

24-233  
N/7  
COUNTY OF DUKES COUNTY  
DEED 238-37  
LAST LESSEE: AIRPORT FUEL SERVICES LLC  
SEE LEASE 699-486  
SEE PLAN C-669  
AREA = 36,206 SQ. FT. OR 0.831 ACRES ±

24-234  
N/7  
COUNTY OF DUKES COUNTY  
DEED 238-37  
LESSEE: SKYWAY LLC  
SEE LEASE 1410-369

24-219  
N/7  
COUNTY OF DUKES COUNTY  
DEED 238-37  
LESSEE: REARSON REALTY

24-220  
N/7  
COUNTY OF DUKES COUNTY  
DEED 238-37  
LESSEE: CARS UNLIMITED  
SEE LEASE 686-845

24-230  
N/7  
COUNTY OF DUKES COUNTY  
DEED 238-37  
LESSEE: VPI CONSULTING CORP  
SEE LEASE 1037-796

- GENERAL NOTES:**
- INSTALL (1) 2,925 SQ. FT. RETAIL CONVENIENCE STORE AND (1) 792 SQ. FT. LASER CARWASH OR EQUAL.
  - INSTALL (3) NEW UNDERGROUND DOUBLE WALL FIBERGLASS TANKS (1) 12,000 GAL. (1) 15,000 GAL. (1) 10,000 GAL. WITH CONCRETE MAT. SEE TANK ENGINEERING BY OTHERS.
  - INSTALL (2) NEW MPD WITH 3+0 ON INBOARD ISLANDS.
  - INSTALL (2) NEW MPD WITH 3+1 ON OUTBOARD ISLANDS.
  - INSTALL NEW CONCRETE MAT WITH PLB. SEE SELF-SERVE PLANS FOR DETAIL.
  - INSTALL (4) NEW 3' WIDE X 7' LONG PUMP ISLANDS.
  - INSTALL (1) NEW 24' WIDE X 98' LONG (8) COLUMN OVERHEAD STEEL CANOPY. SEE CANOPY ENGINEERING BY OTHERS.
  - ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.

PROPERTY LEASE HOLDER: LOUIS R. PACIELLO  
3 NORTH LINE ROAD  
EDGARTOWN, MA.

APPLICANT: CONSULTING AND DESIGN  
33 PARK PLAZA  
P. O. BOX 258  
LEE, MA 01258  
1-413-243-4083

**SCOPE OF WORK NOTES**

PRIOR TO DEMOLITION AND/OR CONSTRUCTION, CONTRACTOR SHALL CALL "DIG-SAFE", (811) AND HAVE ALL UTILITIES MARKED ON THE GROUND.  
ALL WORK SHALL CONFORM TO TOWN OF EDGARTOWN STANDARDS.  
ANY OFF-SITE LAND DISTURBANCES CAUSED BY THE SITE OR BUILDING CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION.  
ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, RULES, REGULATIONS. WHERE THESE CONFLICT WITH THE PLAN OR THE SPECIFICATIONS FOR THE WORK THEN SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMPLETING THE WORK.

CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE SITE CONDITIONS PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK.  
CONTRACTOR WILL OBTAIN BUILDING AND ELECTRICAL PERMITS AS NECESSARY.

THE CONTRACTOR SHALL NOTIFY THE BUILDING DEPARTMENT, FIRE DEPARTMENT, THE ENGINEER, AND THE STATION OPERATOR WITH THE STARTING DATE OF WORK.

ALL WORK TO BE DONE IN A WORKMANLIKE MANNER, USING NEW MATERIALS APPROVED UNDER SHELL SPECIFICATIONS.

CONSTRUCTION TO BE SCHEDULED SO AS TO CAUSE MINIMUM DISRUPTION TO THE OPERATION OF THE STATION AND SO THAT THE PROJECT IS OF MINIMUM DURATION.

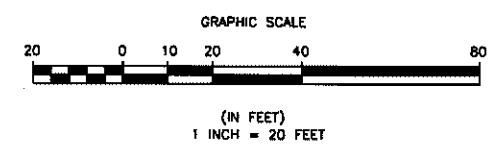
CONTRACTOR WILL ENSURE THE SITE IS PULGED OF ALL TRASH, AND CONSTRUCTION LITTER ON A DAILY BASIS, AND THE SITE IS SECURE TO VEHICULAR AND PEDESTRIAN ACCIDENT DURING THE WORK DAY AND UPON LEAVING EACH EVENING.

QUESTIONS CONCERNING THIS PROJECT SHOULD BE DIRECTED TO CONSULTING AND DESIGN

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NEUTRALIZE AND STABILIZE SITE DURING ANY DELAYS FOR SHORT OR LONG PERIODS OF TIME.

**ZONING INFORMATION CHART FOR B-III MAP 24 LOT 2.33**  
GASOLINE WITH CONVENIENCE STORE SALES ALLOWED

ITEM	EXIST	PROPOSED	REQUIRED
LOT SIZE (SQ. FT.)	36,205 SQ. FT.	36,205 SQ. FT.	SQ. FT.
FRONTAGE	EAST LINE ROAD 203.5' NORTH LINE ROAD 151'	EAST LINE ROAD 203.5' NORTH LINE ROAD 151'	N/A
CANOPY			
FRONT SETBACK	58'-3"	65'	
SIDE SETBACK	L=79'-7" R=27'-5"	L=18'-9" R=33'-5"	N/A
REAR SETBACK	163'-7"	146'-7"	N/A
BUILDING			
FRONT SETBACK	58'-3"	149'-7"	N/A
SIDE SETBACK	L=41'-2" R=40'-6"	L=18'-11" R=65'-5"	N/A
REAR SETBACK	113'-7"	44'-10"	N/A
CARWASH			
FRONT SETBACK		206'-1"	N/A
SIDE SETBACK		L=62'-1" R=43'-11"	N/A
REAR SETBACK		10'	N/A
BUILDING HEIGHT	25'±	25'-4"	N/A
BUILDING AREA	2,286.46 SQ. FT. = 6.3%	2,925 SQ. FT./792 SQ. FT.=10.25%	N/A
CANOPY	812 SQ. FT. = 2.24%	2,352 SQ. FT. = 6.4%	N/A
TOTAL AREA PAVED AND IMPERVIOUS	SAND AND GRAVEL 28,549.18 SQ. FT. = 78.85%	23,012.67 SQ. FT.=63.58%	N/A
GREEN SPACE	7,625.19 SQ. FT. = 36.61%	6,595.44 SQ. FT.=18.21%	N/A
# OF PARKING SPACES	8	13	N/A



**North Line Shell**

**SITE PLAN**  
FOR  
3 NORTH LINE ROAD  
EDGARTOWN, MA.

DATE: 9-20-17  
SCALE: 1"=20'-0"  
DR. BY: SP  
FILE: 911701

CONSULTING AND DESIGN  
33 PARK PLAZA  
LEE, MA

S-1



**SEEDING SCHEDULE:**

1. APPLY FERTILIZER AND LIME AS REQUIRED BY SOIL CONDITIONS.
2. SEED MIXTURE IS TO BE:  
KENTUCKY BLUEGRASS (40LBS/ACRE)  
CREEPING RED FESCUE (40LBS/ACRE)  
PERENNIAL RYEGRASS (10LBS/ACRE).
3. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CUTPACKER TYPE SEEDER OR HYDROSEED.
4. SEEDING DEPTH IS FROM 1/4 TO 1/2 INCH. HYDROSEEDINGS WHICH ARE MULCHED MAY BE LEFT ON SOIL SURFACE.
5. SEED BED IS TO BE FIRMED WITH A ROLLER, OR LIGHT DRAG EXCEPT FOR CULTIPACKER OR HYDROSEEDING.
6. APPLY STRAW MULCH AND MAINTAIN UNTIL GRASSES ARE ESTABLISHED.

**PLANTING NOTES:**

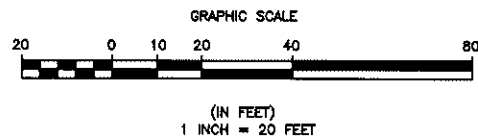
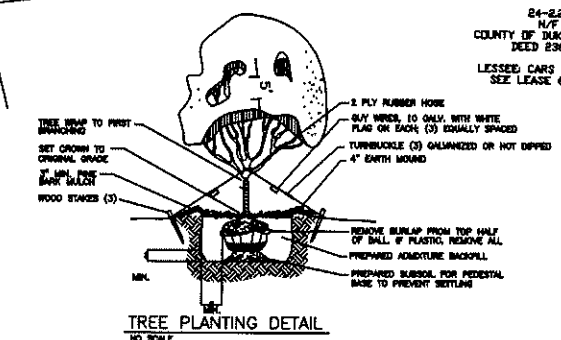
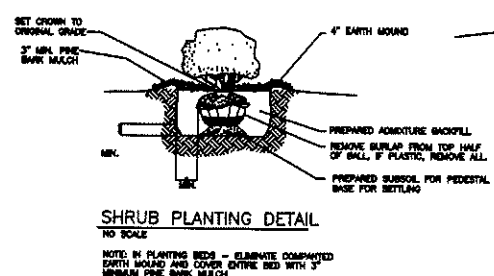
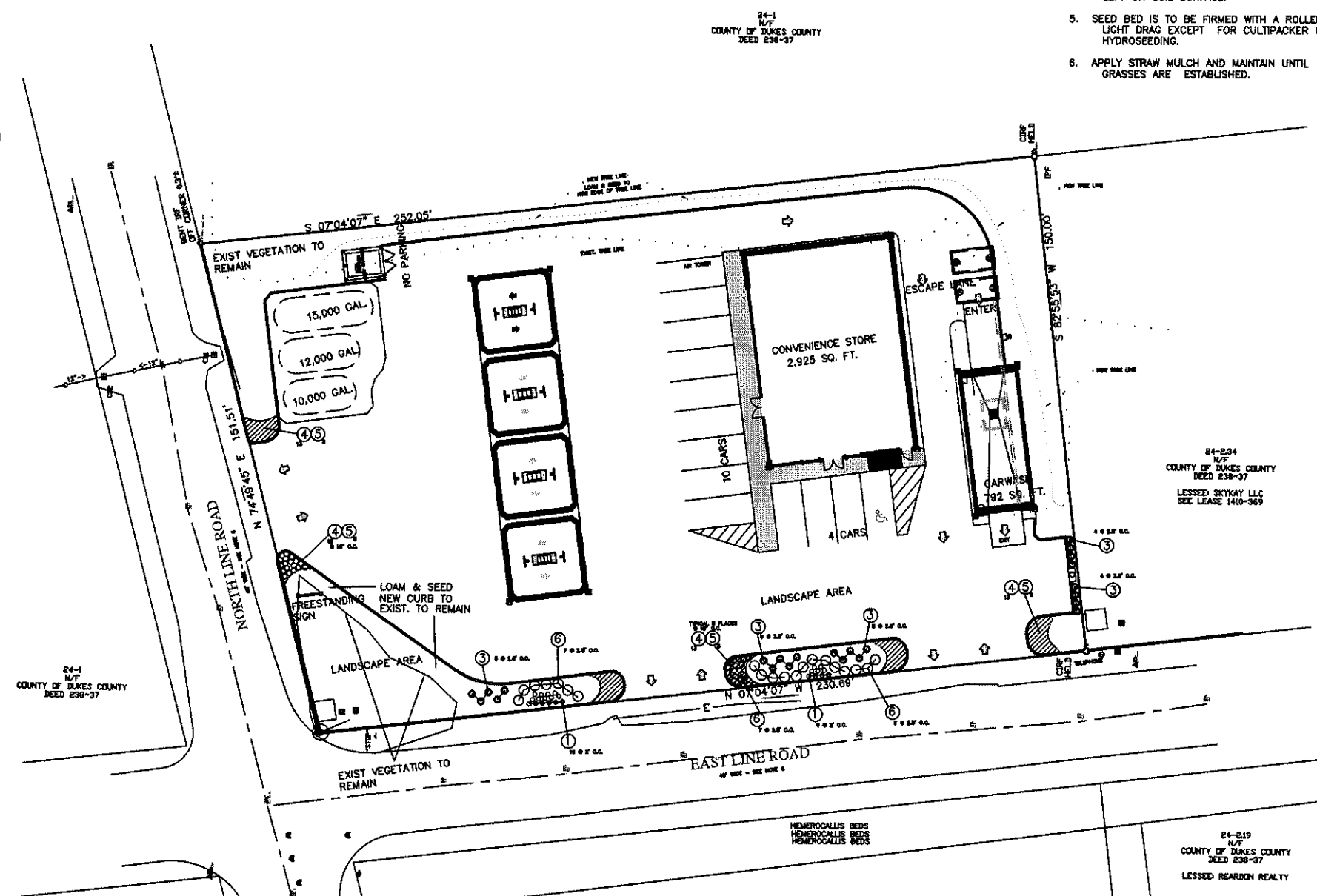
1. ALL PLANTS TO BE TRUE TO SPECIES AND SHALL CONFORM TO LATEST A.A.N STANDARDS.
2. PLANTS TO BE IN TOP OF SIZE CLASS AFTER SHEARING AND PRUNING.
3. PLANTS TO BE FREE FROM DISEASE, INSECT INFESTATION AND MECHANICAL INJURY IN ALL RESPECTS, SUITABLE FOR CUSTOMER PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR & MATERIAL) FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF INSTALLATION.
5. ALL PLANTING AREAS TO BE FULLY PREPARED PRIOR TO PLANTING AND SHALL HAVE GEOTEXTILE FABRIC, "TYPAR" OR EQUAL, ON ALL PLANTING AREAS.
6. MULCH ALL PLANTING AREAS WITH A MINIMUM OF 3" OF SHREDDED PINE BARK MULCH.
7. SEEDER OR LAWN AREAS SHALL HAVE A MINIMUM OF SIX (6) INCHES OF GOOD QUALITY LOAM.

**PLANT LIST**

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
1	24	CAREX HACHJOENSIS "EVERGOLD"	VARIEGATED JAPANESE SEDGE	#1 POTS
2				
3	12	MISCANTHUS "HURON BLUSH"	"HURON BLUSH" MISCANTHUS	#3 POTS
4	73	HEMEROCALLIS	STELLA D' ORO DAYLILY	#1 POTS
5	50	HEMEROCALLIS	STRAWBERRY CANDY DAYLILY	#1 POTS
6	20	JUNIPERUS PLUMOSA COMPACTA	COMPACT ANDORA JUNIPER	#3 POTS

ALL LANDSCAPE AREA TO BE 3" DEEP PINE BARK MULCHED AND MAINTAINED.

HEMEROCALLIS BEDS TYPICAL 5 PLACES  
STELLA D' ORO ALONG OUTER EDGE.  
STRAWBERRY CANDY ON INTERIOR.



**North Line Shell**

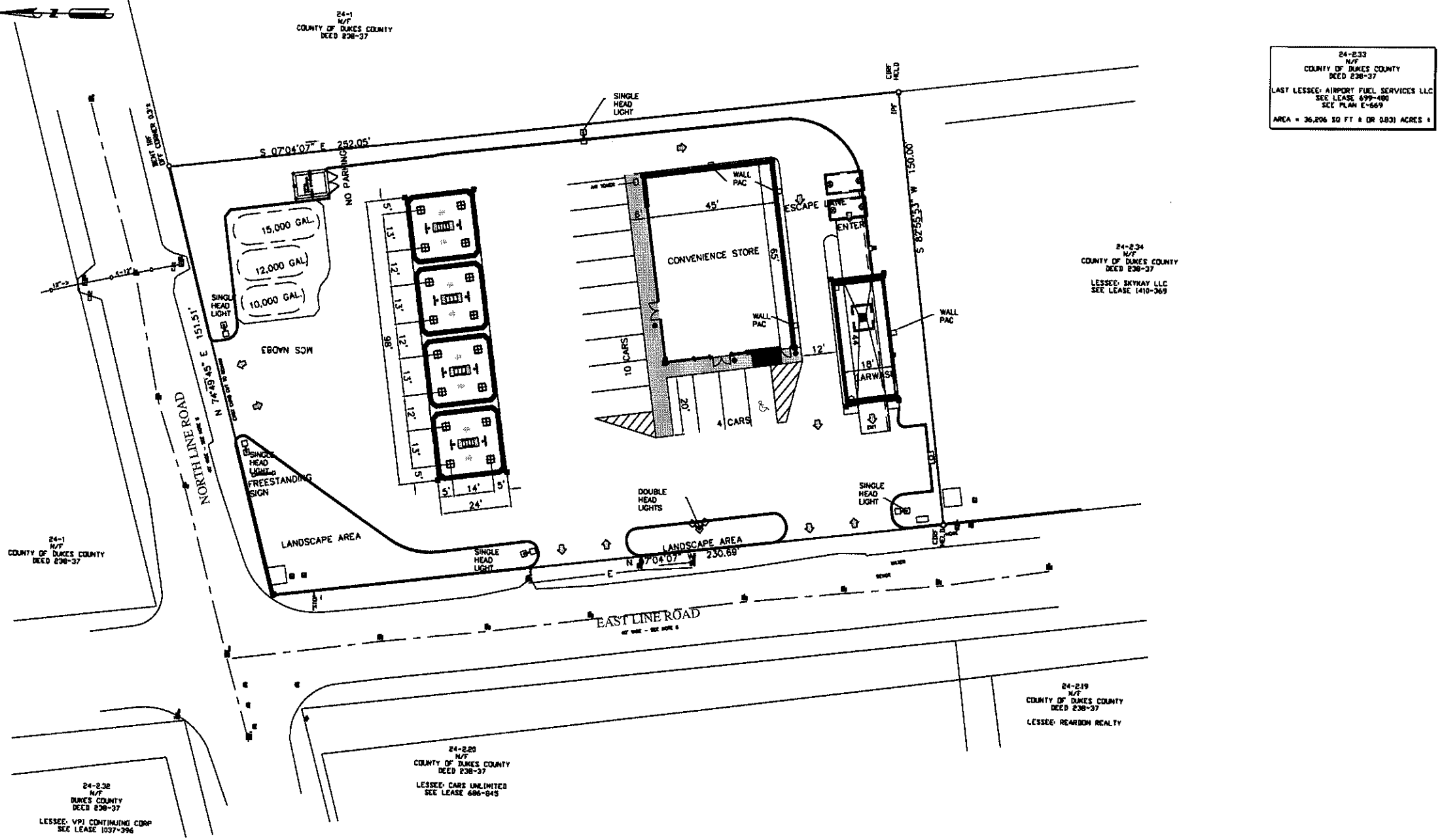
LANDSCAPE PLAN

FOR  
3 NORTH LINE ROAD  
EDGARTOWN, MA.

DATE: 10-5-17  
SCALE: 1"=20'-0"  
DR. BY: SP/JT  
FILE: 911701

CONSULTING AND DESIGN  
33 PARK PLAZA  
MA

S-3



24-233  
N/F  
COUNTY OF DUKE COUNTY  
DEED 238-37  
LAST LESSEE: AIRPORT FUEL SERVICES LLC  
SEE LEASE 699-480  
SEE PLAN E-669  
AREA = 36,206 SQ FT ± OR 0.831 ACRES ±

PROPERTY LEASE HOLDER: LOUIS R. PACIELLO  
3 NORTH LINE ROAD  
EDGARTOWN, MA.  
  
APPLICANT: CONSULTING AND DESIGN  
33 PARK PLAZA  
P. O. BOX 258  
LEE, MA 01258  
1-413-243-4083

**SCOPE OF WORK NOTES**

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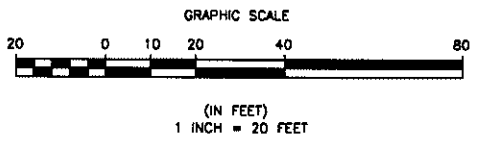
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ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.

ALL LIGHTS TO BE SHIELDED AND DIRECTED ONTO THE PREMISES.

- LIGHTING**
- 16 RECESSED CANOPY LED LIGHTS
  - 4 WALL PACKS
  - 9 FLUSH MOUNTED SOFFIT LIGHTS
  - ⊕ 1 DOUBLE HEAD AREA LIGHTS
  - 5 SINGLE HEAD AREA LIGHTS
  - 3 EMER. REMOTE HEAD ELECTRICAL SYSTEM (15 WATT MAX)



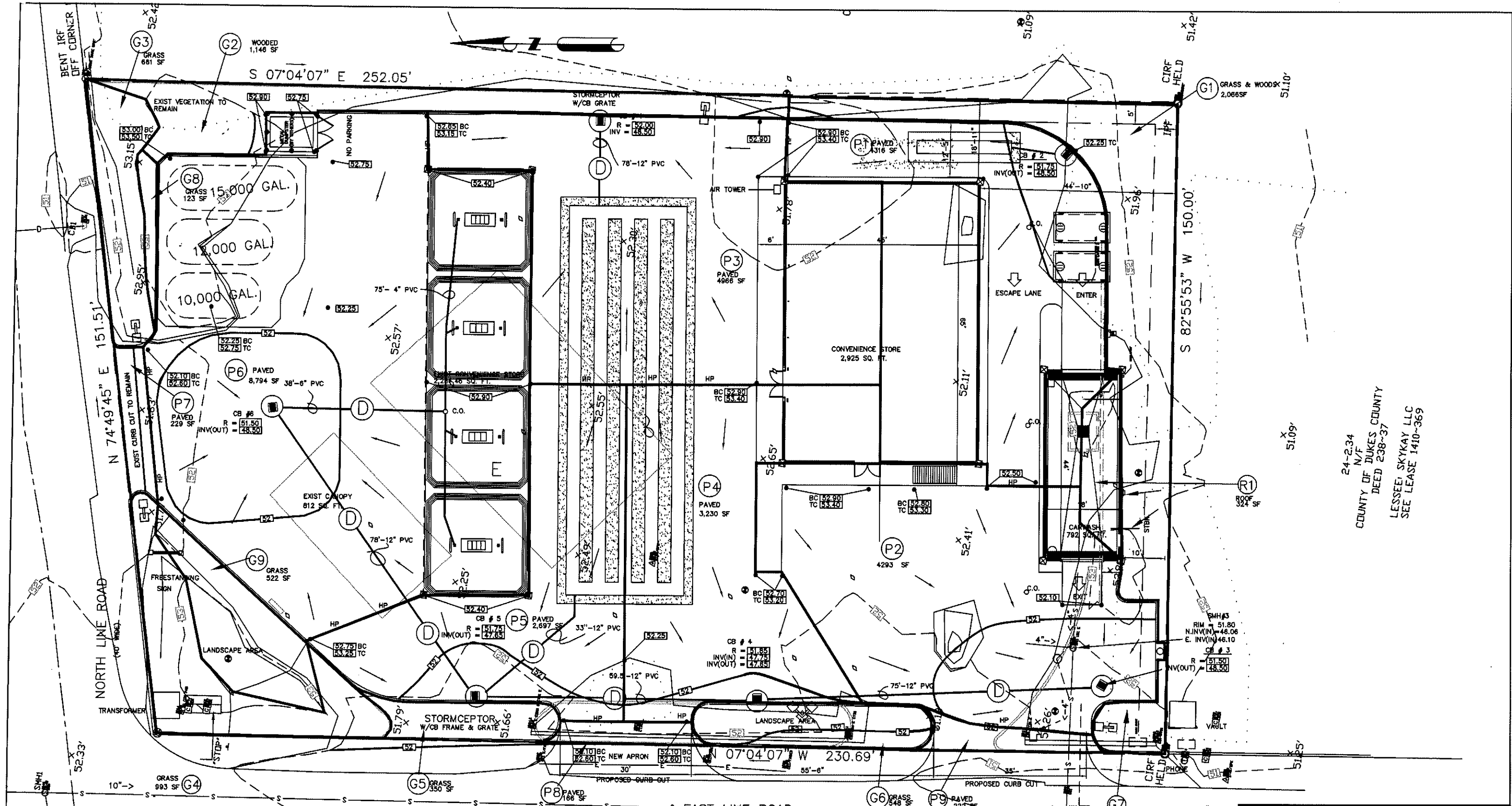
**North Line Shell**

**SITE LIGHTING PLAN**

FOR  
3 NORTH LINE ROAD  
EDGARTOWN, MA.

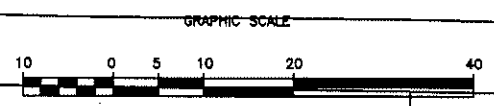
DATE: 9-20-17	CONSULTING AND DESIGN 33 PARK PLAZA LEE MA	L-1
SCALE: 1"=20'-0"		
DR. BY: SP		
FILE: 911701		

PROPOSED CONDITIONS HYDROLOGY									
91-1701 NORTH LINE SHELL									
EDGARTOWN, MASS.									
91-1701									
9-28-2017 J W T									
Rational Method									
2 Year Storm				I=3.25					
10 Year Storm				I = 4.9					
25 Year Storm				I = 5.8					
50 Year Storm				I = 6.45					
100 Year Storm				I = 7.25					
<b>Description</b>					<b>2 Year</b>	<b>10 Year</b>	<b>25 Year</b>	<b>50 Year</b>	<b>100 Year</b>
<b>To Adjacent Property</b>	<b>Area(SF)</b>	<b>Area (Acres)</b>	<b>C value</b>		<b>Q (cfs)</b>	<b>Q (cfs)</b>	<b>Q (cfs)</b>	<b>Q (cfs)</b>	<b>Q (cfs)</b>
Area R1 Roof	324	0.007	0.95		0.023	0.035	0.041	0.046	0.051
Area G1 (Grass & Woods)	2,066	0.047	0.35		0.054	0.081	0.096	0.107	0.120
Area G2 (Grass & Woods)	1,146	0.026	0.35		0.030	0.045	0.053	0.059	0.067
<b>Total</b>	<b>3,220</b>	<b>0.074</b>			<b>0.107</b>	<b>0.161</b>	<b>0.191</b>	<b>0.212</b>	<b>0.238</b>
<b>To North Road</b>									
Area G3 (Grass)	661	0.015	0.35		0.017	0.026	0.031	0.034	0.039
Area G4 (Grass)	993	0.023	0.35		0.026	0.039	0.046	0.051	0.058
<b>Total</b>	<b>1,654</b>	<b>0.038</b>			<b>0.043</b>	<b>0.065</b>	<b>0.077</b>	<b>0.086</b>	<b>0.096</b>
<b>To East Line Road</b>									
Area G5 (Grass)	548	0.013	0.35		0.014	0.022	0.026	0.028	0.032
Area G (Grass)	408	0.009	0.35		0.011	0.016	0.019	0.021	0.024
Area G7 (Grass)	206	0.005	0.35		0.005	0.008	0.010	0.011	0.012
<b>Total</b>	<b>1,162</b>	<b>0.038</b>			<b>0.030</b>	<b>0.046</b>	<b>0.054</b>	<b>0.060</b>	<b>0.068</b>
<b>To Catch Basin #6</b>									
Area G8 (Grass)	123	0.003	0.35		0.003	0.005	0.006	0.006	0.007
Area G9 (Grass)	408	0.009	0.35		0.011	0.064	0.019	0.021	0.024
<b>Total</b>	<b>2,307</b>	<b>0.060</b>			<b>0.014</b>	<b>0.069</b>	<b>0.025</b>	<b>0.028</b>	<b>0.031</b>
<b>TO: NewCcatch Basin # 1</b>									
Area P3 (Paved)	4,966	0.114	0.95		0.352	0.531	0.628	0.699	0.785
<b>Total</b>	<b>4,966</b>	<b>0.114</b>			<b>0.352</b>	<b>0.531</b>	<b>0.628</b>	<b>0.699</b>	<b>0.785</b>
<b>TO: NewCcatch Basin # 2</b>									
Area P1 (Paved)	4,316	0.099	0.95		0.306	0.461	0.546	0.607	0.682
<b>Total</b>	<b>4,316</b>	<b>0.099</b>			<b>0.306</b>	<b>0.461</b>	<b>0.546</b>	<b>0.607</b>	<b>0.682</b>
<b>TO: NewCcatch Basin # 3</b>									
Area P2 (Paved)	4,298	0.099	0.95		0.305	0.459	0.544	0.605	0.680
<b>Total</b>	<b>4,298</b>	<b>0.099</b>			<b>0.305</b>	<b>0.459</b>	<b>0.544</b>	<b>0.605</b>	<b>0.680</b>
<b>TO: NewCcatch Basin # 4</b>									
Area P4 (Paved)	3,230	0.074	0.95		0.229	0.338	0.409	0.440	0.511
<b>Total</b>	<b>3,230</b>	<b>0.074</b>			<b>0.229</b>	<b>0.338</b>	<b>0.409</b>	<b>0.440</b>	<b>0.511</b>
<b>TO: NewCcatch Basin # 5</b>									
Area P5 (Paved)	2,697	0.062	0.95		0.191	0.282	0.341	0.368	0.426
<b>Total</b>	<b>3,230</b>	<b>0.074</b>			<b>0.191</b>	<b>0.282</b>	<b>0.341</b>	<b>0.368</b>	<b>0.426</b>
<b>TO: NewCcatch Basin # 6</b>									
Area P6 (Paved)	8,796	0.202	0.95		0.623	0.921	1.113	1.199	1.391
Area G8 (Grass)	548	0.013	0.35		0.014	0.021	0.026	0.028	0.032
Area G9 (Grass)	408	0.009	0.35		0.011	0.016	0.019	0.020	0.024
<b>Total</b>	<b>9,752</b>	<b>0.224</b>			<b>0.648</b>	<b>0.958</b>	<b>1.157</b>	<b>1.247</b>	<b>1.446</b>
Catch basins #1 & #5 are to be <b>STORMCEPTORS</b> with catch basin frames & grates.									
Catch Basins # 2, 3, 4, & 6 to have "Snout" hoods 4' sump.s									
10 Year total flow to underground infiltration units =					2.474 cfs for CB#5				
25 Year total flow flow to underground infiltration units =					3.050 cfs for CB #5				
rev. 10-3-17									



24-2.34  
 N/F  
 COUNTY OF DUKE COUNTY  
 DEED 238-37  
 LESSEE: SKYKAY LLC  
 SEE LEASE 1410-369

**EAST LINE ROAD**  
 (40' WIDE)  
 40' WIDE - SEE NOTE 6



**North Line Shell**

STORM WATER MANAGEMENT  
 FOR  
 3 NORTH LINE ROAD  
 EDGARTOWN, MA.

DATE: 9/27/17  
 SCALE: 1"=10'-0"  
 DR. BY: SP/JT  
 FILE: 911701

CONSULTING AND DESIGN  
 33 PARK PLAZA