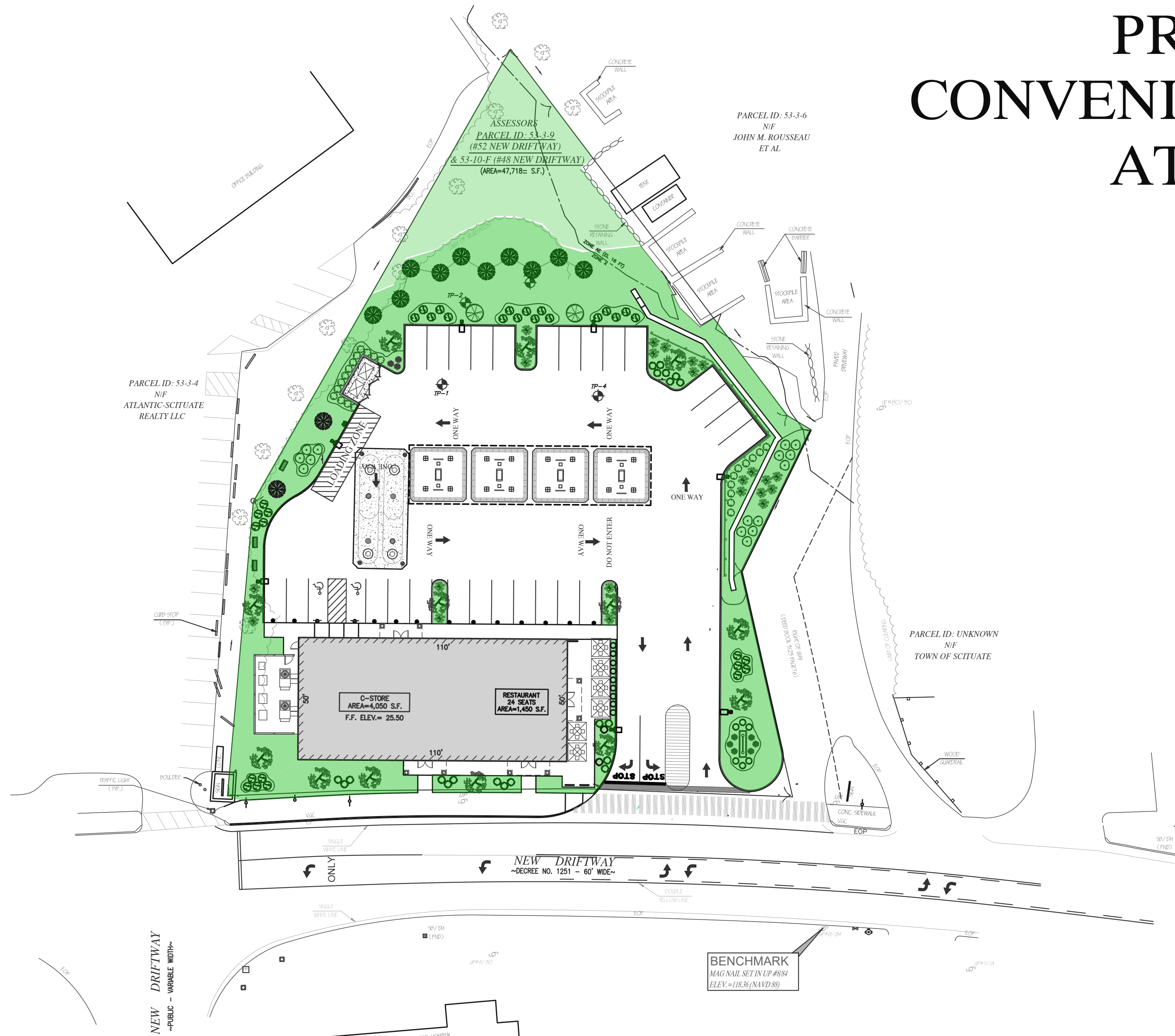


# PROPOSED GASOLINE FILLING STATION, CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48-52 NEW DRIFTWAY, SCITUATE MA



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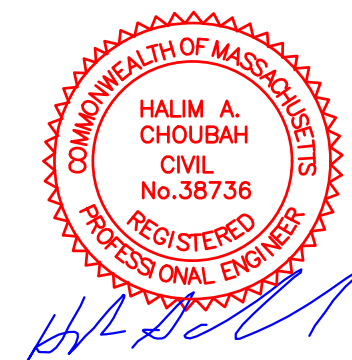
APPLICANT:  
PETRO REALTY CORP.  
4 NORTH STREET  
HINGHAM, MA 02043

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:

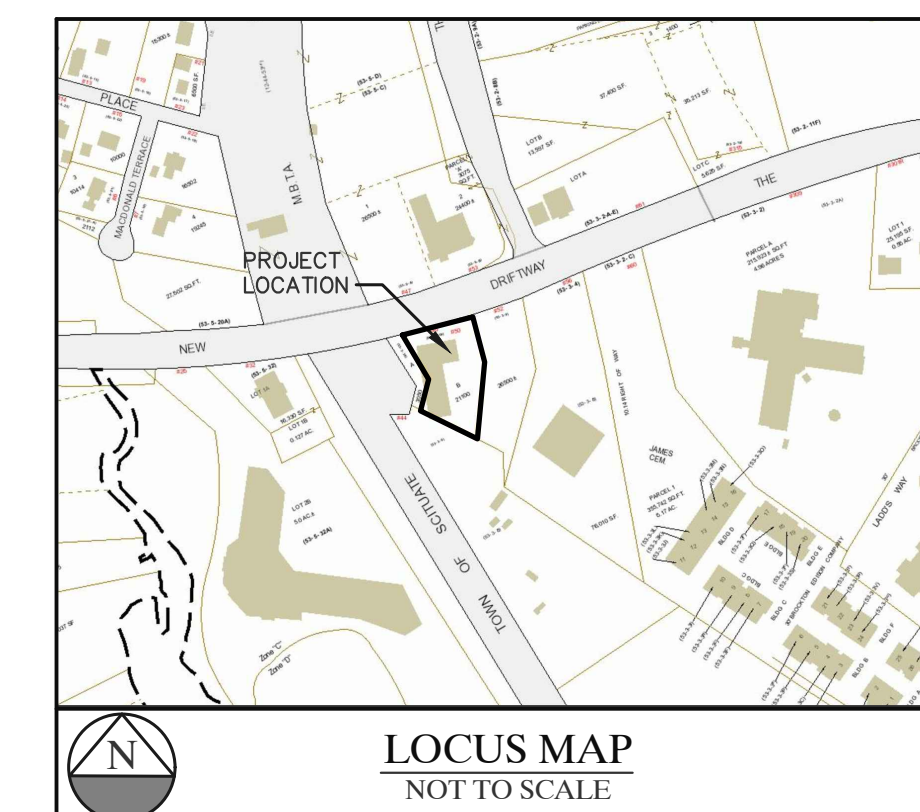


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JUNE 23, 2020  
REVISED JULY 24, 2020  
REVISED SEPTEMBER 8, 2020  
PROJECT N° 20-571

### 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, GRADING AND PROPERTY LINE INFORMATION ARE TAKEN FROM A PLAN ENTITLED, "ALTA/NSPS LAND TITLE SURVEY 48 & 52 NEW DRIFTWAY ASSESSORS PARCEL ID: 53-3-9 & 10 SCITUATE MASSACHUSETTS", PREPARED BY FARLAND CORP, 401 COUNTY STREET, NEW BEDFORD, MA 02740, DATED APRIL 17, 2018, 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 SIGNAGE 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.



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	07/20/2020	Addressed Peer Review Comments
2	09/08/2020	Addressed Peer Review Comments

Project Number: 20-571

Scale: AS SHOWN

Designed By: CMS

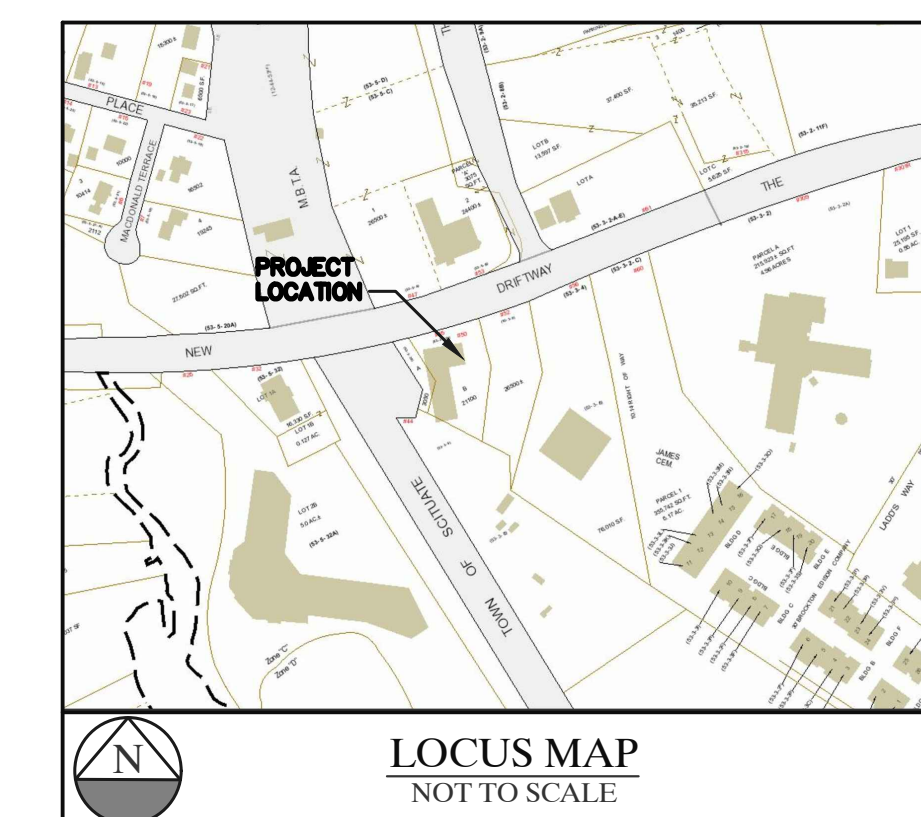
Drawn By: CMS

Checked By: HC

Sheet Title:

EXISTING CONDITIONS  
 PLAN

Sheet Number: 2 OF 15



LOCUS MAP  
 NOT TO SCALE

**NOTES**

- THE LOT SHOWN ON THIS PLAN IS THE LAND NOTED IN TITLE POLICY COMMITMENT NO. NCS-897807-H0U1, DATED MARCH 30, 2018, BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE PROPERTY DEPICTED ON THIS PLAN FALLS IN ZONE X AND ZONE AE (EL. 16 FEET), AS SHOWN ON THE FLOOD INSURANCE RATE MAP 25023C0136K, EFFECTIVE DATE: NOVEMBER 4, 2016.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY, PLAN OF LAND IN SCITUATE, MASS, PREPARED FOR FULCRUM REAL ESTATE PARTNERS, LLC" DATED OCTOBER 4, 2017, DIG SAFE MARKINGS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.
- 13 STRIPED PARKING SPACES AND 1 STRIPED HANDICAP PARKING SPACE WERE OBSERVED.
- NO WETLAND MARKERS WERE OBSERVED.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING WORK OR BUILDING ADDITIONS.
- THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS PHYSICAL ACCESS ALONG NEW DRIFTWAY.

**PLAN REFERENCES**

PLAN ENTITLED: "ALTA/NSPS LAND TITLE SURVEY, PLAN OF LAND IN SCITUATE, MASS, PREPARED FOR FULCRUM REAL ESTATE PARTNERS, LLC, 946 GREAT PLAIN AVENUE, #123, NEEDHAM, MA 01701" DATED OCTOBER 04, 2017.

**RECORD OWNER**

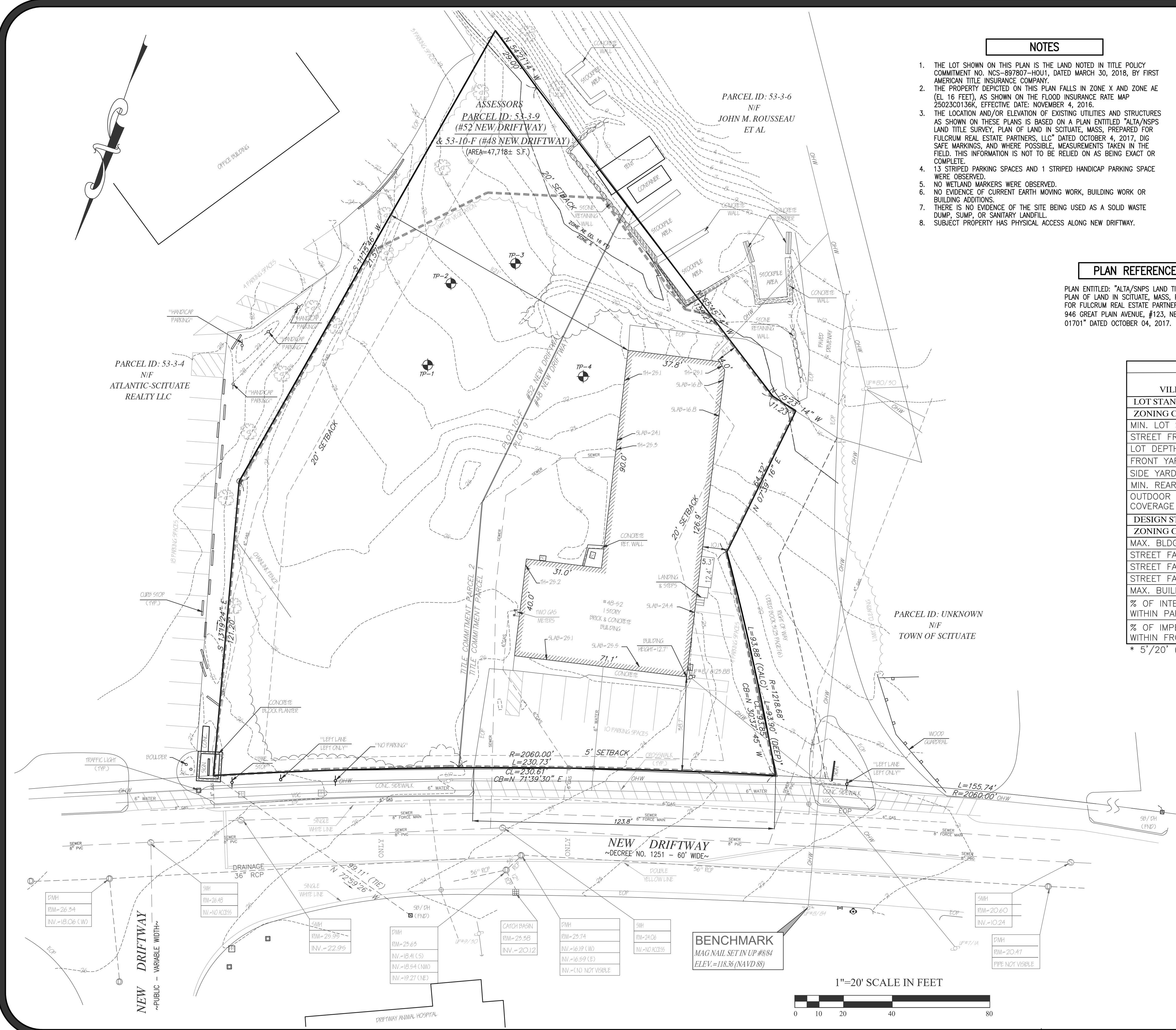
ASSESSORS PARCEL ID: 53-3-9&10  
 PROPERTY ADDRESS: #48 & #52 NEW DRIFTWAY  
 SCITUATE, MA 02066  
 NEW DRIFTWAY 4852, LLC  
 79 JERICHO ROAD  
 SCITUATE, MA 02066  
 DEED BOOK 49620 PAGE 178  
 PLAN BOOK 3123 PAGE 73  
 PLAN BOOK 3307 PAGE 38

48 & 52 NEW DRIFTWAY, SCITUATE, MA ZONING ANALYSIS TABLE VILLAGE CENTER AND NEIGHBORHOODS SUB-DISTRICT		
<b>LOT STANDARDS</b>		
ZONING CRITERIA	REQUIRED	EXISTING
MIN. LOT SIZE	NOT REQUIRED	47,718 S.F.
STREET FRONTAGE	100'	230.73'
LOT DEPTH	100'	240.8' +/-
FRONT YARD BUILD-TO-ZONE	5'*	38.7'
SIDE YARD	20'	10.1'
MIN. REAR SETBACK	20'	8.7'
OUTDOOR AMENITY SPACE COVERAGE (MIN.)	10%	0%
<b>DESIGN STANDARDS</b>		
ZONING CRITERIA	REQUIRED	EXISTING
MAX. BLDG. HEIGHT	1.5 STORIES/24'	15'+/-
STREET FACING WALL WIDTH (MIN.)	40'	71.1'
STREET FACING WALL WIDTH (MAX.)	80'	71.1'
STREET FACING ENTRANCE	REQUIRED	YES
MAX. BUILDING FOOTPRINT	4,000 S.F.	6,460 S.F.
% OF INTERIOR LANDSCAPE WITHIN PARKING AREA	10.0%	0%
% OF IMPERVIOUS AREA WITHIN FRONT YARD	25.0%	47.0%

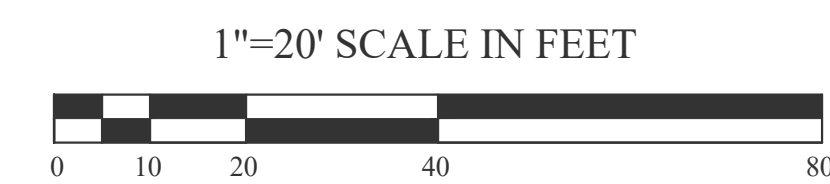
\* 5'/20' (PRIMARY AND SECONDARY STREETS)

**LEGEND**

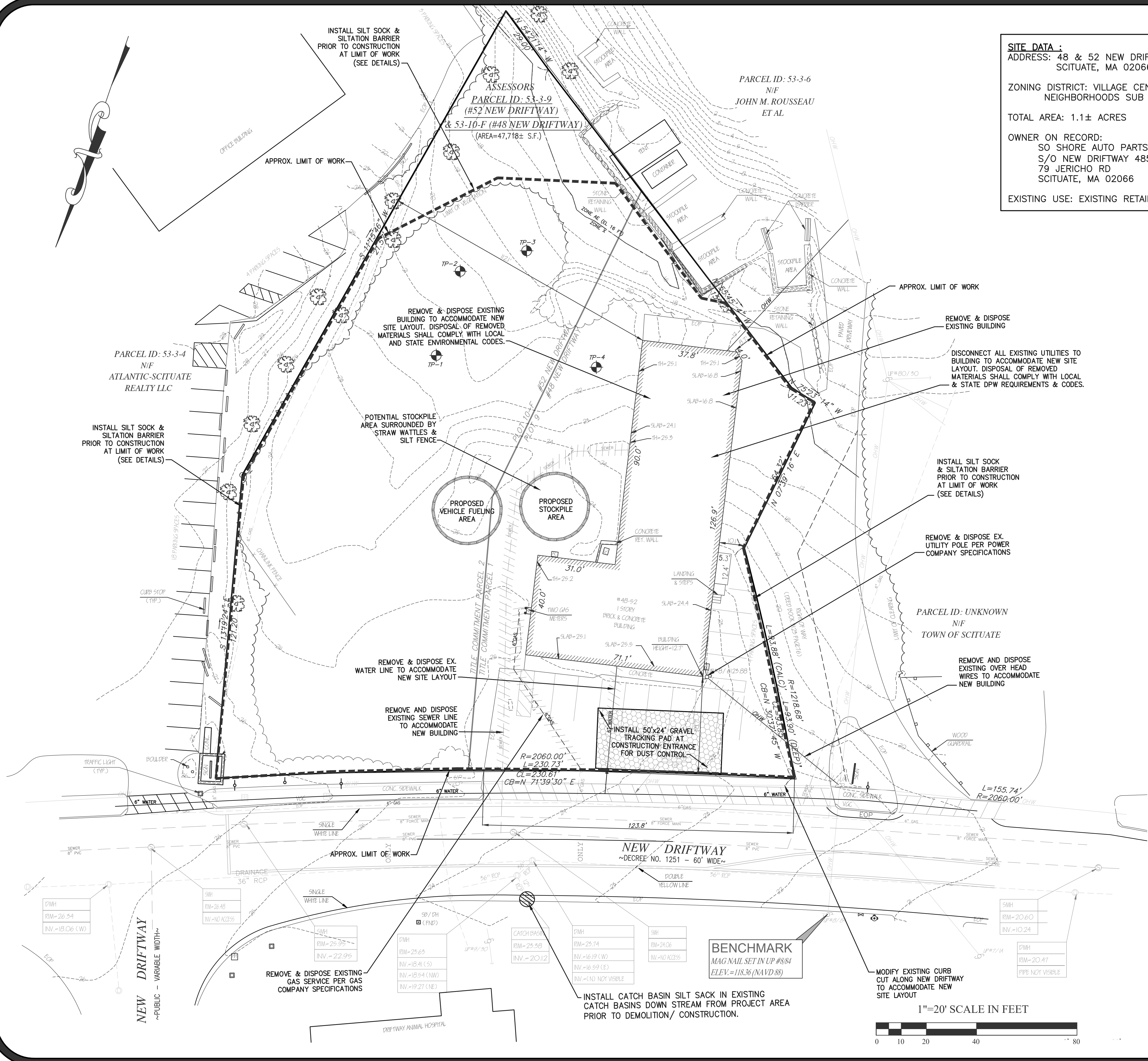
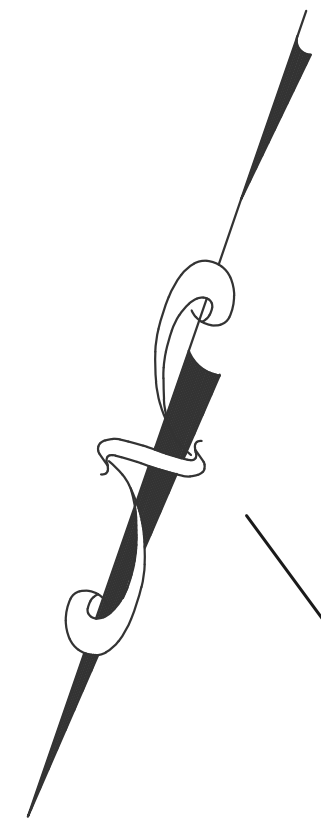
SYMBOL	DESCRIPTION
---	PROPERTY LINE
----	SETBACK LINE
□□□□	SOCK BALES
~~~~~	EDGE OF TREES/WOODED AREA
1/4	EXIST. CONTOUR
1x4x4	EXIST. SPOT GRADE
x x x	EXIST. FENCE
-S-	EXIST. SEWER LINE
-W-	EXIST. WATER LINE
-E-	EXIST. ELECTRIC LINE
-G-	EXIST. GAS LINE
-D-	EXIST. DRAINAGE LINE
-OW-	EXIST. OVERHEAD WIRE
CB	EXIST. CATCH BASIN
DMH	EXIST. DRAIN MANHOLE
EMH	EXIST. ELECTRIC MANHOLE
SMH	EXIST. SEWER MANHOLE
UP	EXIST. UTILITY POLE
LP	EXIST. LIGHT POLE
VGC	EXIST. VERTICAL GRANITE CURB
EP	EXIST. EDGE OF PAVEMENT
—	EXIST. SIGN
G	EXIST. GATE
MW	EXIST. MONITORING WELL
HYD	EXIST. HYDRANT



**BENCHMARK**  
 MAG NAIL SET IN UP #884  
 ELEV.=118.36 (NAVD 88)



1"=20' SCALE IN FEET



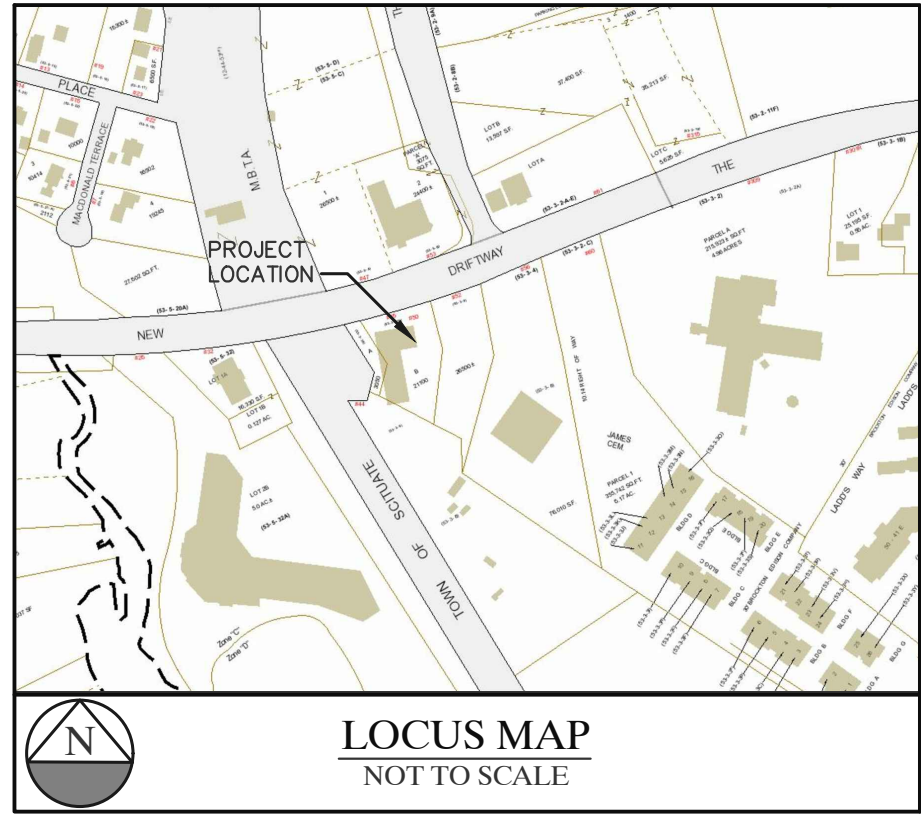
**SITE DATA :**  
 ADDRESS: 48 & 52 NEW DRIFTWAY,  
 SCITUATE, MA 02066

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 JERICO 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.

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

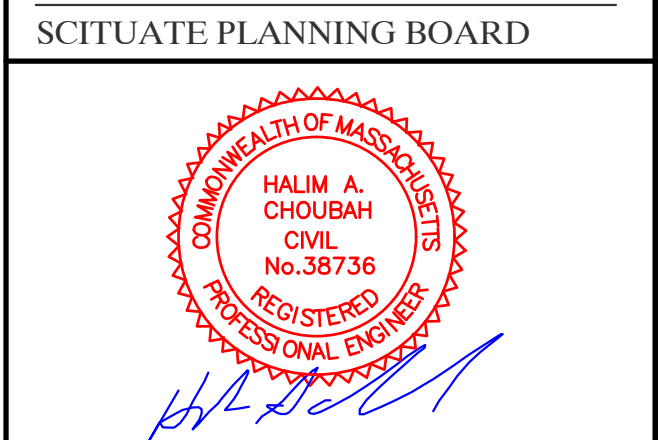
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DATE APPROVAL ISSUED:  
 PLAN ENDORSEMENT DATE:



Issue Date: 06/23/2020

Revisions		
No.	Date	Description
1	07/24/2020	Revised Plans
2	09/08/2020	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 100 POUNDS
MODERATE TO HIGH VELOCITY AREAS OR STEEP SLOPES GREATER THAN 3:1	JUTE MESH OR EXCELSIOR MAT AS REQUIRED	

\* 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.

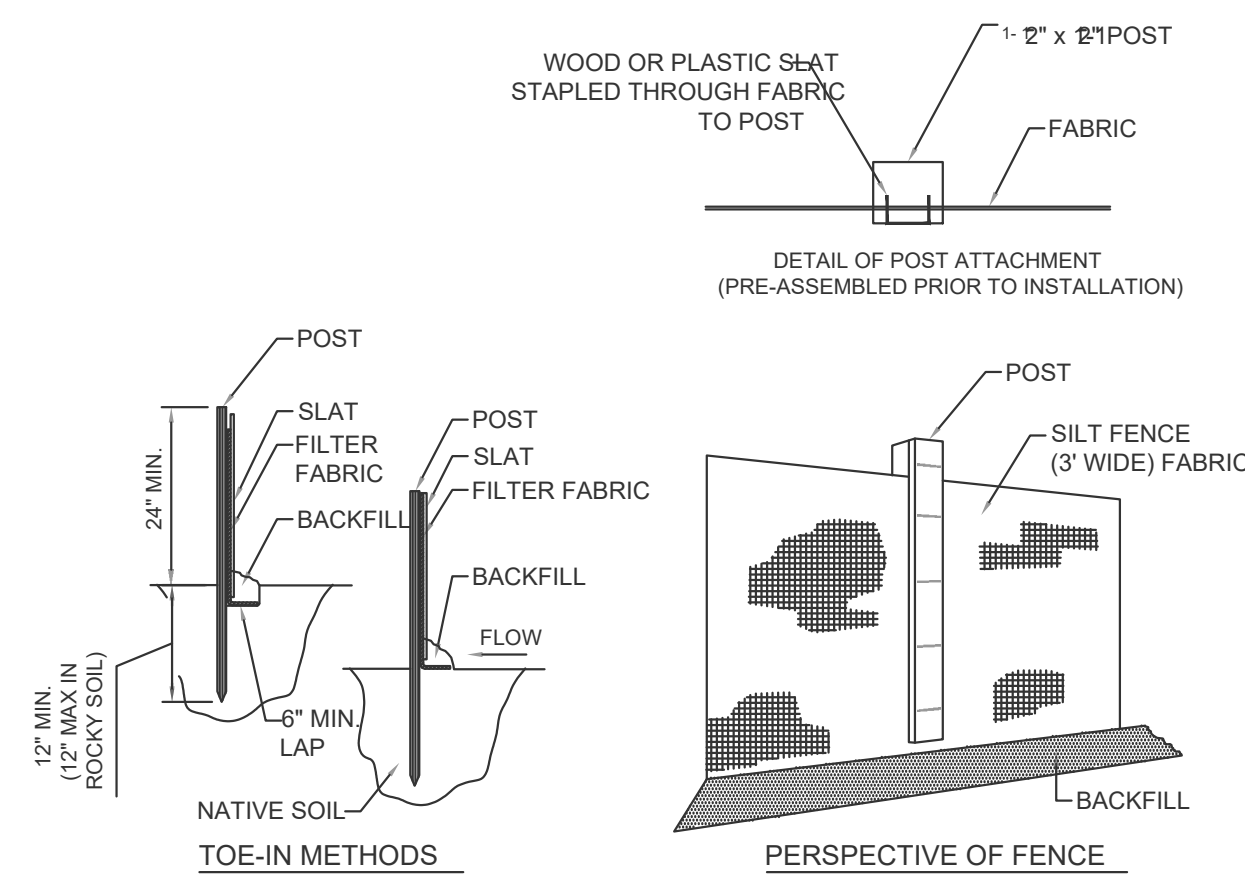
### MULCH ANCHORING

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

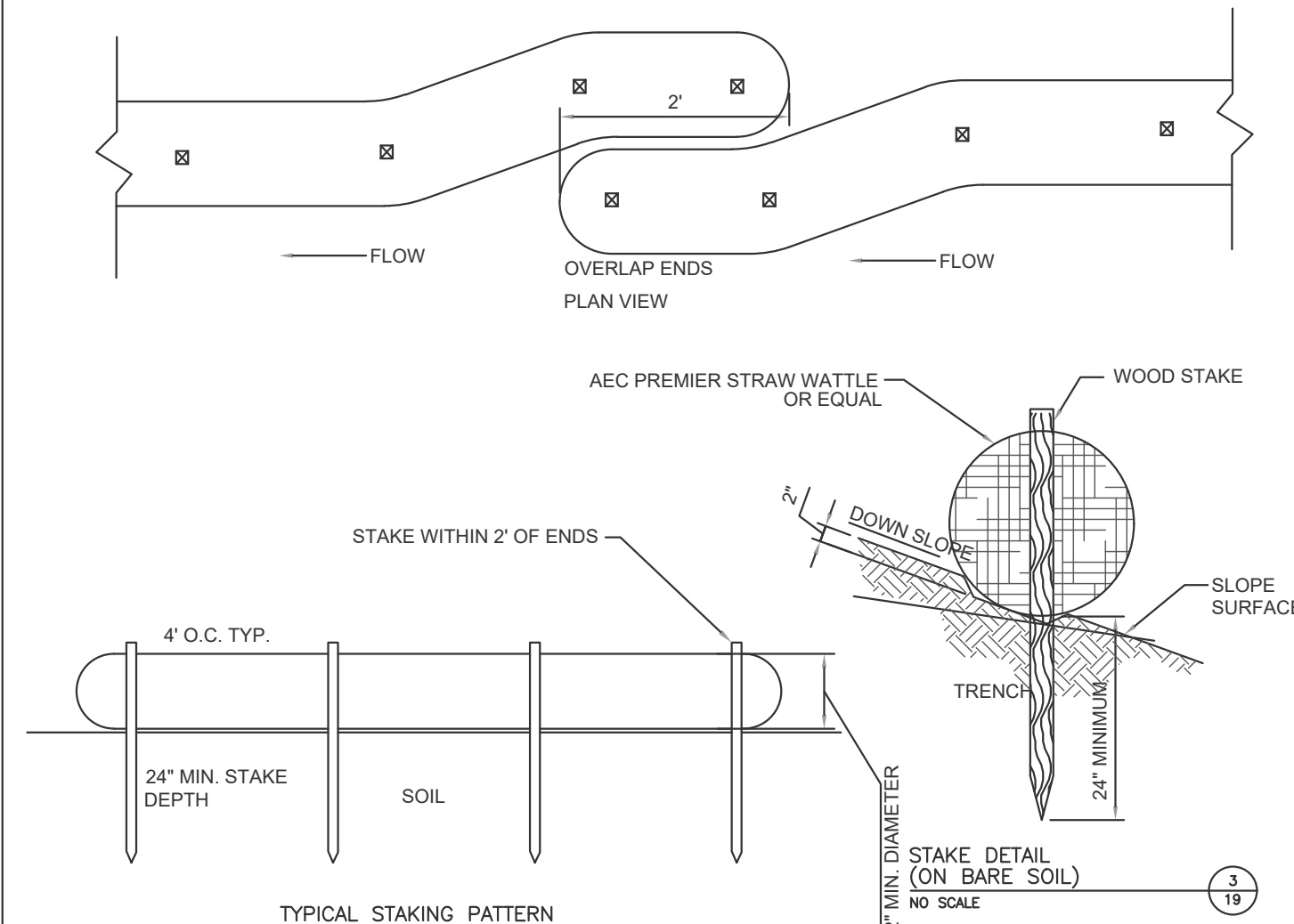
THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- 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

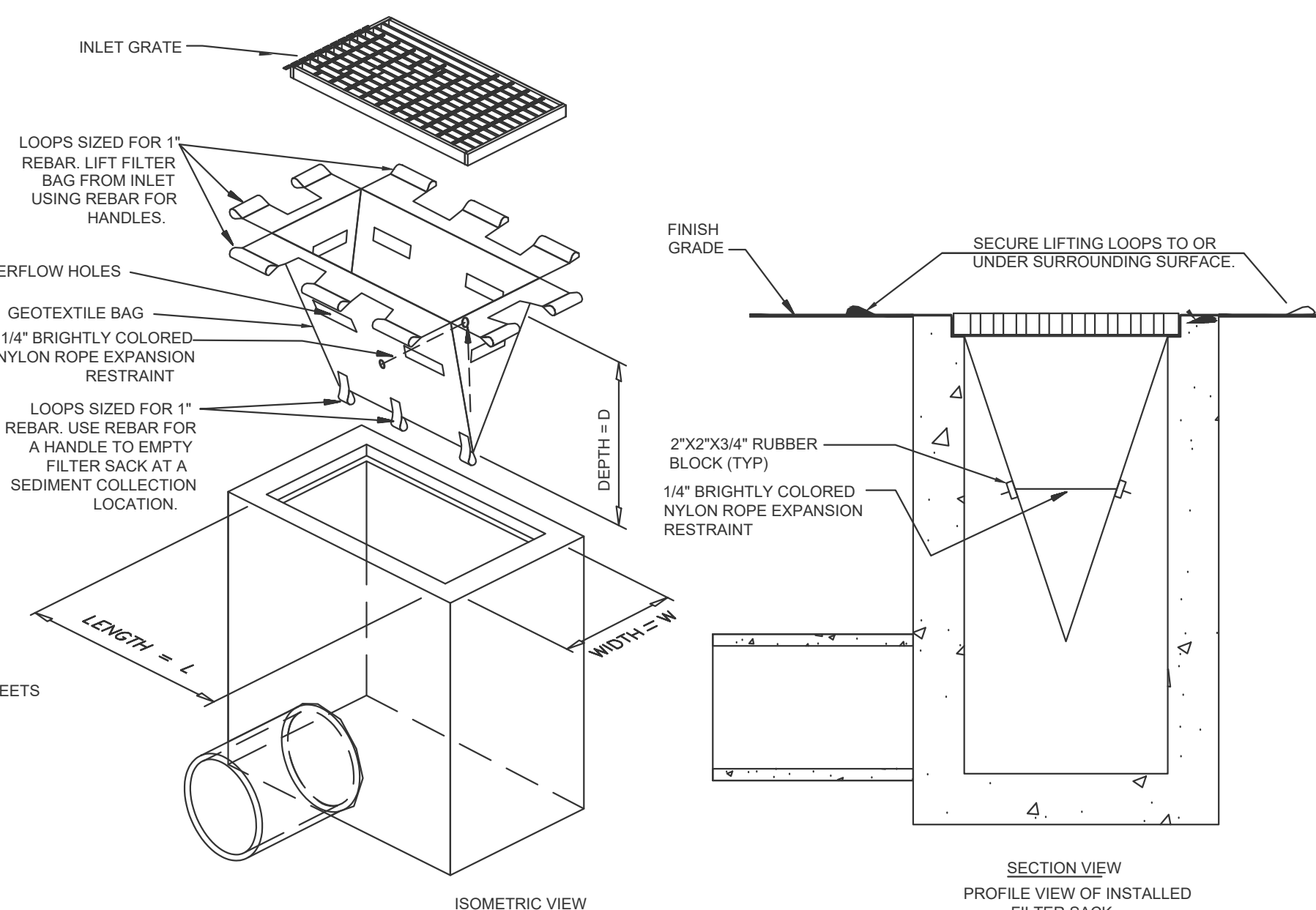
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

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-3796	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	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3796	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.

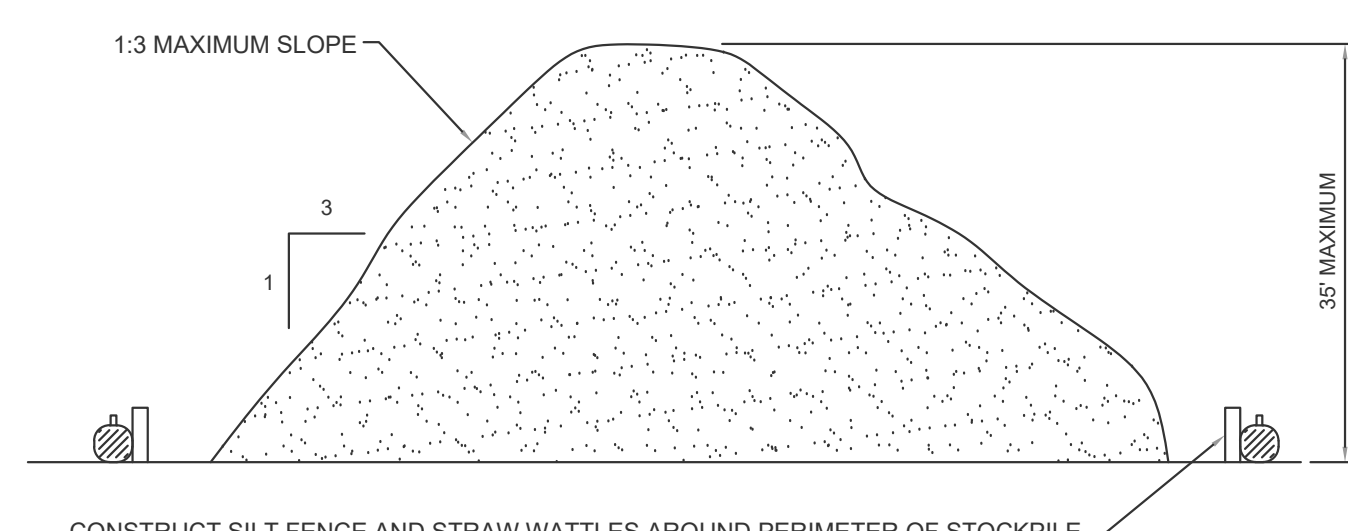


CATCH BASIN SILT SACK DETAIL

NOT TO SCALE

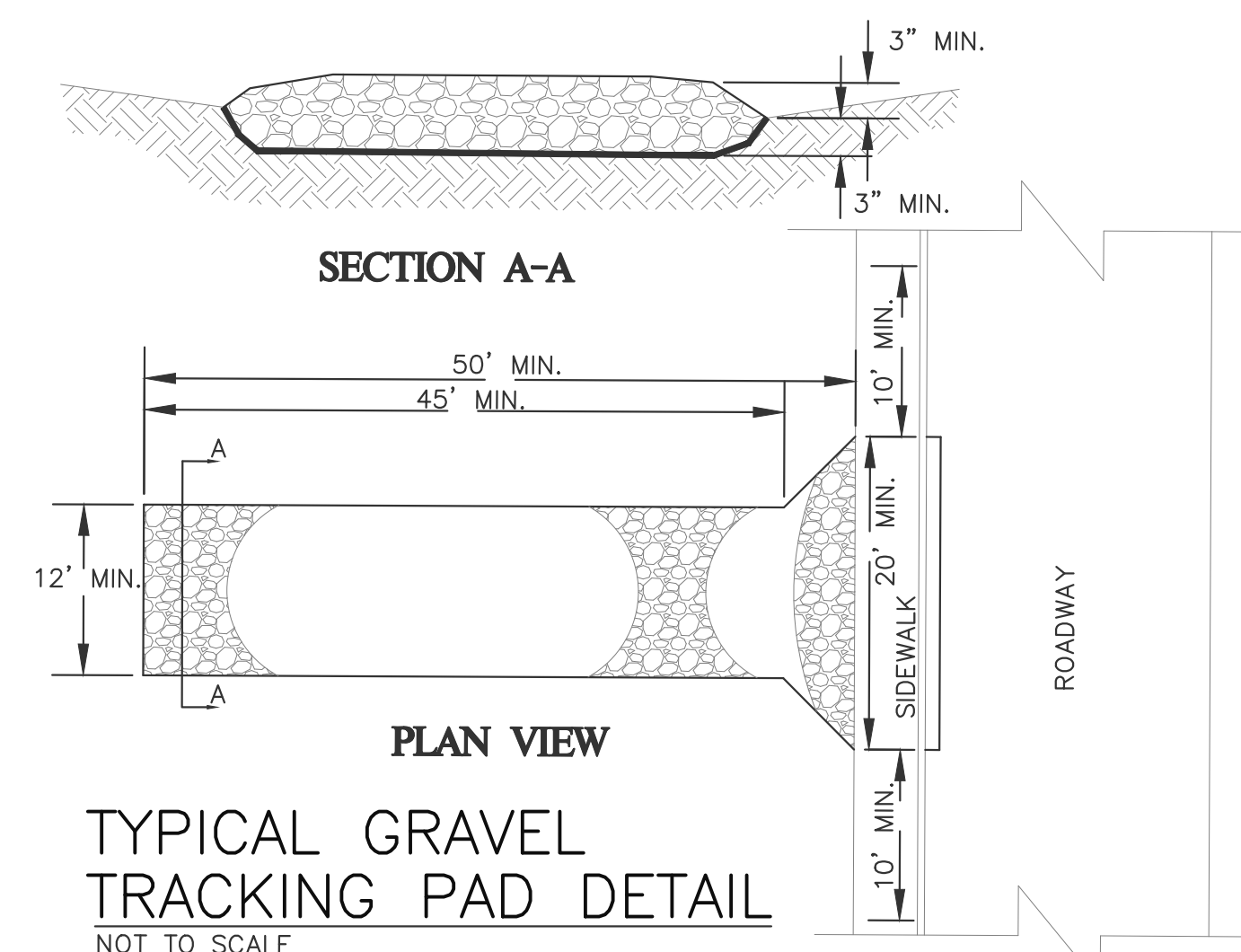
## EROSION CONTROL NOTES DURING WINTER CONSTRUCTION

- 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 LOAMED, 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



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**

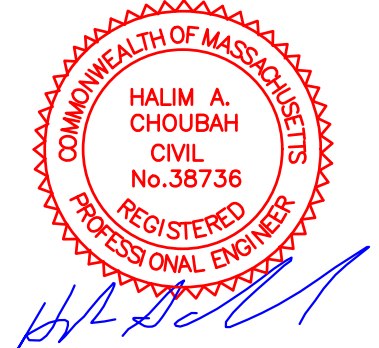
APPLICANT:  
**PETRO REALTY CORP.  
4 NORTH STREET  
HINGHAM, MA 02043**

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

Project Number: 20-571

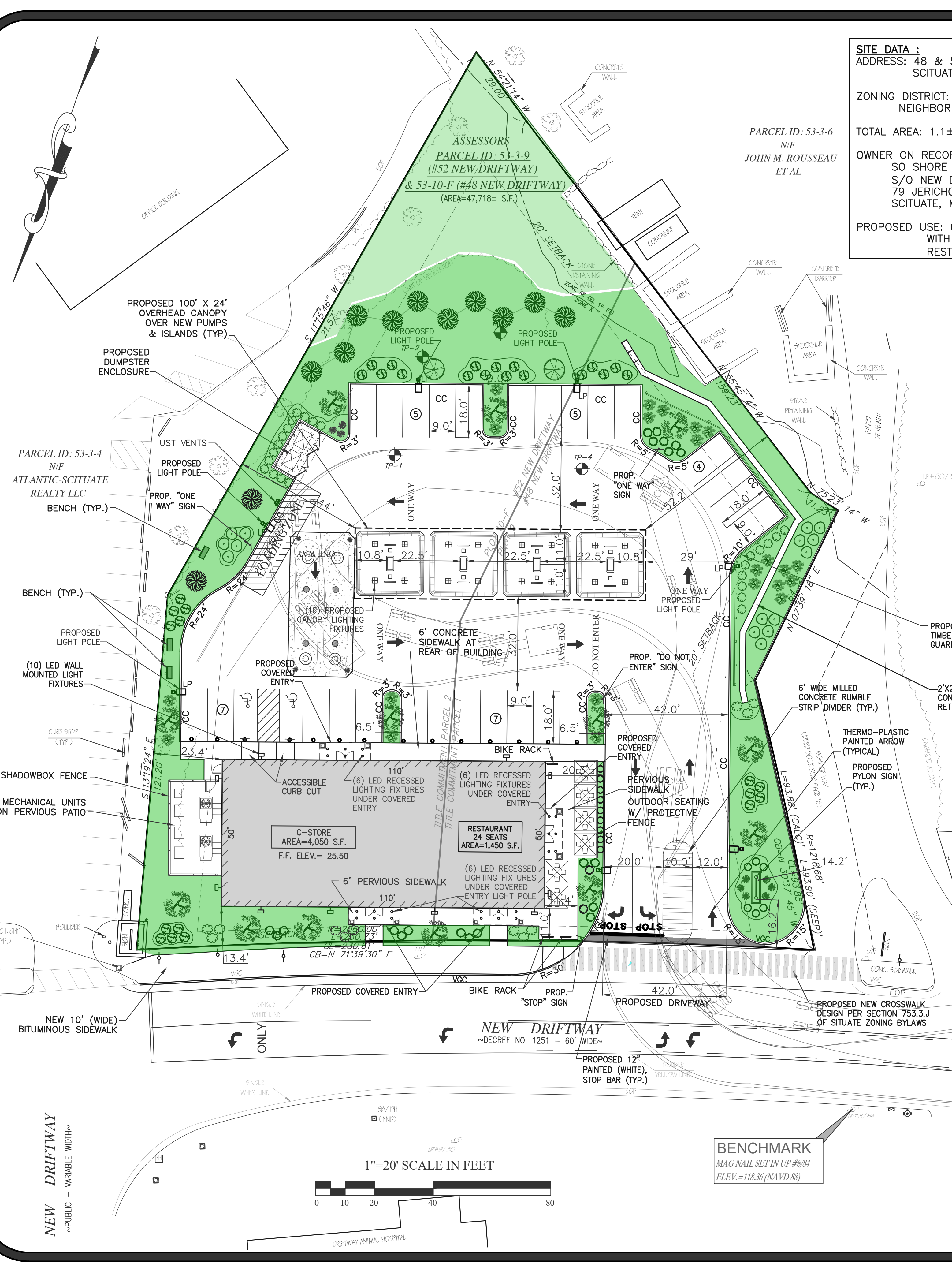
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Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

**EROSION CONTROL DETAILS & NOTES**



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

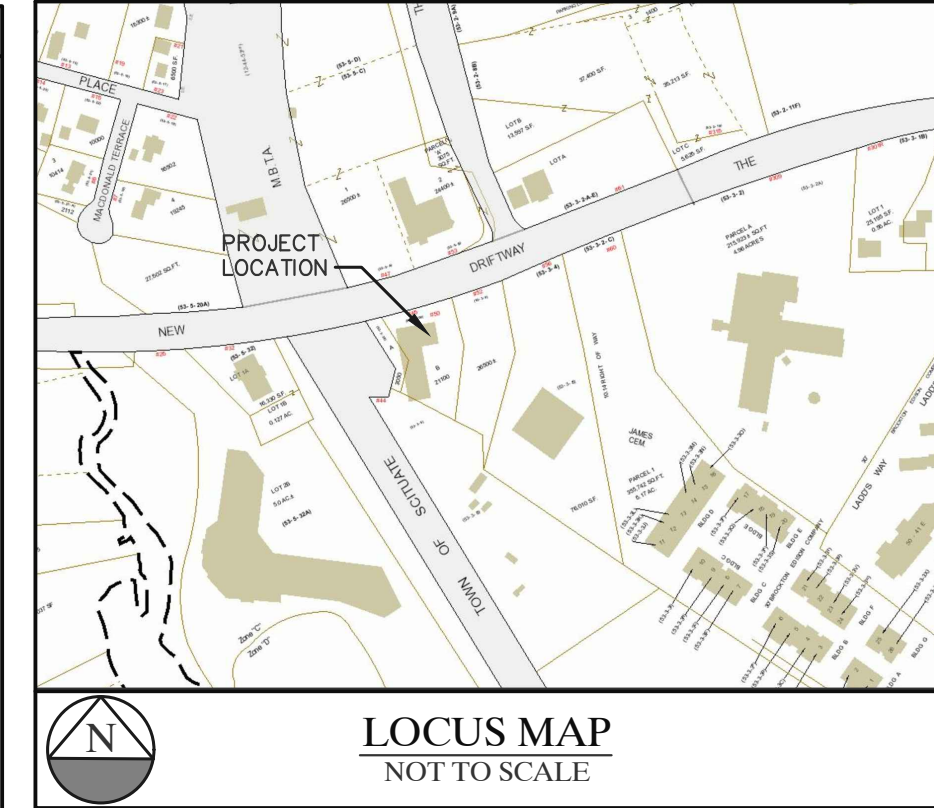
ZONING DISTRICT: VILLAGE CENTER AND  
 NEIGHBORHOODS SUB DISTRICT

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

PARKING DATA	
RETAIL OR SERVICE USES (C-STORE): (1) SPACE PER TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1	= 20 SPACES
TOTAL AREA = 4,000 S.F./200	
RESTAURANT: (1)-ONE SPACE PER (4)-FOUR SEATS PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1	= 6 SPACES
TOTAL SEATS = 24 SEATS (INDOOR+OUTDOOR)/4	
WAREHOUSE (BASEMENT STORAGE): (1)-ONE SPACE PER (6)-SIX HUNDRED (600) SQUARE FEET OF FLOOR AREA PER SECTION 760.6 TABLE OF MINIMUM REQUIREMENTS-TABLE 1	= 2 SPACES
TOTAL AREA = 1,275 S.F./600	
<b>TOTAL PARKING REQUIRED:</b>	<b>= 28 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>= 28 SPACES</b>



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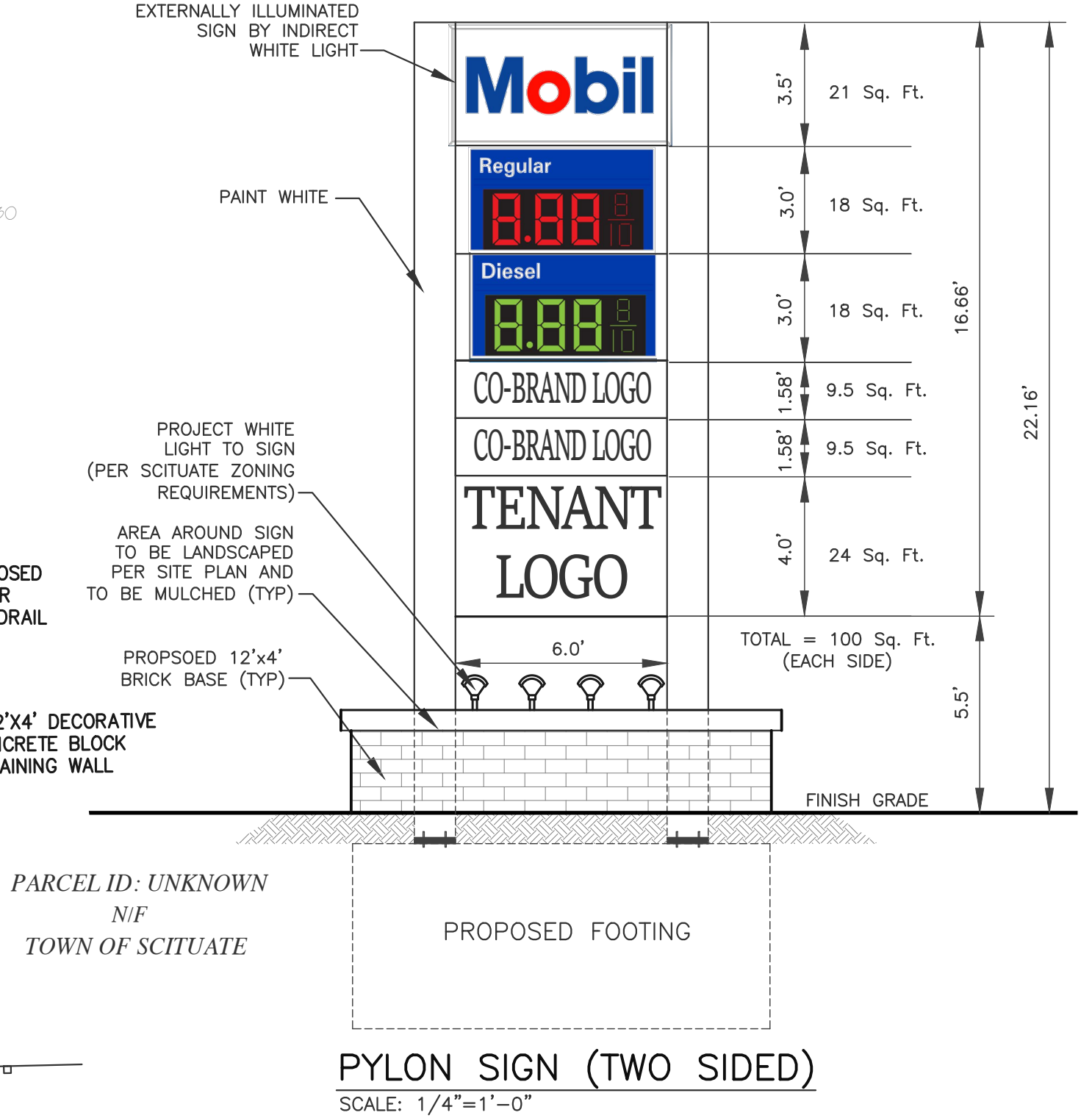
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Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

**SITE LAYOUT & FUEL  
 TRUCK ACCESS PLAN**



**PYLON SIGN (TWO SIDED)**  
 SCALE: 1/4"=1'-0"

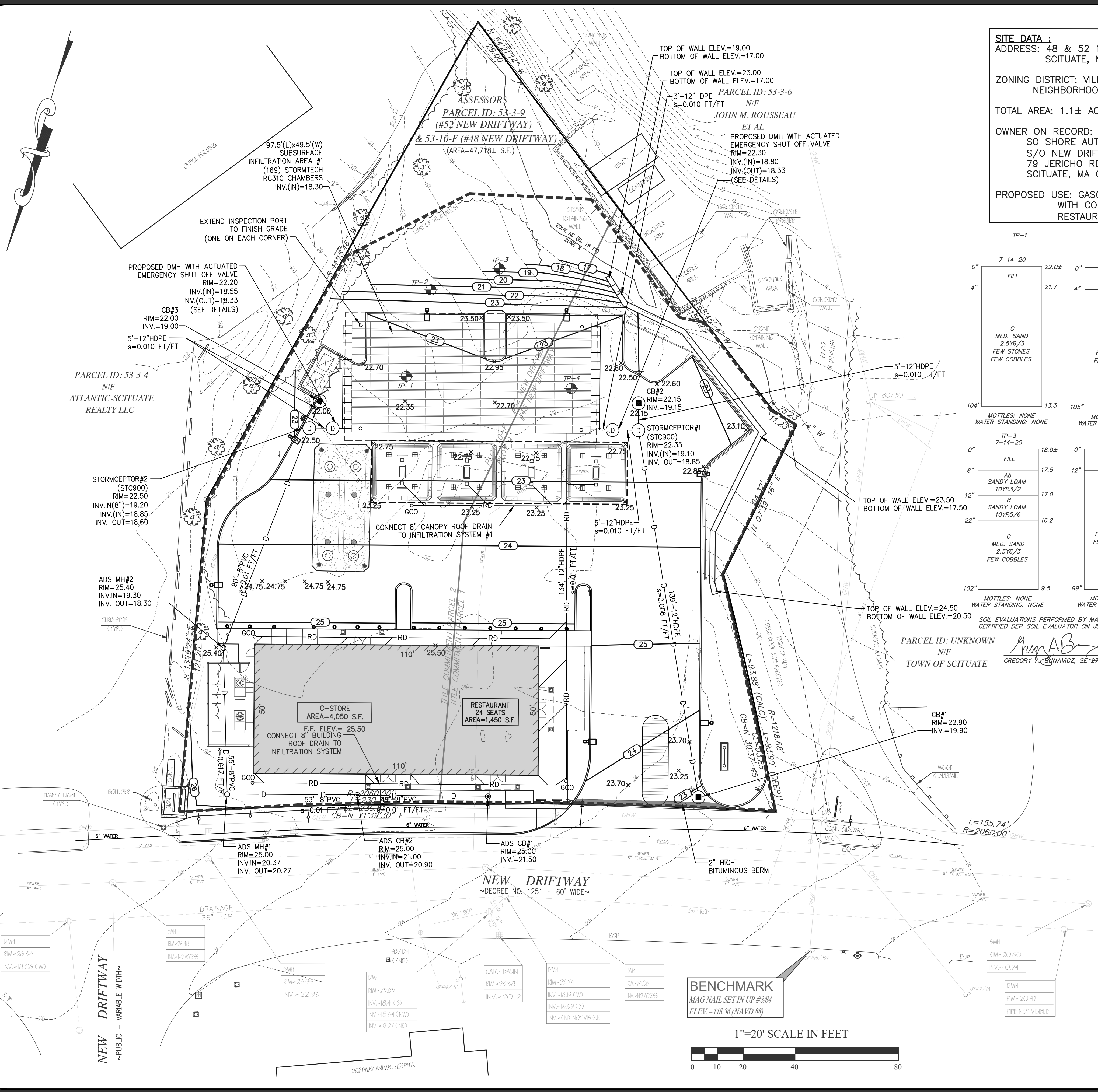
48 & 52 NEW DRIFTWAY, SCITUATE, MA ZONING ANALYSIS TABLE VILLAGE CENTER AND NEIGHBORHOODS SUB-DISTRICT			
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	NOT REQUIRED	47,718 S.F.	47,718 S.F.
STREET FRONTAGE	100'	230.73'	230.73'
LOT DEPTH	100'	240.8'+/-	240.8'+/-
FRONT YARD BUILD-TO-ZONE	5'	38.7'	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			
ZONING CRITERIA	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%	12.7%
% OF IMPERVIOUS AREA WITHIN FRONT YARD	25.0%	47.0%	22.0%

\* 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
	PROP. ELECTRIC 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



**BENCHMARK**  
 MAG NAIL SET IN UP #884  
 ELEV.=113.36 (NAVD88)



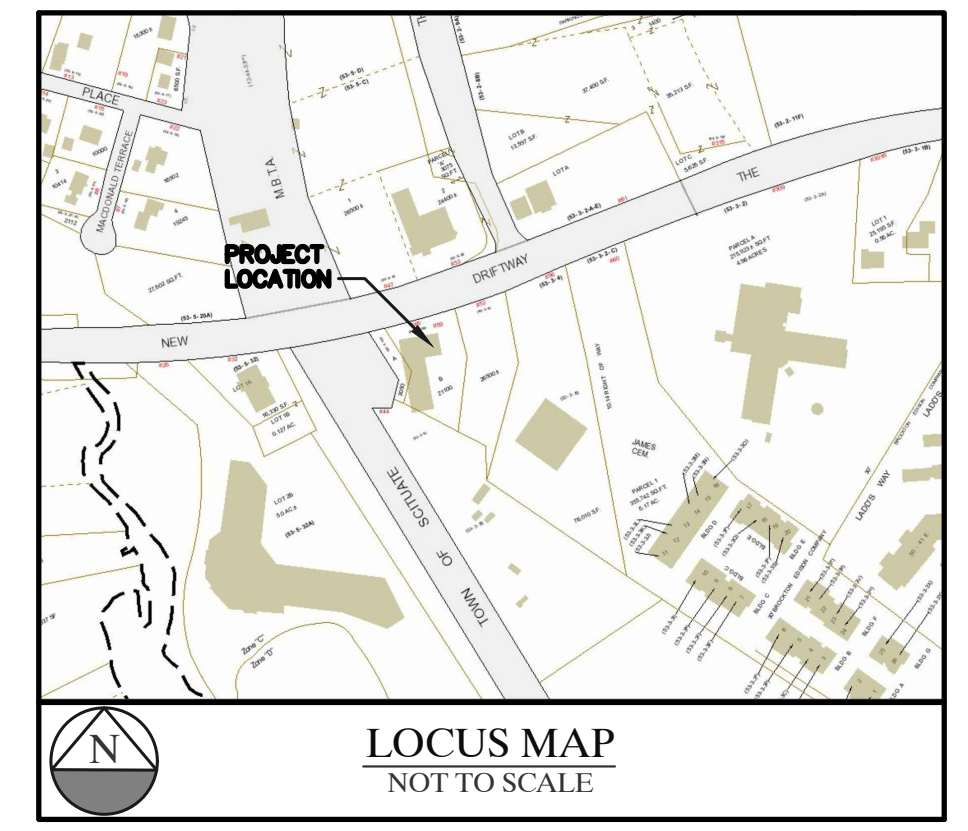
**SITE DATA :**  
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 SCITUATE, MA 02066

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  
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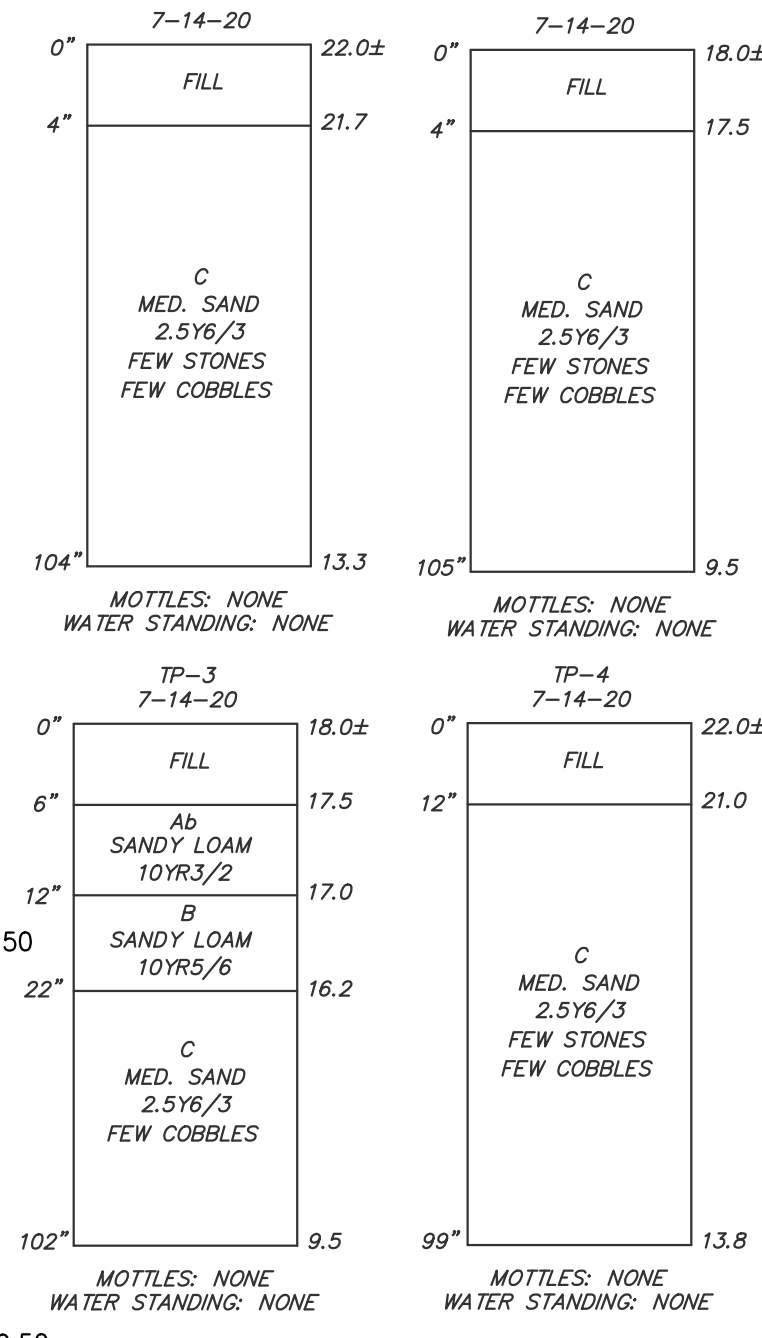
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 DATE APPROVAL ISSUED:  
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**CONSTRUCTION SEQUENCE**

- 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.



- UTILITY NOTES**
- CONTRACTOR TO LOCATE ALL EXISTING UTILITY SERVICES ON LOT PRIOR TO CONSTRUCTION.
  - RECONSTRUCTION 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 UTILITES 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 DEWATER WITHIN 72 HOURS OF A STORM EVEN, 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.

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

Project Number: 20-571

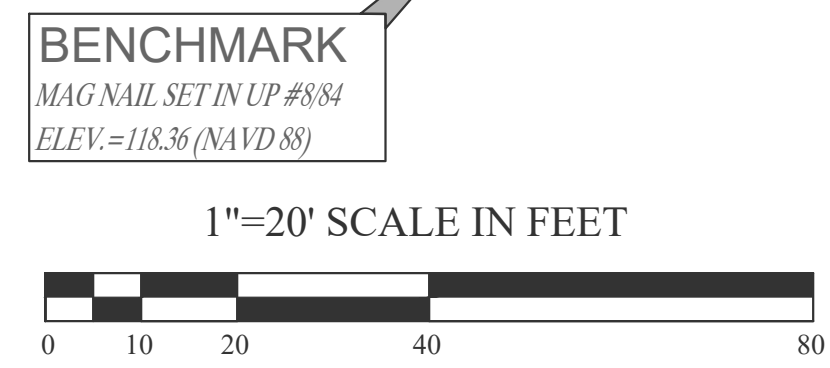
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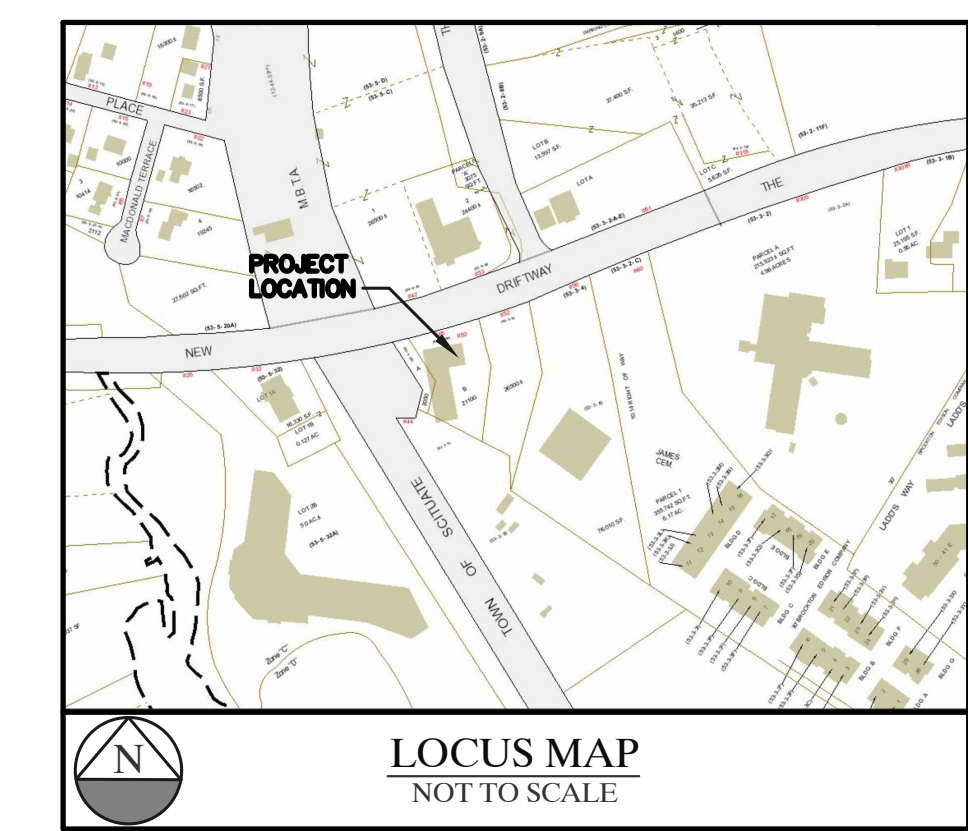
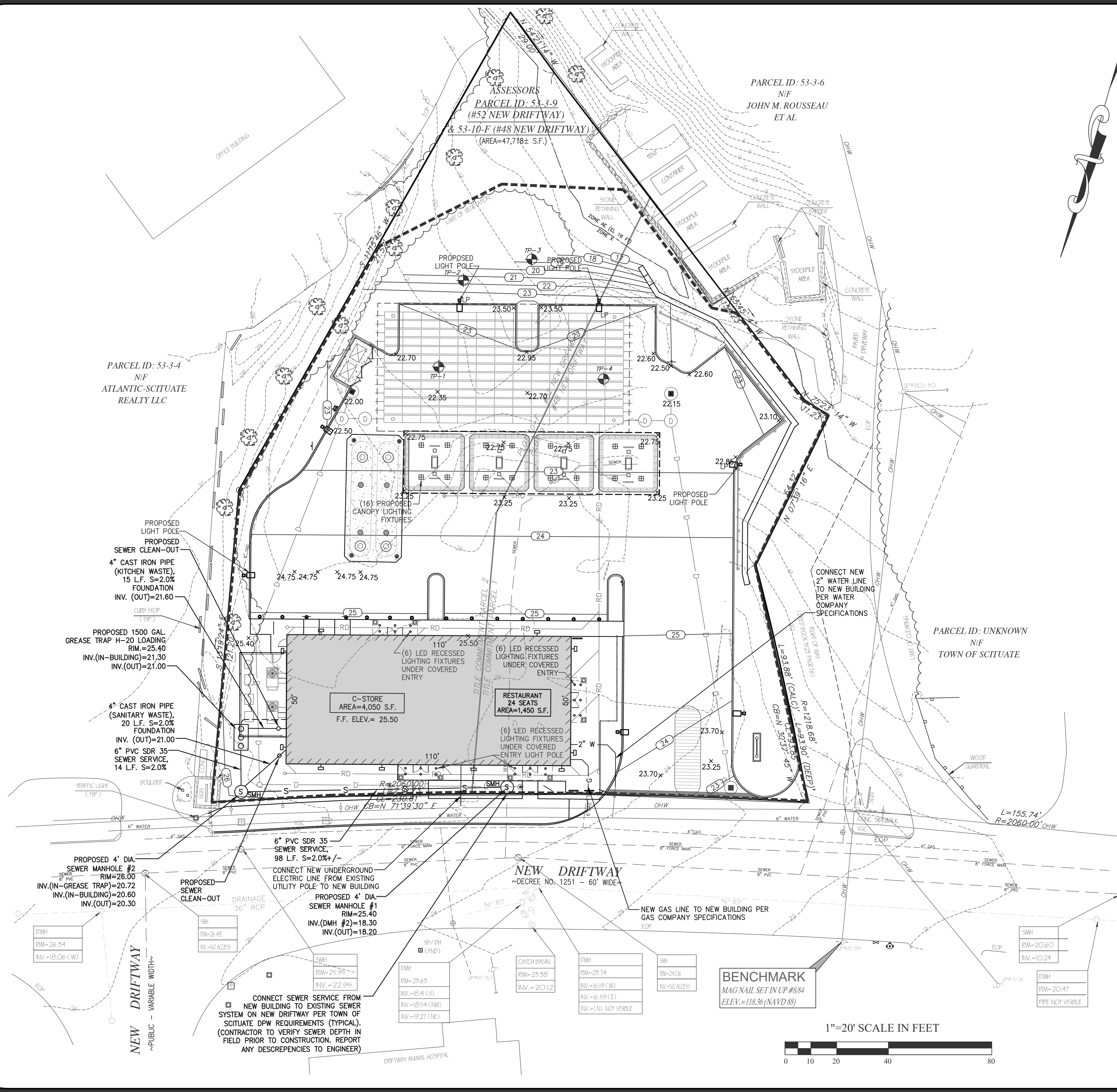
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Sheet Title:

**GRADING & DRAINAGE  
 PLAN**





**SITE DATA :**  
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 SCITUATE, MA 02066

ZONING DISTRICT: VILLAGE CENTER AND  
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**GREASE TRAP SIZING  
 (PER TITLE V, 310 CMR (15.230))**

15 G.P.D./SEAT x 16 SEATS (RESTAURANT)  
 CAPACITY = 240 G.P.D.

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

**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.

**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.

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**

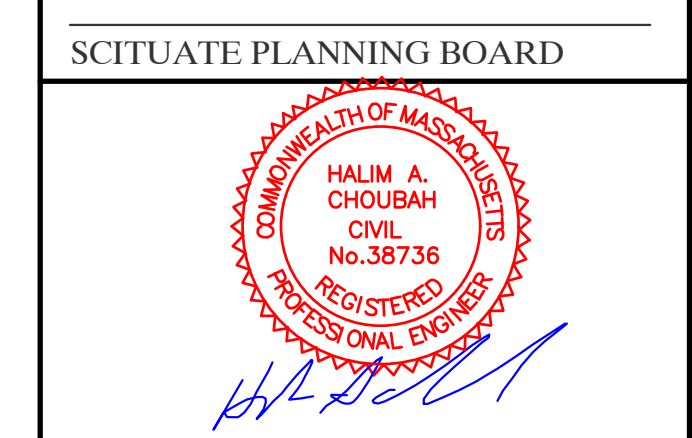
Prepared For:  
**PETRO REALTY CORP.  
 4 NORTH STREET,  
 HINGHAM, MA 02043**

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:



Issue Date: 06/23/2020

Revisions		
No.	Date	Description
1	07/24/2020	Revised Plans
2	09/08/2020	Addressed Peer Review Comments

Project Number: 20-571

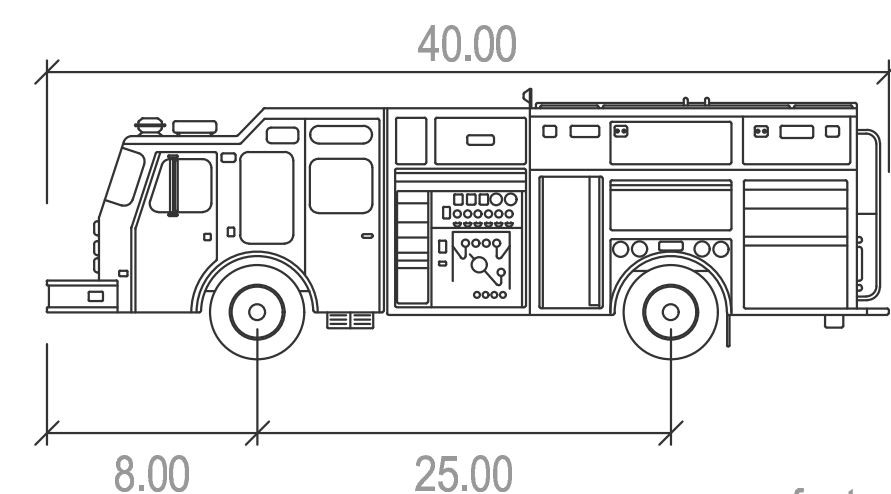
Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS | Checked By: HC

Sheet Title:

**UTILITY PLAN**

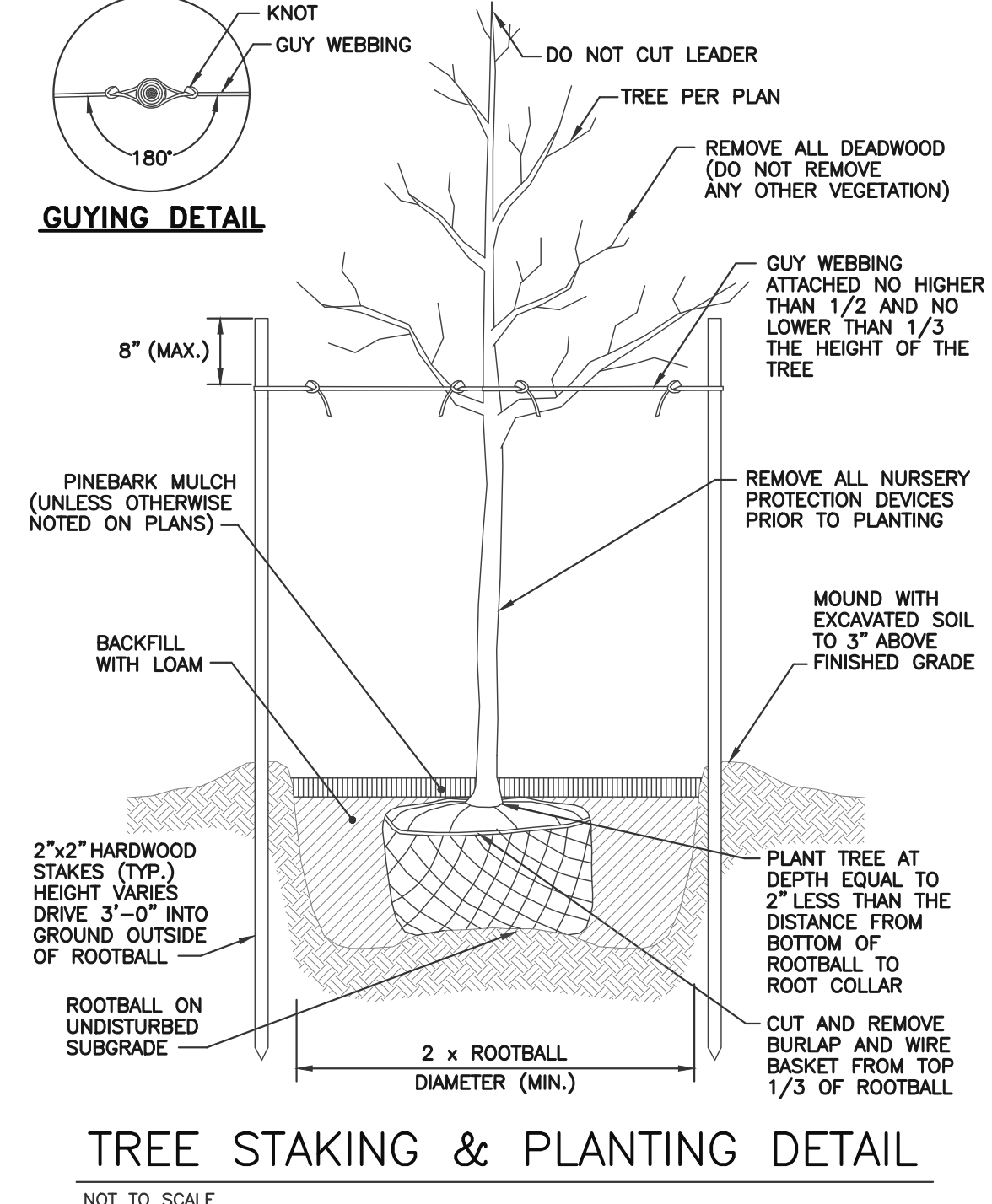
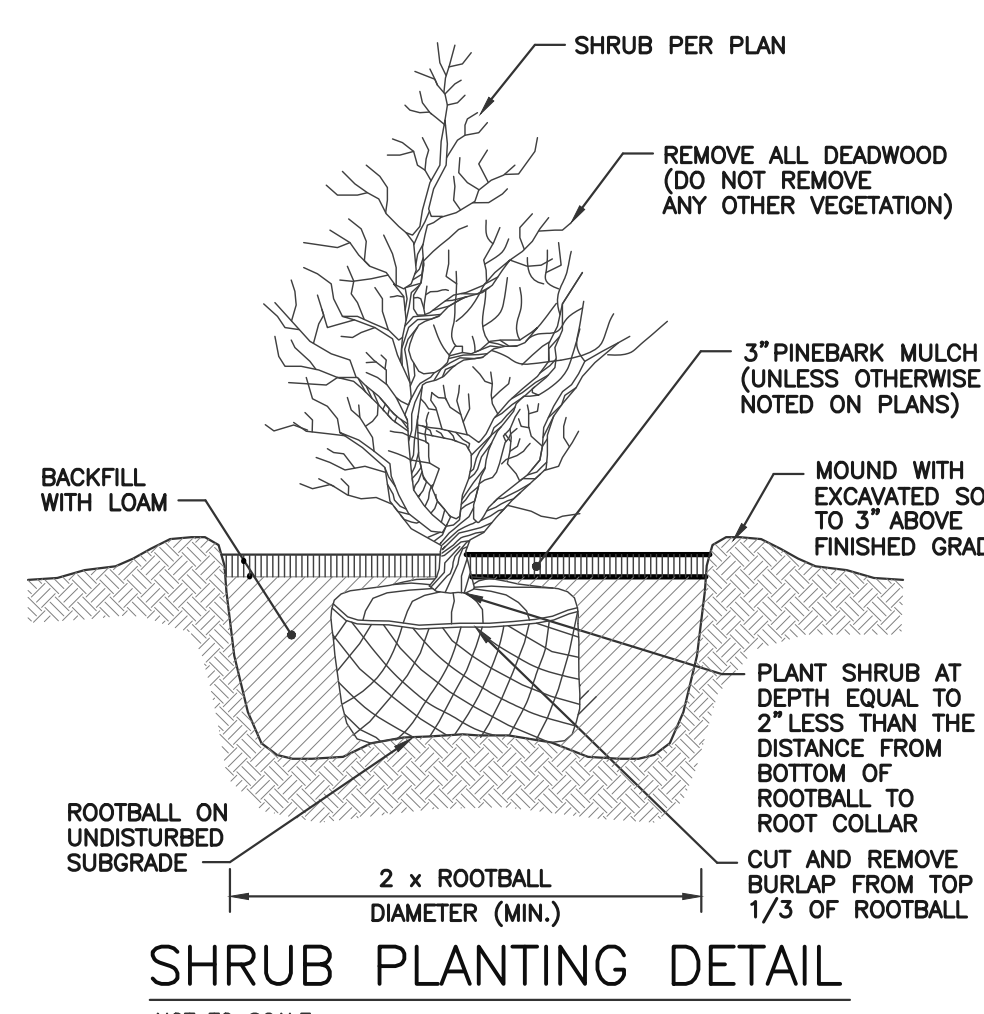


Width : 8.42 feet  
 Track : 8.25 feet  
 Lock to Lock Time : 6.0 seconds  
 Steering Angle : 41.4 degrees

**TYPICAL FIRE TRUCK DETAIL**  
 NOT TO SCALE

**HYDROSEED SPECIFICATIONS:**

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES: PEARLS PREMIUM SEED BLEND PER MANUFACTURER'S RECOMMENDATION
4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED AS DETERMINED BY OWNER.



**WARRANTY**

- Special Warranty: Warrant the following exterior plants, for the warranty period of one year against defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by owner, or incidents that are beyond contractor's control.
- Warrant period for Trees and Shrubs: one year from the date of substantial completion.
- Remove dead exterior plants immediately. Replace immediately unless required to plant in the succeeding planting season.
- Replace exterior plants that are more than 25 percent dead or in an unhealthy condition at the end of the warranty period.
- A limit of one replacement of each exterior plant will be required, except for losses or replacements due to failure to comply with requirements.

**MAINTENANCE**

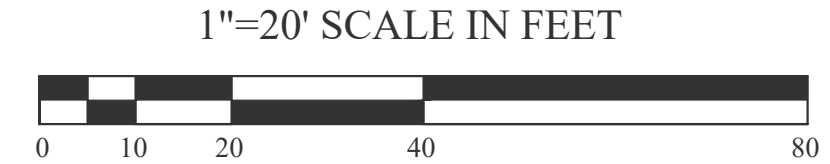
- Trees and Shrubs: Maintain for the following maintenance period by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings  
 Maintenance Period: 1 year from date of substantial completion.
- Ground Cover and Plants: Maintain for the following maintenance period by watering, weeding, fertilizing, and other operations as required to establish healthy, viable planting:  
 Maintenance Period: 1 year from date of substantial completion.

LANDSCAPE SCHEDULE					
TYPE	QTY	SIZE	COMMON NAME	BOTANICAL NAME	
<b>ORNAMENTAL GRASSES</b>					
(A)	9	2 GAL.	LITTLE BLUESTEM	<i>SCHIZACHYRIUM SCOPARIUM</i>	
<b>DECIDUOUS SHRUBS</b>					
(B)	12	18"-24"HT.	GOLD FLAME SPIREA	<i>SPIRAEA X BUMALDA "GOLDFLAME"</i>	
(C)	15	18"-24"HT.	BAYBERRY	<i>MYRICA PENNSYLVANICA</i>	
(D)	32	18"-24"HT.	COMMON BOXWOOD	<i>BUXUS SEMPERVIRENS</i>	
(E)	22	18"-24"HT.	DENSA INKBERRY	<i>ILEX GLABRA "DENSA"</i>	
<b>EVERGREEN SHRUBS</b>					
(F)	22	18"-24"HT.	AZELIA	<i>AZELIA "SENSATION"</i>	
(G)	15	18"-24"HT.	CREeping JUNIPER	<i>JUNIPERUS HORIZ: "BAR HARBOR"</i>	
<b>SHADE TREES</b>					
(H)	2	3" CAL.	RED MAPLE	<i>ACER RUBRUM</i>	
(I)	13	3" CAL.	KOUSA DOGWOOD	<i>CORNUS KOUSA</i>	
<b>EVERGREEN TREES</b>					
(J)	24	5' TO 6' (HEIGHT)	AMERICAN ARBORVITAE	<i>THUJA OCCIDENTALIS</i>	
(K)	12	3" CAL.	LEYLAND CYPRESS	<i>CUPRESSOCYPARIS LEYLANDII</i>	

1. Plantings to be from town of Scituate approved lists of plants.
2. All landscaping shown on plans shall conform to the Town of Scituate zoning regulations.
3. Mulch planting beds after shrubs, to a 3 inch depth, dark brown mulch.
4. Location of perennial plantings to be approved by the Town of Scituate Planning Staff.
5. The contractor shall be responsible for the removal of any existing evasive plants species on site.

% OF INTERIOR LANDSCAPE WITHIN PARKING AREA	10.0%	0%	12.7%
% OF IMPERVIOUS AREA WITHIN FRONT YARD	25.0%	47.0%	22.0%

**BENCHMARK**  
 MAG NAIL SET IN UP #884  
 ELEV. = 118.36 (NAVD 88)



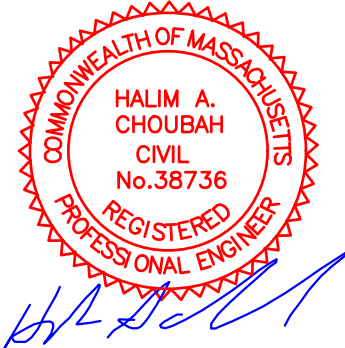
112 STATE ROAD (ROUTE 6),  
 No. DARTMOUTH, MA 02747  
 TEL: (508) 858-5040 FAX: (508) 858-5041  
 www.choubahgroup.com

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:  
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 4 NORTH STREET  
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 ZONING CLASSIFICATION:  
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 DATE APPROVAL ISSUED:  
 PLAN ENDORSEMENT DATE:

SCITUATE PLANNING BOARD



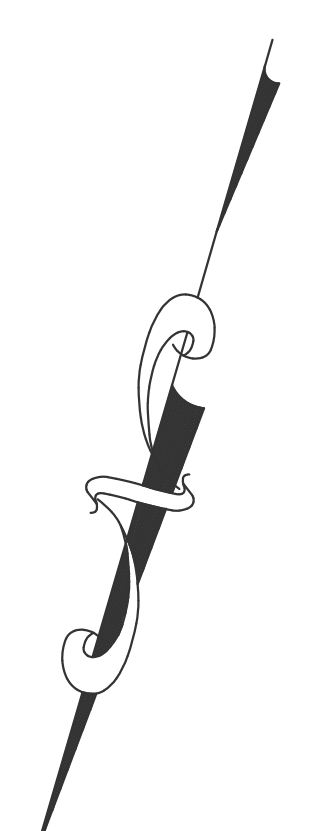
Issue Date: 06/23/2020

Revisions		
No.	Date	Description
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Project Number: 20-571  
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 Designed By: CMS  
 Drawn By: CMS | Checked By: HC  
 Sheet Title:

**LANDSCAPE LAYOUT & FIRE TRUCK ACCESS PLAN**





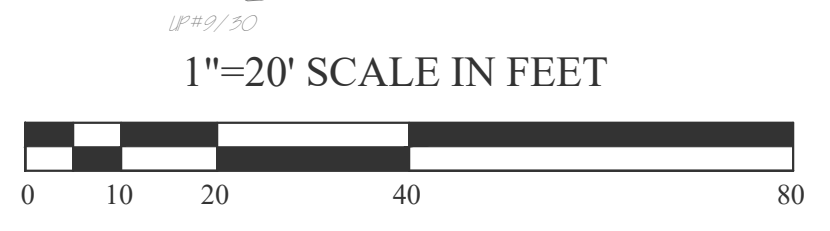
PARCEL ID: 53-3-4  
N/F  
ATLANTIC-SCITUATE  
REALTY LLC

PARCEL ID: 53-3-6  
N/F  
JOHN M. ROUSSEAU  
ET AL

ASSESSORS  
PARCEL ID: 53-3-9  
(#52 NEW DRIFTWAY)  
& 53-10-F (#48 NEW DRIFTWAY)  
(AREA=47,718= S.F.)

PARCEL ID: UNKNOWN  
N/F  
TOWN OF SCITUATE

NEW DRIFTWAY  
~DEGREE NO. 1251 - 60' WIDE~



BENCHMARK  
MAG NAIL SET IN UP #884  
ELEV.=118.36 (NAVD 88)

DRIFTWAY  
JC - VARIABLE WIDTH~

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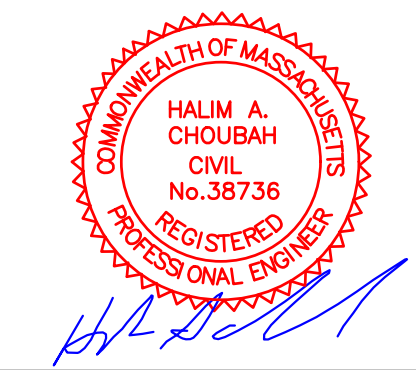
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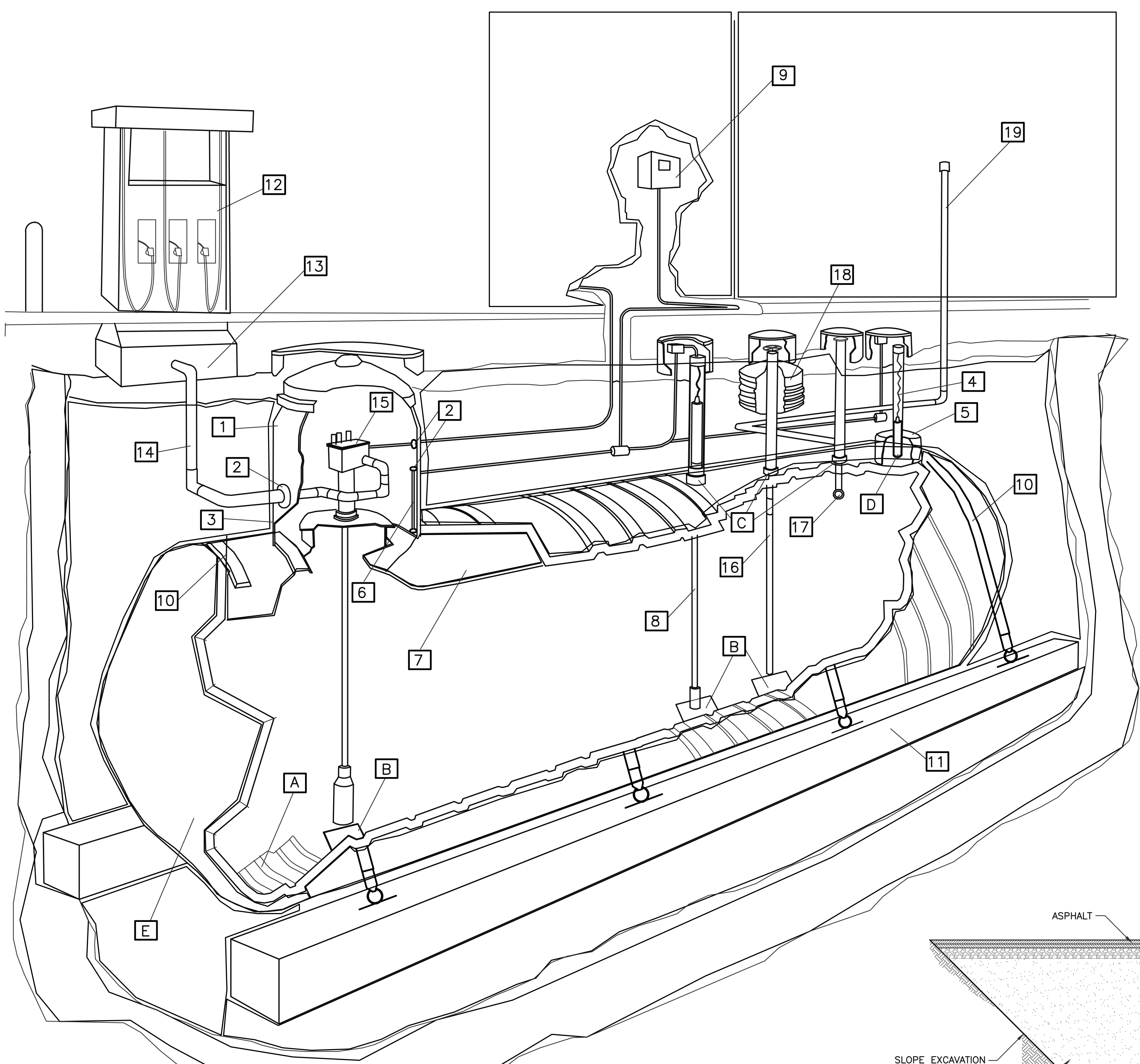
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Sheet Title:

**LIGHTING PLAN**

Sheet Number: 9 OF 15

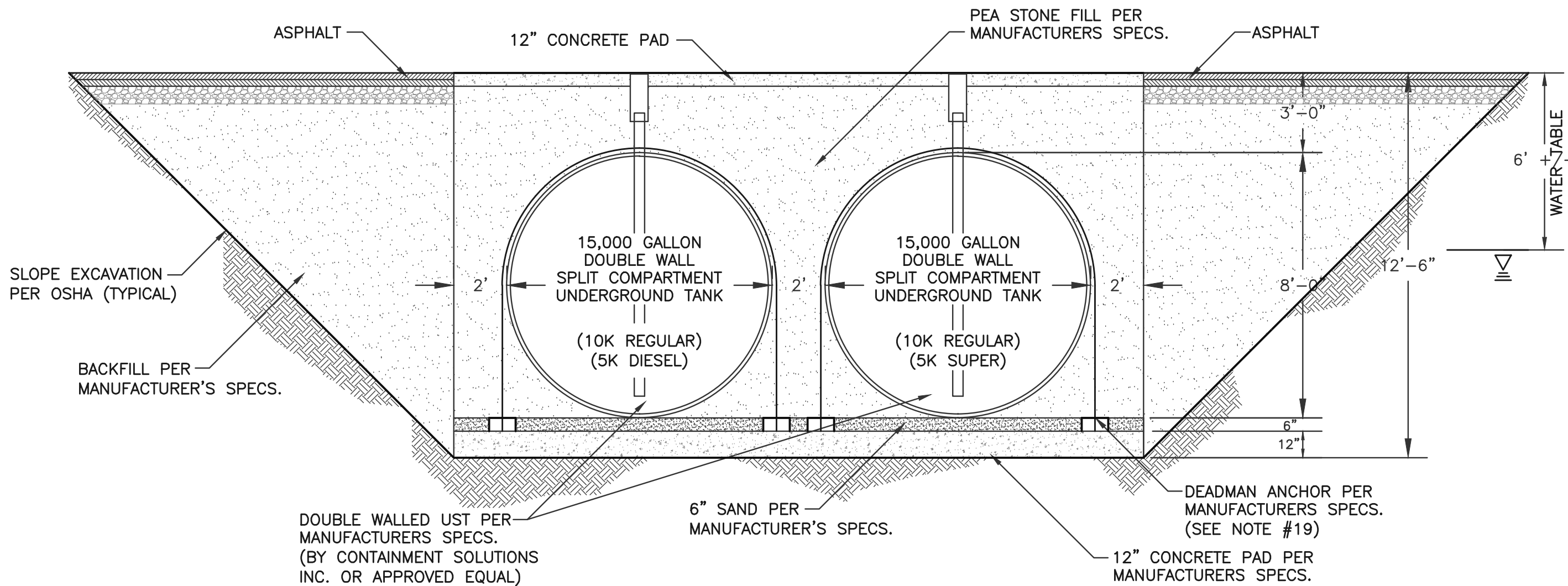


TYPICAL GASOLINE SYSTEM OVERVIEW  
NOT TO SCALE

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 MANUFACTURERS 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 MANUFACTURERS, 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 MANUFACTURERS SPEC. CONCRETE SLAB SHALL BE SIZED BY THE TANK MANUFACTURERS' 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.



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

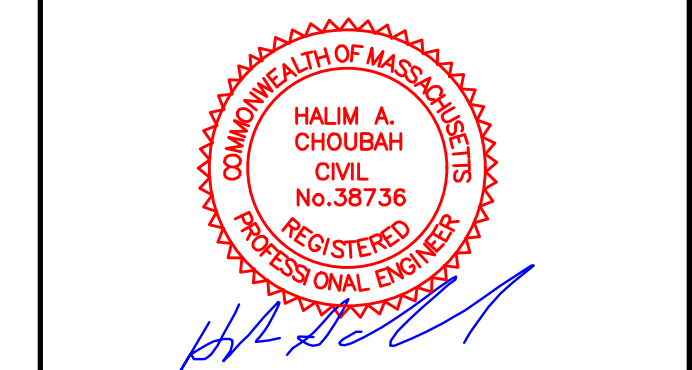
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Prepared For:  
**PETRO REALTY CORP. 4 NORTH STREET, HINGHAM, MA 02043**

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:  
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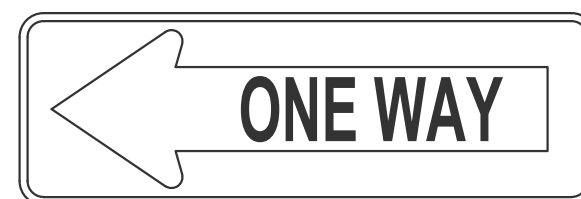
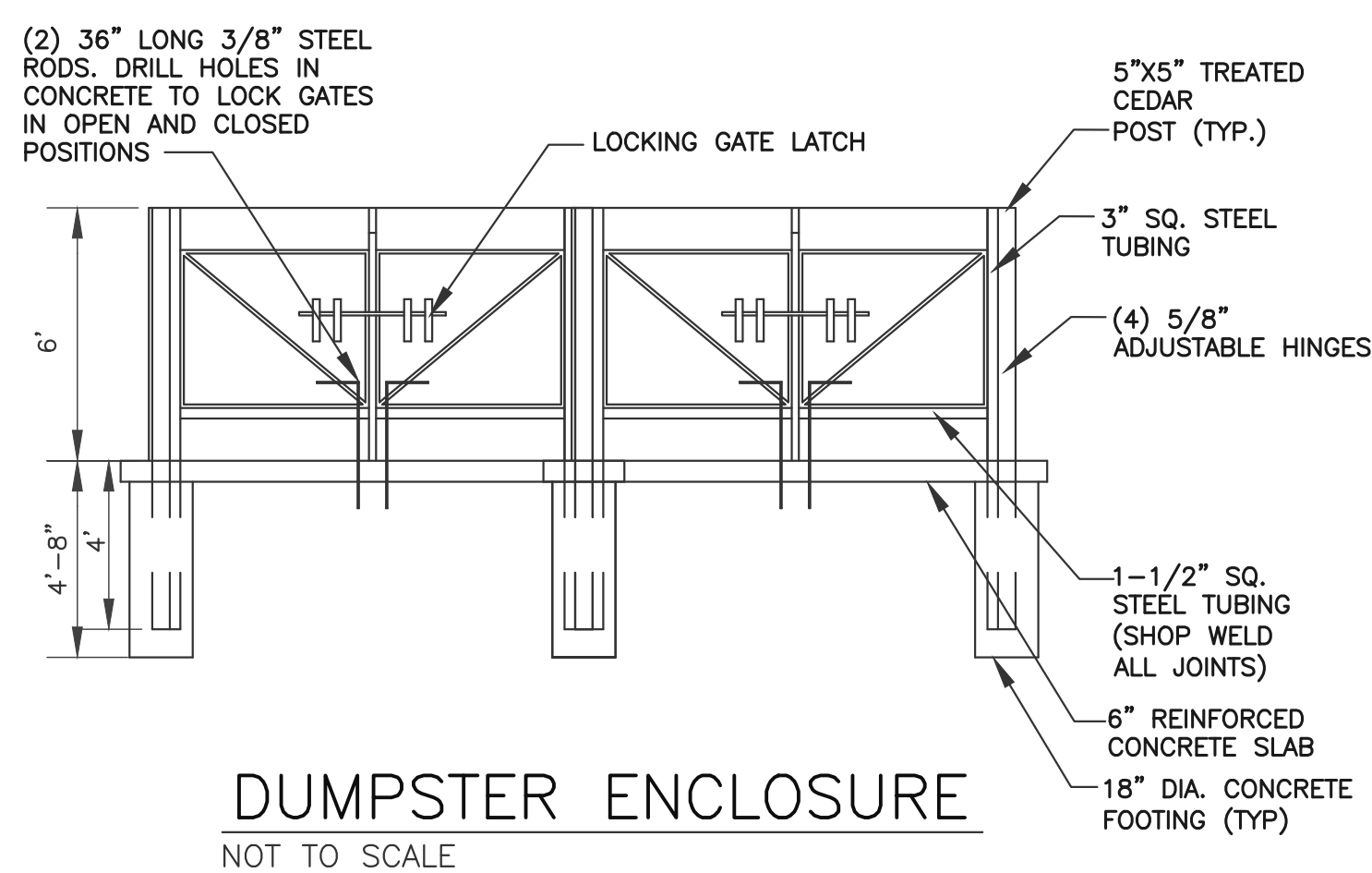
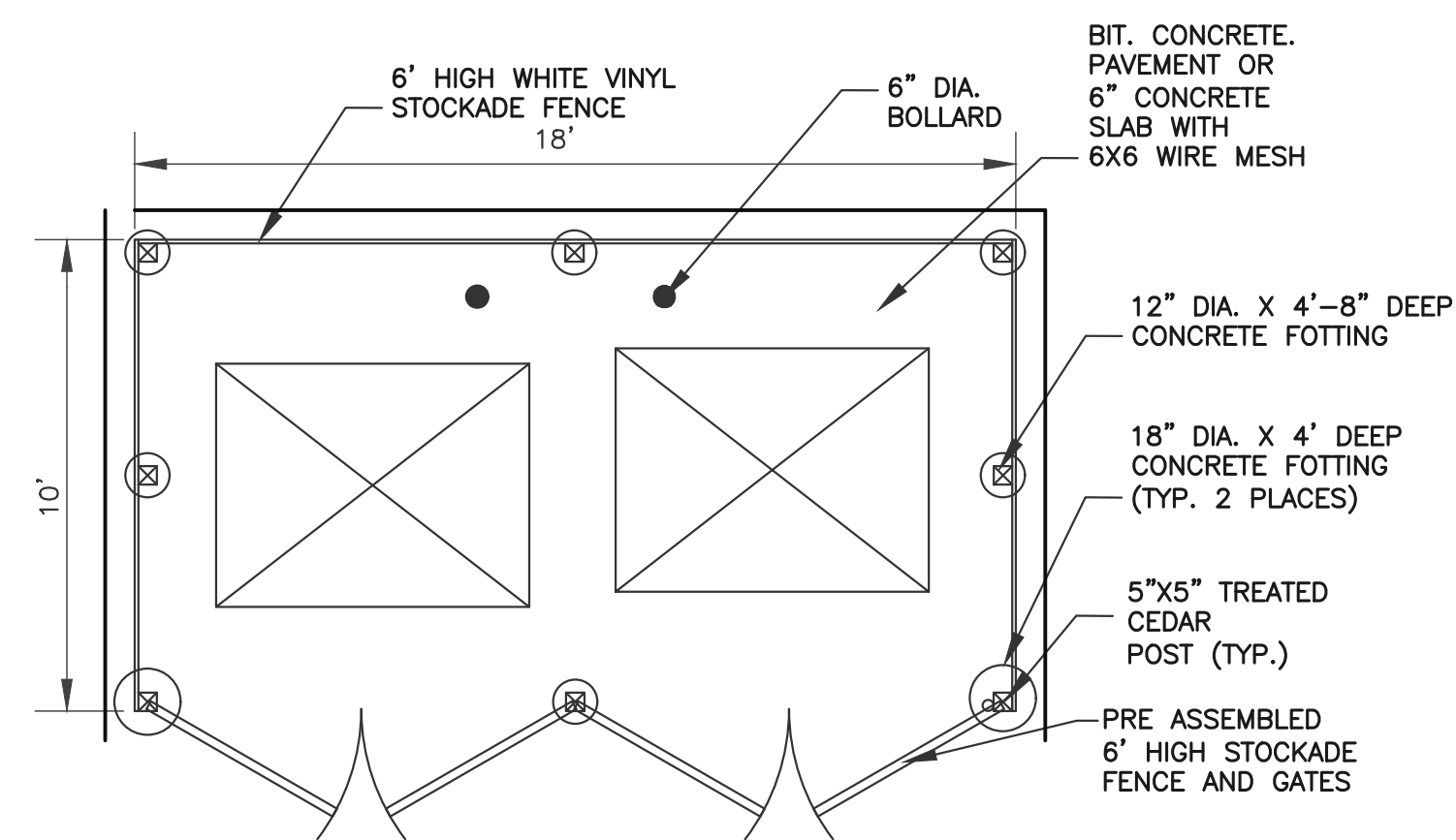
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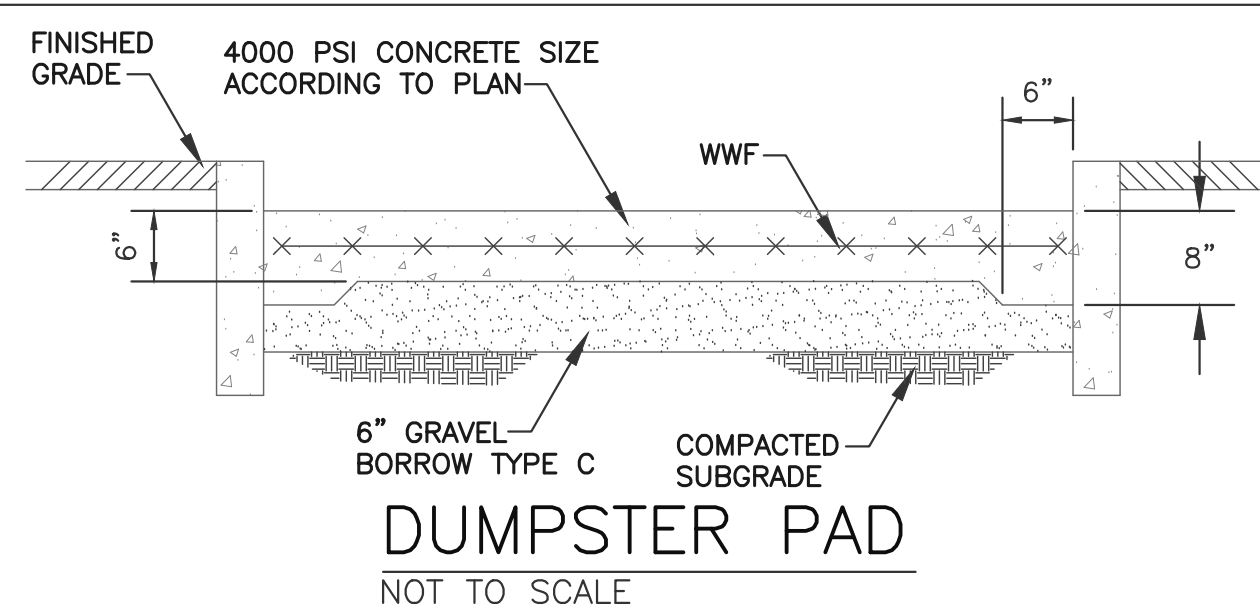
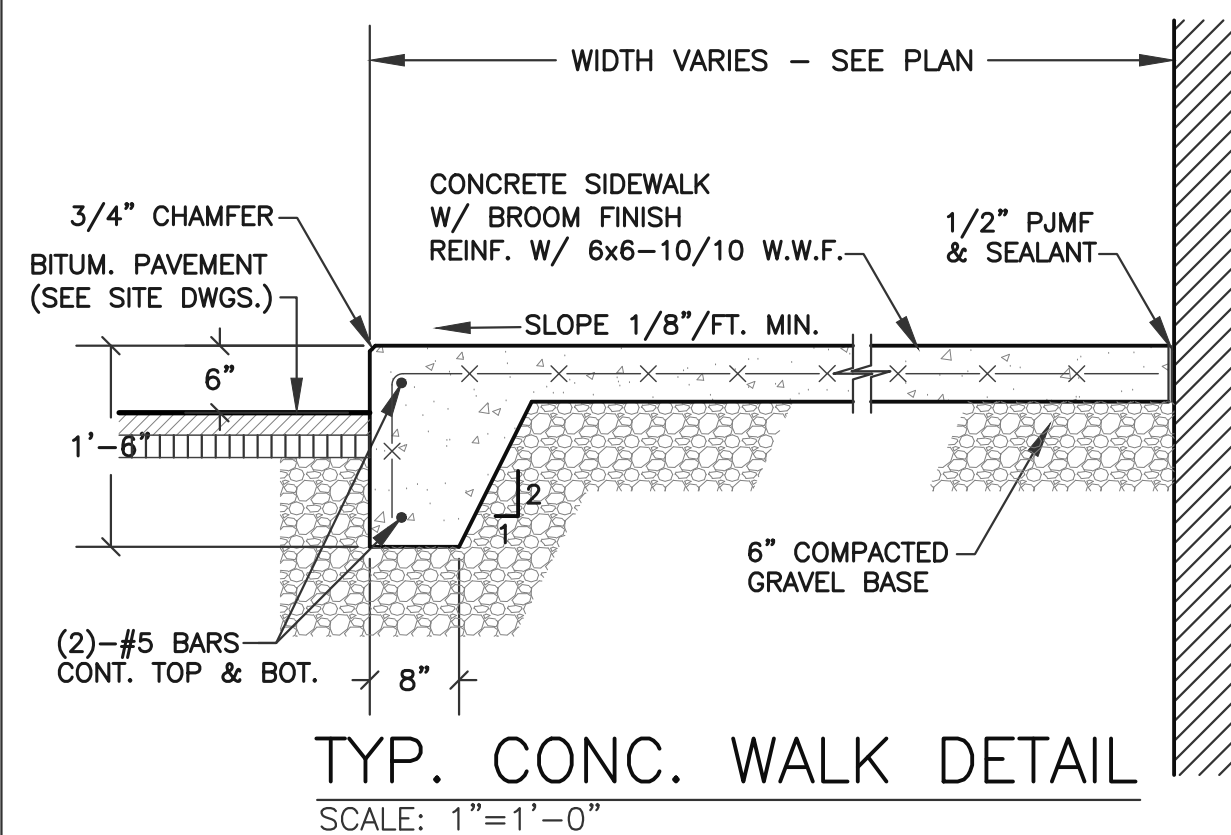
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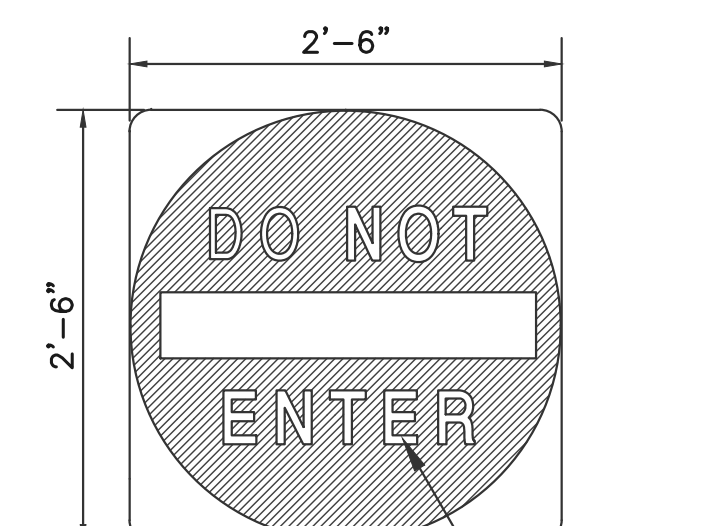
**UNDERGROUND FUEL STORAGE TANKS SECTIONS**



**ONE WAY SIGN (LEFT)**  
NOT TO SCALE



**HANDICAP SIGN W/ VAN ACCESSIBLE PLATE**  
NOT TO SCALE

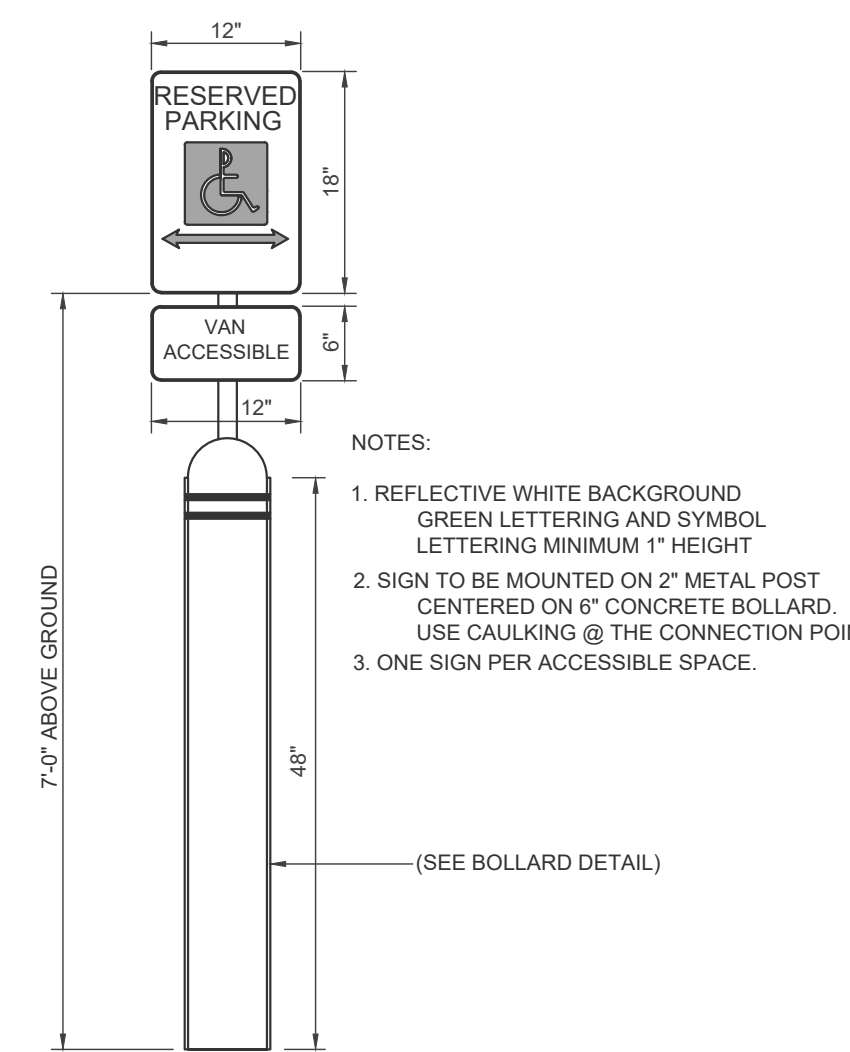


**DO NOT ENTER SIGN**  
NOT TO SCALE

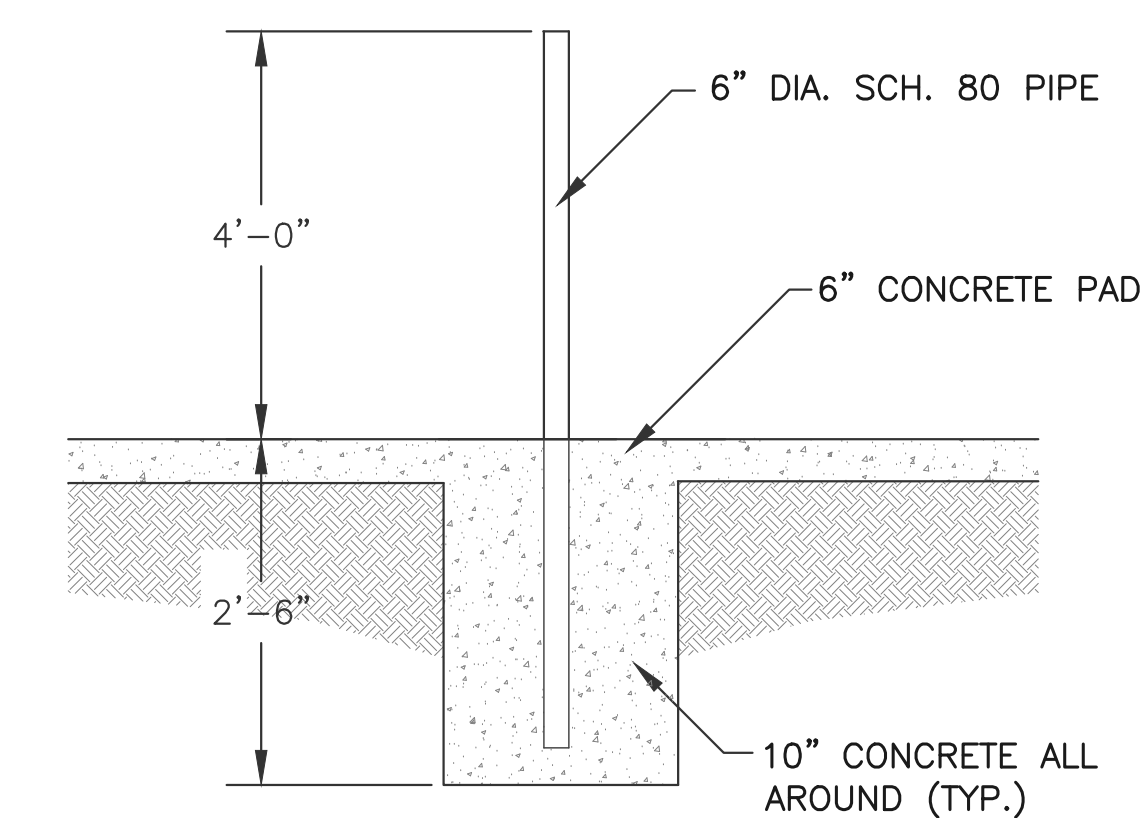
**SIGN SPECIFICATIONS:**  
DIMENSIONS: 30"x30"  
COLOR: WHITE BACKGROUND W/ RED MASKING  
SIGN SHALL BE CONSPICUOUSLY POSTED IN FRONT OF DRIVEWAY OPENING



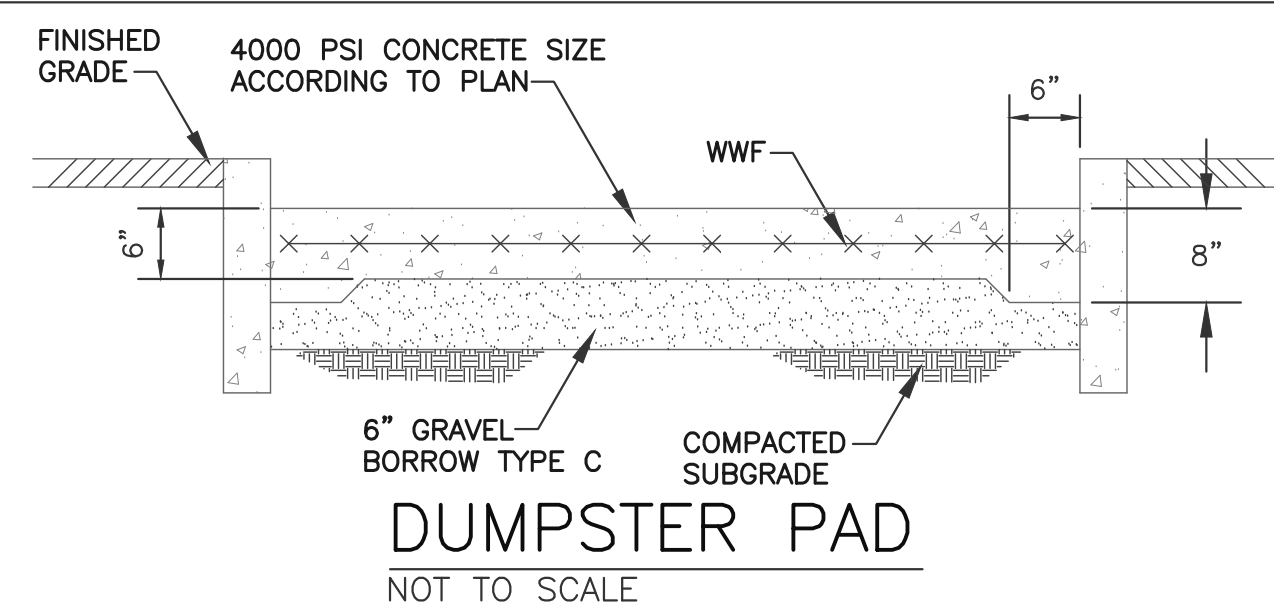
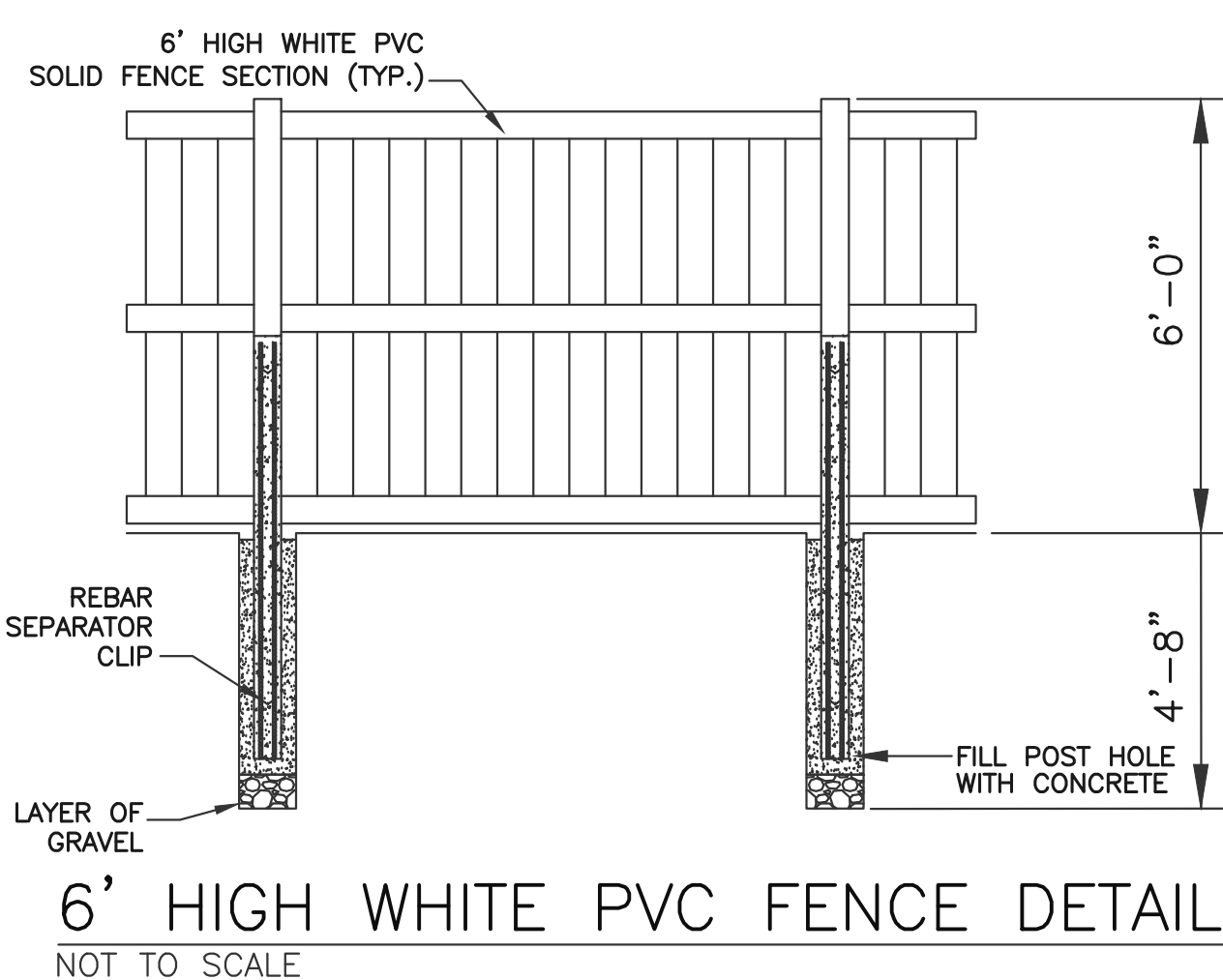
**PROPOSED STOP SIGN**  
NOT TO SCALE



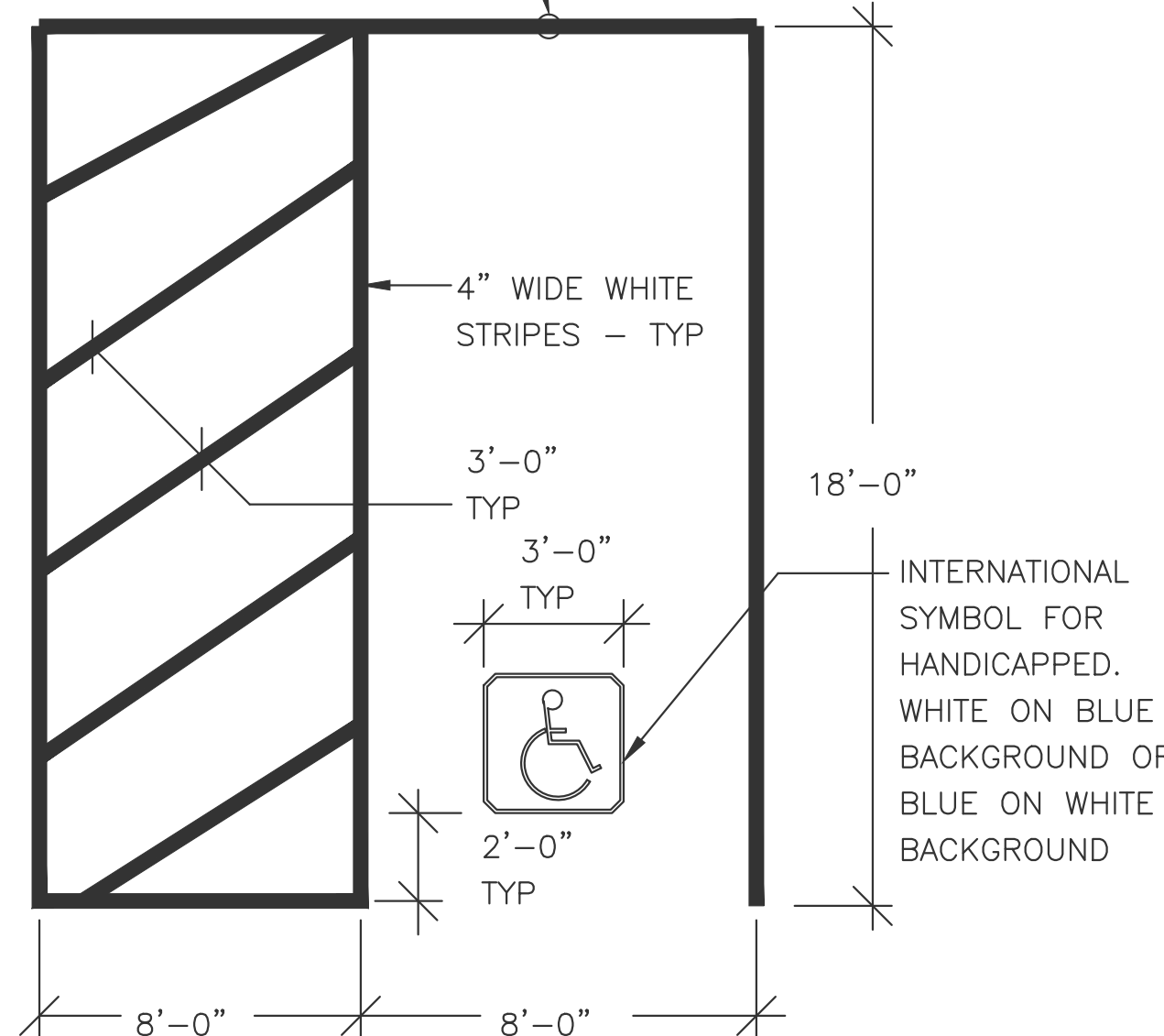
**HANDICAP SIGN ON BOLLARD DETAIL**  
NOT TO SCALE



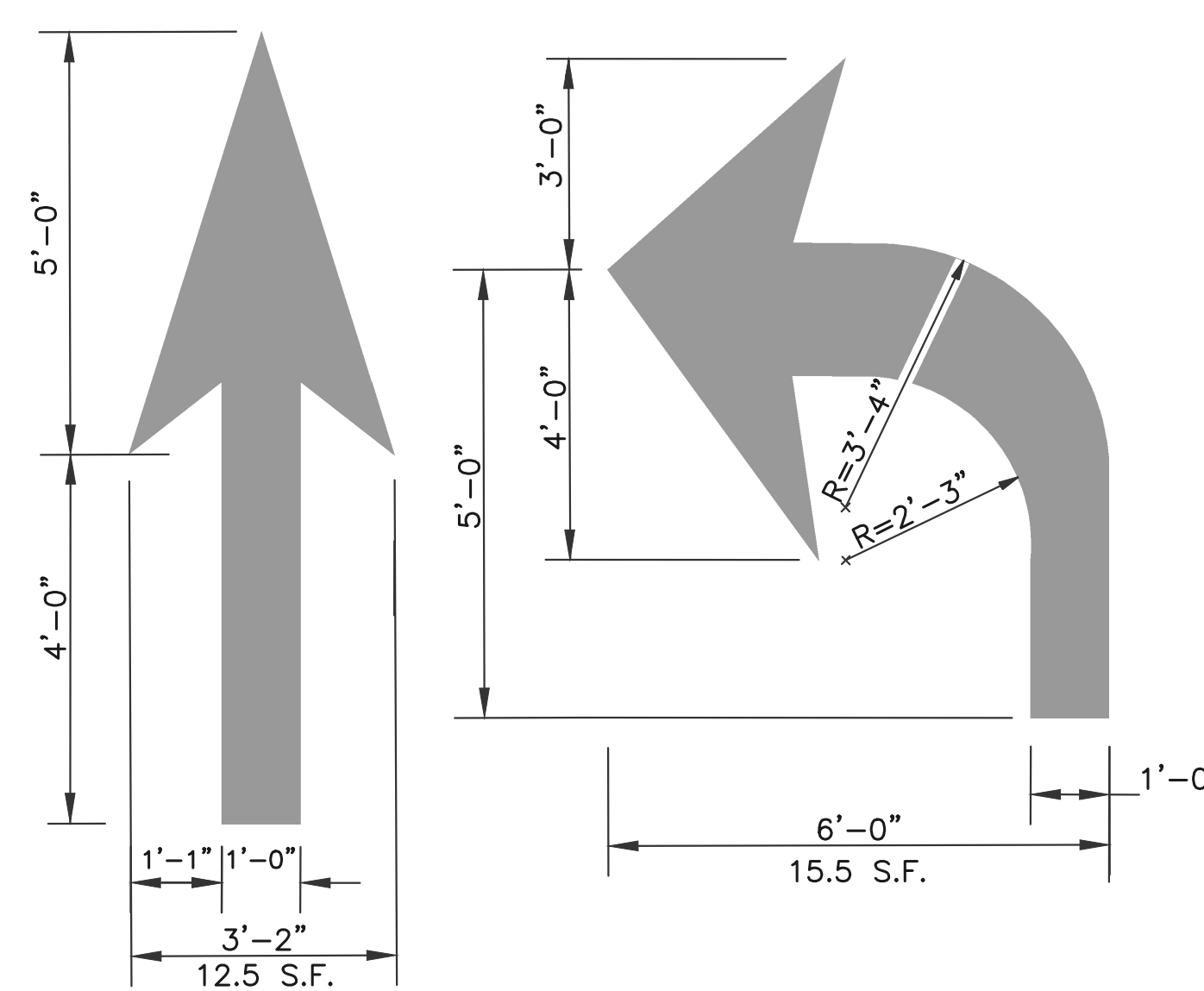
**BOLLARD DETAIL**  
NOT TO SCALE



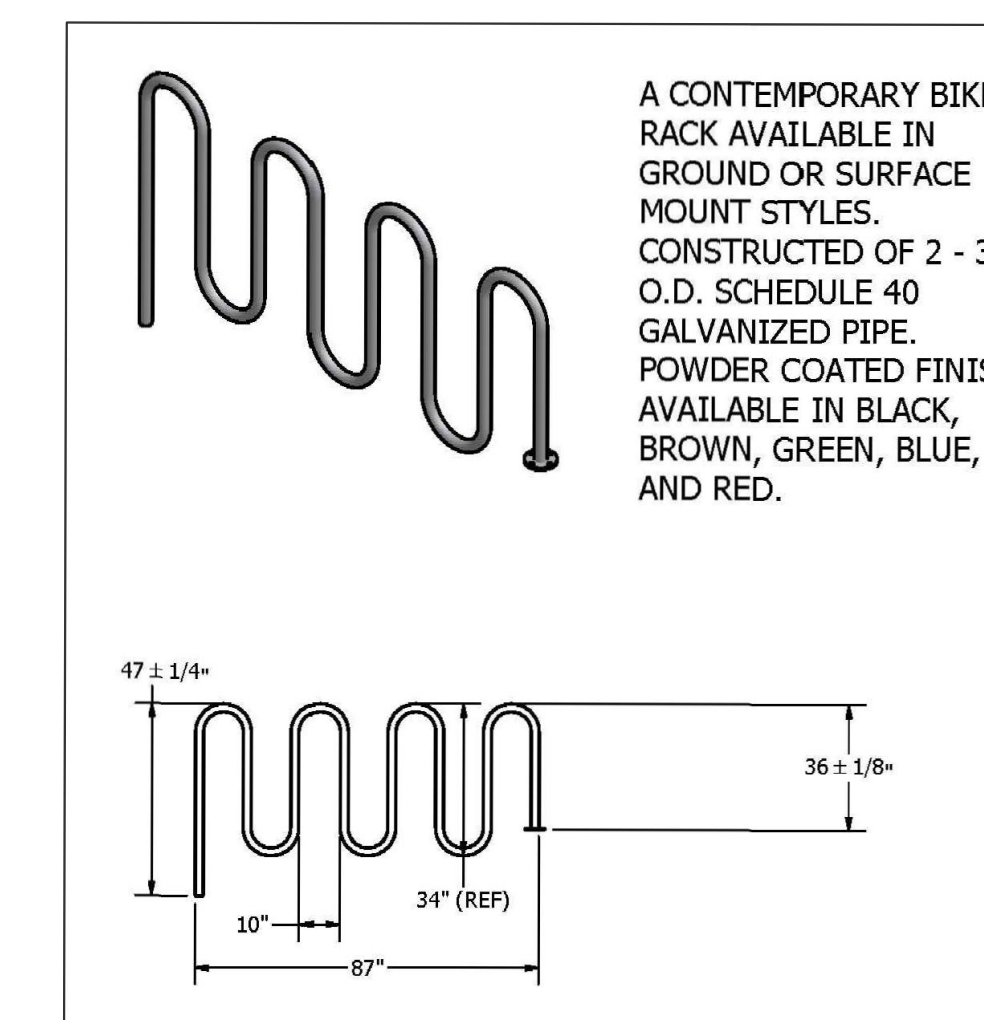
HANDICAP SIGN PER HANDICAP STANDARDS INCLUDING VAN SIGN



**PARKING DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT MARKING ARROWS**  
NOT TO SCALE



NOTE: CONTRACTOR SHALL COORDINATE BIKE RACK INSTALLATION WITH OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

**WAVE BIKE RACK DETAIL**  
NOT TO SCALE



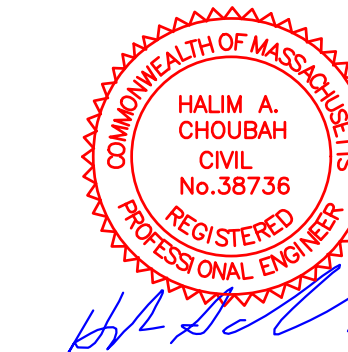
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Project:  
**PROPOSED GASOLINE FILLING STATION CONVENIENCE STORE & RESTAURANT/FOOD SERVICE AT 48 & 52 NEW DRIFTWAY SCITUATE, MA**

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 53-5-9 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

Project Number: 20-571

Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS

Checked By: HC

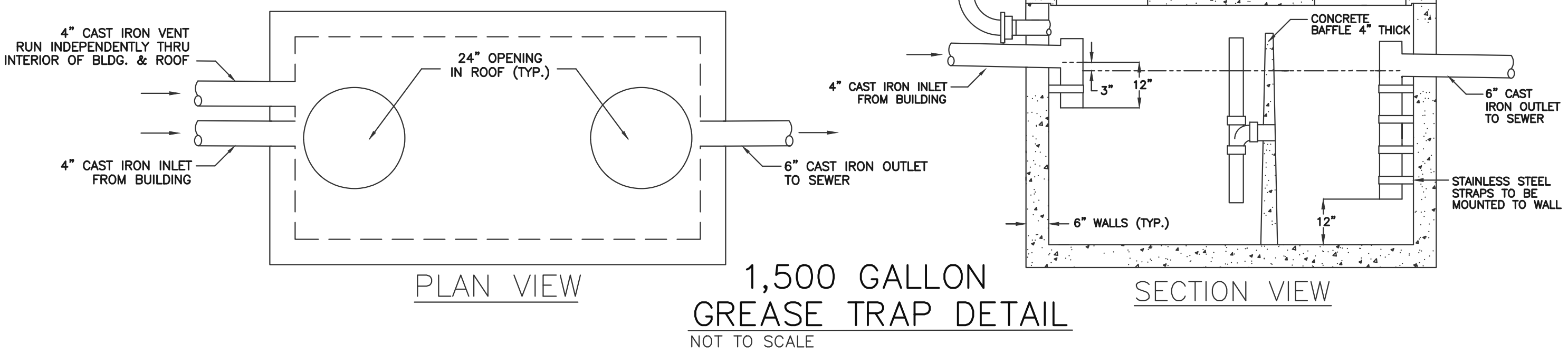
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SITE DETAILS #1

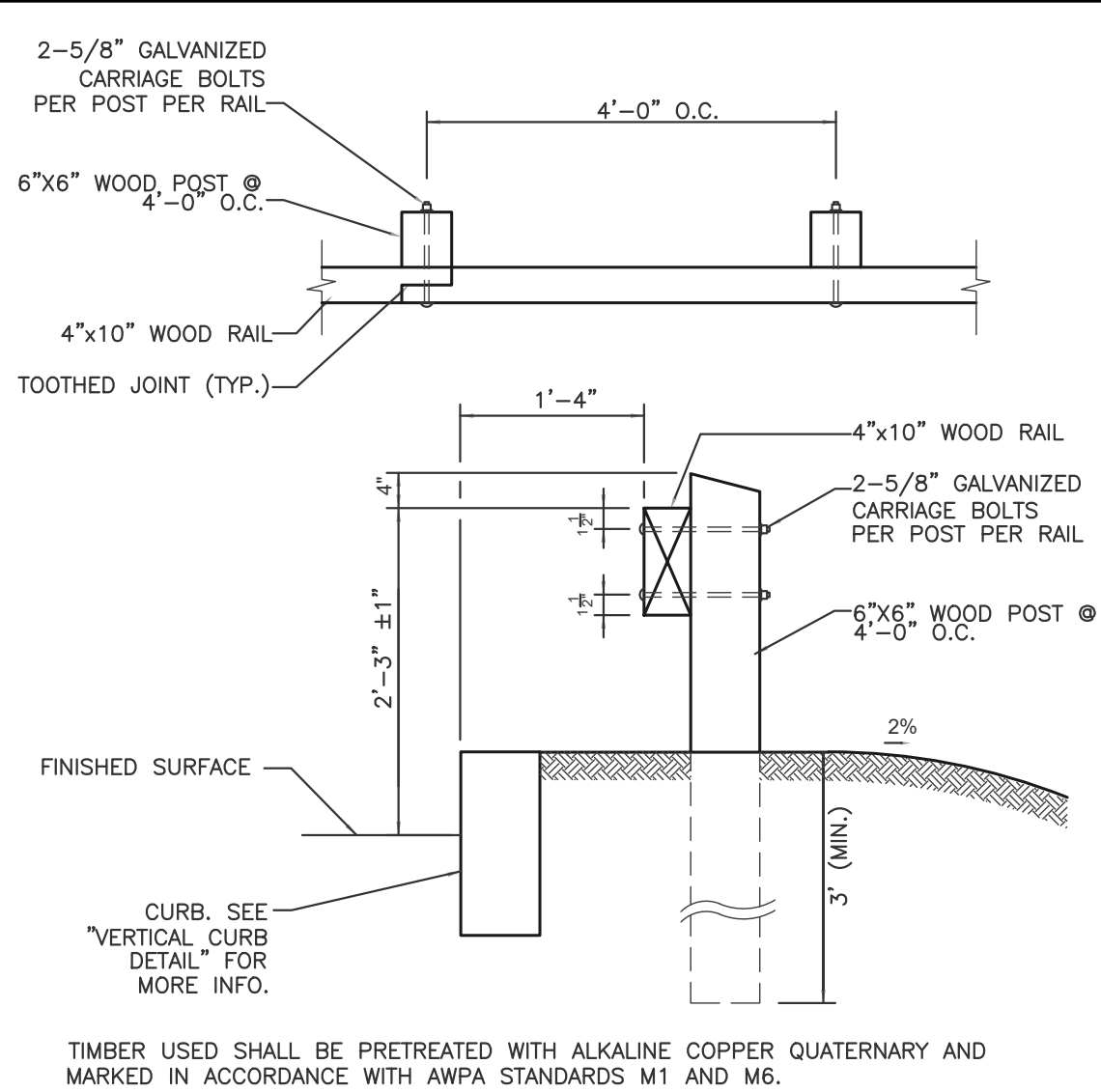
Sheet Number: 11 OF 15

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

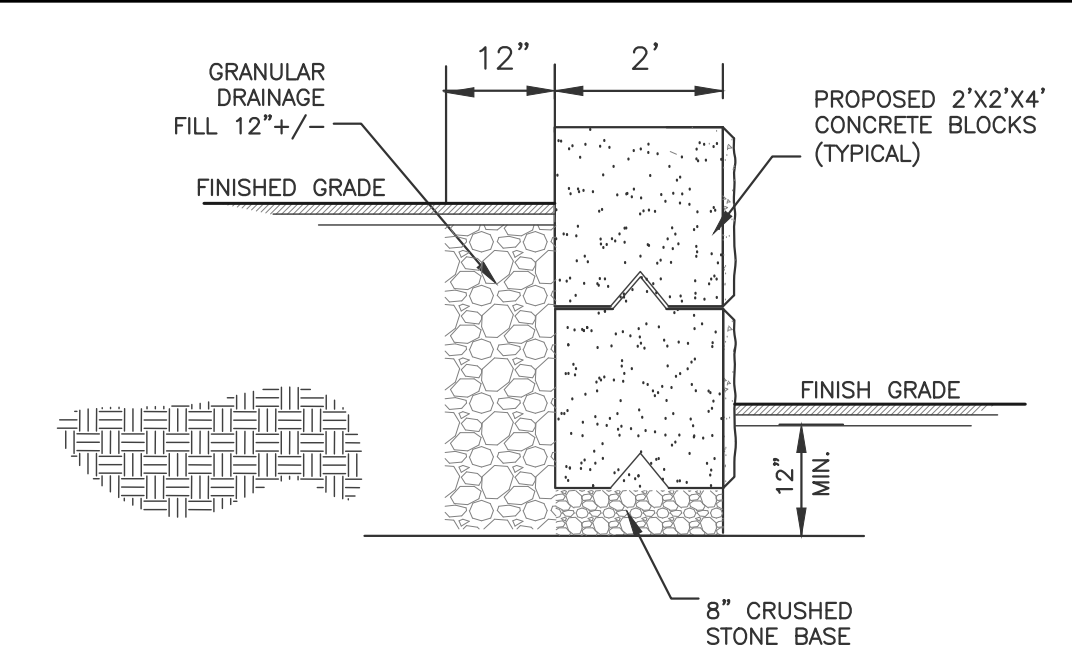
- 1.) CONCRETE MINIMUM STRENGTH 5,000 P.S.I. @ 28 DAYS.
- 2.) STEEL REINFORCEMENT ASTM A-615-79 GRADE 60, 1" MIN. COVER.
- 3.) DESIGN LOAD PER AASHTO HS-20-44.
- 4.) EARTH COVER 0 TO 5ft.
- 5.) WATER TABLE 3.5ft. BELOW FINISH GRADE.
- 6.) CONSTRUCTION JOINT SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT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



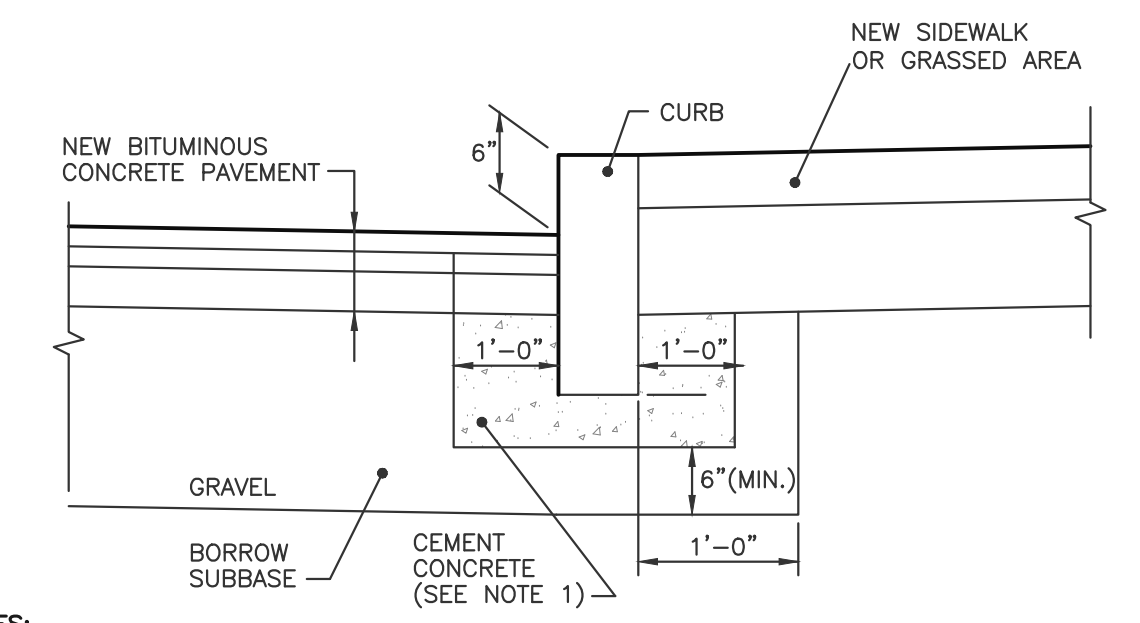
**1,500 GALLON GREASE TRAP DETAIL**  
 NOT TO SCALE



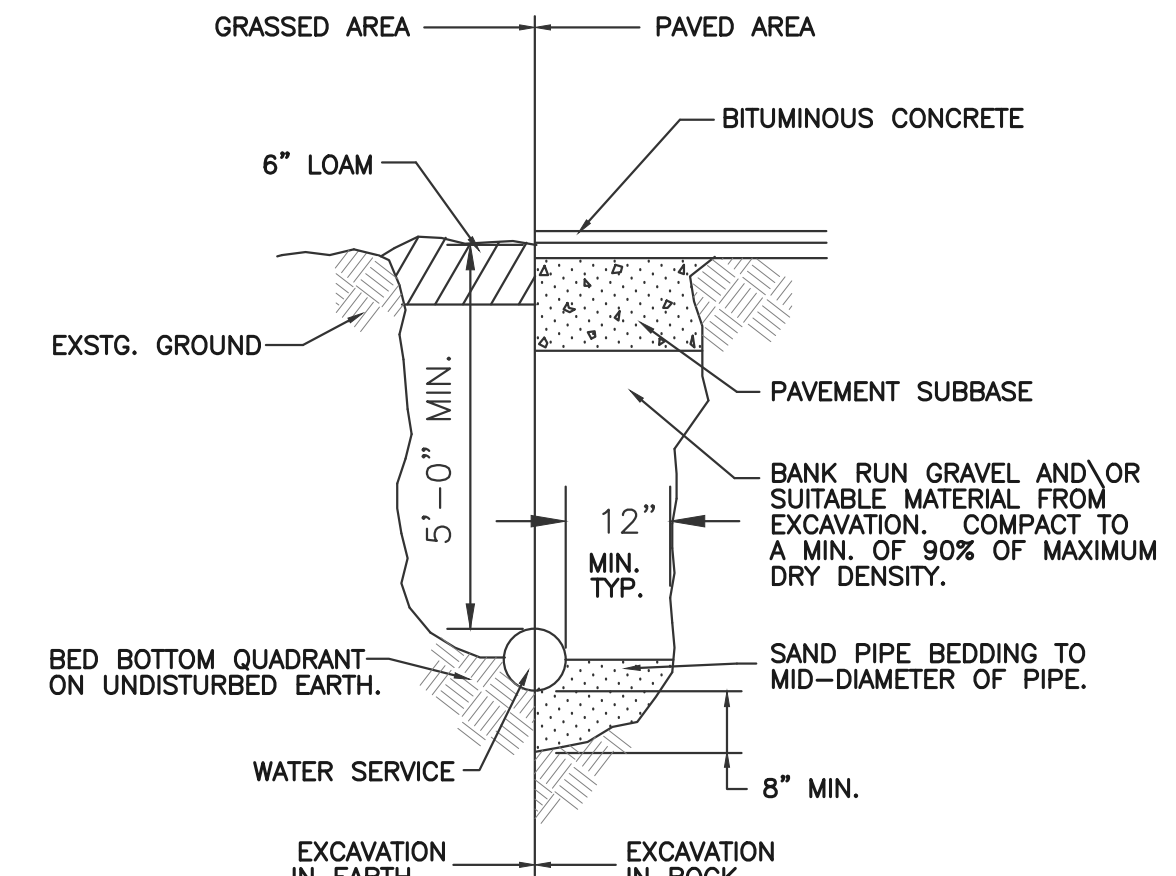
**TIMBER GUARDRAIL DETAIL**  
 NOT TO SCALE



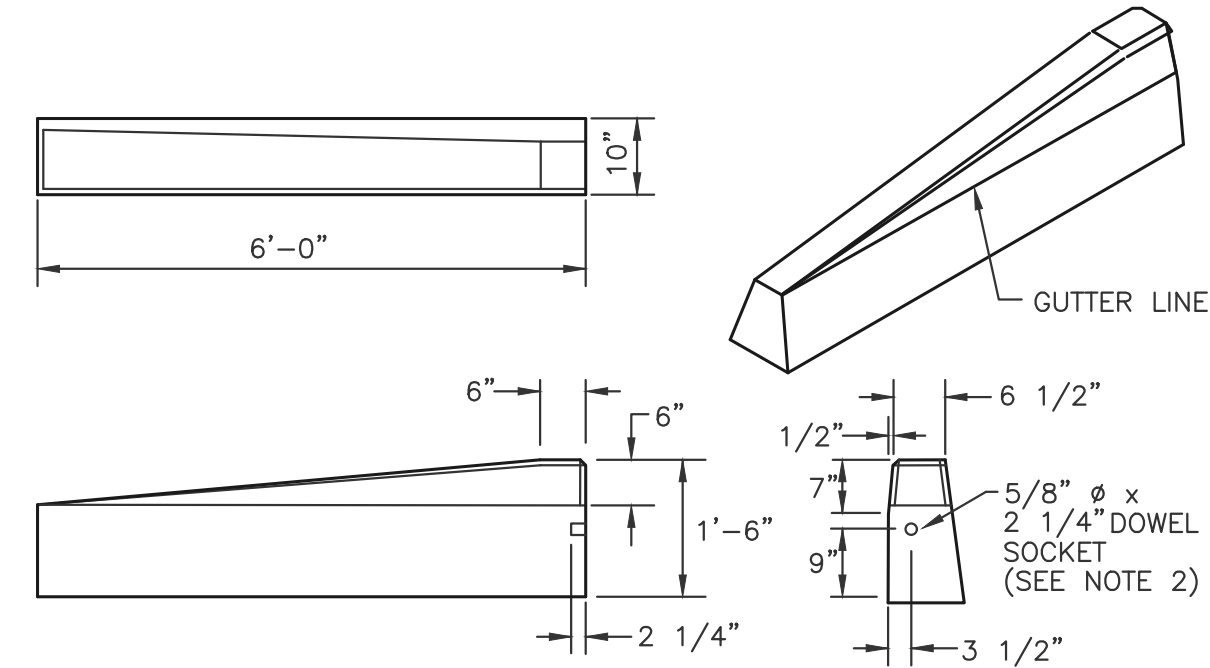
**TYPICAL CONCRETE RETAINING WALL SECTION**  
 NOT TO SCALE



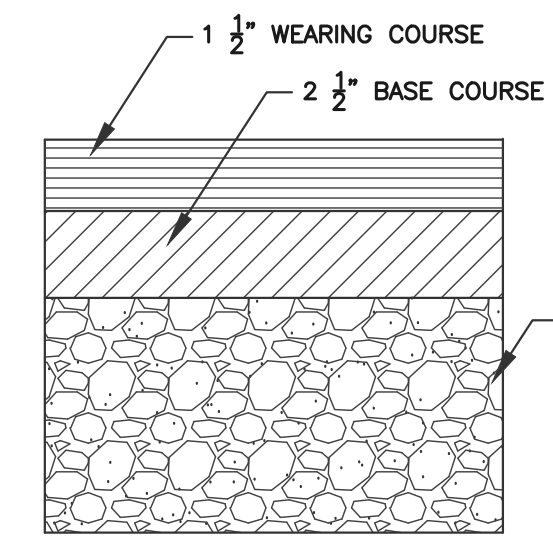
**CURB SETTING DETAIL**  
 NOT TO SCALE



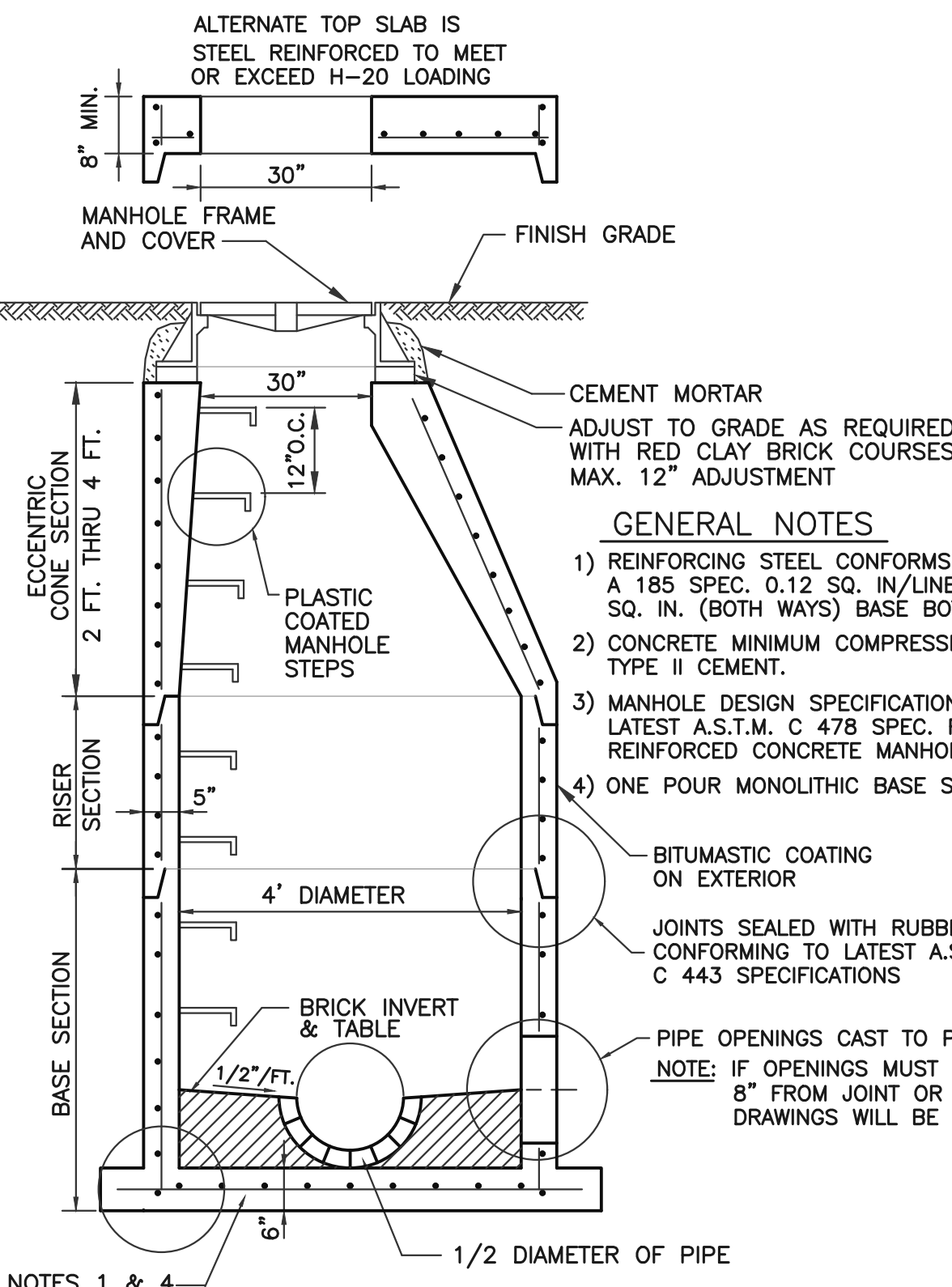
**WATER SERVICE TRENCH DETAIL**  
 NOT TO SCALE



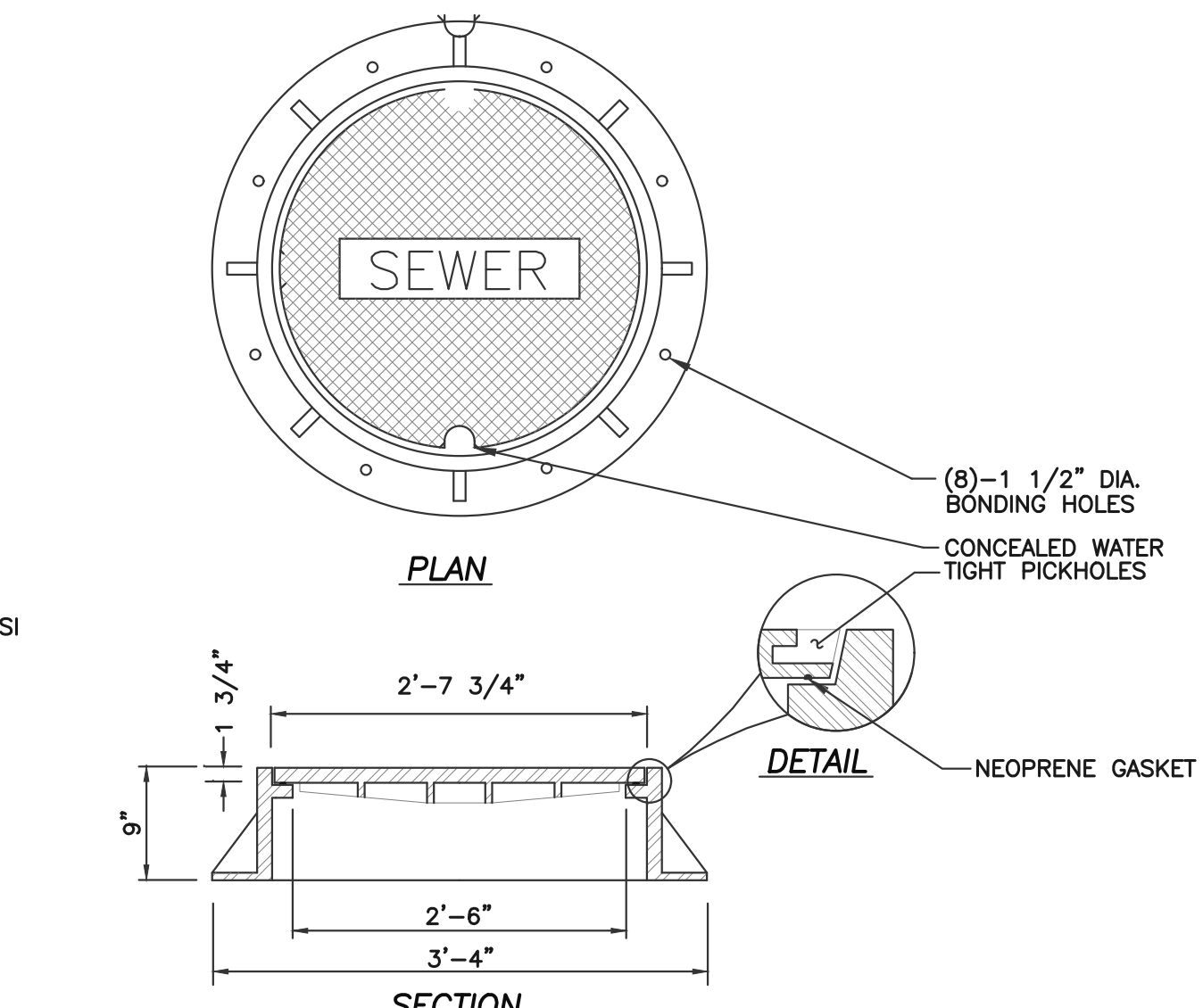
**6'-0\"/>
 NOT TO SCALE**



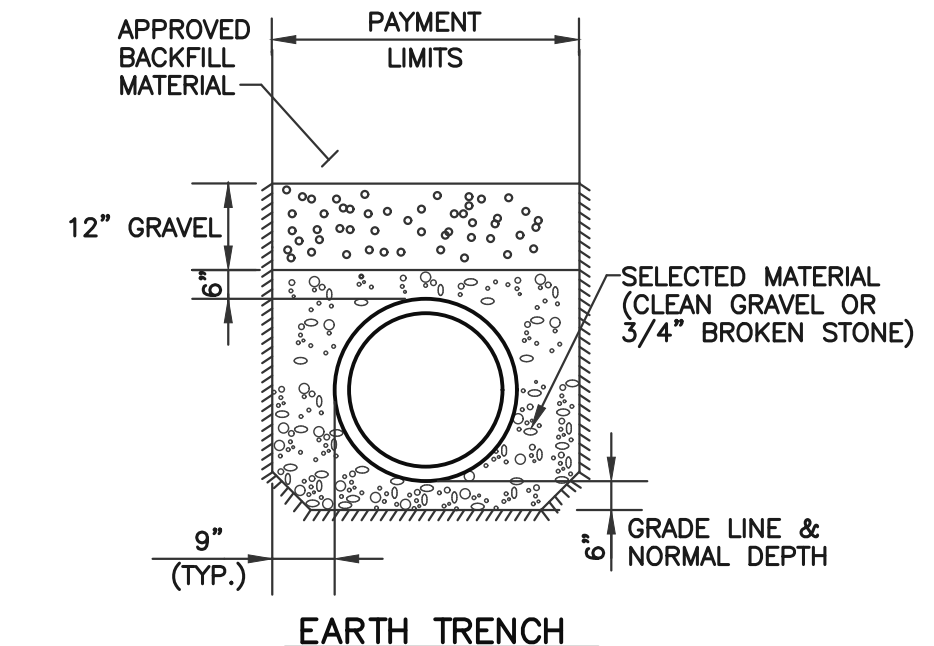
**PAVING DETAIL**  
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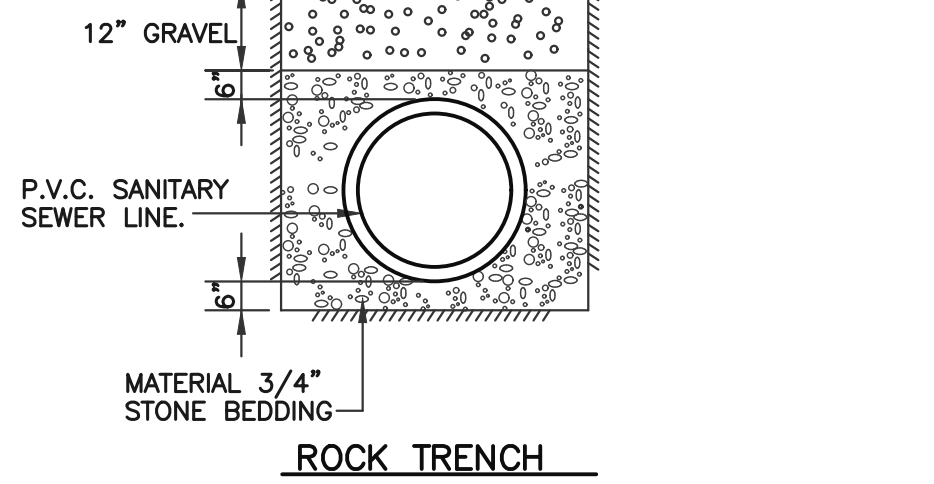
**PRECAST MANHOLE - 4' DIA.**  
 NOT TO SCALE



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



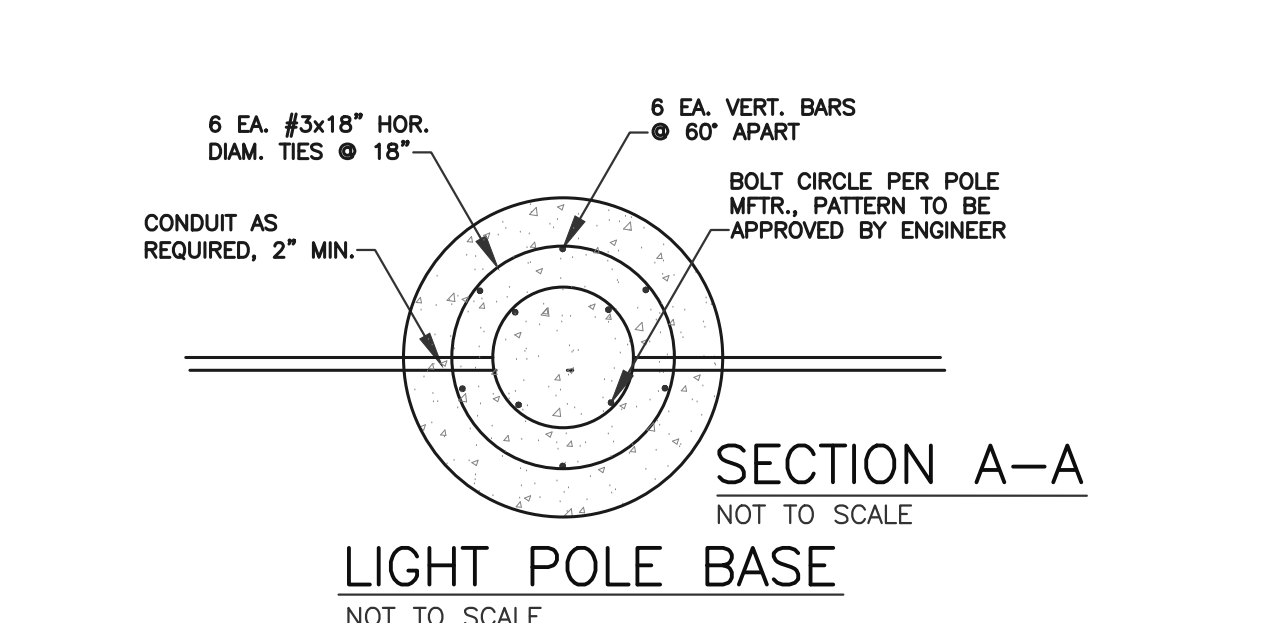
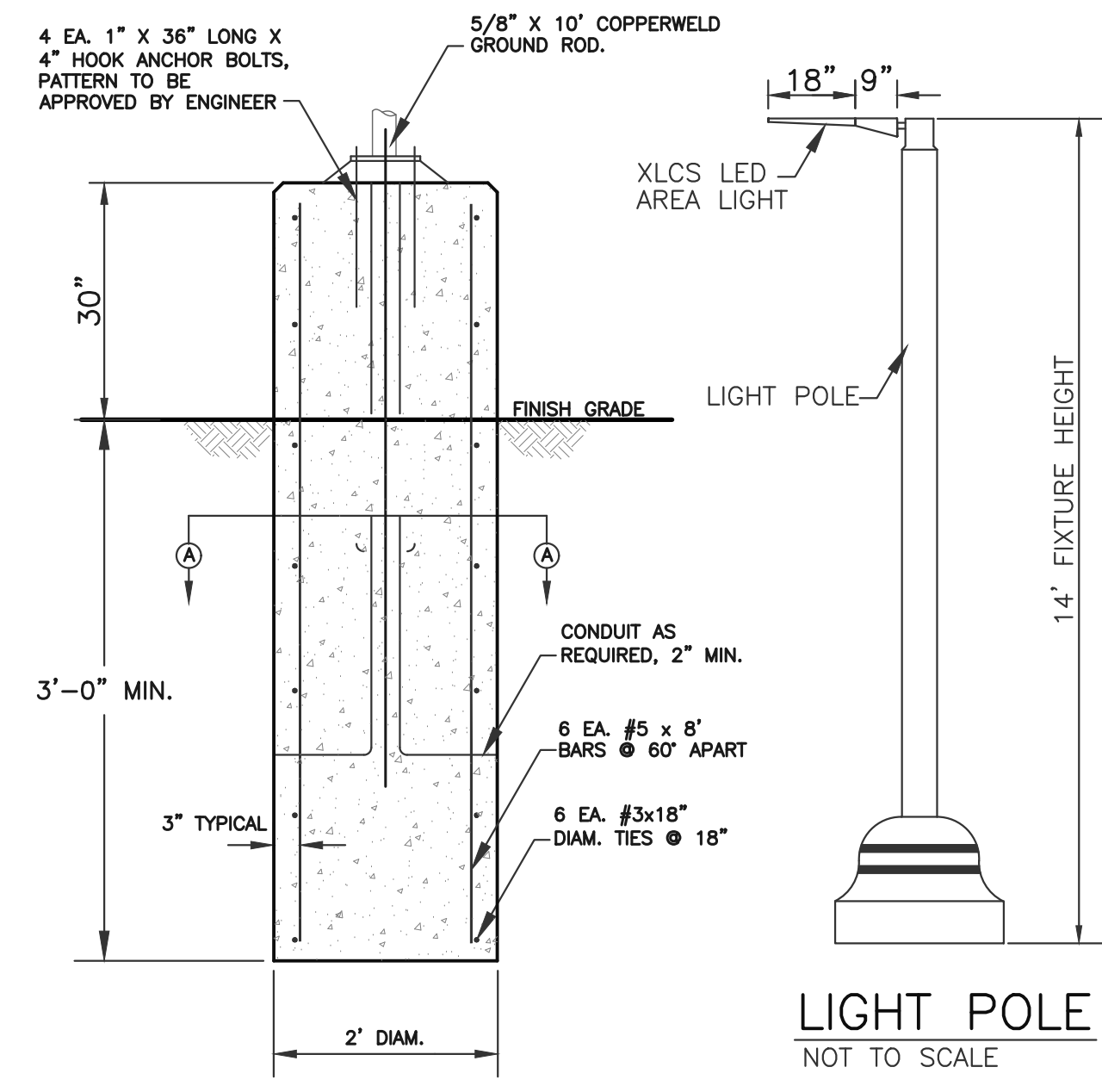
**EARTH TRENCH**



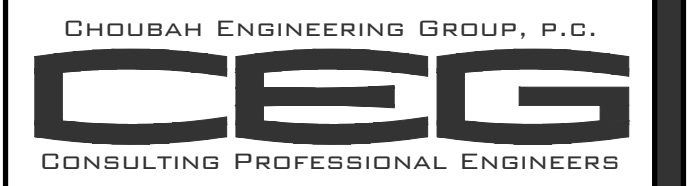
**ROCK TRENCH**

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



**LIGHT POLE BASE**  
 NOT TO SCALE



112 STATE ROAD (ROUTE 6),  
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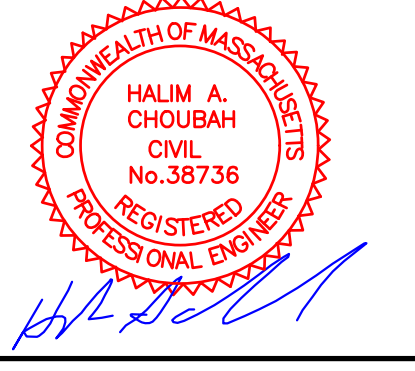
Prepared For:  
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APPLICANT:  
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Project Number: 20-571

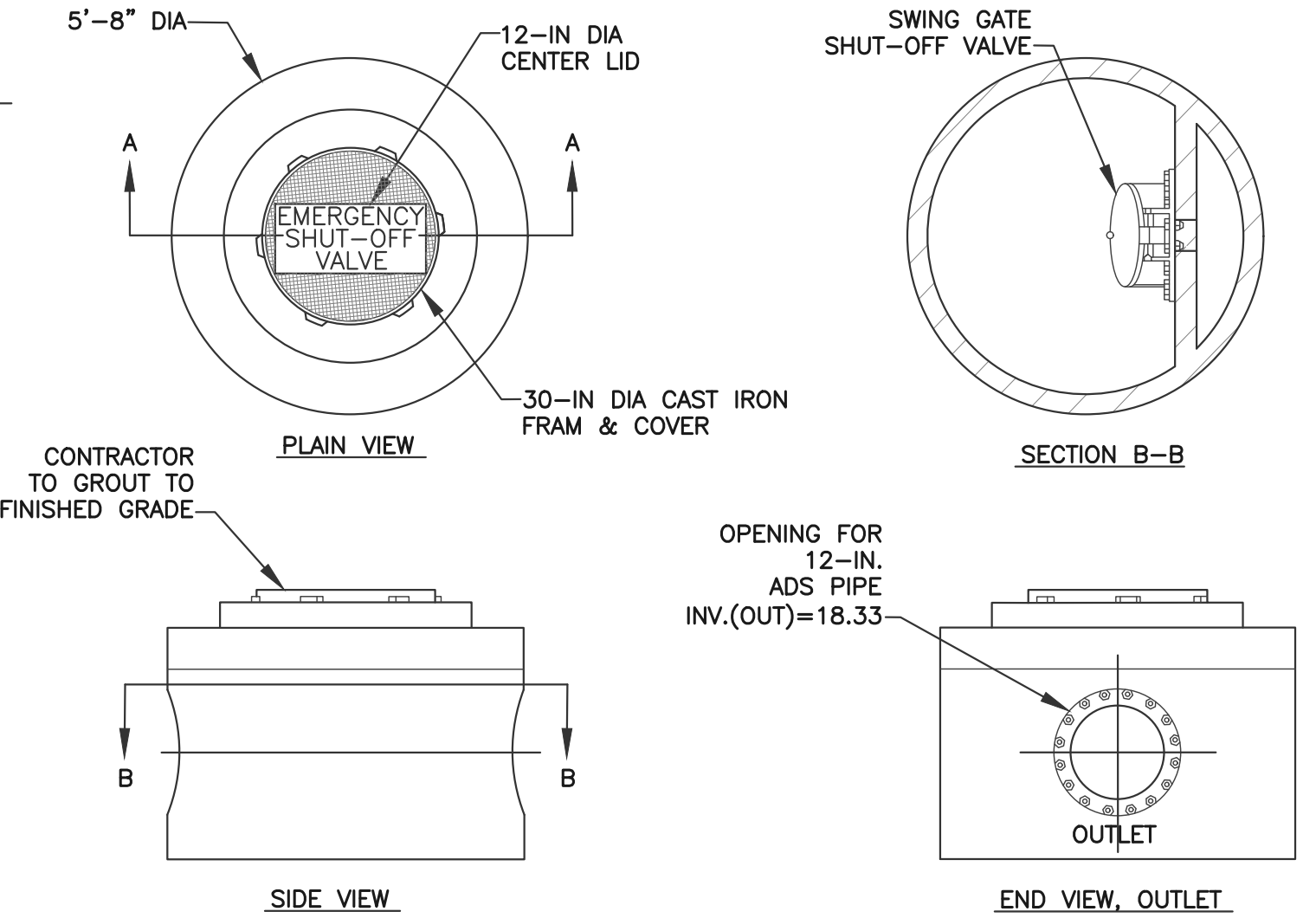
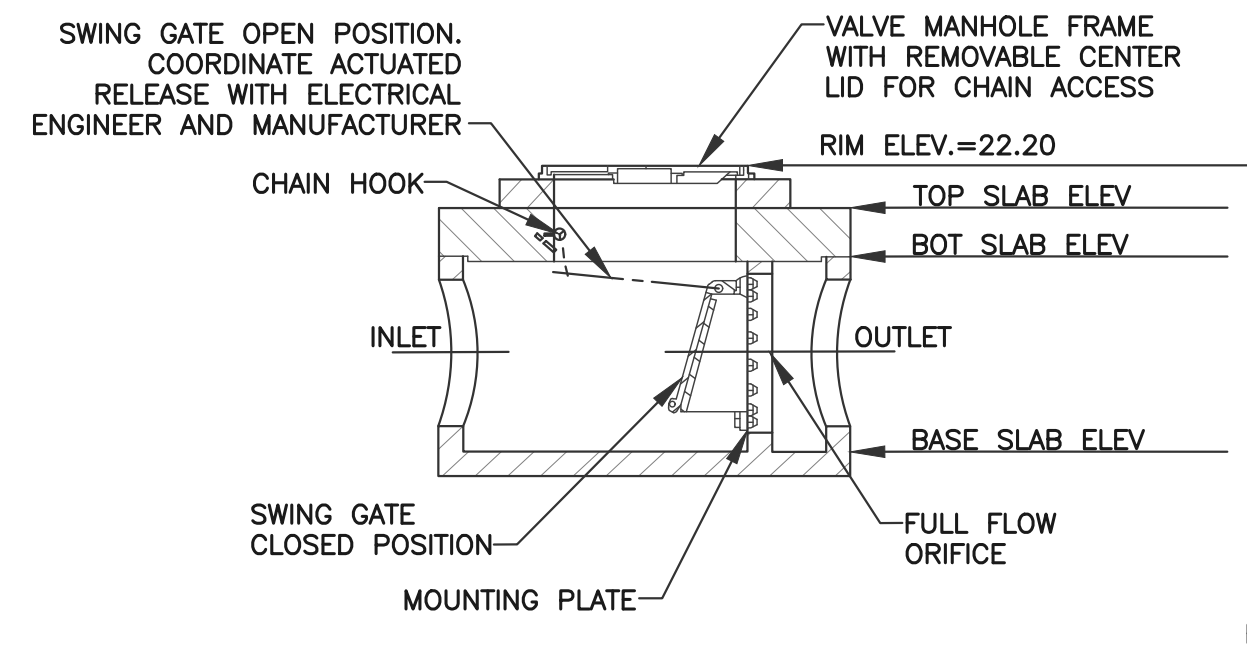
Scale: AS SHOWN

Designed By: CMS

Drawn By: CMS | Checked By: HC

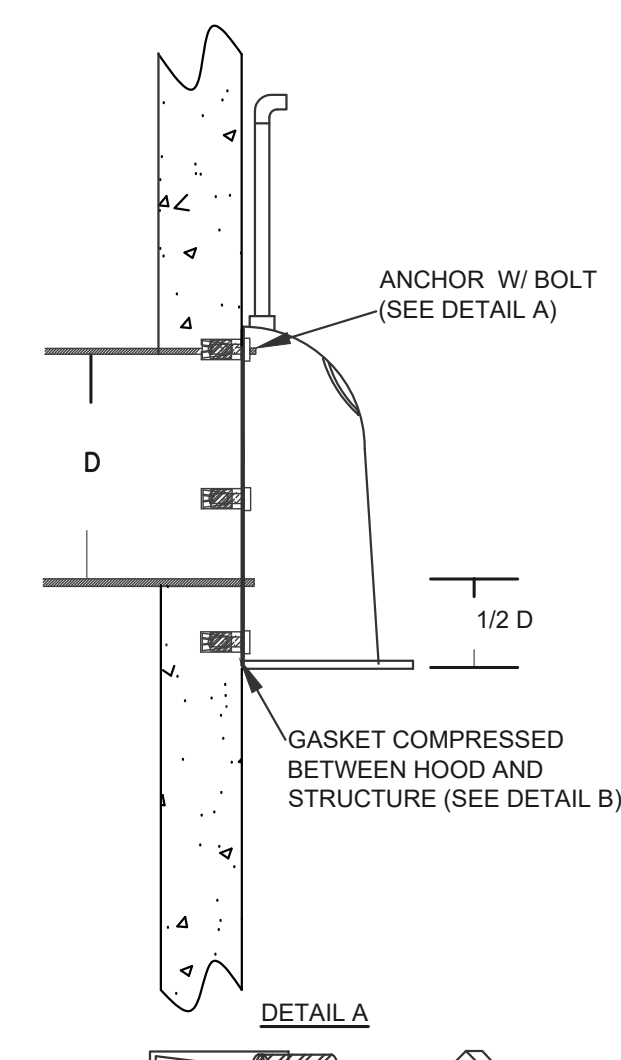
Sheet Title:

SITE DETAILS #2



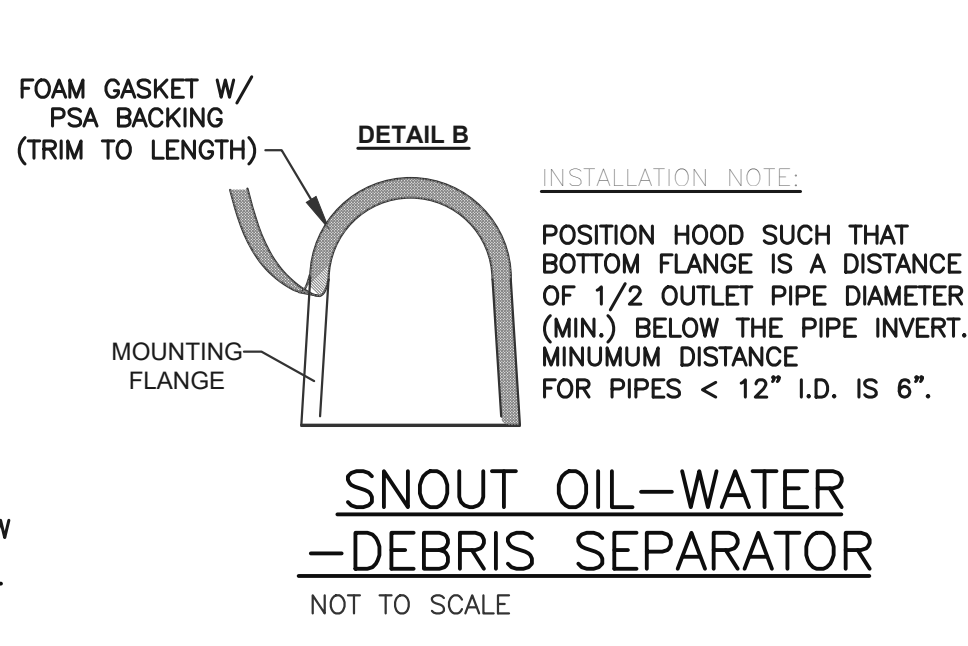
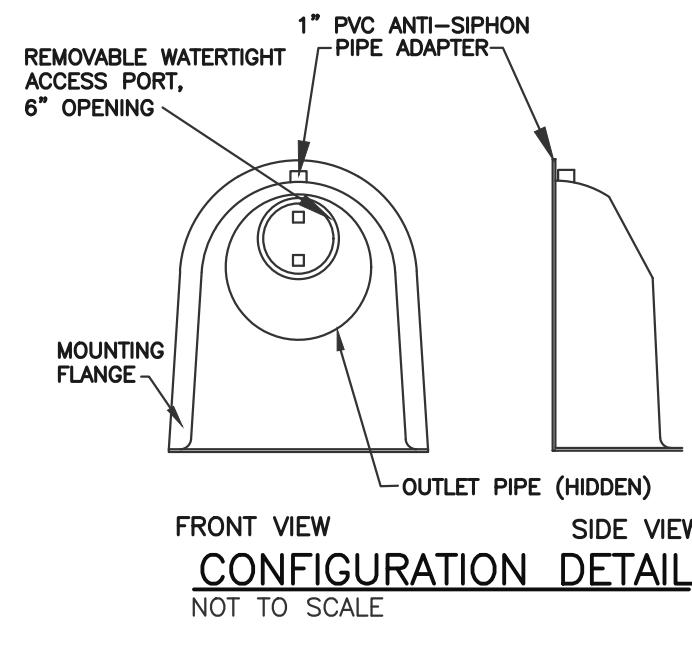
- NOTES(REF):
- WEIGHT ESTIMATE:
    - COVER 1,500-LB
    - BASE ASSEMBLY: 5,000-LB
  - MATERIALS MEET OR EXCEEDS REQUIREMENTS:
    - VAULT:
      - REINFORCEMENT STEEL: REBAR, ASTM A-615 GRADE 60
      - CEMENT: ASTM C-150 SPECIFICATIONS CONCRETE 28 DAY COMPRESSIVE STRENGTH SHALL BE 5,000 PSI (MIN)
    - ACCESS MANHOLES ASTM-A-48, CLASS 35B GRAY IRON OR ASTM A536, GRADE 80-55-06 DUCTILE IRON
    - CONCRETE STRUCTURE DESIGN LOADINGS:
      - AASHTO HS-20 LOAD RATING
      - SOIL WEIGHT = 120 PCF
      - DEPTH OF OVERBURDEN: <5-FT
      - EQUIVALENT FLUID PRESSURE = 40 PCF
      - LATERAL LIVE LOAD SURCHARGE PER SPECS
    - SWING GATE SHUT-OFF VALVE:
      - MANUALLY OPERATED, NORMALLY CLOSED, SWING GATE
      - ELASTOMER FACE SEAL
      - STAINLESS STEEL CONSTRUCTION
    - EAST JORDAN IRON WORKS (EJIW) OR EQUAL UTILITY CONSTRUCTION CASTINGS ARE RATED FOR REPEATED VEHICULAR TRAFFIC AND CONFORM TO AASHTO M306 STANDARDS. FINAL MANHOLE OR ACCESS HATCH INSTALLATION, AND ADJUSTMENT TO GRADE, SHALL BE PERFORMED BY QUALIFIED PERSONNEL.
    - OFF-LOADING, EXCAVATION, DEWATERING, DRAINAGE FILL, AND BACK-FILL OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH OSHA AND LOCAL REGULATIONS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR. SUB-BASE AND BACKFILL DEPTH ARE SITE SPECIFIC AND SHALL BE SPECIFIED BY THE ENGINEER OF RECORD.
    - THE CONTRACTOR SHALL VERIFY THAT THE UNIT IS VERTICALLY AND HORIZONTALLY PLUMB AND STABLE, WITH MINIMUM VOIDS AND MINIMUM UN-COMPACTED SOIL AFTER BACK-FILL OPERATION.
    - CONNECT EXISTING DRAIN LINE TO THE STORM LOCKOUT VALVE INLET AND OUTLET PORTS WITH APPROVED NON-SHRINKING GROUT-FILL IN ACCORDANCE WITH GROUT MANUFACTURERS INSTRUCTIONS. ALL GROUT-FILL MATERIALS SHALL BE SUPPLIED BY THE CONTRACTOR. THE STORM LOCKOUT VAULT "INLET" AND "OUTLET" PORTS ARE CLEARLY LABELED WITH BLCK PAINT. INLET AND OUTLET DRAIN LINES ARE TO BE ALIGNED FLUSH WITH RESPECT TO THE INTERIOR VAULT WALLS.

EMERGENCY SHUT OFF VALVE DETAIL & NOTES  
NOT TO SCALE

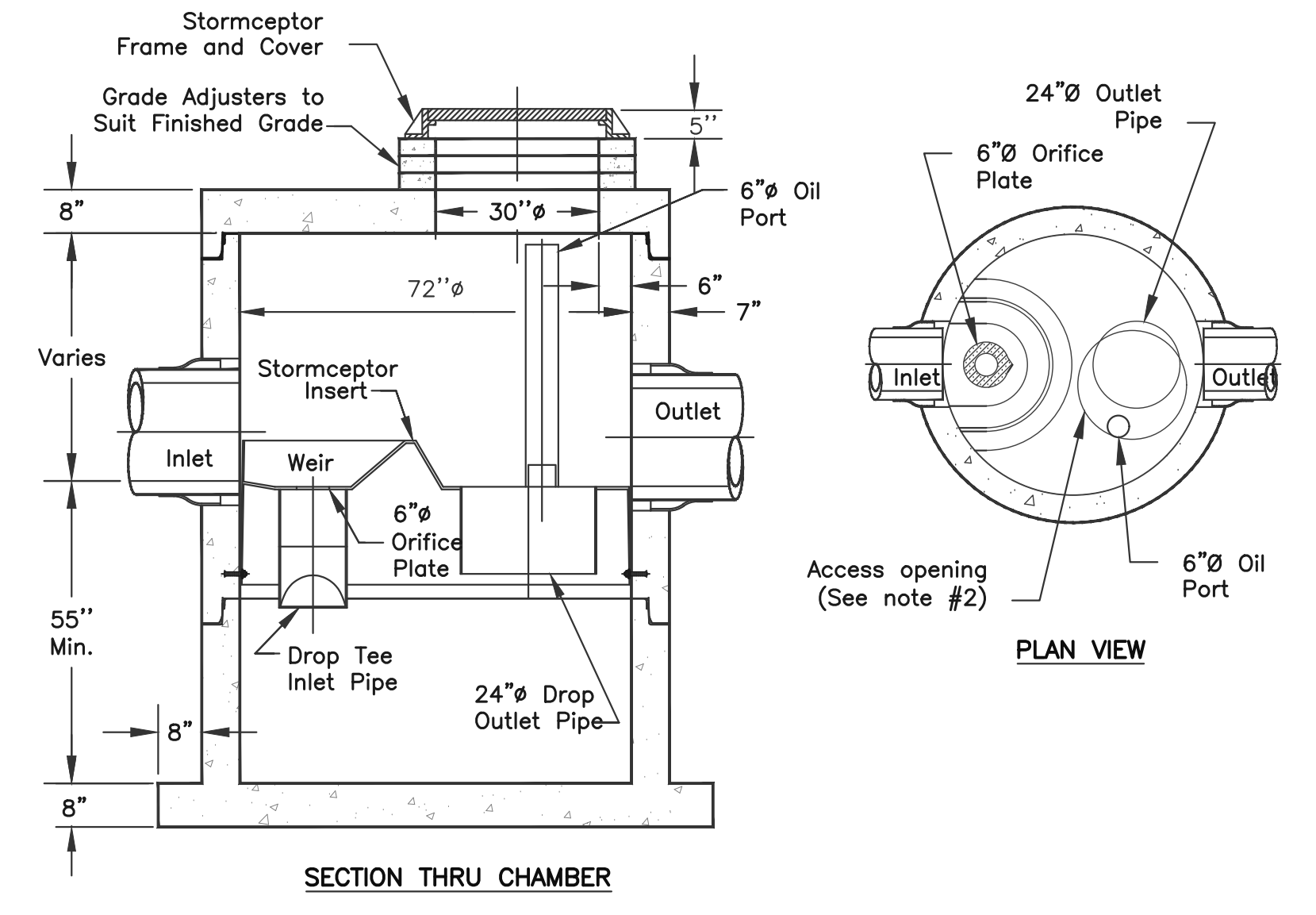


- NOTES:
- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 354-7595 WEB SITE: www.bmproducts.com OR PRE-APPROVED EQUAL
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

INSTALLATION DETAIL  
NOT TO SCALE

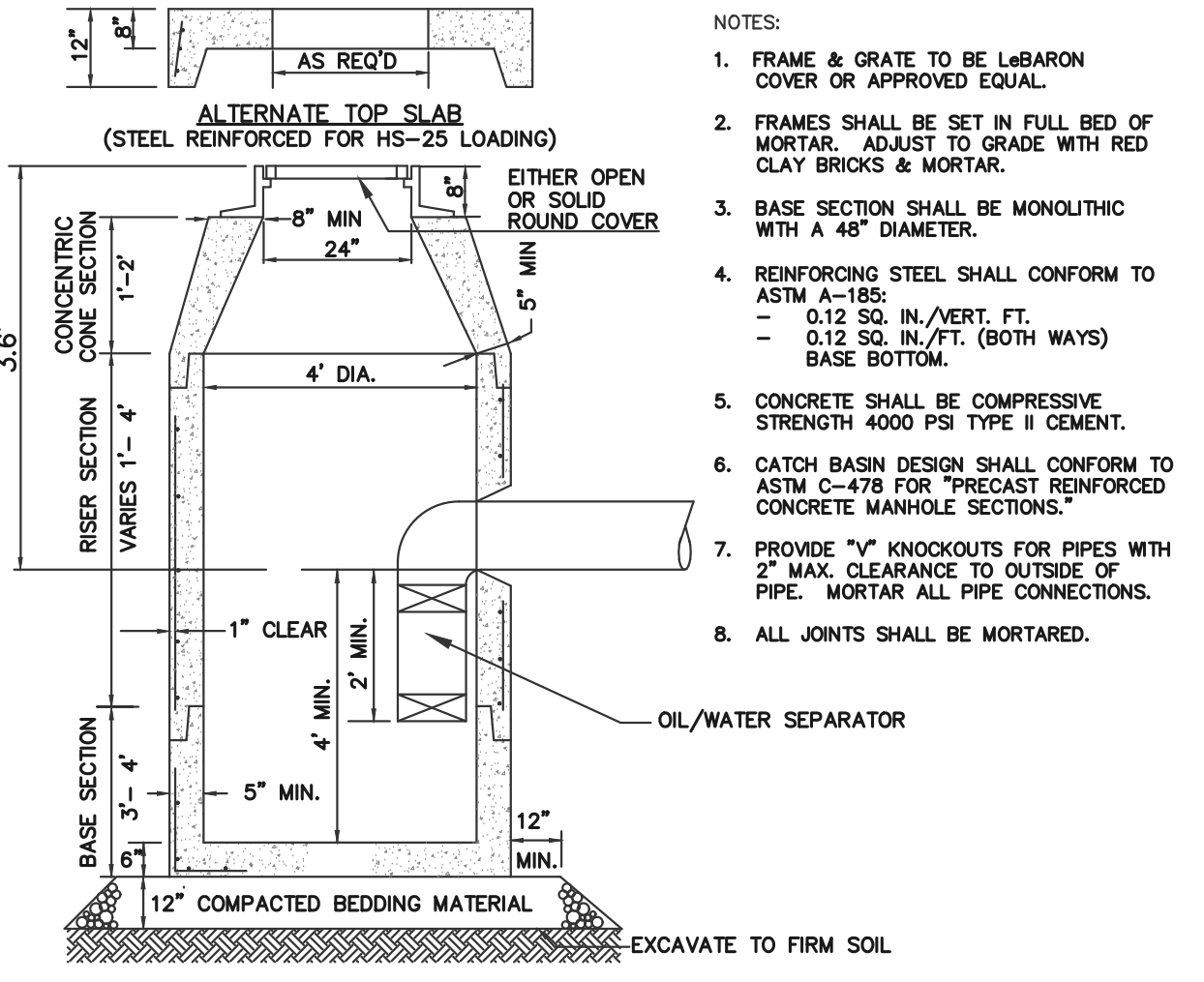


SNOUT OIL-WATER-DEBRIS SEPARATOR  
NOT TO SCALE



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

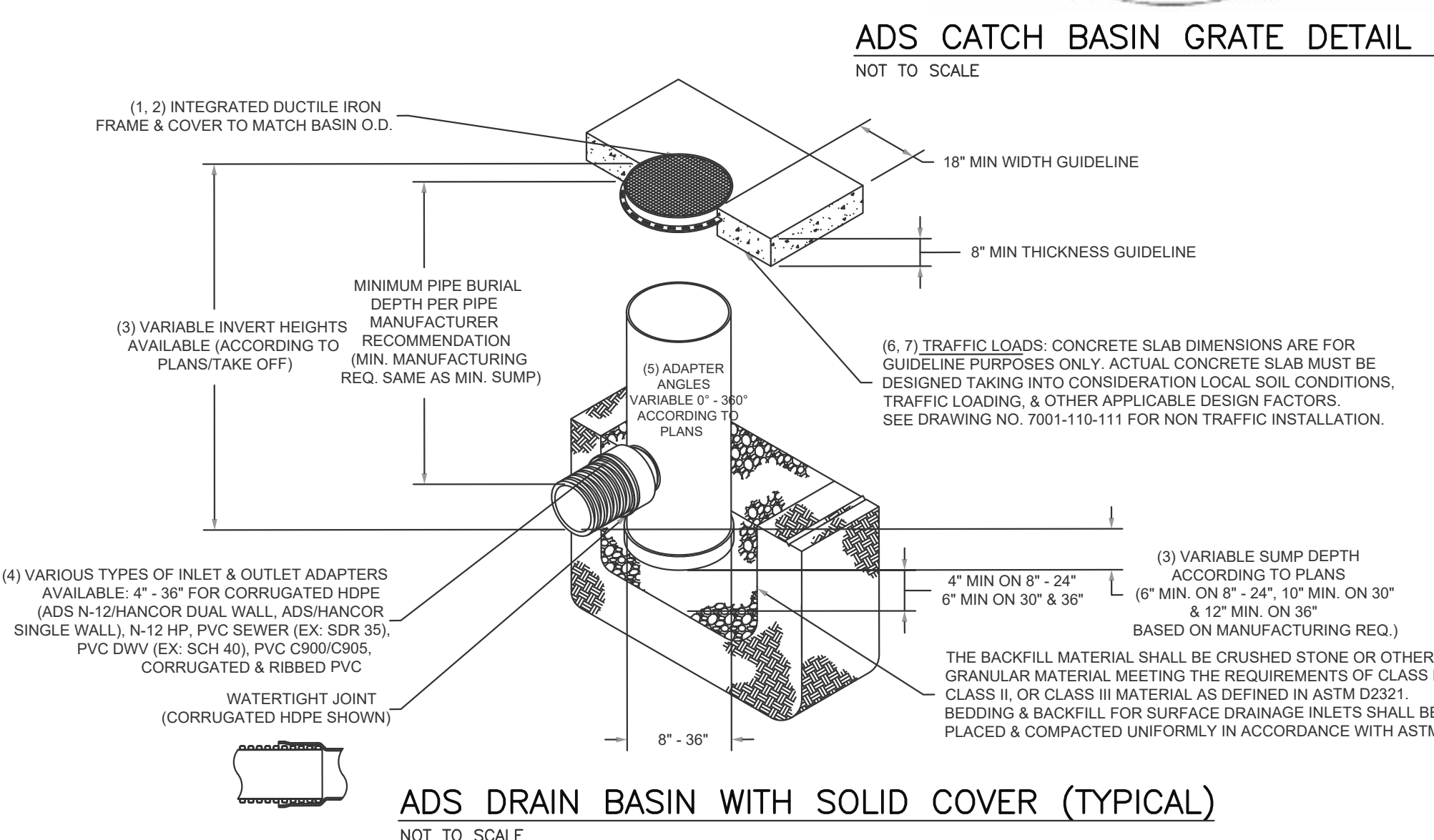
STC 900 PRECAST CONCRETE STORMCEPTOR (900 GALLONS CAPACITY)  
NOT TO SCALE



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

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

- 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 8" & 10" SOLID COVERS FIT DIRECTLY ONTO DRAIN BASINS WITH THE USE OF A PVC BODY TOP. SEE DRAWING NO. 7001-110-045.
- 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").
- ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
- 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

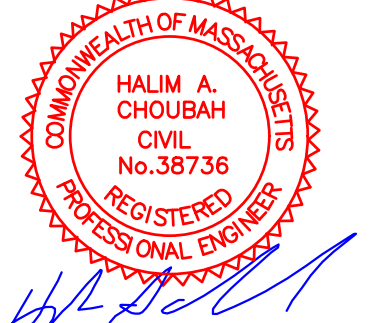
112 STATE ROAD (ROUTE 6),  
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Prepared For:  
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APPLICANT:  
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ASSESSOR'S INFORMATION:  
PARCEL ID 53-3-9 52 NEW DRIFTWAY  
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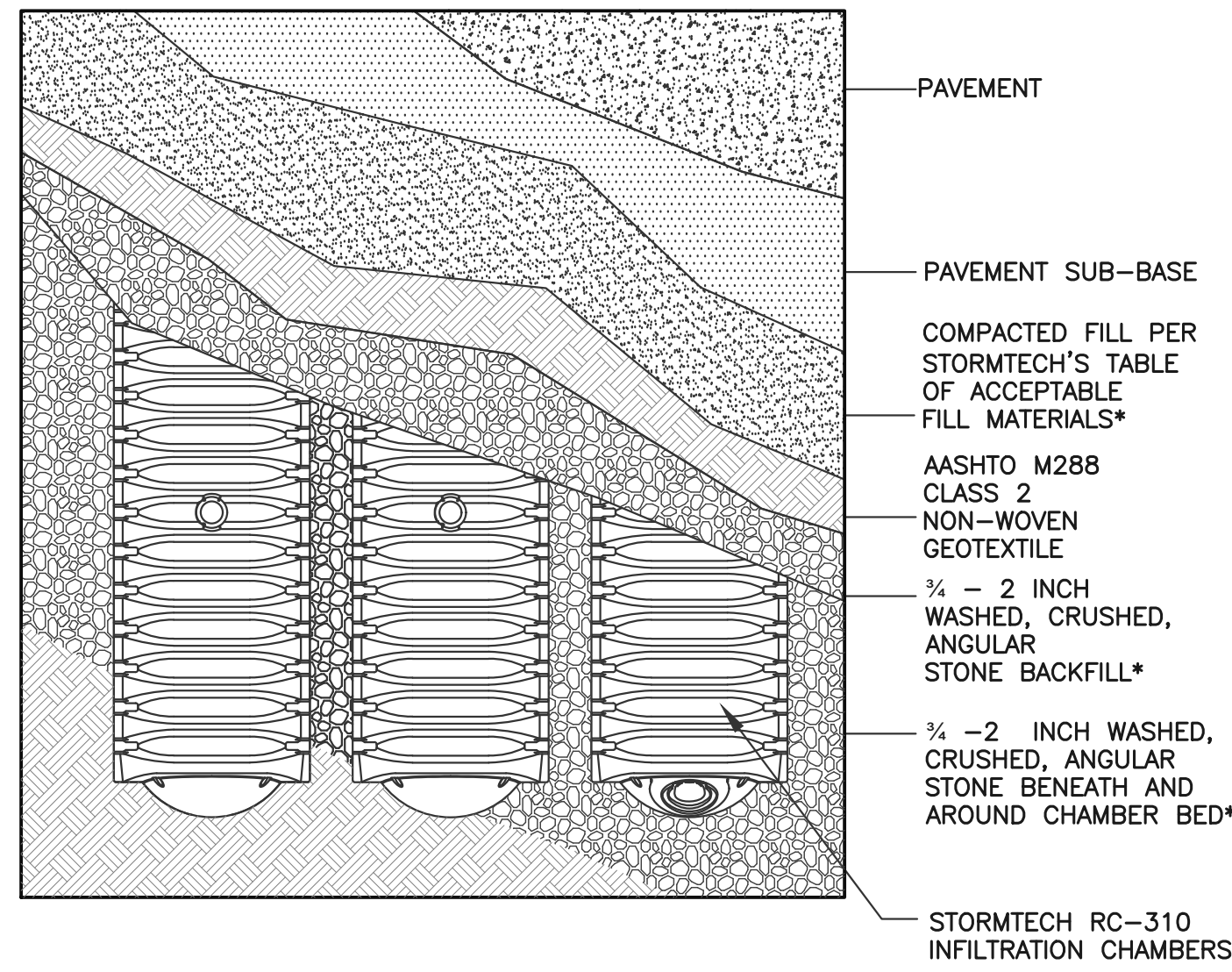
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Designed By: CMS

Drawn By: CMS | Checked By: HC

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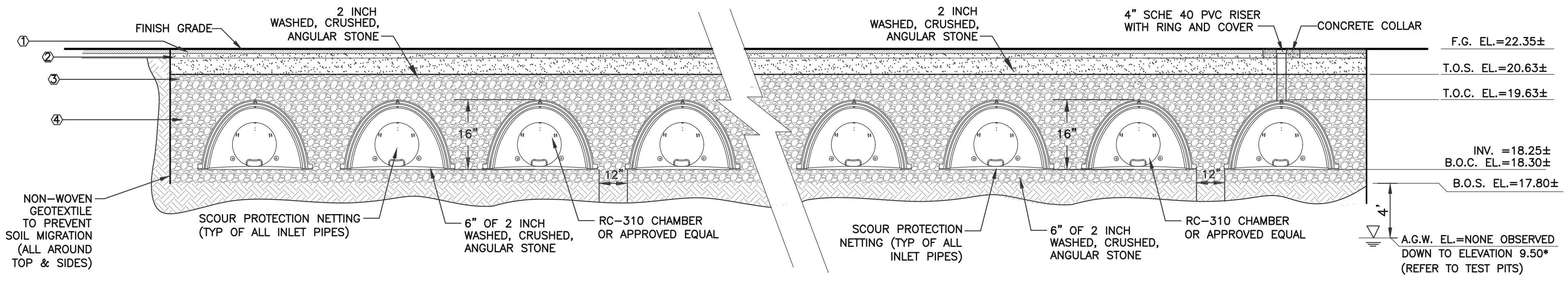
SITE DETAILS #3



**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

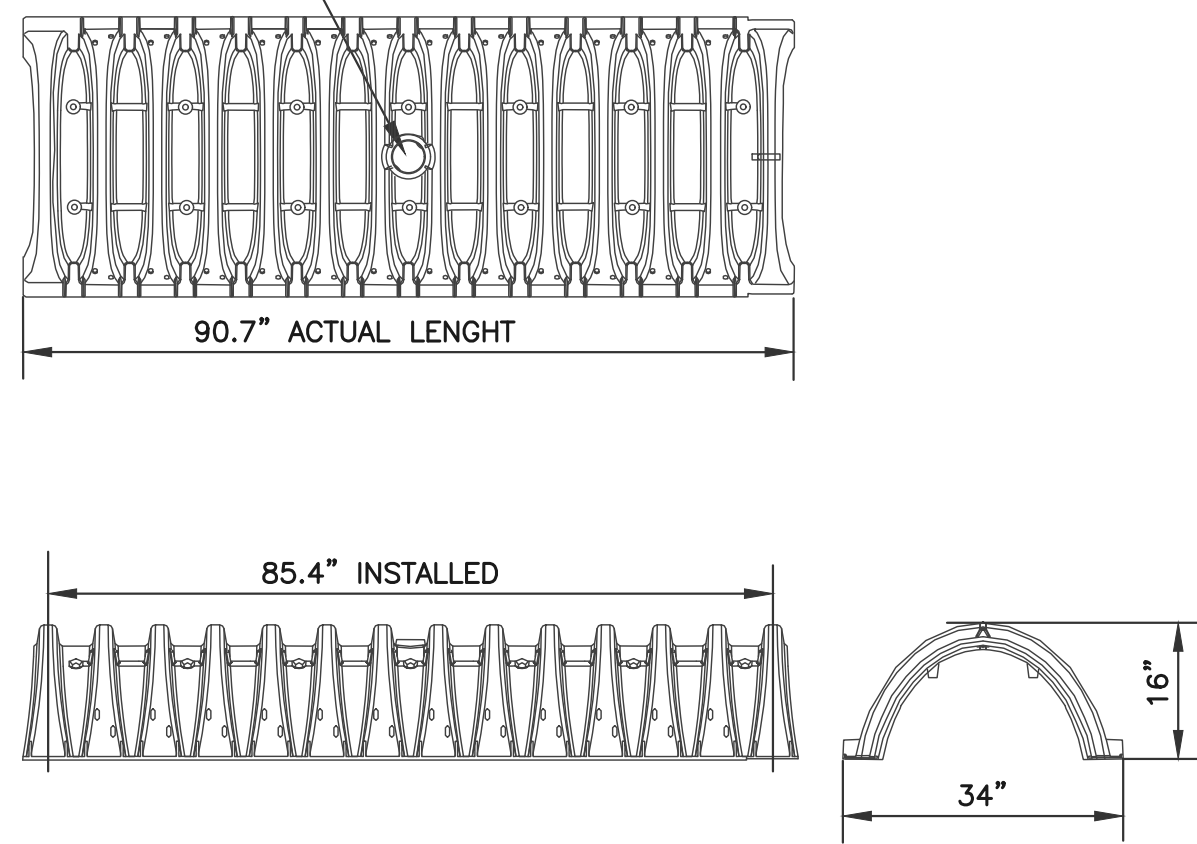
**KEY**  
 1. FLEXIBLE PAVEMENT  
 2. GRANULAR ROAD BASE  
 3. WELL GRADED GRANULAR FILL, COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.  
 4. FREE DRAINING ANGULAR WASHED STONE 3/4"-2" PARTICLE SIZE, COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T99.



**SECTION A-A**  
NOT TO SCALE

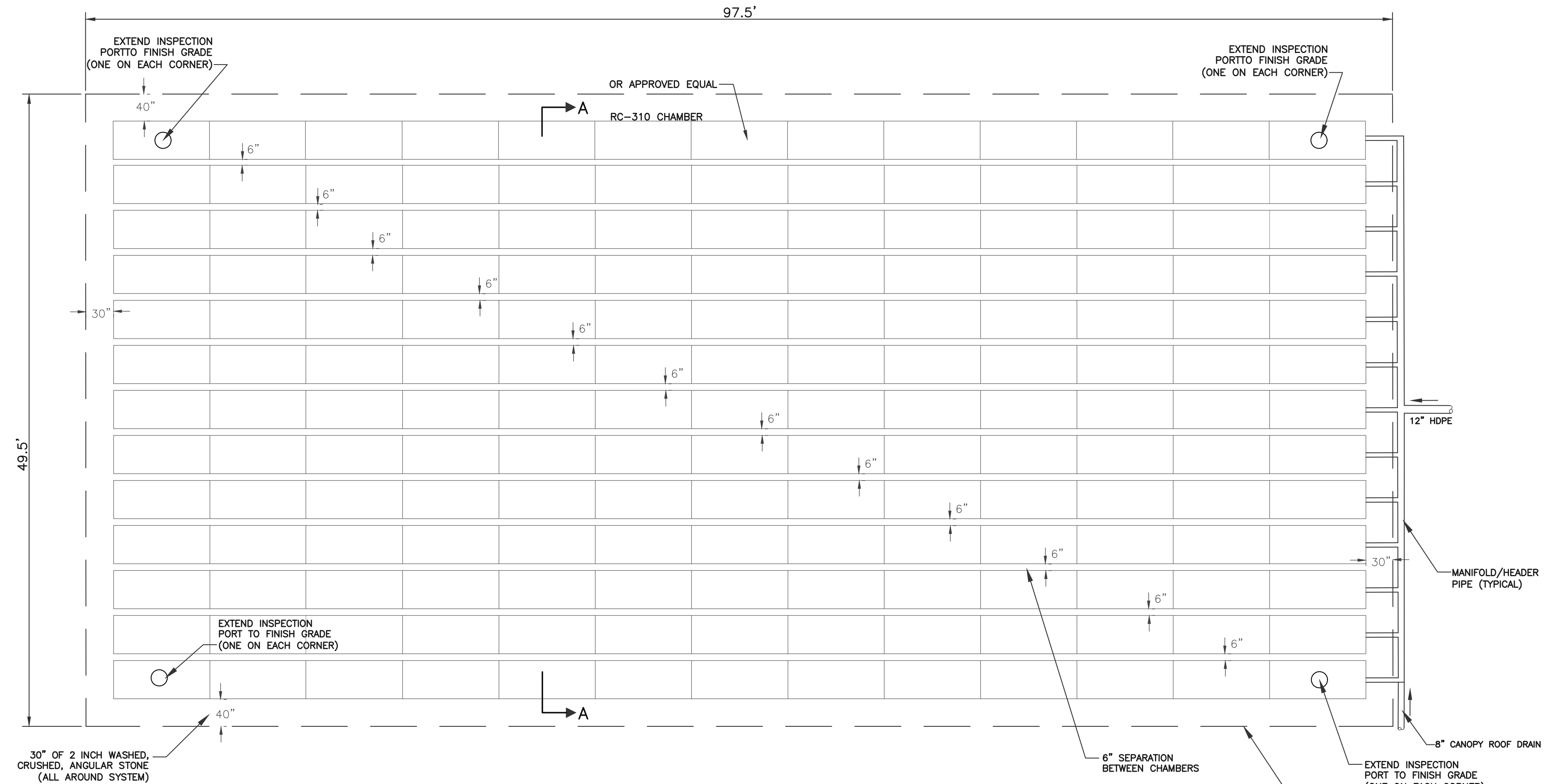
\* TO BE CONSERVATIVE GROUNDWATER WAS ASSUMED TO BE AT EL.=13.80

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



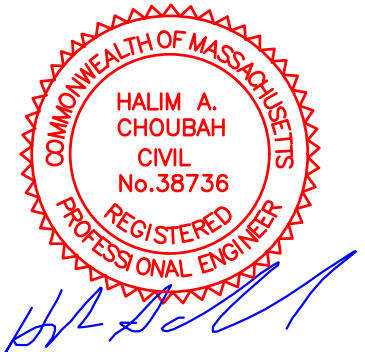
**(169) STORMTECH RC-310 UNDERGROUND LEACHING CHAMBER SYSTEM**  
NOT TO SCALE

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 PARCEL ID 53-10-F-48 NEW DRIFTWAY  
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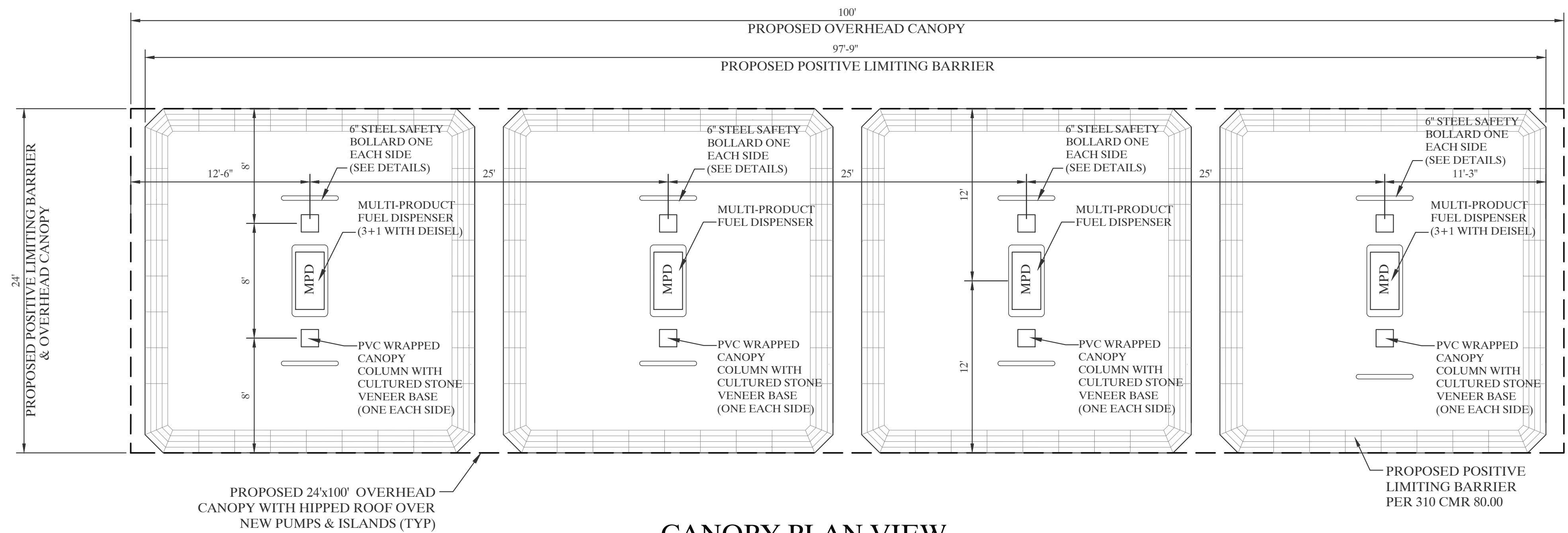
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Drawn By: CMS

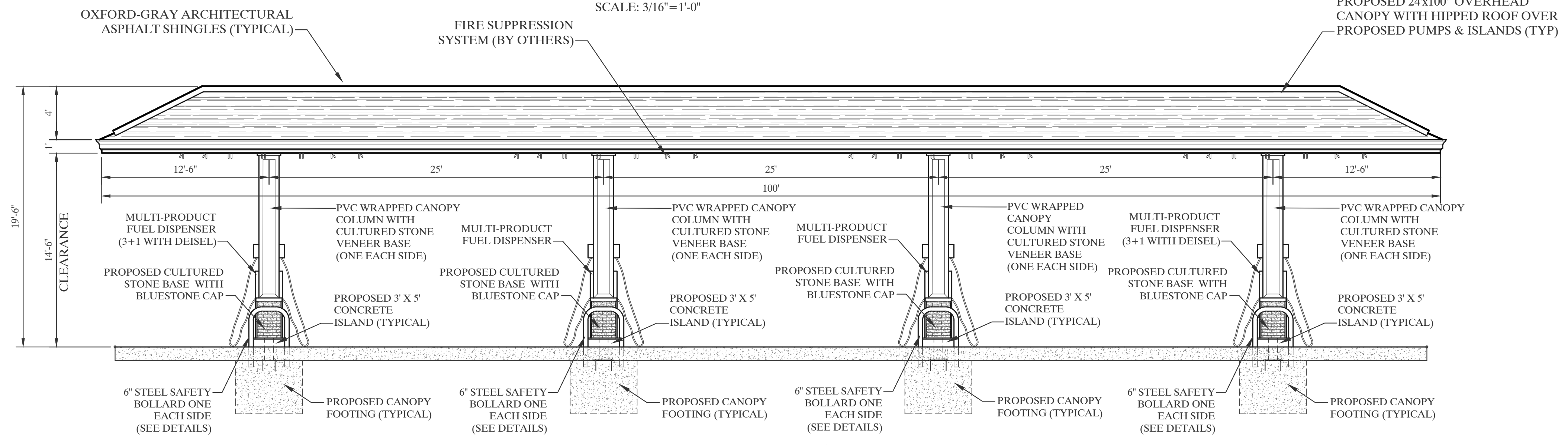
Checked By: HC

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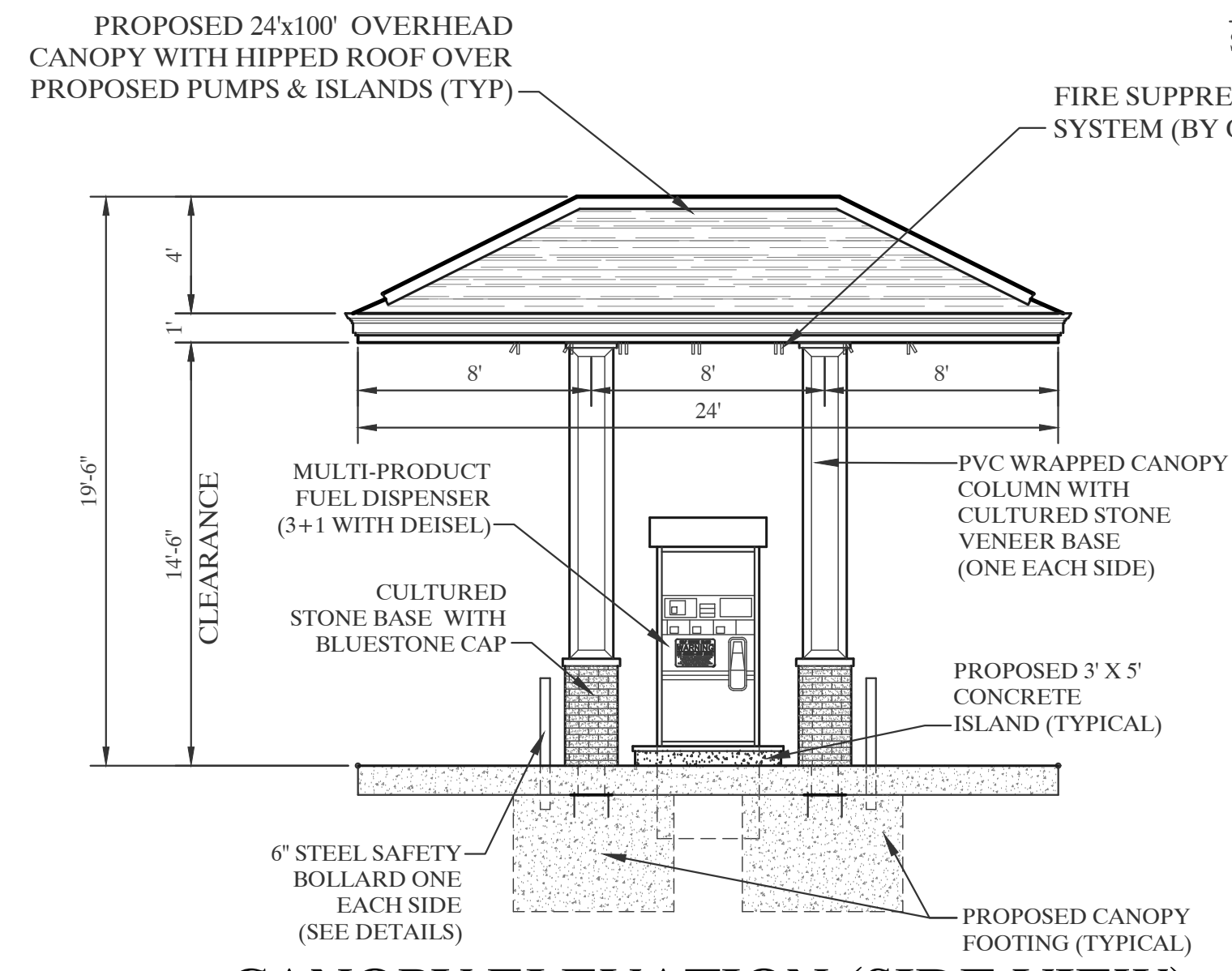
**SITE DETAILS #4**



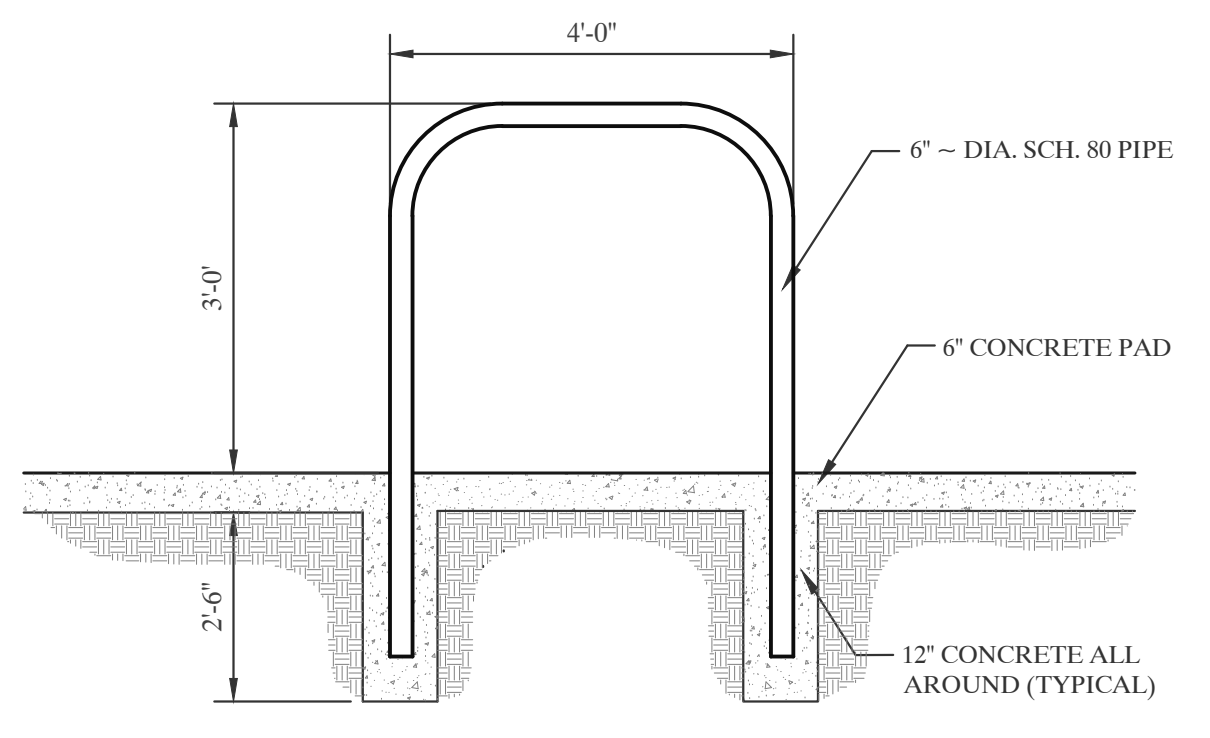
**CANOPY PLAN VIEW**  
SCALE: 3/16"=1'-0"



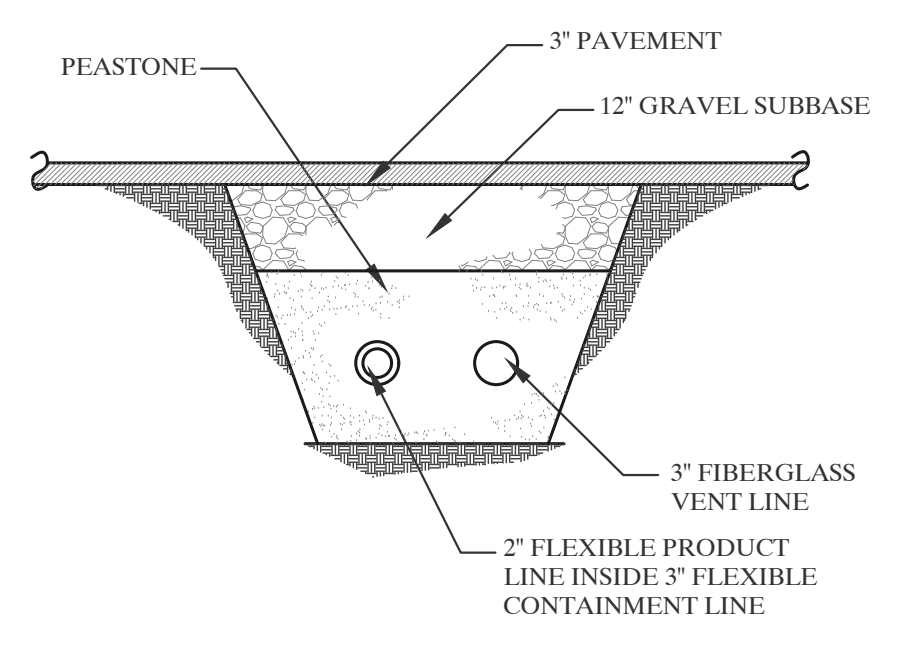
**CANOPY ELEVATION (FRONT VIEW)**  
SCALE: 3/16"=1'-0"



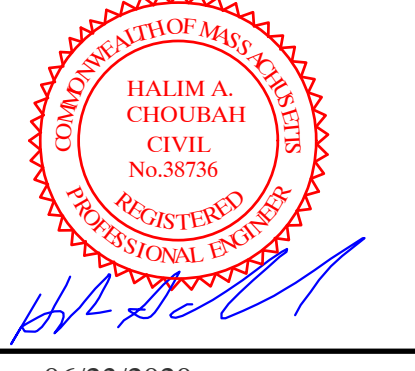
**CANOPY ELEVATION (SIDE VIEW)**  
SCALE: 3/16"=1'-0"



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



**TYPICAL TRENCH DETAIL**  
NOT TO SCALE



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