

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

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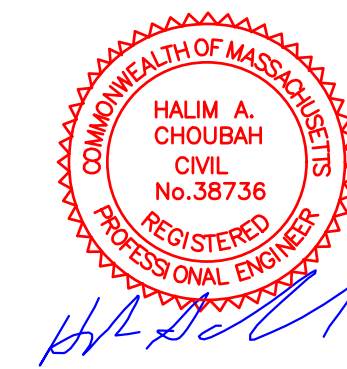
APPLICANT:  
PETRO REALTY CORP.  
4 NORTH STREET  
HINGHAM, MA 02043

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

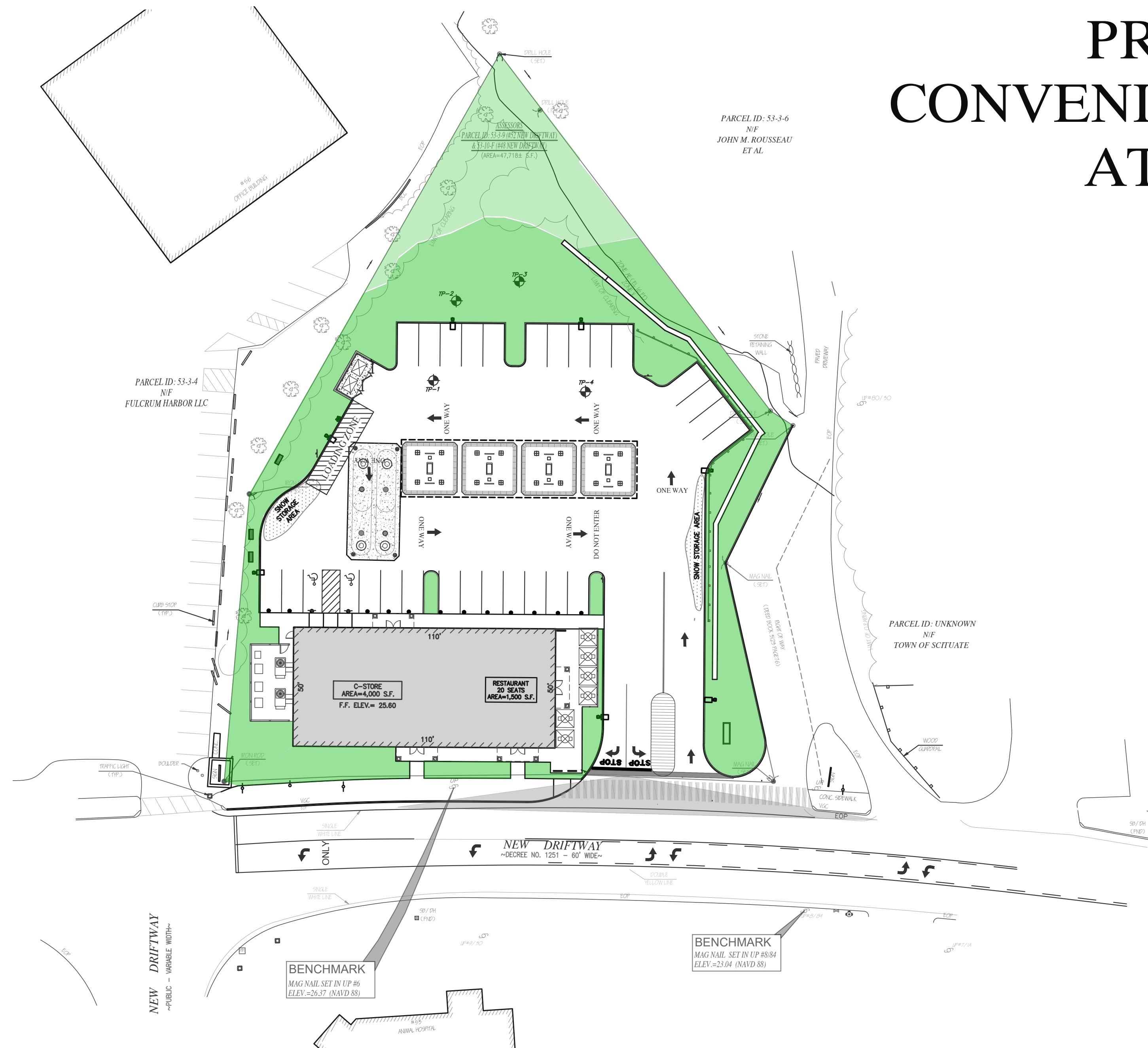
Prepared For:  
**PETRO REALTY, CORP**  
4 NORTH STREET  
HINGHAM, MA 02043

PREPARED BY:



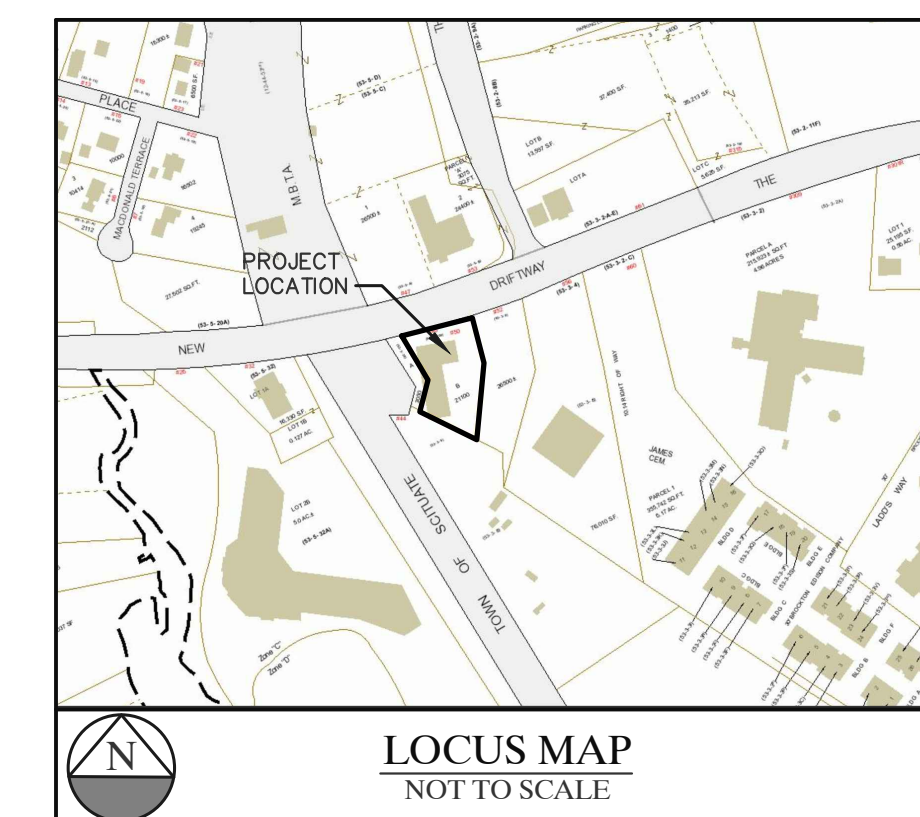
112 STATE ROAD, NORTH DARTMOUTH, MA 02747  
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JUNE 23, 2020  
REVISED JULY 24, 2020  
REVISED SEPTEMBER 8, 2020  
REVISED NOVEMBER 3, 2020  
PROJECT N° 20-571

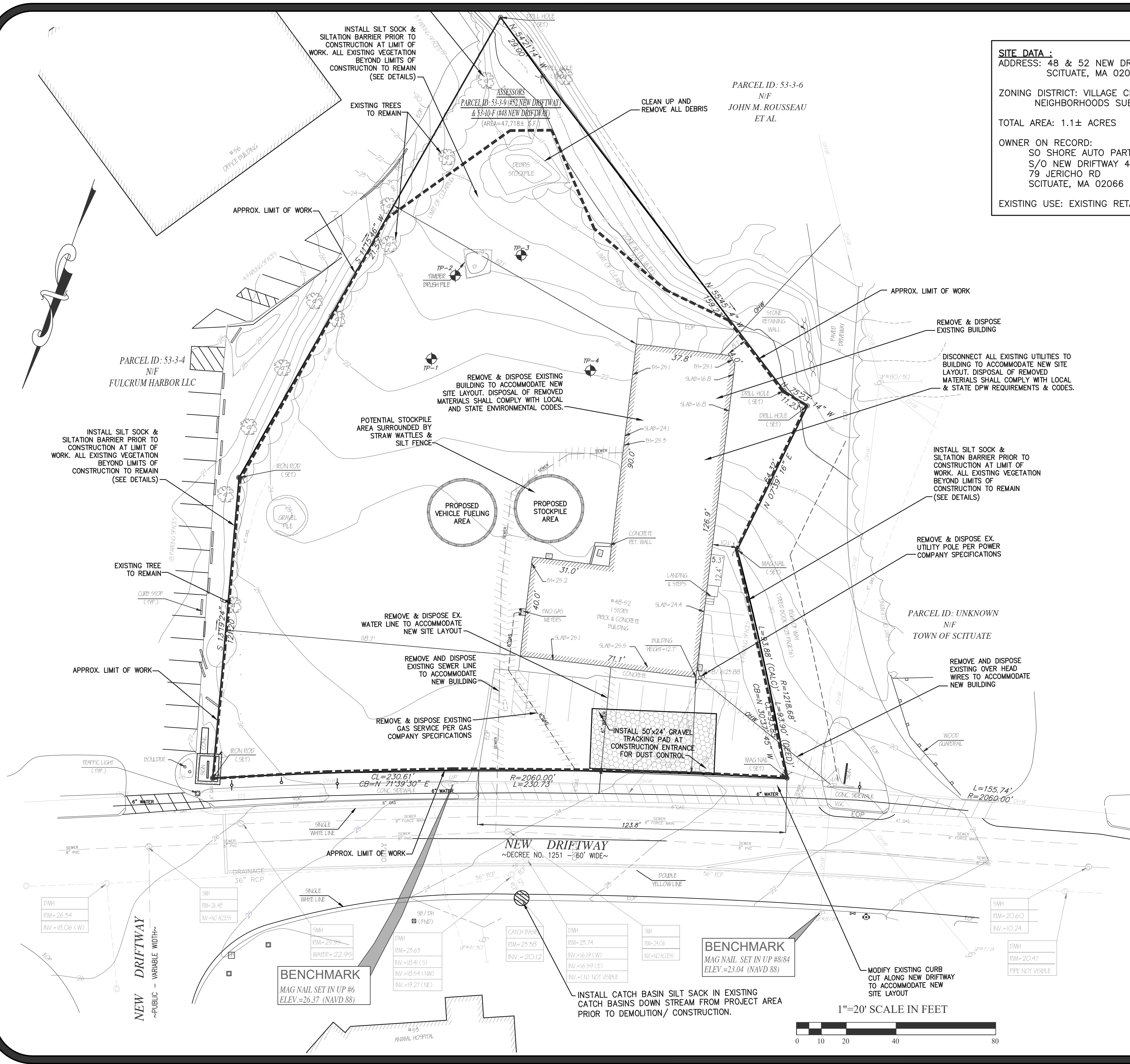


### GENERAL NOTES

- 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.







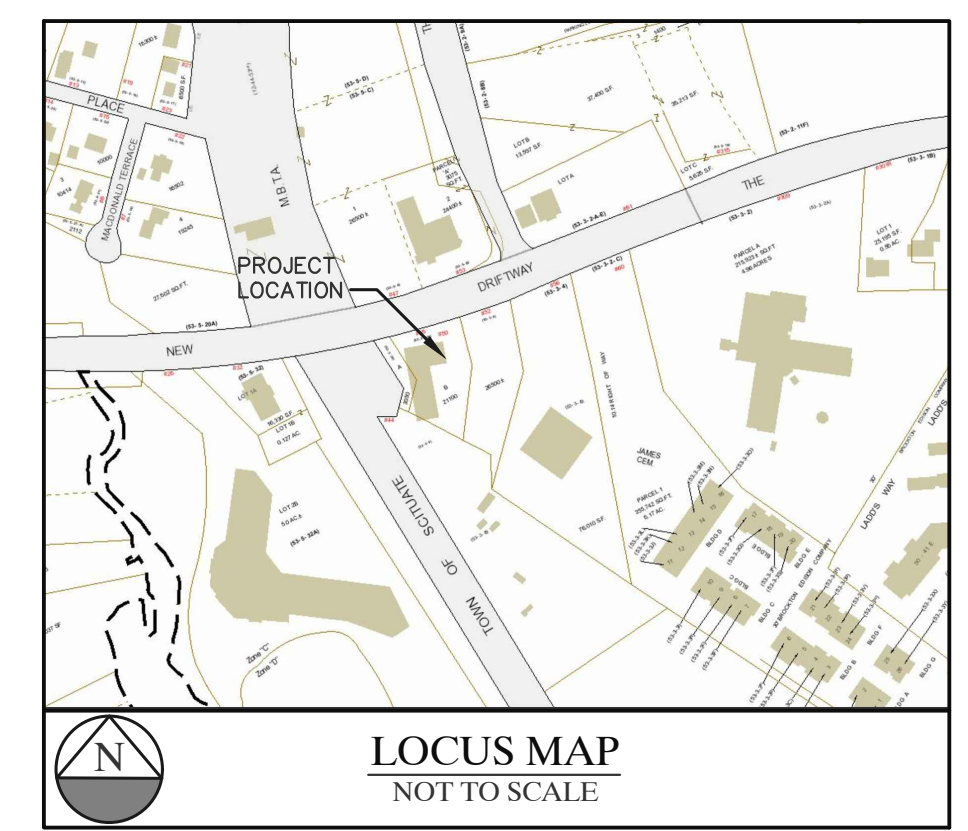
**SITE DATA :**  
 ADDRESS: 48 & 52 NEW DRIFTWAY,  
 SCITUATE, MA 02066

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

EXISTING USE: EXISTING RETAIL BUILDING



**DUST CONTROL**

1. WIND-BORNE DUST FROM EXPOSED SOIL SURFACES DURING LAND DISTURBING/CONSTRUCTION ACTIVITIES SHALL BE CONTROLLED WITH FREQUENT WATER IRRIGATION APPLICATIONS AND/OR CALCIUM CHLORIDE. CALCIUM CHLORIDE SHALL BE APPLIED WITH A MECHANICAL SPREADER IN STRICT ACCORDANCE WITH THE SUPPLIER'S SPECIFIED RATES.
2. INSTALL CATCH BASIN SILT SOCKS IN EXISTING CATCH BASINS ON NEW DRIFTWAY DOWN STREAM FROM PROJECT AREA PRIOR TO DEMOLITION/ CONSTRUCTION.

**NOTES:**

1. 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.
2. ALL EXISTING UTILITIES WATER, GAS, DRAINS, & ELECTRIC SHALL BE PROPERLY PROTECTED AND MAINTAINED DURING THE CONSTRUCTION PERIOD.
3. THERE WILL BE MINIMAL CHANGES IN GRADE FROM PROPOSED MODIFICATIONS SHOWN ON THIS SITE PLAN.

**DEMOLITION NOTES:**

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
2. SECURE REQUIRED DEMOLITION PERMITS.
3. ARRANGE WITH OWNER AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATION.
4. RELOCATE ALL EXISTING ACTIVE GAS, WATER, VENTILATION, DRAINAGE, ELECTRIC AND OTHER UTILITY LINES AS REQUIRED FOR NEW CONSTRUCTION.
5. TAKE SPECIAL CARE TO CONTROL DUST AND NOISE TO AVOID DISTURBING NEARLY PERSONS OR PROPERTY.
6. GENERAL CONTRACTOR, DEMO CONTRACTOR RESPONSIBLE FOR REMOVAL OF ALL ABOVE GRADE AND BELOW GRADE BUILDING MATERIALS, PIPES, CONDUITS, STUMPS, AND DEBRIS FROM SITE AND DISPOSE OF PER REGULATION REQUIREMENTS AND CONTRACT.
7. DEMO CONTRACTOR TO INCUR ALL COST RELATING TO EXISTING CURB CUT, SIDEWALK, PROTECTED AREAS. DAMAGE IF REPLACEMENT IS REQUIRED.
8. AMPLE EQUIPMENT & MANPOWER ON SITE TO COMPLETE TASK IN TIME AGREED.
9. PROVIDE RODENT CONTROL PER HEALTH DEPARTMENT.

**DURING ALL PHASES OF PROJECT DEMO/BACKFILL & CONTINUED WORK:**

1. TIME FRAME SCHEDULE ARE TO BE LISTED, SIGNED AND ADHERED TO ALL TIMES.
2. EXCAVATED AREA IS PER OSHA REQUIREMENTS, BASED ON SOIL TYPE.
3. CONTACT PERSON LIST WITH EMERGENCY NUMBER TO BE POSTED ON SITE AT ALL TIMES.
4. WELDING/TORCHING WILL BE PERMITTED UNDER CONTROLLED CONDITIONS ONLY.
5. CONTRACTOR SHALL PROVIDE SAFE WORKING CONDITIONS ON SITE. WORK AREA SHOULD BE DEFINED TO KEEP GENERAL PUBLIC OUT OF WORK AREA.
6. CLEAN UP WITHOUT BURNING, NO EXCEPTIONS
7. BEFORE, DURING AND AFTER DEMO WORK, CARE SHALL BE TAKEN TO PROTECT THE ADJOINING PROPERTIES FROM EXPOSED OR ERODING EMBANKMENT. STOCKPILE OF HAY BALES TO BE ON SITE TO PROTECT IN EVENT OF SAME. IMPLEMENT AS NEEDED.
8. DURING BACKFILL, ALL CONSTRUCTION MATERIAL IS TO BE REMOVED ALONG WITH ORGANIC MATTER. EXCEPT TOPSOIL NEEDED FOR NEW LANDSCAPE AREA.
9. DEBRIS TO BE DISPOSED OF OR RECYCLED PROPERLY, PER ALL LOCAL AND STATE CODES.
10. SEDIMENTS & EROSION CONTROL DEVICES TO BE PLACED IN A MANNER TO PROVIDE SEQUENCE FOR TRAVEL AND PROVIDING ACCESS TO EXISTING FACILITY.

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Project:  
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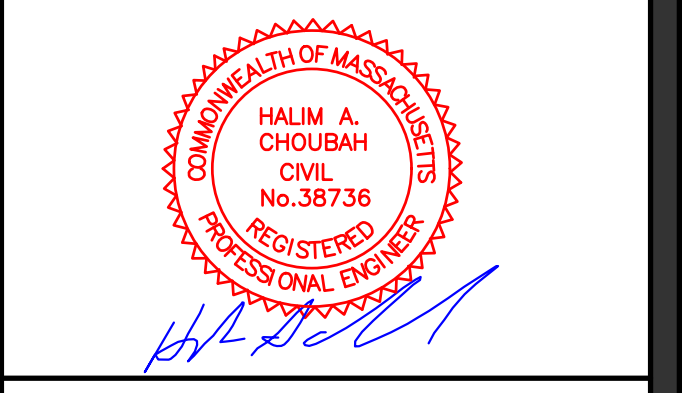
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ZONING CLASSIFICATION:  
 VILLAGE CENTER & NEIGHBORHOOD SUB DISTRICT

DATE APPROVAL ISSUED:  
 PLAN ENDORSEMENT DATE:



Issue Date: 06/23/2020

| 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 |

Project Number: 20-571

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

**EROSION & SEDIMENT CONTROL PLAN**



## 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 PROTECT AREA | MULCH STRAW                               | RATE (1000 SF)           |
|-----------------------|---|--------------------------|
| WINDY AREA            | SHREDDED OR CHOPPED CORNSTRAW (ANCHORED)* | 275 POUNDS<br>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.

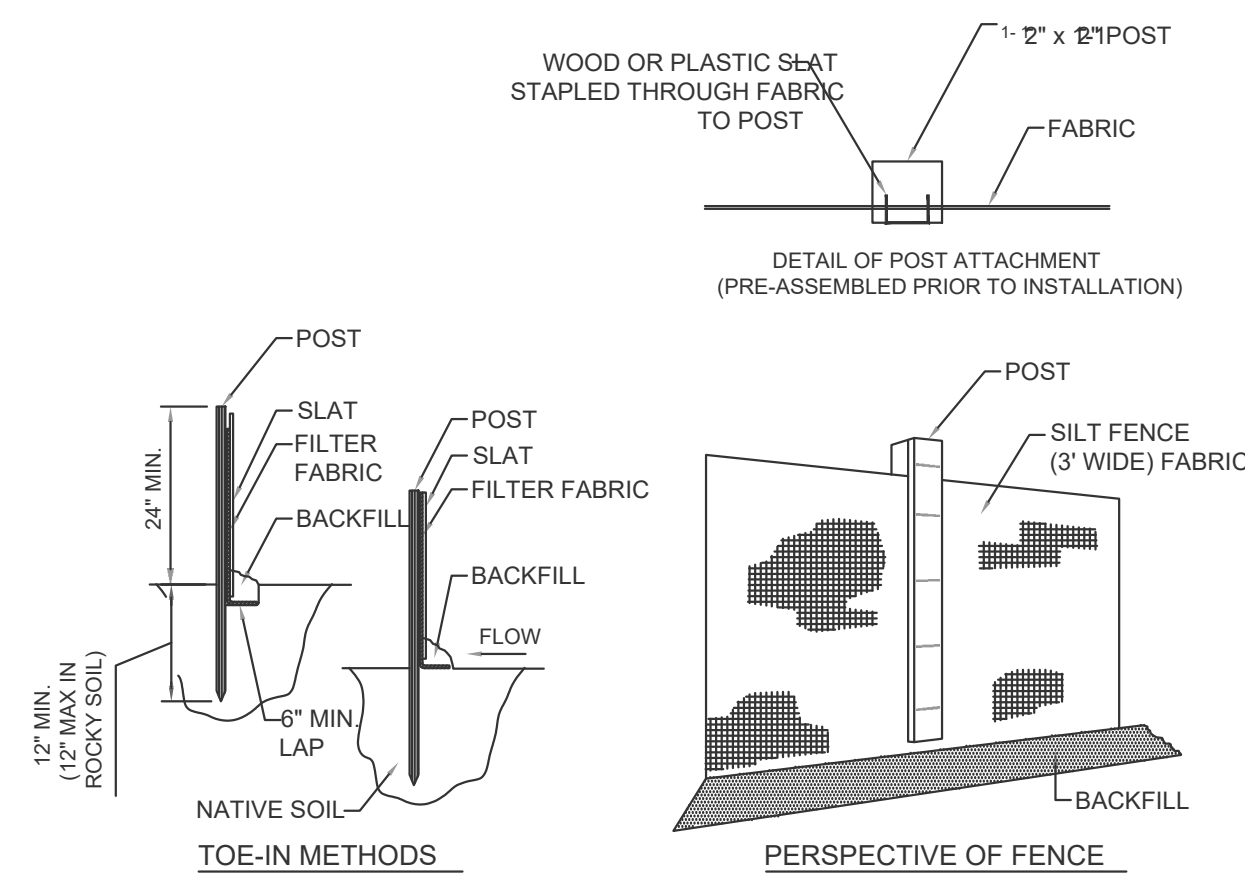
MULCH ANCHORING

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. WETTING FOR SMALL AREAS AND ROAD DITCHES MAY BE PERMITTED.

## CONSTRUCTION SEQUENCE

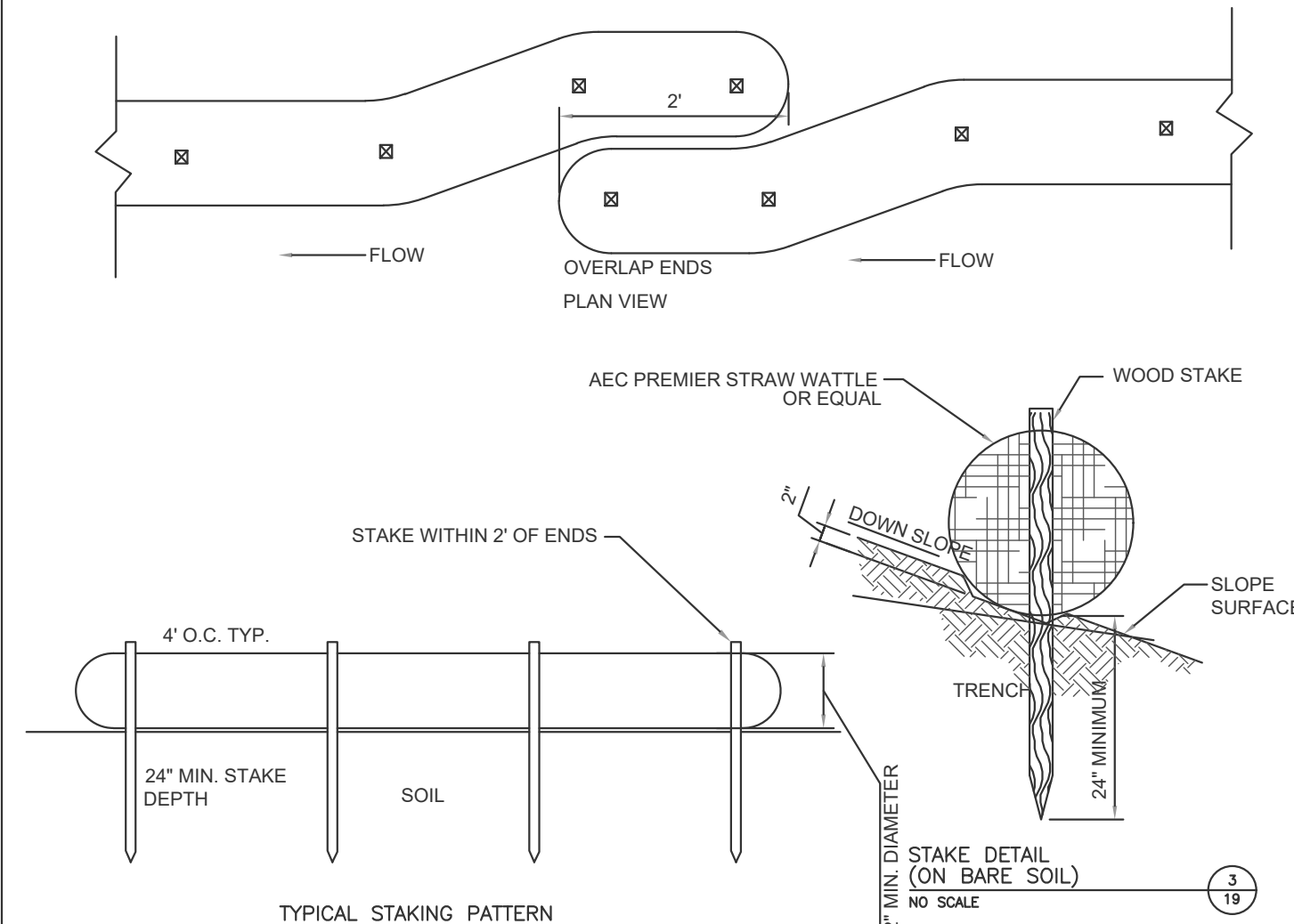
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- 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.



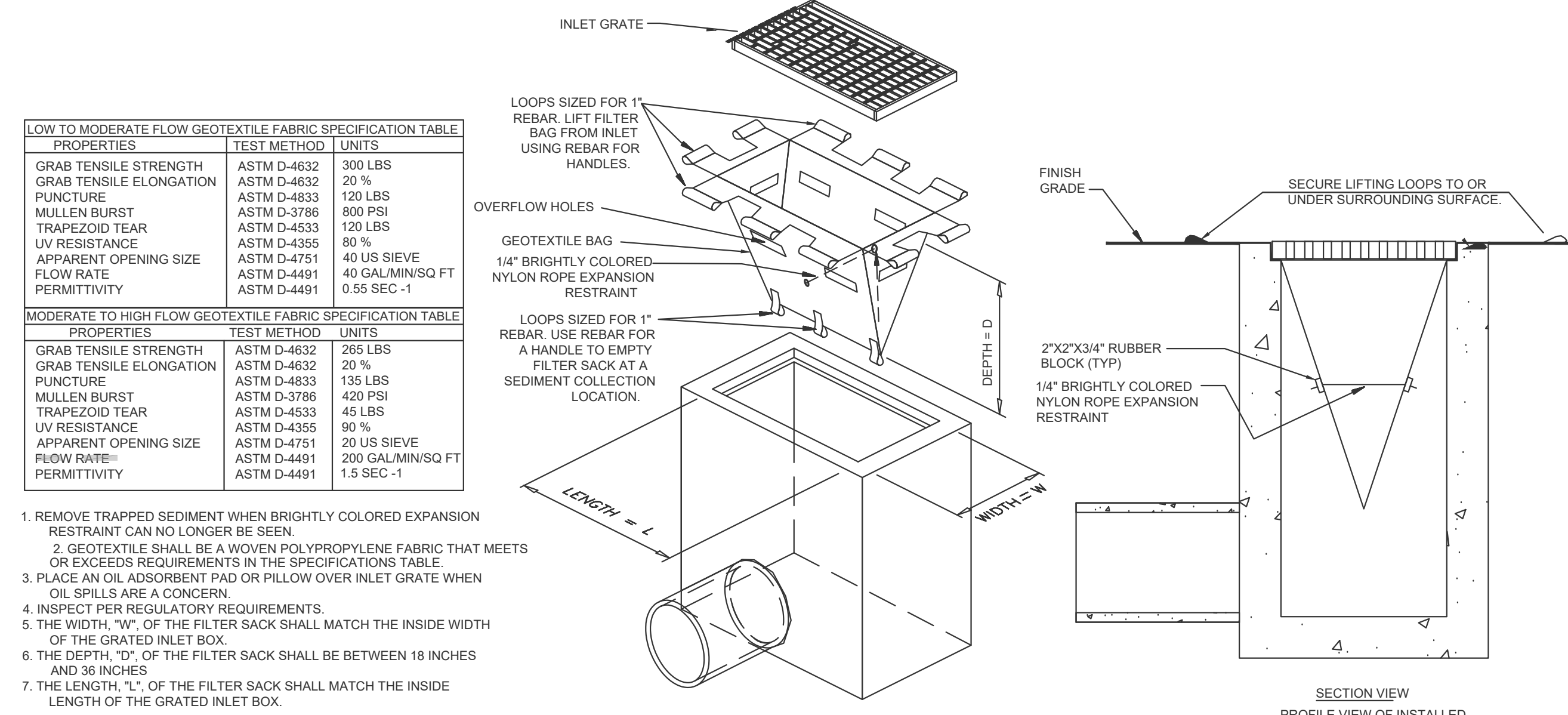
### TYPICAL SILTATION FENCE DETAIL

NOT TO SCALE



### TYPICAL "SILT SOCK" WITH SILT FENCING FOR EROSION CONTROL

NOT TO SCALE



- 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.

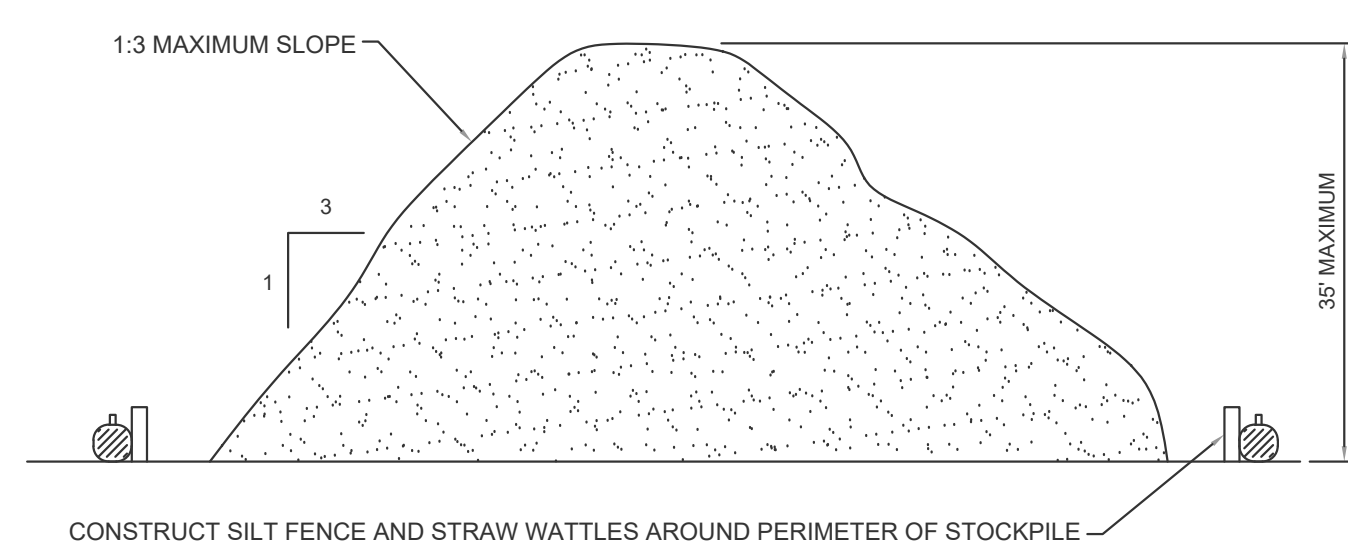
DO NOT USE IN PAVED AREAS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. TO BE USED IN EXISTING RIGHT OF WAY

### CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

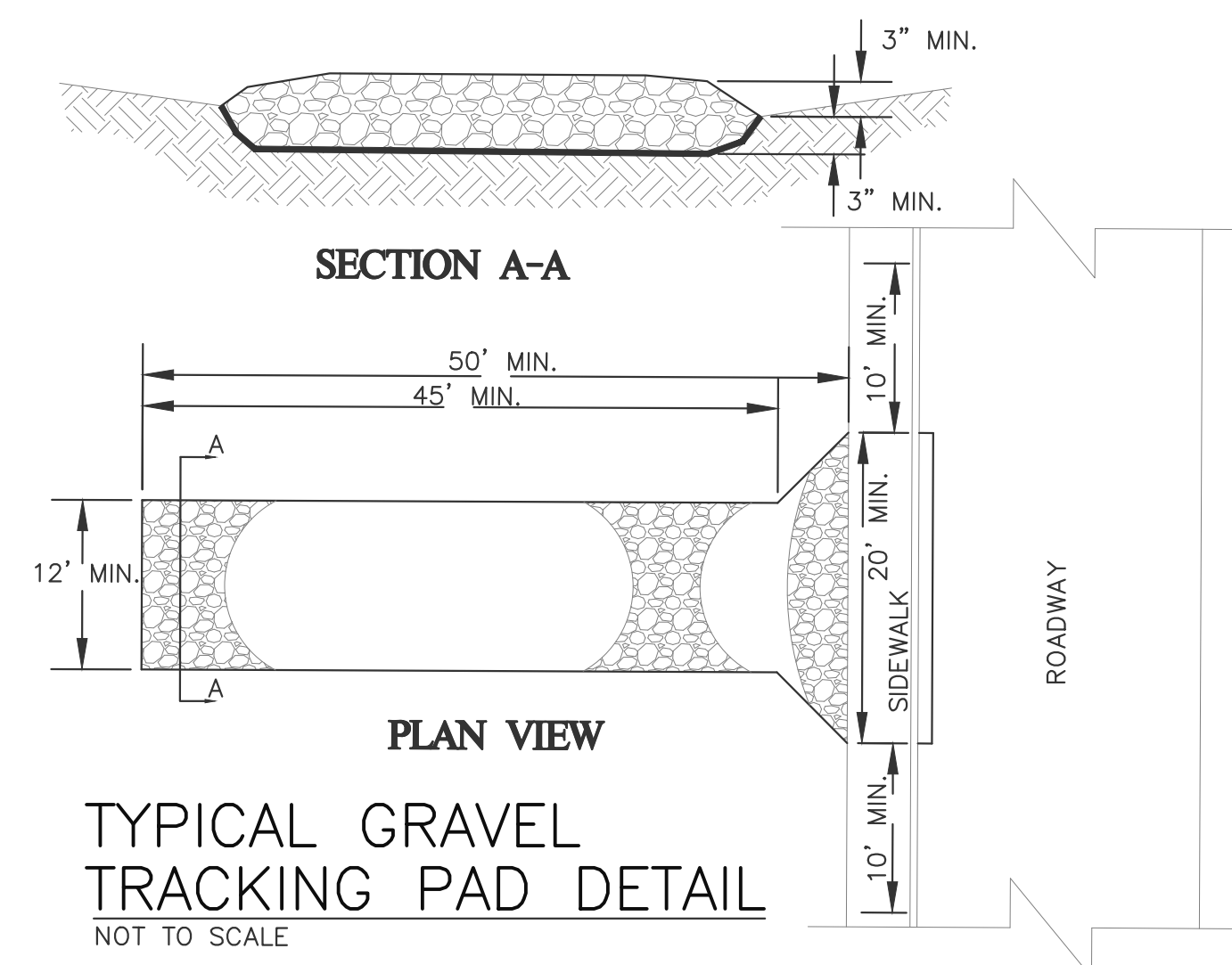
## EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- 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 LB. PER 1,000 SQUARE FEET (WITH OR WITHOUT SEEDING) OR DORMANT SEED, 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 SEED 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 SEED 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.



### TYPICAL STOCKPILE DETAIL

NOT TO SCALE



### TYPICAL GRAVEL TRACKING PAD DETAIL

NOT TO SCALE



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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**

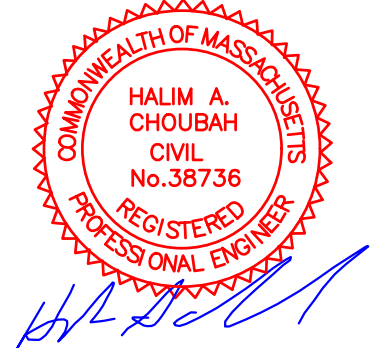
APPLICANT:  
PETRO REALTY CORP.  
4 NORTH STREET  
HINGHAM, MA 02043

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 |
| 3         | 11/03/2020 | Addressed Peer Review |
|           |            | Comments              |

Project Number: 20-571

Scale: AS SHOWN

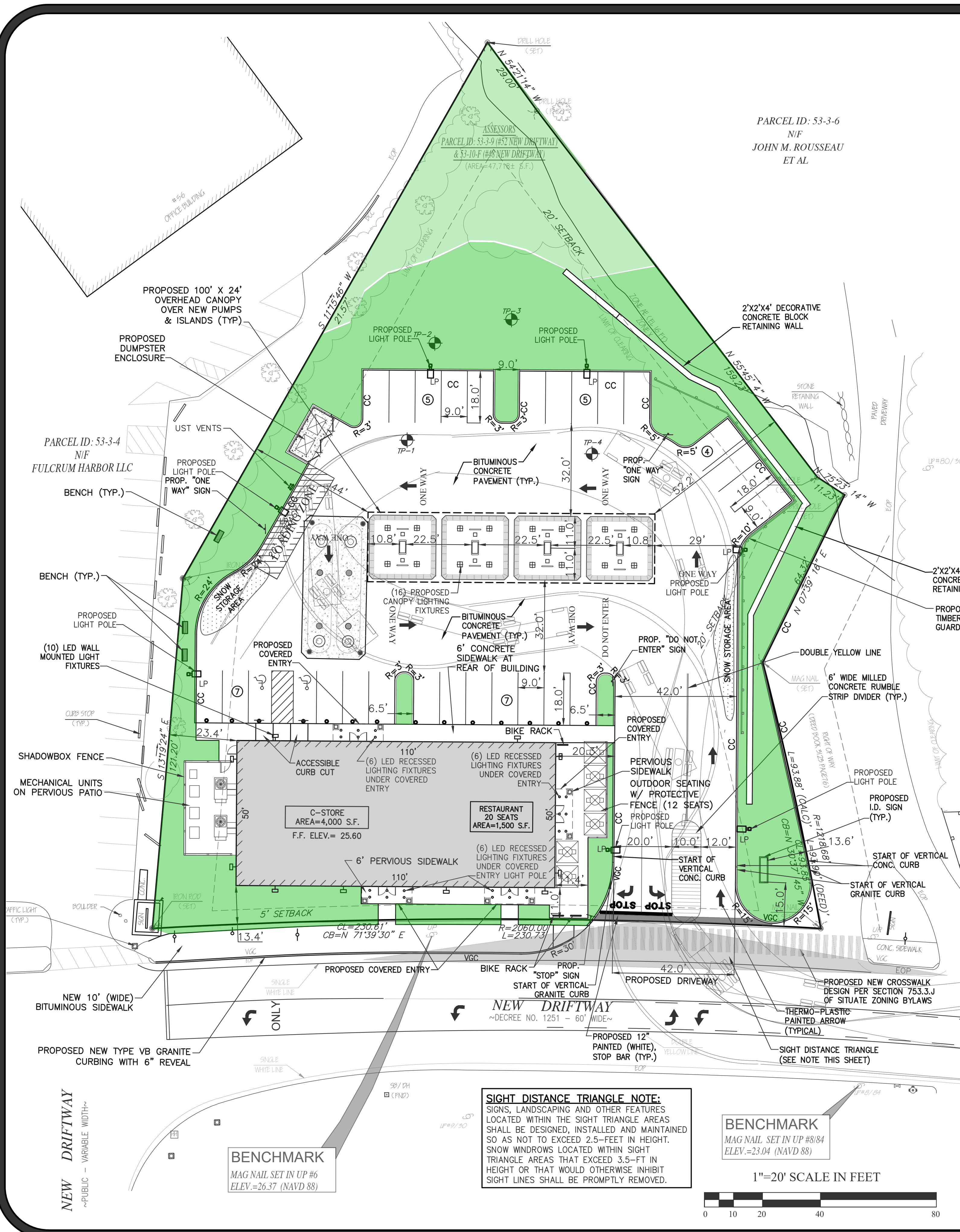
Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

**EROSION CONTROL DETAILS & NOTES**





**PARKING DATA**

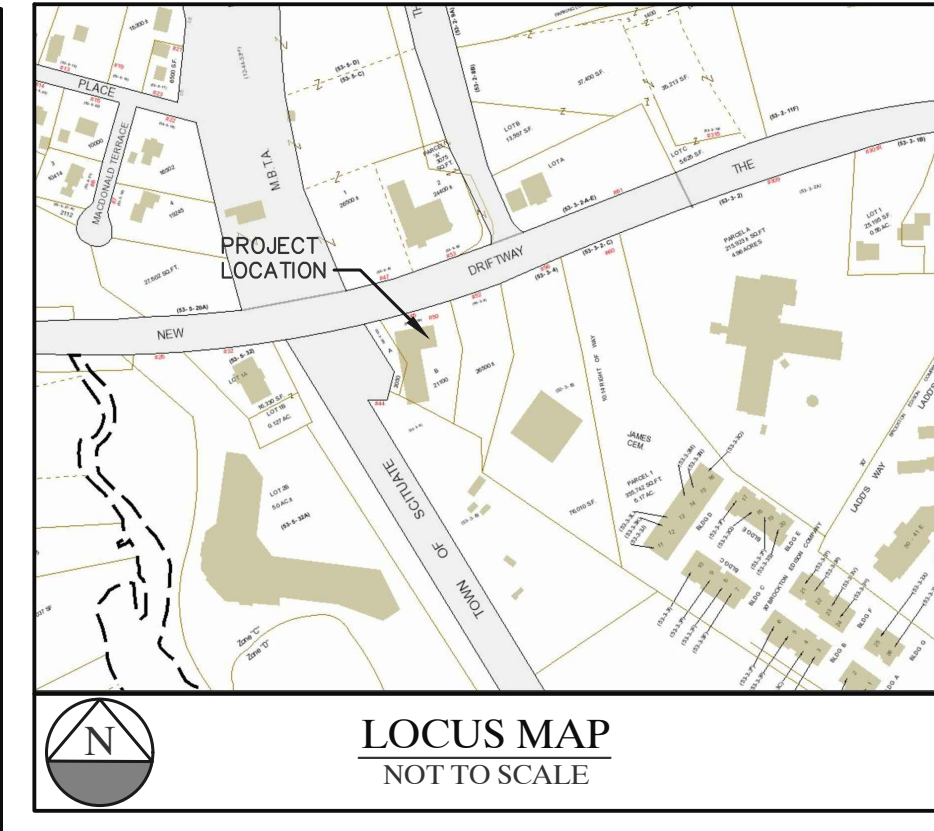
**RETAIL OR SERVICE USES (C-STORE):**  
 (1) SPACE PER (200)-TWO HUNDRED SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1  
 TOTAL AREA = 4,000 S.F./200 = 20 SPACES

**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



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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**

**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    |
|---------------------------------------|--------------|-------------|-------------|
| 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'        | 47.4'       |
| OUTDOOR AMENITY SPACE COVERAGE (MIN.) | 10%          | 0%          | 10%         |

| DESIGN STANDARDS                            | REQUIRED        | EXISTING   | PROPOSED   |
|---|-----------------|------------|------------|
| 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 | 10.0%           | 0%         | 23.0%      |
| % OF IMPERVIOUS AREA WITHIN FRONT YARD      | 25.0% MAXIMUM   | 47.0%      | 24.0%      |

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

**LEGEND**

| SYMBOL                  | DESCRIPTION                  |
|-------------------------|------------------------------|
| (Solid line)            | EXIST. CONTOUR               |
| (Dashed line)           | PROP. CONTOUR                |
| (Dotted line)           | EXISTING SPOT GRADE          |
| (Dashed line with dots) | PROPOSED SPOT GRADE          |
| (Thin solid line)       | EASEMENT LINE                |
| (Thick solid line)      | PROPERTY LINE                |
| (Line with dashes)      | SOCK BALES                   |
| (Wavy line)             | EDGE OF TREES/WOODED AREA    |
| (Line with 'S')         | EXIST. SEWER LINE            |
| (Line with 'S')         | PROP. SEWER LINE             |
| (Line with 'W')         | EXIST. WATER LINE            |
| (Line with 'W')         | PROP. WATER LINE             |
| (Line with 'E')         | EXIST. ELECTRIC LINE         |
| (Line with 'E')         | PROP. ELECTRIC LINE          |
| (Line with 'G')         | EXIST. GAS LINE              |
| (Line with 'G')         | PROP. GAS LINE               |
| (Line with 'T')         | EXIST. TELEPHONE LINE        |
| (Line with 'T')         | PROP. TELEPHONE LINE         |
| (Line with 'D')         | EXIST. DRAINAGE LINE         |
| (Line with 'D')         | PROP. DRAINAGE LINE          |
| (Line with 'OW')        | EXIST. OVERHEAD WIRE         |
| (Line with 'OW')        | PROP. OVERHEAD WIRE          |
| (Square with 'CB')      | EXIST. CATCH BASIN           |
| (Square with 'CB')      | PROP. CATCH BASIN            |
| (Circle with 'EMH')     | EXIST. ELECTRIC MANHOLE      |
| (Circle with 'EMH')     | PROP. ELECTRIC MANHOLE       |
| (Circle with 'SMH')     | EXIST. SEWER MANHOLE         |
| (Circle with 'SMH')     | PROP. SEWER MANHOLE          |
| (Circle with 'TMH')     | PROP. ELECTRIC MANHOLE       |
| (Circle with 'UP')      | PROP. UTILITY POLE           |
| (Sun symbol)            | EXIST. LIGHT POLE            |
| (Sun symbol)            | PROP. LIGHT POLE             |
| (Square with 'LP')      | PROP. GAS PUMPS              |
| (Line with 'EP')        | EXIST. EDGE OF PAVEMENT      |
| (Line with 'EP')        | PROP. EDGE OF PAVEMENT       |
| (Line with 'VGC')       | EXIST. VERTICAL GRANITE CURB |
| (Line with 'VGC')       | PROP. VERTICAL GRANITE CURB  |
| (Line with 'CC')        | PROP. VERTICAL CONC. CURB    |
| (Line with 'Pylon')     | PROP. PYLON SIGN             |
| (Line with 'Sign')      | PROP. SIGN                   |
| (Circle with 'G')       | EXIST. GATE                  |
| (Square with 'MA')      | MA HIGHWAY BOUND             |
| (Circle with '6')       | NUMBER OF PARKING SPACES     |
| (Dotted area)           | PROP. SNOW STORAGE AREA      |

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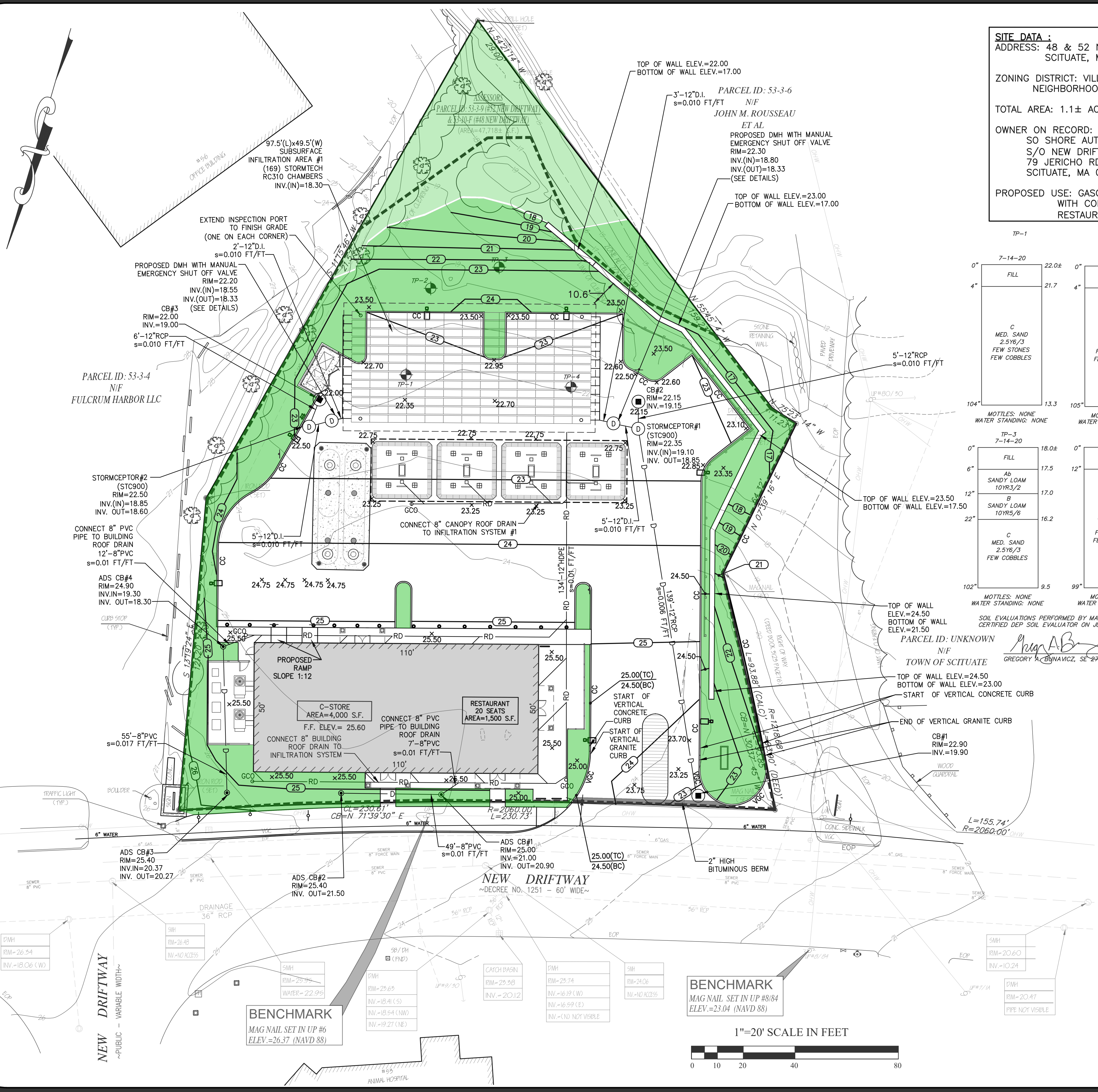
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 Drawn By: CMS | Checked By: HC  
 Sheet Title:

**SITE LAYOUT & FUEL TRUCK ACCESS PLAN**

Sheet Number: 4 OF 13





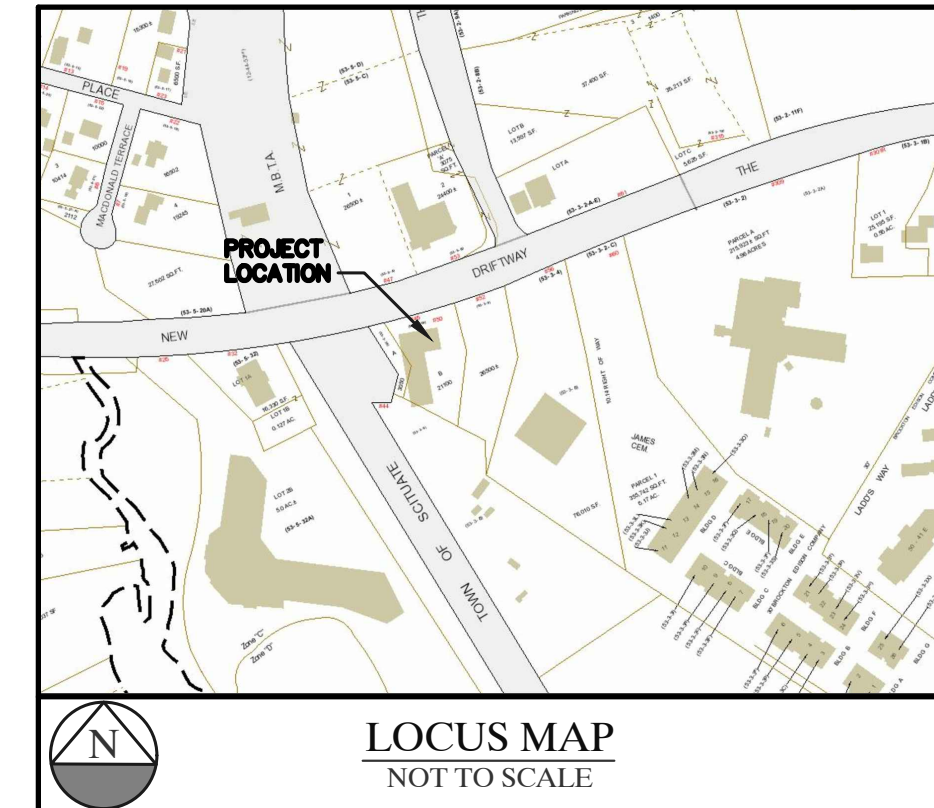
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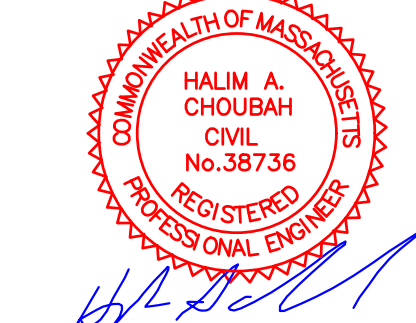
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SCITUATE PLANNING BOARD



**CONSTRUCTION SEQUENCE**

- THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:
- INSTALLATION OF STABILIZED CONSTRUCTION EXIT (AS SHOWN)
  - INSTALLATION OF EROSION CONTROL BARRIER (STRAW MATS 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.

**UTILITY NOTES**

- CONTRACTOR TO LOCATE ALL EXISTING UTILITY SERVICES ON LOT PRIOR TO CONSTRUCTION.
- RECONNECTION OF EXISTING UTILITIES TO NEW BUILDING ARE SUBJECT TO THE INSPECTION & APPROVAL OF THE TOWN OF SCITUATE OFFICIALS HAVING JURISDICTION OVER COMPLETED WORK.
- CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH NEW BUILDING LOCATION IN COMPLIANCE WITH APPLICABLE REQUIREMENTS BY LOCAL DEPARTMENTS HAVING JURISDICTION OVER PROPOSED WORK.
- THIS ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND LOCATION OF UNDERGROUND EXISTING UTILITIES ON SITE.

**DRAINAGE & MAINTENANCE SCHEDULE**

ONCE ACCEPTED AS-BUILT, THE OWNER SHALL PERFORM ROUTINE MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE OWNER SHALL COORDINATE/SCHEDULE STORMCEPTOR TO BE CLEANED IN COMPLIANCE WITH ALL STATE, FEDERAL GUIDELINES AND REGULATIONS.

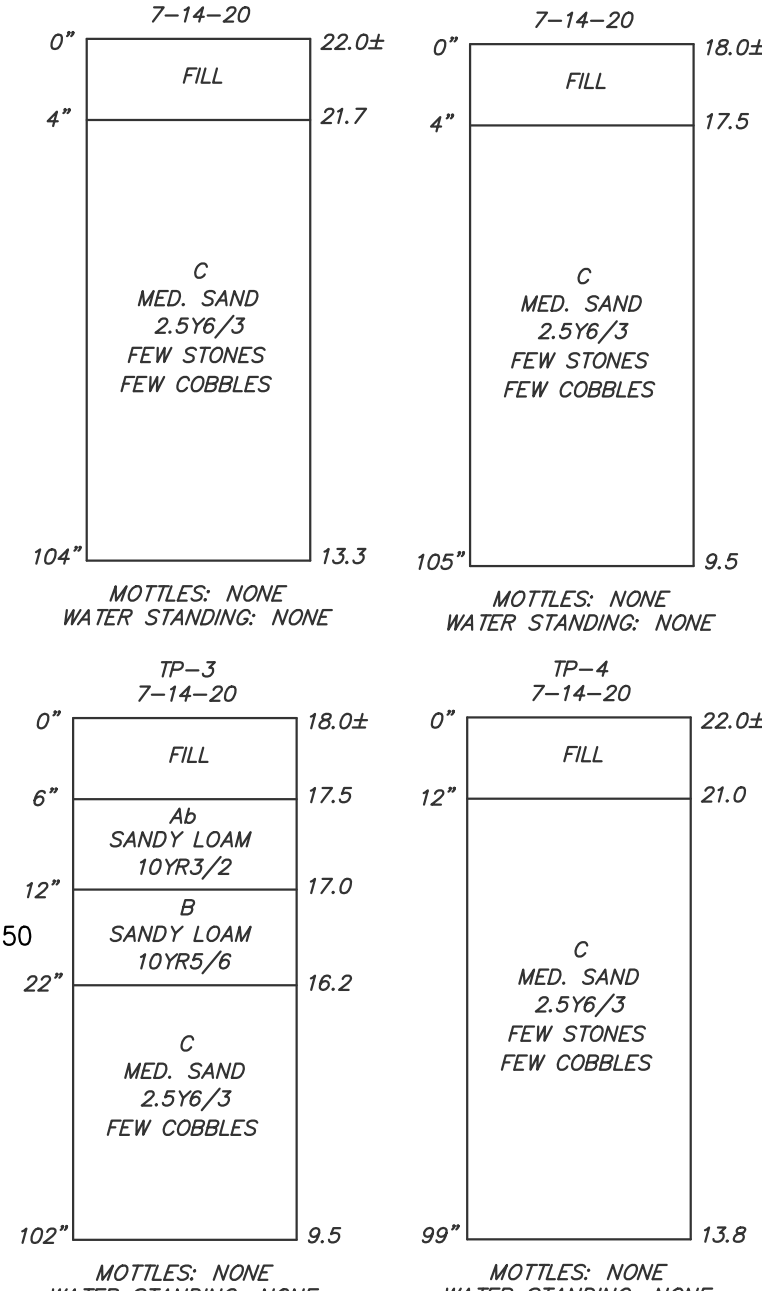
**ROUTINE SITE MAINTENANCE**  
 PARKING LOT MAINTENANCE IN THE FORM OF SWEEPING WITH HIGH EFFICIENCY VACUUM SWEEPER SHALL BE CONDUCTED ON A MONTHLY AVERAGE WITH SWEEPING SCHEDULED PRIMARILY IN SPRING AND FALL. SWEEPING PROVIDES IMPORTANT NON-POINT SOURCE POLLUTION CONTROL. WHEN PRACTICAL AND AS WEATHER PERMITS, ACCUMULATED SEDIMENTS SHOULD BE SWEEPED AND REMOVED ON AN AS NEEDED BASIS DURING THE MONTHS OF JANUARY THROUGH MARCH.

**STORMCEPTOR**  
 STORMCEPTOR WILL BE INSPECTED IN ACCORDANCE WITH THE MANUFACTURER REQUIREMENTS BUT NO LESS THAN TWICE A YEAR FOLLOWING INSTALLATION, AND NO LESS THAN ONCE A YEAR THEREAFTER.

**CATCH BASINS/DRAINAGE MANHOLES**  
 ALL STRUCTURES WILL BE INSPECTED (4) FOUR TIMES PER YEAR. STRUCTURES WILL BE CLEANED TWICE A YEAR OR WHENEVER THE DEPTH OF DEPOSITS IS GREATER THAN OR EQUAL TO ONE HALF THE DEPTH FROM THE BOTTOM OF THE INVERT OF THE LOWEST PIPE IN THE STRUCTURE AND AT THE END OF THE FOLIAGE AND SNOW REMOVAL SEASONS. ALL STRUCTURES WILL BE CLEANED USING A VACUUM SWEEPER TRUCK TO REMOVE TRAPPED SEDIMENT AND WATER/OIL FROM THE DEEP SUMPS. MATERIAL OR FLUID REMOVED DURING CLEANINGS WILL BE DISPOSED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

**UNDERGROUND INFILTRATION SYSTEM MAINTENANCE**  
 INFILTRATION SYSTEM WILL BE AGGRESSIVELY MAINTAINED ON A REGULAR SCHEDULE. UNITS WILL BE INSPECTED EVERY SIX MONTHS. FOR THE FIRST YEAR OF INSTALLATION INFILTRATION UNITS SHALL BE CHECKED AND INSPECTED AFTER EVERY MAJOR STORM EVEN (2 YEAR RETURN FREQUENCY). INLET PIPES WILL BE CHECKED TO DETERMINE IF THEY ARE CLOGGED AND ACCUMULATED SEDIMENT, TRASH, DEBRIS, LEAVES AND VEGETATION WILL BE REMOVED. IF INFILTRATION SYSTEM FAILS TO FULLY DRAIN WITHIN 72 HOURS OF A STORM EVENT, THEN THE RESPONSIBLE PARTY (FACILITY OWNER/OPERATOR) SHALL RETAIN A QUALIFIED PROFESSIONAL ENGINEER TO ASSESS THE CAUSE OF THE FAILURE OF THE SYSTEM AND DEVELOP RECOMMENDATIONS FOR CORRECTIVE ACTION. CORRECTIVE ACTION MUST BE IMPLEMENTED TO RESTORE SYSTEM FUNCTION.

DURING CONSTRUCTION OF THE FACILITY AND THE STORMWATER MANAGEMENT SYSTEM THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAY TO DAY OPERATIONS AND MAINTENANCE OF ALL STORMWATER CONTROL SYSTEMS. AFTER CONSTRUCTION IS COMPLETED, THE OWNER WILL TAKE OVER ALL MAINTENANCE REQUIREMENTS FOR THE STORMWATER CONTROL SYSTEM IN COMPLIANCE WITH THE OPERATION AND MAINTENANCE PLAN.



TOP OF WALL ELEV.=24.50  
 BOTTOM OF WALL ELEV.=21.50

PARCEL ID: UNKNOWN  
 N/F  
 TOWN OF SCITUATE

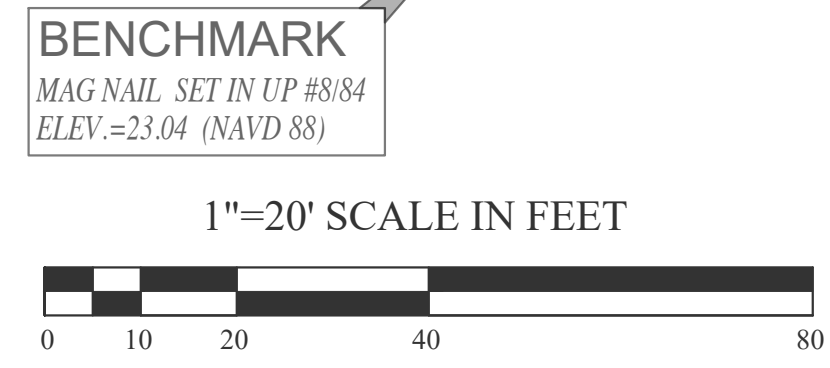
TOP OF WALL ELEV.=24.50  
 BOTTOM OF WALL ELEV.=23.00

START OF VERTICAL CONCRETE CURB

END OF VERTICAL GRANITE CURB

SOIL EVALUATIONS PERFORMED BY MASSACHUSETTS  
 CERTIFIED DEP SOIL EVALUATOR ON JULY 14, 2020

GREGORY W. BARNACZ, SE 8412



Issue Date: 06/23/2020

| Revisions |            |                       |
|-----------|------------|-----------------------|
| No.       | Date       | Description           |
| 1         | 07/24/2020 | Revised Plans         |
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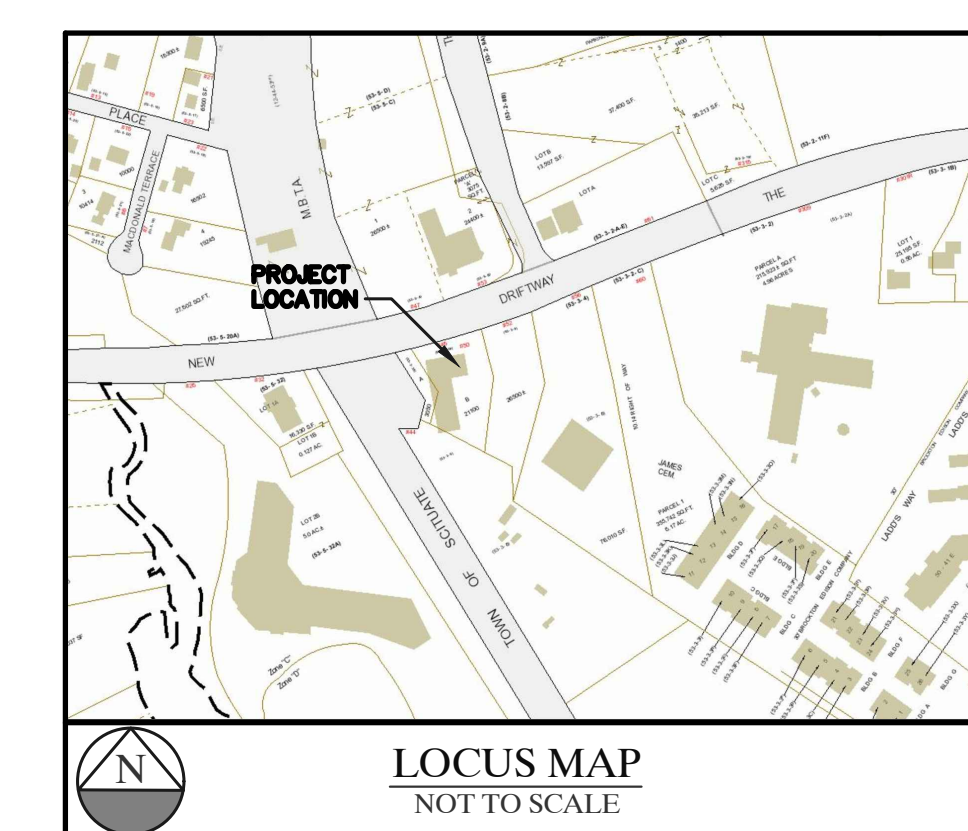
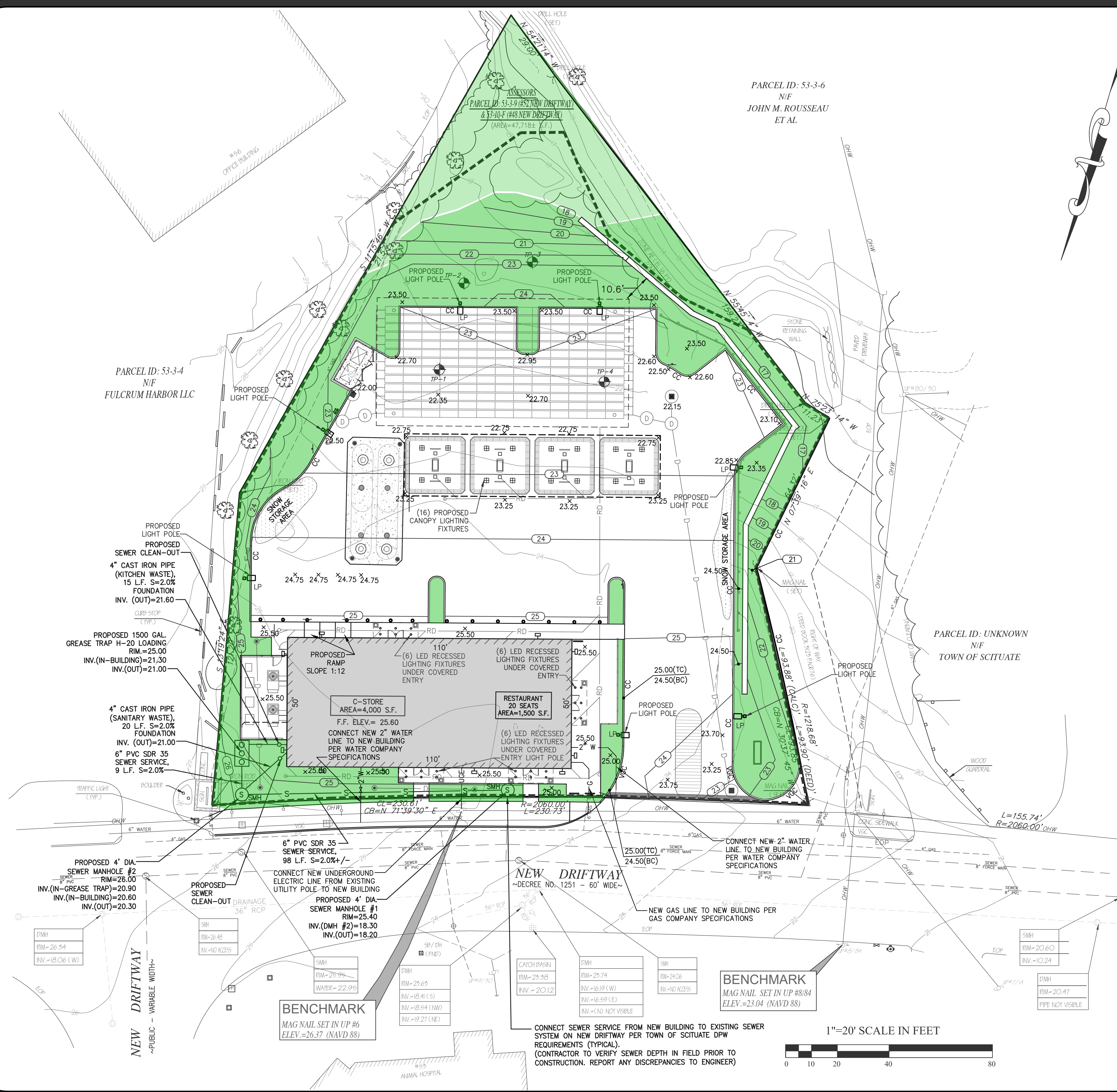
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Drawn By: CMS | Checked By: HC

Sheet Title:

**GRADING & DRAINAGE  
 PLAN**





**SITE DATA :**  
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SCITUATE, MA 02066

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WITH CONVENIENCE STORE &  
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**GREASE TRAP SIZING**  
(PER TITLE V, 310 CMR (15.230))

15 G.P.D./SEAT x 20 SEATS (RESTAURANT)  
CAPACITY = 300 G.P.D.

MINIMUM GREASE TRAP SIZE ALLOWED=1,000 GALLONS.  
PROVIDED SIZE: 1,500 GALLONS.

- UTILITY NOTES**
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HALE A. CHOUBAH  
REGISTERED PROFESSIONAL ENGINEER

Issue Date: 06/23/2020

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**UTILITY PLAN**

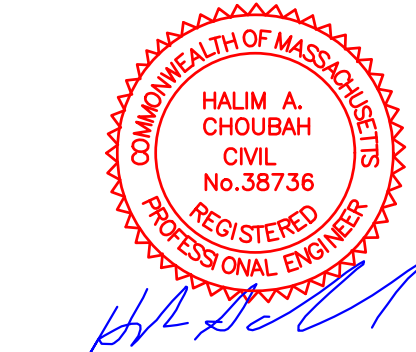


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Designed By: CMS

Drawn By: CMS

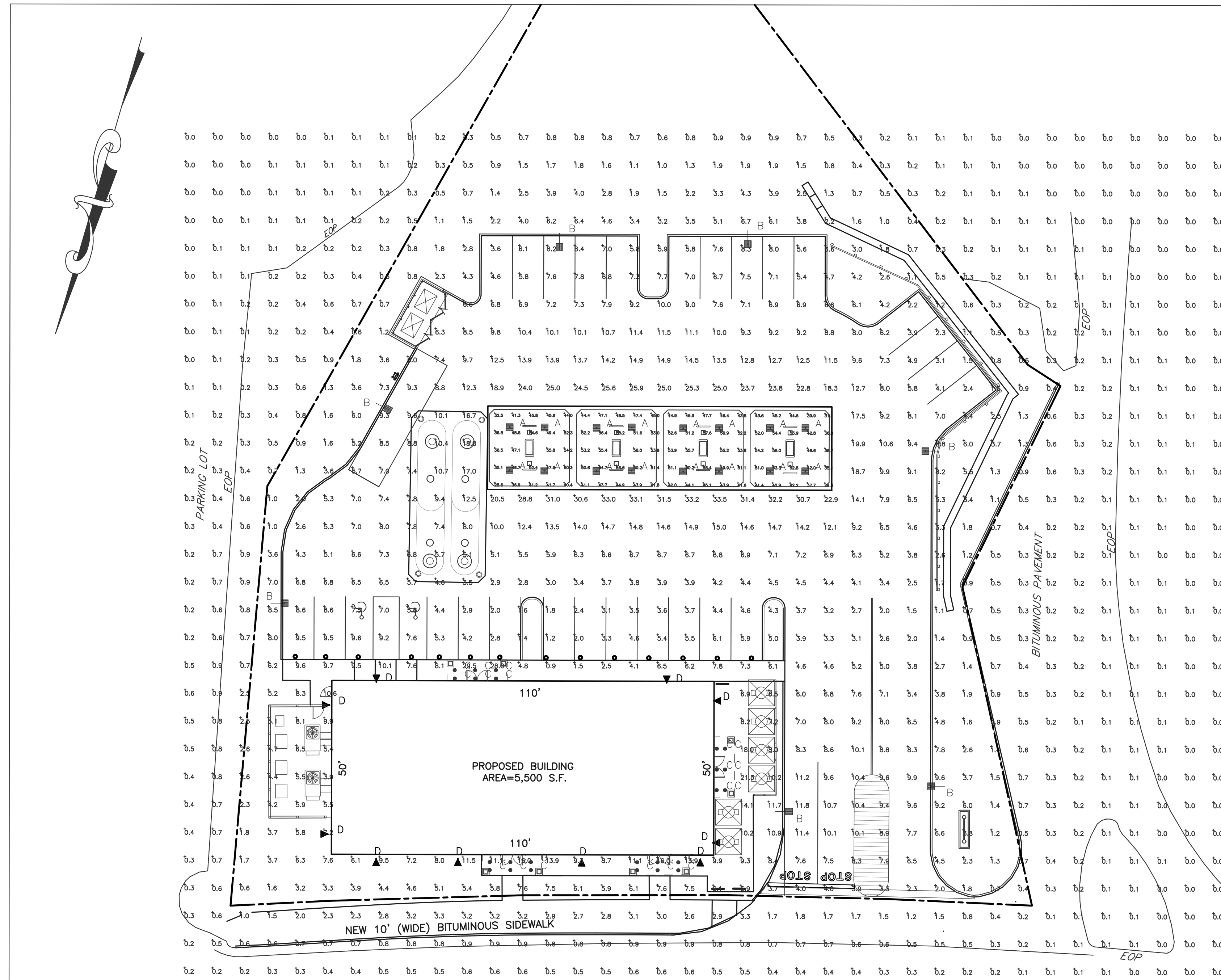
Checked By: HC

Sheet Title:

**LIGHTING PLAN**

Total Project Watts  
 Total Watts = 3341,898

|   |            |               |              |
|---|------------|---------------|--------------|
|   |            |               |              |
| LIGHTING PROPOSAL LO-151448-1                 |            |               |              |
| C-STORE<br>48&52 NEW DRIFTWAY<br>SCITUATE, MA |            |               |              |
| BY: NAME                                      | DATE: 2/20 | REV: 11-02-20 | SHEET 1 OF 1 |
| SCALE: AS SHOWN                               |            |               |              |



**NEW DRIFTWAY**

| Luminaire Schedule |     |       |             |  |       |       |       |                  |            |
|--------------------|-----|-------|-------------|--|-------|-------|-------|------------------|------------|
| Symbol             | Qty | Label | Arrangement | Description  | LLD   | UDF   | LLF   | Arr. Lum. Lumens | Arr. Watts |
|                    | 16  | A     | SINGLE      | SCV-LED-13L-SC-50-15' MH                             | 1.000 | 1.000 | 1.000 | 12933            | 84.3       |
|                    | 7   | B     | SINGLE      | SLM-LED-18L-SIL-FIT-50-70CRI-SINGLE-16' POLE+2' BASE | 1.000 | 1.000 | 1.000 | 19664            | 148.5      |
|                    | 24  | C     | SINGLE      | LCD4-LED-14L-30-WF-TR4R-SF-HAZ MTD @ 10'             | 1.000 | 1.000 | 1.000 | 1067             | 13.9       |
|                    | 10  | D     | SINGLE      | XWM-FIT-LED-08L-50-12' MH                            | 1.000 | 1.000 | 1.000 | 7876             | 62         |

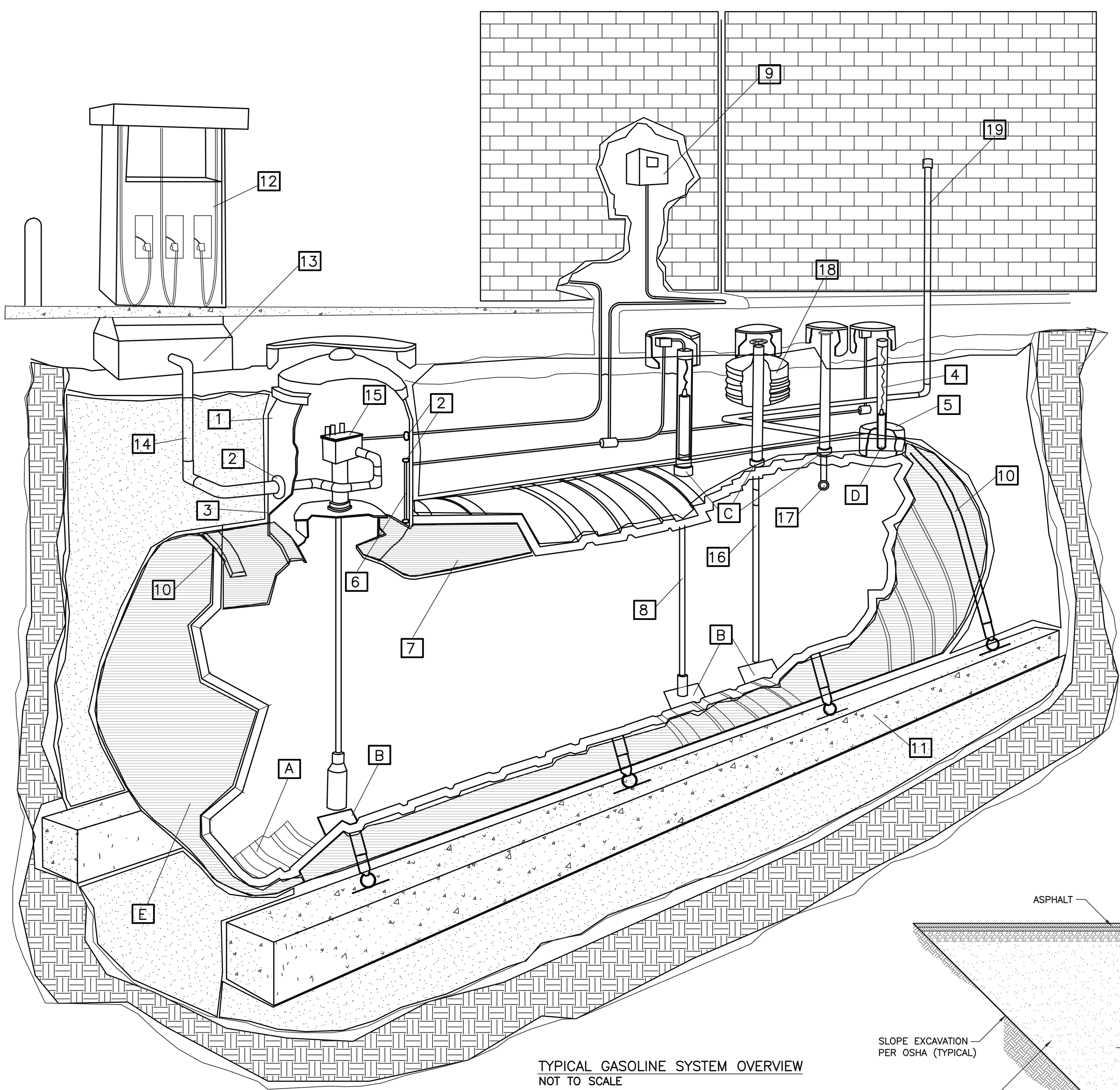
| Calculation Summary |             |       |       |      |      |         |         |
|---------------------|-------------|-------|-------|------|------|---------|---------|
| Label               | CalcType    | Units | Avg   | Max  | Min  | Avg/Min | Max/Min |
| ALL CALCS @ GRADE   | illuminance | 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.



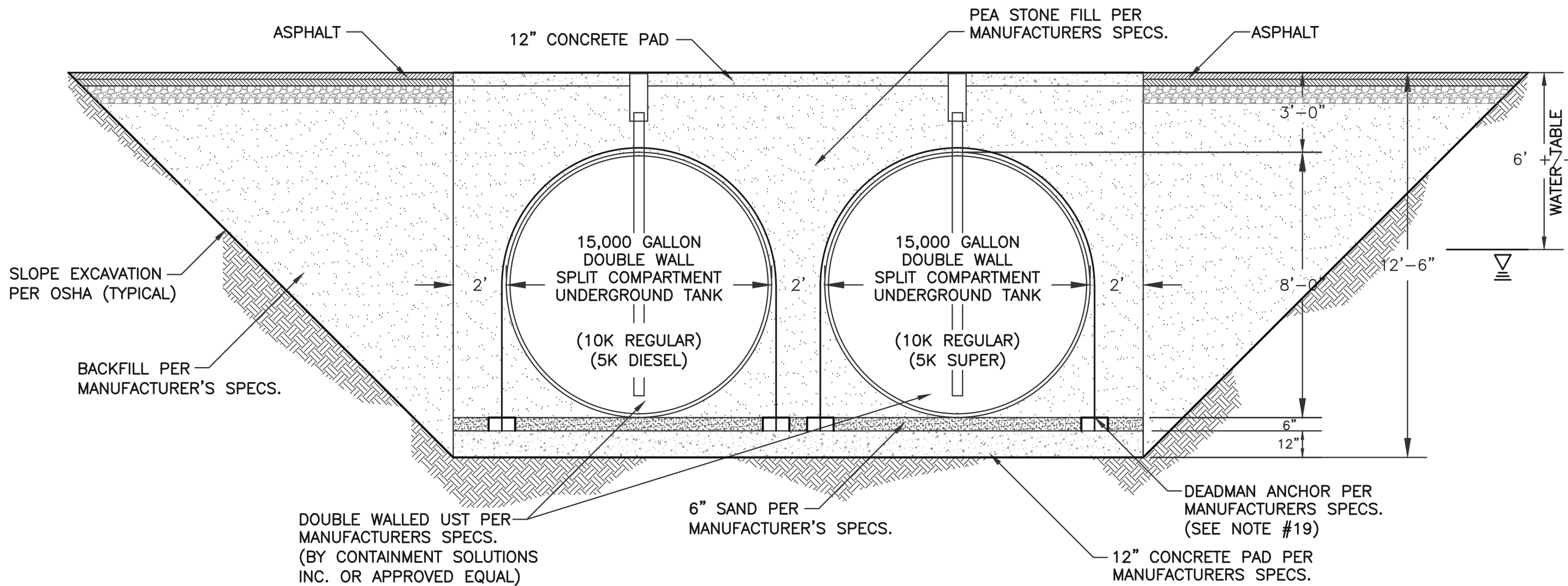


TYPICAL GASOLINE SYSTEM OVERVIEW  
NOT TO SCALE

| 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**

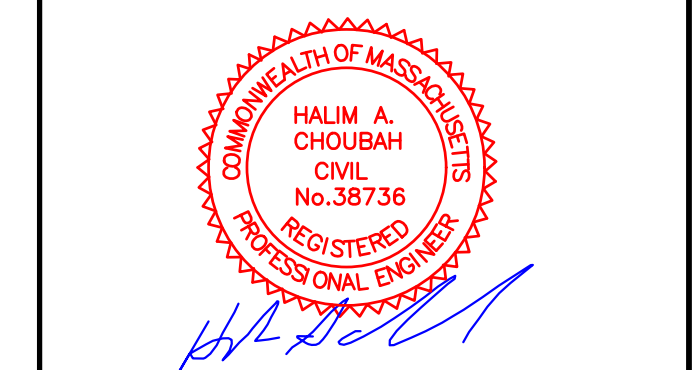
Prepared For:  
**PETRO REALTY CORP. 4 NORTH STREET, HINGHAM, MA 02043**

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

ZONING CLASSIFICATION:  
VILLAGE CENTER & NEIGHBORHOOD SUB DISTRICT  
DATE APPROVAL ISSUED:  
PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



Issue Date: 06/23/2020

| 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 |

Project Number: 20-571

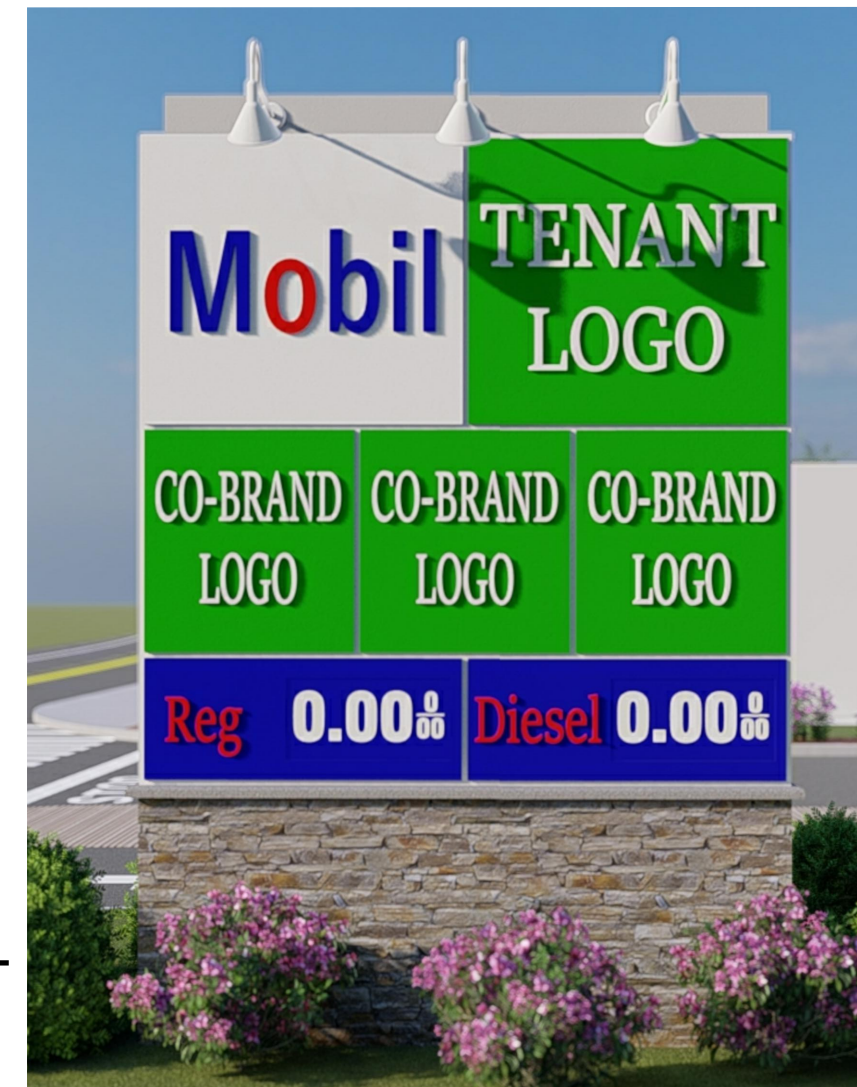
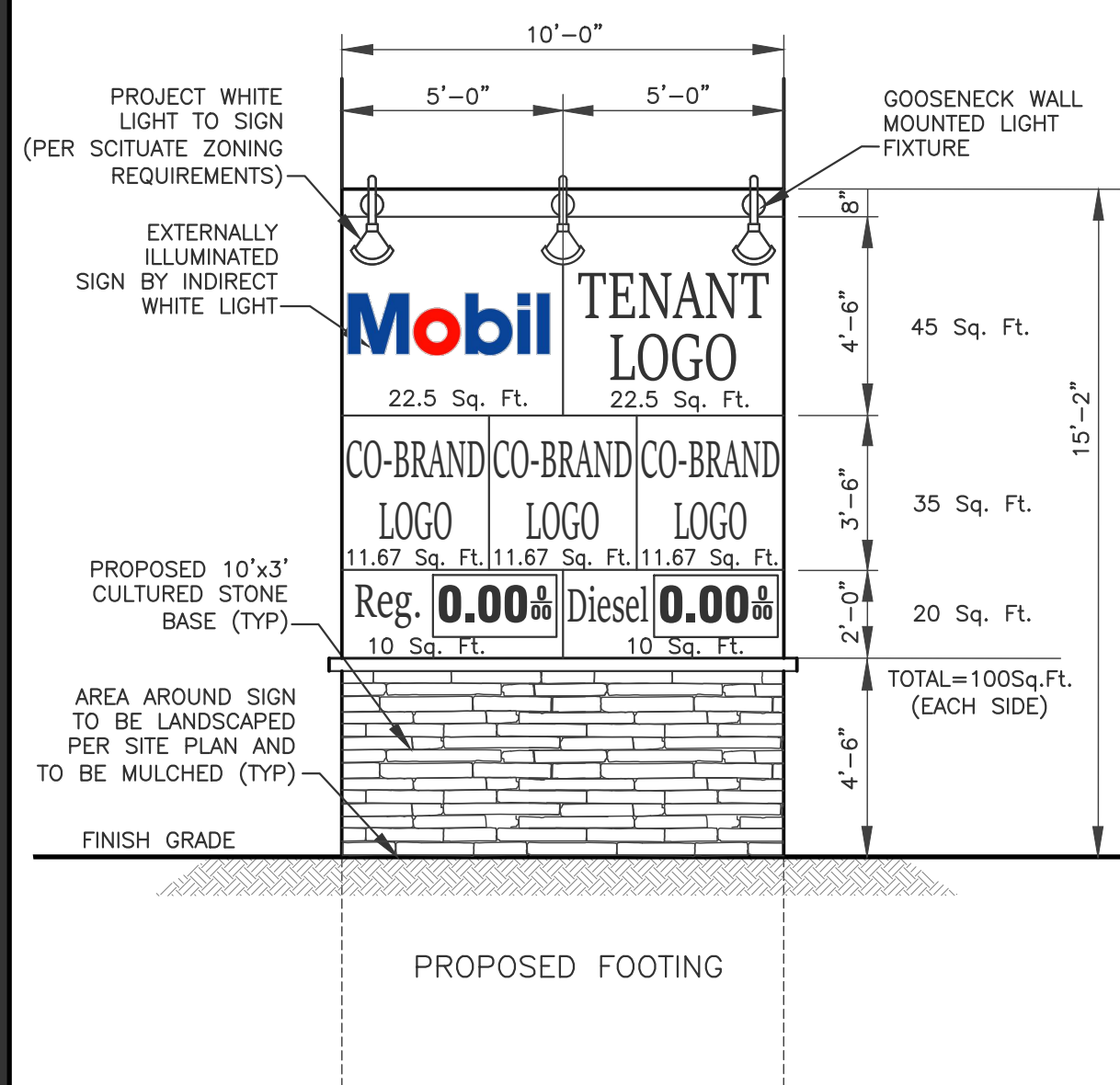
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Designed By: CMS

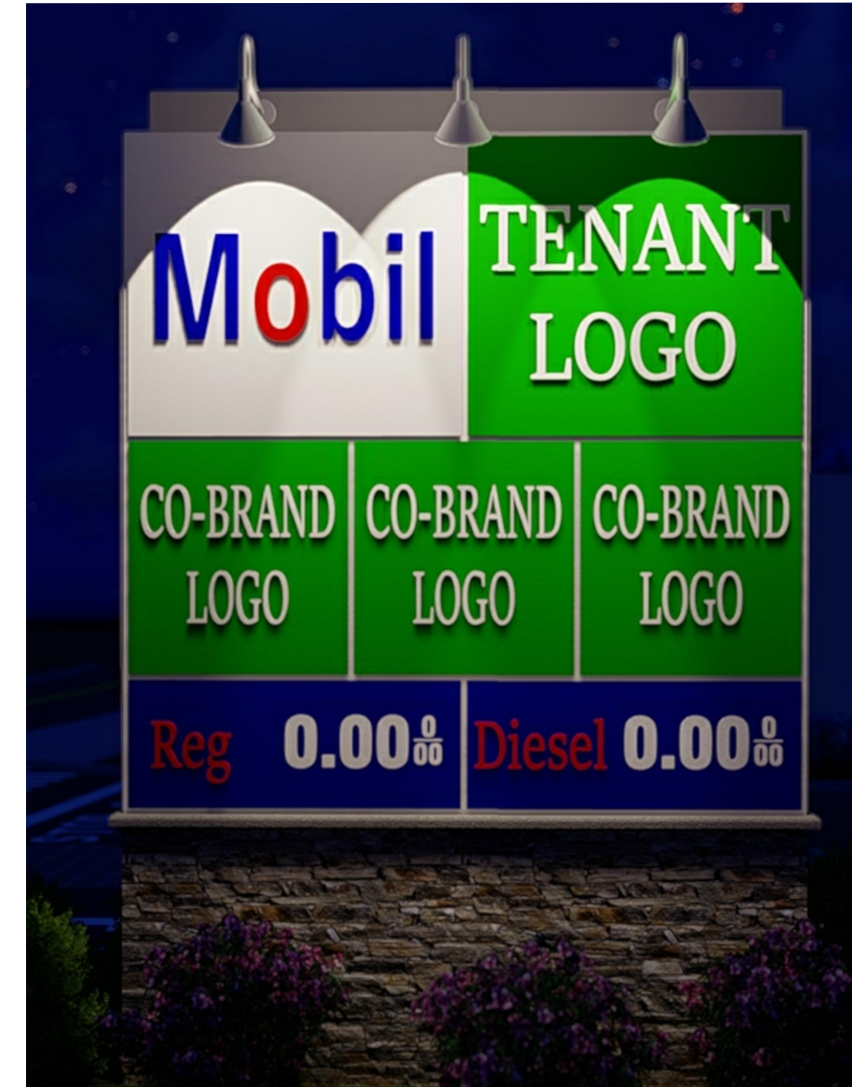
Drawn By: CMS | Checked By: HC

Sheet Title:  
**UNDERGROUND FUEL STORAGE TANKS DETAILS**



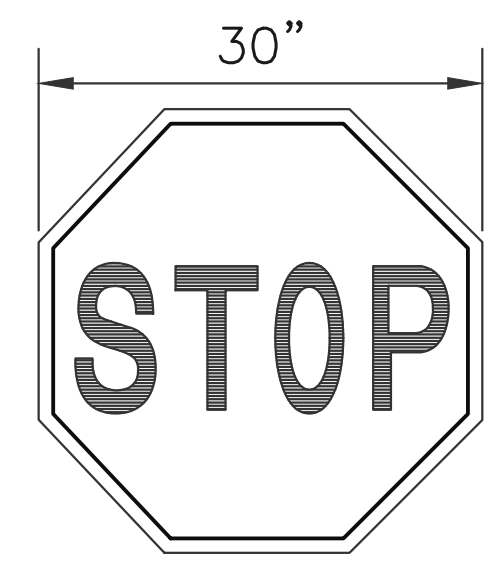


DAYTIME VIEW



EVENING VIEW

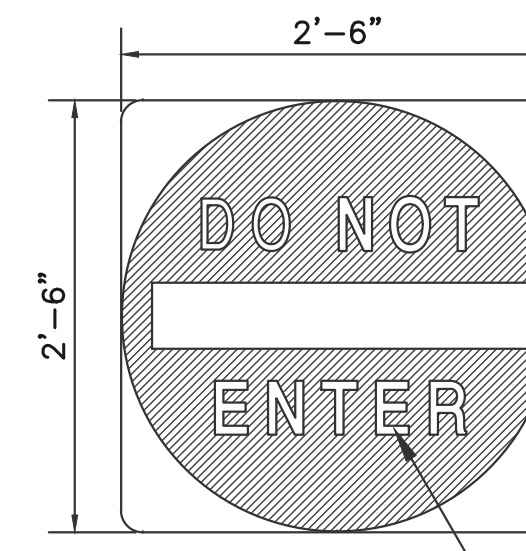
I.D. SIGN DETAIL (TWO SIDED)  
SCALE: 1/4"=1'-0"



30" X 30"  
PROPOSED STOP SIGN  
NOT TO SCALE

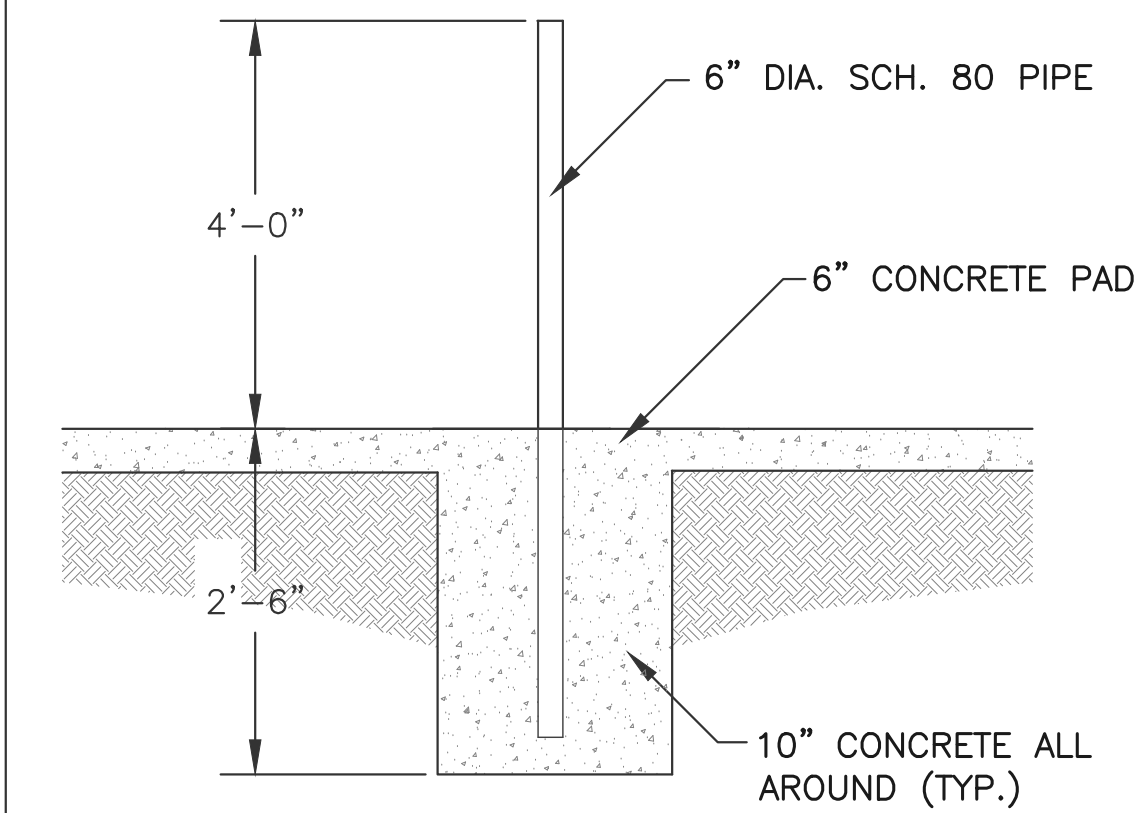


ONE WAY SIGN (LEFT)  
NOT TO SCALE

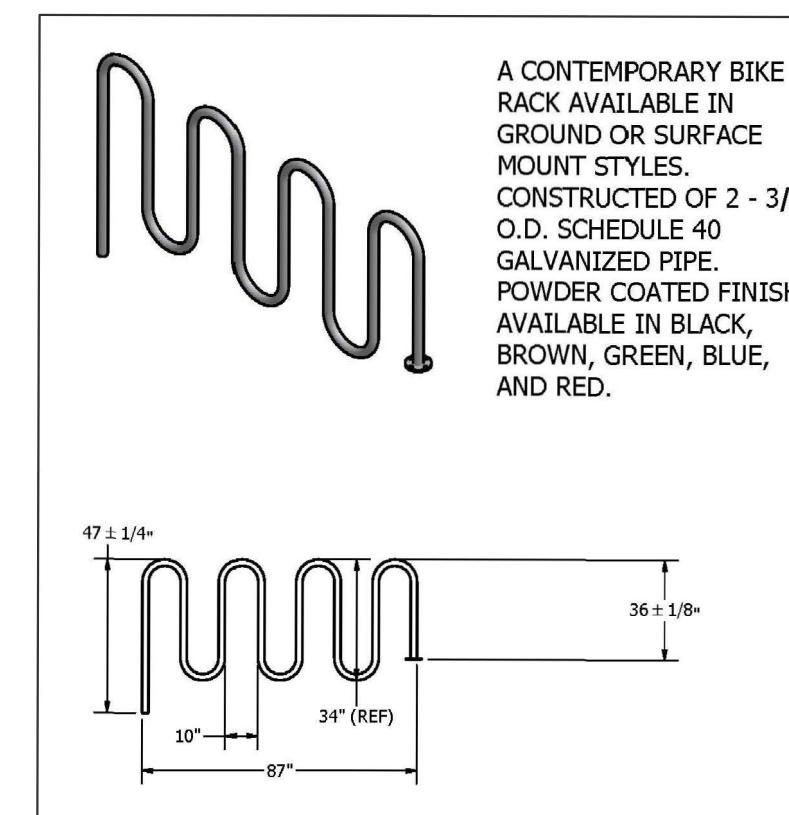


SIGN SPECIFICATIONS:  
DIMENSIONS: 30" X 30"  
COLOR: WHITE BACKGROUND W/ RED MASKING  
MIN. 1" IN HEIGHT WHITE LETTERING ON RED BACKGROUND  
SIGN SHALL BE CONSPICUOUSLY POSTED IN FRONT OF DRIVEWAY OPENING

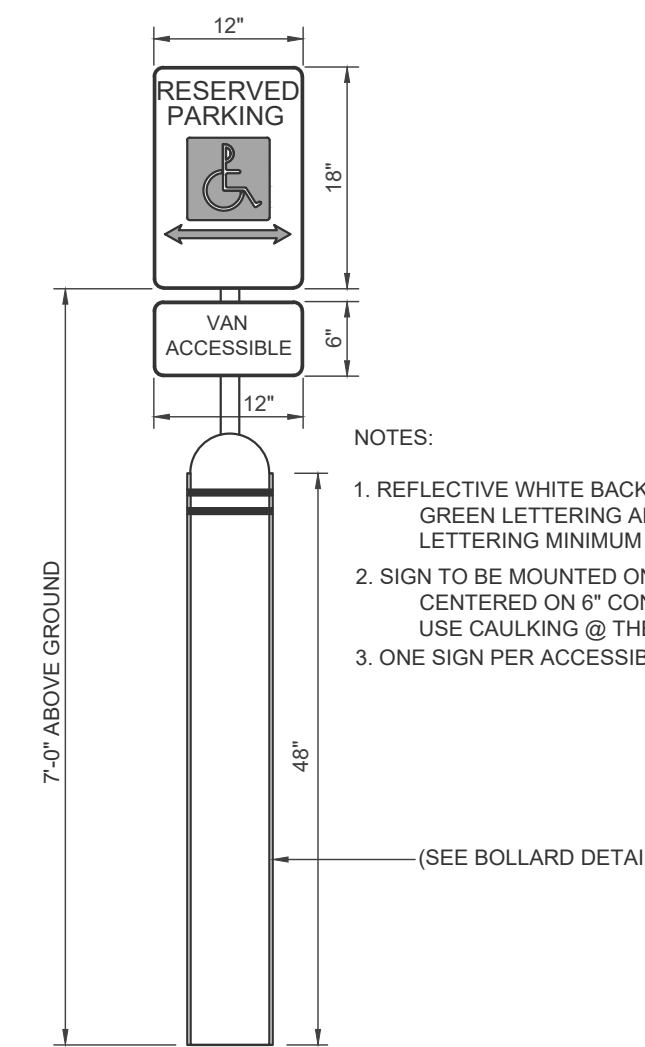
DO NOT ENTER SIGN  
NOT TO SCALE



BOLLARD DETAIL  
NOT TO SCALE



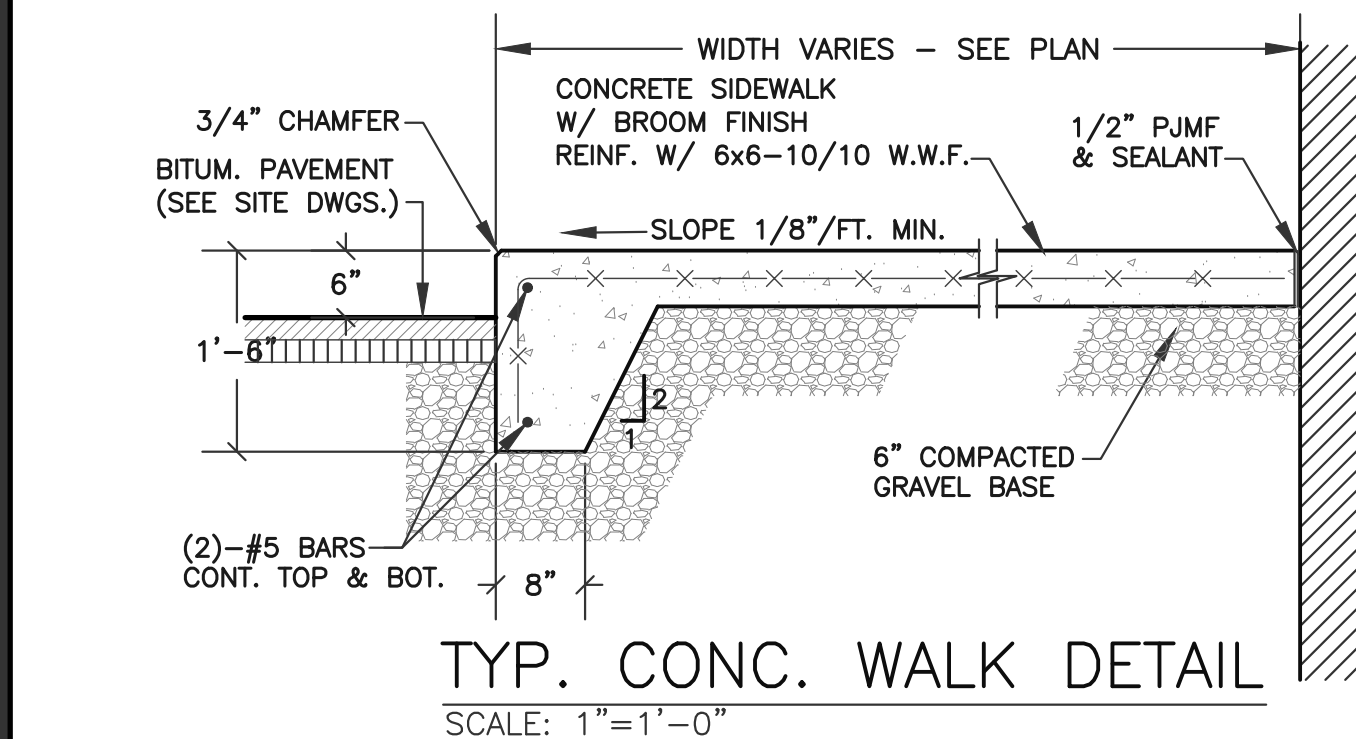
WAVE BIKE RACK DETAIL  
NOT TO SCALE



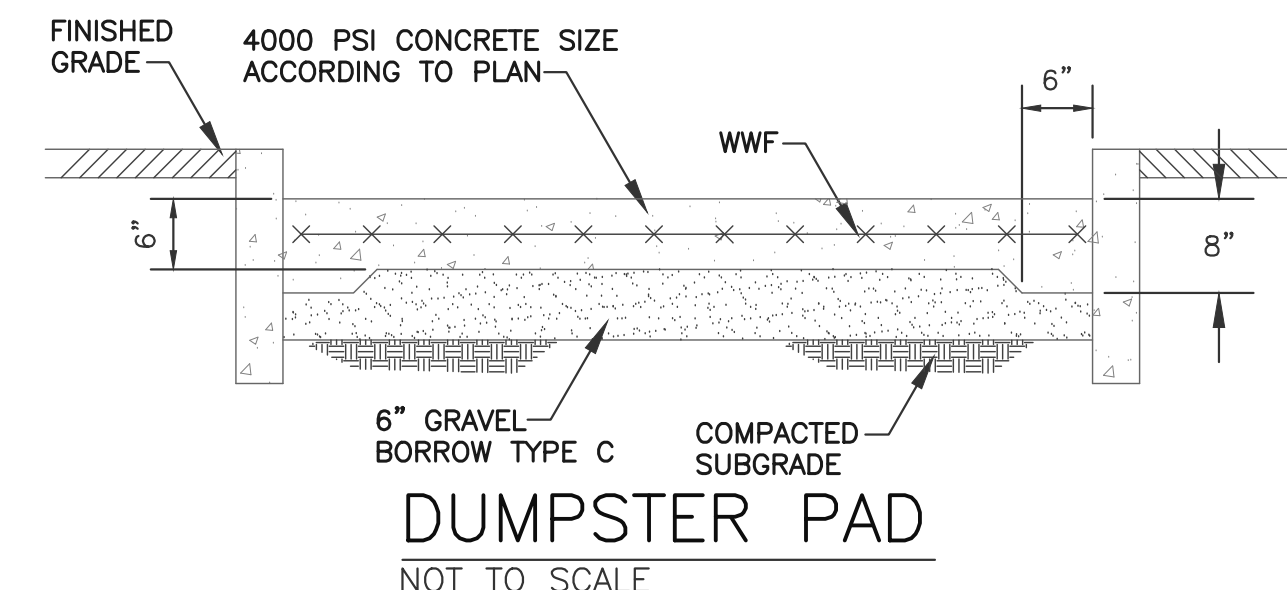
HANDICAP SIGN ON BOLLARD DETAIL  
NOT TO SCALE



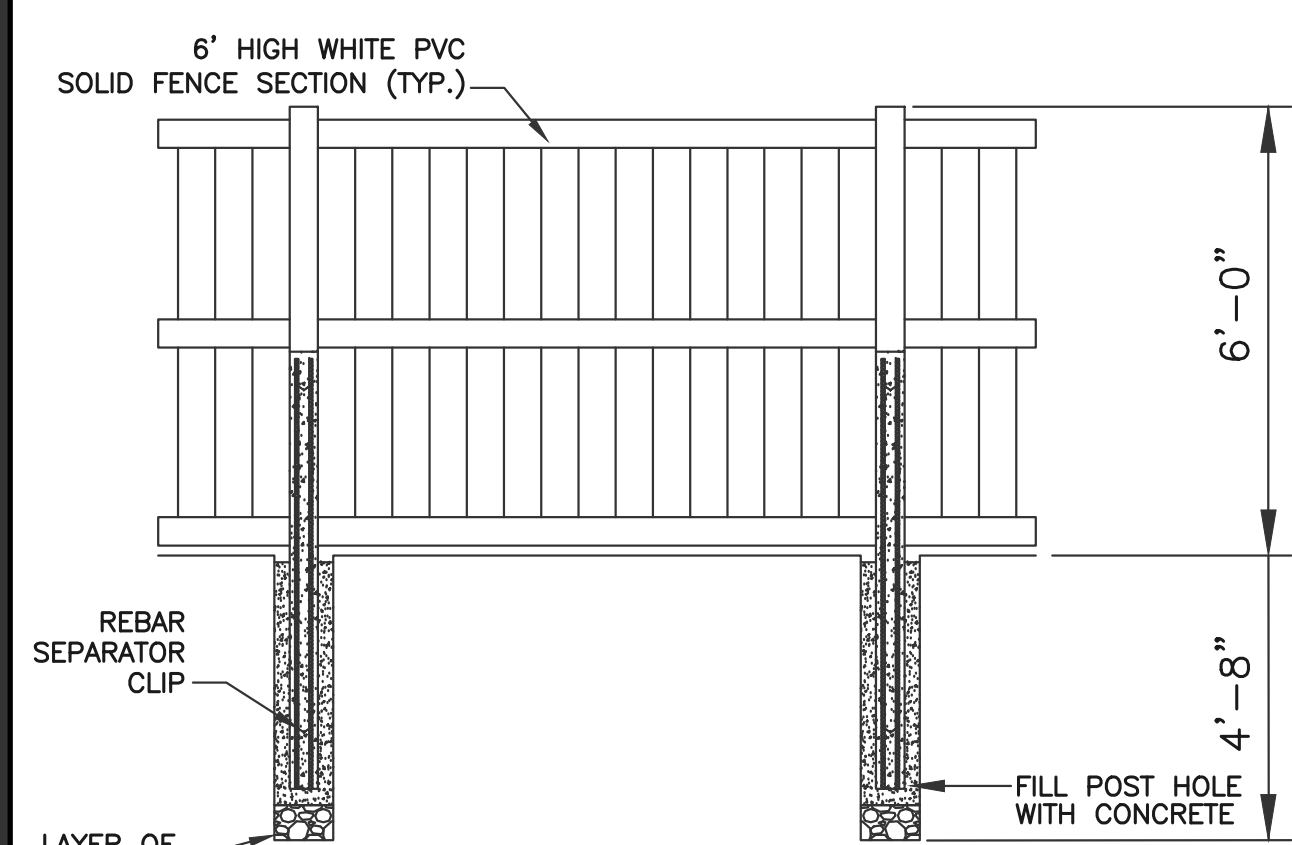
HANDICAP SIGN W/  
VAN ACCESSIBLE PLATE  
NOT TO SCALE



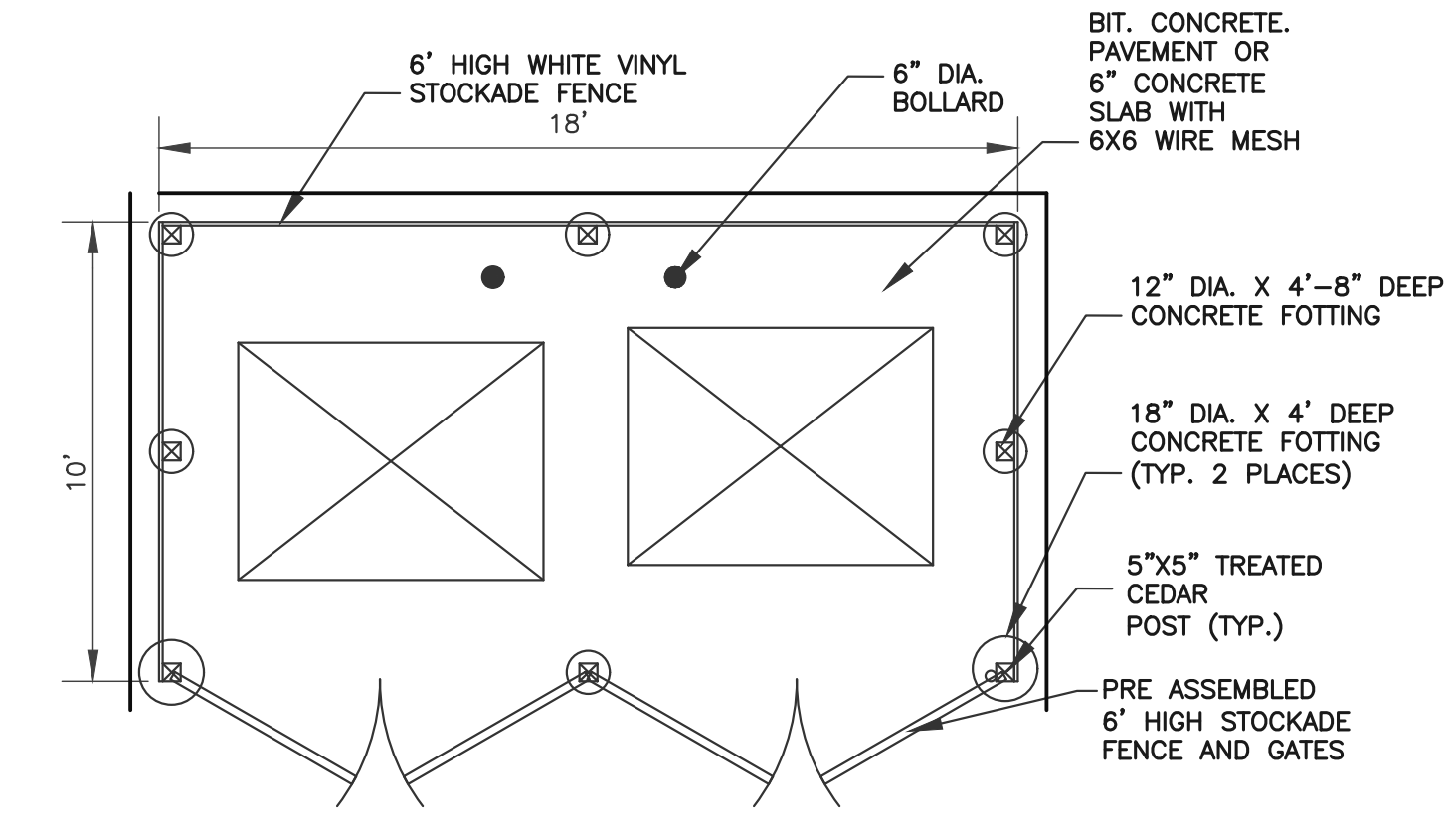
TYP. CONC. WALK DETAIL  
SCALE: 1"=1'-0"



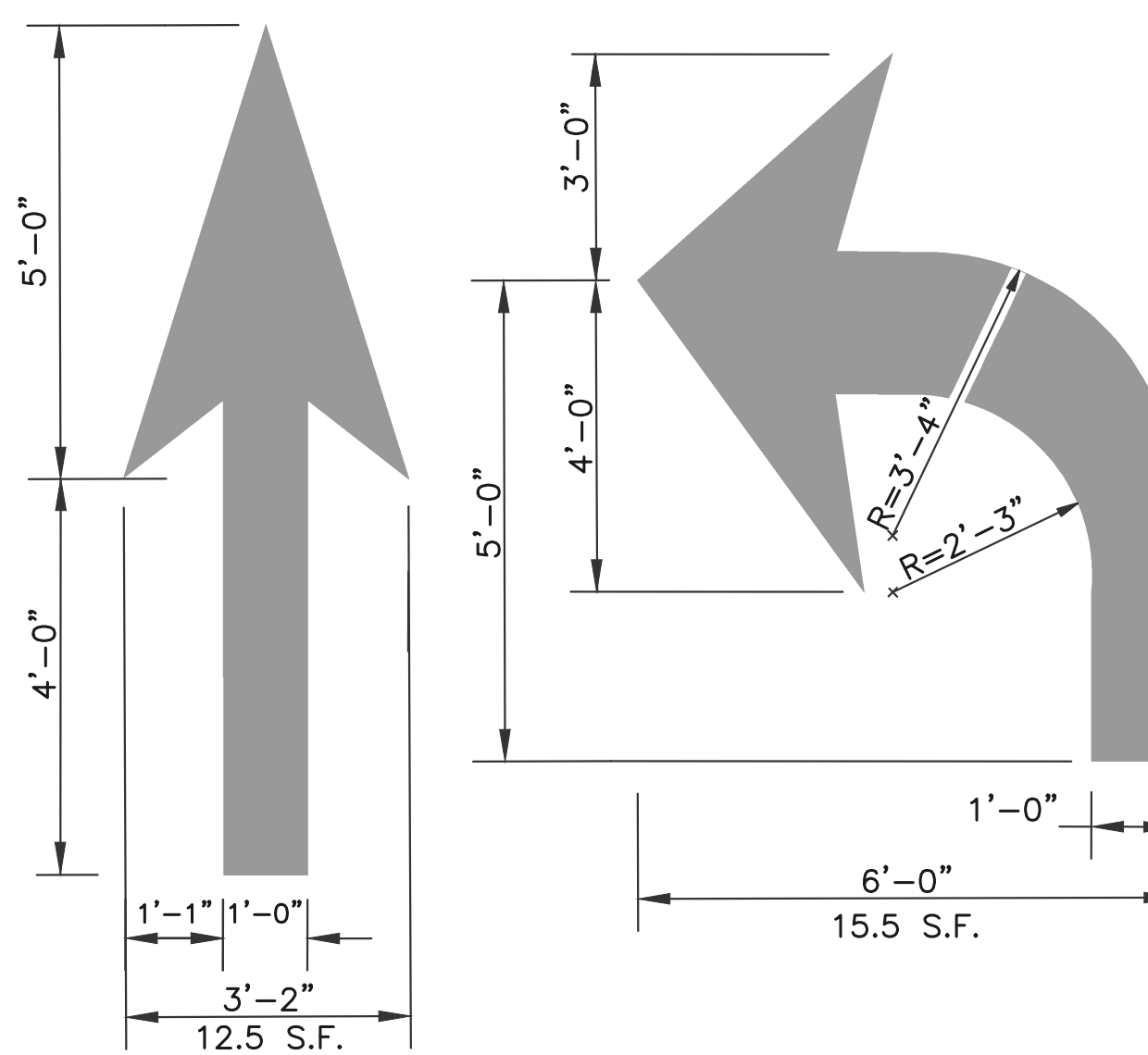
DUMPSTER PAD  
NOT TO SCALE



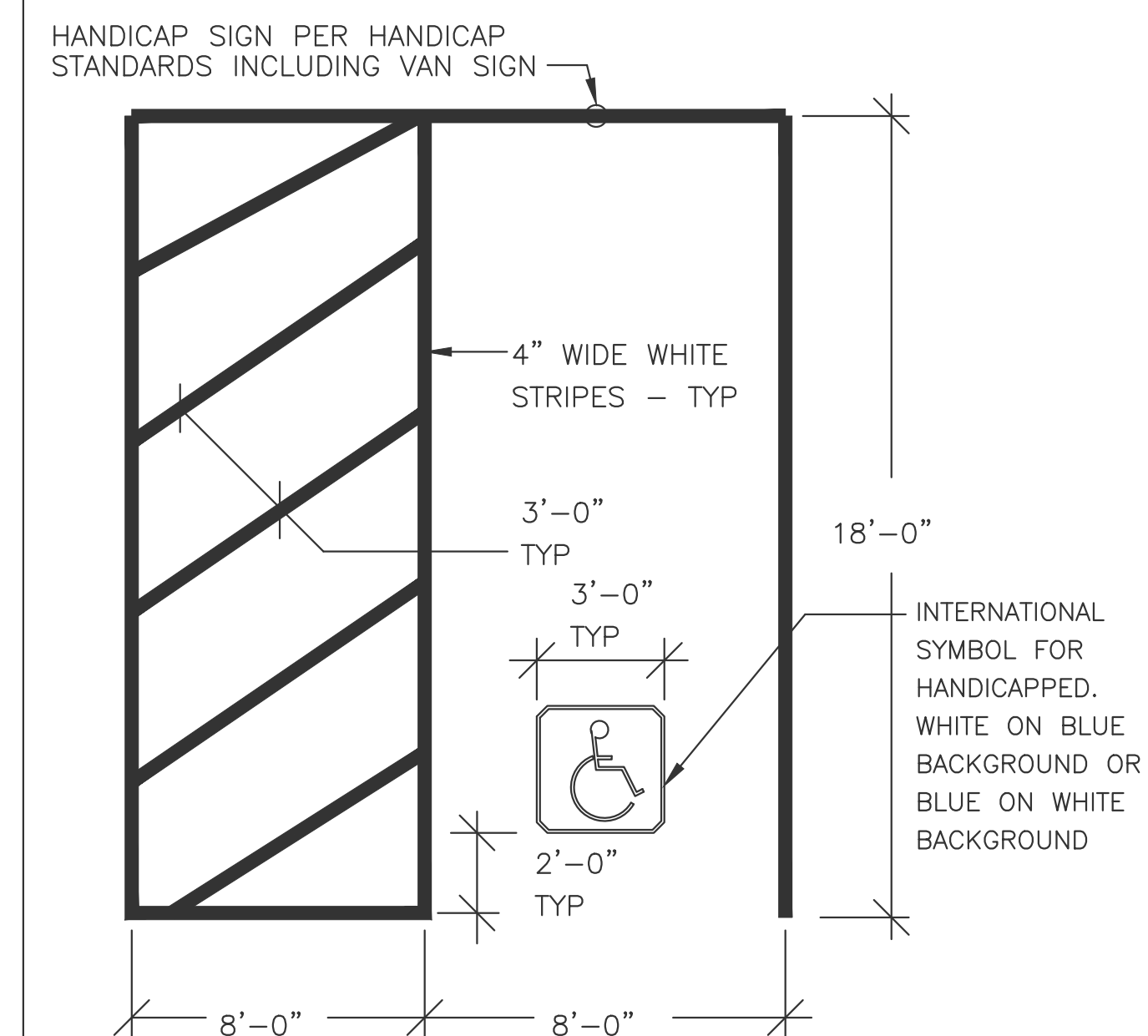
6' HIGH WHITE PVC FENCE DETAIL  
NOT TO SCALE



DUMPSTER ENCLOSURE  
NOT TO SCALE



TYPICAL PAVEMENT MARKING ARROWS  
NOT TO SCALE



PARKING DETAIL  
NOT TO SCALE

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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

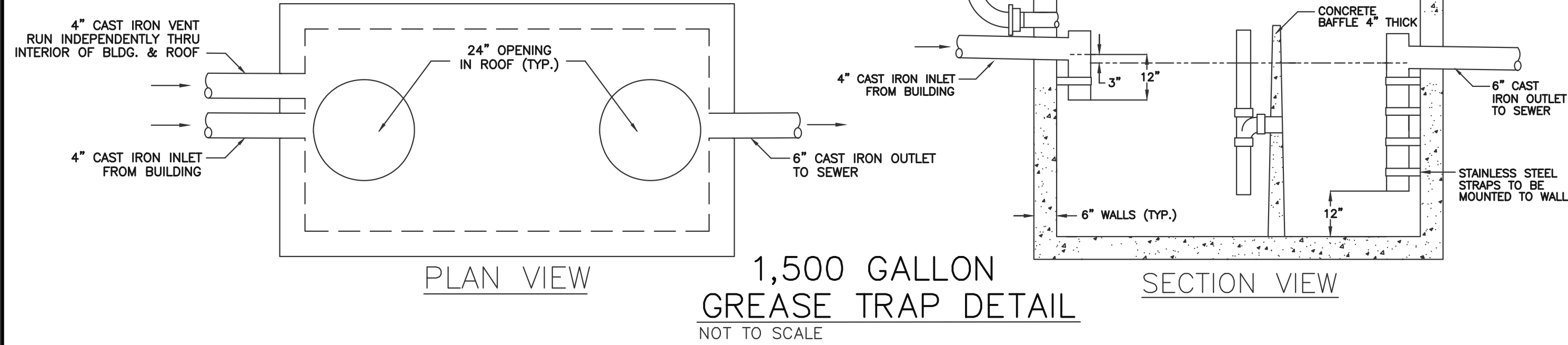
| Revisions |            |                                |
|-----------|------------|--------------------------------|
| No.       | Date       | Description                    |
| 1         | 07/24/2020 | Revised Plans                  |
| 2         | 09/08/2020 | Addressed Peer Review Comments |
|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

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

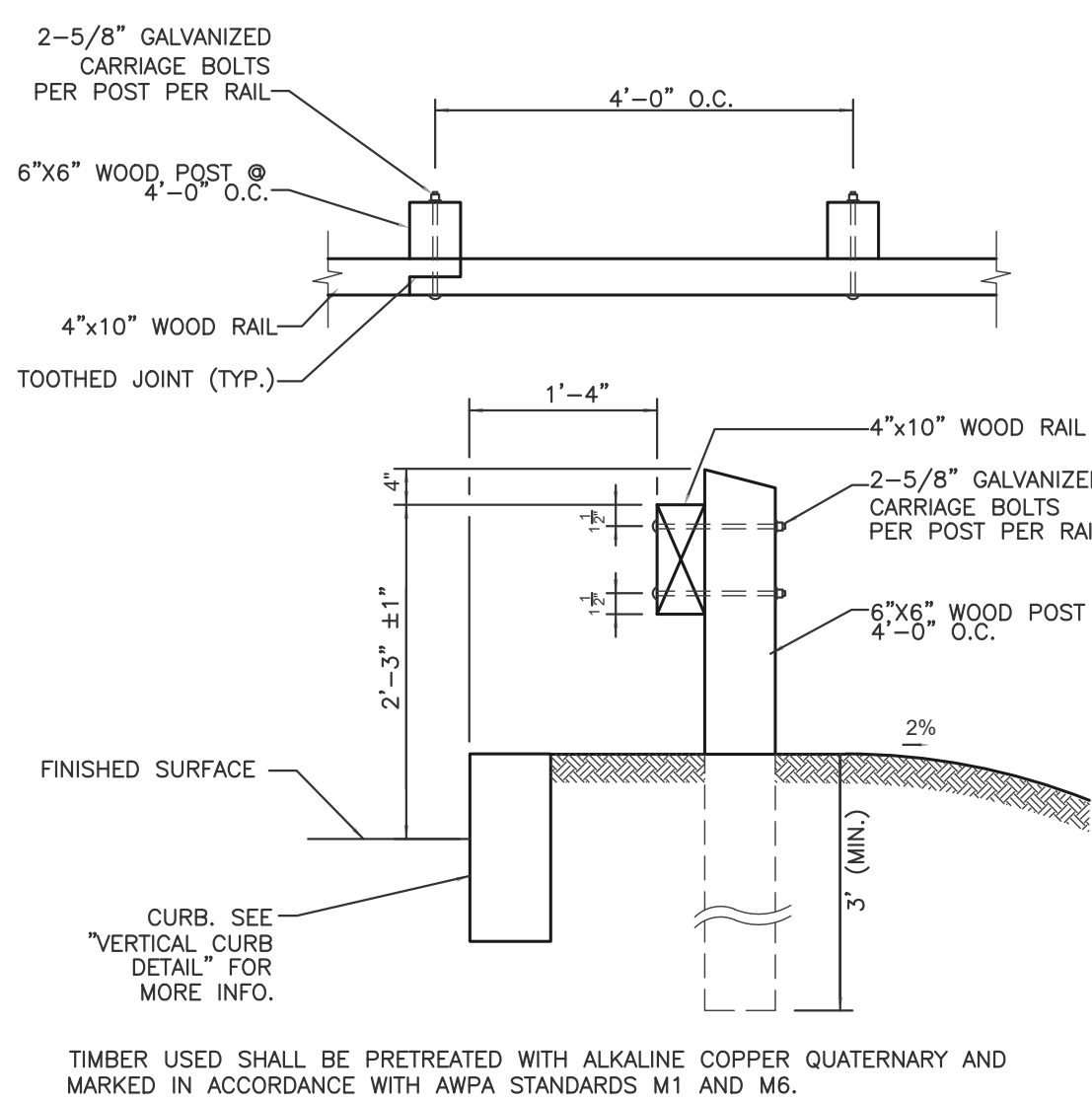
SITE DETAILS #1



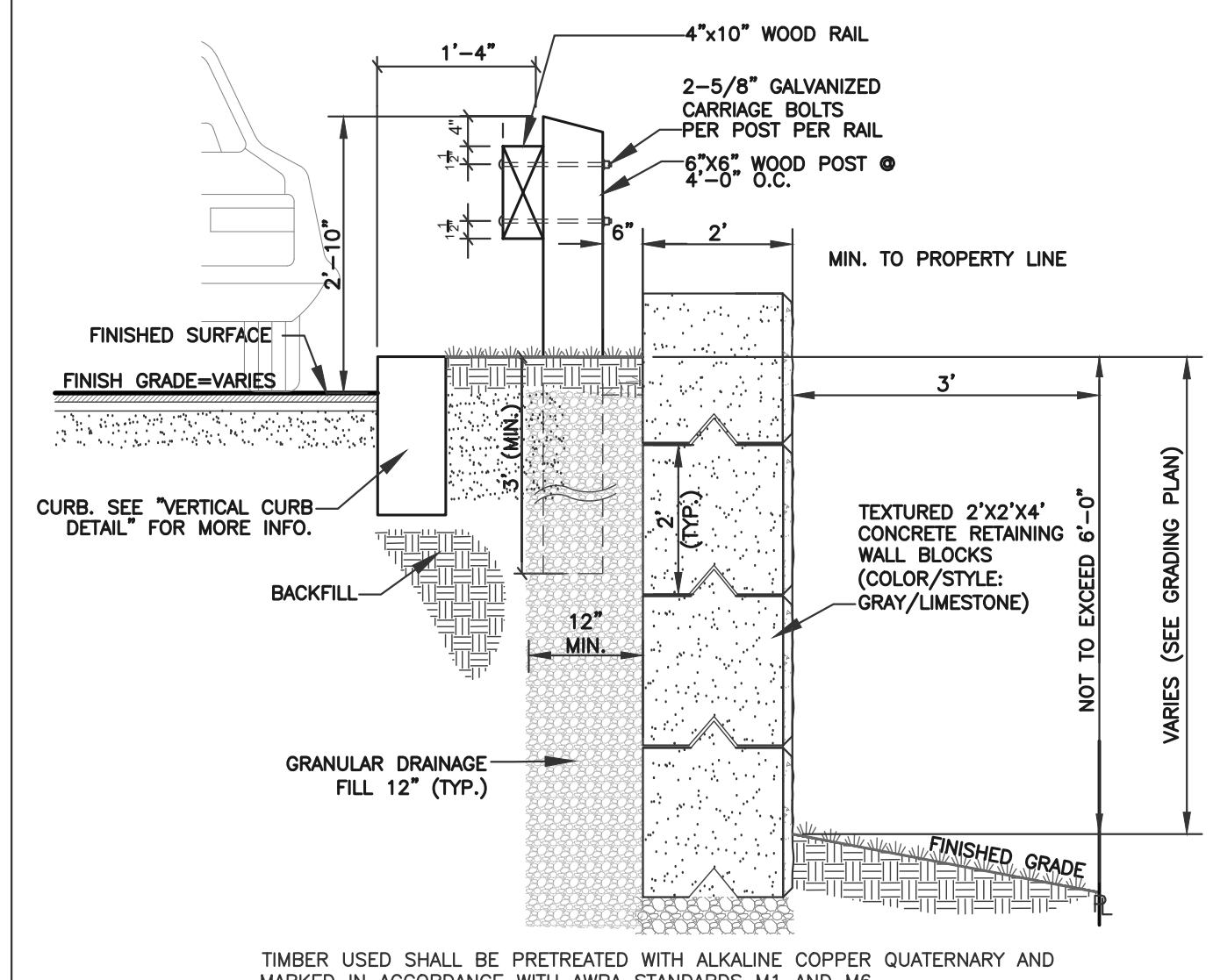
- DESIGN NOTES:**  
 PRECAST GREASE TRAPS 1,500 GALLONS/H2O
- 1.) CONCRETE MINIMUM STRENGTH 5,000 P.S.I. @ 28 DAYS.
  - 2.) STEEL REINFORCEMENT ASTM A-615-79 GRADE 60, 1" MIN. COVER.
  - 3.) DESIGN LOAD PER AASHTO HS-20-44.
  - 4.) EARTH COVER 0 TO 5ft.
  - 5.) WATER TABLE 3.5ft BELOW FINISH GRADE.
  - 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



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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

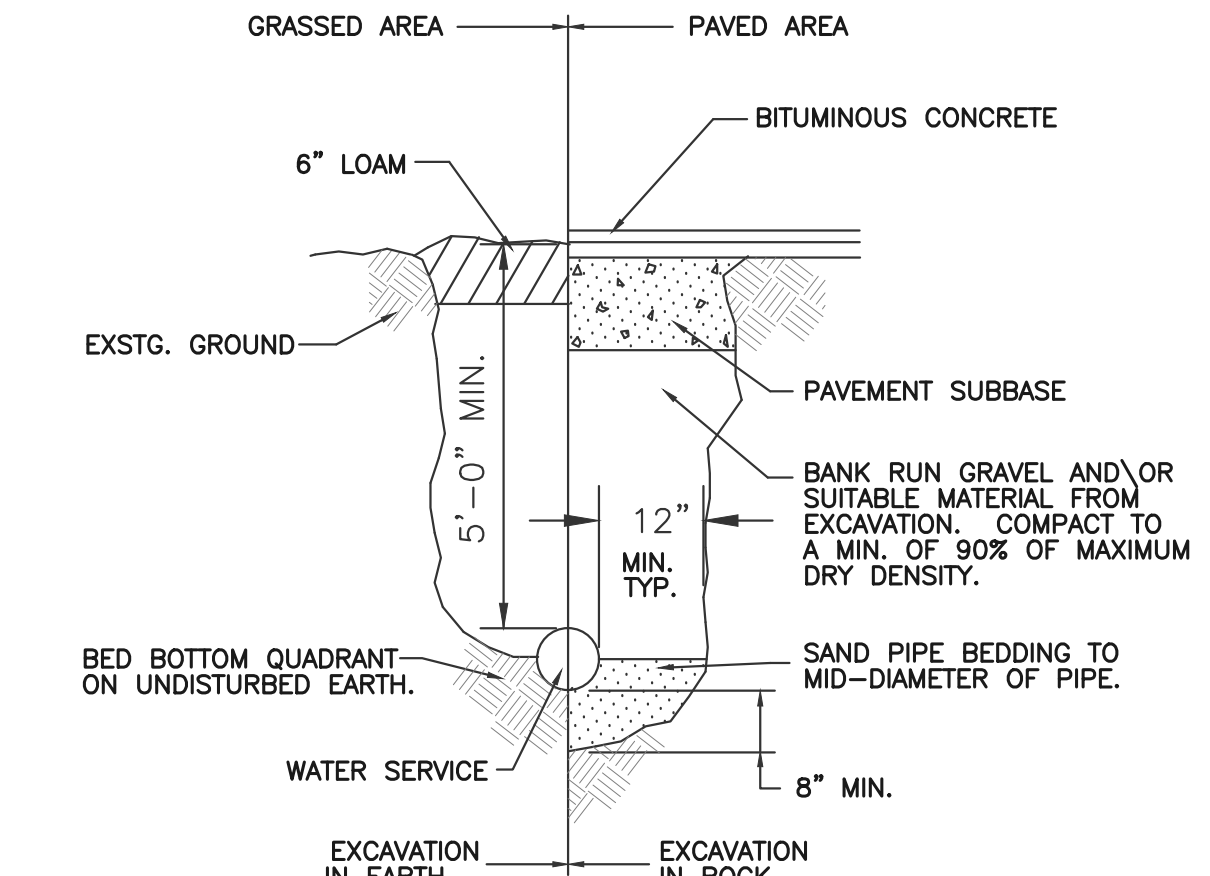


Issue Date: 06/23/2020

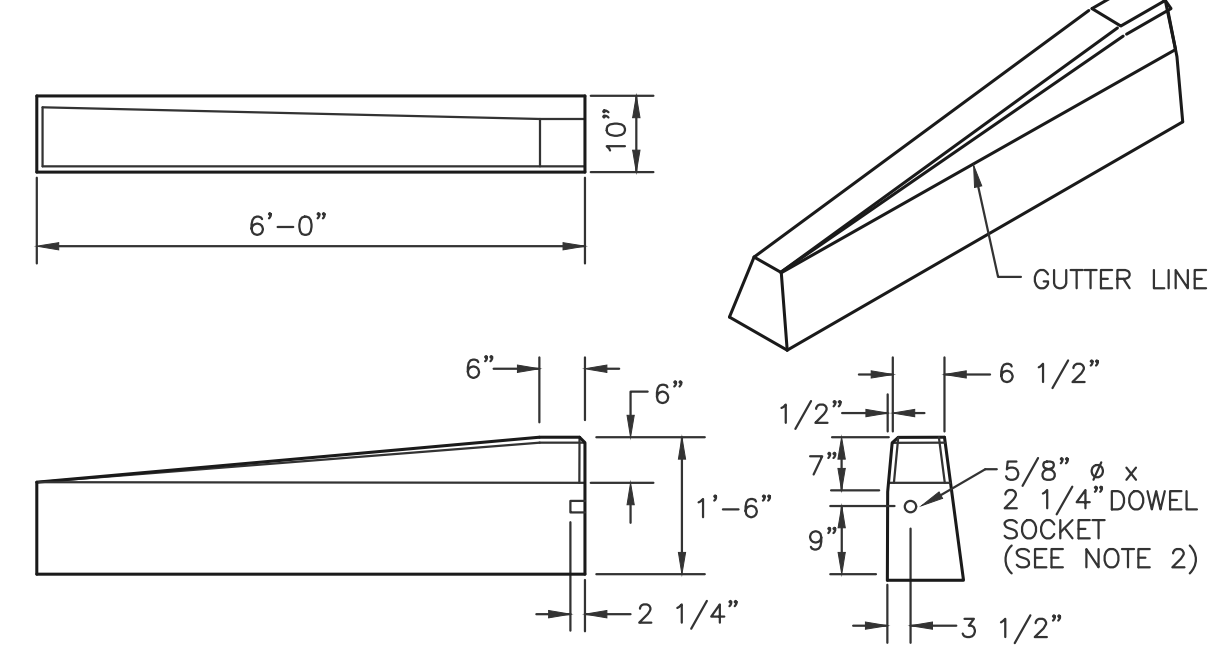
| Revisions |            |                                |
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Project Number: 20-571  
 Scale: AS SHOWN  
 Designed By: CMS  
 Drawn By: CMS | Checked By: HC  
 Sheet Title:

SITE DETAILS #2

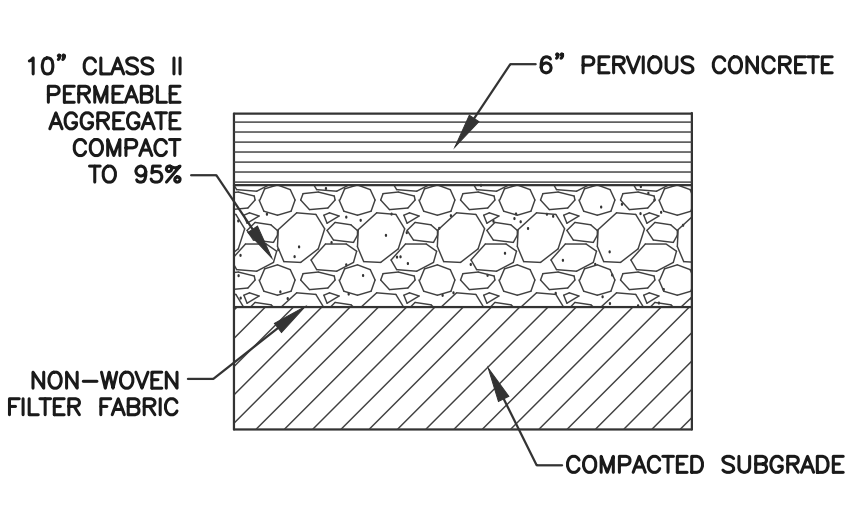


**WATER SERVICE TRENCH DETAIL**  
 NOT TO SCALE

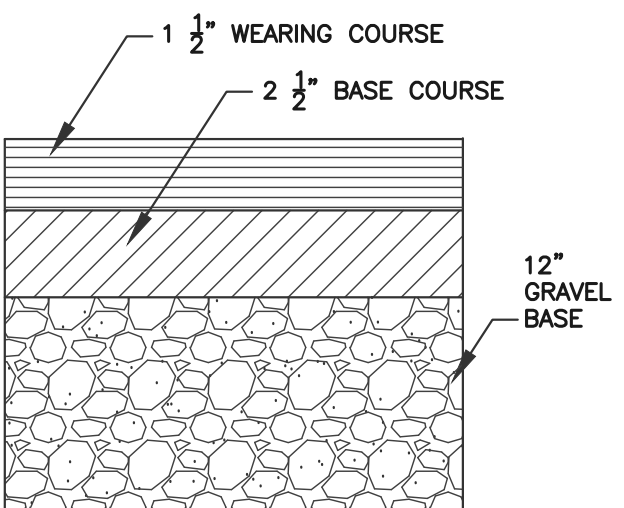


- NOTES:**
1. DRAWING SHOWS TRANSITION CURB FOR ONE DIRECTION. FOR OTHER DIRECTION USE OPPOSITE HAND AND INCLUDE A 1/2" x 4" EPOXY COATED DOWEL.
  2. EXPOSED SURFACES TO HAVE A SPONGE FLOAT FINISH.
  3. EXPOSED EDGES TO HAVE A 3/4" CHAMFER.

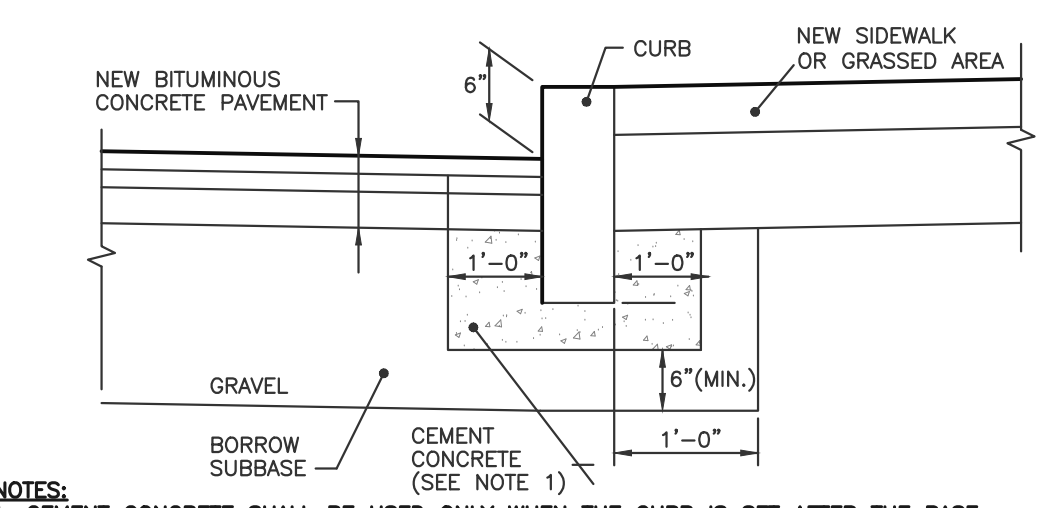
**6'-0" GRANITE TRANSITION CURB (TYP)**  
 NOT TO SCALE



**PERVIOUS PAVEMENT DETAIL**  
 NOT TO SCALE

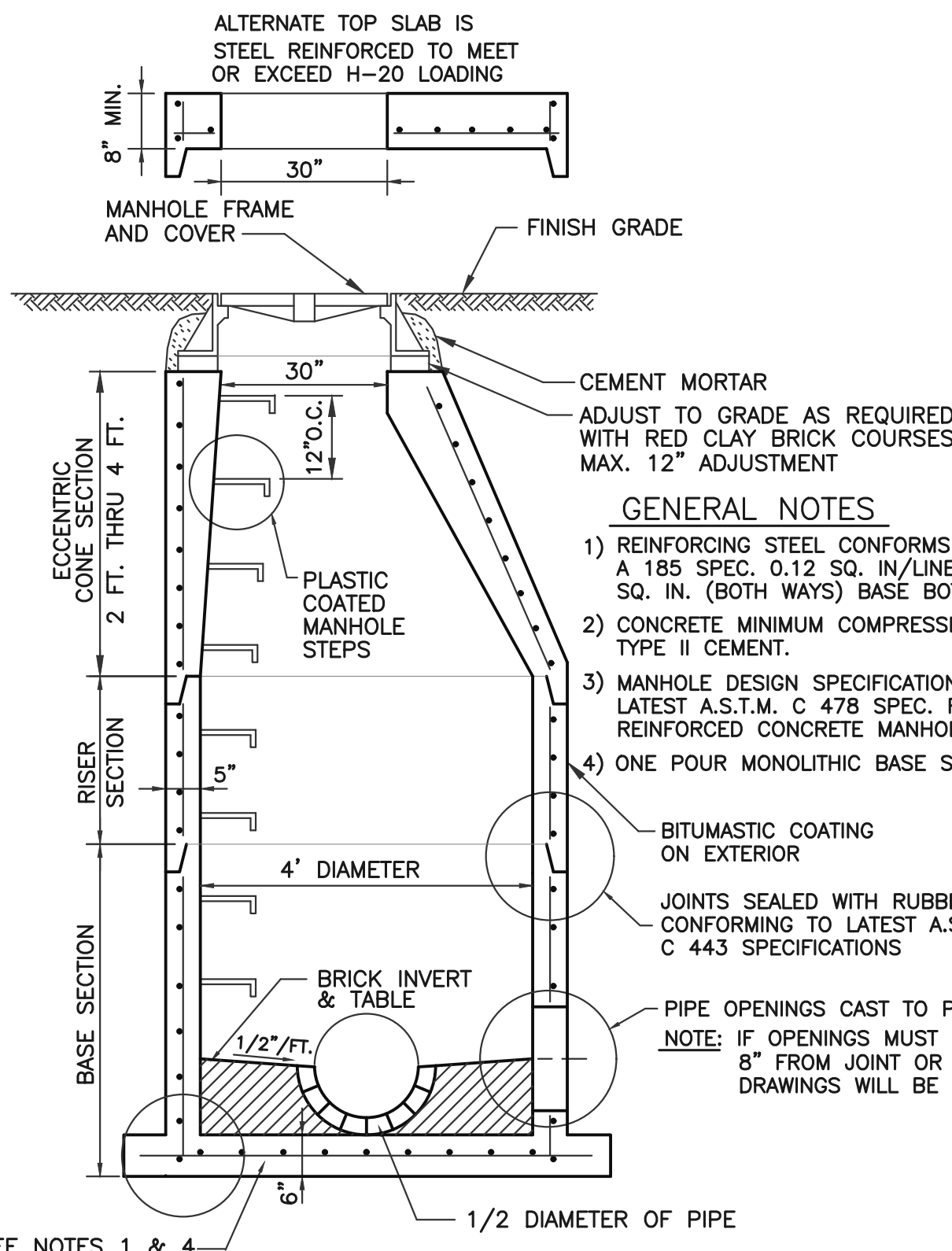


**PAVING DETAIL**  
 NOT TO SCALE

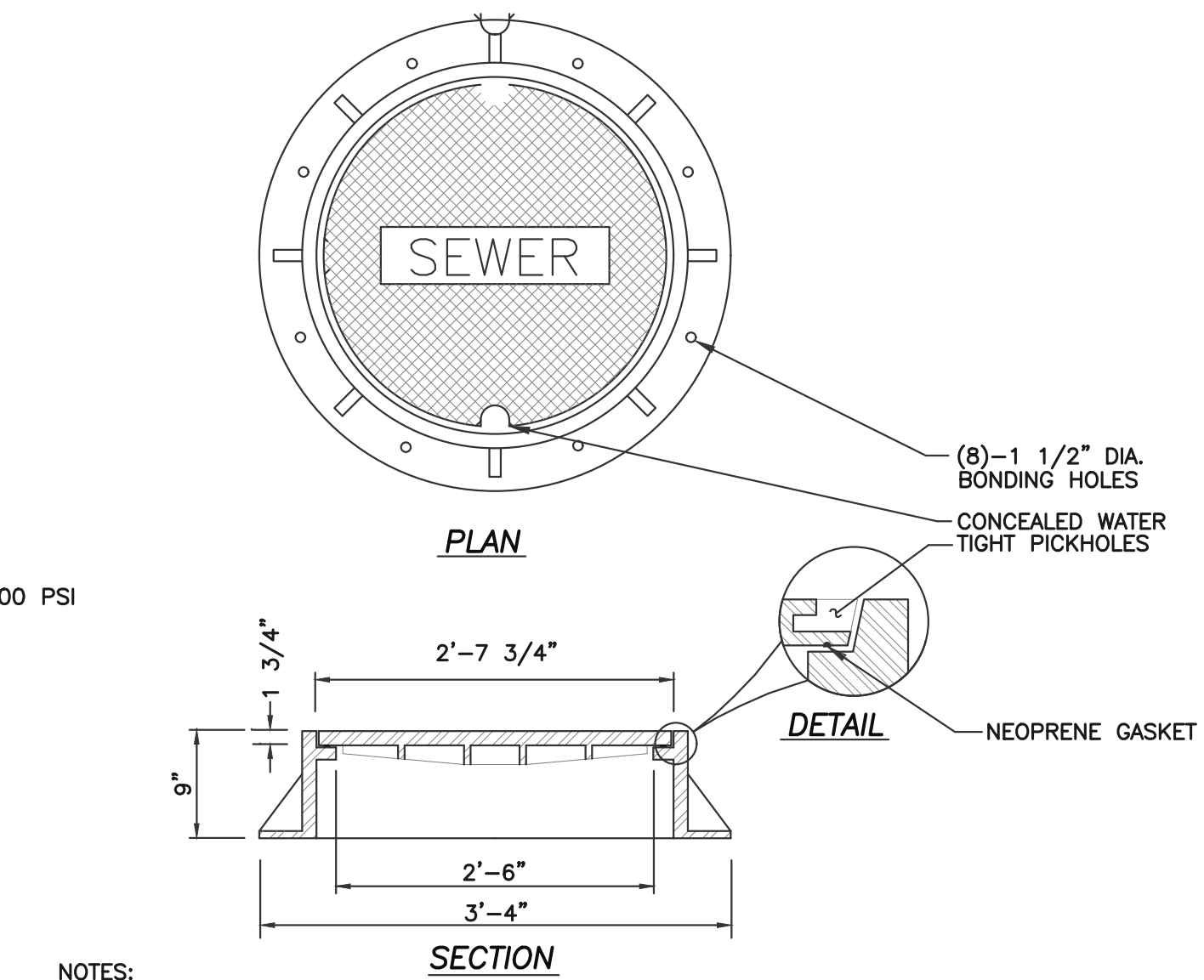


- NOTES:**
1. CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE, OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO BOTTOM OF THE BASE COURSE.

**CURB SETTING DETAIL**  
 NOT TO SCALE

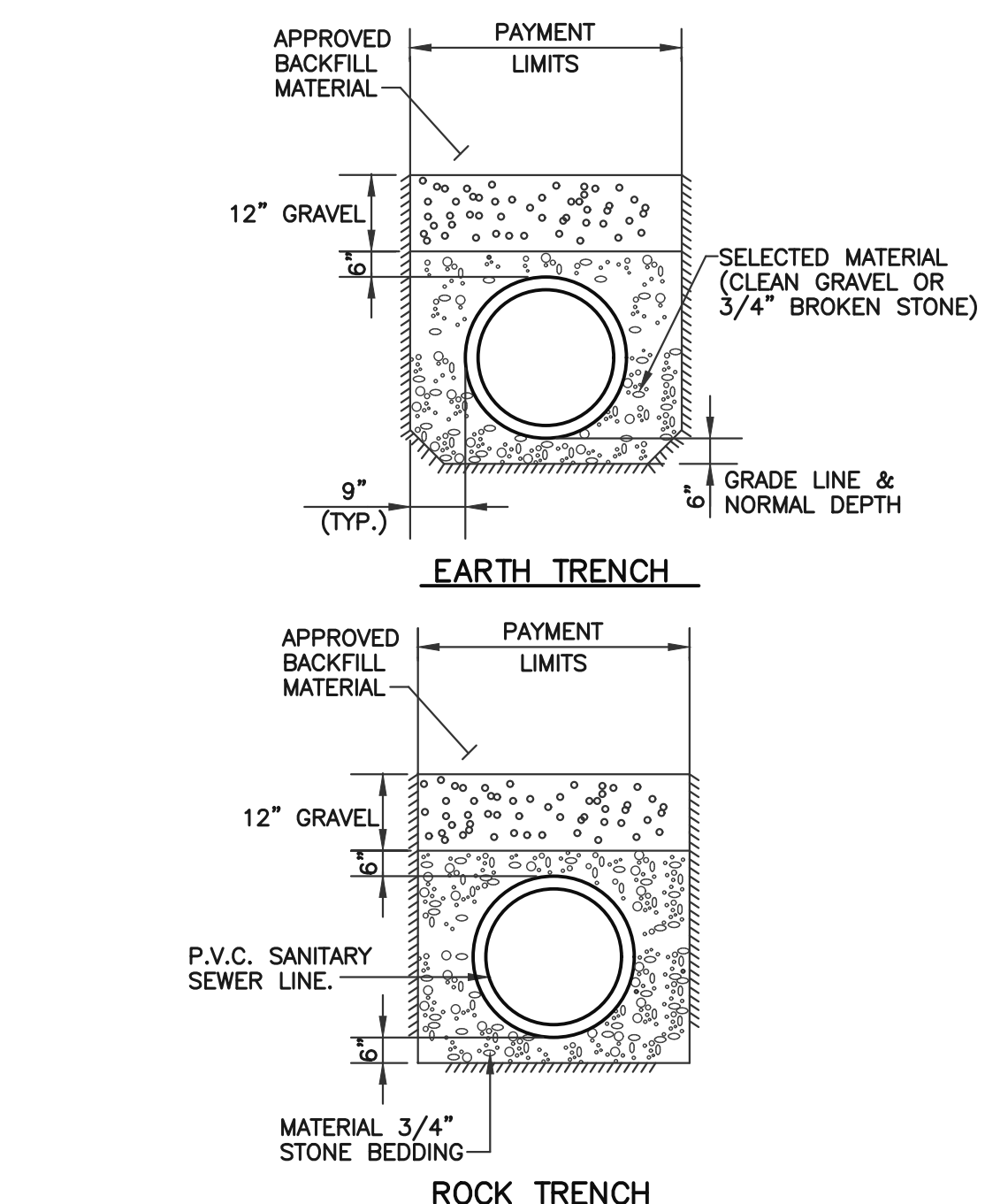


**PRECAST MANHOLE - 4' DIA.**  
 NOT TO SCALE



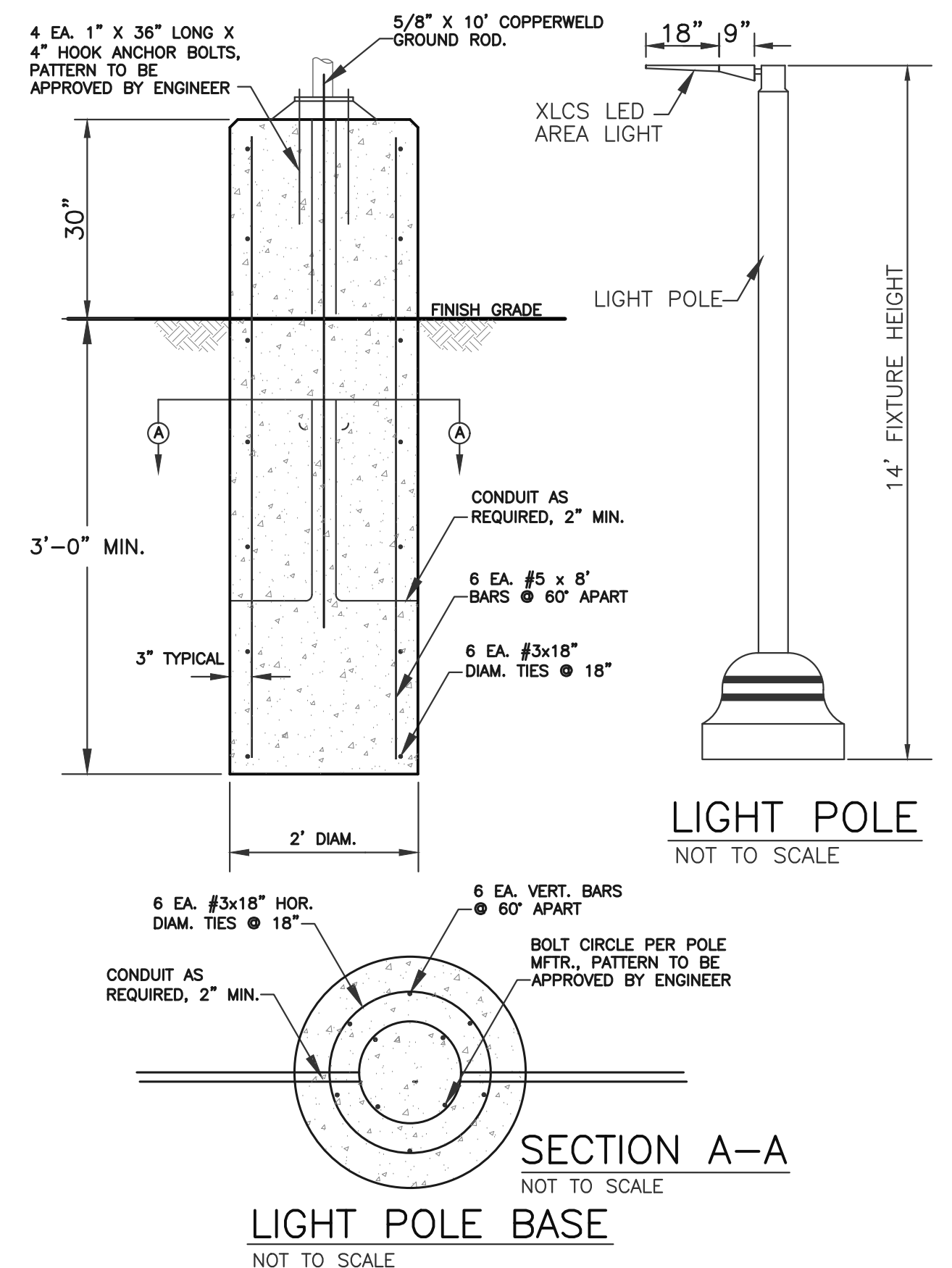
- NOTES:**
1. MANHOLE COVER TO BE SOLID AND WATER-TIGHT WITH NO VENT HOLES.
  2. THE LOWER SURFACE OF THE COVER AND THE CORRESPONDING UPPER SURFACE OF THE FRAME SHALL BE MACHINE FINISHED TO PROVIDE SMOOTH FLAT CONTACT OR FIT WITHOUT ANY TENDENCY FOR THE COVER TO ROCK OR RATTLE.

**SANITARY SEWER MANHOLE FRAME AND COVER**  
 NOT TO SCALE



| PIPE (I.D.) | TRENCH WIDTH |
|-------------|--------------|
| 4" - 12"    | 3' - 0"      |
| 15" - 24"   | DIA. + 2'-0" |
| 27" - 36"   | DIA. + 2'-6" |
| OVER 36"    | DIA. + 3'-0" |

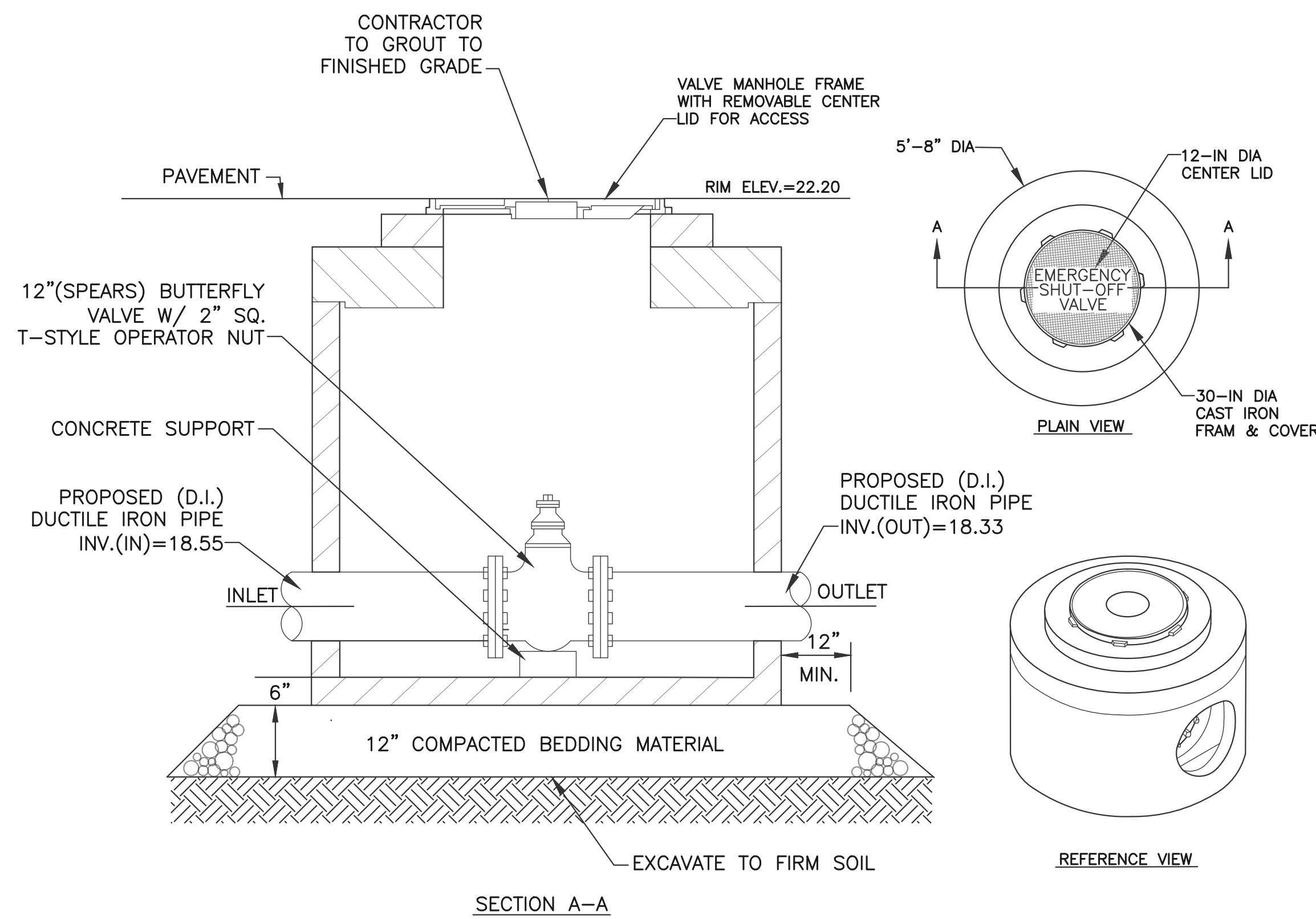
**TYPICAL PIPE BEDDING & TRENCH DETAILS**  
 NOT TO SCALE



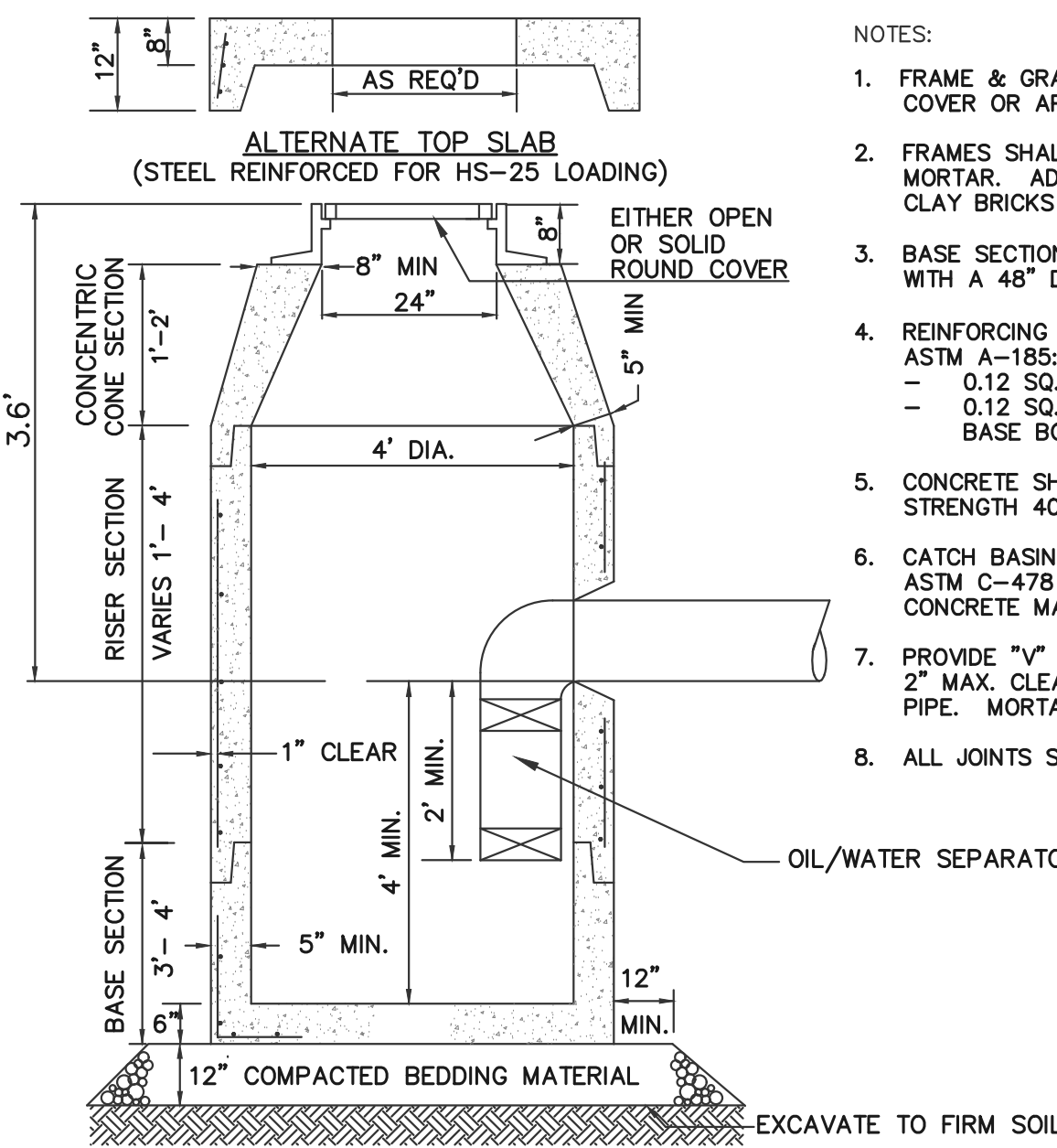
- NOTE:**
1. 4,000 PSI MIN. CONC.
  2. SET ON UNDISTURBED EARTH, MIN. BEARING 2,000 PSF.
  3. UNSUITABLE MATERIAL SHALL BE EXCAVATED AND FILLED WITH 12" CRUSHED STONE.
  4. PRECAST UNIT SHALL BE APPROVED ONLY BY THE ENGINEER UPON SHOP DRAWING REVIEW.

**LIGHT POLE BASE**  
 NOT TO SCALE



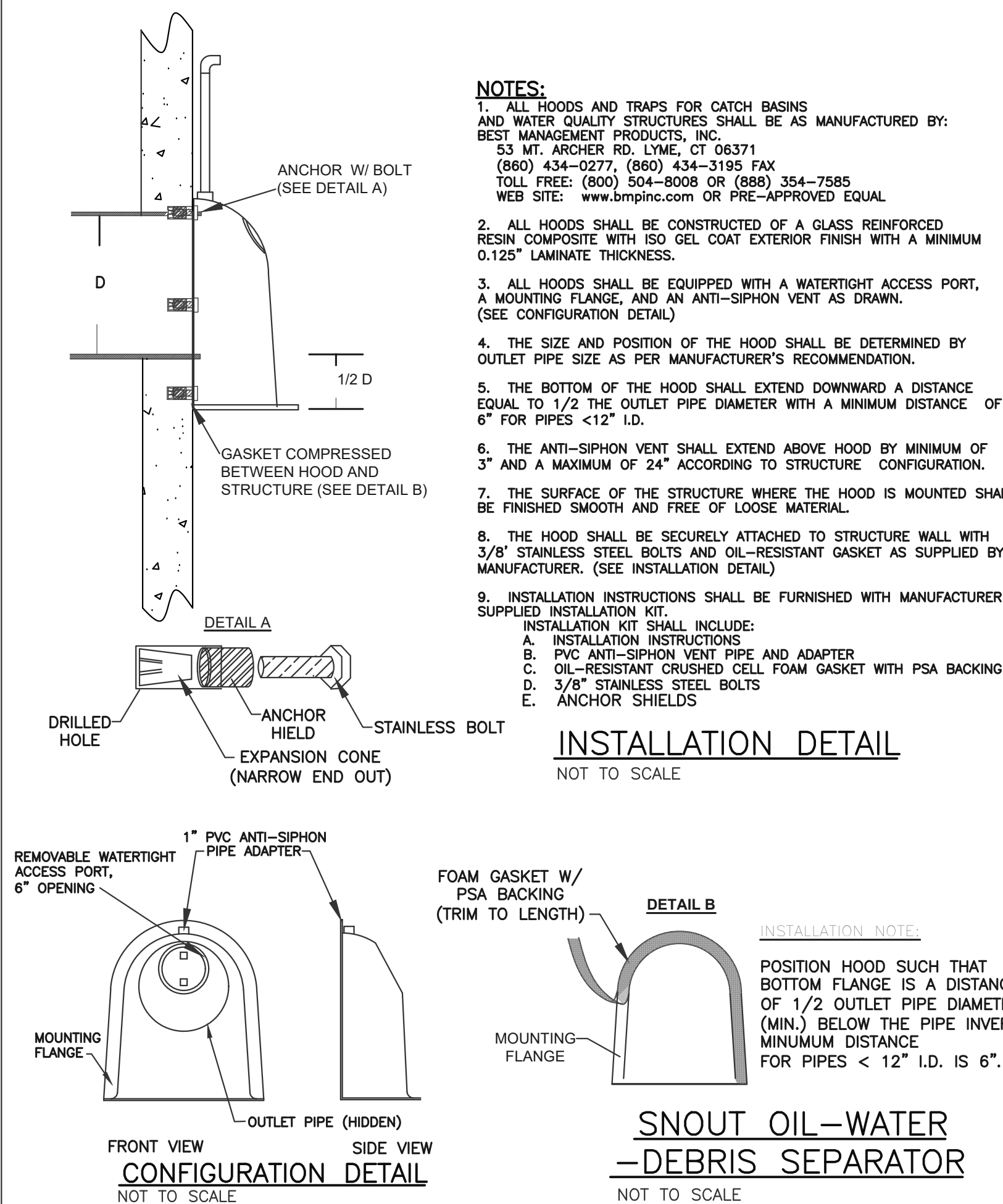


SECTION A-A  
VALVE BOX WITH SHUT-OFF  
CONCRETE INSIDE MANHOLE DETAIL  
NOT TO SCALE



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

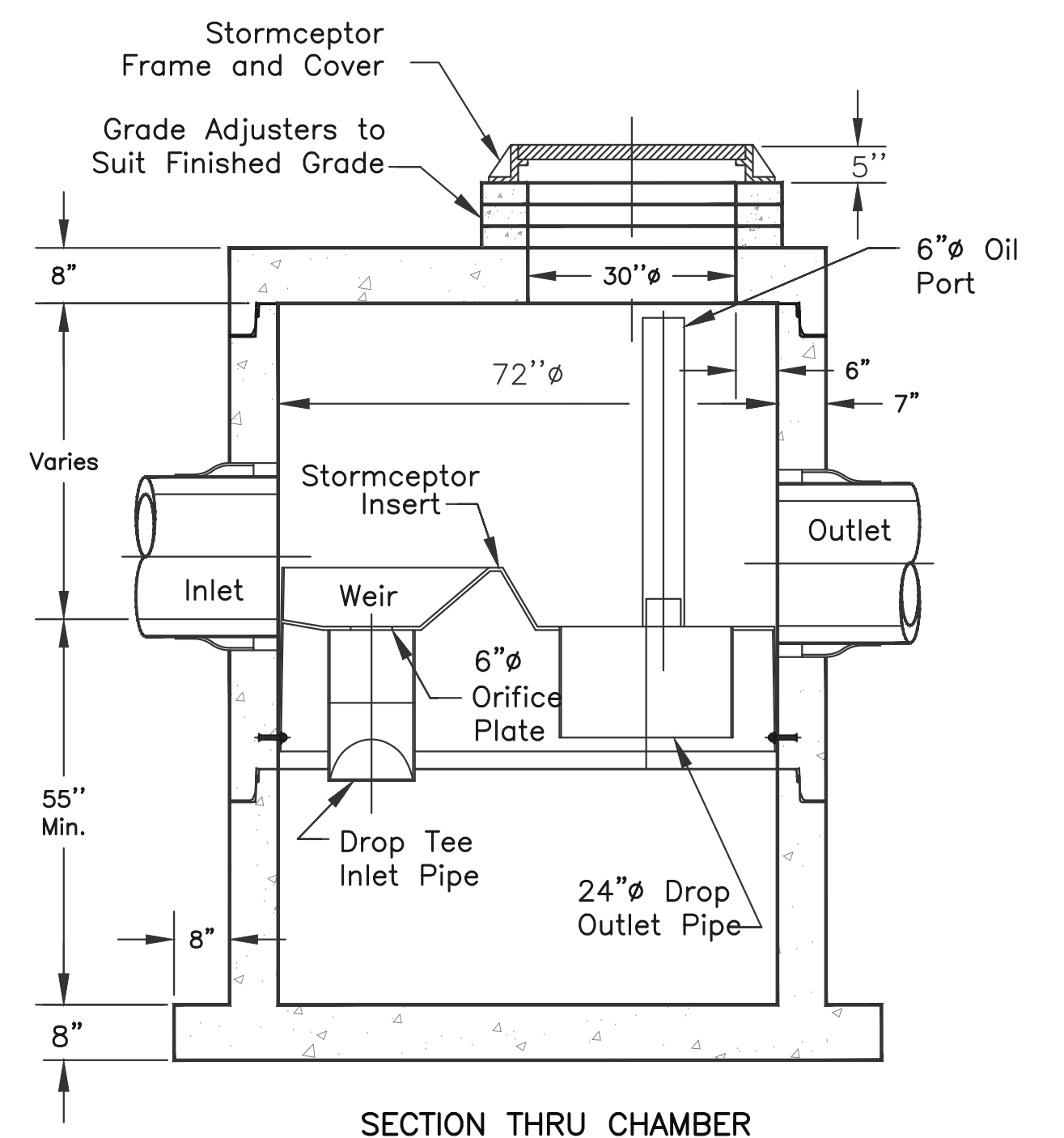
- NOTES:
1. FRAME & GRATE TO BE LABARON COVER OR APPROVED EQUAL.
  2. FRAMES SHALL BE SET IN FULL BED OF MORTAR. ADJUST TO GRADE WITH RED CLAY BRICKS & MORTAR.
  3. BASE SECTION SHALL BE MONOLITHIC WITH A 48" DIAMETER.
  4. REINFORCING STEEL SHALL CONFORM TO ASTM A-185:
    - 0.12 SQ. IN./VERT. FT.
    - 0.12 SQ. IN./FT. (BOTH WAYS) BASE BOTTOM.
  5. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
  6. CATCH BASIN DESIGN SHALL CONFORM TO ASTM C-478 FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
  7. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
  8. ALL JOINTS SHALL BE MORTARED.



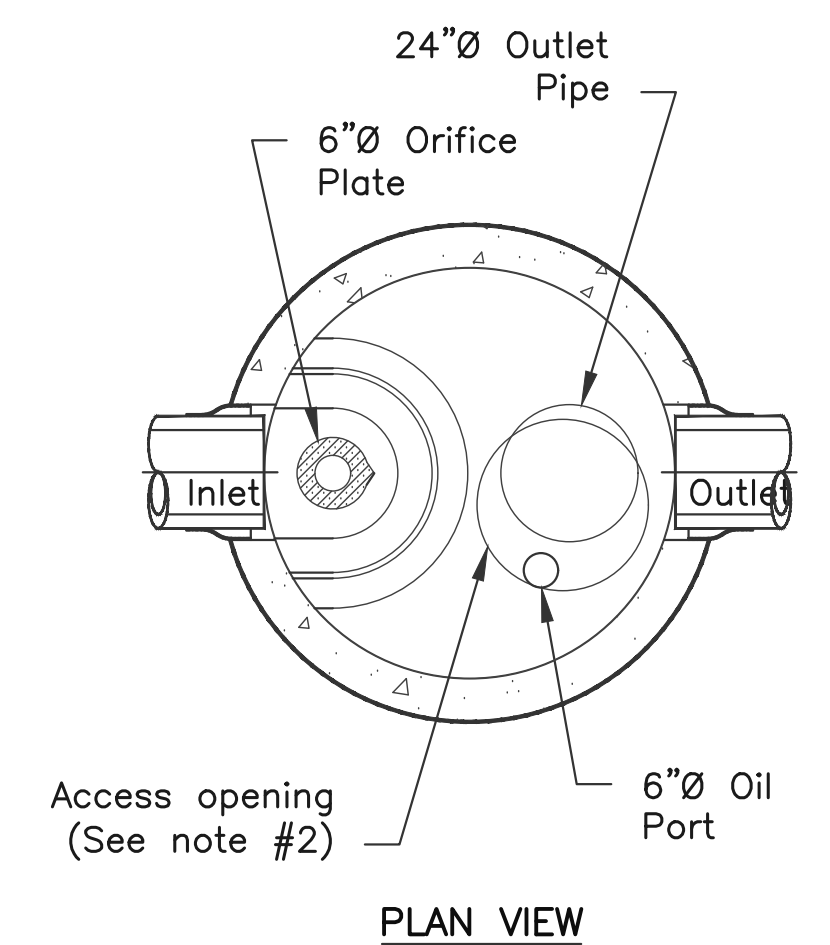
- NOTES:
1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7595 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL
  2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
  3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
  4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
  5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
  6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
  7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
  8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
  9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
    - INSTALLATION KIT SHALL INCLUDE:
      - A. INSTALLATION INSTRUCTIONS
      - B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
      - C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
      - D. 3/8" STAINLESS STEEL BOLTS
      - E. ANCHOR SHIELDS

INSTALLATION DETAIL  
NOT TO SCALE

SNOUT OIL-WATER  
DEBRIS SEPARATOR  
NOT TO SCALE

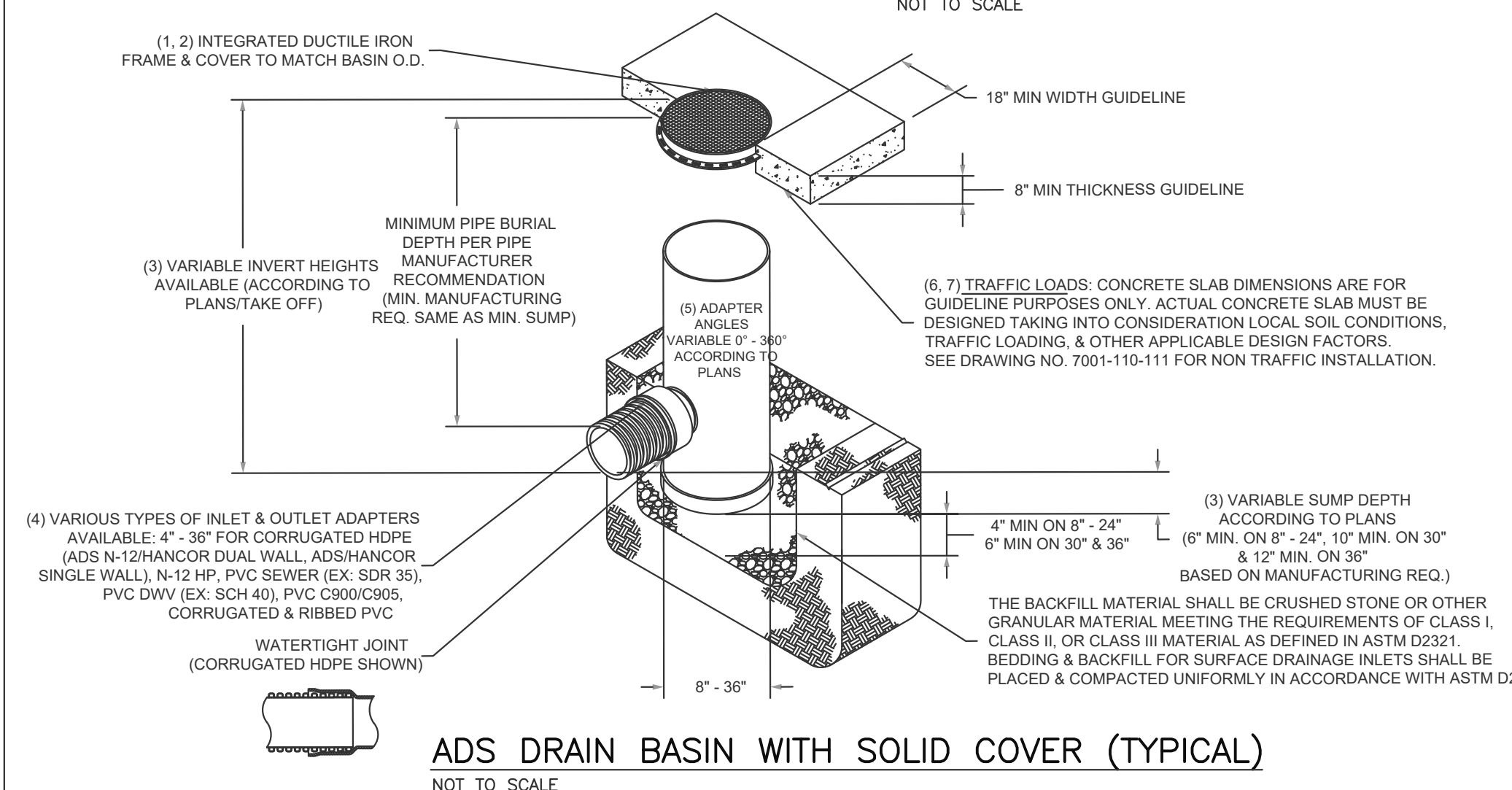


SECTION THRU CHAMBER  
STC 900 PRECAST CONCRETE STORMCEPTOR  
(900 GALLONS CAPACITY)  
NOT TO SCALE

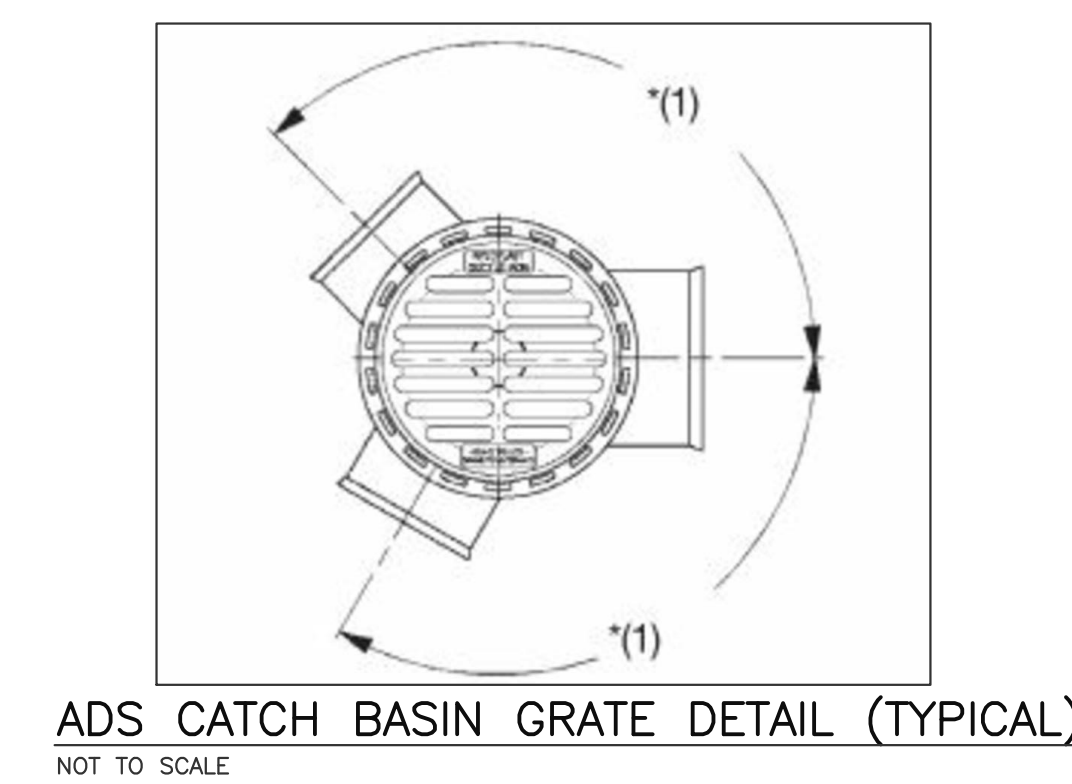


- NOTES:
1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET & OUTLET WHERE APPLICABLE.
  2. THE COVER SHOULD BE POSITIONED OVER THE INLET DROP PIPE & THE OIL PORT.
  3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
  4. CONTACT A CONCRETE PIPE DIVISION REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS DRAWING.

- 1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 3 - 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- 4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
- 5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 6 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
- 7 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY. NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.



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



ADS CATCH BASIN GRATE DETAIL (TYPICAL)  
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 |

Project Number: 20-571

Scale: AS SHOWN

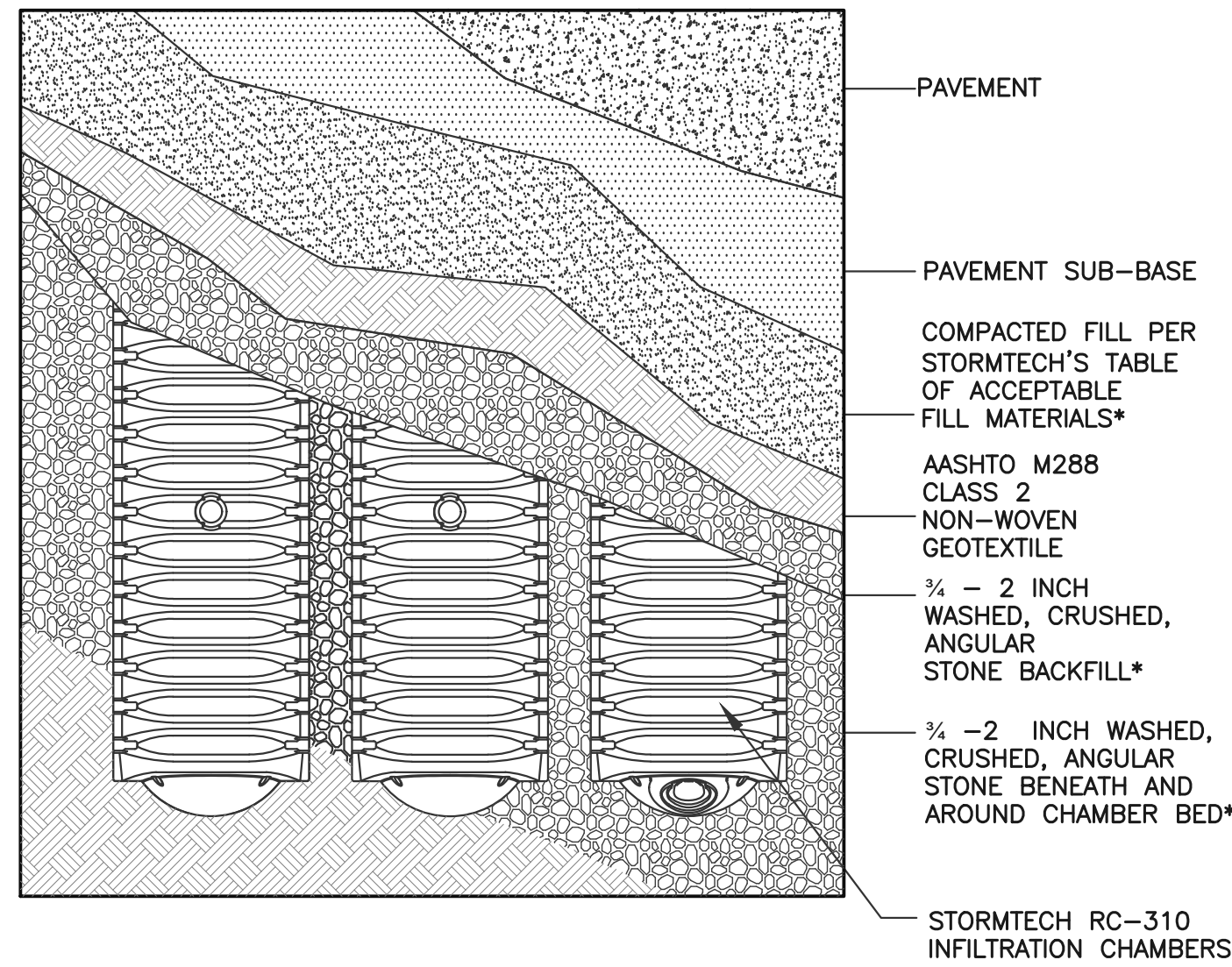
Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

SITE DETAILS #3

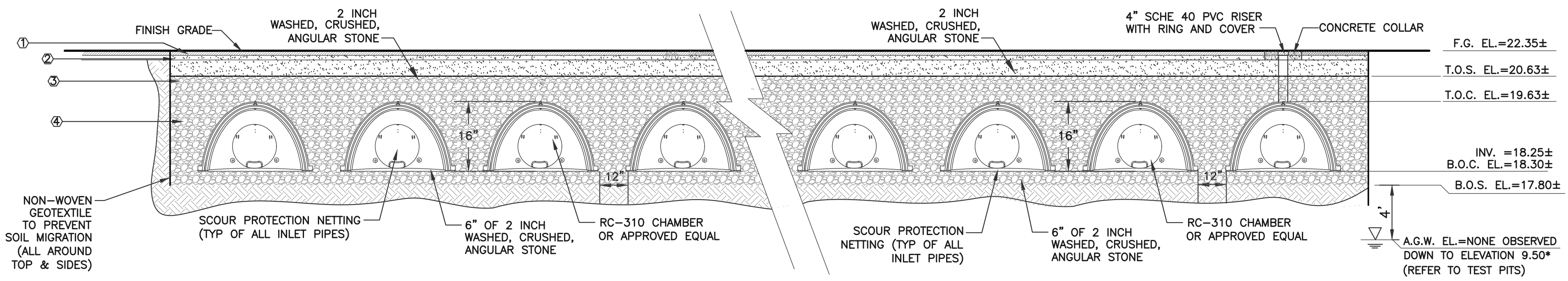




**STORMTECH RC-310 SYSTEM (PLAN VIEW DETAIL)**  
NOT TO SCALE

**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

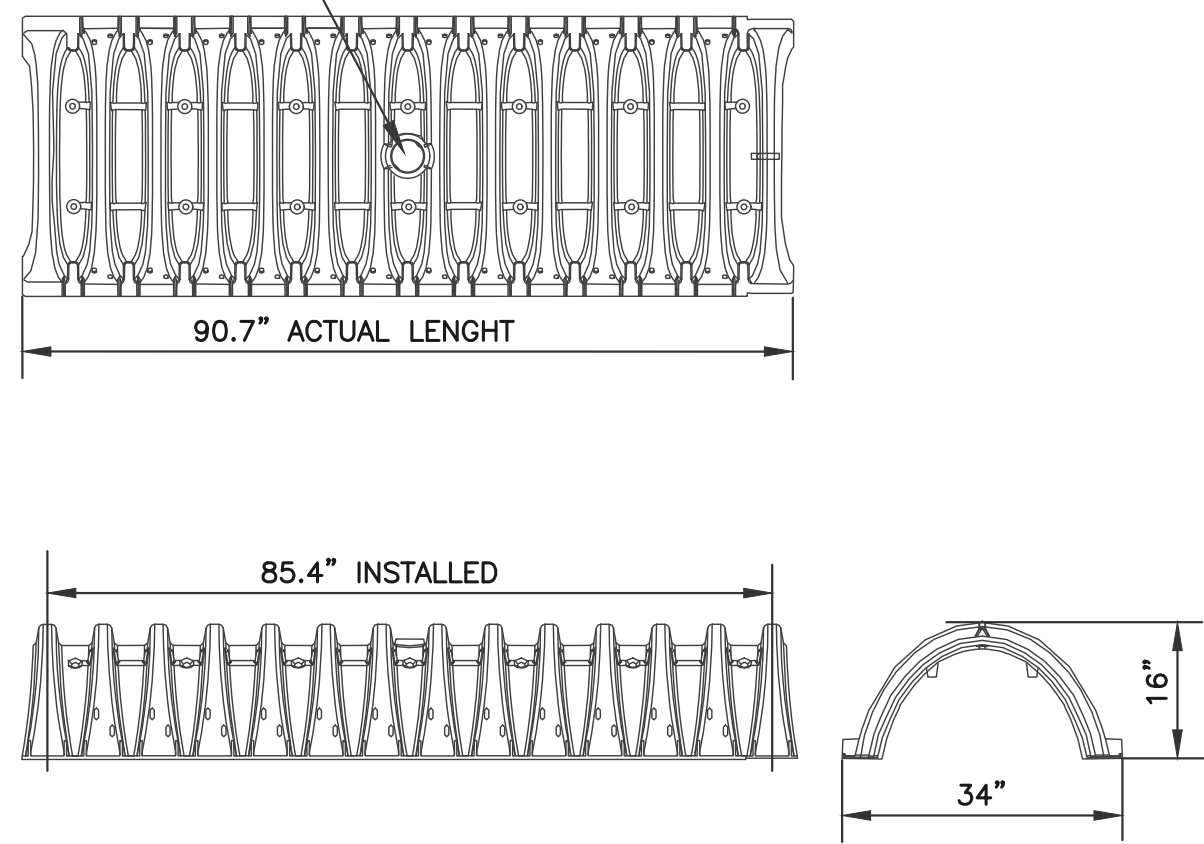
**KEY**  
 1. FLEXIBLE PAVEMENT  
 2. GRANULAR ROAD BASE  
 3. WELL GRADED GRANULAR FILL, COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.  
 4. FREE DRAINING ANGULAR WASHED STONE 3/4"-2" PARTICLE SIZE, COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.



**SECTION A-A**  
NOT TO SCALE

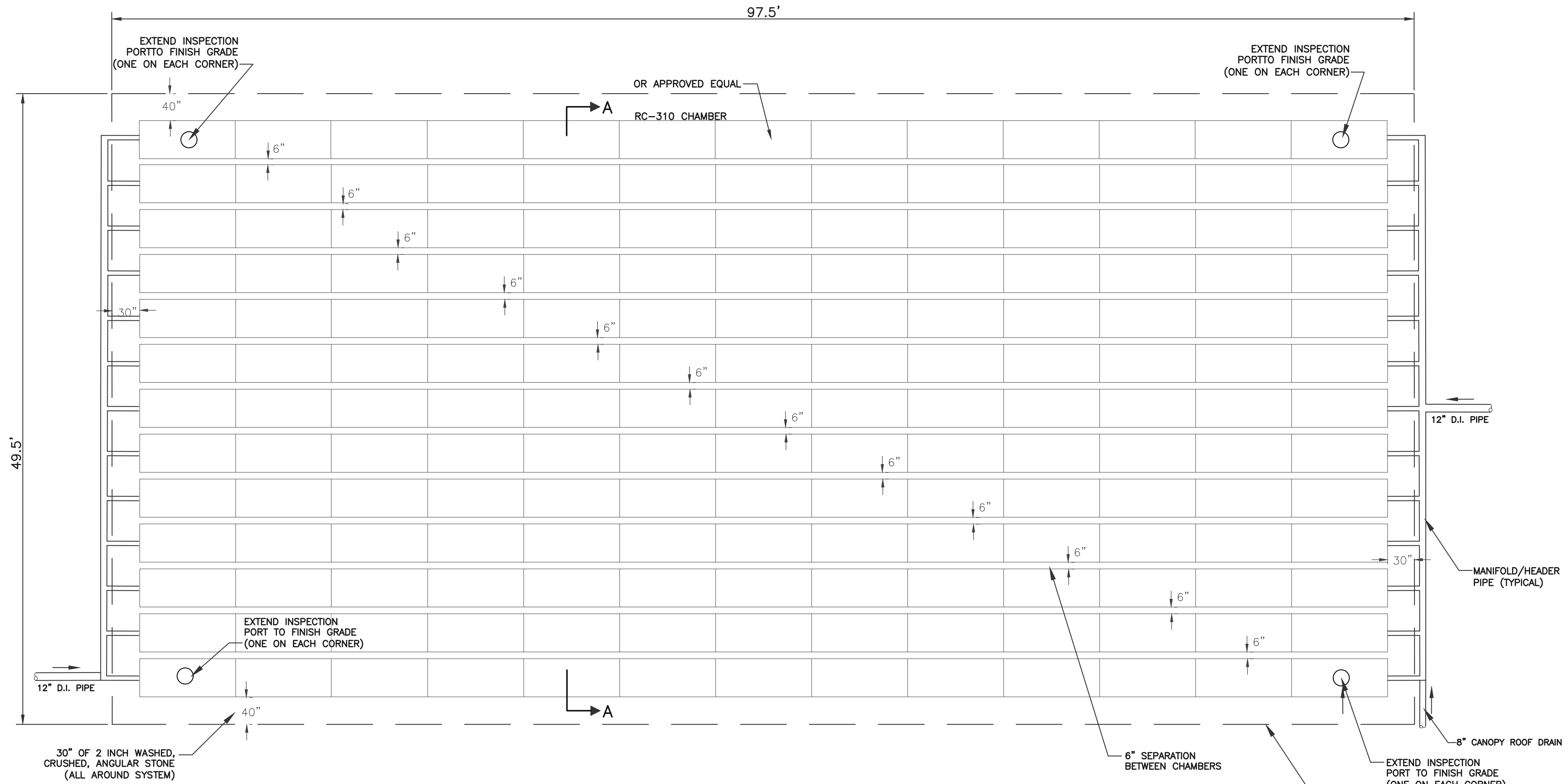
\* TO BE CONSERVATIVE GROUNDWATER WAS ASSUMED TO BE AT EL.=13.80

ACCEPTS 4" SCH 40 PIPE FOR CLEANOUT OR INSPECTION PORT



**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



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



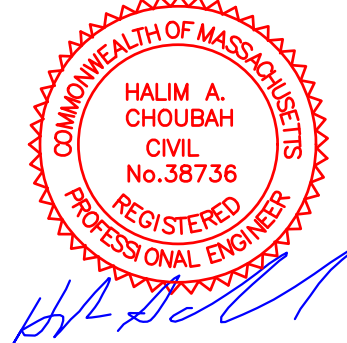
112 STATE ROAD (ROUTE 6),  
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 TEL: (508) 858-5040 FAX: (508) 858-5041  
 www.choubahgroup.com

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 53-9-92 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 |

Project Number: 20-571

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS

Checked By: HC

Sheet Title:

**SITE DETAILS #4**



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                  |
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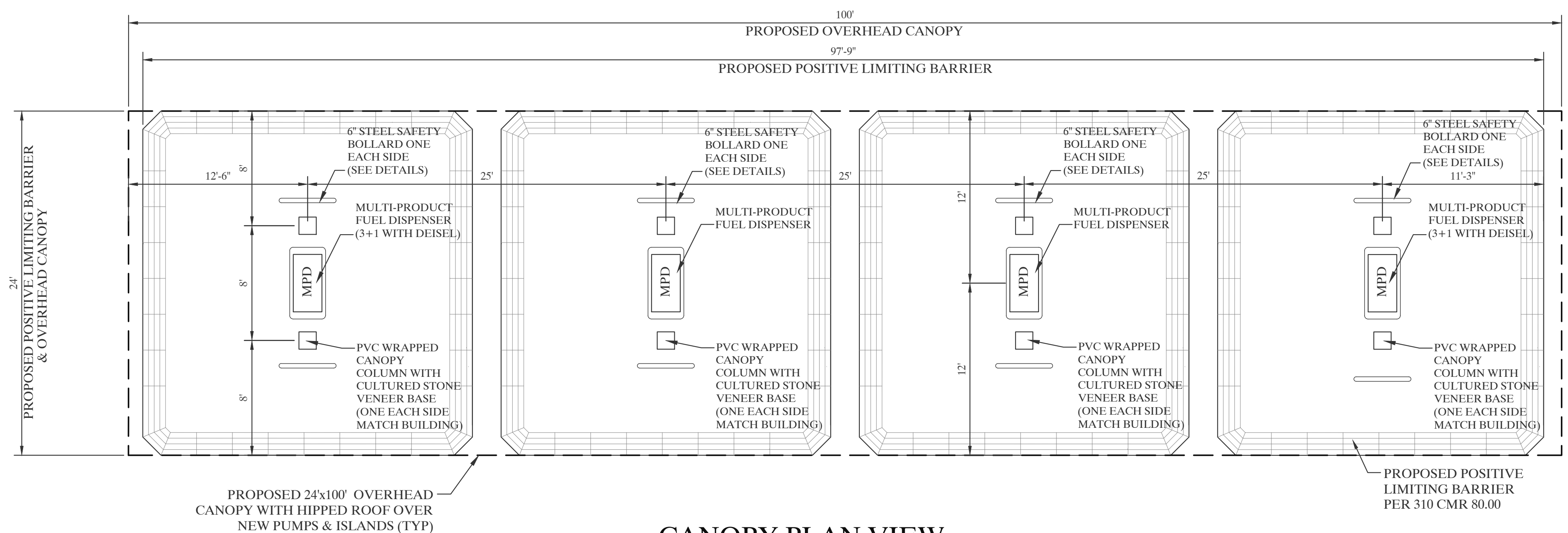
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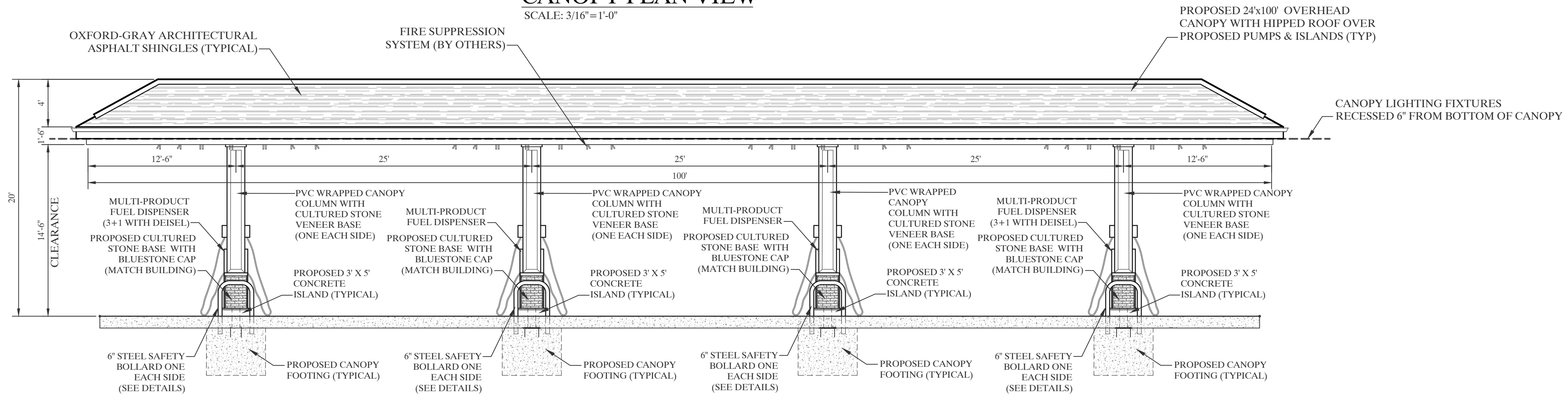
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Drawn By: CMS | Checked By: HC

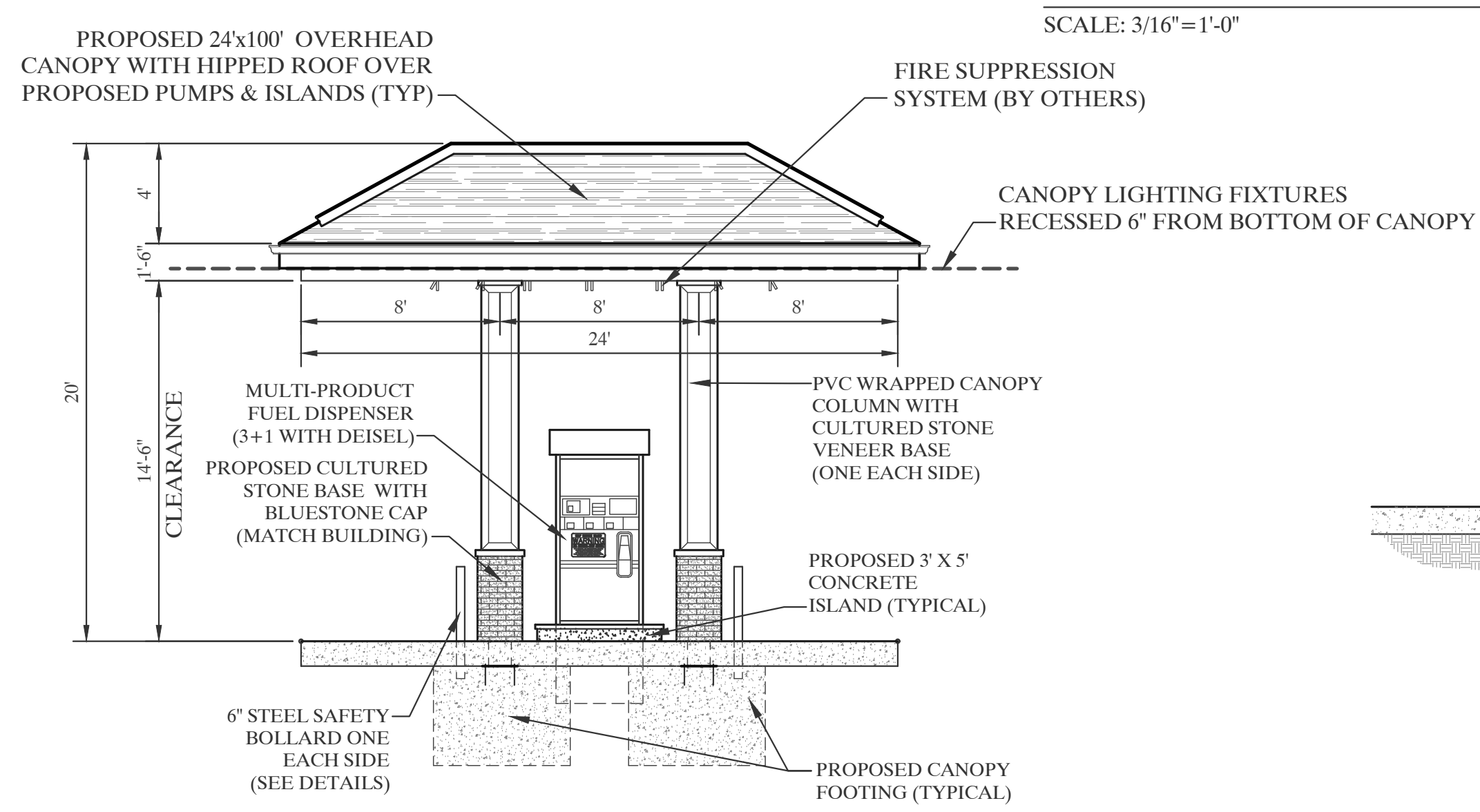
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**CANOPY LAYOUT ELEVATIONS & DETAILS**



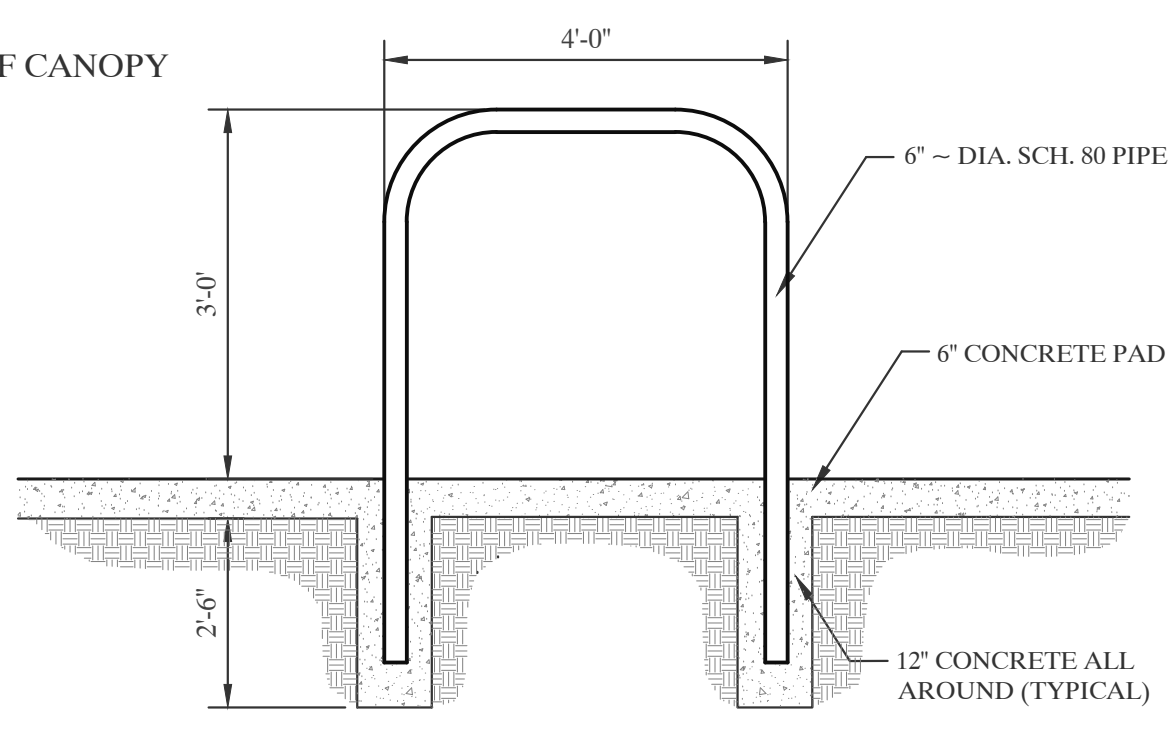
**CANOPY PLAN VIEW**  
 SCALE: 3/16"=1'-0"



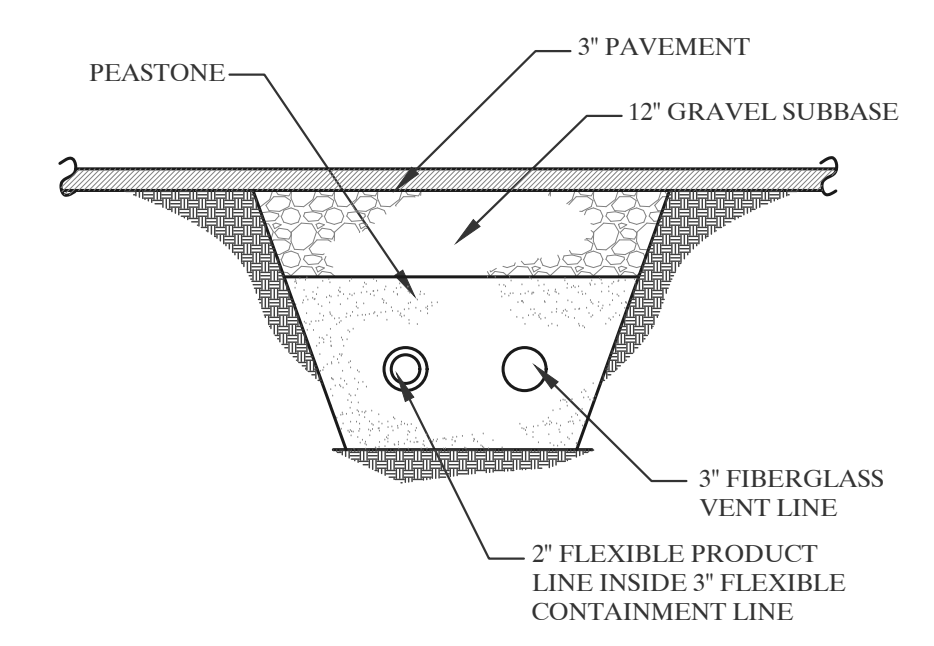
**CANOPY ELEVATION (FRONT VIEW)**  
 SCALE: 3/16"=1'-0"



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



**TYPE "U" BUMPER DETAIL**  
 NOT TO SCALE



**TYPICAL TRENCH DETAIL**  
 NOT TO SCALE