

DEFINITIVE PLANNED UNIT DEVELOPMENT  
CONCORD MEADOWS  
365 CONCORD STREET  
ROCKLAND, MA 02370

SITE SUMMARY:

OWNERS AND PARCEL  
INFORMATION:

DANIEL G. & CHRISTINE M.  
DELPRETE  
365 CONCORD STREET  
ROCKLAND, MA 02370  
ASSESSOR'S PARCEL: 62-35  
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.  
365 CONCORD STREET  
ROCKLAND, MA 02370  
ASSESSOR'S PARCEL: 62-46  
BOOK:28919, PAGE: 257  
ASSESSOR'S PARCEL: 62-36  
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE  
365 CONCORD STREET  
ROCKLAND, MA 02370  
ASSESSOR'S PARCEL: 62-41&42  
BOOK: 48716, PAGE: 32  
ASSESSOR'S PARCEL: 62-43&44  
BOOK: 37548, PAGE: 217

DEVELOPER:

CONROCK LLC  
PO BOX 1414  
DUXBURY, MA 02331

APPLICANT:

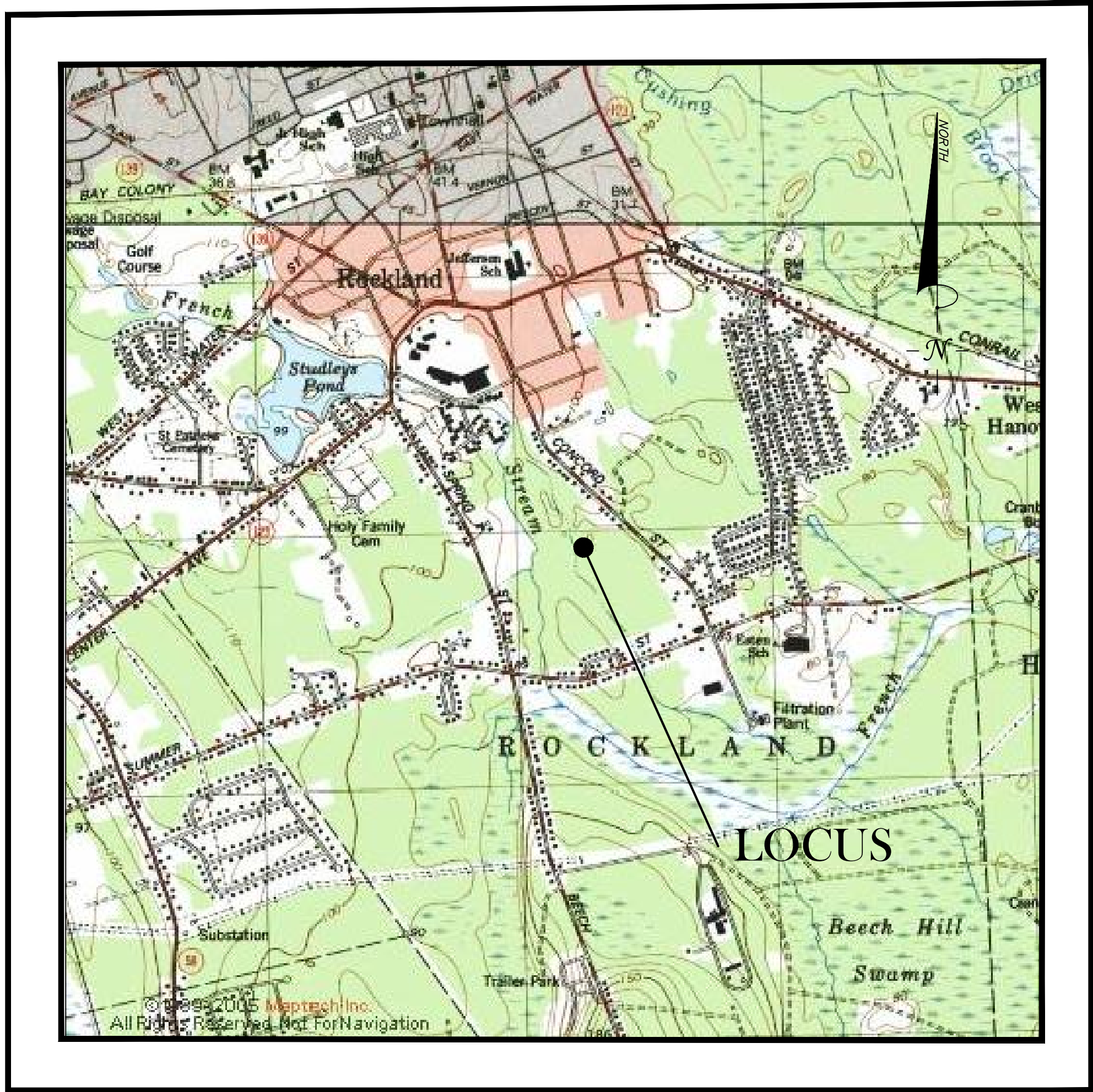
SULLIVAN & COMERFORD, P.C.  
80 WASHINGTON STREET  
BUILDING B, SUITE 7  
NORWELL, MA 02061

ENGINEER AND SURVEYOR:

CAVANARO CONSULTING  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MA 02061

ZONING DISTRICT:

RESIDENCE DISTRICT R-1



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

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DETAIL SHEET 5 - DT5 (SHEET 13 OF 14)  
OVERALL OPEN SPACE - OA (SHEET 14 OF 14)

FOR REGISTRY USE ONLY

WAIVERS REQUESTED:

TOWN OF ROCKLAND PLANNING BOARD RULES AND  
REGULATIONS:

- SECTION I.H.2.A - BUFFER ZONE - MIN. OF 50' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION I.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.E).
- SECTION III.C.2.E.1 - DRAINAGE STRUCTURES - MINIMUM 2.5 FEET OF COVER SHALL BE REQUIRED OVER DRAIN PIPES.
- SECTION III.B.4.A - DEAD END STREET SHALL NOT PROVIDE ACCESS TO MORE THAN 8 DWELLING UNITS.
- SECTION III.B.4.B - LENGTH OF DEAD-END ROADS SHALL NOT EXCEED 600'.
- SECTION III.C.2.F.10 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED ON SEPARATE LAND PARCELS.
- SECTION III.C.2.F.12 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED 50' FROM ADJACENT USES, STRUCTURES AND PROPERTY LINES; AND 30' FROM WETLANDS.
- SECTION IV.H REQUIRES AT LEAST THREE TREES FOR EVERY ONE HUNDRED FEET ON EACH SIDE OF THE ROADWAY.
- SECTION III.C.2.F.8 REQUIRES A MAXIMUM BASIN SIDE SLOPE OF 3:1 (HORIZONTAL TO VERTICAL).
- SECTION III.C.2.F.4 REQUIRES A MINIMUM OF ONE FOOT OF FREEBOARD IN BASINS DURING THE 100-YEAR STORM.

| LEGEND       |                                       |  |
|--------------|---------------------------------------|--|
| NOT TO SCALE |                                       |  |
| — w — w —    | PROPOSED WATER MAIN                   |  |
| — g — g —    | PROPOSED GAS MAIN                     |  |
| — s — s —    | PROPOSED SEWER MAIN                   |  |
| — t/e/c —    | PROPOSED TELEPHONE/<br>ELECTRIC/CABLE |  |
| ----         | FEMA FLOOD ZONE                       |  |
| W            | WETLAND                               |  |
| ①            | PROPOSED LOT                          |  |
| --- 88 ---   | EXISTING CONTOUR LINE                 |  |
| ⊕ HYD        | PROPOSED HYDRANT                      |  |
| ○ SMH        | PROPOSED SEWER MANHOLE                |  |

| DRAWING REVISIONS |          |                              |
|-------------------|----------|------------------------------|
| 7                 | 1/7/22   | CONSERVATION REVIEW COMMENTS |
| 6                 | 12/23/21 | CONSERVATION REVIEW COMMENTS |
| 5                 | 11/30/21 | CONSERVATION REVIEW COMMENTS |
| 4                 | 9/23/21  | CONSERVATION REVIEW COMMENTS |
| 3                 | 8/9/21   | REVIEW COMMENTS              |
| 2                 | 7/15/21  | CONSERVATION                 |
| 1                 | 6/21/21  | REVIEW ENGINEER COMMENTS     |
| ACTION            | DATE     | DESCRIPTION                  |

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

2. SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.

3. VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

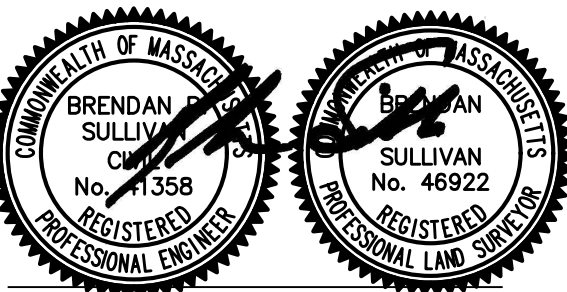
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE

APPROVED BY  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

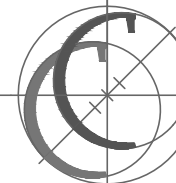
ROCKLAND TOWN CLERK

DATE

TITLE SHEET

CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



CONCORD MEADOWS  
DEFINITIVE PUD PLAN  
365 CONCORD STREET  
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

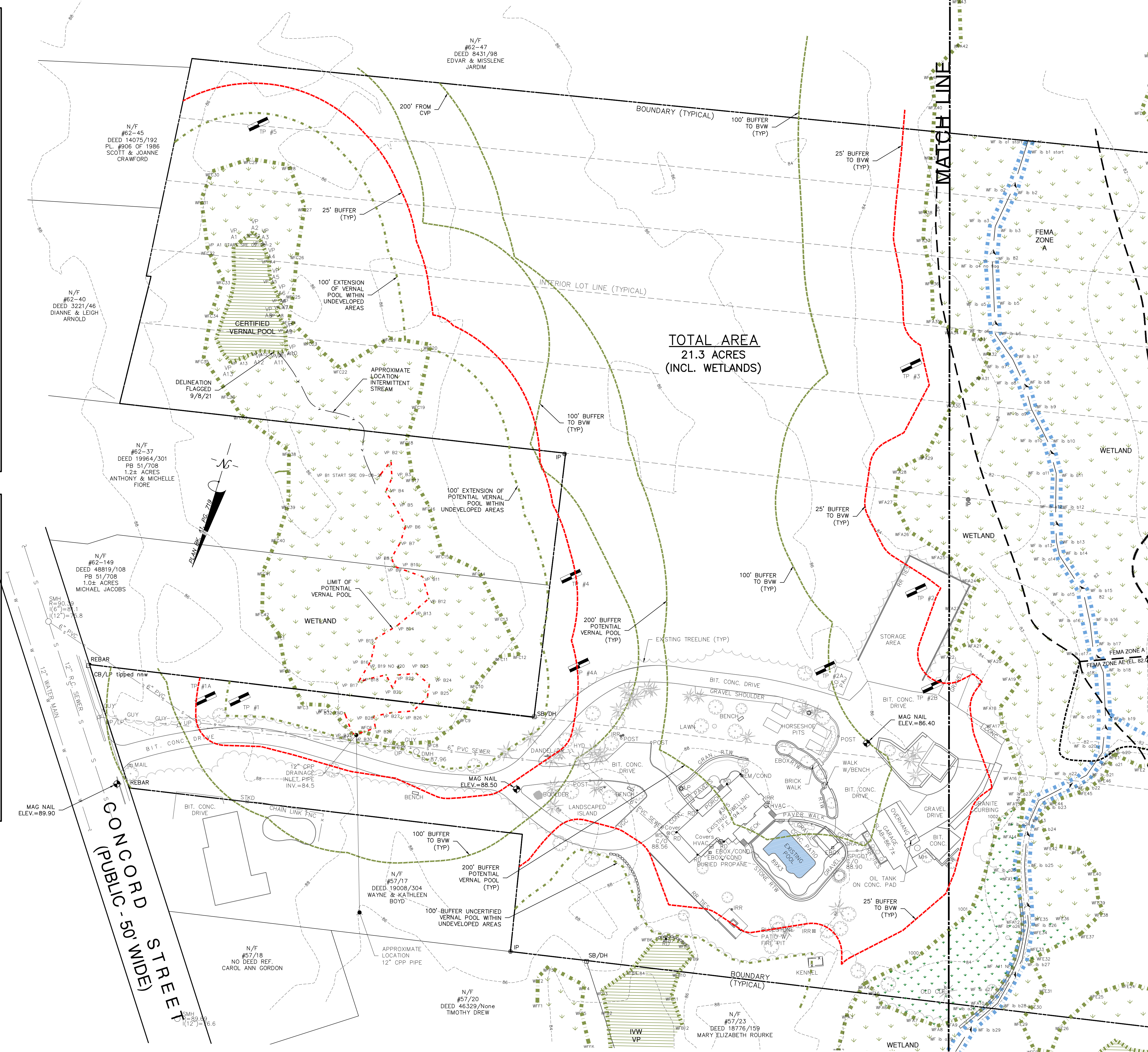
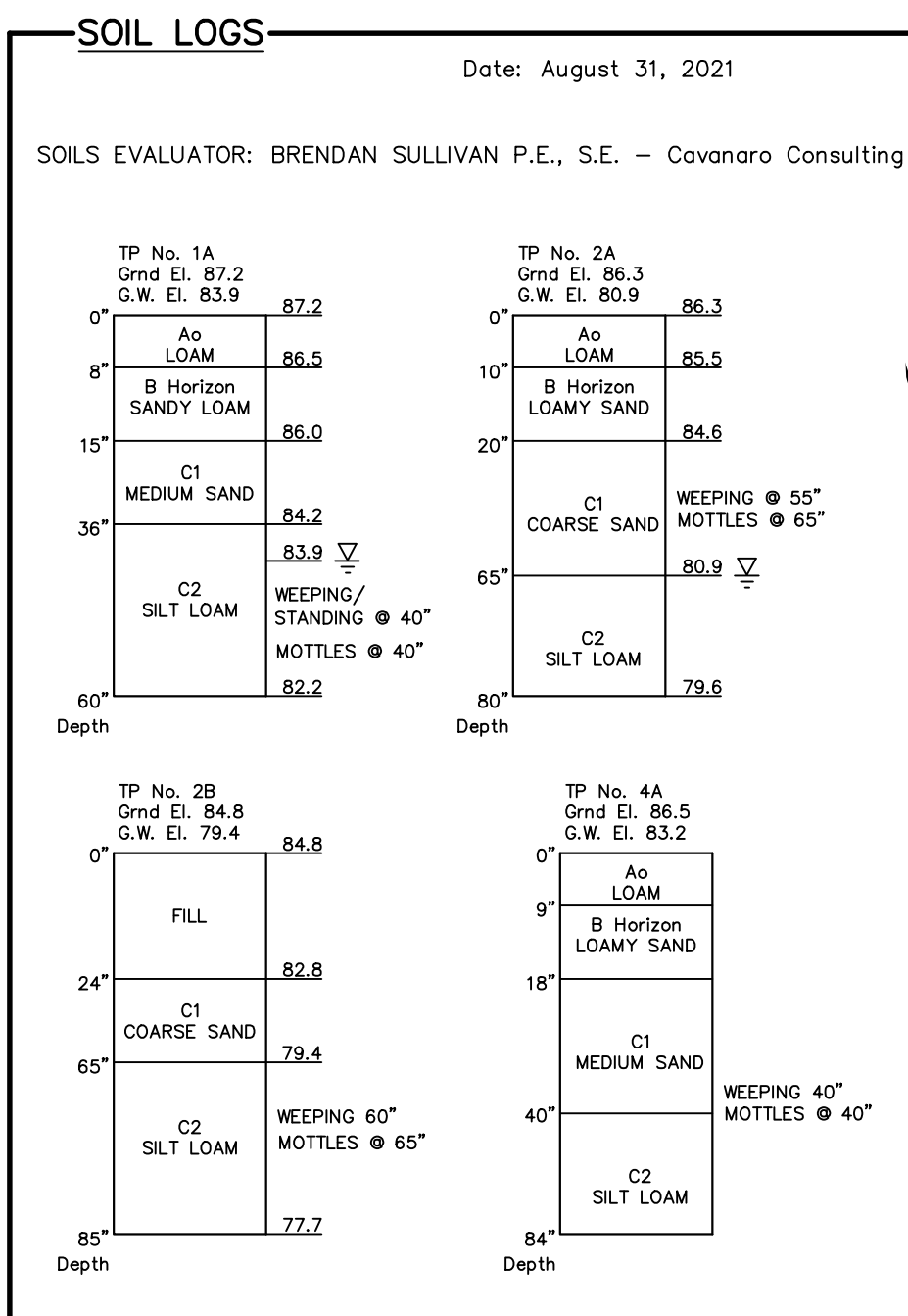
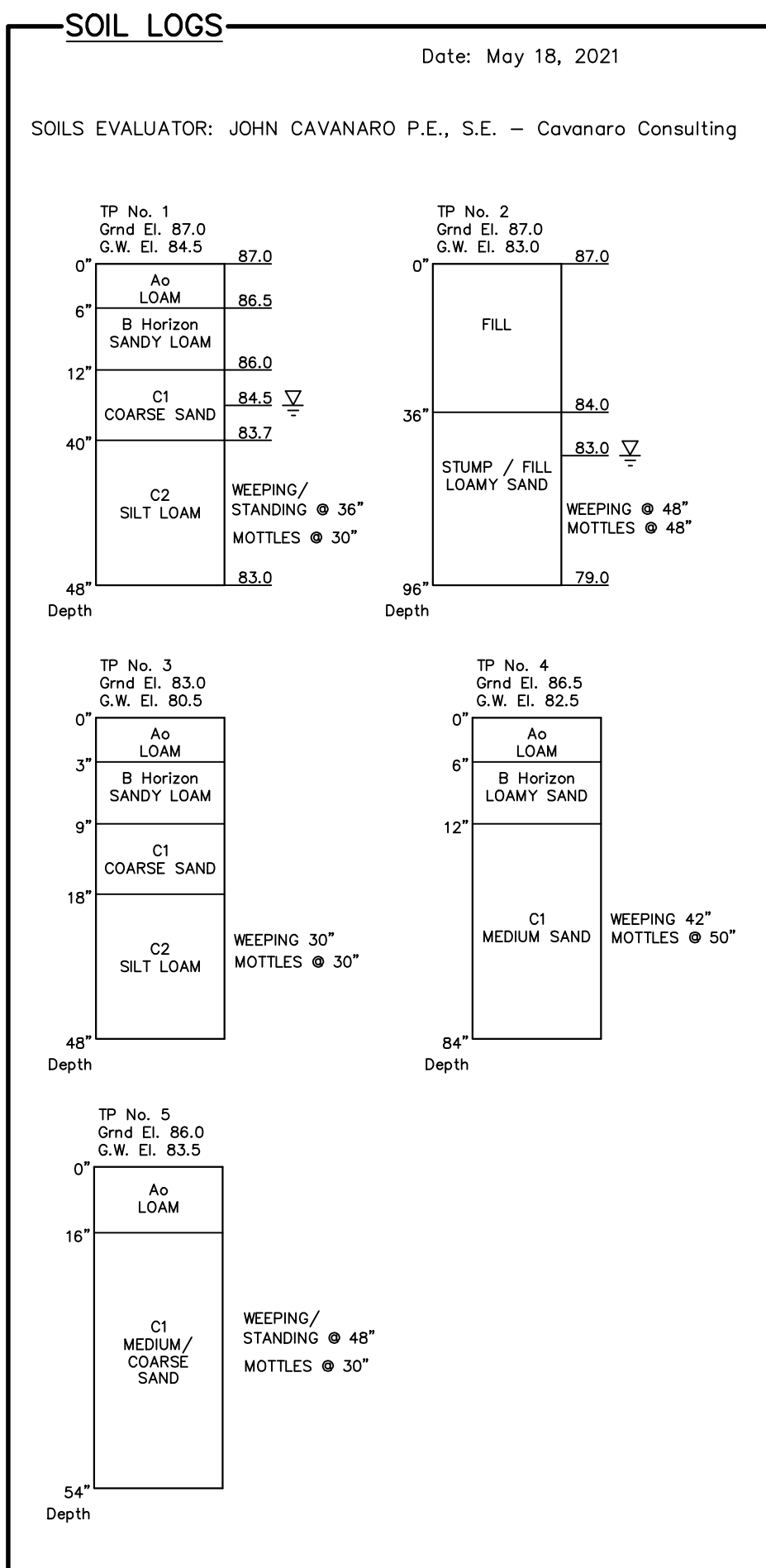
SHEET NO. 1 OF 14

FILENAME:

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TS





**DRAWING REVISIONS**

| NO. | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 7   | 1/7/22   | CONSULTANT NOI REVIEW COMMENTS |
| 6   | 12/23/21 | CONSULTANT NOI REVIEW COMMENTS |
| 5   | 11/30/21 | CONSULTANT NOI REVIEW COMMENTS |
| 4   | 9/23/21  | CONSULTANT NOI REVIEW COMMENTS |
| 3   | 8/9/21   | REVIEW COMMENTS                |
| 2   | 7/15/21  | CONSERVATION                   |
| 1   | 6/21/21  | REVIEW ENGINEER COMMENTS       |

**SURVEY NOTES:**

- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.
- SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
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**APPROVED BY**  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

**ROCKLAND TOWN CLERK** \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: 1" = 40'

**EXISTING CONDITIONS 1**

**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
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FAX: 781.659.8186

**CONCORD MEADOWS DEFINITIVE PUD PLAN**  
365 CONCORD STREET  
ROCKLAND, MA 02370

PREPARED FOR: CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

**PROJECT NO. :** 19.103 **DRAWING NO. :**

**SCALE :** AS SHOWN **EC1**

**DATE :** 6/1/21

**DESIGNED BY :** CCH

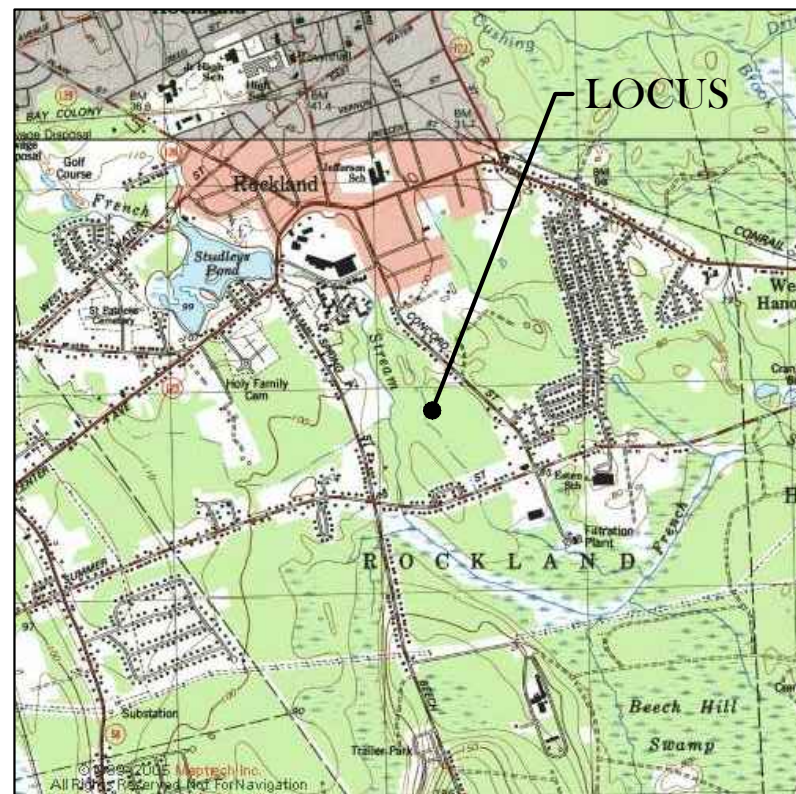
**DRAWN BY :** CCH/MCM **SHEET NO. :** 2 OF 14

**CHECKED BY :** BPS/JCC **FILENAME:** W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG









LOCUS: CONCORD STREET - ROCKLAND, MA



| DRAWING REVISIONS |          |                              |
|-------------------|----------|------------------------------|
|                   |          |                              |
| 7                 | 1/7/22   | CONSERVATION REVIEW COMMENTS |
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1/7/22  
DATE

APPROVED BY  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

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ROCKLAND TOWN CLERK  
DATE

SCALE: 1" = 40'  
0' 20' 40' 80' 120'

PLANNED UNIT  
DEVELOPMENT 1

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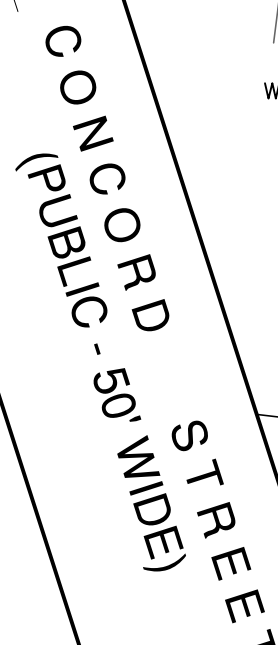
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DEFINITIVE PUD PLAN  
365 CONCORD STREET  
ROCKLAND, MA 02370

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PROJECT NO. : 19.103  
SCALE : AS SHOWN  
DATE : 6/1/21  
DESIGNED BY : CCH  
DRAWN BY : CCH/MCM  
CHECKED BY : BPS/JCC

DRAWING NO.  
**PUD**  
SHEET NO. 4 OF 14  
FILENAME:  
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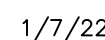
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BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE \_\_\_\_\_

APPROVED BY  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

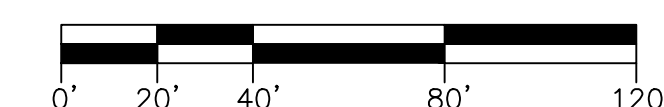
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ROCKLAND TOWN CLERK

DATE \_\_\_\_\_

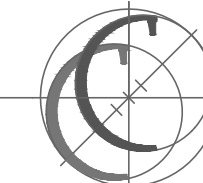
SCALE: 1" = 40'



## LAYOUT AND GRADING

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DEFINITIVE PUD PLAN  
365 CONCORD STREET  
ROCKLAND, MA 02370

PREPARED FOR:  
CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

10

DATE : 7/12/21

**LG**

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

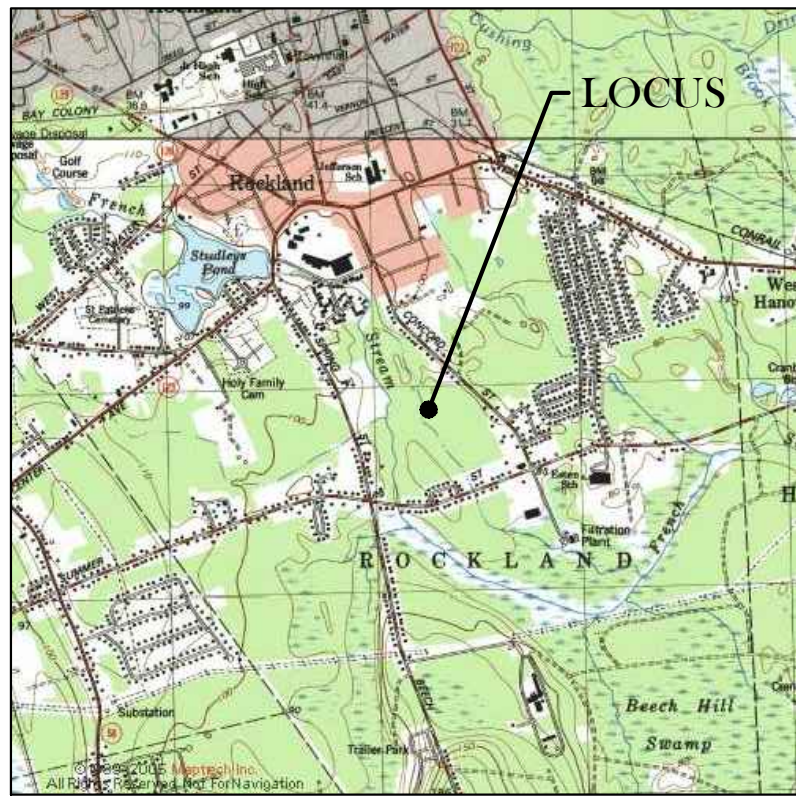
ET NO. 5 OF 14

CHECKED BY : BBS / ICC

NAME: \_\_\_\_\_

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LOCUS: CONCORD STREET - ROCKLAND, MA

CONCORD STREET  
(PUBLIC - 50' WIDE)

EXISTING SMH  
CUT AND CAP  
WATER SERVICE  
PER TOWN OF  
ROCKLAND  
SPECIFICATIONS

CONNECT TO  
EXISTING  
WATER MAIN  
PER TOWN  
SPECIFICATIONS

CONNECT TO EXISTING  
SEWER MAIN  
WITH NEW MANHOLE  
PER TOWN  
SPECIFICATIONS (SEE  
SEWER NOTES)  
P-SMH 1  
RIM=90.0+  
EX. INV. (12")=76.2+  
PR. INV. (8")=82.3

| LEGEND<br>NOT TO SCALE |                                       |
|------------------------|---------------------------------------|
| W W                    | PROPOSED WATER MAIN                   |
| T/E/C                  | PROPOSED GAS MAIN                     |
|                        | PROPOSED SEWER MAIN                   |
|                        | PROPOSED TELEPHONE/<br>ELECTRIC/CABLE |
|                        | FEMA FLOOD ZONE                       |
|                        | WETLAND                               |
|                        | PROPOSED PUD LOT                      |
| 80                     | CONTOUR LINE                          |
| ○-HYD                  | HYDRANT                               |
| ○SMH                   | SEWER MANHOLE                         |

PLAN BY: 11/22/21

N/F  
#62-45  
DEED 14075/192  
PL #906 OF 1986  
SCOTT & JOANNE  
CRAWFORD

N/F  
#62-40  
DEED 3221/46  
DIANNE & LEIGH  
ARNOLD

N/F  
#62-37  
DEED 19964/301  
PB 51/708  
1.2+ ACRES  
ANTHONY & MICHELLE  
FIORE

N/F  
#62-149  
DEED 48819/108  
PB 51/708  
1.0+ ACRES  
MICHAEL JACOBS

P-SMH 1  
RIM=89.40  
INV.=86.70

P-CB 1 & 2  
RIM=89.20  
INV.=87.00

P-SMH 2  
RIM=91.75  
INV.=88.90

P-SMH 3  
RIM=90.60  
INV.=83.52

P-SMH 4  
RIM=91.40  
INV.=84.93

P-SMH 5  
RIM=91.90  
INV.=85.43

P-SMH 6  
RIM=93.48  
INV.=86.38

P-SMH 7  
RIM=93.20  
INV.=86.80

P-SMH 8  
RIM=93.60  
INV.=88.40

P-SMH 9  
RIM=93.60  
INV.=88.40

P-SMH 10  
RIM=93.60  
INV.=88.40

P-SMH 11  
RIM=93.60  
INV.=88.40

P-SMH 12  
RIM=93.60  
INV.=88.40

P-SMH 13  
RIM=93.60  
INV.=88.40

P-SMH 14  
RIM=93.60  
INV.=88.40

P-SMH 15  
RIM=93.60  
INV.=88.40

P-SMH 16  
RIM=93.60  
INV.=88.40

P-SMH 17  
RIM=93.60  
INV.=88.40

P-SMH 18  
RIM=93.60  
INV.=88.40

P-SMH 19  
RIM=93.60  
INV.=88.40

P-SMH 20  
RIM=93.60  
INV.=88.40

P-SMH 21  
RIM=93.60  
INV.=88.40

P-SMH 22  
RIM=93.60  
INV.=88.40

P-SMH 23  
RIM=93.60  
INV.=88.40

P-SMH 24  
RIM=93.60  
INV.=88.40

P-SMH 25  
RIM=93.60  
INV.=88.40

P-SMH 26  
RIM=93.60  
INV.=88.40

P-SMH 27  
RIM=93.60  
INV.=88.40

P-SMH 28  
RIM=93.60  
INV.=88.40

P-SMH 29  
RIM=93.60  
INV.=88.40

P-SMH 30  
RIM=93.60  
INV.=88.40

P-SMH 31  
RIM=93.60  
INV.=88.40

P-SMH 32  
RIM=93.60  
INV.=88.40

P-SMH 33  
RIM=93.60  
INV.=88.40

P-SMH 34  
RIM=93.60  
INV.=88.40

P-SMH 35  
RIM=93.60  
INV.=88.40

P-SMH 36  
RIM=93.60  
INV.=88.40

P-SMH 37  
RIM=93.60  
INV.=88.40

P-SMH 38  
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INV.=88.40

P-SMH 39  
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INV.=88.40

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INV.=88.40

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INV.=88.40

P-SMH 43  
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INV.=88.40

P-SMH 45  
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INV.=88.40

P-SMH 46  
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INV.=88.40

P-SMH 47  
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INV.=88.40

P-SMH 48  
RIM=93.60  
INV.=88.40

P-SMH 49  
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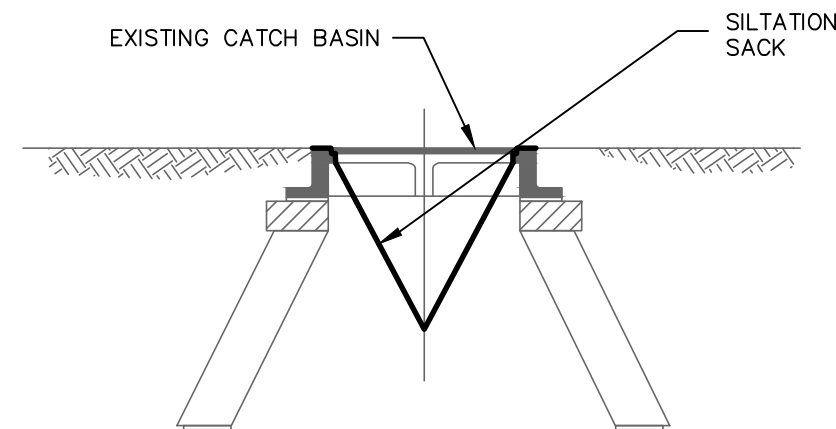
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NOT TO SCALE

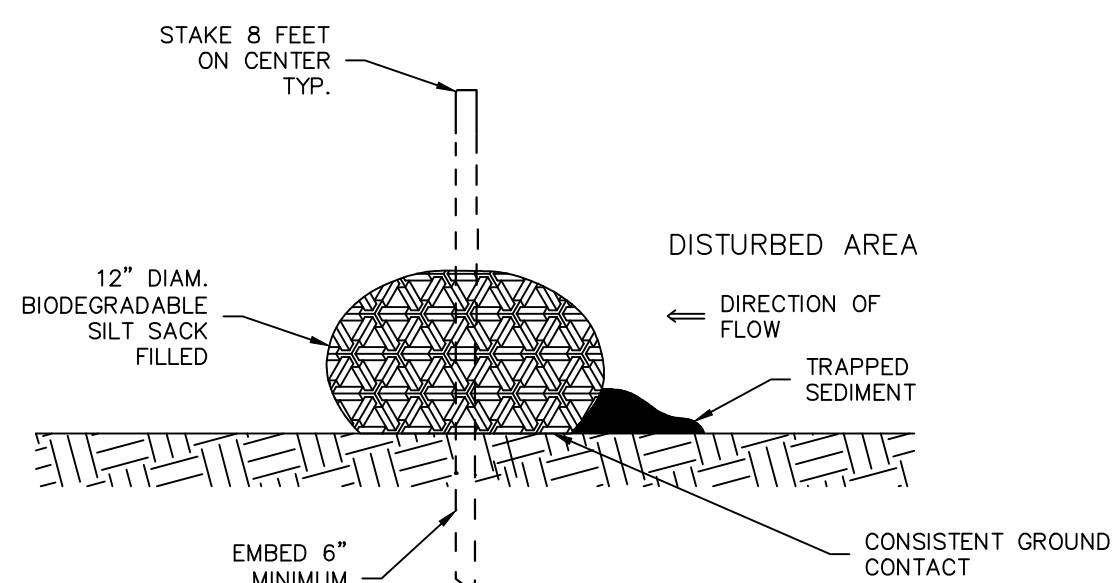
#### SILT SACK NOTES:

INSTALL SILT SACK IN ALL CATCH BASINS ADJACENT TO PROJECT VICINITY.

GRATE TO BE PLACED OVER SILT SACK.

SILT SACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

#### CATCH BASIN SEDIMENTATION DETAIL



#### PROPOSED SILT SOCK

NOT TO SCALE

#### SILT SOCK NOTES:

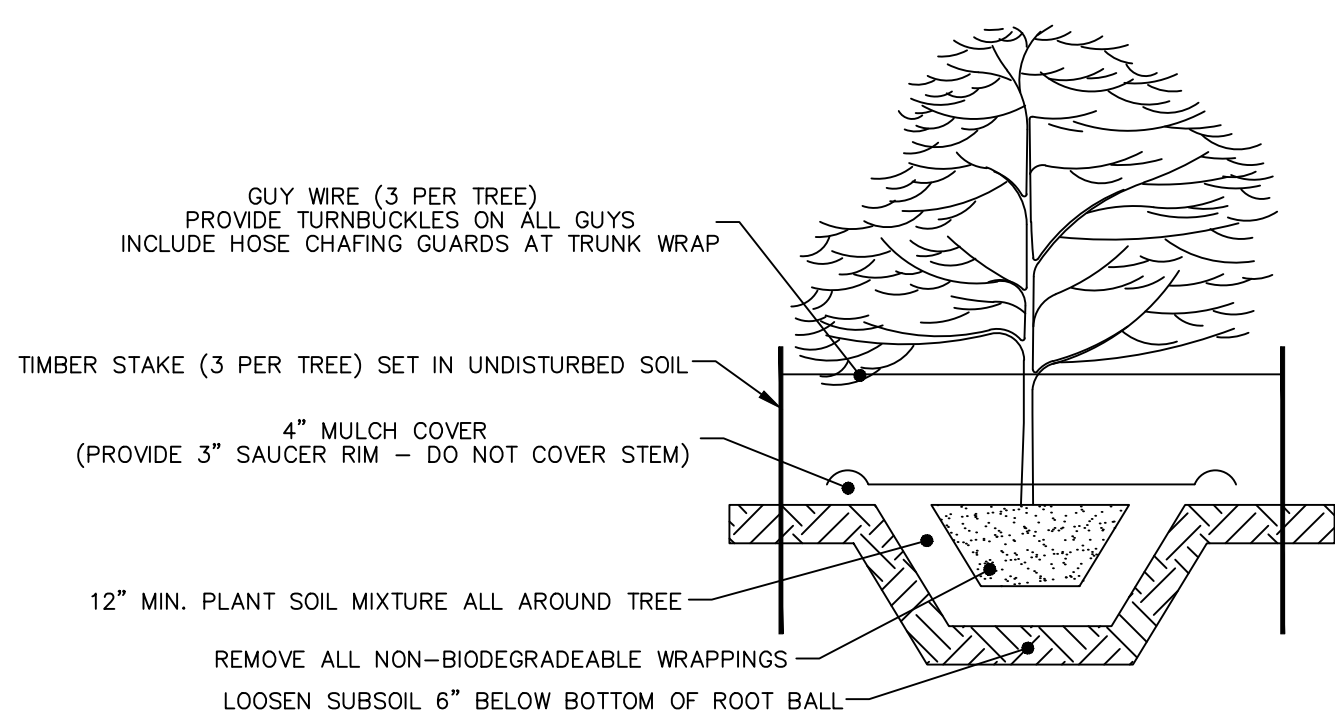
OVERLAP ENDS 2 FEET STAKED MINIMUM 8 FEET CENTER TO CENTER AND 6" MINIMUM DEPTH.

SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS LAPPING MINIMUM 2 FEET.

SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVING EVERY 8 L.F.

INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MAKE PROMPTLY AS REQUIRED.

SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

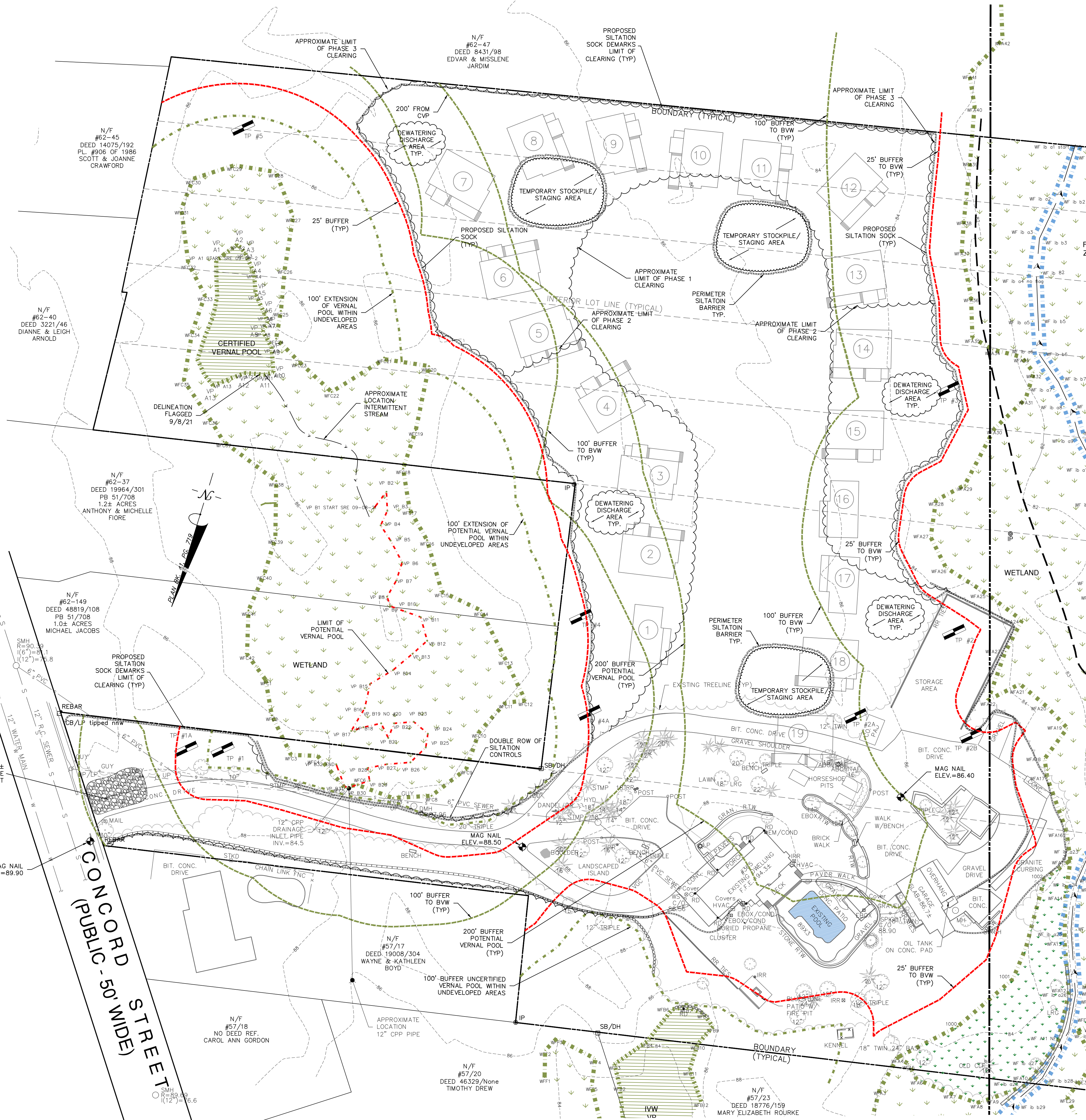


#### TREE PLANTING DETAIL

NOT TO SCALE

#### NOTE:

NEW TREES SHOULD ALSO BE SPECIFIED TO HAVE A MINIMUM HEIGHT OF TWELVE FEET WITH EIGHT FOOT HEAD CLEARANCE AND THREE INCH CAULPER AT 42 INCHES ABOVE GROUND.



#### DRAWING REVISIONS

| 6 | 12/23/21 | CONSERVATION REVIEW COMMENTS |
|---|----------|------------------------------|
| 5 | 11/30/21 | CONSERVATION REVIEW COMMENTS |
| 4 | 9/23/21  | CONSERVATION REVIEW COMMENTS |
| 3 | 8/9/21   | REVIEW COMMENTS              |
| 2 | 7/15/21  | CONSERVATION                 |
| 1 | 6/21/21  | REVIEW ENGINEER COMMENTS     |

| ACTION | DATE | DESCRIPTION |
|--------|------|-------------|
|--------|------|-------------|

#### SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.

#### WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

#### GENERAL NOTES:

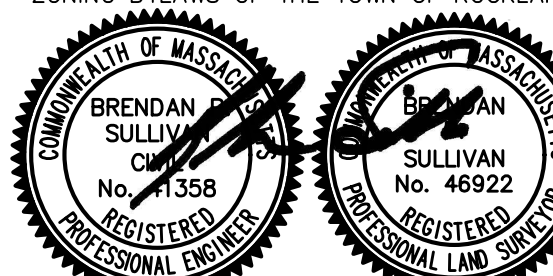
ALL INFILTRATION/DETENTION BASIN AREAS SHALL BE STAKED TO AVOID HEAVY MACHINERY.

ALL STOCKPILES SHALL HAVE PERIMETER ROW OF SILTATION SOCK 3 FEET OFF TOE OF SLOPE.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

1/7/22

DATE

#### APPROVED BY ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

SCALE: 1" = 40'



#### EROSION CONTROL

#### CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186

#### CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:  
CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

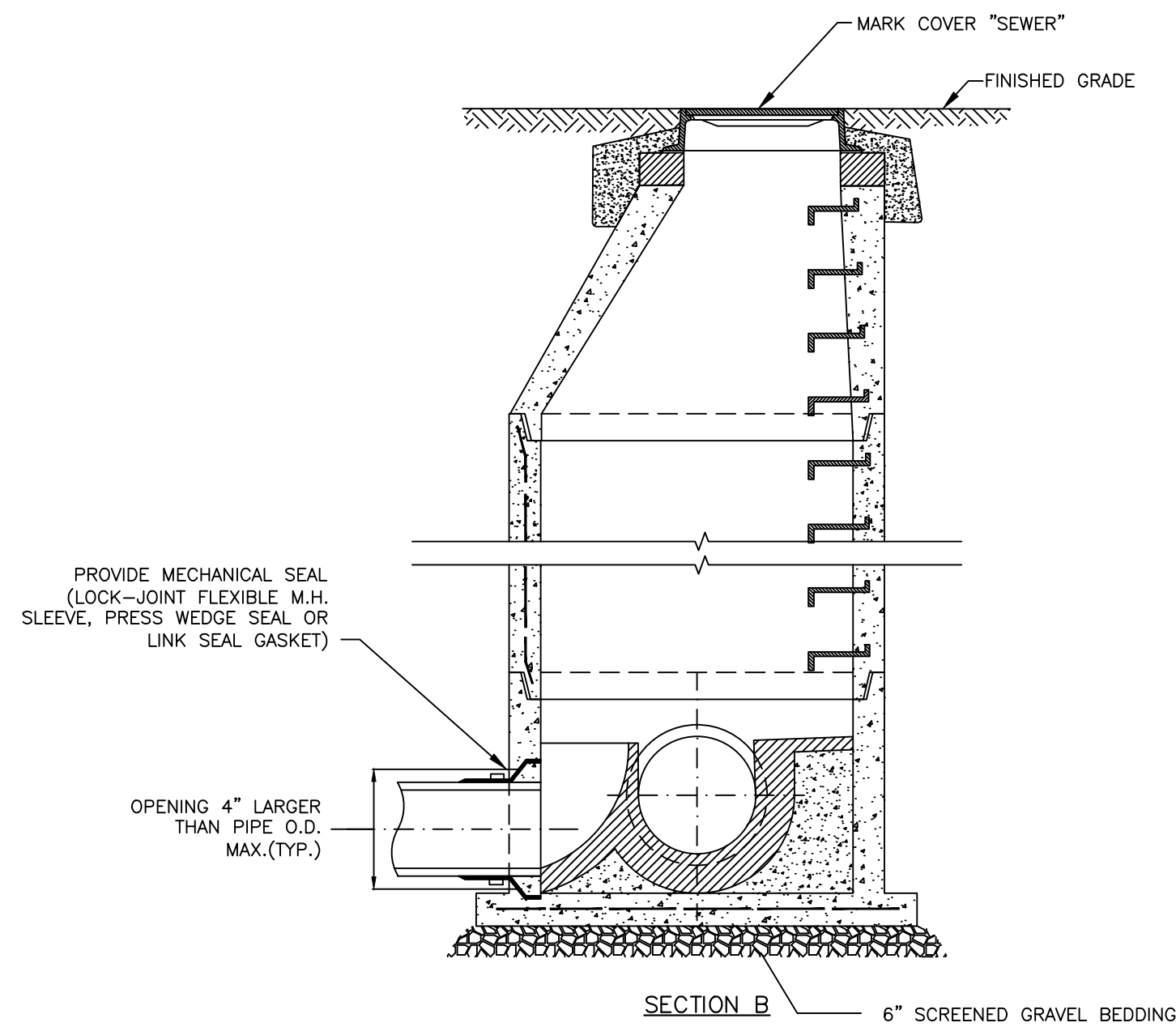
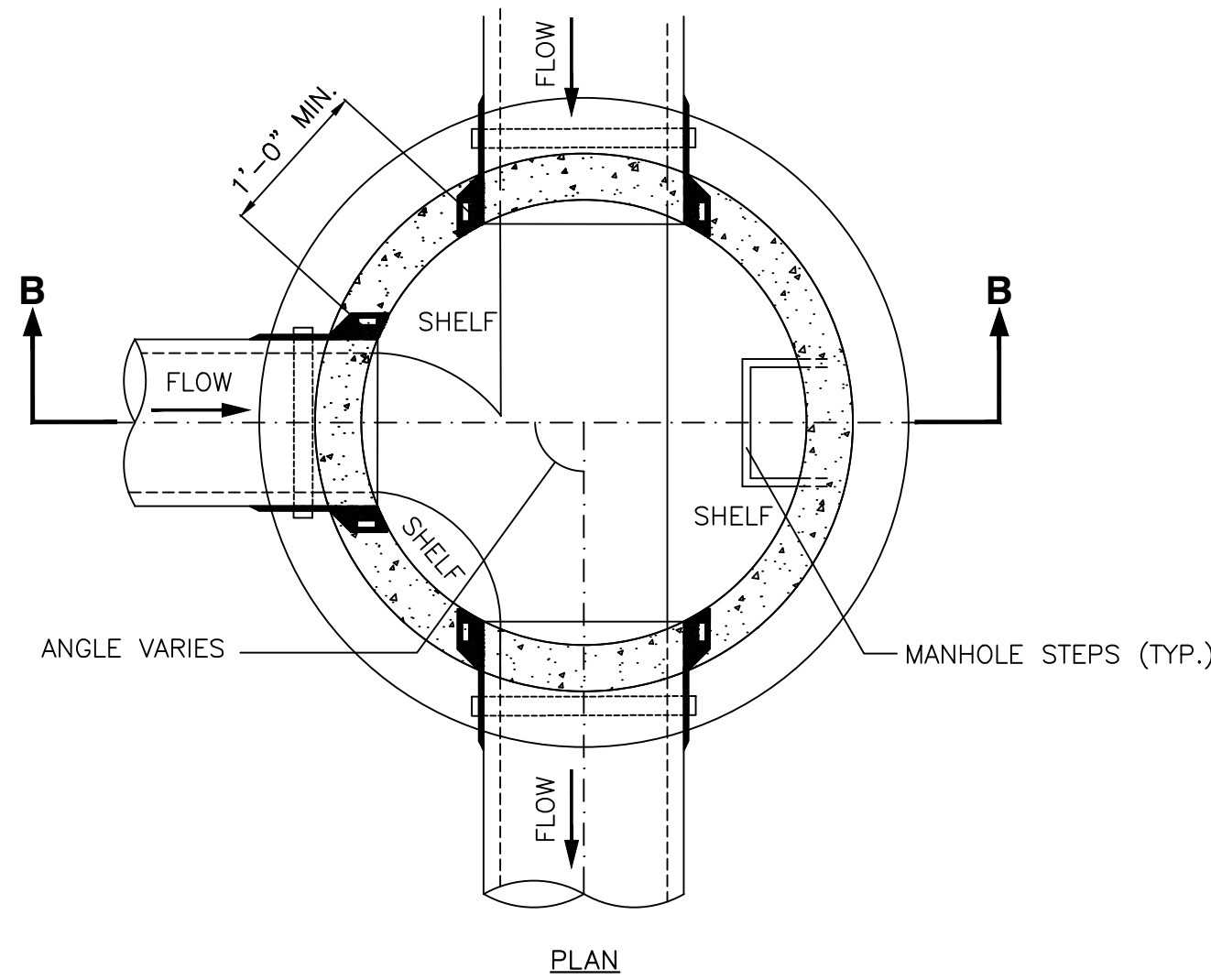
DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

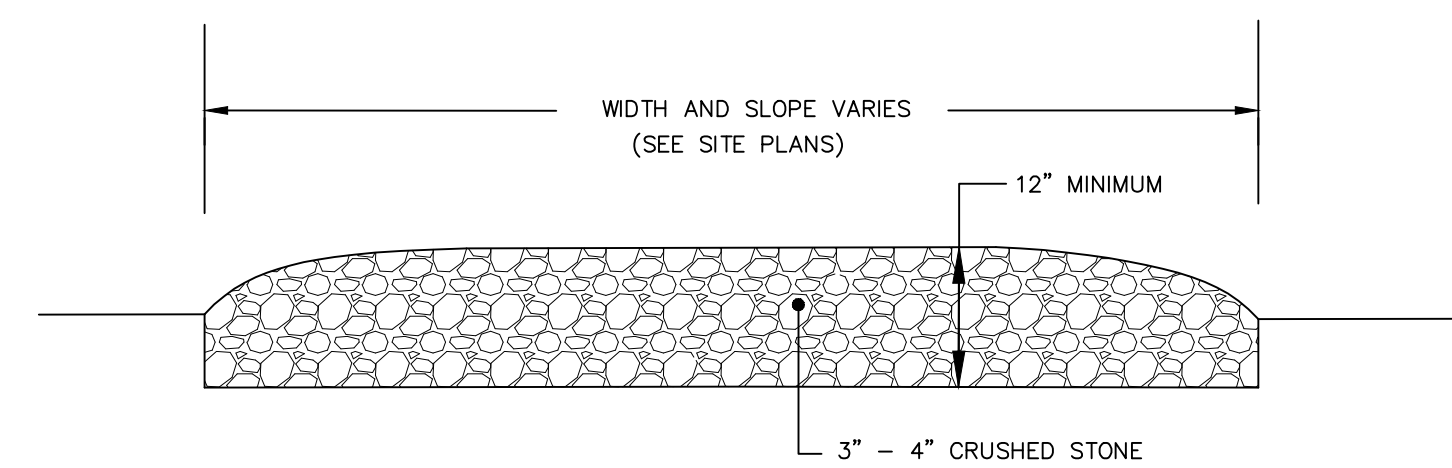
SHEET NO. 8 OF 14

FILENAME:  
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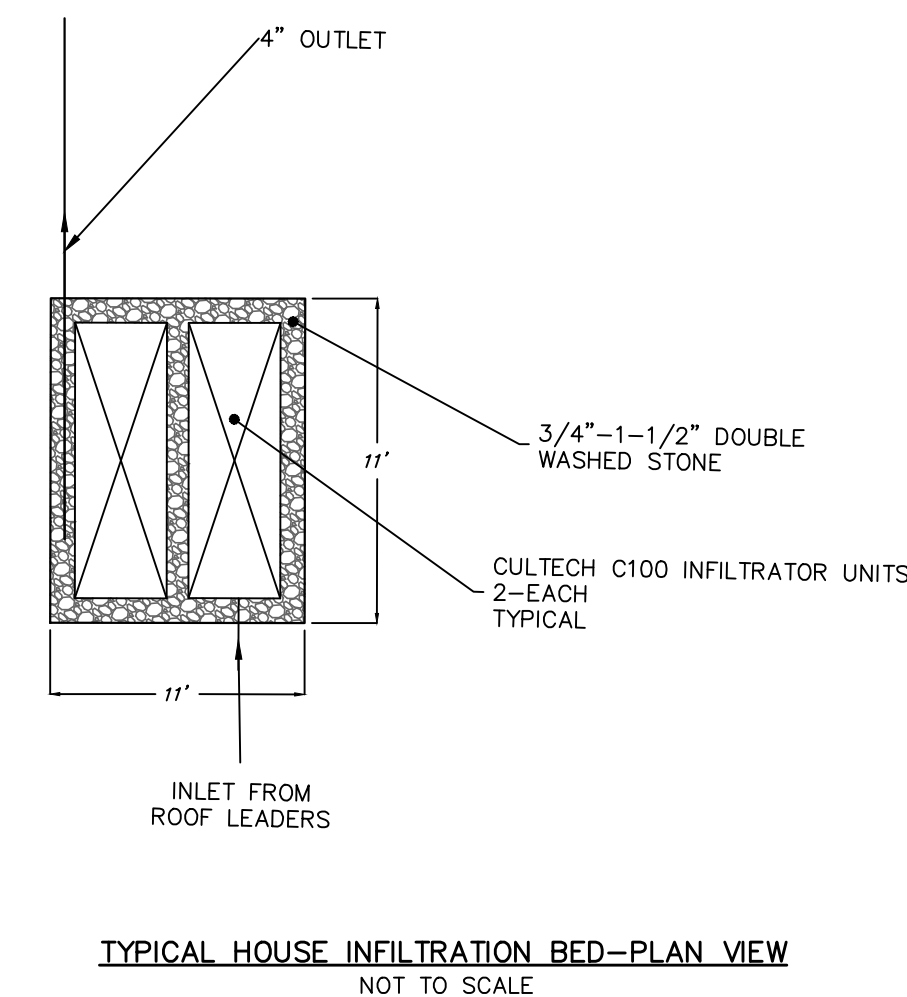
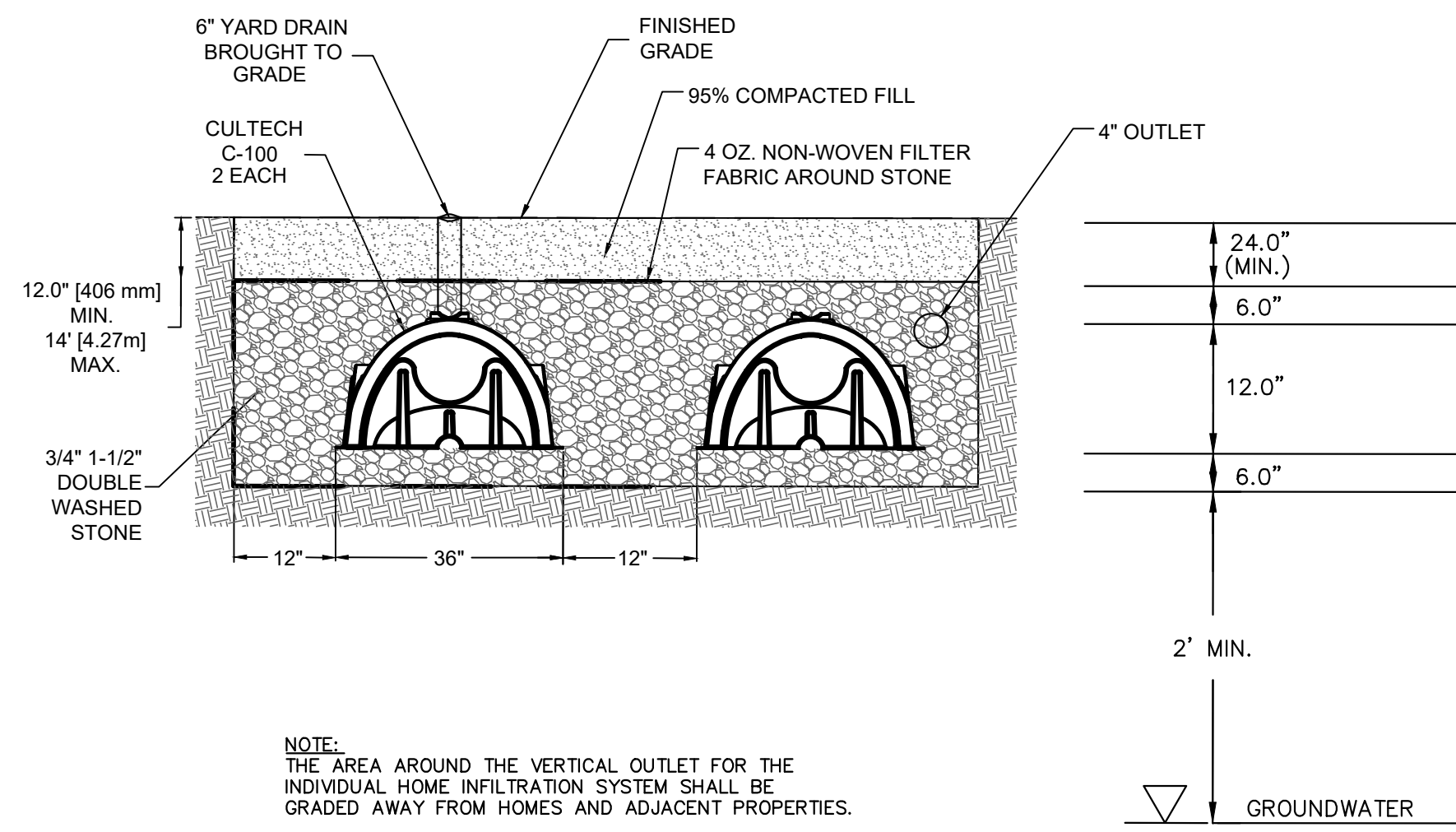
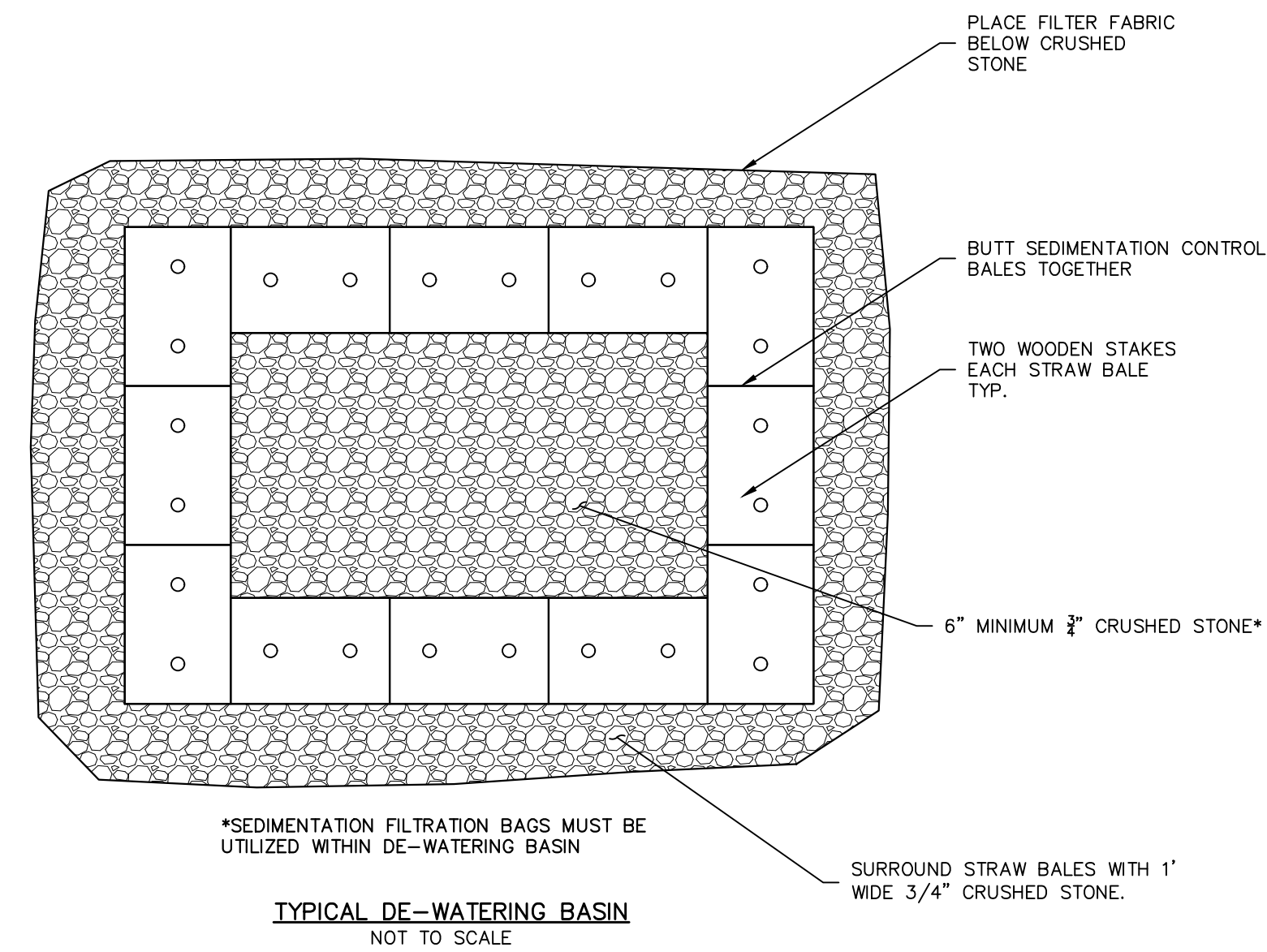
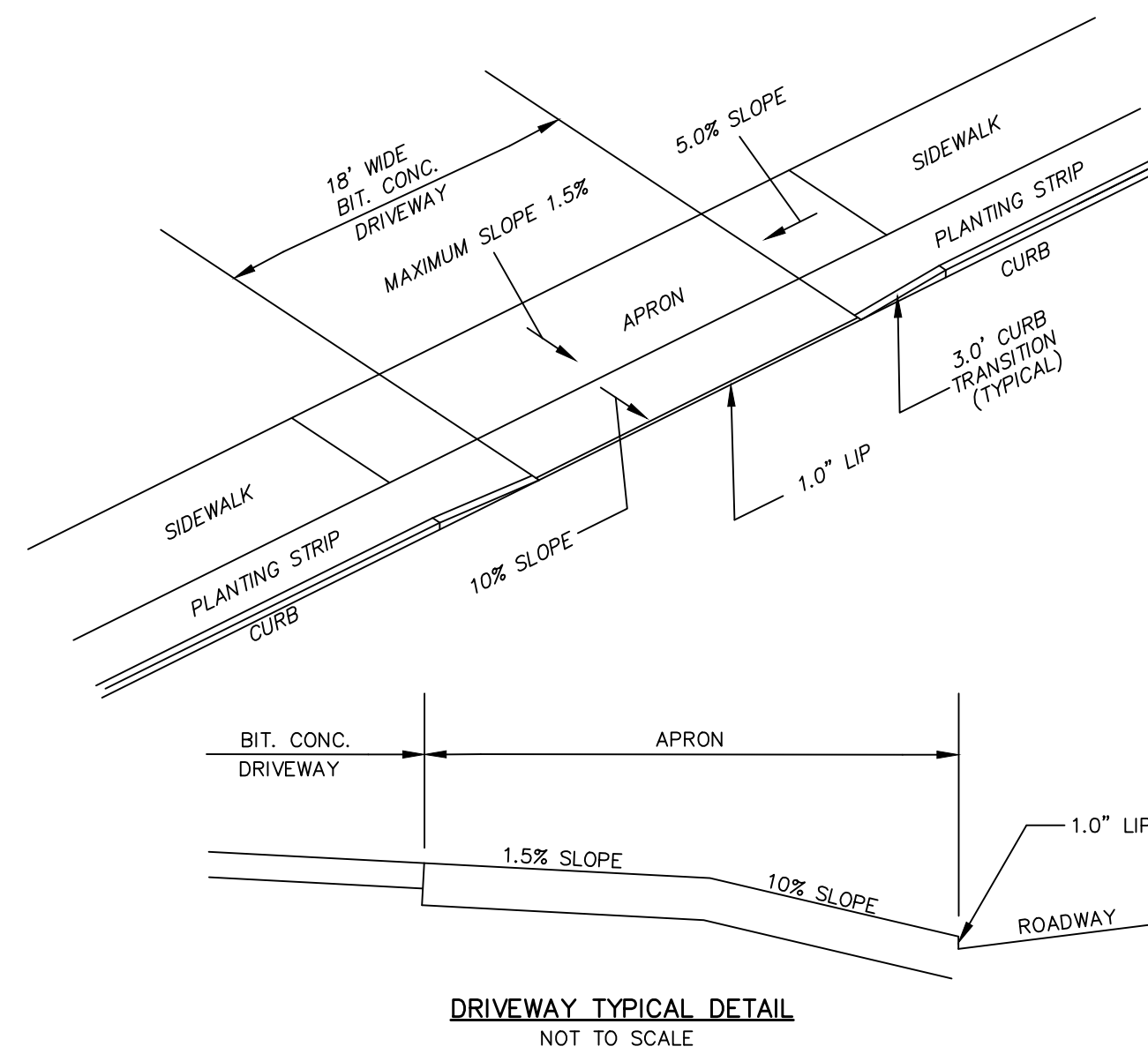
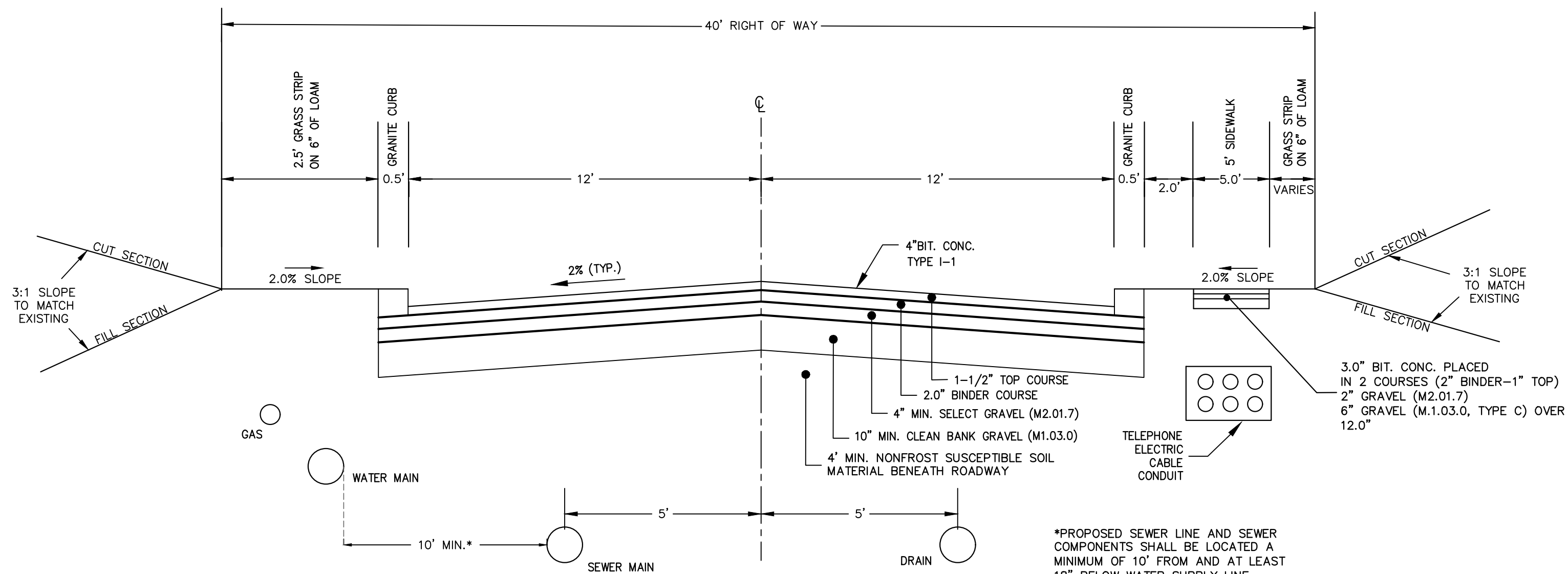
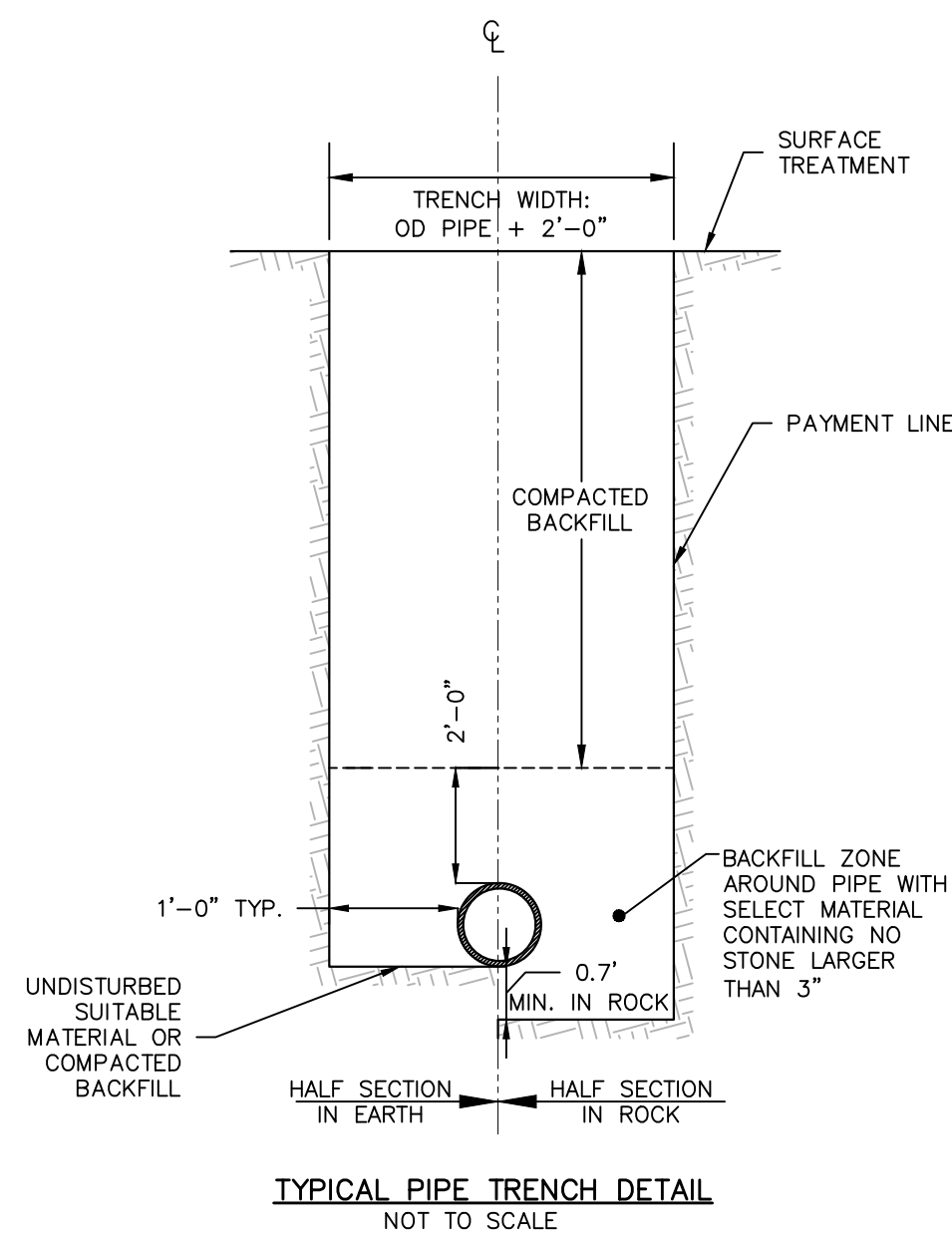
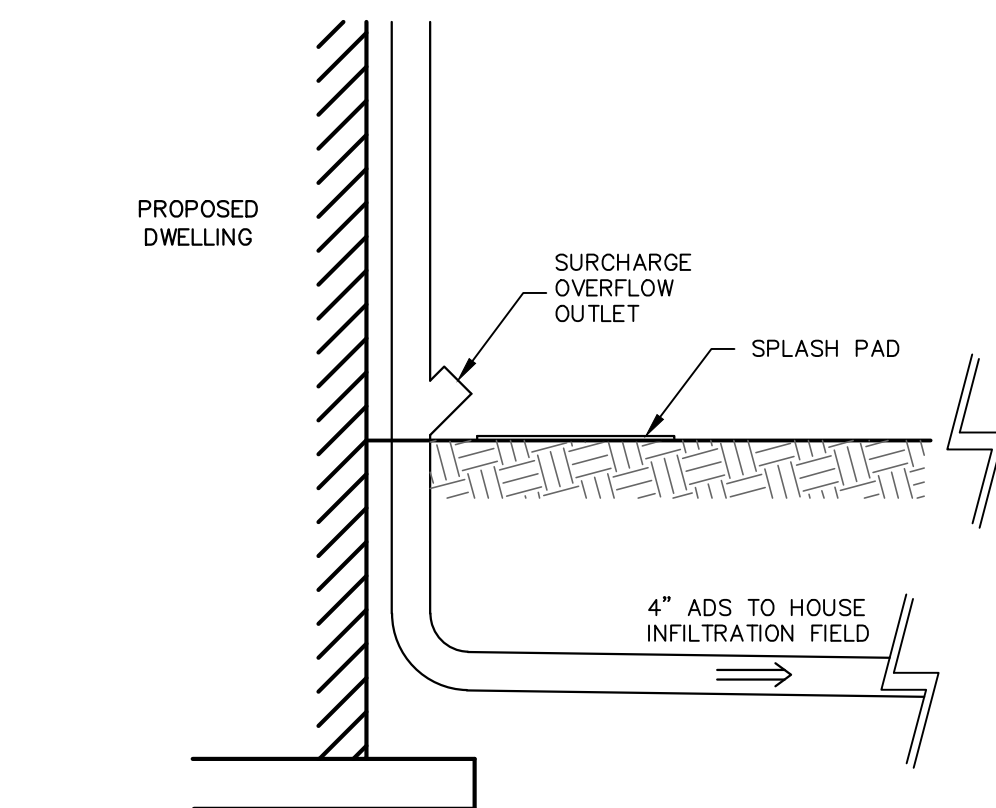




PRECAST CONCRETE SEWER MANHOLE  
N.T.S.



FOR REGISTRY USE ONLY



## DRAWING REVISIONS

| ACTION | DATE     | DESCRIPTION                  |
|--------|----------|------------------------------|
| 6      | 12/23/21 | CONSERVATION REVIEW COMMENTS |
| 5      | 11/30/21 | CONSERVATION REVIEW COMMENTS |
| 4      | 9/23/21  | CONSERVATION REVIEW COMMENTS |
| 3      | 8/9/21   | REVIEW COMMENTS              |
| 2      | 7/15/21  | CONSERVATION                 |
| 1      | 6/21/21  | REVIEW ENGINEER COMMENTS     |

## SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

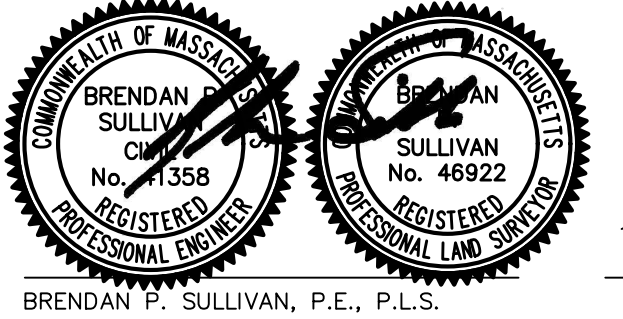
## WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



1/7/22

DATE

## APPROVED BY ROCKLAND PLANNING BOARD

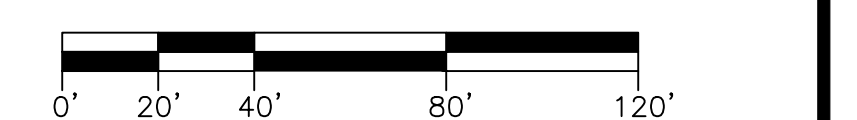
DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK DATE

SCALE: 1" = 40'



## DETAIL SHEET 1

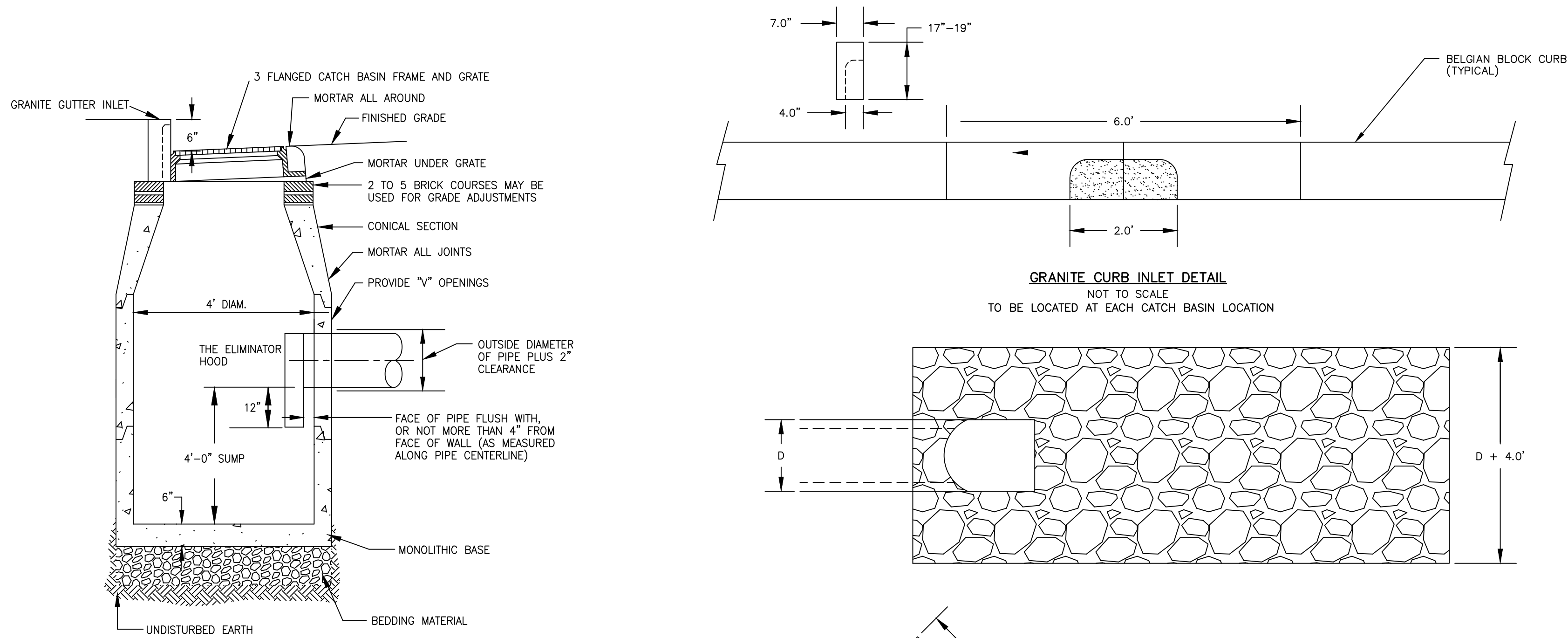
**CAVANARO CONSULTING**  
687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186

**CONCORD MEADOWS  
DEFINITIVE PUD PLAN  
365 CONCORD STREET  
ROCKLAND, MA 02370**

PREPARED FOR:  
**CONROCK LLC**  
P.O. BOX 1414  
DUXBURY, MA 02331

|                      |                                                         |
|----------------------|---------------------------------------------------------|
| PROJECT NO. : 19.103 | DRAWING NO.                                             |
| SCALE : AS SHOWN     | <b>DT1</b>                                              |
| DATE : 6/1/21        |                                                         |
| DESIGNED BY : CCH    | SHEET NO. 9 OF 14                                       |
| DRAWN BY : CCH/MCM   |                                                         |
| CHECKED BY : BPS/JCC | FILENAME:<br>w:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG |



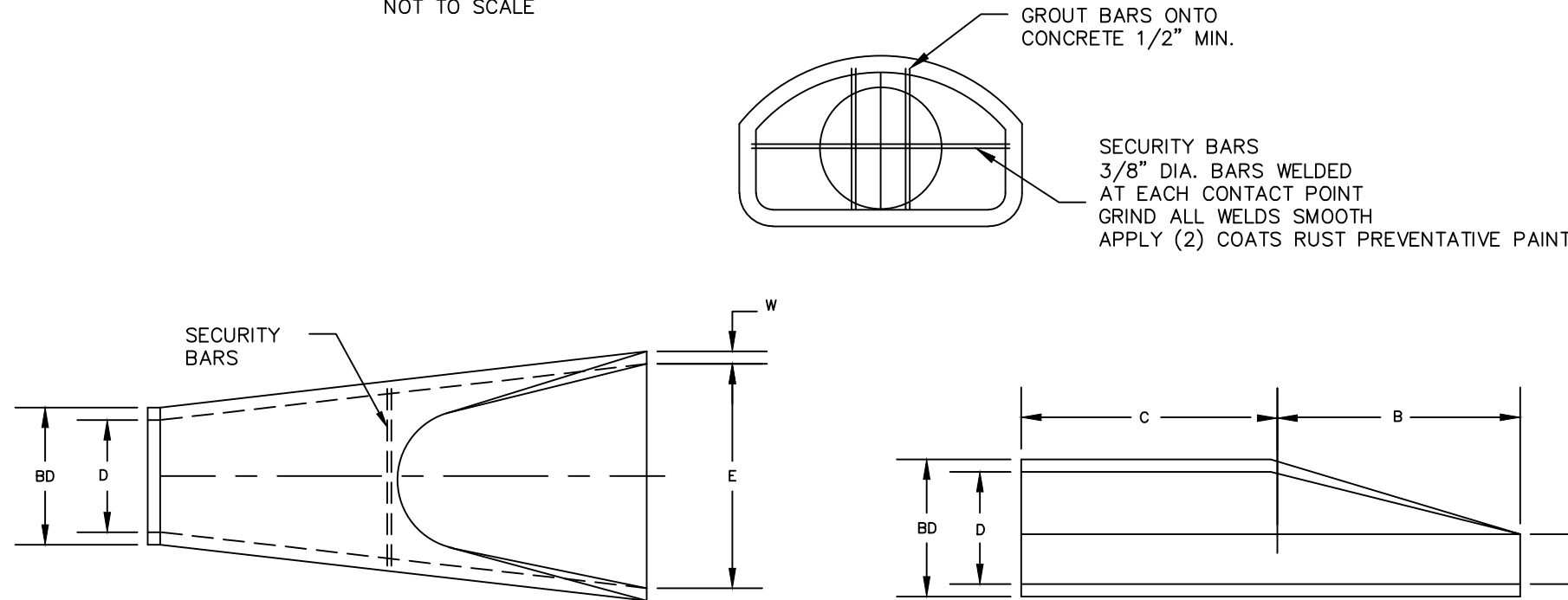


#### CATCH BASIN NOTES:

1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS OF MASSDOT STANDARD DETAILS AND MHD SPECIFICATIONS.

#### DEEP SUMP CATCH BASIN

NOT TO SCALE



| FLARED END DIMENSIONS |      |      |      |      |      |      |      |  |
|-----------------------|------|------|------|------|------|------|------|--|
| DIAMETER              | A    | B    | BD   | C    | D    | E    | W    |  |
| 12"                   | 4"   | 2'   | 1.3' | 4'   | 1.0' | 2.0' | 2"   |  |
| 18"                   | 9.0" | 3.3' | 1.9' | 2.8' | 1.5' | 3.0' | 2.5" |  |

#### PLAN - OUTLET

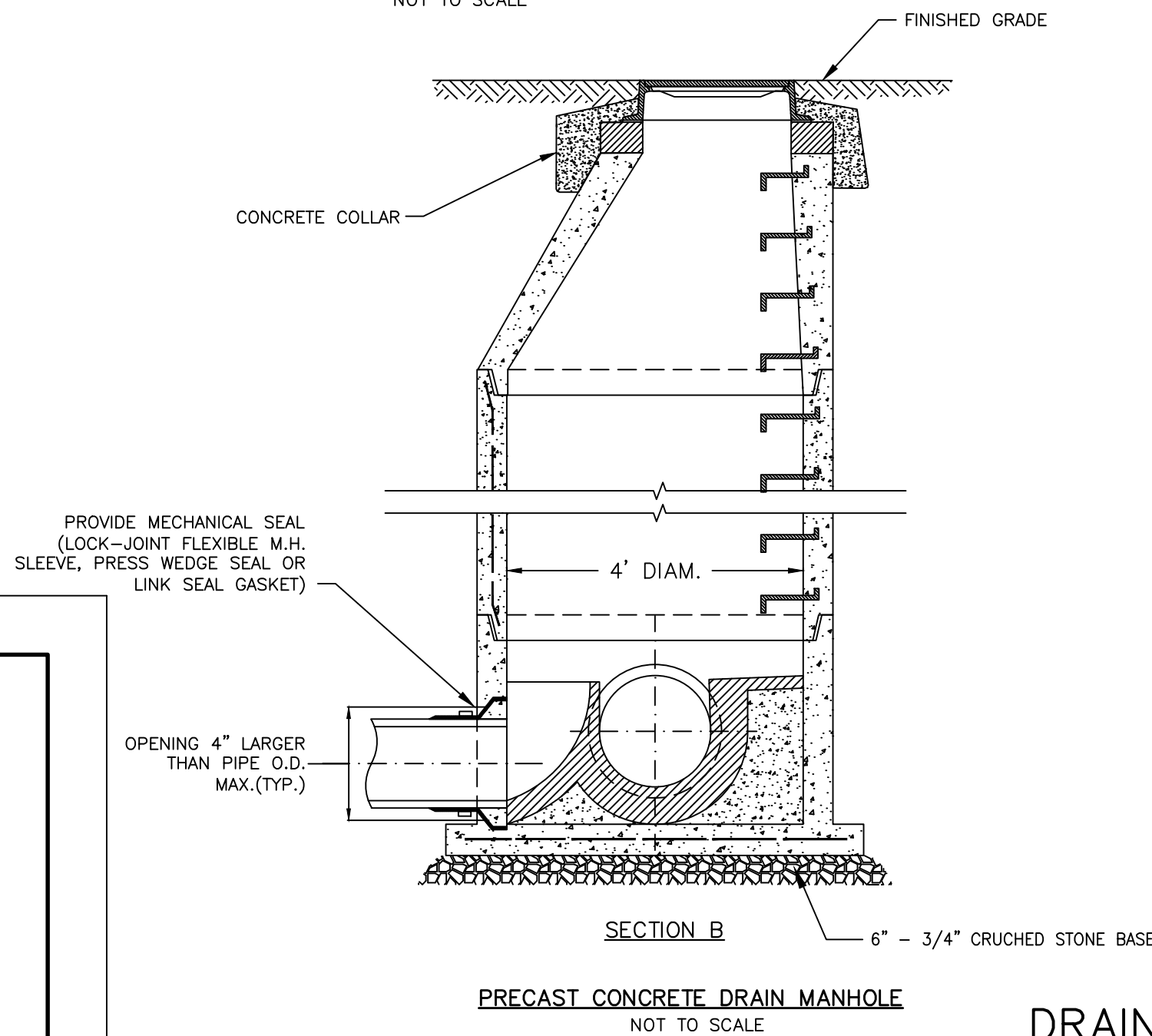
NOT TO SCALE

#### NOTES:

1. FLARED END SECTION MUST COMPLY WITH MASS HIGHWAY SPECIFICATIONS FOR MATERIAL AND CONSTRUCTION OF FLARED END SECTIONS.

#### PRECAST CONCRETE FLARED END DETAIL

NOT TO SCALE



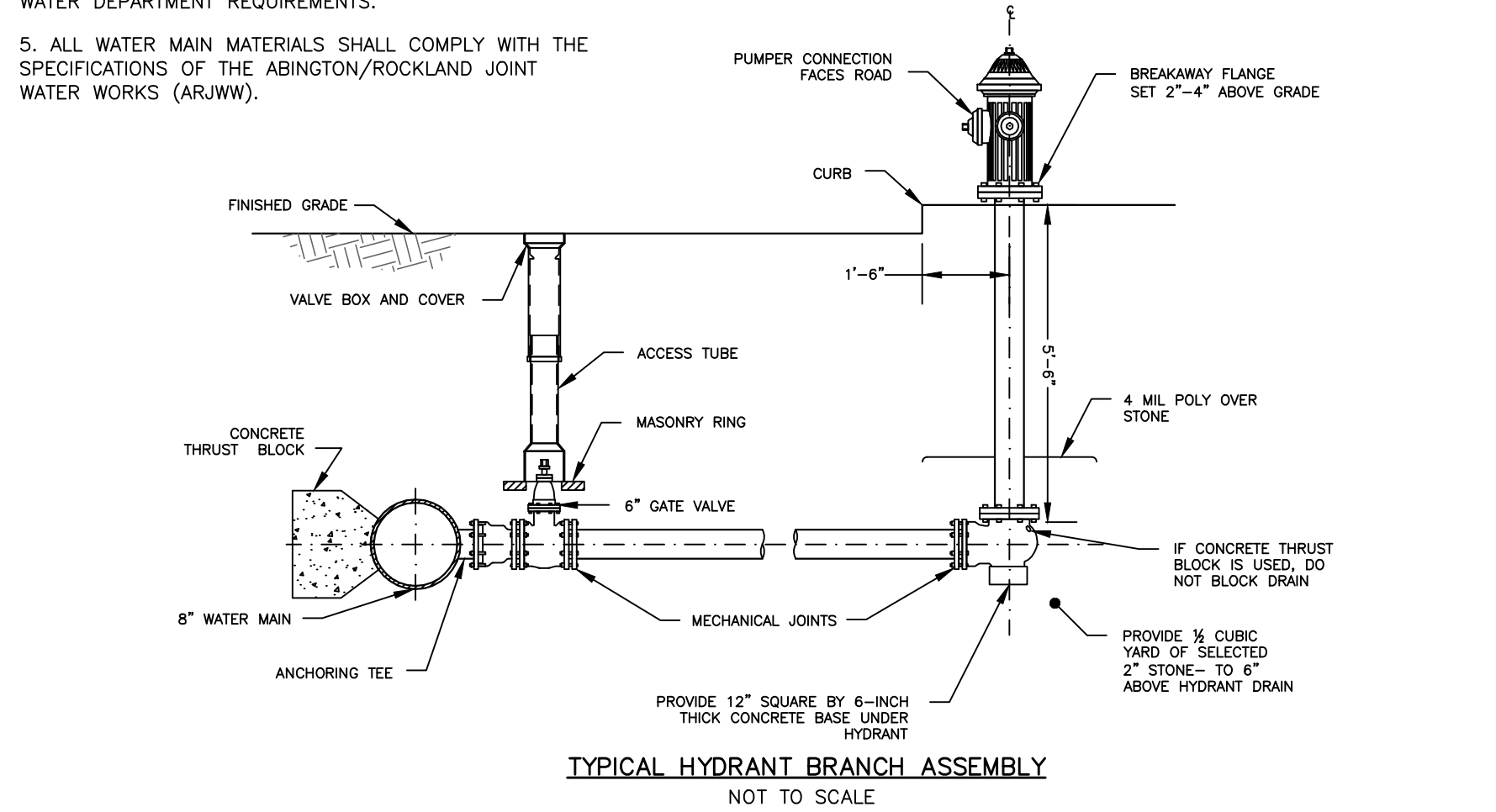
#### DRAINAGE MANHOLE NOTES:

1. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISIONS OF MASSDOT STANDARD DETAILS AND MHD SPECIFICATIONS. FIELD CHIPPING OR CUTTING OF PRECAST CONCRETE MANHOLES SHALL BE WITNESSED AND APPROVED BY THE BOARD.  
2. MANHOLE COVERS SHALL HAVE THE WORD "DRAIN" IMPRINTED THEREON WITH LETTERS 3 INCHES HIGH.

#### DRAINAGE DETAILS

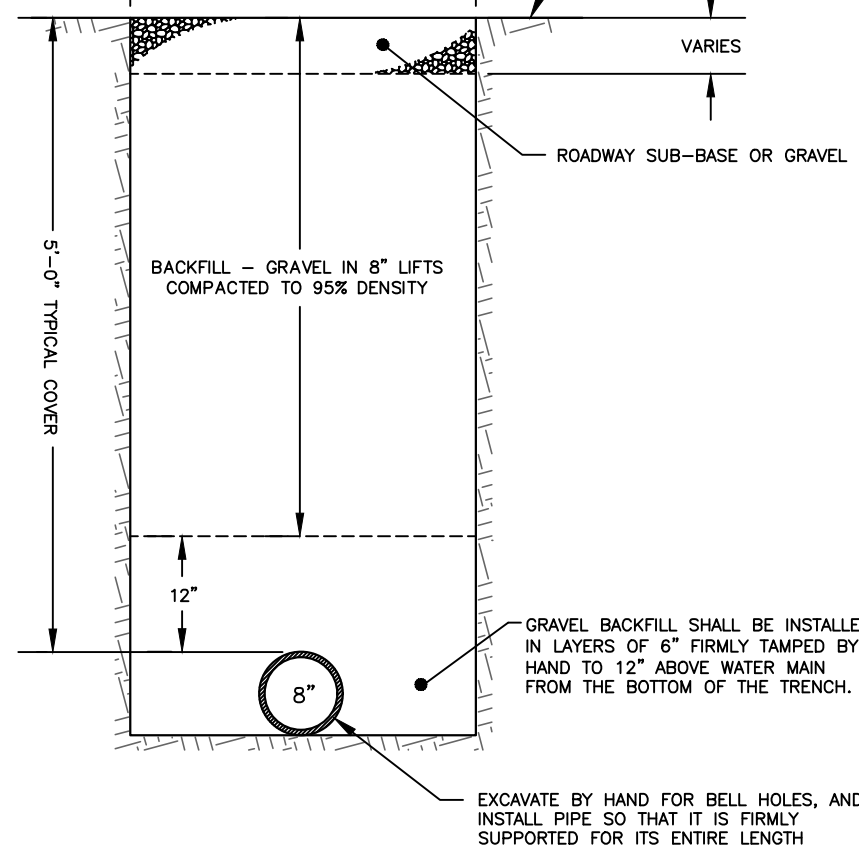
#### HYDRANT NOTES:

1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.  
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.  
3. USE MUELLER FITTINGS AND HYDRANTS OR APPROVED EQUAL.  
4. CONTRACTOR SHALL ADHERE TO ABINGTON/ROCKLAND WATER DEPARTMENT REQUIREMENTS.  
5. ALL WATER MAIN MATERIALS SHALL COMPLY WITH THE SPECIFICATIONS OF THE ABINGTON/ROCKLAND JOINT WATER WORKS (ARJWW).



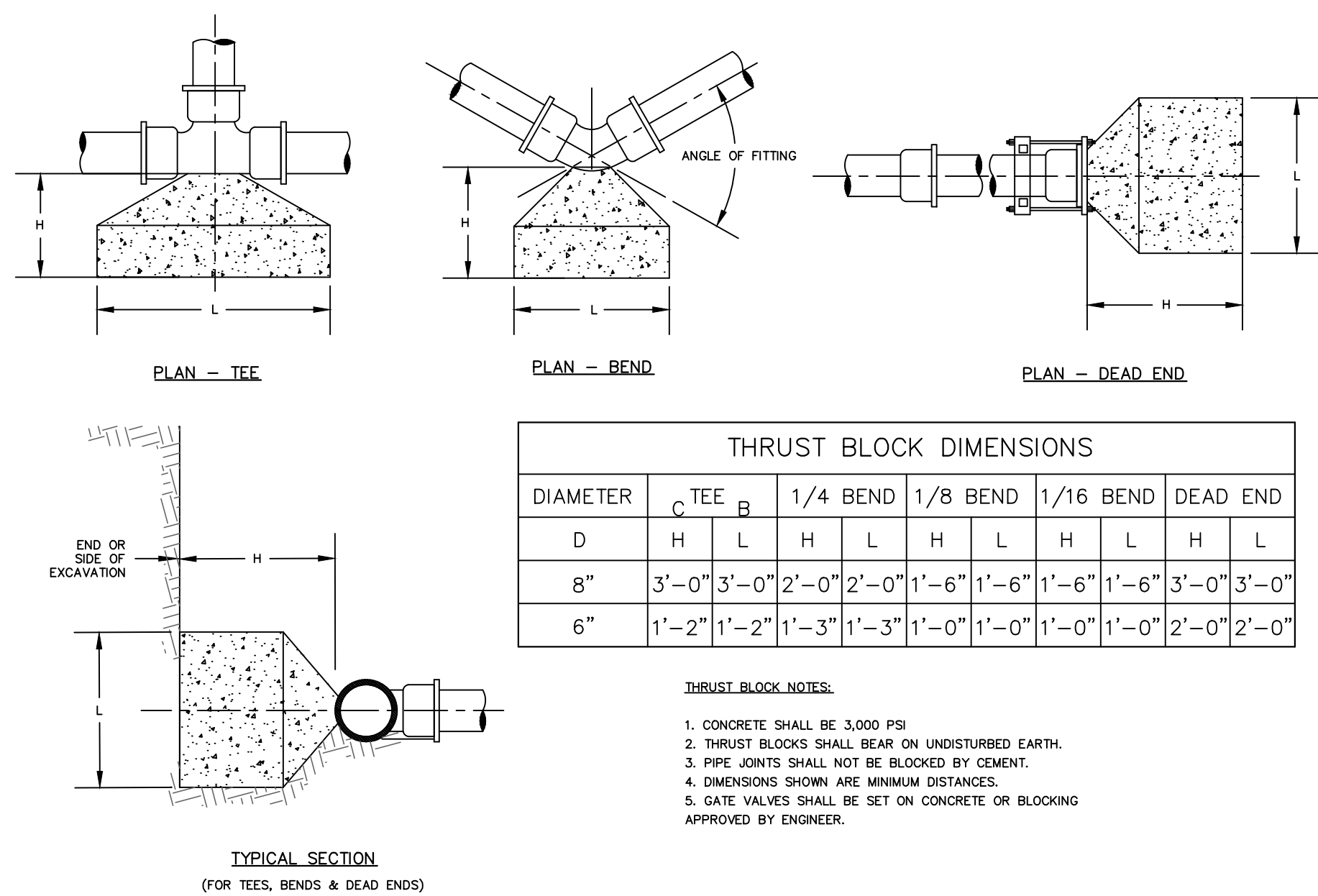
#### TYPICAL WATER MAIN TRENCH DETAIL

NOT TO SCALE



#### TYPICAL WATER GATE VALVE

NOT TO SCALE



#### CONCRETE THRUST BLOCKS

NOT TO SCALE

#### WATER LINE DETAILS

#### DRAWING REVISIONS

| ACTION | DATE     | DESCRIPTION                  |
|--------|----------|------------------------------|
| 6      | 12/23/21 | CONSERVATION REVIEW COMMENTS |
| 5      | 11/30/21 | CONSERVATION REVIEW COMMENTS |
| 4      | 9/23/21  | CONSERVATION REVIEW COMMENTS |
| 3      | 8/9/21   | REVIEW COMMENTS              |
| 2      | 7/15/21  | CONSERVATION                 |
| 1      | 6/21/21  | REVIEW ENGINEER COMMENTS     |

#### SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

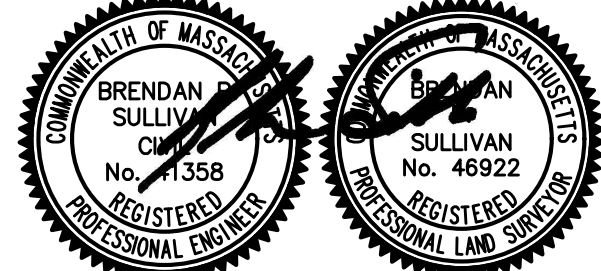
#### WETLANDS NOTES:

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I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



1/7/22

DATE

#### APPROVED BY ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

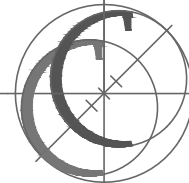
ROCKLAND TOWN CLERK

DATE

#### DETAIL SHEET 2

#### CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



#### CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

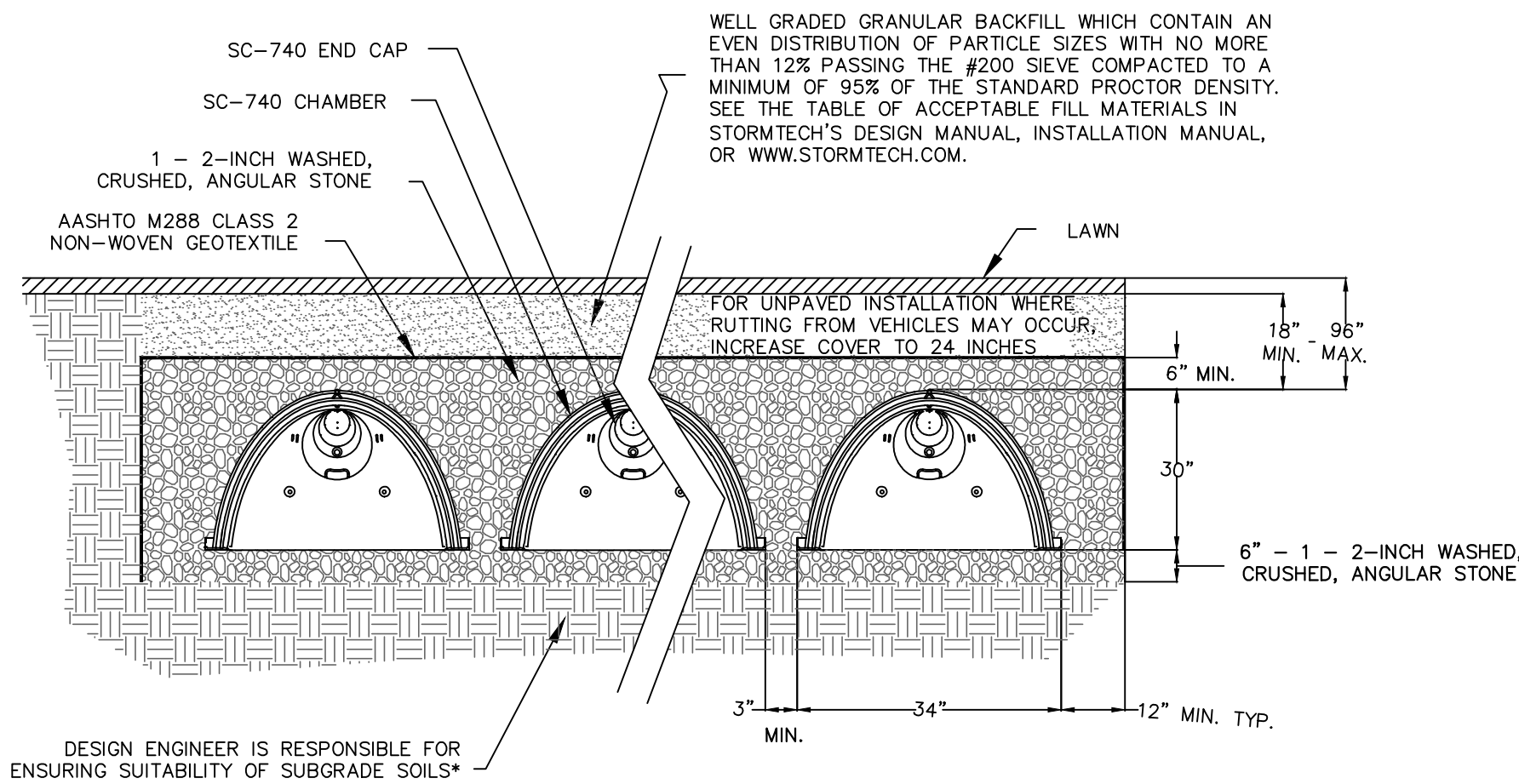
CHECKED BY : BPS/JCC

FILENAME:  
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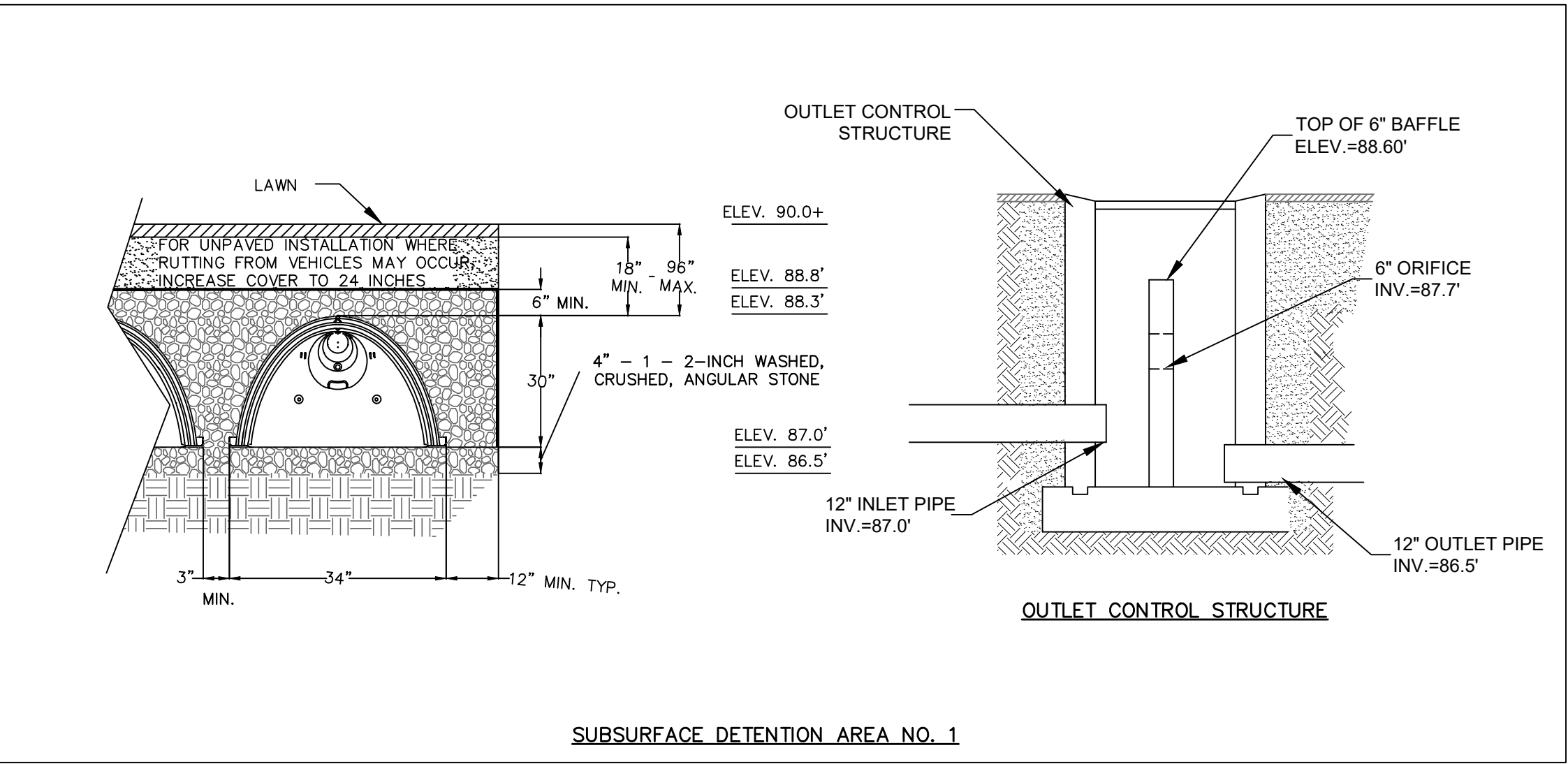
DT2

SHEET NO. 10 OF 14





**STORMTECH SC-310-3 CHAMBER SYSTEM**  
**TYPICAL CROSS SECTION DETAIL**  
NOT TO SCALE



Rinker  
Concrete Pipe Division

#### Stormceptor® Overview

The Stormceptor System is a water quality device used to remove total suspended solids (TSS) and free oil (FO) efficiently from stormwater. Stormceptor takes the place of a conventional manhole or inlet structure within a storm drain system. The Stormceptor will capture the majority of the pollutants which are carried in the initial flows of the stormwater. A key advantage of Stormceptor compared to other water quality controls in a storm sewer is the patented internal by-pass which prevents the re-suspension and scouring of captured material during infrequent high flow conditions.

Stormceptor has two components:

- lower chamber
- upper chamber

Stormwater flows into the Stormceptor via the storm sewer pipe. Average flows are diverted into the lower chamber by a weir and drop pipe arrangement (Figure 1). The drop pipe is configured to discharge water tangentially along the lower chamber wall. Water flows through the lower chamber to the outlet pipe, which is submerged similar to the drop inlet pipe. Water flows up through the outlet pipe based on the head at the inlet weir, and is discharged back into the upper chamber downstream of the weir. The downstream section of the upper chamber is connected to the outlet sewer pipe.

Oil and other liquids with a specific gravity less than water will rise in the lower chamber and become trapped since the outlet pipe is submerged. Sediment will settle to the bottom of the chamber by gravitational forces. The circular design of the lower chamber is critical to prevent turbulent eddy currents and to promote settling.

During high flow conditions, stormwater in the upper chamber will overflow the weir and be conveyed to the outlet sewer directly (Figure 2). Water, which overflows the weir, creates a backwater effect on the outlet pipe (head stabilization between the inlet drop pipe and outlet riser pipe) ensuring that excessive flow will not be forced into the lower chamber which could scour or re-suspend the captured material. The by-pass is an integral part of the Stormceptor since other oil / grit separators have been noted to scour during high flow conditions (Schuler and Shepp, 1993).

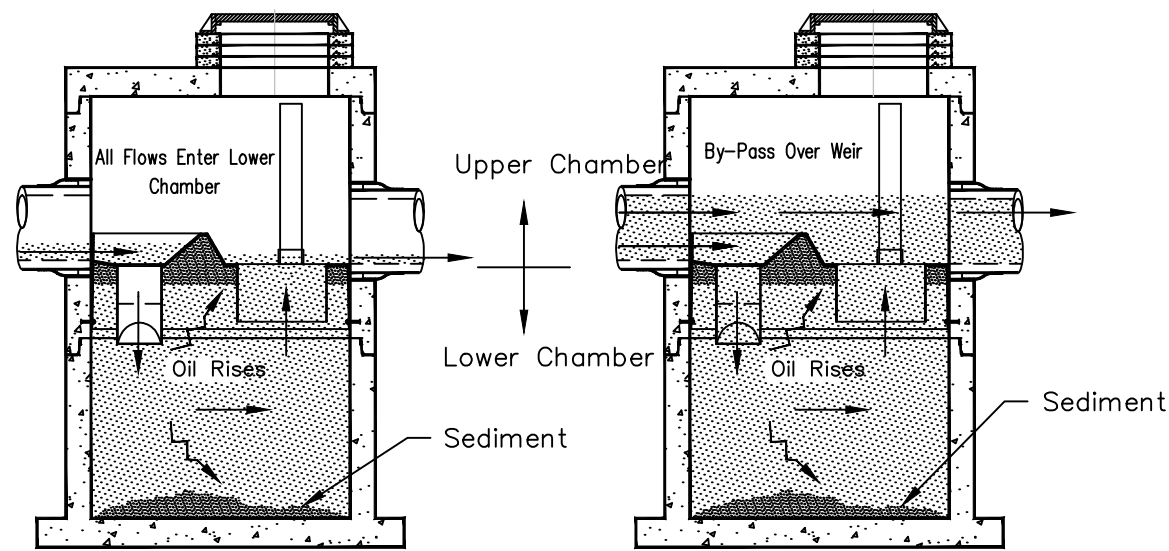
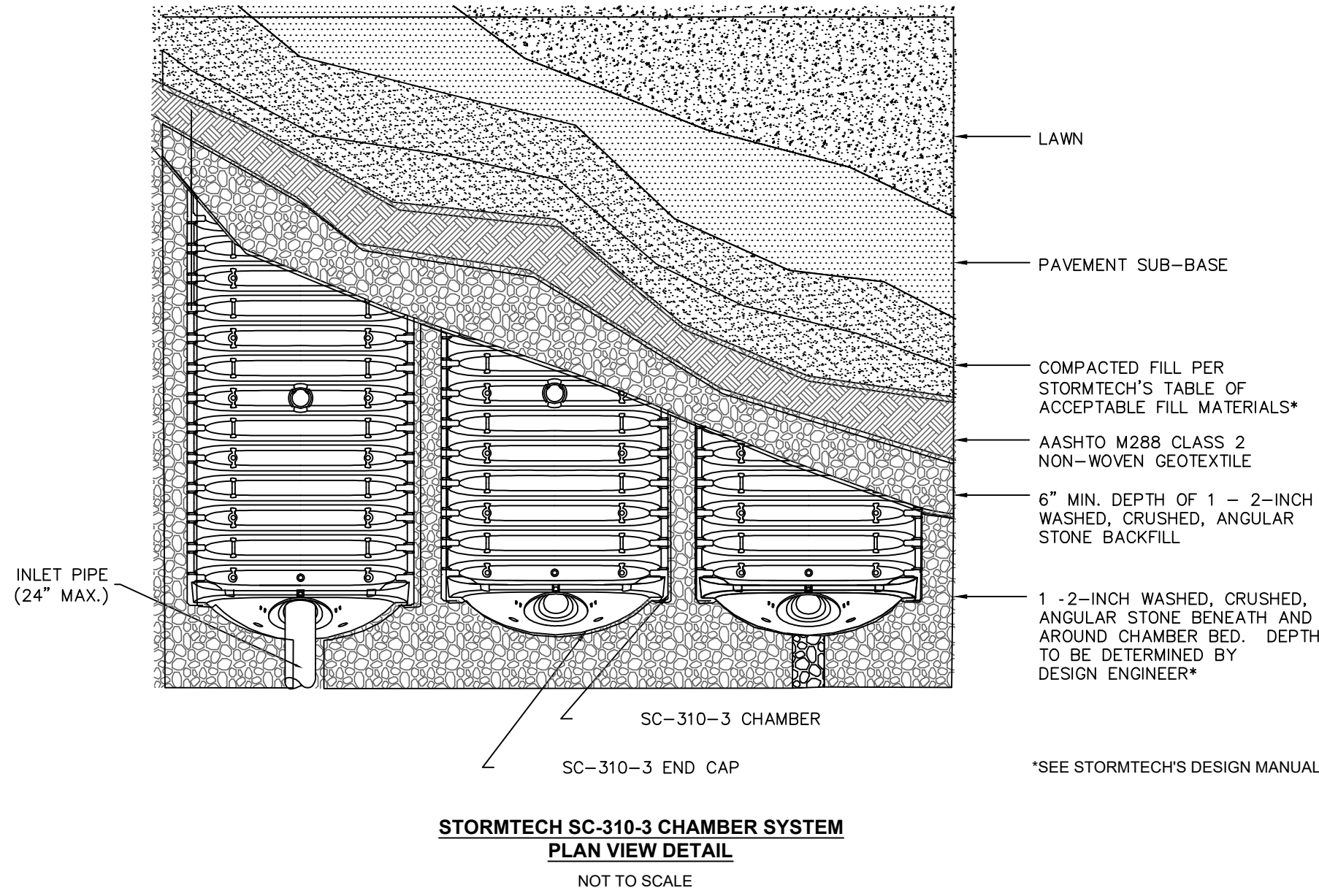


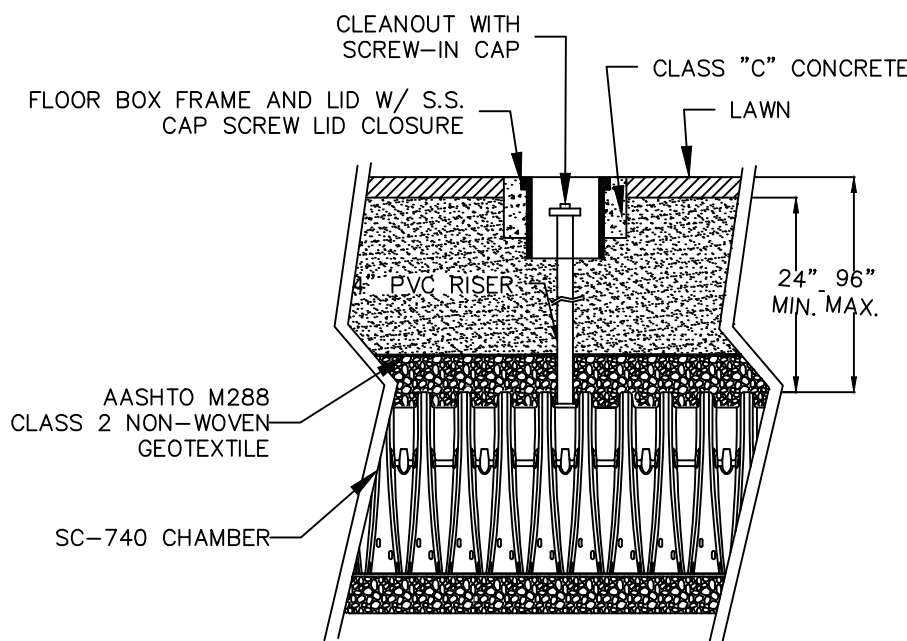
Figure 1 Stormceptor Operation During Average Flow Conditions Figure 2 Stormceptor Operation During High Flow Conditions

**STORMCEPTOR MODEL NO. STC 450i**  
NOT TO SCALE

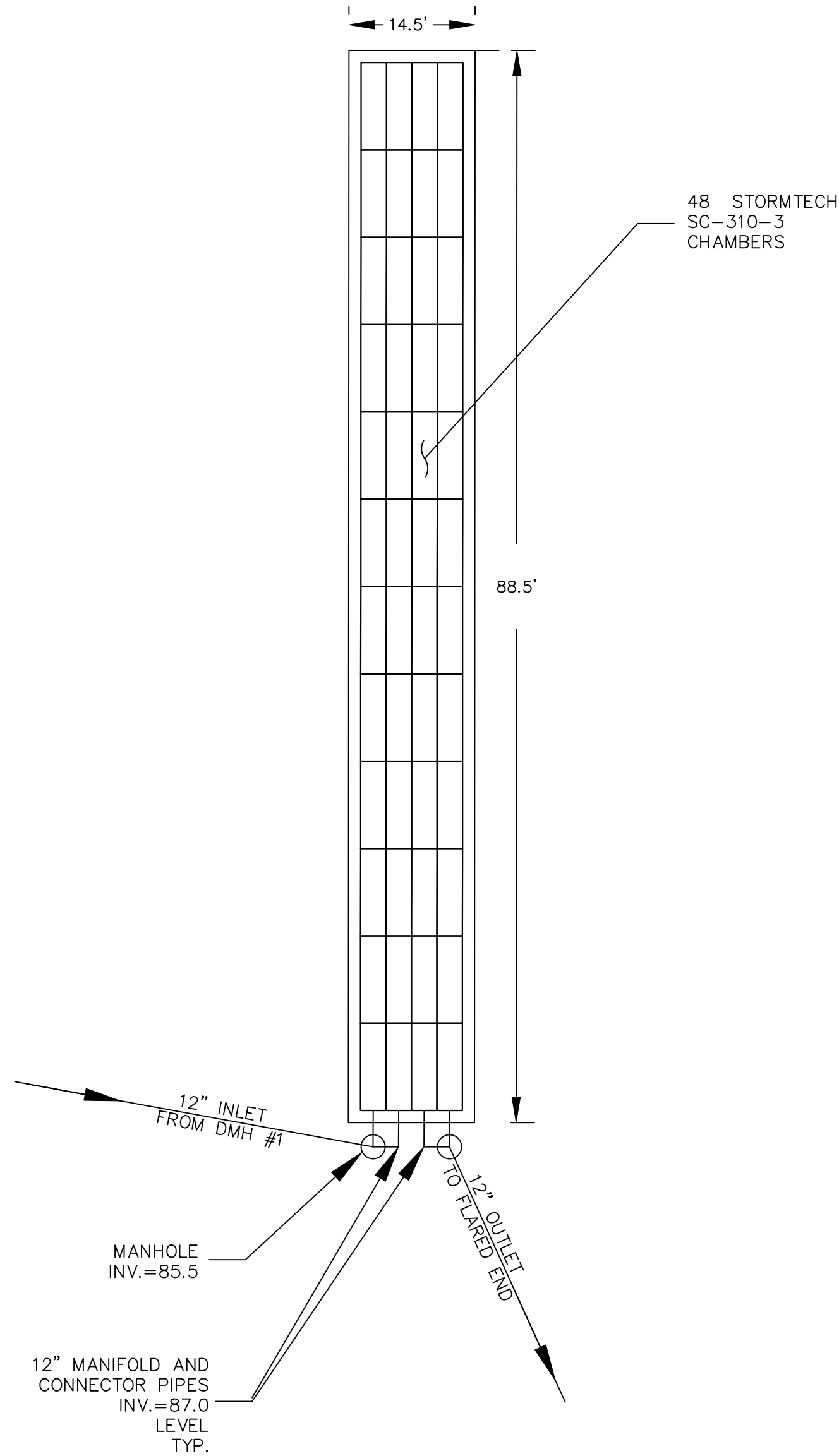


**STORMTECH SC-310-3 CHAMBER SYSTEM**  
**PLAN VIEW DETAIL**  
NOT TO SCALE

**INFILTRATION FIELD 1 - DETAILS**  
NOT TO SCALE



**STORMTECH SC-310-3 CHAMBER SYSTEM**  
**INSPECTION PORT DETAIL**  
NOT TO SCALE



| DRAWING REVISIONS |          |                              |
|-------------------|----------|------------------------------|
| 7                 | 1/7/22   | CONSERVATION REVIEW COMMENTS |
| 6                 | 12/23/21 | CONSERVATION REVIEW COMMENTS |
| 5                 | 11/30/21 | CONSERVATION REVIEW COMMENTS |
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| 3                 | 8/9/21   | REVIEW COMMENTS              |
| 2                 | 7/15/21  | CONSERVATION                 |
| 1                 | 6/21/21  | REVIEW ENGINEER COMMENTS     |
| ACTION            | DATE     | DESCRIPTION                  |

#### SURVEY NOTES:

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BRENDAN P. SULLIVAN, P.E., P.L.S.  
DATE

APPROVED BY  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

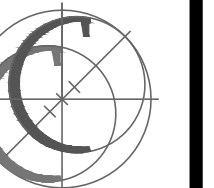
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ROCKLAND TOWN CLERK DATE

## DETAIL SHEET 3

### CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



## CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:  
CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

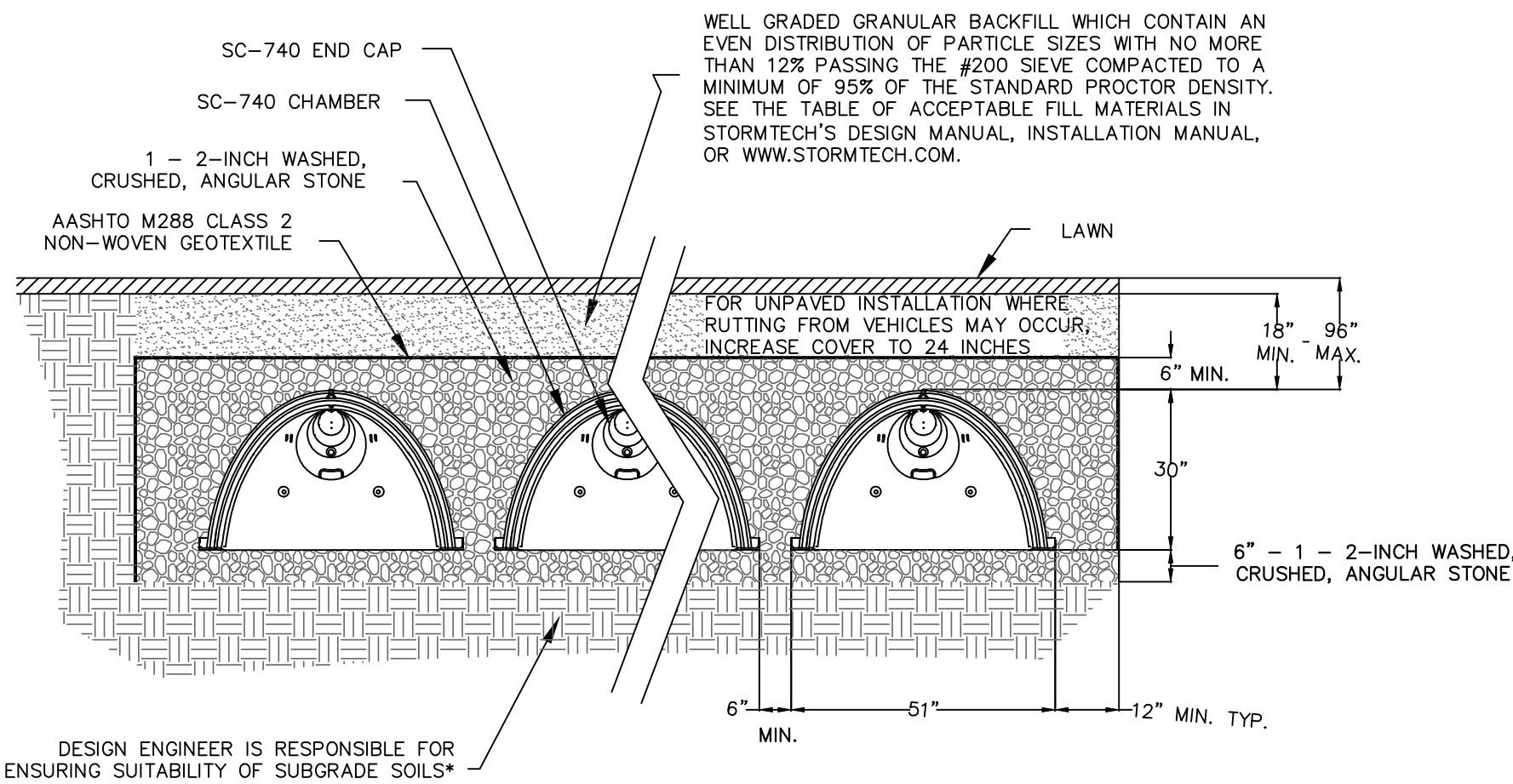
DRAWING NO.

DT3

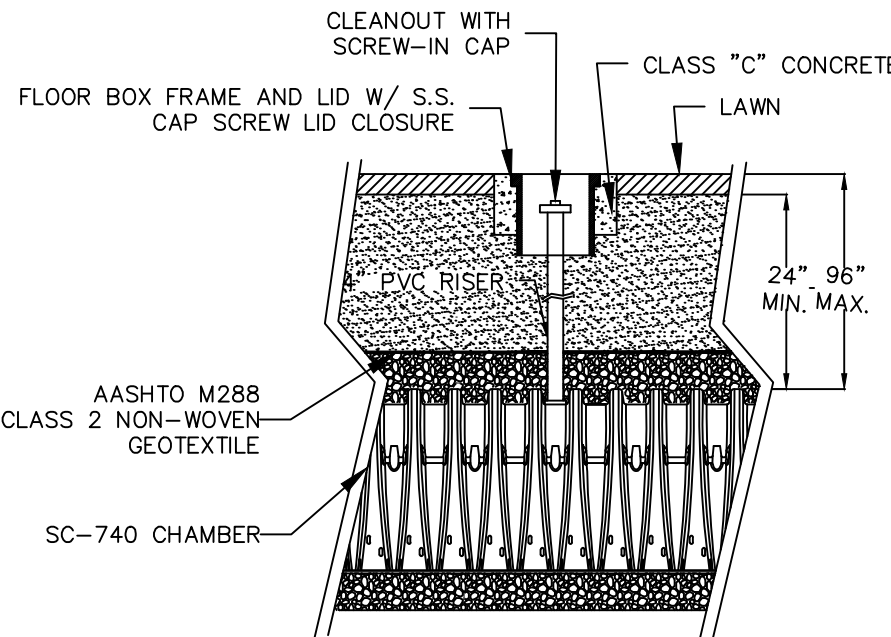
SHEET NO. 11 OF 14

FILENAME:  
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STORMTECH SC-740 CHAMBER SYSTEM  
TYPICAL CROSS SECTION DETAIL  
NOT TO SCALE



STORMTECH SC-740 CHAMBER SYSTEM  
INSPECTION PORT DETAIL  
NOT TO SCALE



Concrete Pipe Division

#### Stormceptor® Overview

The Stormceptor System is a water quality device used to remove total suspended solids (TSS) and free oil (IPH) efficiently from stormwater. Stormceptor takes the place of a conventional manhole or inlet structure within a storm drain system.

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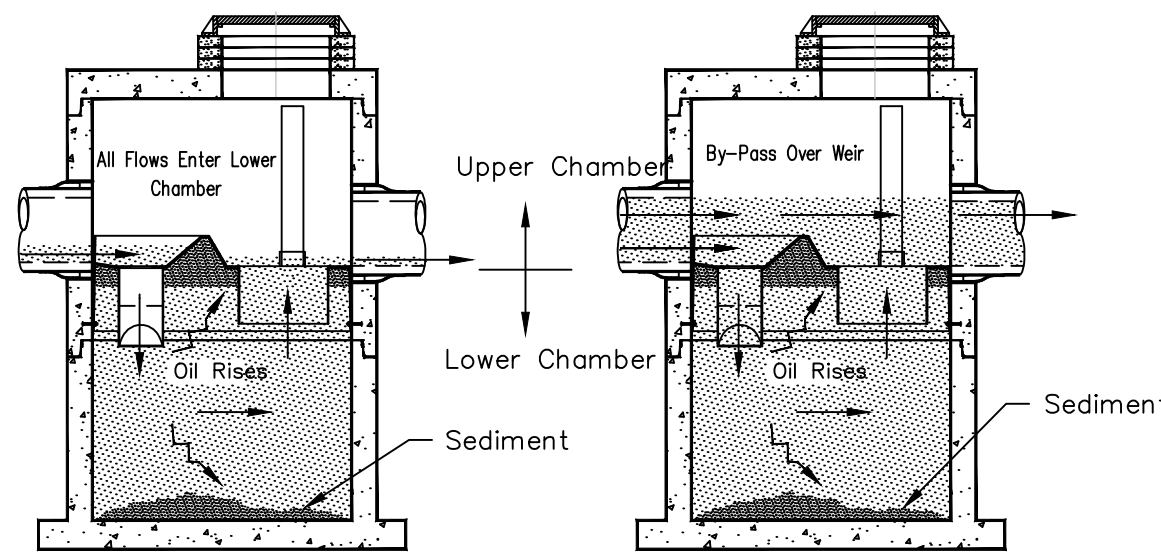
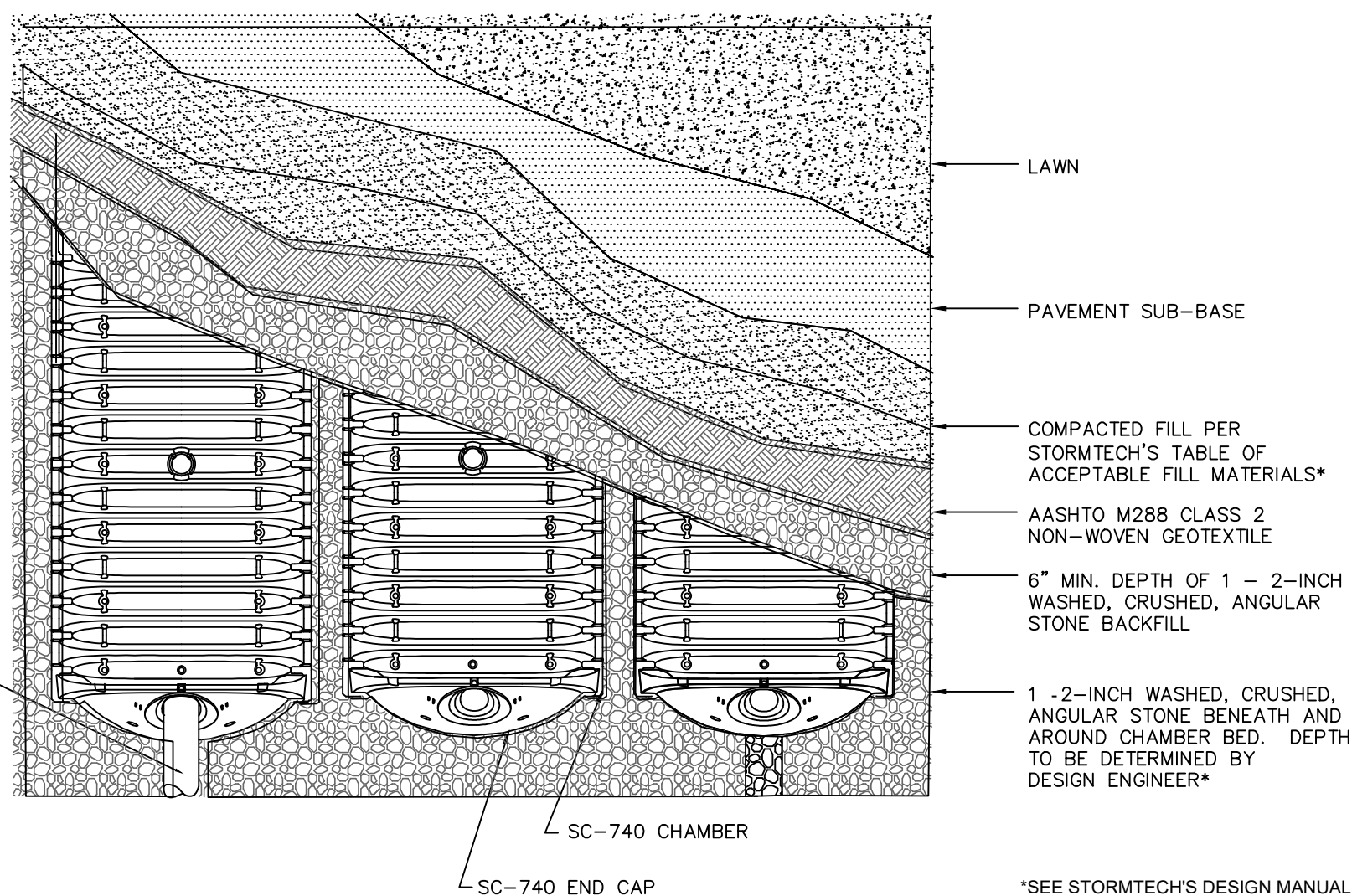


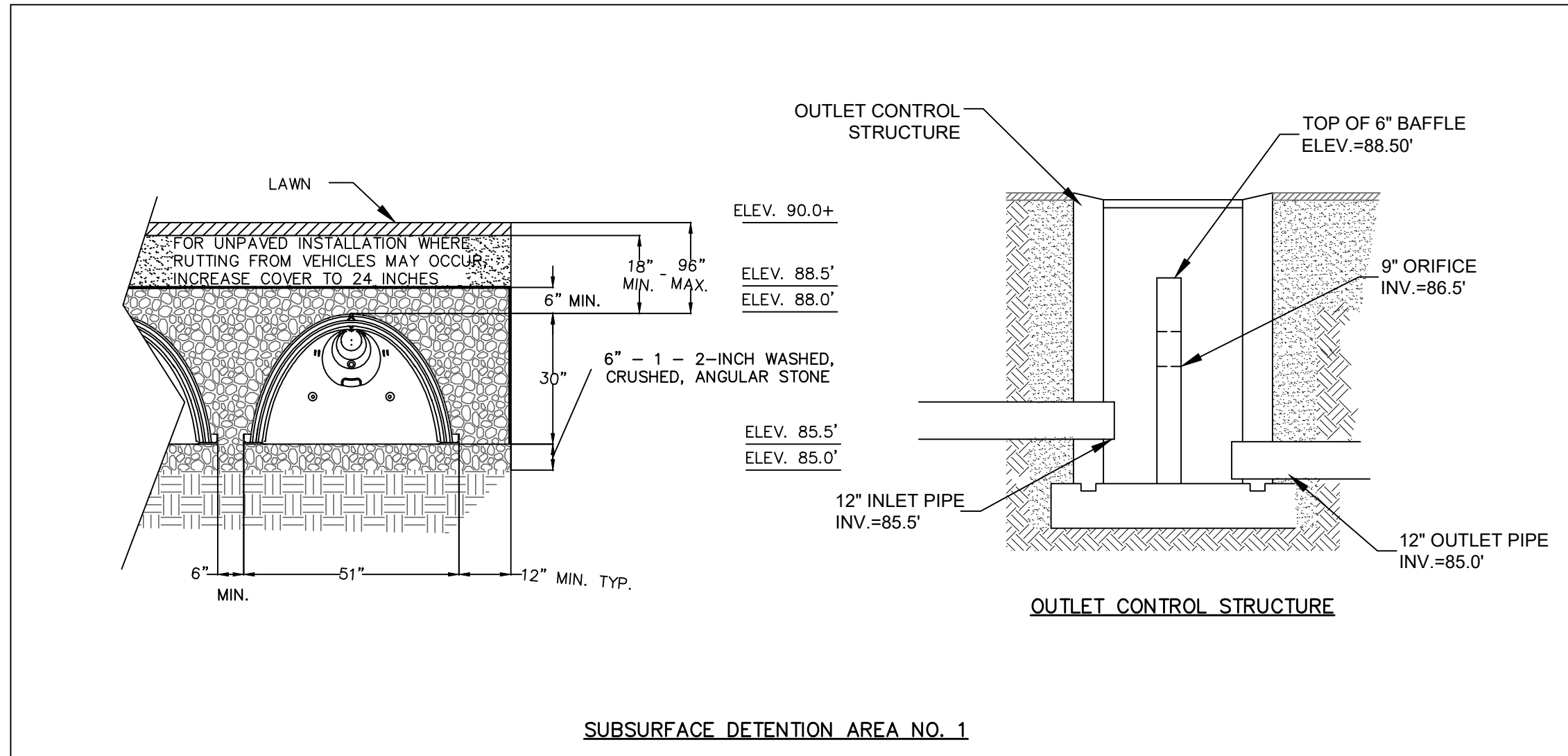
Figure 1 Stormceptor Operation During Average Flow Conditions  
Figure 2 Stormceptor Operation During High Flow Conditions

STORMCEPTOR MODEL NO. CDS 2015-4  
NOT TO SCALE

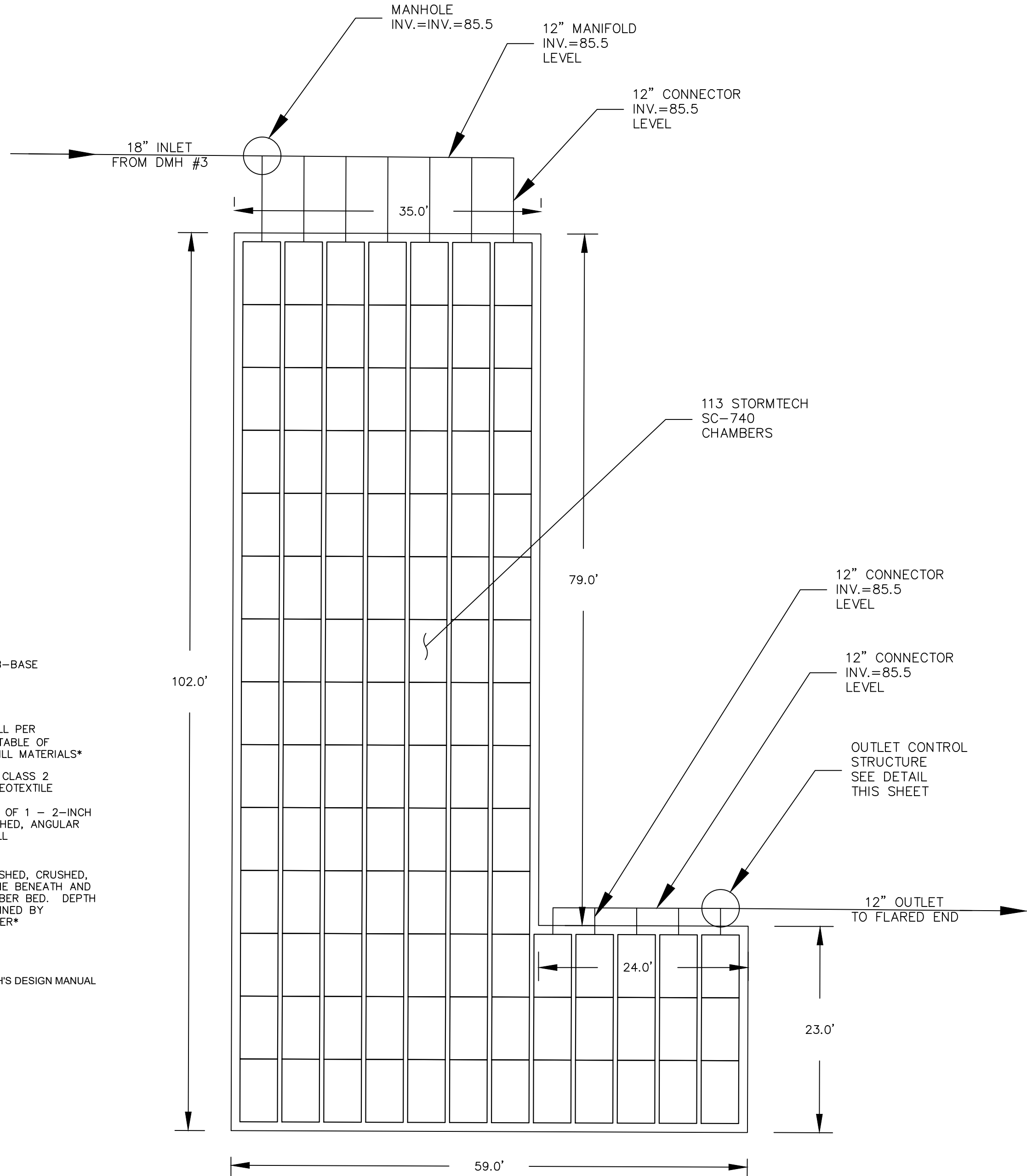


STORMTECH SC-740 CHAMBER SYSTEM  
PLAN VIEW DETAIL  
NOT TO SCALE

INFILTRATION FIELD 2 - DETAILS  
NOT TO SCALE



SUBSURFACE DETENTION AREA NO. 1



#### DRAWING REVISIONS

| ACTION | DATE     | DESCRIPTION                  |
|--------|----------|------------------------------|
| 7      | 1/7/22   | CONSERVATION REVIEW COMMENTS |
| 6      | 12/23/21 | CONSERVATION REVIEW COMMENTS |
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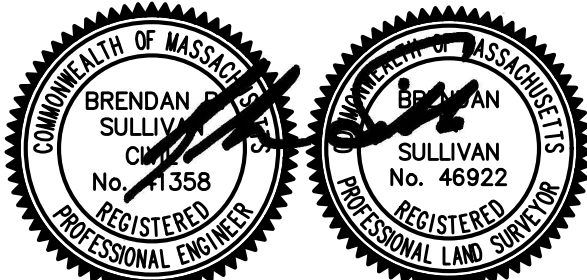
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BRENDAN P. SULLIVAN, P.E., P.L.S.

1/7/22  
DATE

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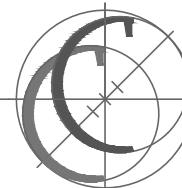
ROCKLAND TOWN CLERK

DATE

#### DETAIL SHEET 4

#### CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



#### CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

DT4

SHEET NO. 12 OF 14

FILENAME:

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CONSTRUCTION PERIOD STORMWATER OPERATION AND MAINTENANCE PLAN AND  
CONSTRUCTION SEQUENCING

PROPOSED RESIDENTIAL DEVELOPMENT  
365 CONCORD STREET ~ ROCKLAND, MA 02370  
STORMWATER MANAGEMENT SYSTEM'S OWNER: CONROCK LLC  
SYSTEM OWNER'S ADDRESS: 365 CONCORD STREET, ROCKLAND, MA 02370  
PARTY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE: OWNERS OF 365 CONCORD STREET, ROCKLAND, MA 02370

AS PART OF ANY INFRASTRUCTURE IMPROVEMENT THE SYSTEM MUST BE MAINTAINED IN ORDER TO WORK PROPERLY. THE FOLLOWING IS AN  
OPERATION AND MAINTENANCE PLAN TO FOLLOW PRIOR TO AND WHILE CONSTRUCTION ACTIVITIES ARE TAKING PLACE.

EMERGENCY CONTACT INFORMATION:

MATTHEW DACEY:  
P.O. BOX 1414  
DUXBURY, MA 02331  
TELEPHONE: 781-585-4114  
EMERGENCY TELEPHONE: 781-424-5290 (24/7 EMERGENCY RESPONSE)  
EMAIL: MDACEY@CHAMPIONBUILDERS.COM

CONSTRUCTION SEQUENCING:

THE FOLLOWING SECTION PROVIDES CONSTRUCTION DETAILS AND HIGHLIGHTS THE CONSTRUCTION SEQUENCE AND TIMING OF EARTH MOVING  
ACTIVITIES.

1 INSTALLATION OF EROSION CONTROLS

EROSION AND SEDIMENTATION CONTROLS (SILT FENCE AND SILT SOCK) WILL BE INSTALLED WHERE NEEDED AND INSPECTED AT THE LIMITS OF  
THE WORK AREA PRIOR TO THE COMMENCEMENT OF EARTH MOVING ACTIVITIES.

2 CLEARING

THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIALS REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN  
APPROPRIATE FACILITY OR WILL BE DISPOSED OF PROPERLY. NO LARGE BOULDERS WILL BE BURIED ON THE SITE. ALL CLEARED VEGETATION  
WILL BE REMOVED FROM THE PROJECT SITE OR MULCHED AND STOCKPILED FOR FUTURE USE ON THE SITE.

CONSTRUCTION SEQUENCING:

PHASE 1 ~ CLEARING TO PHASE 1 LIMITS TO INCLUDE ENTIRE ROADWAY AND BOTH INFILTRATION PONDS.

PHASE 2 ~ CLEARING TO PAHSE 2 LIMITS TO INCLUDE CLEARING FOR CONSTRUCTION OF HOUSE LOTS 1 THRU 4 AND 14 THRU 19.

PHASE 3 ~ CLEARING TO PHASE 3 LIMITS TO INCLUDE CLEARING FRO CONSTRUCTION OF REMAINING HOUSE LOTS.

3 ROUGH GRADING

DURING THIS PHASE OF CONSTRUCTION, ROUGH GRADES WILL BE ESTABLISHED FOR THE PROJECT SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL  
BE REMOVED AND STOCKPILED IN AN UPLAND AREA OUTSIDE OF THE 100-FOOT BUFFER ZONE OF IDENTIFIED WETLANDS. THE STOCKPILED  
TOPSOIL WILL BE STORED UNTIL READY FOR RE-USE ON SITE.

4 DRAINAGE SYSTEM CONSTRUCTION

AFTER ROUGH GRADING IS COMPLETE, THE DRAINAGE COLLECTION, CONVEYANCE AND DISCHARGE AREAS WILL BE INSTALLED. THE DRAINAGE  
SYSTEM DESIGN AND STRUCTURES FOR THE PROPOSED DEVELOPMENT WILL FOLLOW THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S BEST  
MANAGEMENT PRACTICE STANDARDS.

5 UTILITY INSTALLATION

IN THIS PHASE OF CONSTRUCTION, UNDERGROUND UTILITIES INCLUDING WATER, SEWER, GAS, POWER, TELECOMMUNICATIONS, ETC. WILL BE  
INSTALLED.

6 ROADWAY PAVING

DURING THIS PHASE OF CONSTRUCTION, THE ENTRANCE AND EXIT ROADWAYS FOR THE DEVELOPMENT WILL BE PAVED TO BINDER COURSE ONLY.  
FINAL PAVING WILL BE DONE AFTER MOST OF THE HOME SITES ARE DEVELOPED AT THE DISCRETION OF THE DEVELOPER.

7 FOUNDATION AND STRUCTURE CONSTRUCTION

THIS PHASE OF CONSTRUCTION CONSISTS OF INSTALLATION OF THE FOUNDATIONS AND CONSTRUCTION OF THE BUILDINGS. THE HOME SITES WILL  
BE MADE AVAILABLE FOR CONSTRUCTION AND OCCUPANCY IN PHASES. THE PHASING WILL BE DESIGNED PRIMARILY TO CONTROL CONSTRUCTION  
IMPACTS TO THE SITE AND ALSO CONSIDER CURRENT MARKET DEMAND FOR HOME SALES.

8 INSTALLATION OF AMENITIES

AMENITIES SUCH AS SIGNAGE AND LANDSCAPING WILL BE INSTALLED OR COMPLETED AS REQUIRED FOR SAFETY AND AS THE HOMES BECOME  
OCCUPIED.

9 SITE STABILIZATION

THE FINAL PHASE OF THE PROJECT IS THE RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS WILL BE  
LANDSCAPED OR SEEDED AS NECESSARY ONLY AFTER ALL OTHER CONSTRUCTION IS FINAL. IN THE EVENT THAT WEATHER CONDITIONS  
PREVENT FINAL RESTORATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE WEATHER IS SUITABLE FOR  
FINAL CLEANUP. SHOULD FINAL GROUND STABILIZATION BE POSTPONED DUE TO WINTER CONDITIONS, THE EXPOSED GROUND SHALL BE  
COVERED IN STRAW TO PREVENT EROSION. STRAW COVER SHALL BE RESTORED AND MAINTAINED UNTIL FINAL VEGETATED COVER CAN BE  
ACHIEVED. A FINAL INSPECTION WILL ENSURE THAT THE PROJECT SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND  
SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. EROSION AND SEDIMENTATION CONTROLS WILL NOT BE REMOVED UNTIL THE SITE IS  
STABILIZED, THE FINAL INSPECTION IS COMPLETE AND THE ROCKLAND CONSERVATION AGENT HAS APPROVED THE EROSION CONTROL REMOVAL.

EXTREME WEATHER CONDITIONS:

IN THE ANTICIPATION OF, OR DURING A HEAVY RAIN EVENT OR DURING A RAIN EVENT IN COMBINATION WITH SNOWMELT, ALL STORMWATER  
CONTROLS SHALL BE CHECKED TO ENSURE ADEQUATE PROTECTION AND CAPACITY IS AVAILABLE TO PROTECT ALL EXPOSED SLOPES AND  
BUFFER ZONES.

STORMWATER OPERATION AND MAINTENANCE DURING CONSTRUCTION:

SEDIMENT AND EROSION CONTROL

SILT SOCKS SHALL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL EVENT. MAKE ANY REQUIRED REPAIRS  
IMMEDIATELY. REPAIR SCOURED AREAS ON THE BACK SIDE OF THE SILT SOCK AT THIS TIME TO PREVENT FUTURE PROBLEMS.

SHOULD THE FABRIC OF THE SILT SOCK TEAR, DECOMPOSE OR OTHERWISE BECOME INEFFECTIVE, REPLACE IT WITHIN 24 HOURS OF  
DISCOVERY.

REMOVE SILT DEPOSITS ONCE THEY REACH 20 TO 30 PERCENT OF THE HEIGHT OF THE SILT SOCK TO PROVIDE ADEQUATE STORAGE  
VOLUME FOR THE NEXT RAIN EVENT AND TO REDUCE PRESSURE ON THE FENCE. CARE SHOULD BE TAKEN TO AVOID UNDERMINING THE  
FENCE DURING CLEANOUT PROCESS.

SILT SOCKS ARE TO BE REMOVED UPON STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA. ACCUMULATED SEDIMENT MAY BE  
SPREAD TO FORM A SURFACE FOR TURF OR OTHER VEGETATION ESTABLISHMENT, OR DISPOSED OF ELSEWHERE. THE AREA SHOULD BE  
RESHAPED TO PERMIT NATURAL DRAINAGE.

CRUSHED STONE CONSTRUCTION ENTRANCE SHALL BE INSPECTED AND MAINTAINED ON A WEEKLY BASIS. ANY BUILDUP OF  
MATERIAL WITHIN THE APRON SHALL BE REMOVED OFFSITE AND REPLACED WITH CLEAN CRUSHED STONE AS NEEDED.

ANY SEDIMENT TRACKED FROM THE CONSTRUCTION ENTRANCE ONTO THE STREET DURING CONSTRUCTION SHALL BE REMOVED  
IMMEDIATELY AND THE CONSTRUCTION ENTRANCE MUST BE ADJUSTED AS NEEDED TO PREVENT ADDITIONAL SEDIMENT TRACKING.

A MINIMUM OF 100 LINEAR FEET OF SILT SOCK, 50 LINEAR FEET OF SILTATION FABRIC, 20 STRAW BALES AND 15 STAKES SHALL BE  
KEPT ON SITE AT ALL TIMES TO MAINTAIN THE INSTALLED EROSION CONTROLS IN GOOD REPAIR AND PROVIDE STRAW FOR SURFACE  
COVER WHEN NEEDED.

INFILTRATION/DETENTION SYSTEMS

THE FOLLOWING WORK SHALL BE DONE TO STABILIZE THE SITE PRIOR TO INSTALLING THE SUBSURFACE STRUCTURES:

- DO NOT ALLOW RUNOFF FROM ANY DISTURBED AREAS ON THE SITE TO FLOW TO THE SUBSURFACE STRUCTURES.
- ROPE OFF THE AREA WHERE THE SUBSURFACE STRUCTURES ARE TO BE PLACED.
- ACCOMPLISH ANY REQUIRED EXCAVATION WITH EQUIPMENT PLACED JUST OUTSIDE THE AREA. IF THE SIZE OF THE AREA INTENDED  
FOR EXFILTRATION IS TOO LARGE TO ACCOMMODATE THIS APPROACH, USE TRUCKS WITH LOW-PRESSURE TIRES TO MINIMIZE COMPACTION.  
DO NOT ALLOW ANY OTHER VEHICLES WITHIN THE AREA TO BE EXCAVATED.
- KEEP THE AREA ABOVE AND IMMEDIATELY SURROUNDING THE SUBSURFACE SYSTEM ROPED OFF TO ALL CONSTRUCTION VEHICLES  
UNTIL THE FINAL TOP SURFACE IS INSTALLED.
- AT NO TIME SHALL THE AREA FOR THE INFILTRATION SYSTEM BE USED AS A TEMPORARY SEDIMENT BASIN. STOCKPILES SHALL BE  
PLACED AWAY FROM THE SUBSURFACE INFILTRATION SYSTEM AND SEDIMENTATION FENCES SHALL BE PLACED AROUND THE PERIMETER OF  
THE INFILTRATION AREA TO PREVENT THE ACCUMULATION OF SEDIMENT WITHIN THE NATIVE SOILS.

ALL INFILTRATION AREAS SHALL BE EXCAVATED AND INSTALLED AFTER THE CONSTRUCTION OF THE FOUNDATION SYSTEMS. NO HEAVY  
EQUIPMENT SHALL TRAVERSE THE PROPOSED INFILTRATION AREAS BEFORE OR AFTER INSTALLATION.

DUST CONTROL

SPRINKLE WATER AS NECESSARY TO CONTROL DUST DURING CONSTRUCTION.

MATERIAL STOCKPILING

STOCKPILES OF MATERIAL MUST BE PLACED OUTSIDE ALL WETLAND RESOURCE AREA BUFFERS. IF LEFT OVERNIGHT, MATERIAL  
STOCKPILING MUST BE PROTECTED FROM THE WEATHER.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING BMP'S WILL BE IMPLEMENTED IN ORDER TO PREVENT POLLUTION DURING CONSTRUCTION:

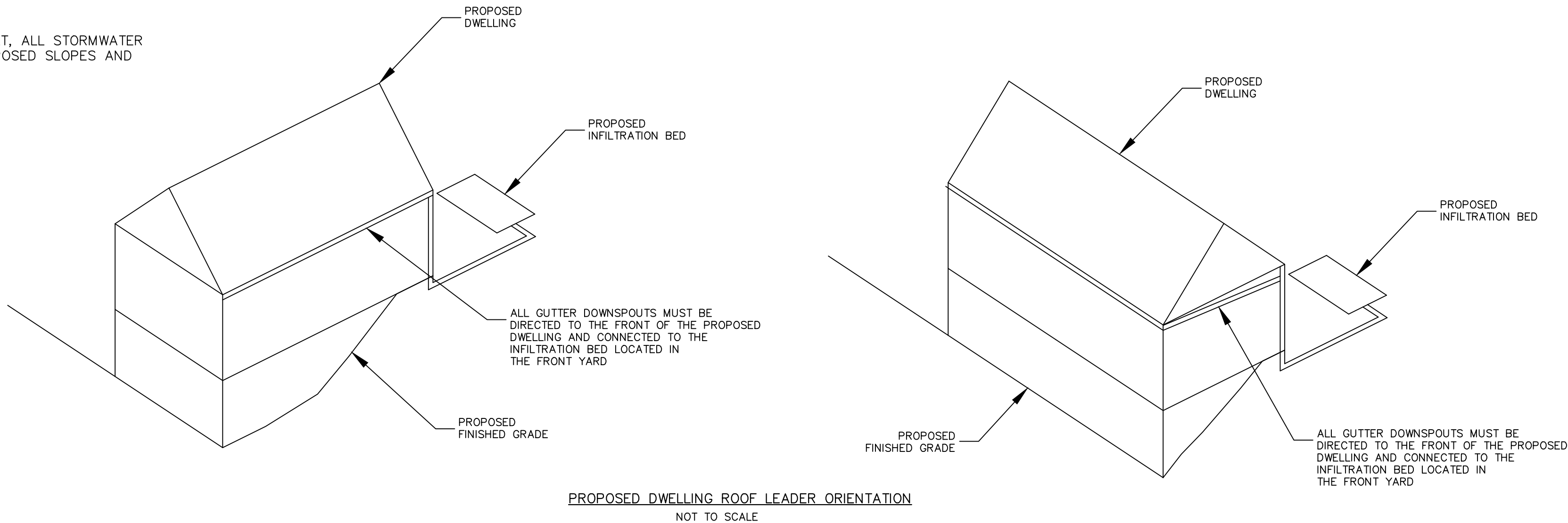
PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.

ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

IF PORTABLE SANITARY UNITS ARE USED, SANITARY WASTE WILL BE REMOVED AS NECESSARY TO AVOID OVERFILLING.

ALL PAINT AND OTHER HAZARDOUS WASTE MATERIALS WILL BE TIGHTLY SEALED AND STORED WHEN NOT IN USE. EXCESS MATERIAL  
WILL NOT BE DISCHARGED INTO THE PUBLIC STORMWATER SYSTEM, BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO THE  
MANUFACTURER'S SPECIFICATIONS.

IF SPRAY GUNS ARE USED, THEY WILL BE CLEANED ON A REMOVABLE TARP.



DRAWING REVISIONS

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON  
COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.

WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN  
ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND  
CONSERVATION COMMISSION, SE 273-0400 ISSUED ON  
JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE  
TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE  
OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01  
AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND  
REGULATIONS OF THE REGISTRY OF DEEDS AND  
MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN  
REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF  
THE PLANNING BOARD OF THE TOWN OF ROCKLAND,  
MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND  
ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

1/7/22

DATE

APPROVED BY  
ROCKLAND PLANNING BOARD

DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I HERBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE  
PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS  
BEEN FILED IN THIS OFFICE.

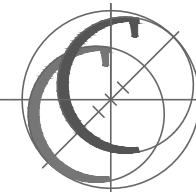
ROCKLAND TOWN CLERK

DATE

DETAIL SHEET 5

CAVANARO CONSULTING

687 MAIN STREET  
P.O. BOX 5175  
NORWELL, MASSACHUSETTS 02061  
PHONE: 781.659.8187  
FAX: 781.659.8186



CONCORD MEADOWS  
DEFINITIVE PUD PLAN  
365 CONCORD STREET  
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC  
P.O. BOX 1414  
DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 1/7/22

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

DT5

SHEET NO. 13 OF 14

FILENAME:

W:\PRJ\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



| DRAWING REVISIONS |          |                              |
|-------------------|----------|------------------------------|
|                   |          |                              |
|                   |          |                              |
|                   |          |                              |
|                   |          |                              |
| 1                 | 12/23/21 | CONSERVATION REVIEW COMMENTS |
| ACTION            | DATE     | DESCRIPTION                  |

