT GRADE
	EASEMENT LINE
	PROPERTY LINE
	SOCK BALES
	EDGE OF TREES/WOODED AREA
	EXIST. SEWER LINE
	PROP. SEWER LINE
	EXIST. WATER LINE
	PROP. WATER LINE
	EXIST. ELECTRIC LINE
	PROP. ELECTRIC LINE
	EXIST. GAS LINE
	PROP. GAS LINE
	EXIST. TELEPHONE LINE
	PROP. TELEPHONE LINE
	EXIST. DRAINAGE LINE
	PROP. DRAINAGE LINE
	EXIST. OVERHEAD WIRE
	PROP. OVERHEAD WIRE
	EXIST. CATCH BASIN
	PROP. CATCH BASIN
	EXIST. ELECTRIC MANHOLE
	PROP. ELECTRIC MANHOLE
	EXIST. SEWER MANHOLE
	PROP. SEWER MANHOLE
	EXIST. TELEPHONE MANHOLE
	PROP. TELEPHONE MANHOLE
	PROP. UTILITY POLE
	EXIST. LIGHT POLE
	PROP. LIGHT POLE
	PROP. GAS PUMPS
	EXIST. EDGE OF PAVEMENT
	PROP. EDGE OF PAVEMENT
	EXIST. VERTICAL GRANITE CURB
	PROP. VERTICAL GRANITE CURB
	PROP. VERTICAL CONC. CURB
	PROP. PYLON SIGN
	PROP. SIGN
	EXIST. GATE
	MA HIGHWAY BOUND
	NUMBER OF PARKING SPACES
	PROP. SNOW STORAGE AREA

SIGHT DISTANCE TRIANGLE NOTE:
 SIGNS, LANDSCAPING AND OTHER FEATURES LOCATED WITHIN THE SIGHT TRIANGLE AREAS SHALL BE DESIGNED, INSTALLED AND MAINTAINED SO AS NOT TO EXCEED 2.5- FEET IN HEIGHT. SNOW WINDROWS LOCATED WITHIN SIGHT TRIANGLE AREAS THAT EXCEED 3.5- FT IN HEIGHT OR THAT WOULD OTHERWISE INHIBIT SIGHT LINES SHALL BE PROMPTLY REMOVED.

BENCHMARK
 MAG NAIL SET IN UP #8184
 ELEV.=23.04 (NAVD 88)



Project:

PROPOSED GASOLINE
 FILLING STATION
 CONVENIENCE STORE
 & RESTAURANT/FOOD
 SERVICE AT
 48 & 52 NEW DRIFTWAY
 SCITUATE, MA

Prepared For:

PETRO REALTY CORP.
 4 NORTH STREET,
 HINGHAM, MA 02043

APPLICANT:
 PETRO REALTY CORP.
 4 NORTH STREET
 HINGHAM, MA 02043

ASSESSOR'S INFORMATION:
 PARCEL ID 53-3-9 52 NEW DRIFTWAY
 PARCEL ID 53-10-F 48 NEW DRIFTWAY

ZONING CLASSIFICATION:
 VILLAGE CENTER &
 NEIGHBORHOOD SUB DISTRICT

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Designed By: CMS

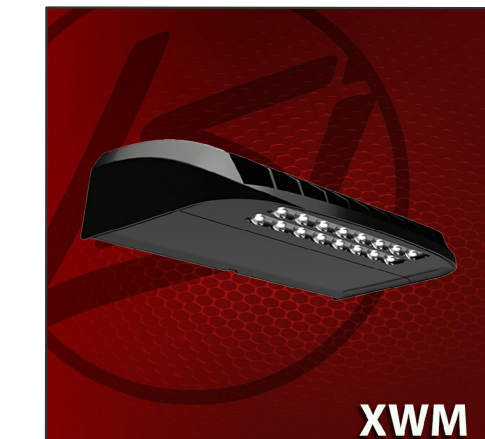
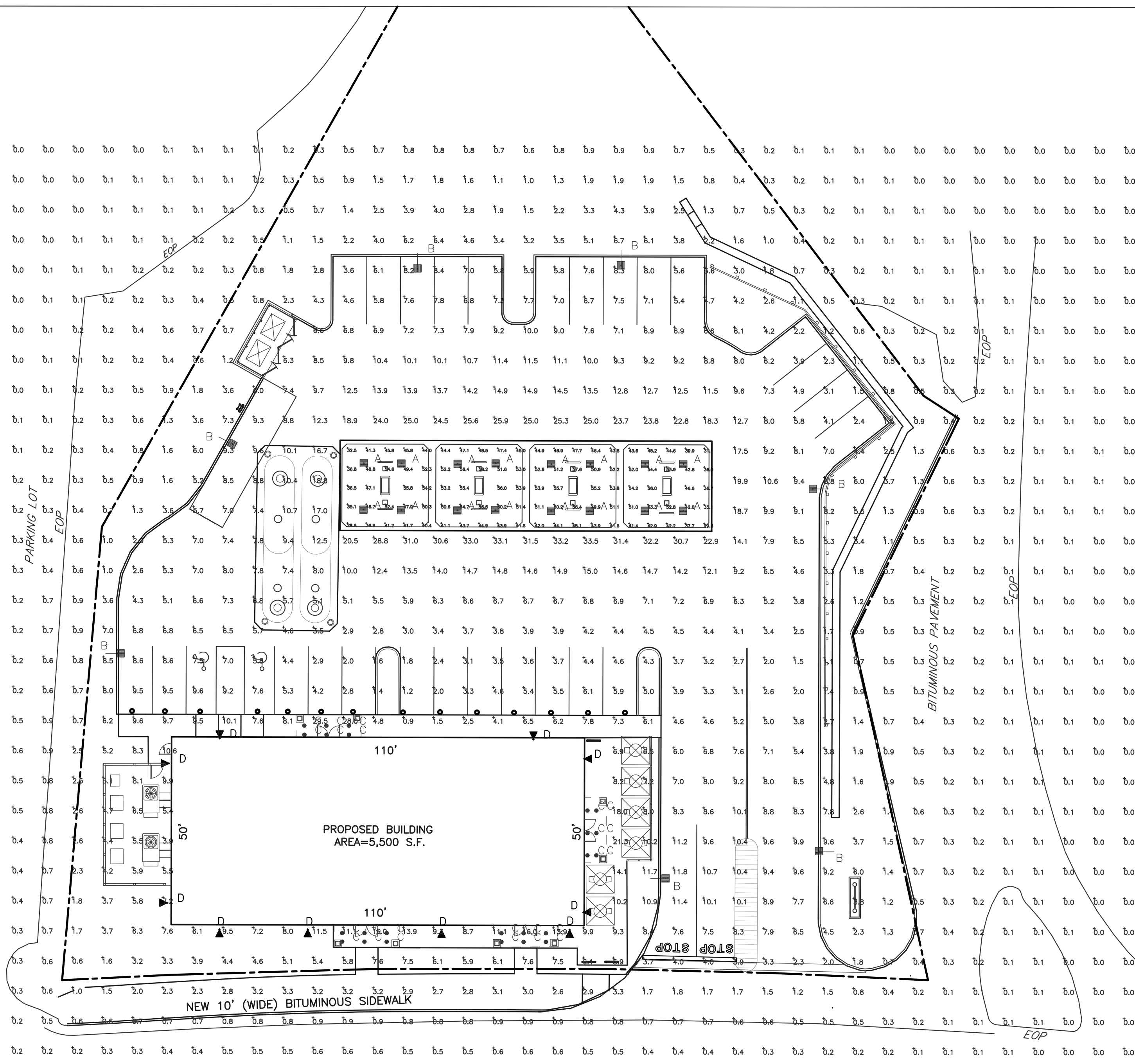
Drawn By: CMS | Checked By: HC

Sheet Title:

LIGHTING PLAN

Total Project Watts
 Total Watts = 3341,898

LIGHTING PROPOSAL LO-151448-1
 C-STORE
 48&52 NEW DRIFTWAY
 SCITUATE, MA
 DRAWN: DATE: 7/20 REV: 11-02-20 SHEET 1 OF 1
 SCALE: AS SHOWN

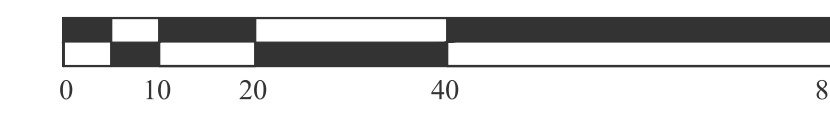


NEW DRIFTWAY

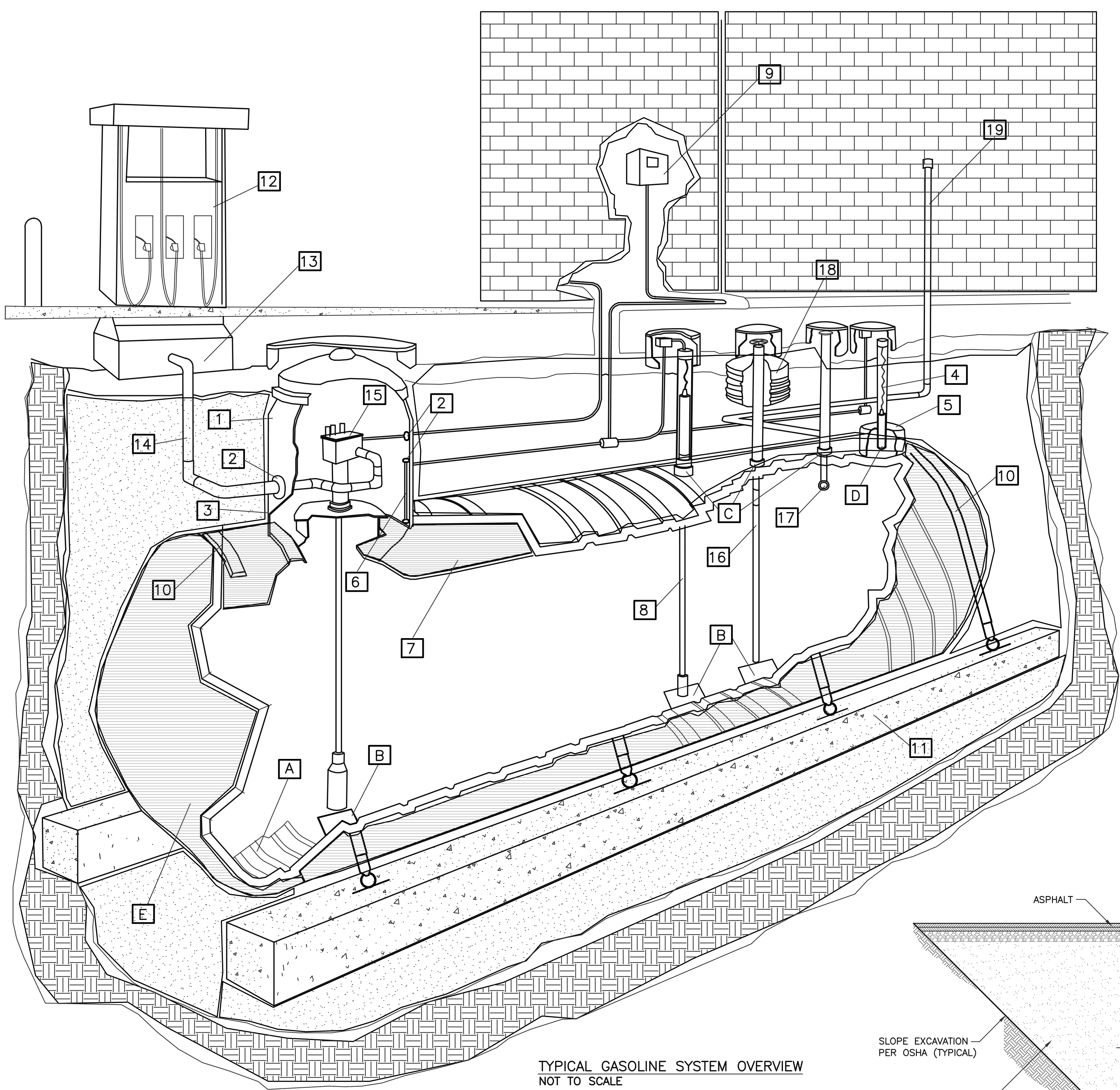
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol A]	16	A	SINGLE	SCV-LED-13L-SC-50-15.5' MH	1.000	1.000	1.000	12933	84.3
[Symbol B]	7	B	SINGLE	SLM-LED-18L-SIL-FIT-50-70CRI-SINGLE-16' HIGH INCLUDING POLE+2' BASE	1.000	1.000	1.000	19664	148.5
[Symbol C]	24	C	SINGLE	LCD4-LED-14L-30-WF-TR4R-SF-HAZ MTD @ 10'	1.000	1.000	1.000	1067	13.9
[Symbol D]	10	D	SINGLE	XWM-FIT-LED-08L-50-12' MH	1.000	1.000	1.000	7876	62

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ GRADE	illuminance	Fc	4.32	35.9	0.0	N.A.	N.A.
CANOPY	illuminance	Fc	47.09	58.2	28.6	1.65	2.03
INSIDE CURB	illuminance	Fc	9.12	33.5	1.2	7.60	27.92

1"=20' SCALE IN FEET



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.
 This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

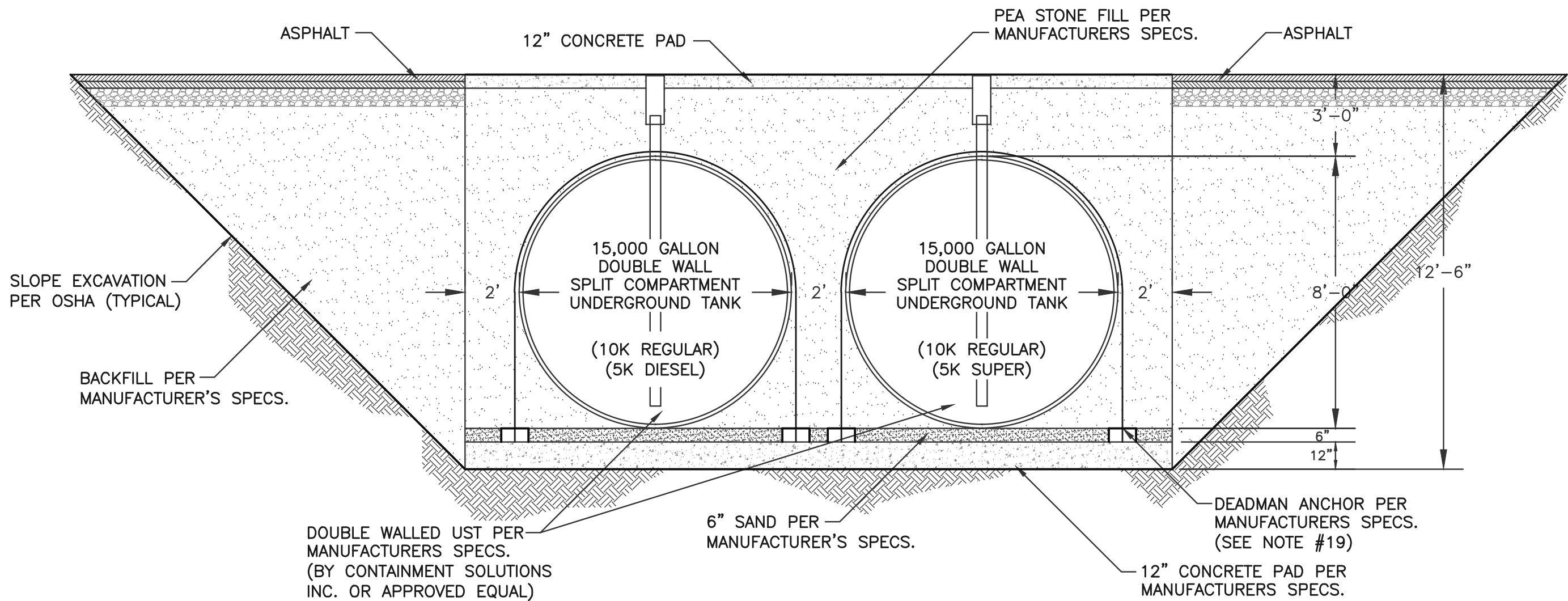


TYPICAL GASOLINE SYSTEM OVERVIEW
NOT TO SCALE

GASOLINE SYSTEM LEGEND		
A-FLOW CHANNELS	1. FRP. TURBINE ENCLOSURE	11. DEDHAM ANCHOR SYSTEM
B-TANK BOTTOM DEFLECTOR PLATES	2. FITTING KITS FOR TURBINE ENCLOSURE	12. DISPENSER
C-PRIMARY TANK FITTINGS	3. FRP SECONDARY CONTAINMENT COLLAR	13. DISPENSER SUMP
D-MONITORING FITTING	4. RESERVOIR SENSOR	14. DOUBLE-WALL PIPE
E-DOUBLE-WALL FIBERGLASS TANK	5. FIBERGLASS RESERVOIR (REPLACES MONITORING FITTING)	15. SUBMERSIBLE PUMP
	6. CONTAINMENT COLLAR SENSOR	16. FILL TUBE WITH OVERFILL SHUT OFF DEVICE
	7. MONITORING FLUID WITH COLOR TRACER	17. BALL FLOAT VALVE
	8. ELECTRONIC INVENTORY GAUGE	18. OVERFILL SPILL CONTAINER
	9. ELECTRONIC CONTROL PANEL	19. PRIMARY TANK VENT
	10. SPLIT STRAP ANCHOR SYSTEM	

GENERAL NOTES TO CONTRACTOR

- IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO OBTAIN ANY AND ALL PERMITS REQUIRED BY THE STATE OF MASSACHUSETTS AND THE TOWN OF SCITUATE PRIOR TO COMMENCING ANY WORK
- THE CONTRACTOR SHALL NOTIFY DIG SAFE TO DETERMINE EXACT LOCATION OF ALL UTILITY PRIOR TO ANY EXCAVATION (1-800-322-4844).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE CONSTRUCTION DRAWING AND TO NOTIFY THE ENGINEER WITH ANY DISCREPANCY BETWEEN THE DESIGN AND THE MANUFACTURES REQUIREMENTS AND ALL LOCAL, STATE AND FEDERAL CODES.
- PROPOSED UNDERGROUND TANKS AND PUMPS SHOWN ARE SCHEMATIC ONLY. TANKS INSTALLATION, LAYOUT AND PIPE SIZING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANUFACTURES. THE STATE FIRE MARSHALL AND MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS, 310 CMR 80.00, THE FIRE SAFETY CODE AND THE LOCAL FIRE DEPARTMENT. THIS DRAWING IS NOT INTENDED TO SHOW EVERY JOINT, FITTING AND CONSTRUCTION DETAIL. THE NEW TANKS & PIPING DISPENSERS SHALL BE EQUIPPED WITH SYSTEM IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND JOB SAFETY ON THE SITE. THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH "OSHA" AND THE LOCAL MUNICIPALITY CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL BE CERTIFIED BY THE MANUFACTURES TO INSTALL THE PROPOSED SYSTEM COMPONENTS IN ACCORDANCE WITH THE MANUFACTURES REQUIREMENTS.
- PROPOSED UNDERGROUND STORAGE TANKS AND PIPING SHALL BE TESTED PER THE REQUIREMENTS OF THE MANUFACTURES, THE STATE FIRE MARSHALL AND MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS, 310 CMR 80.00 PRIOR TO OPERATION. COPIES OF THE RESULTS SHALL BE SUBMITTED TO THE LOCAL FIRE DEPARTMENT AND OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A 4000 PSI, AIR ENTRAINED, REINFORCED CONCRETE PAD IN THE AREA SURROUNDING THE FUEL DISPENSING ISLAND AND OVER THE UNDERGROUND STORAGE TANKS. THE CONCRETE PAD SHALL BE SIX INCHES THICK OVER SIX INCHES COMPACTED GRAVEL.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ANY UNSUITABLE OR SURPLUS MATERIALS PROPERLY OFF SITE IN ACCORDANCE WITH LOCAL AND STATE ENVIRONMENTAL CODES.
- THE CONTRACTOR SHALL INSTALL A MONITORING SYSTEM TO DETECT ANY LEAK IN THE PRESSURIZED PIPING SYSTEM AND SHALL TEST TO NO LESS THAN 60 PSI THE PRODUCT LINES AND PRESSURE TEST THE FUEL DISPENSERS/SUMPS AND THE UNDERGROUND STORAGE TANKS, SUMPS, OUTER AND INNER WALLS PRIOR TO RESTART OF OPERATION.
- THE CONTRACTOR SHALL NOT TERMINATE THE "VENT PIPE" FROM THE UNDERGROUND STORAGE TANKS AT THE FILLING LOCATION OF THE TANK OR FIVE FEET FROM THE OPENING OF DOORS AND WINDOWS. THE VENT PIPE SHALL BE FITTED WITH AN APPROVED WEATHER HOOD SCREEN.
- THERE WILL BE TWO (2) 15,000 GALLON DOUBLE WALL TANKS. ONE SPLIT COMPARTMENT TANK WILL CONTAIN 10,000 GALLONS OF REGULAR UNLEADED AND 5,000 GALLONS OF DIESEL FUEL. THE OTHER SPLIT COMPARTMENT TANK WILL CONTAIN 10,000 GALLONS OF REGULAR UNLEADED AND 5,000 GALLONS OF SUPER UNLEADED GASOLINE.
- ALL TANKS SHALL BE EQUIPPED WITH CONTAINMENT MANHOLES, OVERFILL PROTECTION AND COAXIAL FILL DROP TUBES FOR VAPOR CONTROL. ALL PIPING SHALL DOUBLE WALL FLEXIBLE TOTAL CONTAINMENT.
- THE ISLAND BOLLARD SHALL BE A MINIMUM 4" DIAMETER, SCHEDULE 40 STEEL PIPE U-SHAPED FILLED WITH CONCRETE. THE PIPE SHALL BE SET IN 4000 PSI CONCRETE FOOTING, 24" IN DIAMETER AND 3'-6" DEEP.
- HE CONTRACTOR SHALL CONFINE HIS OPERATIONS AND ACTIVITIES WITHIN THE PROPERTIES RIGHT OF WAY. NO PROPOSED WORK IS ANTICIPATED ON PUBLIC STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL EXCAVATION IN DRY CONDITIONS.
- ALL EXISTING UTILITIES WATER, GAS, DRAINS, & ELECTRIC SHALL BE PROPERLY PROTECTED AND MAINTAINED DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL SHORE, BRACE, SHEET PILE OR OTHERWISE SUPPORT THE EXISTING BUILDING, UTILITIES AND STREET NEXT TO THE PROPOSED UNDERGROUND STORAGE TANKS DURING EXCAVATION.
- THE CONTRACTOR SHALL STRAP THE UNDERGROUND STORAGE TANKS TO THE CONCRETE SLAB PER THE MANUFACTURES SPEC. CONCRETE SLAB SHALL BE SIZED BY THE TANK MANUFACTURES' TO RESIST UPLIFT WATER PRESSURE AND TO PREVENT TANKS FROM MOVEMENT.
- THE APPLICANT SHALL REVIEW THIS PLAN WITH THE LOCAL OFFICIALS TO CONFIRM ITS COMPLIANCE WITH LOCAL CODES AND ZONING BY-LAWS AND TO OBTAIN ANY PERMITS OR VARIANCES FOR THE PROPOSED WORK SHOWN ON THE PLAN.
- THE CONTRACTOR SHALL RELOCATE UTILITIES IN CONFLICT WITH THE TANKS LAYOUT IN ACCORDANCE WITH APPLICABLE CODES AND REQUIREMENTS OF UTILITY COMPANIES.
- LOCATION & DEPTH OF EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN.
- ALL WORK SHALL CONFORM TO THE AMERICAN PETROLEUM INSTITUTE (API) STANDARDS IN ADDITION TO LOCAL, STATE AND FEDERAL REQUIREMENTS.



SECTION A-A THRU NEW UST'S
NOT TO SCALE

Choubah Engineering Group, p.c.
CEG
Consulting Professional Engineers
112 STATE ROAD (ROUTE 6),
No. DARTMOUTH, MA 02747
TEL: (508) 858-5040 FAX: (508) 858-5041
www.choubahgroup.com

Project:
PROPOSED GASOLINE FILLING STATION CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48 & 52 NEW DRIFTWAY SCITUATE, MA

Prepared For:
PETRO REALTY CORP. 4 NORTH STREET, HINGHAM, MA 02043

APPLICANT:
PETRO REALTY CORP.
4 NORTH STREET
HINGHAM, MA 02043
ASSESSOR'S INFORMATION:
PARCEL ID 53-3-9-52 NEW DRIFTWAY
PARCEL ID 53-10-F 48 NEW DRIFTWAY
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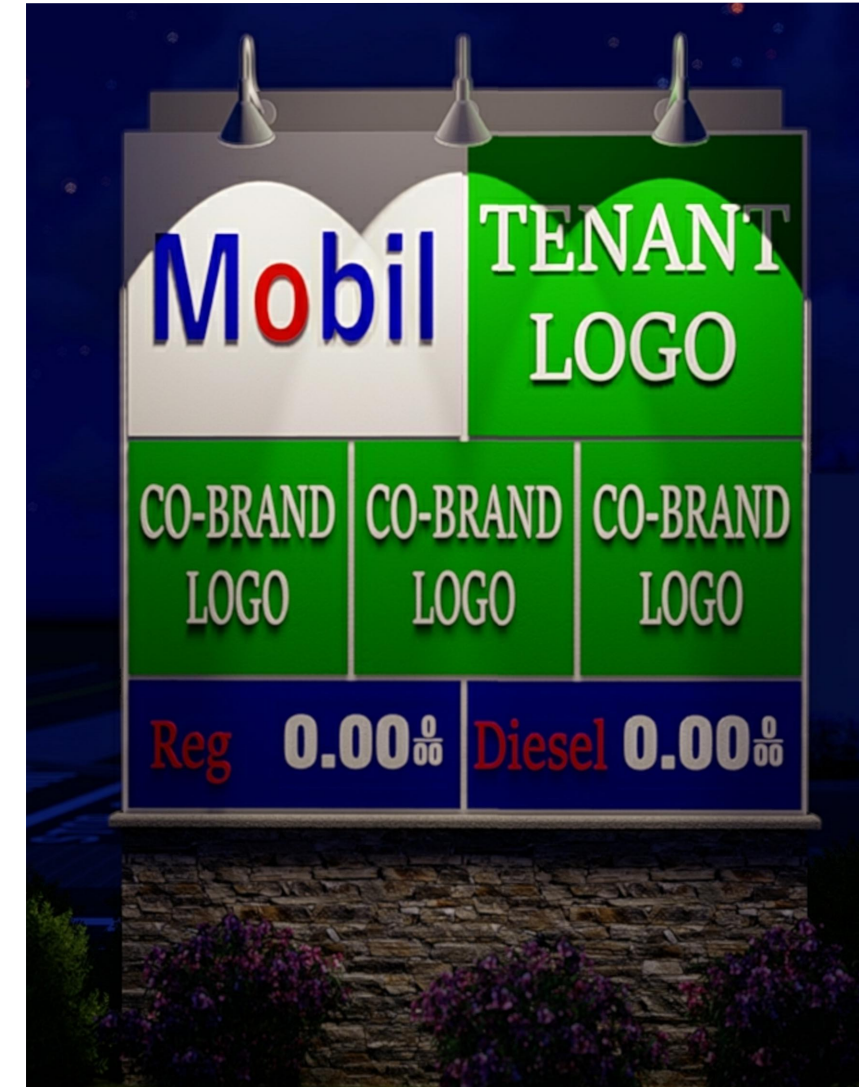
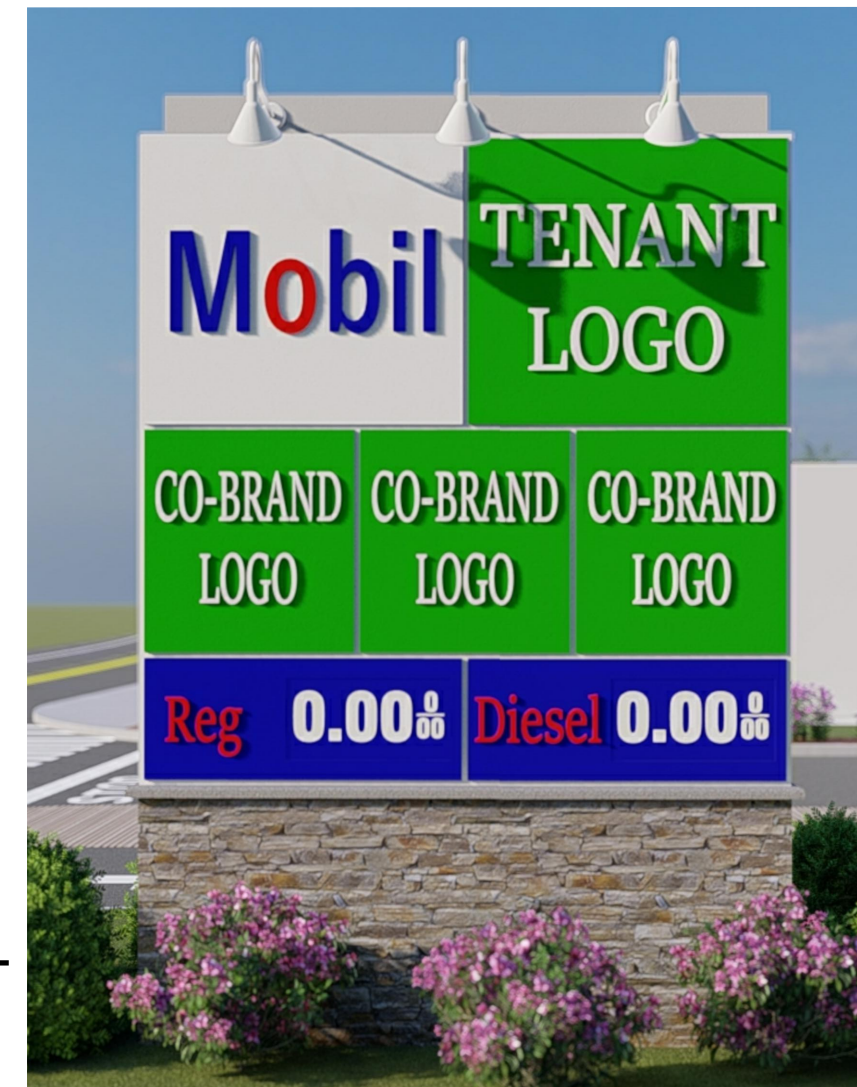
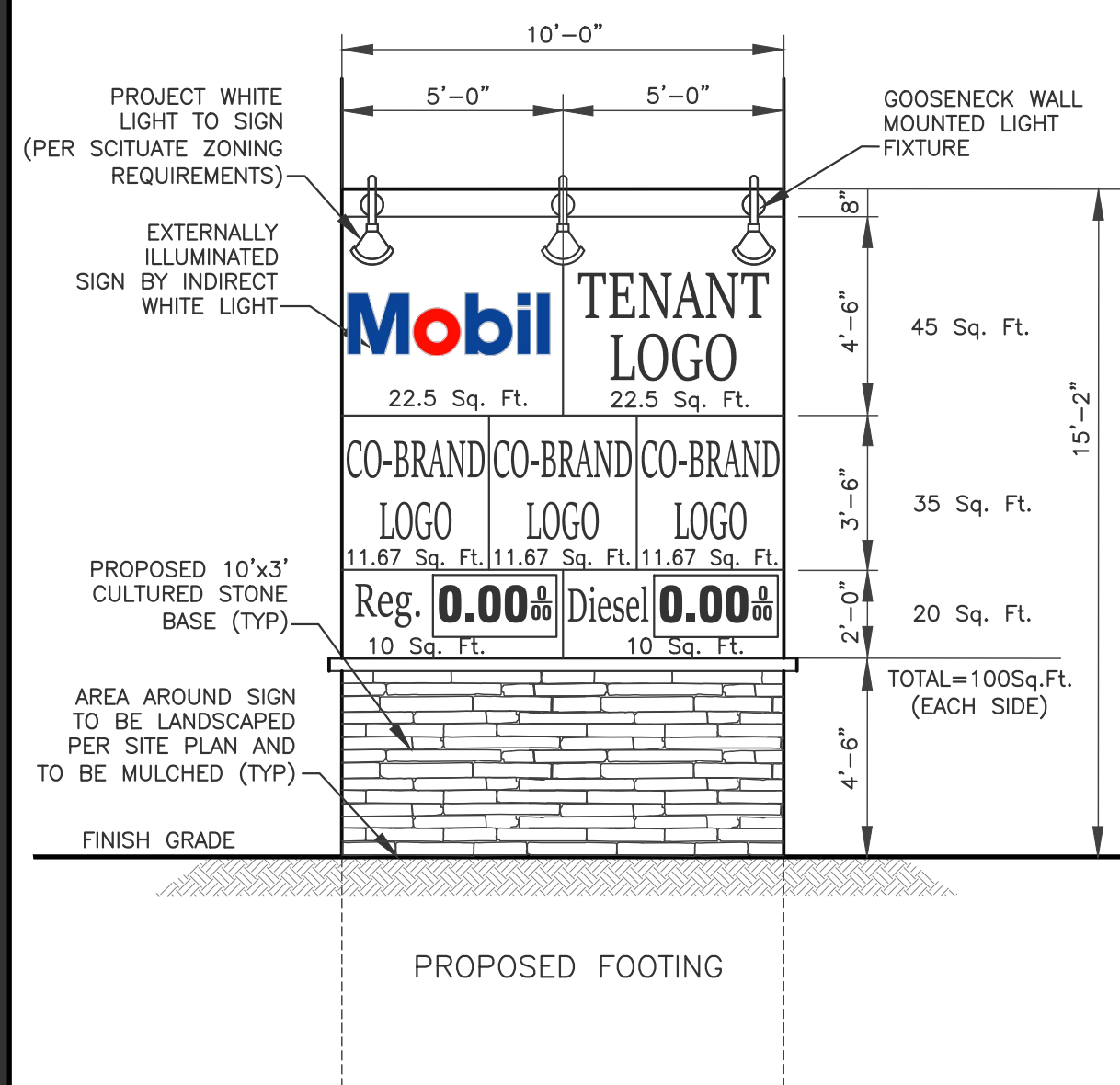
Scale: AS SHOWN

Designed By: CMS

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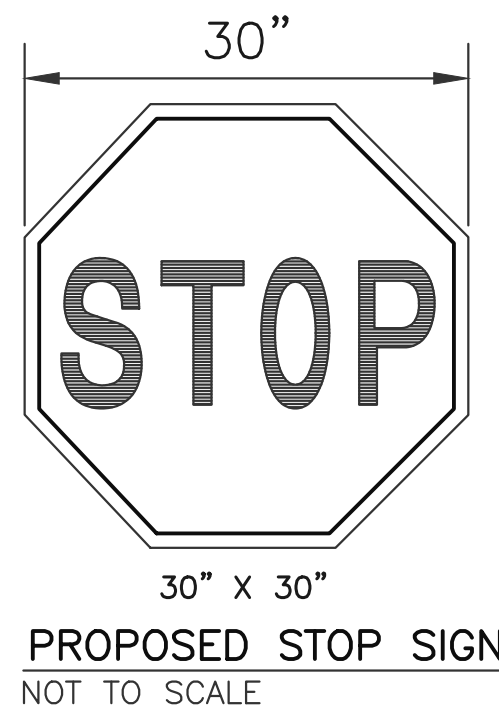
UNDERGROUND FUEL STORAGE TANKS DETAILS



DAYTIME VIEW

EVENING VIEW

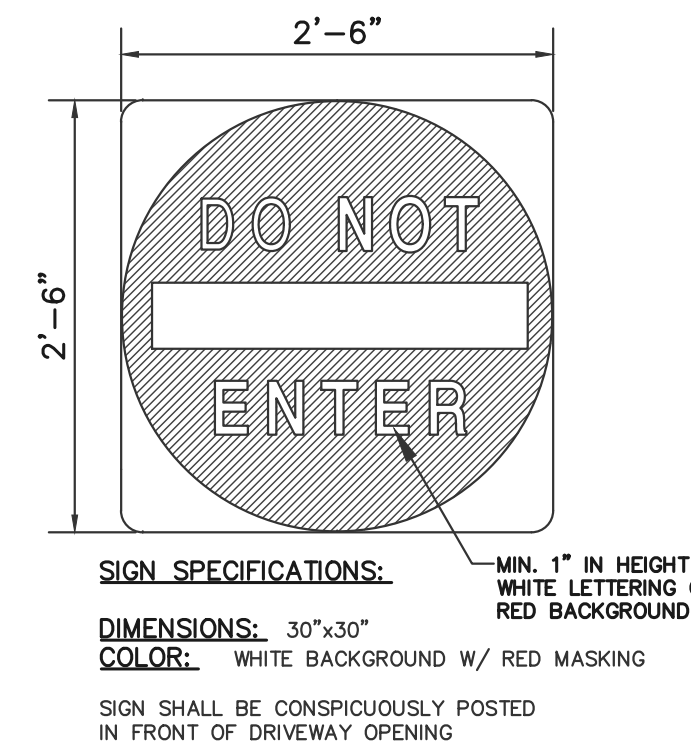
I.D. SIGN DETAIL (TWO SIDED)
SCALE: 1/4"=1'-0"



PROPOSED STOP SIGN
NOT TO SCALE

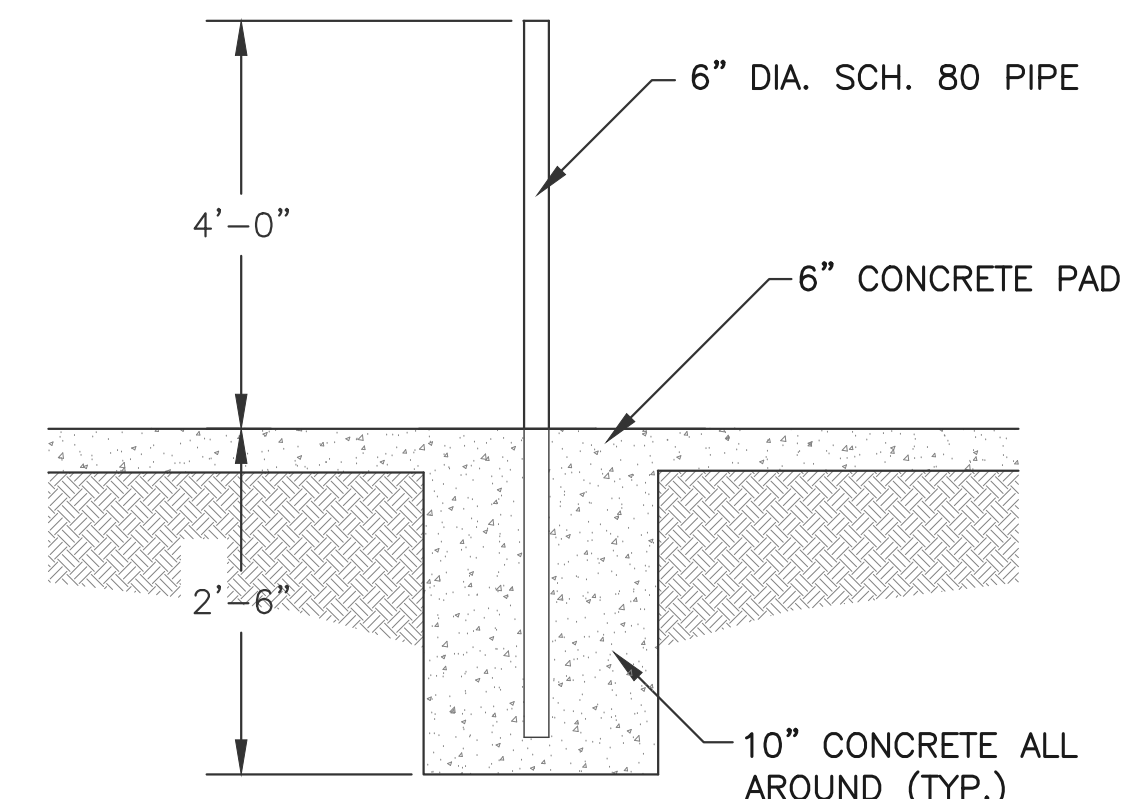


ONE WAY SIGN (LEFT)
NOT TO SCALE

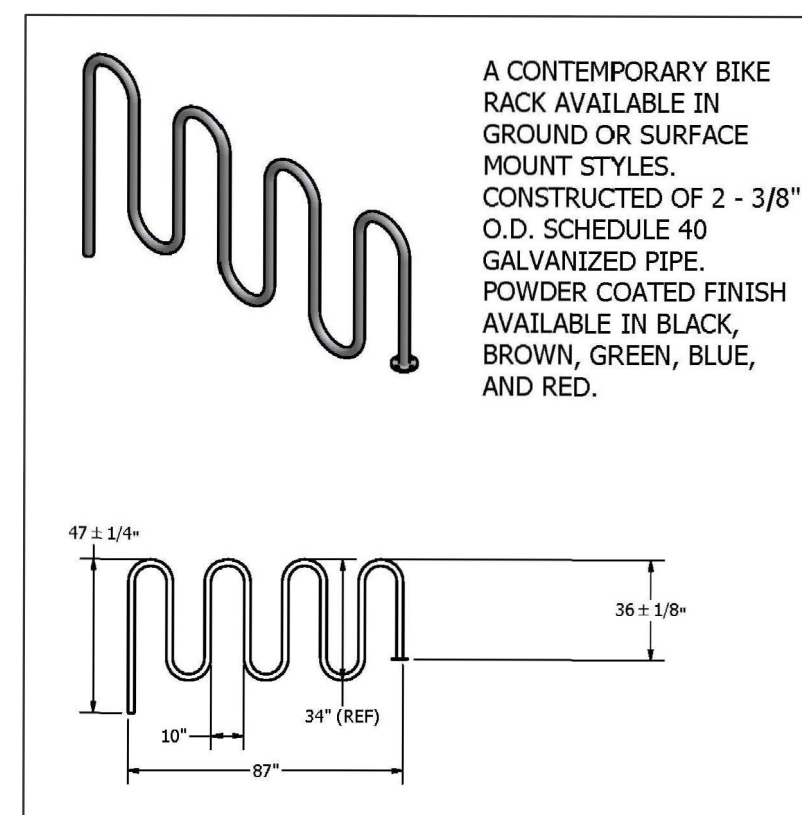


SIGN SPECIFICATIONS:
DIMENSIONS: 30"X30"
COLOR: WHITE BACKGROUND W/ RED MASKING
SIGN SHALL BE CONSPICUOUSLY POSTED IN FRONT OF DRIVEWAY OPENING

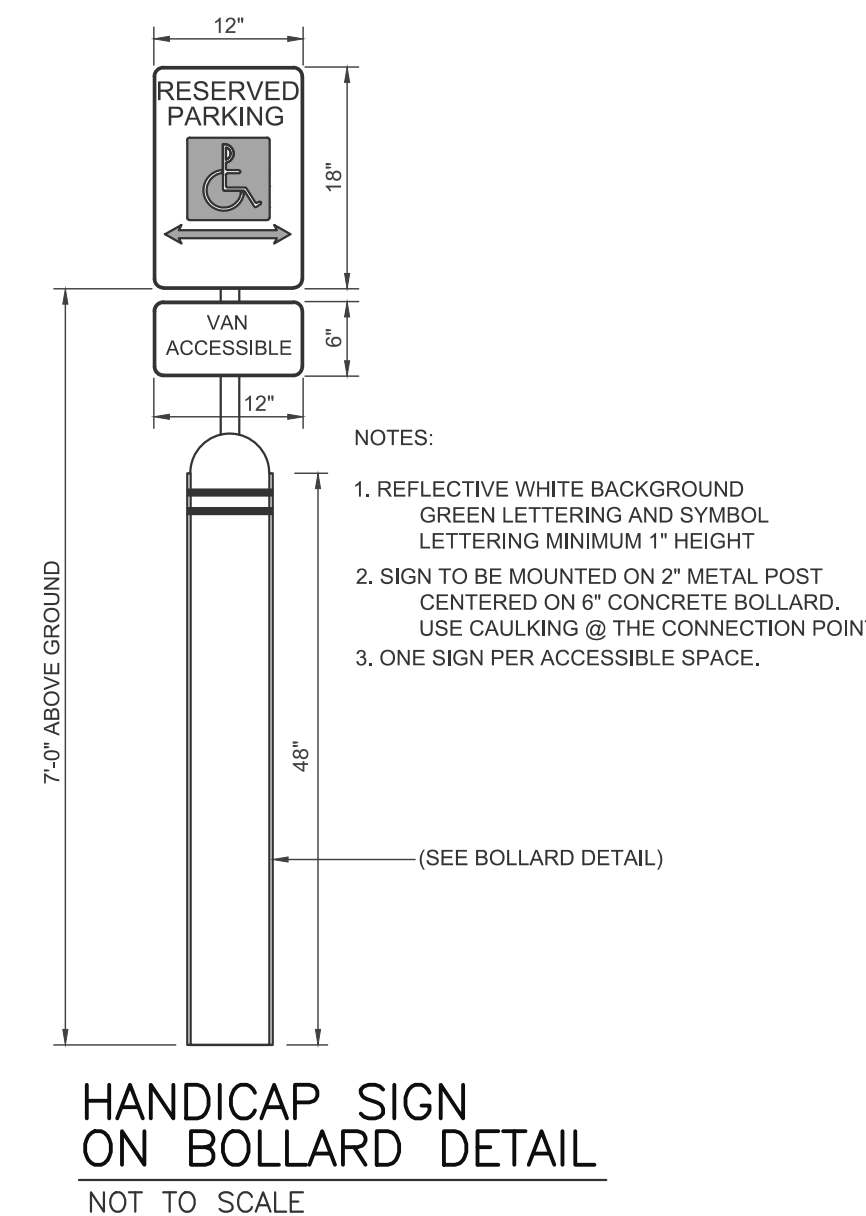
DO NOT ENTER SIGN
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE



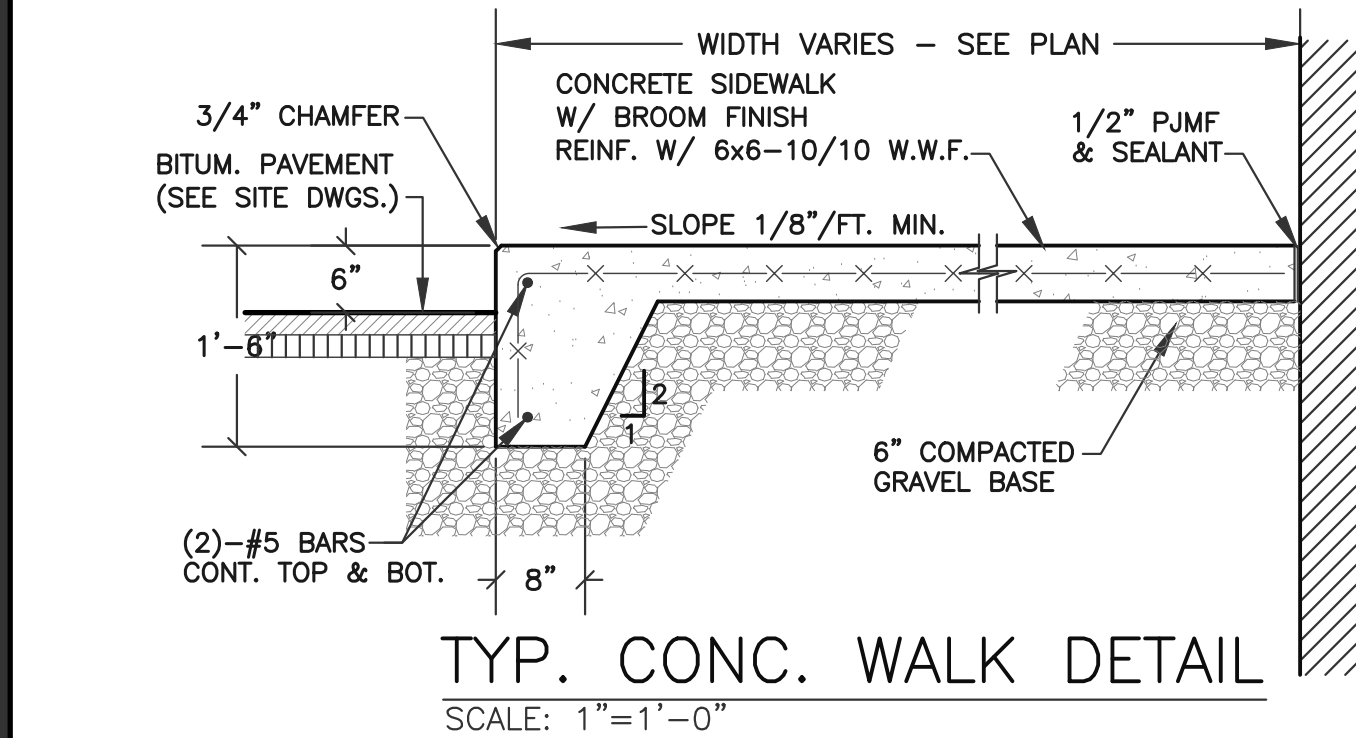
WAVE BIKE RACK DETAIL
NOT TO SCALE



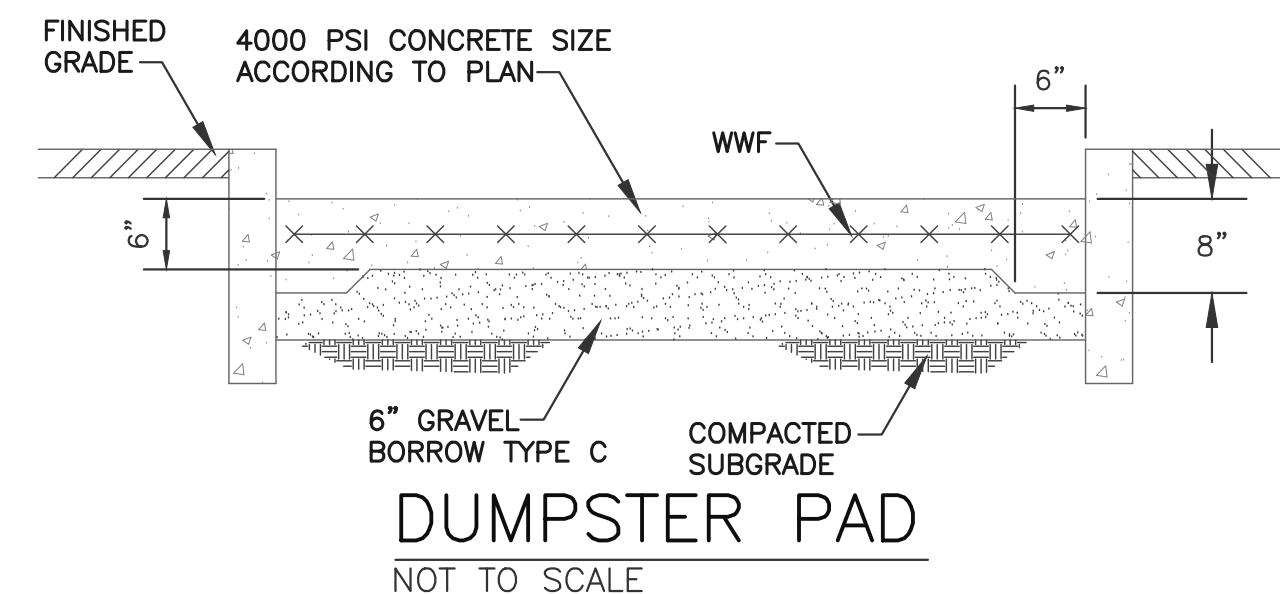
HANDICAP SIGN ON BOLLARD DETAIL
NOT TO SCALE



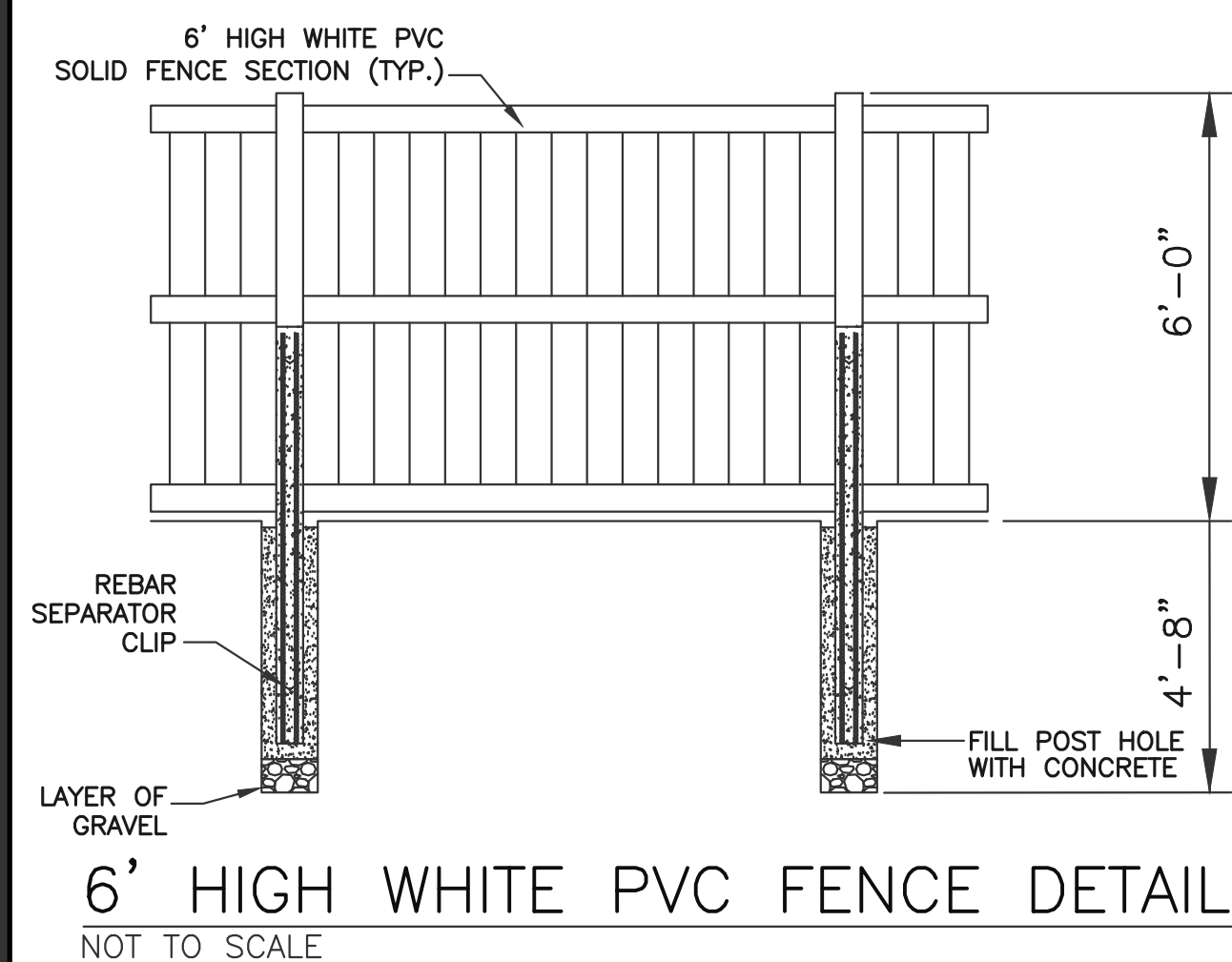
HANDICAP SIGN W/
VAN ACCESSIBLE PLATE
NOT TO SCALE



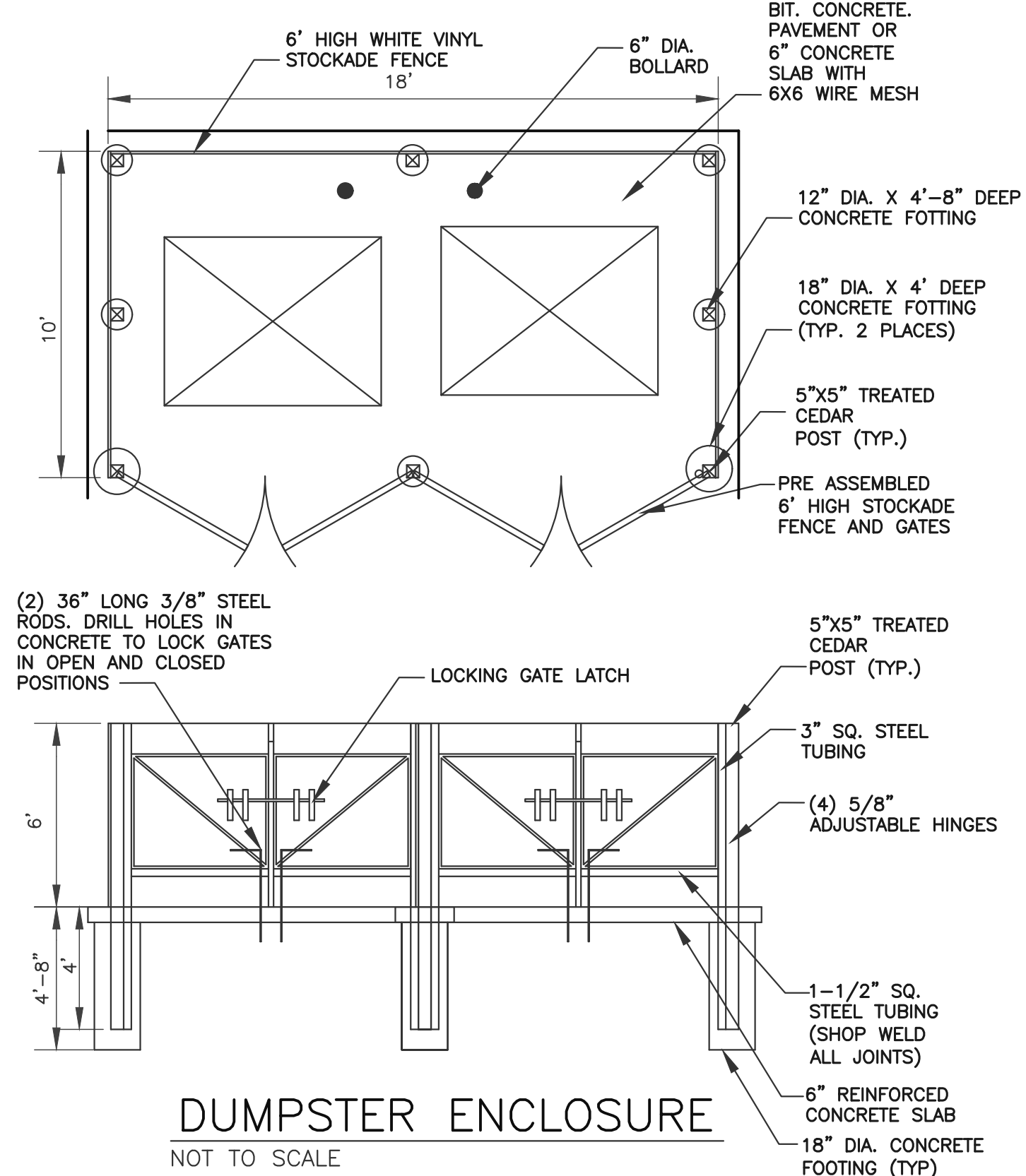
TYP. CONC. WALK DETAIL
SCALE: 1"=1'-0"



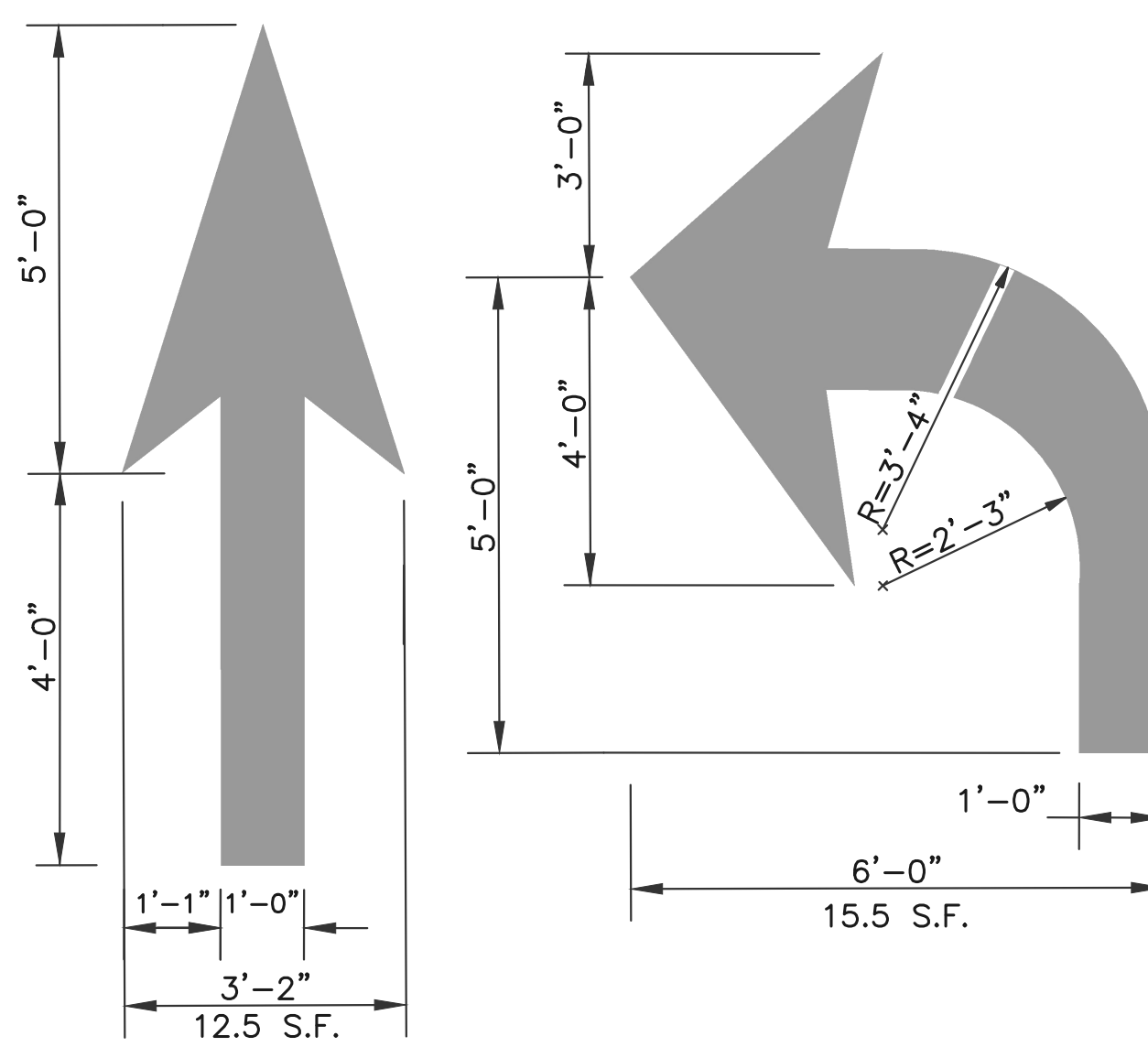
DUMPSTER PAD
NOT TO SCALE



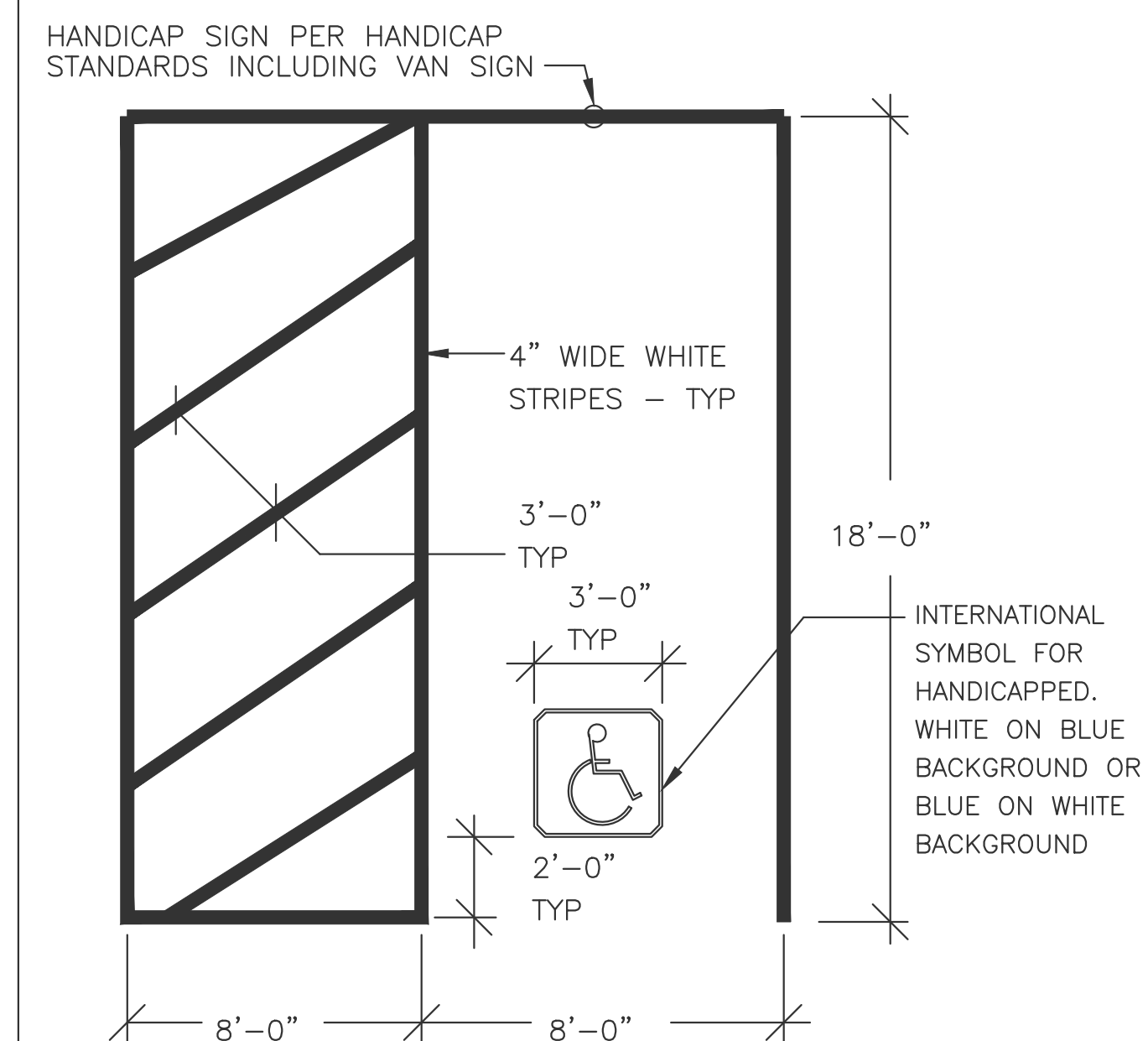
6' HIGH WHITE PVC FENCE DETAIL
NOT TO SCALE



DUMPSTER ENCLOSURE
NOT TO SCALE



TYPICAL PAVEMENT MARKING ARROWS
NOT TO SCALE



PARKING DETAIL
NOT TO SCALE



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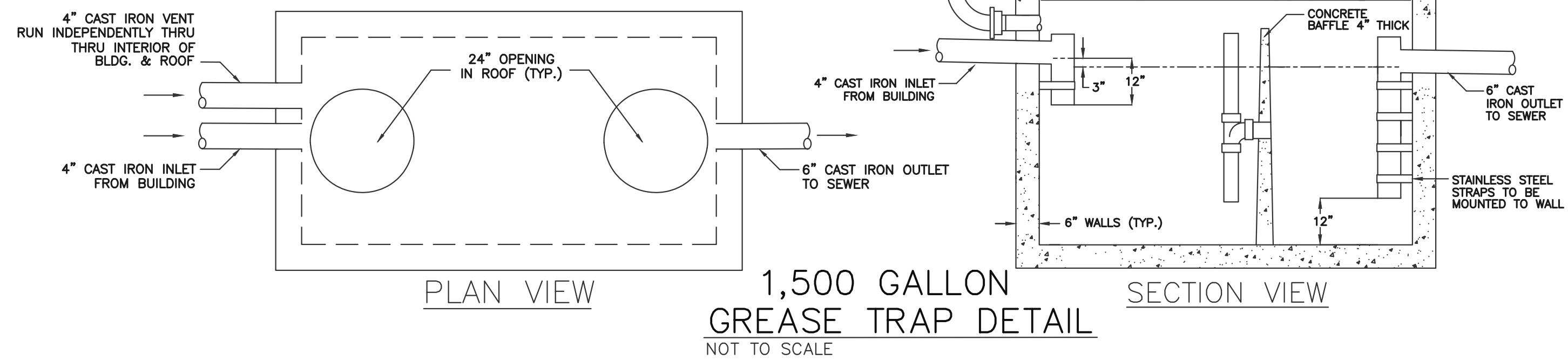
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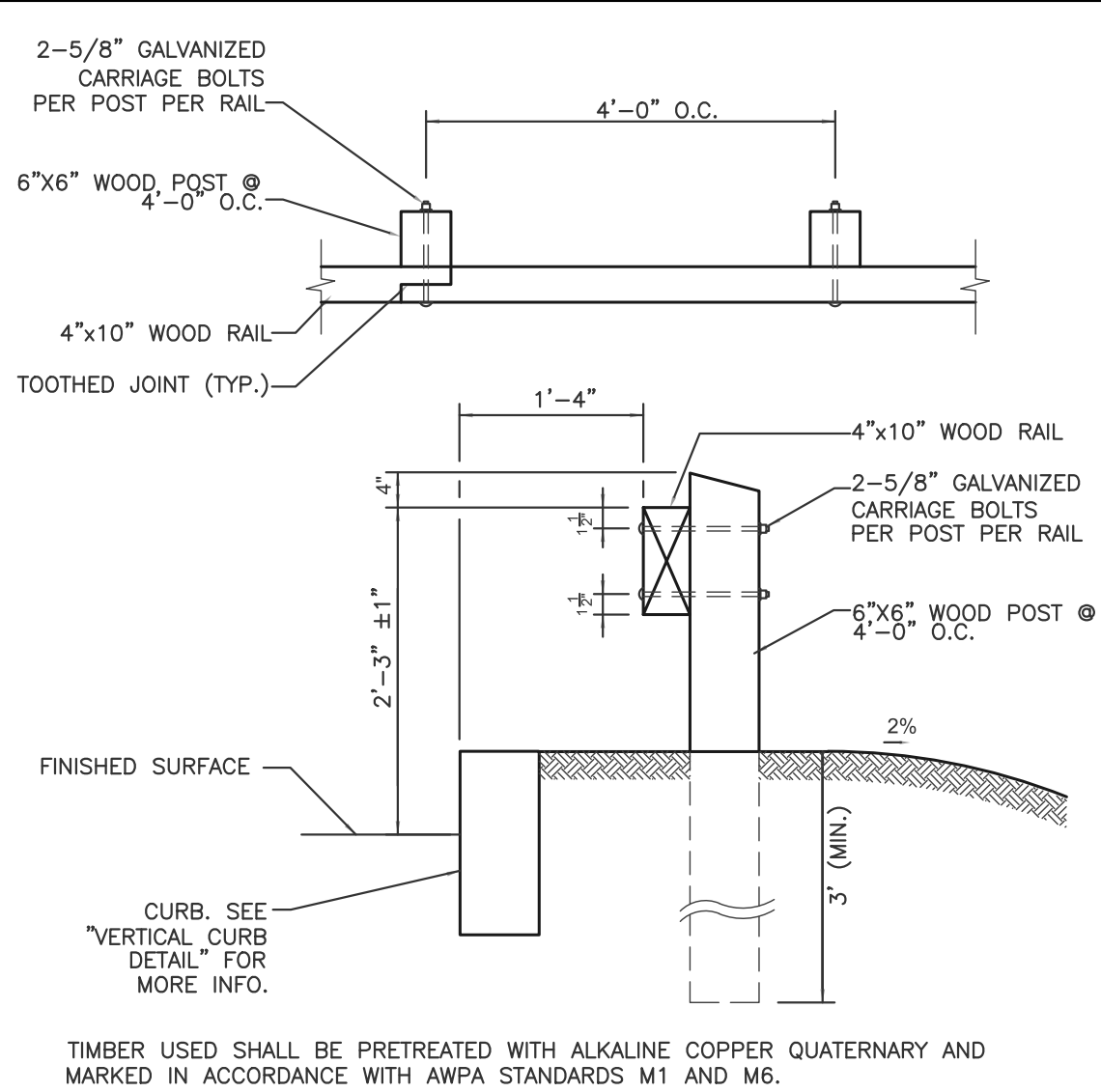
SITE DETAILS #1

DESIGN NOTES:
 PRECAST GREASE TRAPS 1,500 GALLONS/H2O

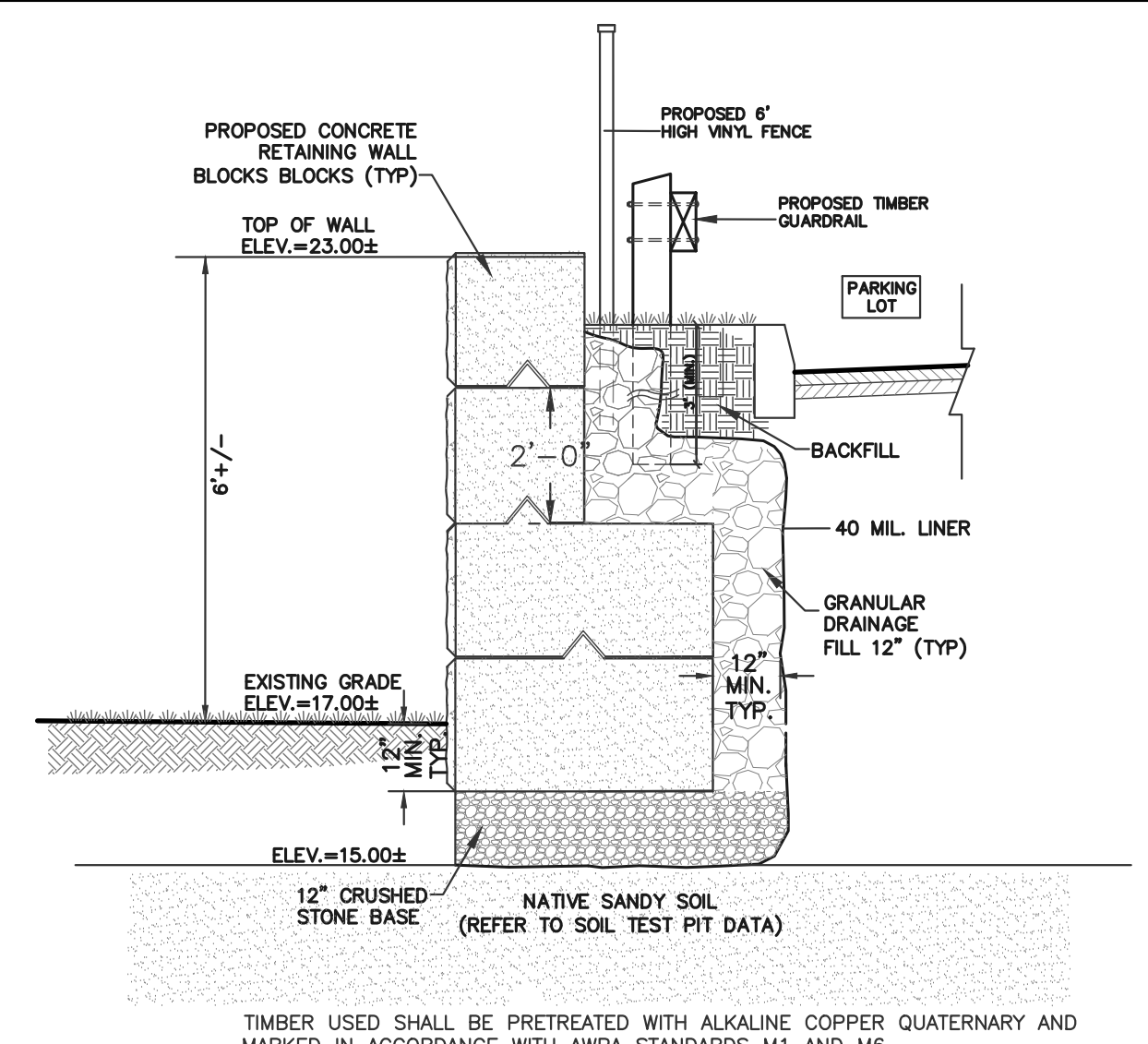
- 1.) CONCRETE MINIMUM STRENGTH 5,000 P.S.I. @ 28 DAYS.
- 2.) STEEL REINFORCEMENT ASTM A-615-79 GRADE 60, 1" MIN. COVER.
- 3.) DESIGN LOAD PER AASHTO HS-20-44.
- 4.) EARTH COVER 0 TO 5ft.
- 5.) WATER TABLE 3.5ft. BELOW FINISH GRADE.
- 6.) CONSTRUCTION JOINT SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
- 7.) TEES PROVIDED AND INSTALLED BY OTHERS.



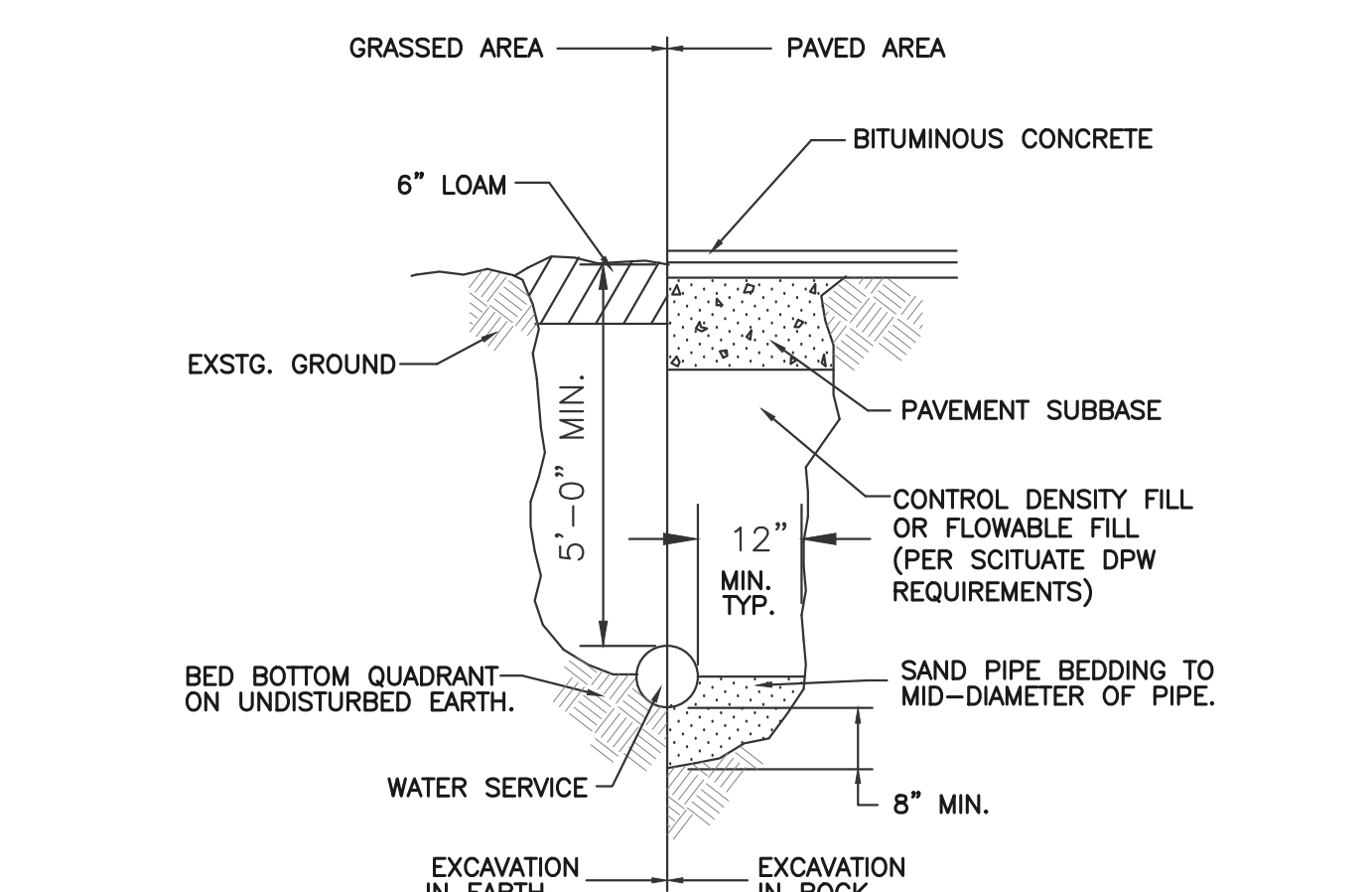
1,500 GALLON GREASE TRAP DETAIL
 NOT TO SCALE



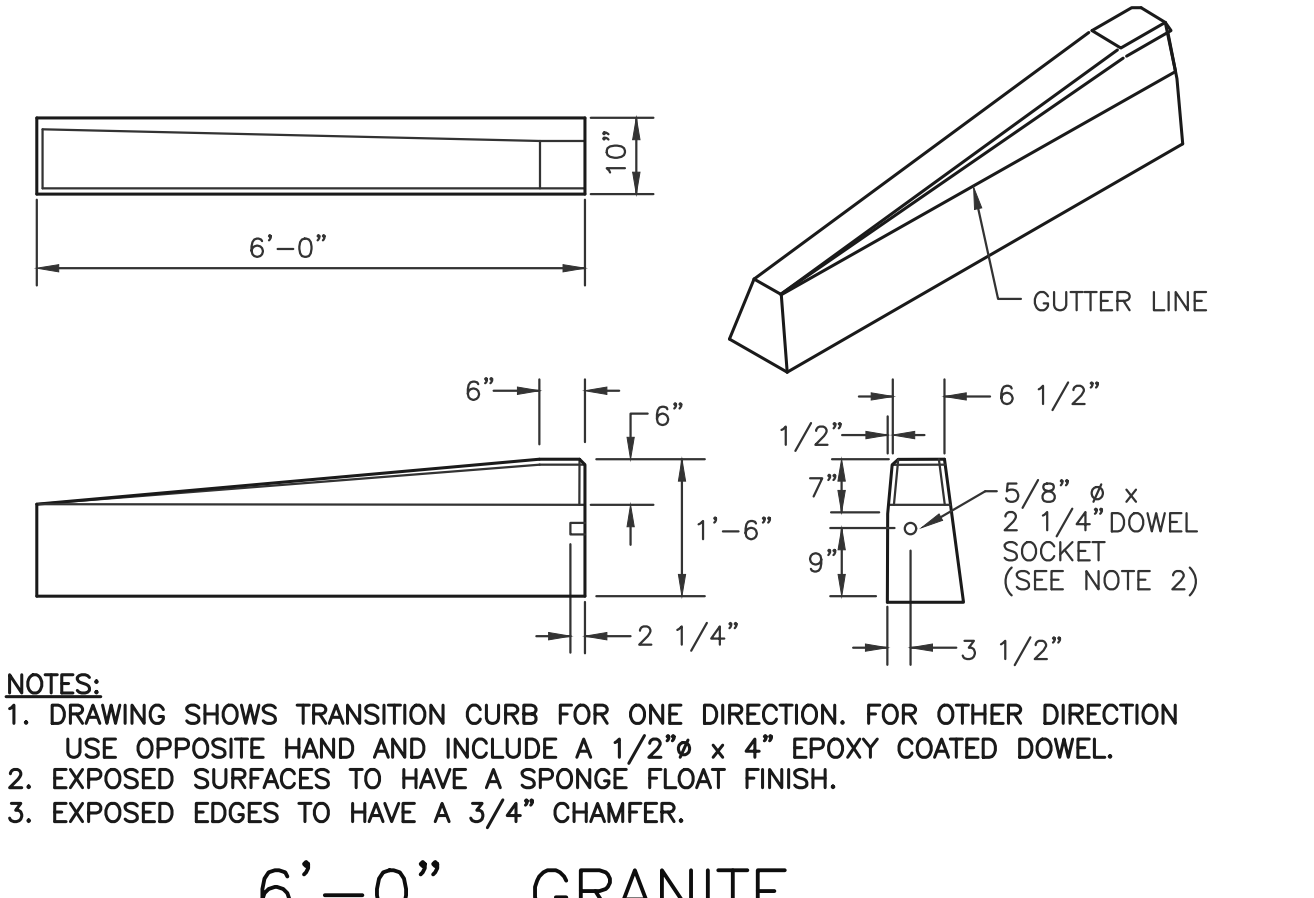
TIMBER GUARDRAIL DETAIL
 NOT TO SCALE



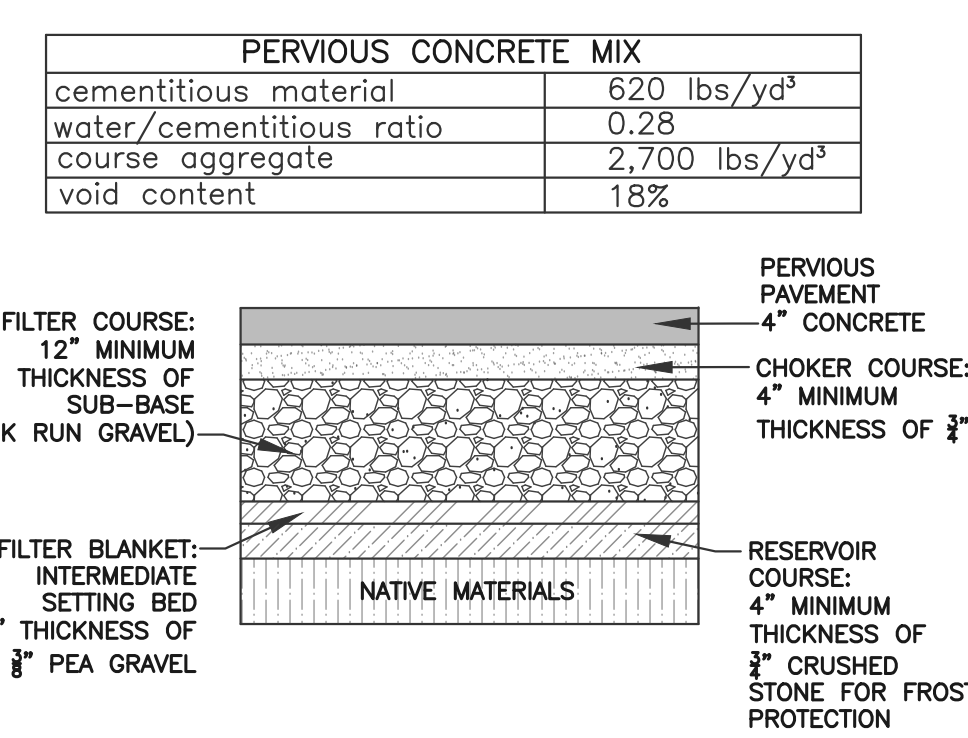
CONCRETE RETAINING WALL w/ TIMBER GUARDRAIL DETAIL
 NOT TO SCALE



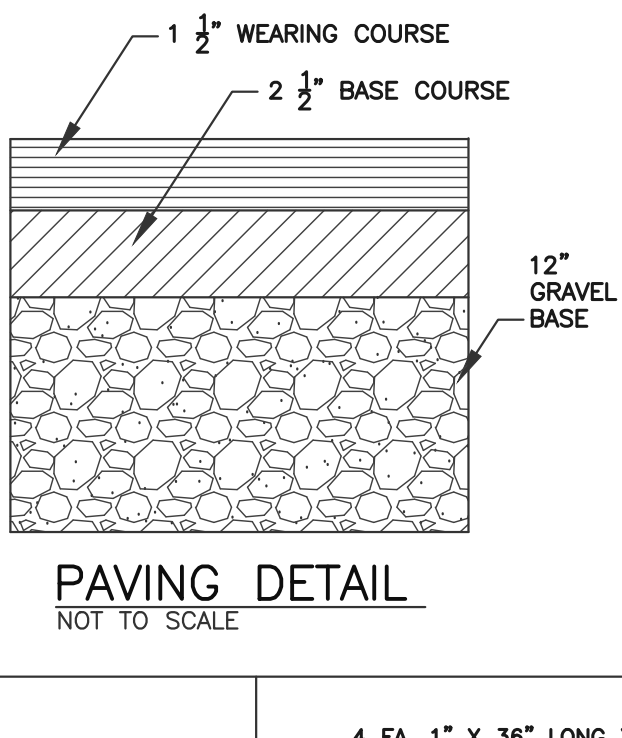
WATER SERVICE TRENCH DETAIL
 NOT TO SCALE



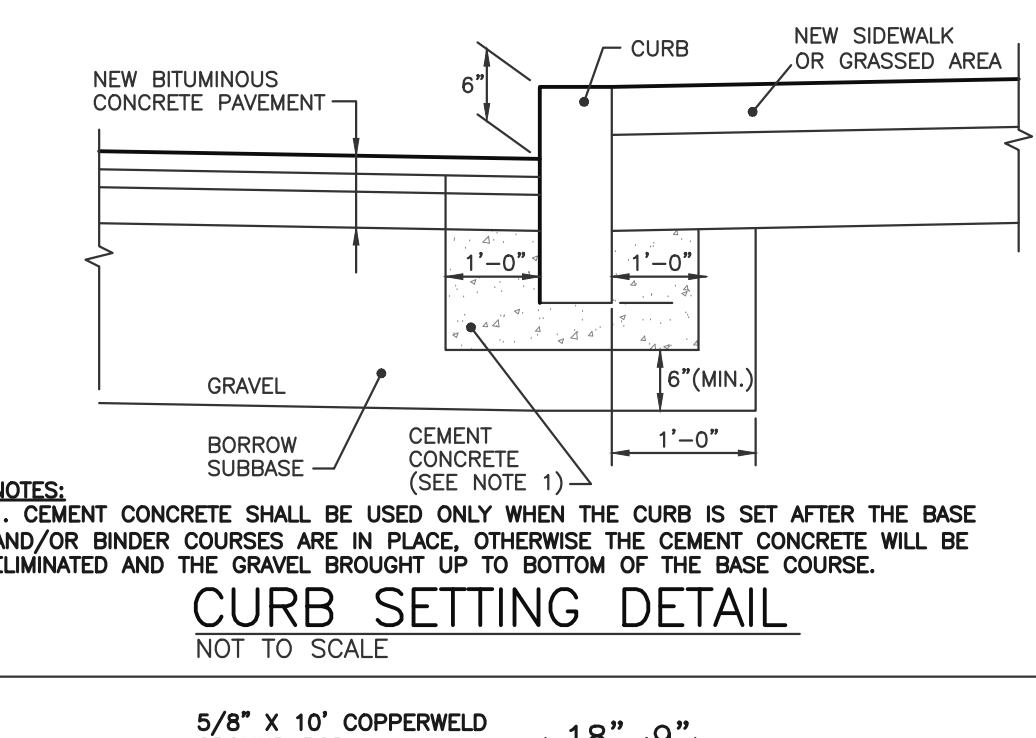
**6'-0\"/>
 NOT TO SCALE**



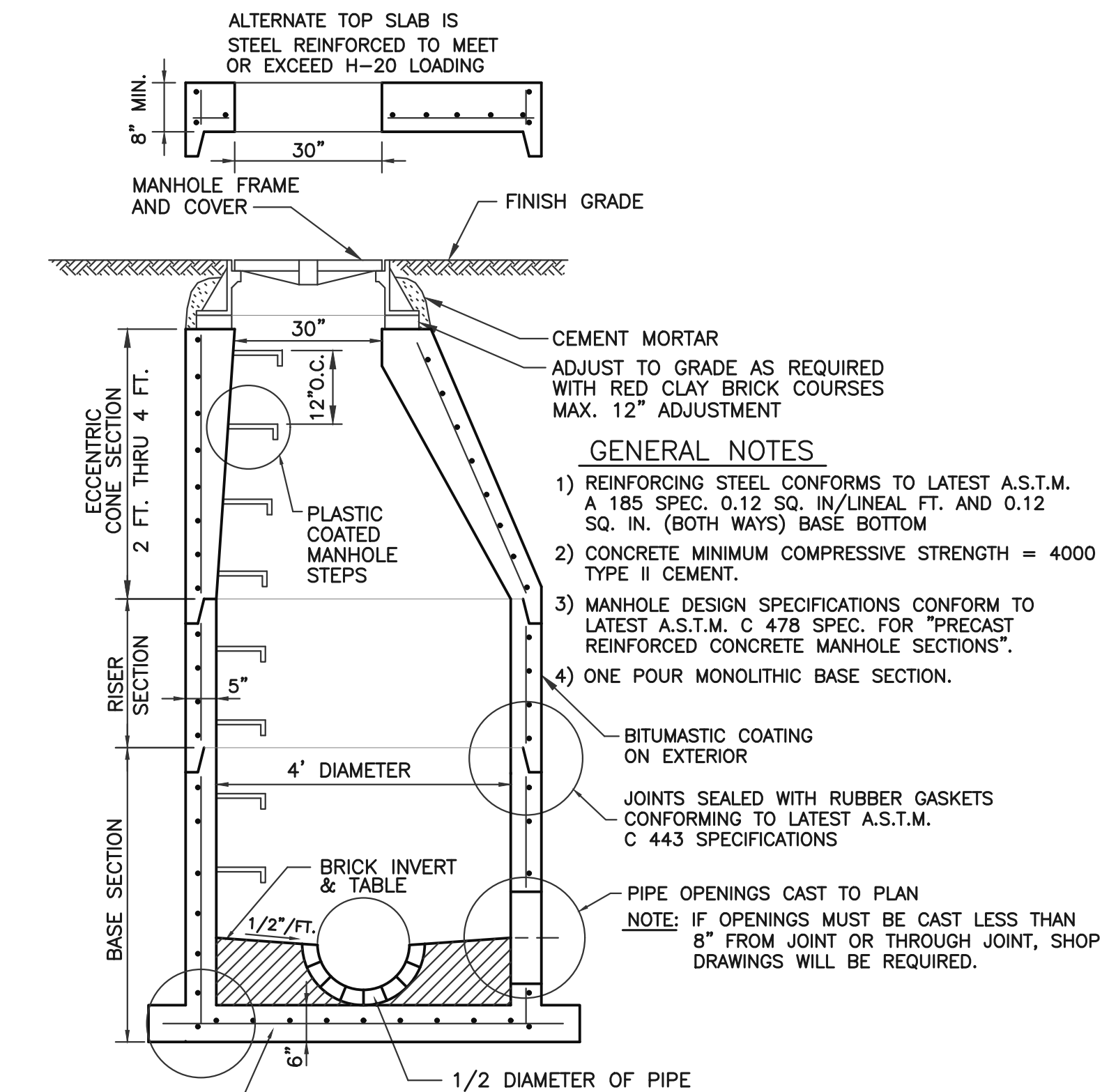
PERVIOUS PAVEMENT DETAIL
 NOT TO SCALE



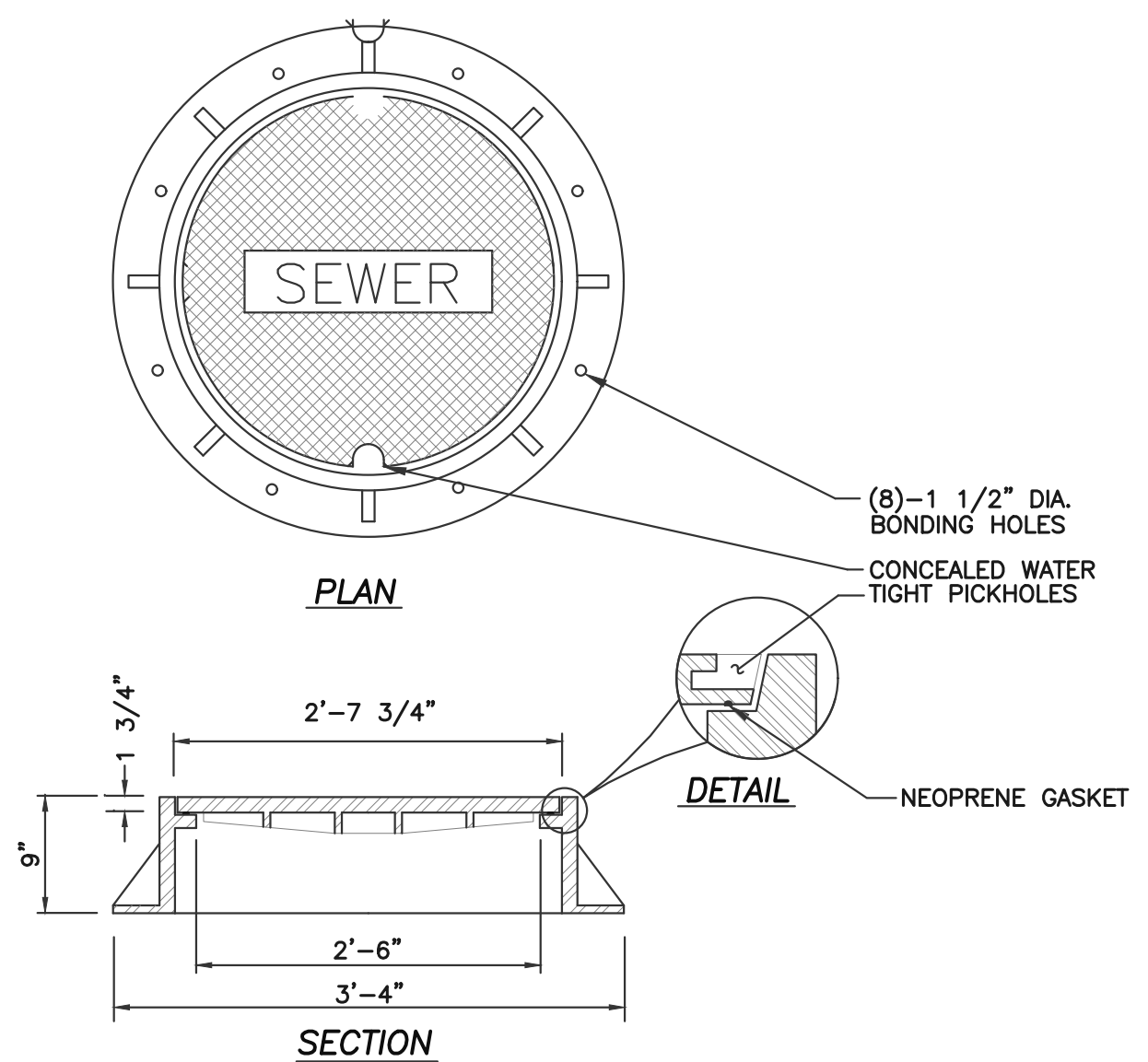
PAVING DETAIL
 NOT TO SCALE



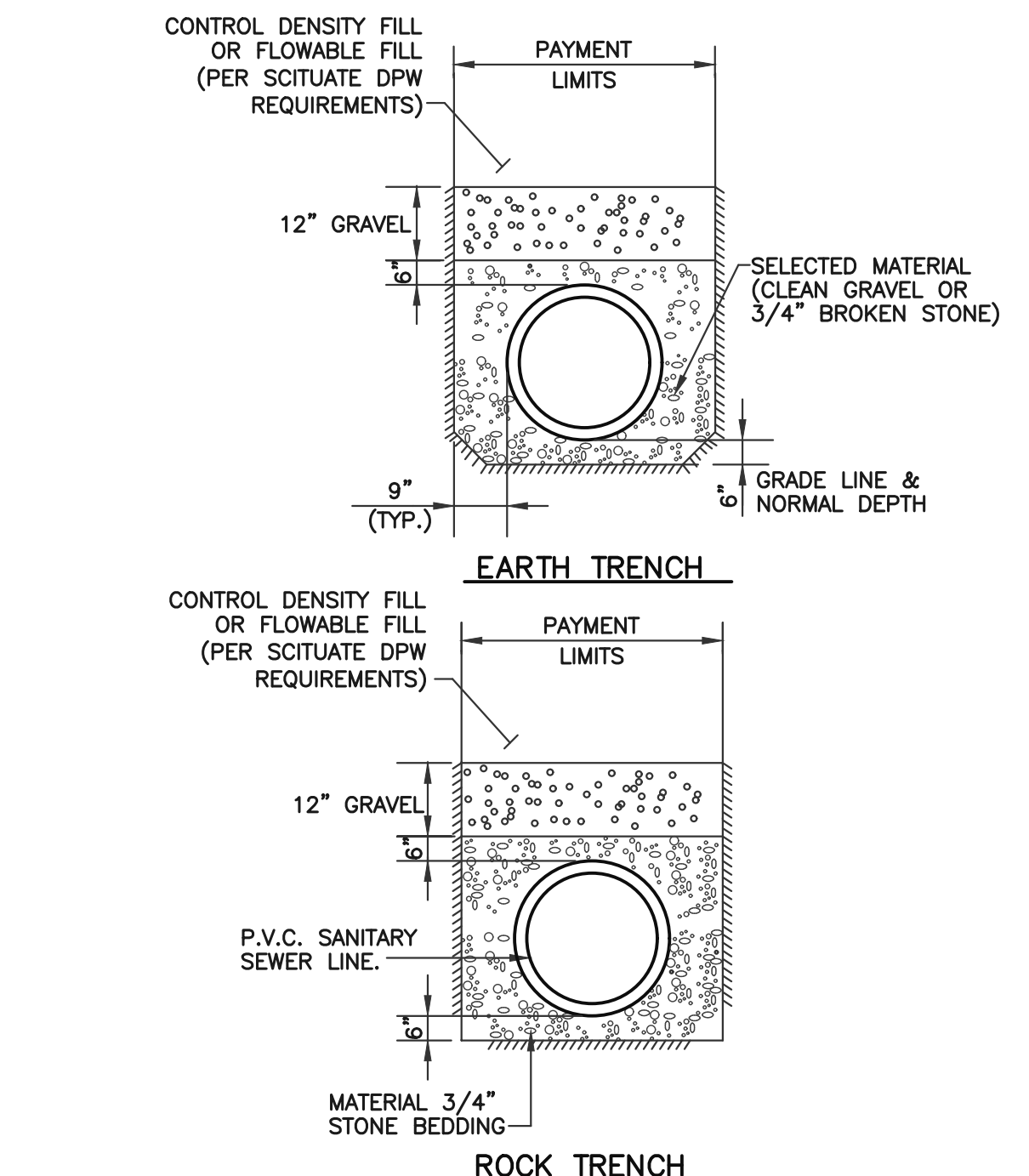
CURB SETTING DETAIL
 NOT TO SCALE



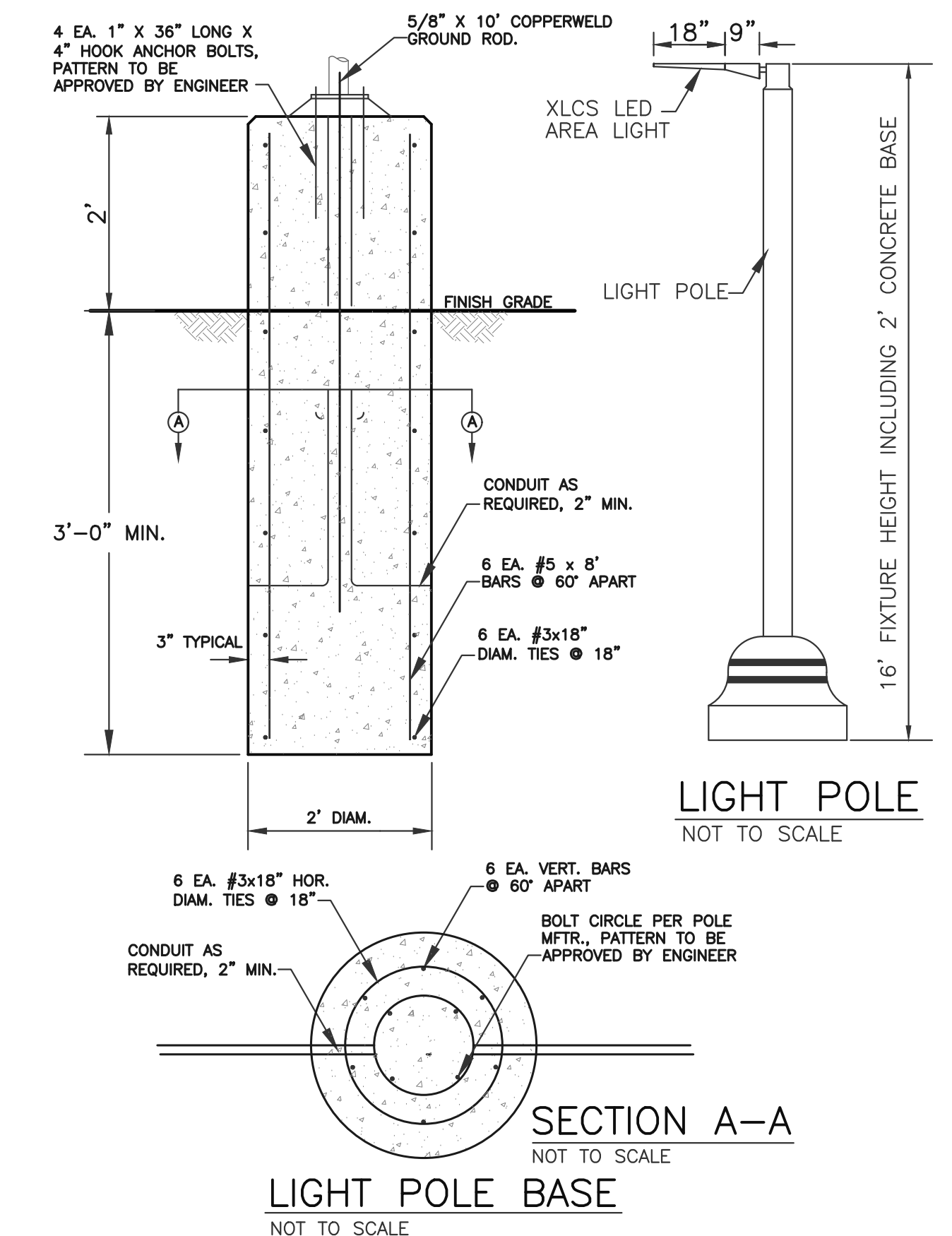
PRECAST MANHOLE - 4' DIA.
 NOT TO SCALE



SANITARY SEWER MANHOLE FRAME AND COVER
 NOT TO SCALE



TYPICAL PIPE BEDDING & TRENCH DETAILS
 NOT TO SCALE



LIGHT POLE BASE
 NOT TO SCALE



112 STATE ROAD (ROUTE 6),
 No. DARTMOUTH, MA 02747
 TEL:(508) 858-5040 FAX:(508) 858-5041
 www.choubahgroup.com

Project:
PROPOSED GASOLINE FILLING STATION CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48 & 52 NEW DRIFTWAY SCITUATE, MA

Prepared For:
PETRO REALTY CORP. 4 NORTH STREET, HINGHAM, MA 02043

APPLICANT:
 PETRO REALTY CORP.
 4 NORTH STREET
 HINGHAM, MA 02043
 ASSESSOR'S INFORMATION:
 PARCEL ID 53-3-9 52 NEW DRIFTWAY
 PARCEL ID 53-10-F 48 NEW DRIFTWAY
 ZONING CLASSIFICATION:
 VILLAGE CENTER & NEIGHBORHOOD SUB DISTRICT
 DATE APPROVAL ISSUED:
 PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



Issue Date: 06/23/2020

Revisions		
No.	Date	Description
1	07/24/2020	Revised Plans
2	09/08/2020	Addressed Peer Review Comments
3	11/03/2020	Addressed Peer Review Comments
4	12/31/2020	Addressed Peer Review Comments

Project Number: 20-571

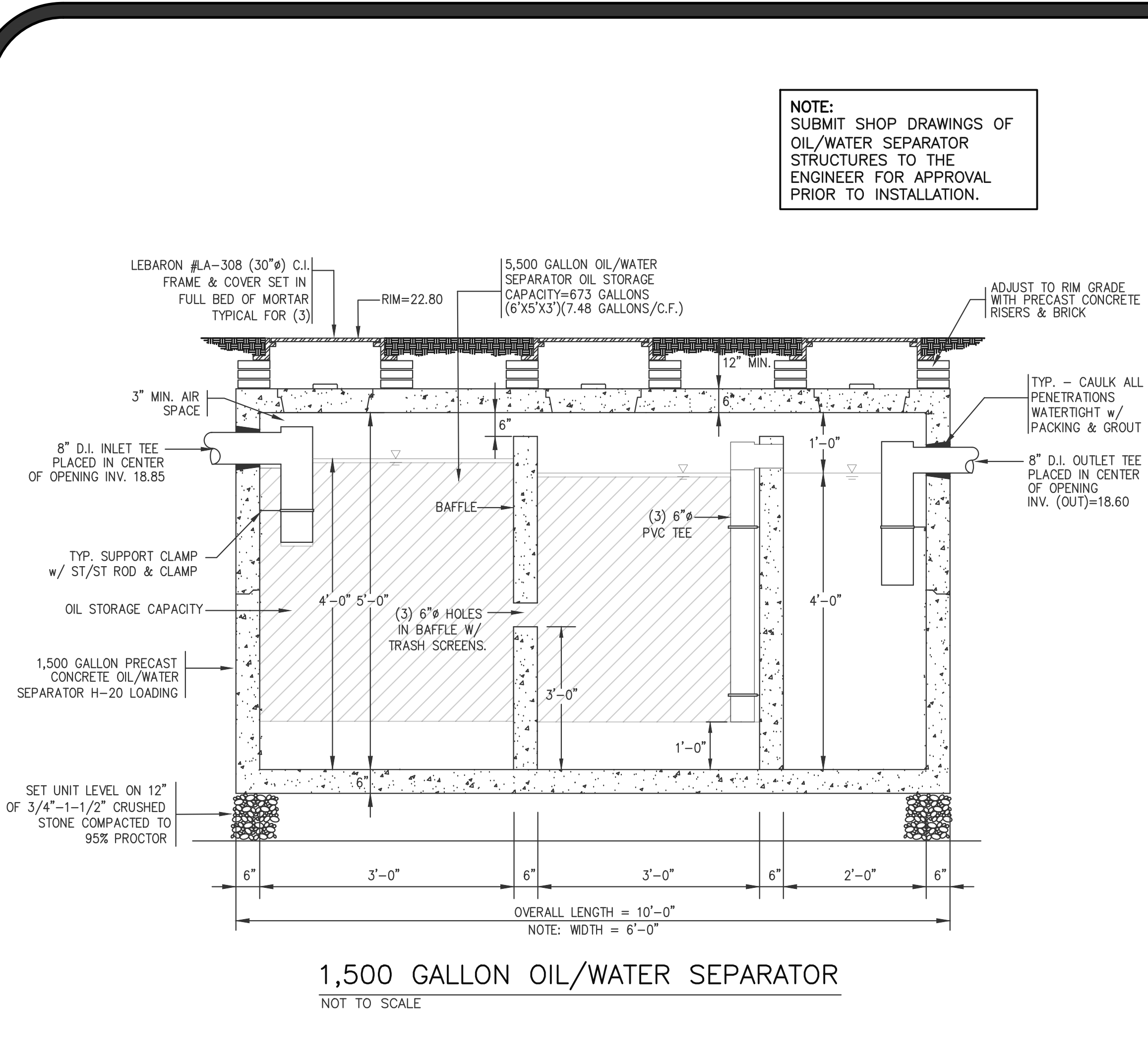
Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS | Checked By: HC

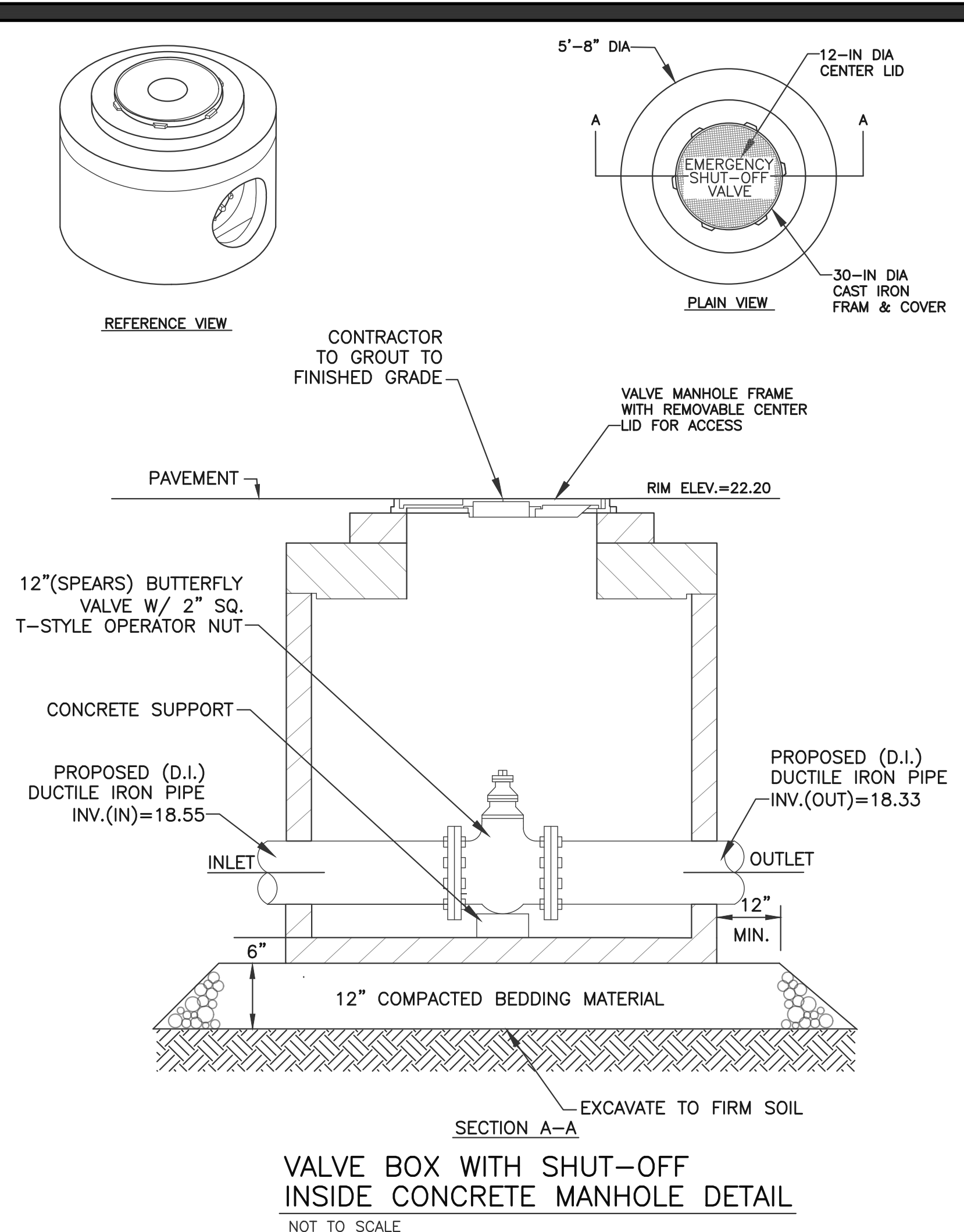
Sheet Title:

SITE DETAILS #2

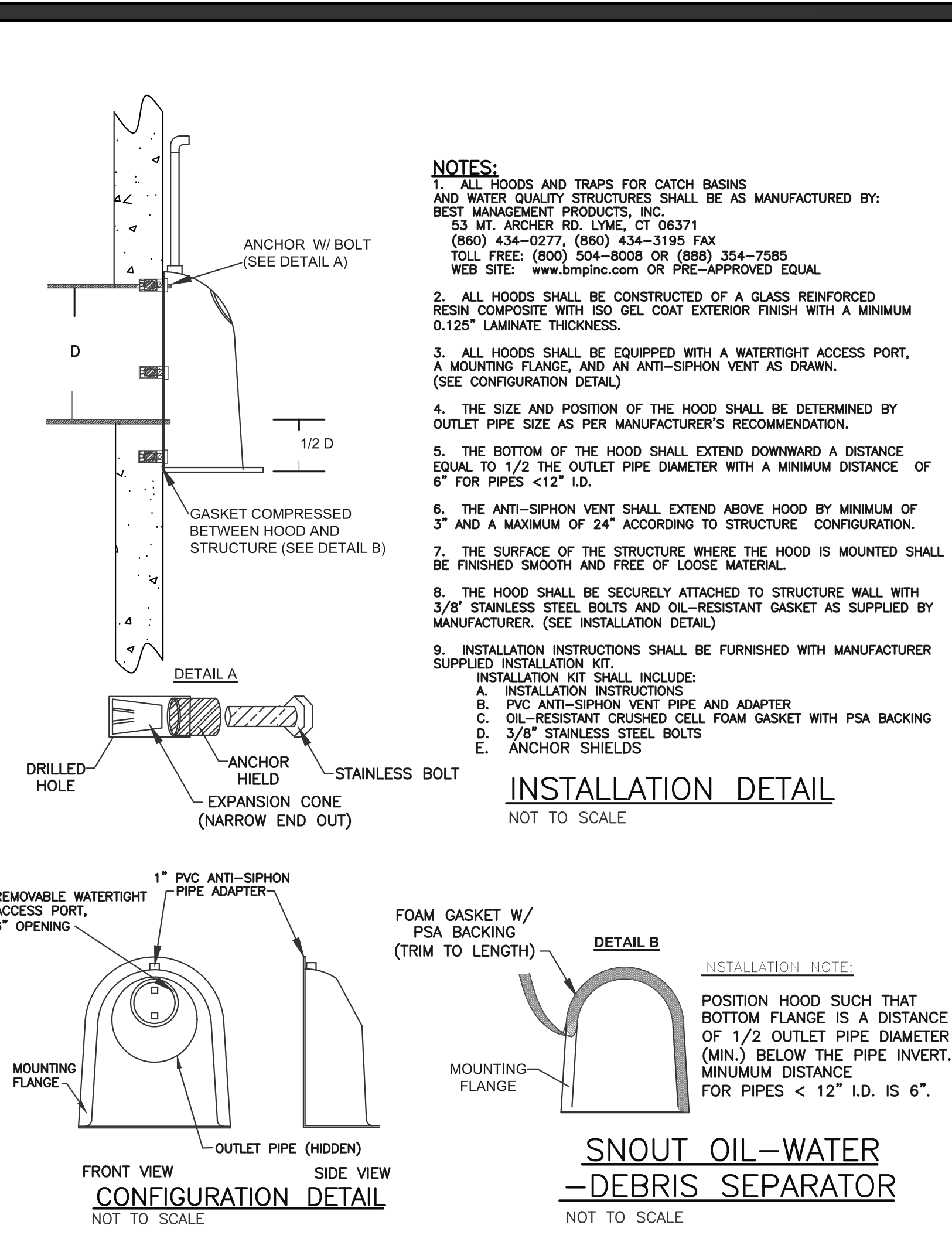


1,500 GALLON OIL/WATER SEPARATOR
NOT TO SCALE

NOTE:
SUBMIT SHOP DRAWINGS OF OIL/WATER SEPARATOR STRUCTURES TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.

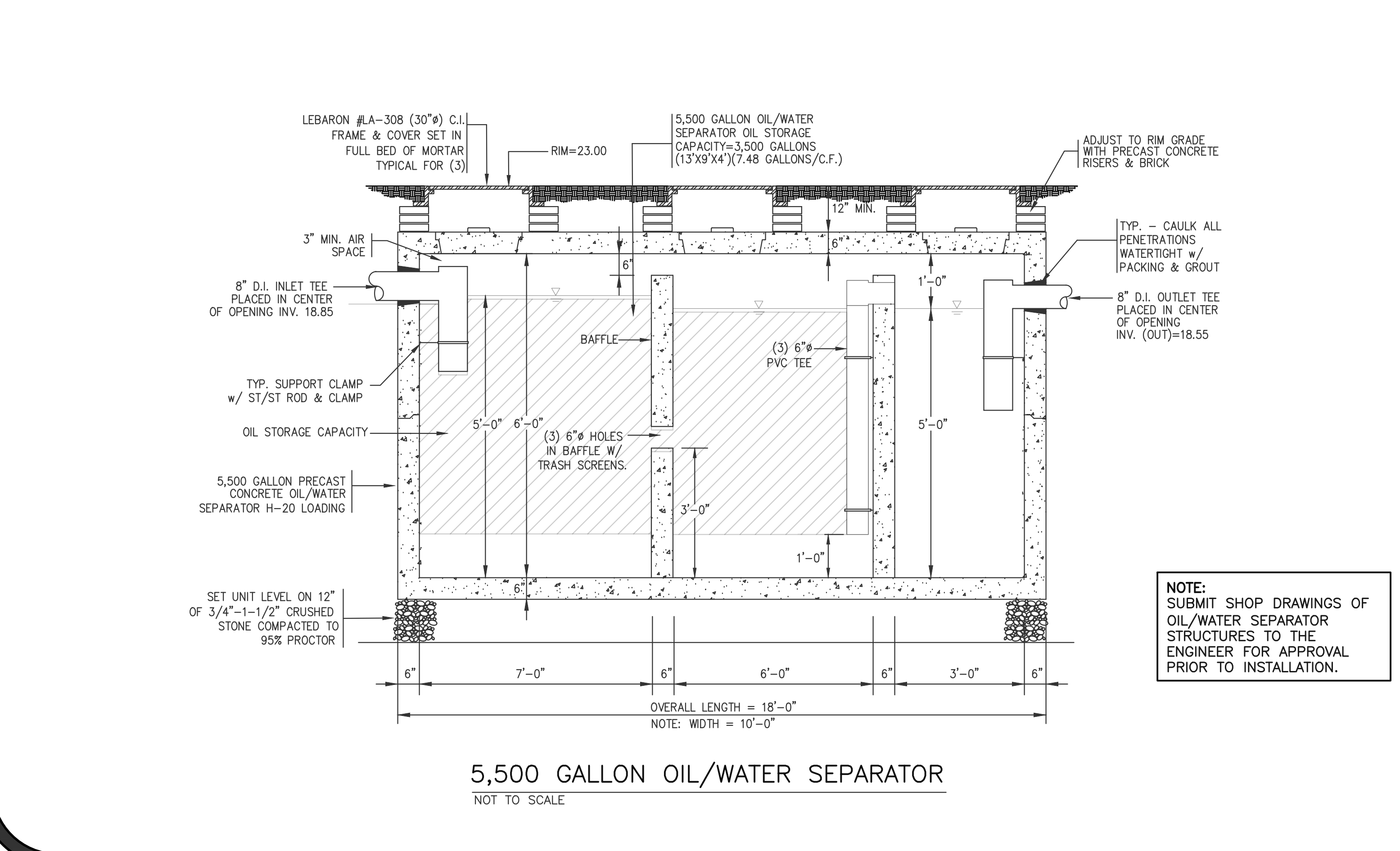


VALVE BOX WITH SHUT-OFF INSIDE CONCRETE MANHOLE DETAIL
NOT TO SCALE



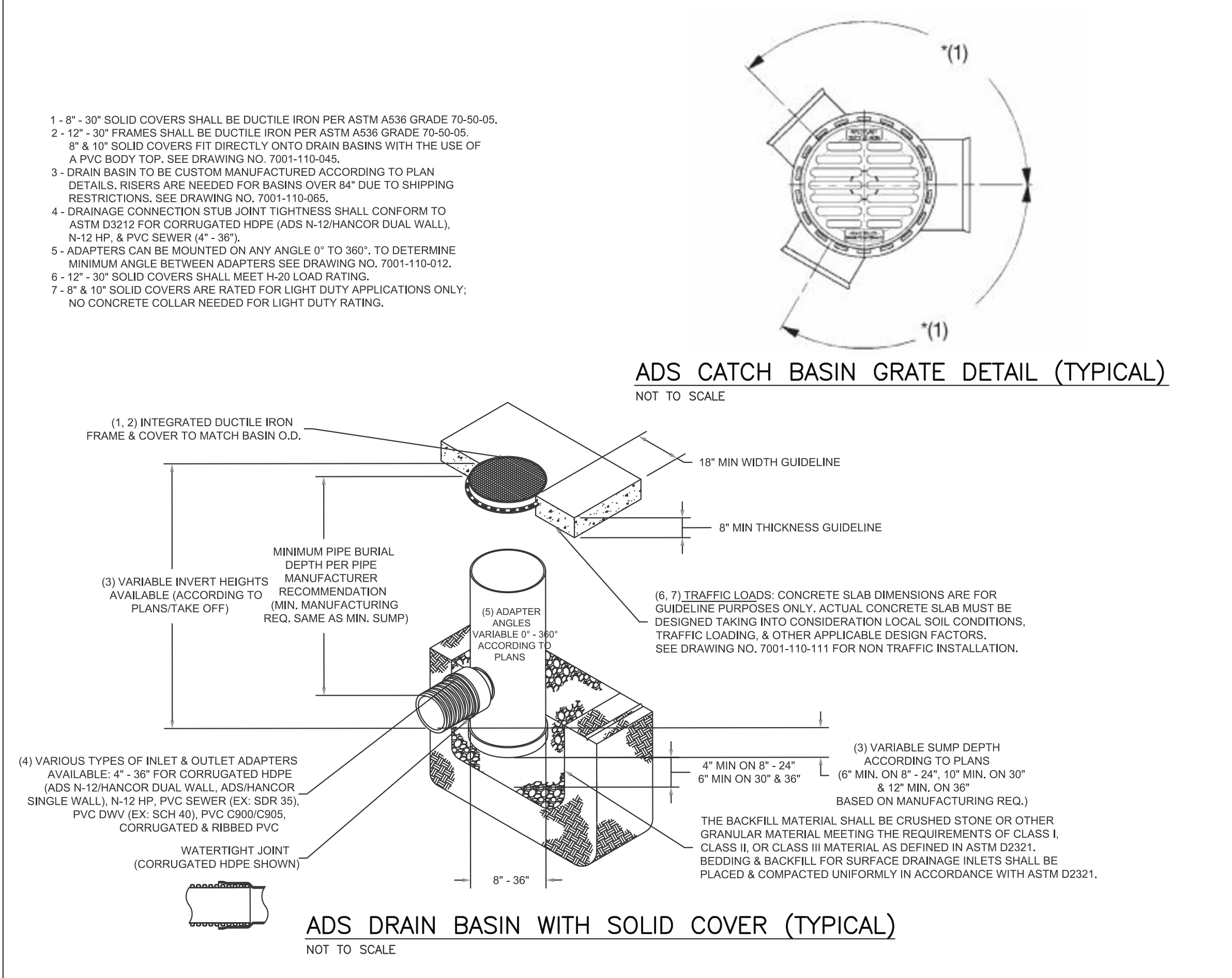
SNOUT OIL-WATER DEBRIS SEPARATOR
NOT TO SCALE

- NOTES:**
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7595 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
 - ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125\"/>



5,500 GALLON OIL/WATER SEPARATOR
NOT TO SCALE

NOTE:
SUBMIT SHOP DRAWINGS OF OIL/WATER SEPARATOR STRUCTURES TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.



ADS DRAIN BASIN WITH SOLID COVER (TYPICAL)
NOT TO SCALE

- 8\"/>

ADS CATCH BASIN GRATE DETAIL (TYPICAL)
NOT TO SCALE

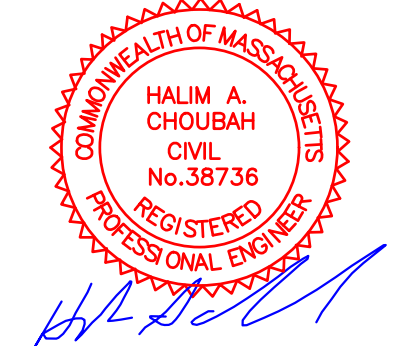
112 STATE ROAD (ROUTE 6),
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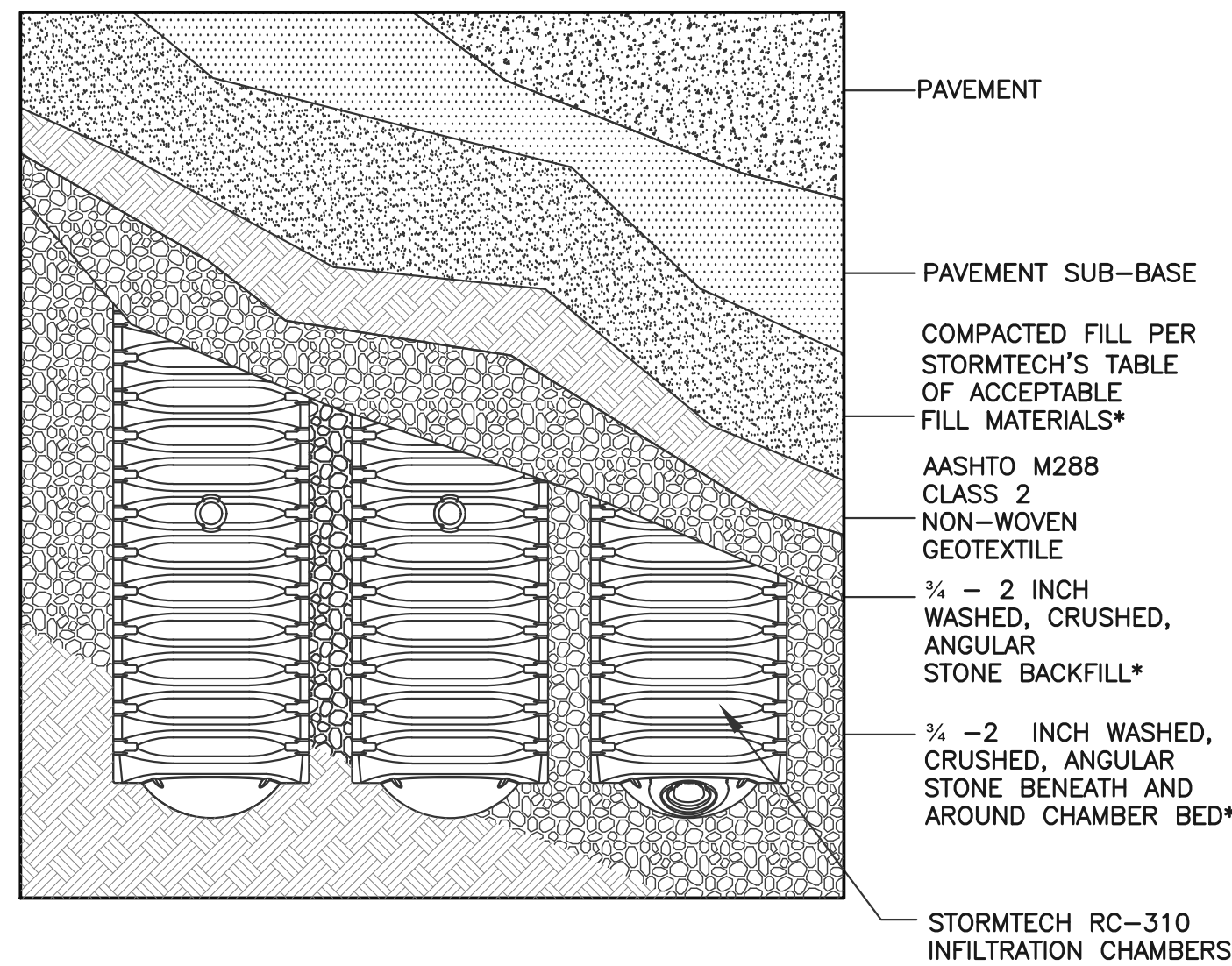


Issue Date: 06/23/2020

Revisions		
No.	Date	Description
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2	09/08/2020	Addressed Peer Review Comments
3	11/03/2020	Addressed Peer Review Comments
4	12/31/2020	Addressed Peer Review Comments

Project Number: 20-571
Scale: AS SHOWN
Designed By: CMS
Drawn By: CMS
Checked By: HC
Sheet Title:

SITE DETAILS #3

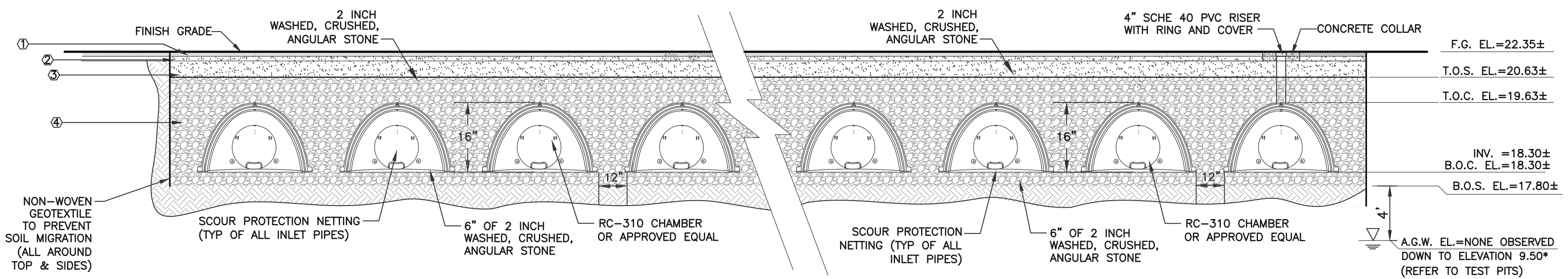


STORMTECH RC-310 SYSTEM (PLAN VIEW DETAIL)

NOT TO SCALE

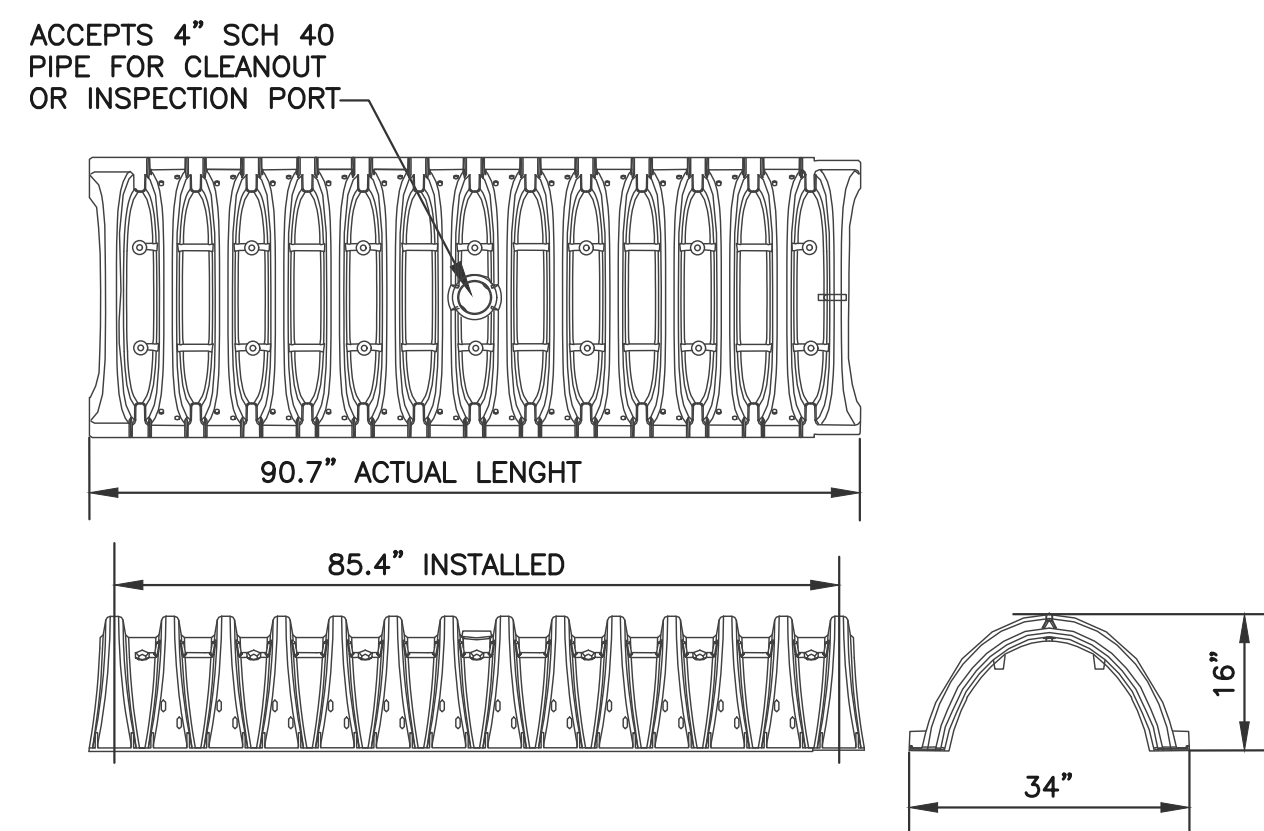
LEGEND
 F.G. = FINISHED GRADE
 T.O.S. = TOP OF STONE
 T.O.C. = TOP OF CHAMBER
 INV. EL. = INVERT ELEVATION
 B.O.C. = BOTTOM OF CHAMBER
 B.O.S. = BOTTOM OF SYSTEM
 ▽ = GROUNDWATER ELEVATION

KEY
 1. FLEXIBLE PAVEMENT
 2. GRANULAR ROAD BASE
 3. WELL GRADED GRANULAR FILL, COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.
 4. FREE DRAINING ANGULAR WASHED STONE 3/4\"/>



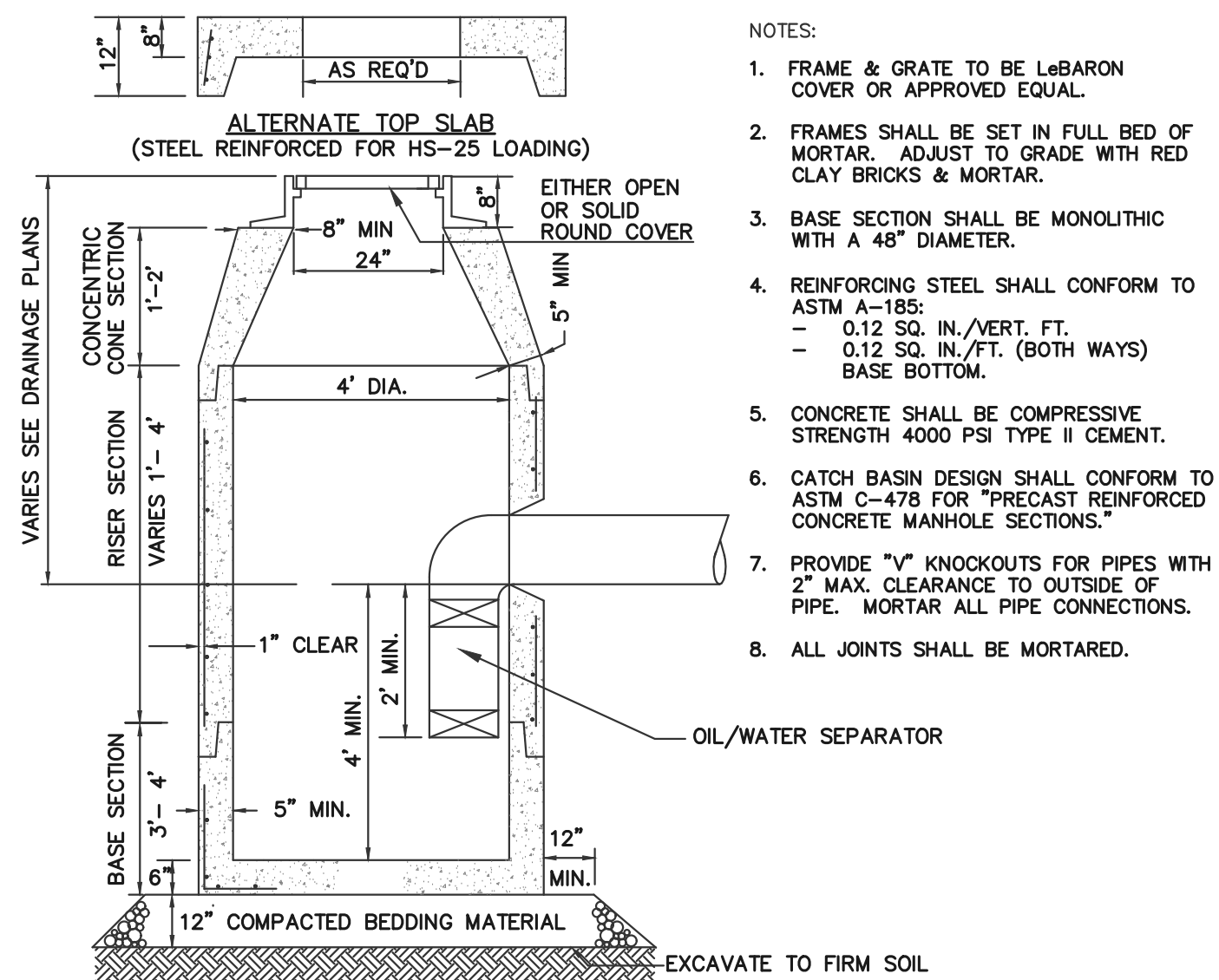
SECTION A-A
NOT TO SCALE

* TO BE CONSERVATIVE GROUNDWATER WAS ASSUMED TO BE AT EL.=13.80

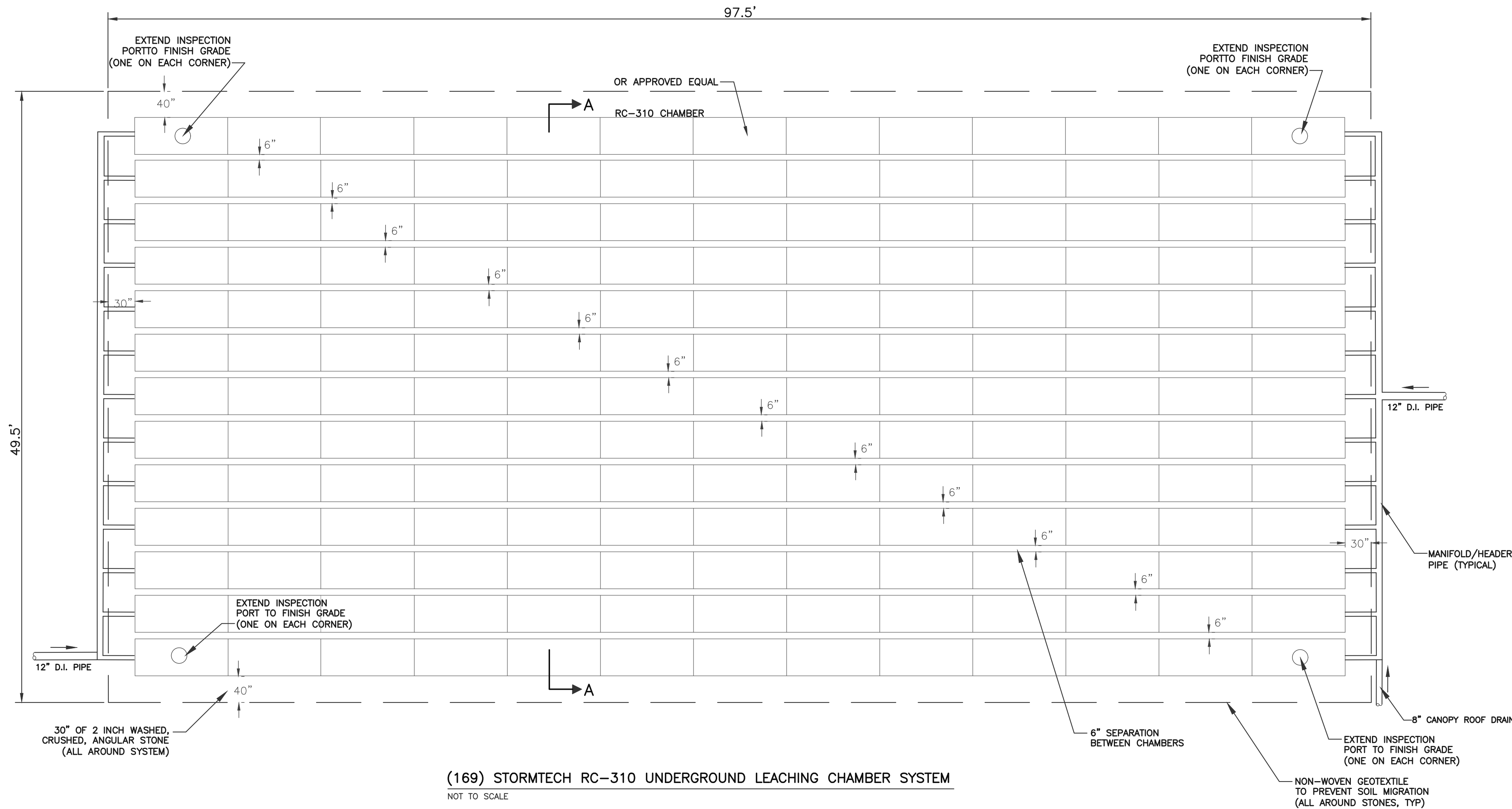


NOMINAL CHAMBER SPECIFICATIONS
 SIZE (W x H x INSTALLED LENGTH) 34.0" x 16.0" x 85.4"
 CHAMBER STORAGE 14.7 CUBIC FEET
 MINIMUM INSTALLED STORAGE 31.0 CUBIC FEET
 WEIGHT 37 LBS.

STORMTECH RC-310 CHAMBERS
NOT TO SCALE



PRECAST 4' DIA. DEEP SUMP DRAINAGE MANHOLE OR CATCH BASIN WITH OIL/WATER SEPARATOR
NOT TO SCALE



(169) STORMTECH RC-310 UNDERGROUND LEACHING CHAMBER SYSTEM
NOT TO SCALE



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Scale: AS SHOWN

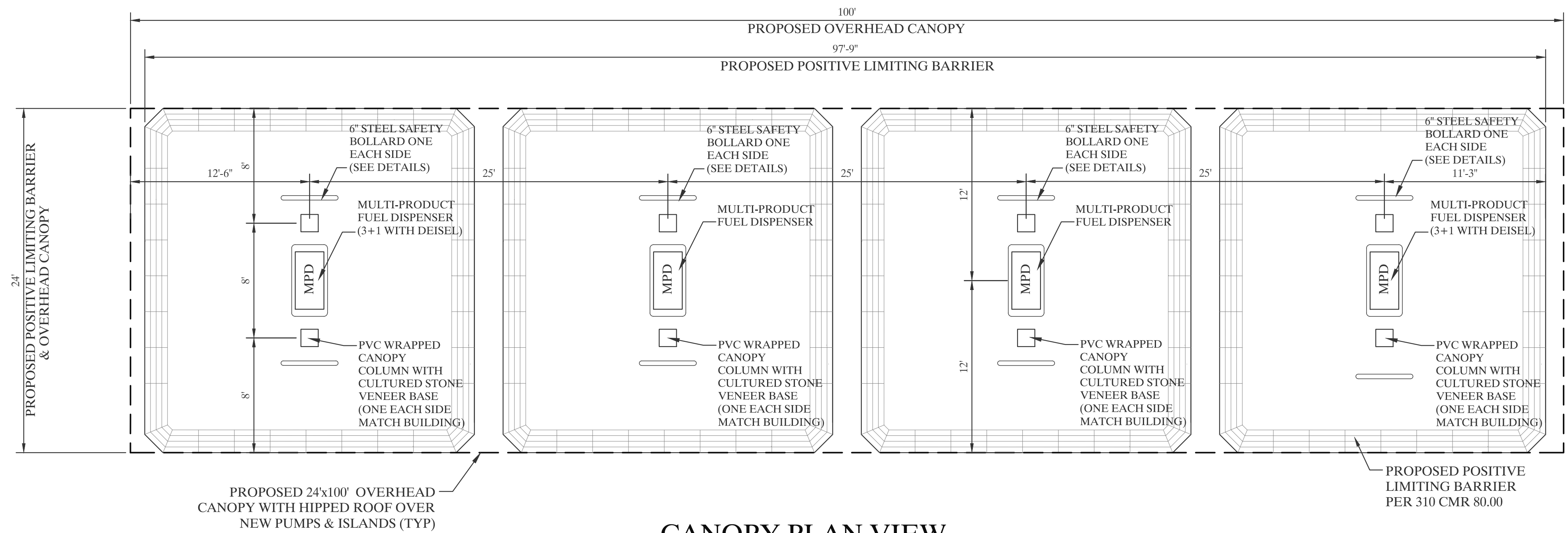
Designed By: CMS

Drawn By: CMS

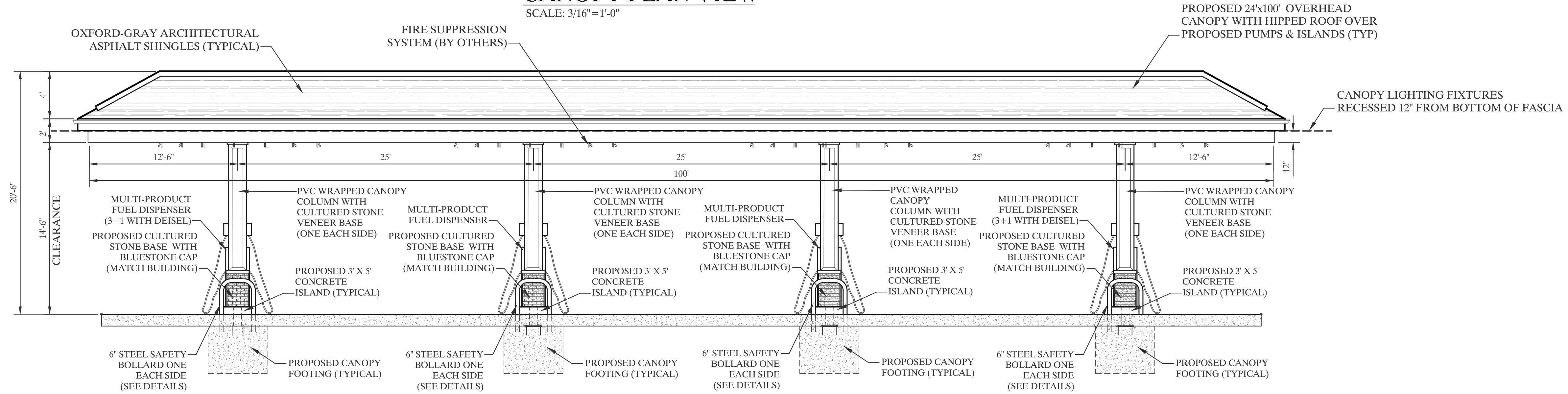
Checked By: HC

Sheet Title:

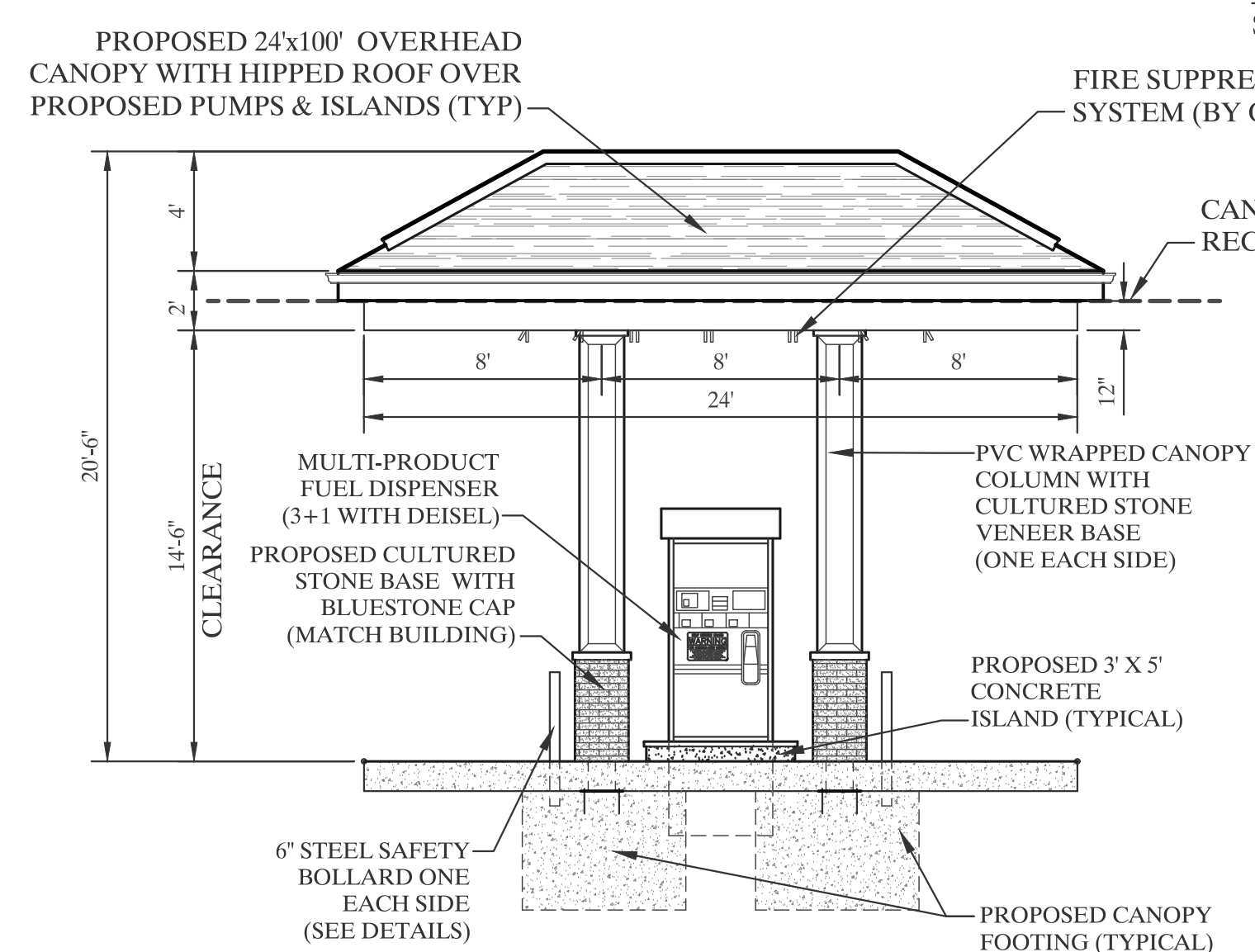
SITE DETAILS #4



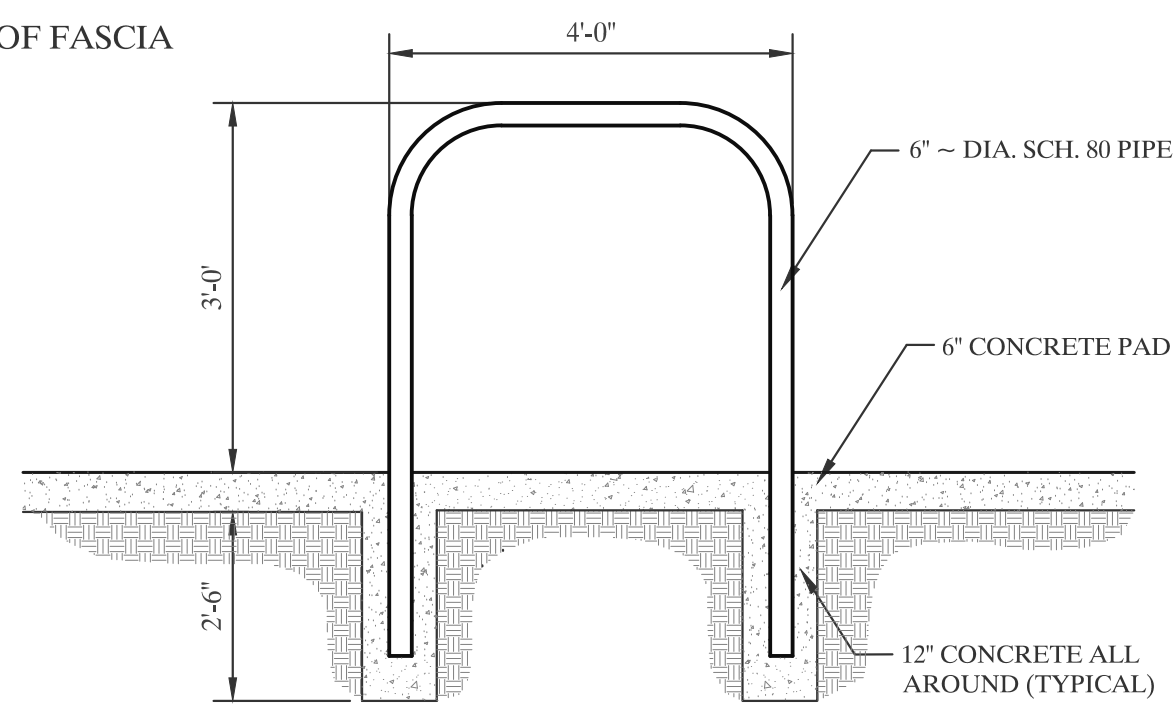
CANOPY PLAN VIEW
SCALE: 3/16"=1'-0"



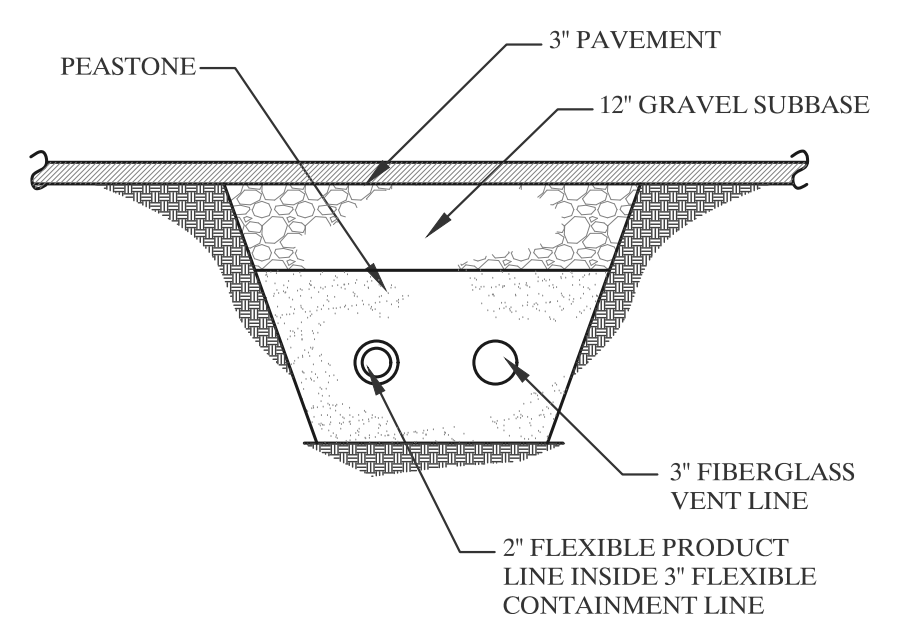
CANOPY ELEVATION (FRONT VIEW)
SCALE: 3/16"=1'-0"



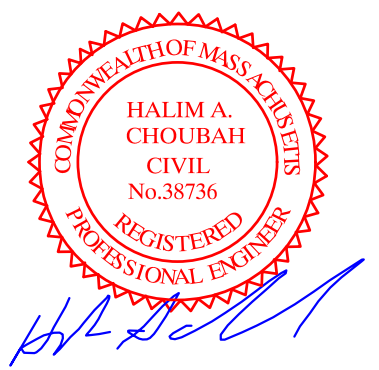
CANOPY ELEVATION (SIDE VIEW)
SCALE: 3/16"=1'-0"



TYPE "U" BUMPER DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE



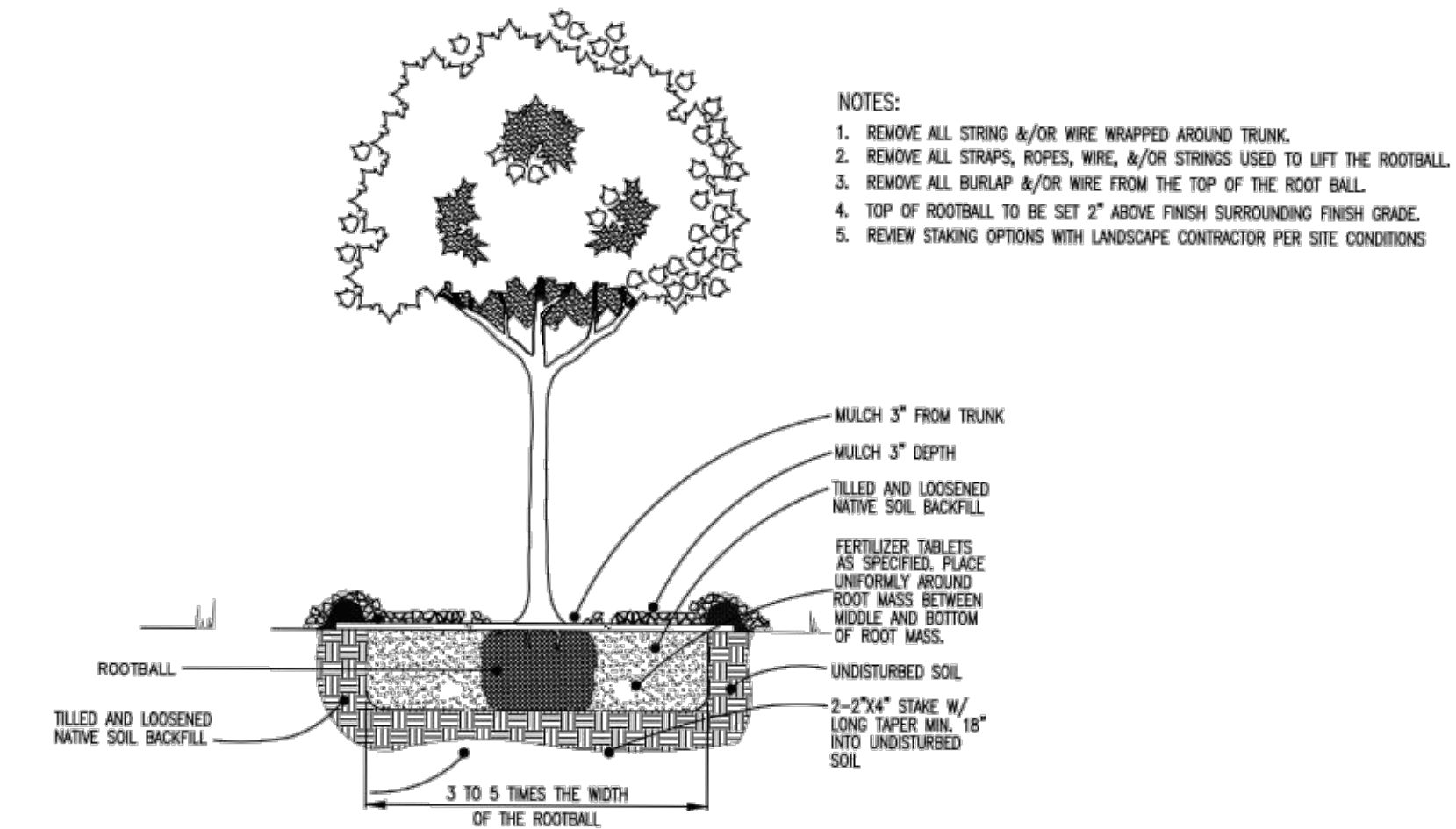
Revisions		
No.	Date	Description
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PLANT LIST

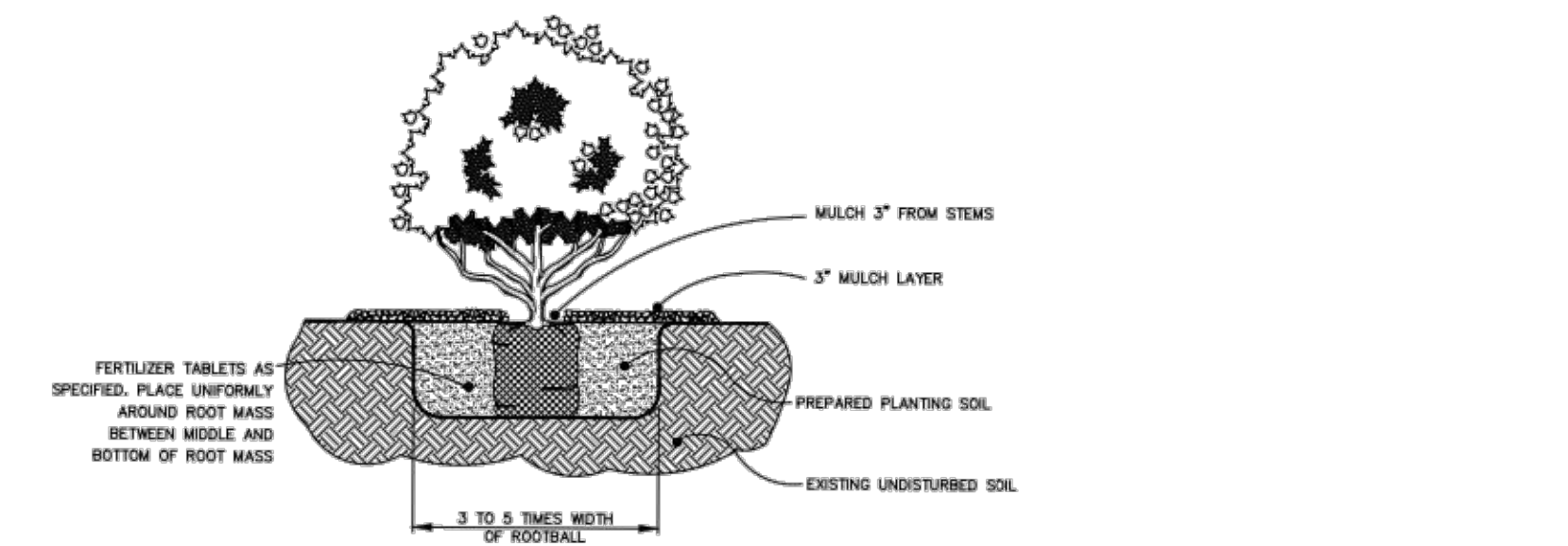
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
EVERGREEN TREES					
JV	31	Juniperus virginiana	Red Cedar	7' - 8' ht.	
DECIDUOUS TREES					
ARA	4	Acer rubrum 'Armstrong'	Armstrong Red Maple	3" cal.	
AR	7	Acer rubrum	Red Maple	3" cal.	
BN	6	Betula nigra	River Birch	7' - 8' ht.	Clump Form
GT	3	Gleditsia triacanthos	Honey Locust	3" cal.	
SHRUBS					
SJP	38	Spiraea japonica 'Little Princess'	Little Princess Spirea	5 gal.	spacing - 3' o.c.
IG	61	Ilex glabra	Inkberry	18" - 24" ht.	spacing - 4' o.c.
MP	38	Myrica pennsylvanica	Northern Bayberry	18" - 24" ht.	spacing - 4' o.c.
VD	11	Viburnum dentatum	Arrowwood Viburnum	18" - 24" ht.	spacing - 6' o.c.
DCT	44	Deschampsia cespitosa 'Tardiflora'	tufted hair grass	3 gal.	spacing - 2' o.c.
RV	6	Rosa virginiana	Virginia Rose	18" - 24" ht.	spacing - 3' o.c.
PERENNIALS & GRASSES					
PV	34	Panicum virgatum	Switchgrass	#2	spacing - 2' o.c.

MEADOW MIX: BY NEW ENGLAND WETLAND PLANTS
 SPECIES: Little Bluestem (Schizachyrium scoparium), Red Fescue (Festuca rubra), Indian Grass (Sorghastrum nutans), Partridge Pea (Chamaecrista fasciculata), Canada Wild Rye (Elymus canadensis), Virginia Wild Rye (Elymus virginicus), Blue Vervain (Verbena hastata), Butterfly Milkweed (Asclepias tuberosa), Narrowleafed Blue Eyed Grass (Sisyrinchium angustifolium), Black Eyed Susan (Rudbeckia hirta), New England Aster (Symphyotrichum novae-angliae), Spiked Gayfeather/ Marsh Blazing Star (Liatris spicata), Hollow-Stem Joe Pye Weed (Eupatorium fistulosum/Eutrochium fistulosum)Starved/Calico Aster (Aster lateriflorus/Symphytichum lateriflorum), Early Goldenrod (Solidago juncea).

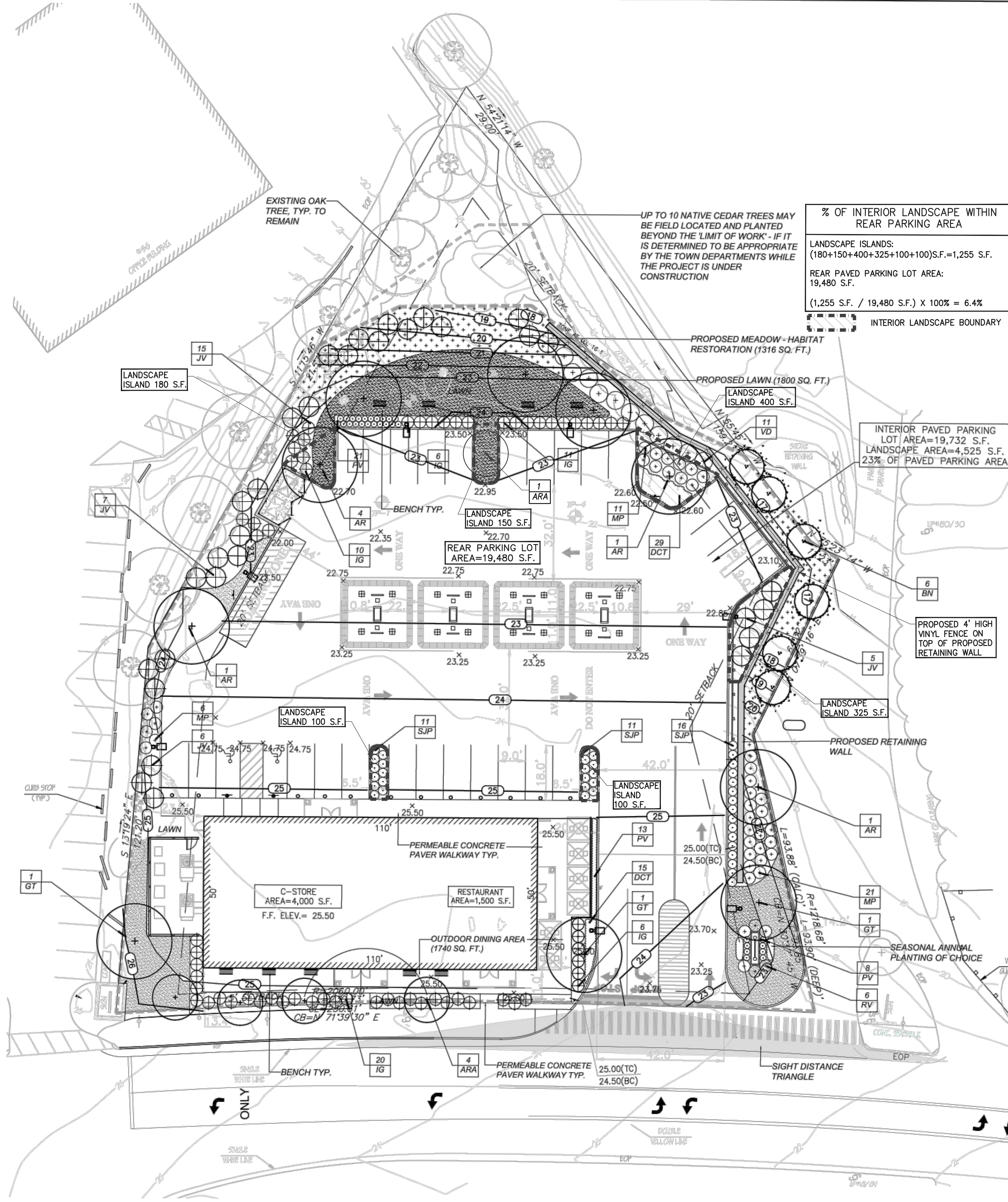
LAWN SEED MIX:
 RUGBY II LS HYBRID BY NORTHEAST NURSERY, INC.
 20% SPYDER LS TURF TYPE TALL FESCUE
 20% SCREAMER LS TURF TYPE TALL FESCUE
 20% FIRECRACKER LS TURF TYPE TALL FESCUE
 15% TITANIUM LS TURF TYPE TALL FESCUE
 20% LATERAL SPREAD BLEND PERENNIAL RYEGRASS BLENDS
 05% FAHRENHEIT 90 HYBRID BLUEGRASS
 REFER TO NURSERY'S REQUIRED SEED RATE



TREE PLANTING DETAIL N.T.S.



SHRUB AND GROUND COVER DETAIL N.T.S.



% OF INTERIOR LANDSCAPE WITHIN REAR PARKING AREA
 LANDSCAPE ISLANDS: (180+150+400+325+100+100)S.F.=1,255 S.F.
 REAR PAVED PARKING LOT AREA: 19,480 S.F.
 (1,255 S.F. / 19,480 S.F.) X 100% = 6.4%

PLANTING NOTES

- DO NOT SCALE FROM DRAWINGS.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. QUANTITIES REPRESENTED ON THE DRAWING PLANT LABELS SHALL SUPERCEDE THOSE ON THE PLANT LIST.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- ALL PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO THEIR INSTALLATION.
- ANY PLANTS LABELED 'SPECIMEN' ON THE PLANT LIST SHALL BE TAGGED AT SOURCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING ABOVE AND BELOW GRADE UTILITIES AND SERVICES AND SHALL PROVIDE APPROPRIATE PROTECTIONS DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE LOCAL UTILITY LOCATION SERVICE PROVIDER PRIOR TO COMMENCING WORK. ANY UTILITIES DAMAGED DURING SITE WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL POSITION ALL PLANT MATERIAL IN LOCATIONS SHOWN ON THE PLAN FOR REVIEW BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE PLANTS AS NEEDED TO ACCOMMODATE FOR LEDGE AND SHALL CONTACT THE LANDSCAPE ARCHITECT IF PLANTING IS IMPEDED BY LEDGE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY "THE AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, LATEST EDITION. THE CONTRACTOR SHALL INSTALL PLANTS USING THE METHODS OUTLINED IN THE "RECOMMENDATIONS FOR PLANTING TREES AND SHRUBS" - UMASS EXTENSION FACT SHEET SERIES, MAY 1996, AND COMMONLY ACCEPTED REGIONAL PRACTICE STANDARDS, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL TILL ALL NEW PLANT PLANTING BEDS FOR SHRUBS AND PERENNIALS TO A DEPTH OF 12" FOR PERENNIALS AND 18" FOR SHRUBS BEFORE PLANTING. IN CONDITIONS WHERE THIS IS NOT ACHIEVABLE BECAUSE OF TREE ROOTS, UTILITIES OR OTHER OBSTACLES, THE PLANTING AREA SHALL BE TURNED OVER BY HAND. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO BEGINNING SITE WORK TO DETERMINE THE PLANTING SOIL AMENDMENTS REQUIRED - SUCH AS THE ADDITION OF COMPOST AND/OR PEAT MOSS. UNLESS OTHERWISE DIRECTED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING GENERALLY ACCEPTED SOIL BACKFILL RATIO: 1/2 NATIVE SOIL, 1/4 IMPORTED LOAM, 1/4 COMPOST/PEAT MOSS. INITIALLY, THE CONTRACTOR SHALL ASSUME THE INCORPORATION OF 1-2 CUBIC YARDS OF COMPOST/PEAT MOSS PER 1000 SQUARE FEET OF PLANT BED. IN ADDITION, THE CONTRACTOR SHALL INCORPORATE A PLANT STARTER FERTILIZER SUCH AS 10-10-10 IN THE PLANTING SOIL MIX.
- THE CONTRACTOR SHALL REVIEW AND ADDITIONAL SITE DRAINAGE REQUIREMENTS WITH THE OWNER AND/OR LANDSCAPE ARCHITECT AND COORDINATE POTENTIAL IMPROVEMENTS IN ORDER TO ATTAIN POSITIVE DRAINAGE IN ALL CONDITIONS.
- THE CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD BARK MULCH, SUCH AS PINE BARK MULCH THAT IS MEDIUM TO DARK BROWN IN COLOR AND FREE OF ANY DEBRIS OR LARGE PIECES OF WOOD. MULCHES WITH DYES WILL NOT BE ACCEPTED. MULCH ALL PLANT BEDS AFTER PLANTING TO THE FOLLOWING 'LOOSE MEASURE' DEPTHS:
 - TREES AND SHRUBS - 3"
 - PERENNIAL, GROUND COVER AND ORNAMENTAL GRASS BEDS - 1.5"
- THE CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL AREAS DISTURBED DURING CONSTRUCTION ACCORDING TO THE PLANTING PLAN OR AS DIRECTED BY THE LANDSCAPE ARCHITECT AND/OR OWNER. GRASS SEED SHALL BE A CAPE COD FESCUE SEED BLEND: 80% TALL FESCUE, 10% BORNITO HARD FESCUE, 10% JAMESTOWN CHEWING FESCUE, 20% PERENNIAL RYE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. THERE SHALL BE NO PARKING OR STOCKPILING OF CONSTRUCTION MATERIAL WITHIN THE DRIP LINE OF THE TREES TO REMAIN.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT IS ISSUED BY THE LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE (1) FULL YEARS FROM THE TIME OF PROVISIONAL ACCEPTANCE. FINAL ACCEPTANCE WILL BE MADE BY THE LANDSCAPE ARCHITECT AND OWNER AT THE END OF THE GUARANTEE PERIOD. ANY PLANTS DEEMED UNACCEPTABLE PRIOR TO THE END OF THE GUARANTEE PERIOD SHALL BE PROMPTLY REPLACED AT THE CONTRACTOR'S EXPENSE.
- LANDSCAPE CONTRACTOR SHALL REMOVE INVASIVE PLANT MATERIAL PRIOR TO COMMENCEMENT OF PLANTING BED PREPARATION. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE TOWN OF SCITUATE TO VERIFY INVASIVE SPECIES AND METHOD OF REMOVAL.
- TYP. PLANTING SEASON IS BETWEEN MID-APRIL AND MID-NOVEMBER, BUT EACH YEAR IS DEPENDENT ON CURRENT WEATHER CONDITIONS AND PLANT MATERIAL AVAILABILITY.

LANDSCAPE PLAN
 48-52 NEW DRIFTWAY
 SCITUATE, MA

SEAN PAPICH
 landscape architecture

222 north street hingham,ma 02043
 T781.741.5455 www.seanpapich.com

DATE: NOV 23, 2020
 SCALE: 1" = 20'-0"
 PROJECT NO. 2049

L - 1.0

