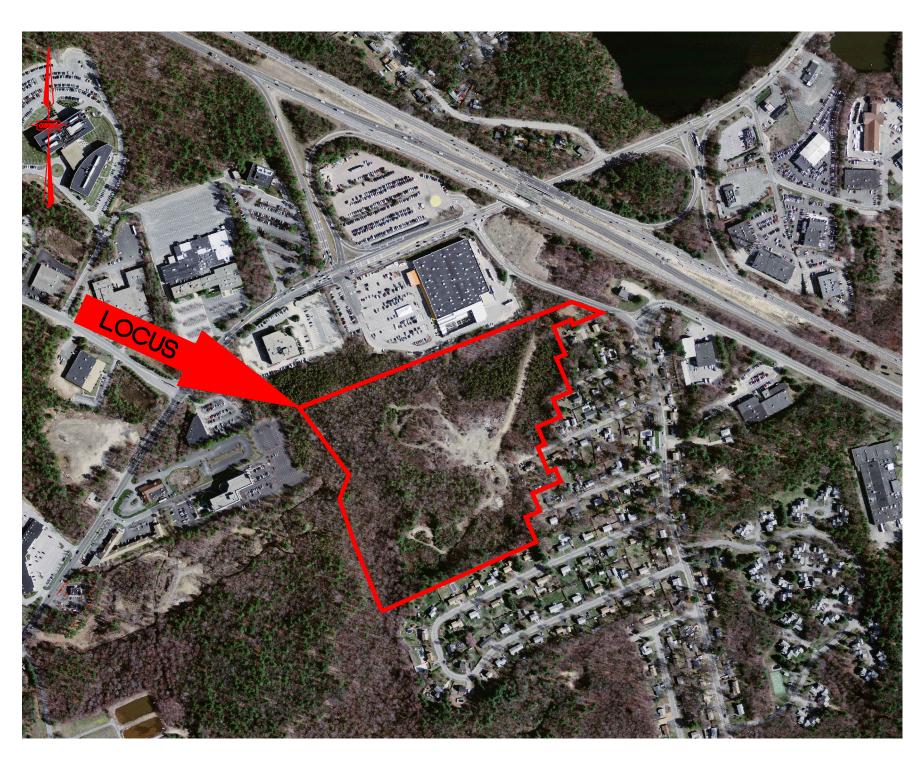
SHINGLEMILL APARTMENTS COMPREHENSIVE PERMIT PLANS

75-79 POND STREET ROCKLAND, MASSACHUSETTS 02370



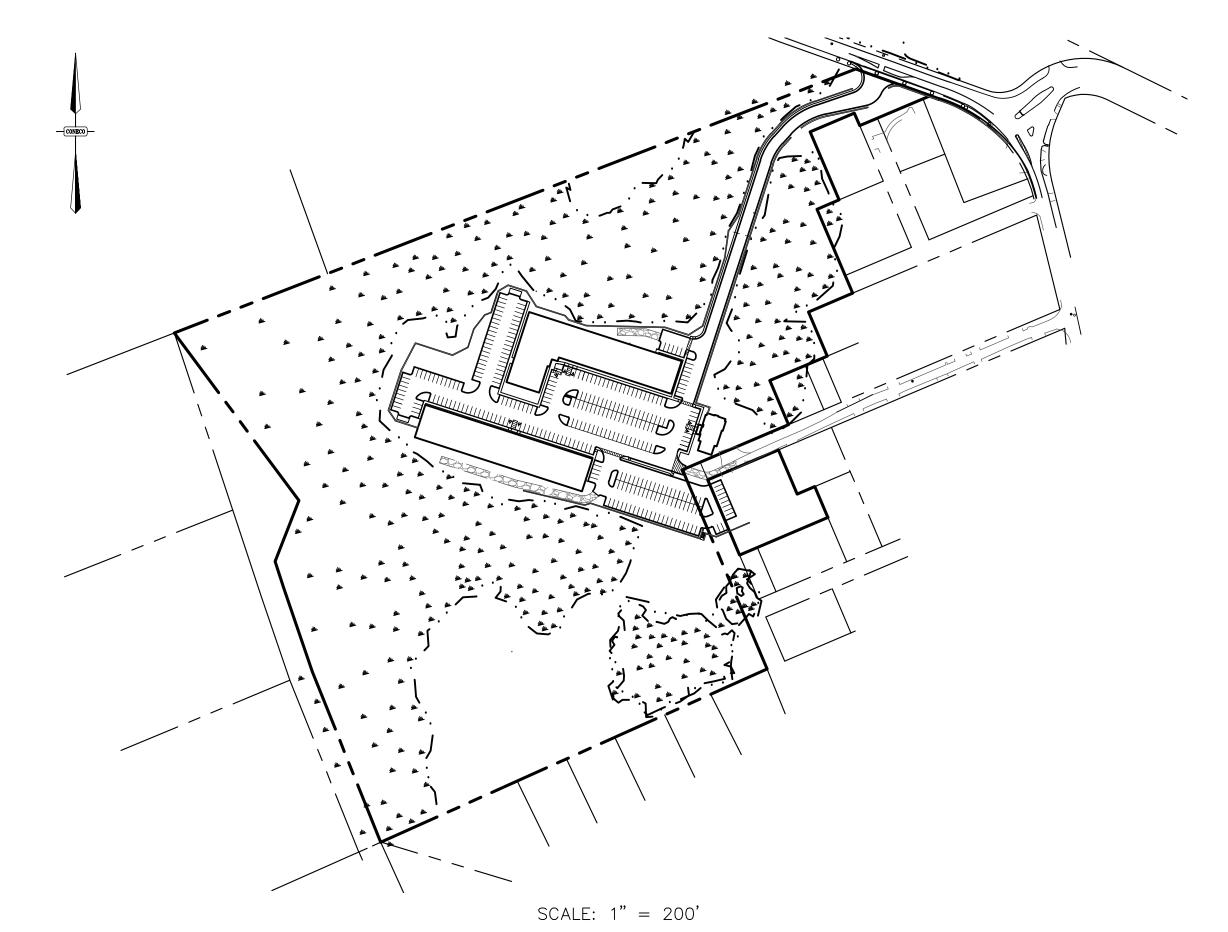
MASSGIS 2008 AERIAL PHOTO SCALE: 1" = 500'

PREPARED FOR:

SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324 PHONE: 508.697.3191, FAX: 508.697.5996 WEBSITE: www.coneco.com



PREPARED ON: FEBRUARY 14, 2022

ONECO ENGINEERS & SCIENTISTS, INC

2/14/2022

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #55386

	THUTH OF MASS
<u>:</u> S. BODAH, P.L.S. NGINEERS & SCIENTISTS, INC. TER, MA 02324	TIMOTHY S BODAH #46170 S OSUBVETO

SURVEYOR: TIMOTHY S CONECO E **BRIDGEWA**

<u>2/14/2022</u>

DESCRIPTION

COVER SHEET

KEY PLAN

NOTES & LEGEND

SITE LAYOUT PLAN

DETAIL SHEETS

SITE INFORMATION:

SITE UTILITIES PLAN

EXISTING CONDITIONS

EROSION CONTROL PLAN

GRADING & DRAINAGE PLAN

TOTAL GROSS AREA: 28.64 Ac.

TOTAL BUILDING AREA: 1.36 Ac.

EXISTING CONDITIONS KEY PLAN

FIRE APPARATUS TURNING ANALYSIS

ZONING DISTRICT: H-1 INDUSTRIAL PARK-HOTEL

TOTAL PAVEMENT & PARKING AREA: 3.29 Ac.

TOTAL WETLAND OPEN SPACE: 16.46 Ac.

17 - 18

19 - 26

MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR #46110

75-79 POND STREET, ROCKLAND, MASSACHUSETTS 02370 REVISIONS DESCRIPTION DATE DR/CK

SHINGLEMILL APARTMENTS

	LEGEND		ABBREVIATIONS		
EXISTING	PROPOSED	DESCRIPTION	ABBREV.	DESCRIPTION	
		PROPERTY LINE	BC BLDG	BOTTOM OF CURB BUILDING	
		PROPERTY LINE ABUTTER	BM BOS	BENCH MARK BOTTOM OF SLOPE	
		EASEMENT LINE FLOOD ZONE	BVW CB	BORDERING VEGETATED WETLAND CATCH BASIN	
		EDGE OF BORDERING VEGETATED WETLAND	CCB CF	CAPE COD BERM CUBIC FEET	
		25' BVW BUFFER	CFS CLF	CUBIC FEET PER SECOND CHAIN LINK FENCE	
		50' BVW BUFFER	CO CONC. CPD	CLEAN OUT CONCRETE CONCRETE PAD	
		100' BVW BUFFER	CY	CUBIC YARD	
		EDGE OF VERNAL POOL	DCB DEM DH	DOUBLE CATCH BASIN DEMOLISH DRILL HOLE	
	50	100' VERNAL POOL BUFFER	DIA. DIM.	DIAMETER DIMENSION	
— — 105 — — — — — — — — — — — — — — — — — — —		MAJOR GROUND CONTOUR MINOR GROUND CONTOUR	DMH	DRAIN MANHOLE	
		EDGE OF PAVEMENT	ELEV. ELEC.	ELEVATION ELECTRIC	
		VERTICAL CURB	EM EOP EOW	ELECTRIC METER EDGE OF PAVEMENT EDGE OF WETLANDS	
		CAPE COD BERM	EXIST, EX.	EXISTING	
		BUILDING	FES FF	FLARED END SECTION FINISHED FLOOR	
		TREE LINE	FFE FT	FIRST FLOOR ELEVEATION FOOT OR FEET	
		ROCK WALL	GG GV	GAS GATE GATE VALVE	
	—— D ——— D ———	LIMIT OF WORK/EROSION CONTROL LINE DRAINAGE LINE	GW	GROUND WATER	
		GUARD RAIL	HGW HOR HW	HIGH GROUNDWATER HORIZONTAL HEADWALL	
-		POST AND RAIL FENCE	HYD	HYDRANT	
x	x	CHAIN LINK FENCE	IN INV.	INCHES INVERT	
G G	G G	GAS LINE	L LP	LENGTH LIGHT POLE	
W W	—— w —— w ——	WATER LINE	LS	LANDSCAPING	
OHW	——————————————————————————————————————	SEWER LINE OVERHEAD WIRE	MAT MAX	MATERIAL MAXIMUM	
		TELEPHONE	MH MIN MW	MANHOLE MINIMUM MONITORING WELL	
E/T/C	——— E/T/C———	ELECTRIC/TELEPHONE/COMMUNICATIONS	N	NORTH	
<u>\$</u>		SEWER MANHOLE	NAVD NO	NORTH AMERICAN VERTICAL DATUMNUMBER	
		DRAIN/WEIR/WQU MANHOLE	NTS N/F	NOT TO SCALE NOW OR FORMERLY	
BB		CATCH BASIN	OHW	OVERHEAD WIRE	
■■ <i>TP−</i> #		DOUBLE GRATE CATCH BASIN TEST PIT	PKG PL	PARKING PROPERTY LINE	
	-0-	UTILITY POLE	PROP., P PT PVC	PROPOSED POINT OR POINT OF TANGENT POLYVINYL CHLORIDE PIPE	
		GUY WIRE	R	RIM	
☆ ◆★	☆ ◆ *	LIGHT POLE	RCP RD	REINFORCED CONCRETE PIPE ROAD	
•		BOUND W/ DRILL HOLE	S STC	SLOPE STORMCEPTOR MANHOLE	
⋖ 7B−#		BANK/WETLAND FLAG	SEC.	(WATER QUALITY UNIT) SECTION	
○ _{wG}	W _w _G	WATER VALVE	SF SMH	SQUARE FEET SEWER MANHOLE	
-⊙-	⊠ _{cc}	GAS VALVE HYDRANT	SP SPEC. SW	STANDPIPE SPECIFICATION SIDEWALK	
т ©	% ₹ 0	MONITORING WELL	TC	TOP OF CURB	
	(5)	PARKING SPACE COUNT	TEK., T TMH	TELEPHONE TELEPHONE MANHOLE	
0	o	SEWER CLEAN OUT	TOB TOF TOS	TOP OF BANK TOP OF FOUNDATION TOP OF SLOPE	
		FLARED END SECTION	TP TYP.	TEST PIT TYPICAL	
			UP	UTILITY POLE	
			VERT	VERTICAL	
			WG/V WM	WATER GATE/VALVE WATER METER	
			WMH	WEIR MANHOLE	

NOTES

GENERAL:

- 1. THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
- 4. SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 5. ALL PROPOSED ACCESSIBLE ROUTES, PARKING SPACES, RAMPS SIDEWALKS AND WALKWAYS SHALL CONFORM TO THE HE FEDERAL AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN MASSACHUSETTS 521 CMR ARCHITECTURAL ACCESS BOARD, AND MASSDOT STANDARDS.
- 6. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 7. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 8. A CONSTRUCTION GENERAL PERMIT STORMWATER POLUTIONS PREVENTION PLAN SHALL BE SUBMITTED BY THE OWNER OR CONTRACTOR PRIOR TO THE START OF SITE CONSTRUCTION ACTIVIES. THE PLAN SHALL INCLUDE MEASURES AND REQUIREMENTS FOR STABILIZATION OF EXPOSED SOILS, STOCKPILES, AND ALL OTHER EROSION AND SPILL PREVENTION MEASURES.
- 9. SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE.
- 10. DEGRADED AND DAMAGED EROSION CONTROLS TO BE REPLACED BY THE CONTRACTOR UNTIL FINAL SOIL STABILIZATION METHODS HAVE BEEN ESTABLISHED.
- 11. BUILDING HEIGHTS SHALL CONFORM THE LATEST ARCHITECTURAL DESIGN PLANS.
- 12. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 13. CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- 14. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAIL CONTIGUOUS TO THE BUILDING, INCLUDING BUILDING ENTRANCES, RAMPS, STAIRWAYS, UTILITY PENETRATIONS, ETC.

EXISTING CONDITIONS INFORMATION:

1. THE PROPERTY IS REFERENCED BY THE TOWN OF ROCKLAND ASSESSOR'S ID 9-13 & 10-68.

BOOK 51016, PAGE 303 (MAP 9, LOT 13)

- 2. OWNER OF RECORD: SHINGLEMILL, LLC 4 FIRST STREET, BRIDGEWATER, MA BOOK 52044, PAGE 229 (MAP 10, LOT 68)
- 3. ELEVATIONS REFER TO NAVD 88.
- 4. WETLANDS DELINEATED BY WETLANDS STRATEGIES. INC. MAY & SEPTEMBER 2018 AND FIELD LOCATED BY ATLANTIC DESIGN ENGINEERS,
- 5. TOPOGRAPHIC INFORMATION IS A RESULT OF A COMBINATION OF LIDAR TERRAIN AND ELEVATION DATA FROM MASSGIS. AND AN ON THE GROUND TOPOGRAPHIC SURVEY PERFORMED BY CONECO ENGINEERS & SCIENTISTS.
- 6. LOCUS PROPERTY IS IN ZONE X AND ZONE A, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25023C0092K DATED JULY 6, 2021. THE FLOOD PLAIN LINES SHOWN IN THESE PLANS WAS DIGITIZED FROM THE FIRM
- 7. UNDERGROUND UTILITY LOCATION AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
- 8. TREE SYMBOLS ARE FOR GRAPHIC PURPOSES ONLY AND DO NOT REPRESENT ACTUAL CANOPY LINES.

LANDSCAPING:

- 1. ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS).
- 2. CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.

UTILITIES:

- 1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED. THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
- 3. SET CATCH BASIN RIMS, AND INVERTS OF DRAINS AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND DRAINAGE
- 4. RIM ELEVATIONS FOR DRAIN MANHOLES AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE ADJUSTED AS FOLLOWS: • IN PAVEMENTS, CONCRETE SURFACES, AND ALL SURFACE TYPES
- ALONG ACCESSIBLE ROUTES, SET FLUSH WITH FINISH GRADES. • IN LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS, SET 1 INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
- 5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
- 6. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
- 7. ALL UTILITY PIPE SIZE AND MATERIALS SHALL BE INSTALLED AS INDICATED ON THE PLANS. CONTRACTOR TO COORDINATE AND CONFIRM WITH THE PERVEYOUR, TOWN, ENGINEER, AND ARCHITECT, PRIOR TO THE PURCHASE AND INSTALLATION OF ALL UTILITYS.

LOCUS MAP Scale: 1" = 1000'

SITE DEVELOPMENT TABLES

TOTAL SITE AREA: 1,277,642 S.F. (29.3± ACRES)

ZONING TABLE							
ZONE: H1 — INDUSTRIAL PARK—HOTEL							
USES: RESIDENTIAL APARTMENTS							
REQUIRED	PROVIDED**						
N/A	29.3 ACRES.						
N/A	165 FT						
BUILDINGS							
50%	4.7%						
50 FT	710 FT						
30 FT*	5 FT						
30 FT*	277 FT						
3 STORIES	5 STORIES						
36 FT	69 FT						
*50 FEET IF THE ABUTTING LAND IS WITHIN ANY RESIDENTIAL DISTRICT **SITE IS BEING SUBMITTED AS A CHAPTER 40B COMPREHENSIVE PERMIT							
	REQUIRED N/A N/A 50% 50 FT 30 FT* 30 FT* 3 STORIES 36 FT THIN ANY RESIDE						

PARKING SUMMARY

REQUIRED MULTI-FAMILY RESIDENTIAL IN BUISINESS DISTRICT:

PROPOSED

PROPOSED PARKING SPACES DIMENSIONS: 9'x18' 298 STANDARD SPACES PROPOSED

7 HANDICAP SPACE PROPOSED TOTAL PROPOSED SPACES = 305 (298 STANDARD, 7 HANDICAP)

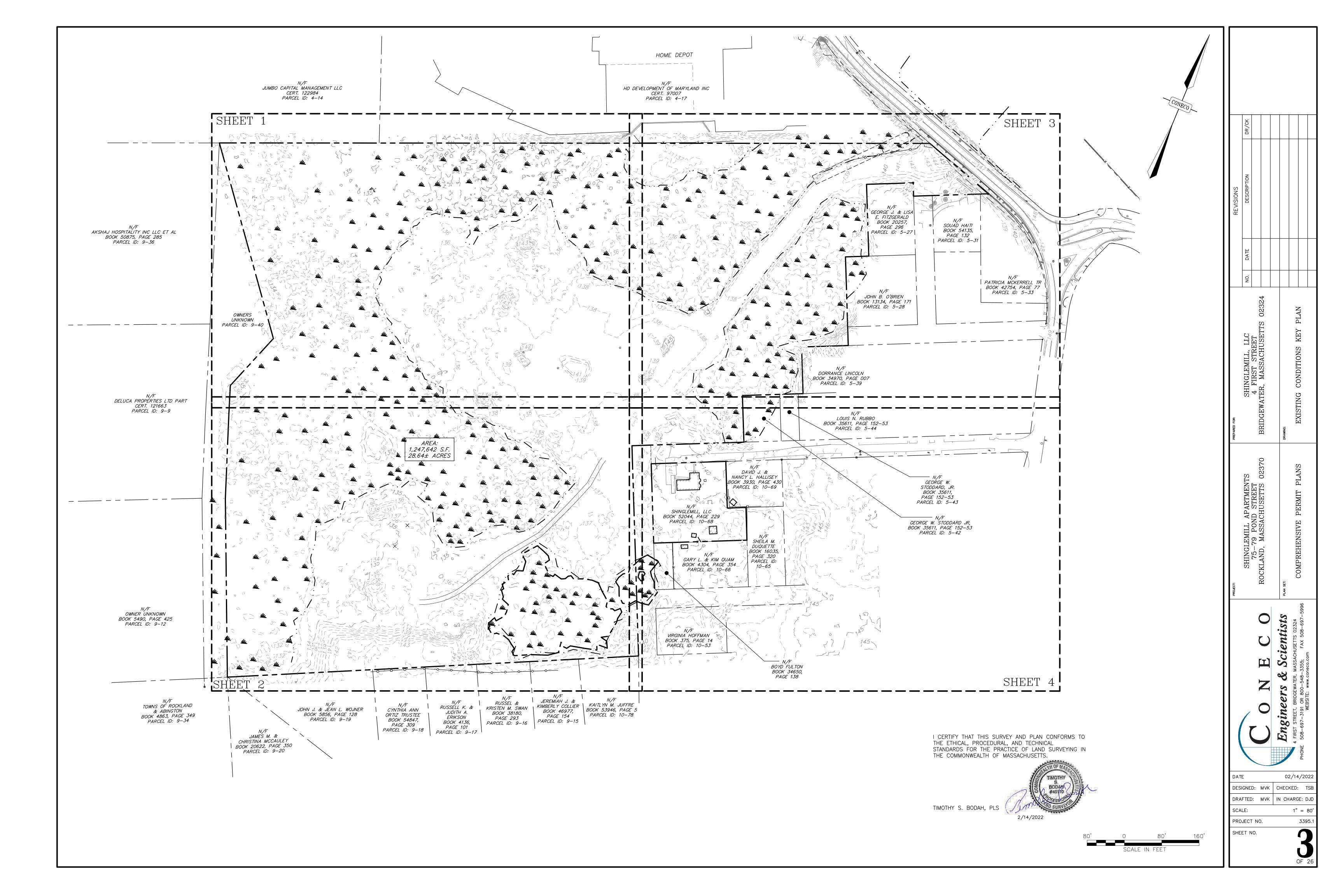
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કર્	REVISIONS	DESCRIPTION							
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		NO.							
	Prepared for:	SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324			DRAWNG: NOTES & LEGEND				
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				C N N N C C		ieers & Scientists	ET, BRIDGEWATER, MASSACHUSETTS 02324	91 OR 800–548–3355; FAX 508–697–5996 WERSITE: www.coneco.com	

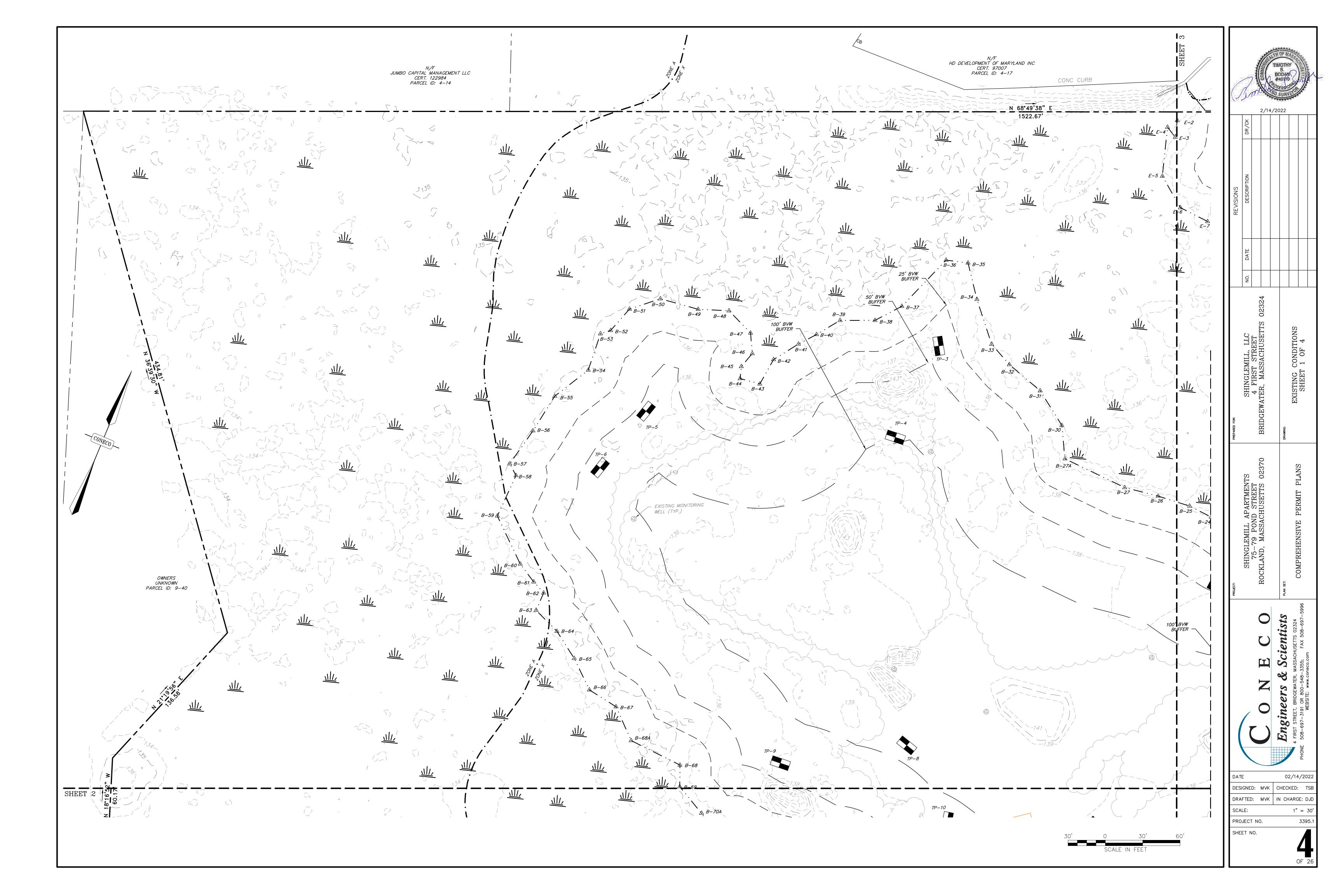
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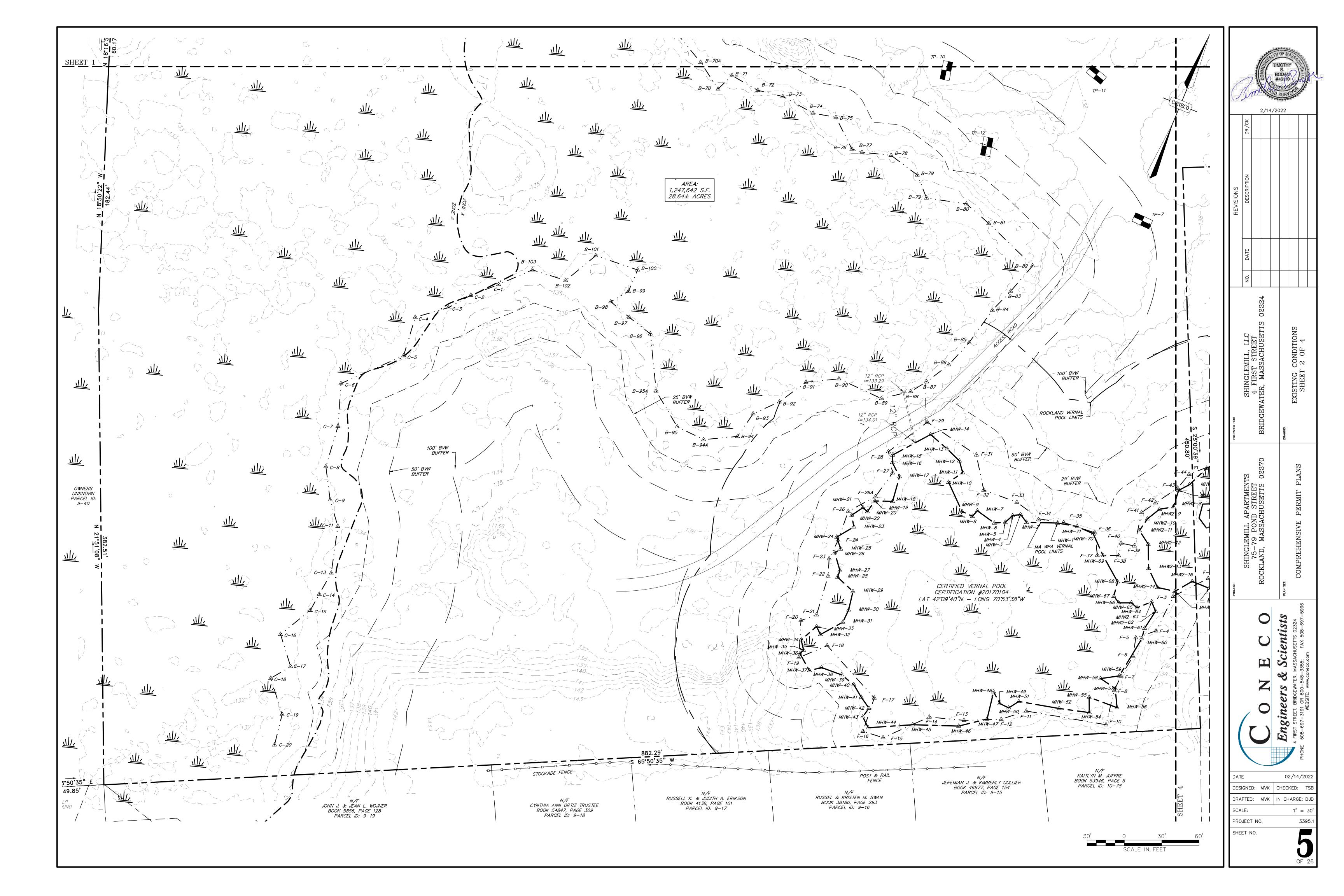
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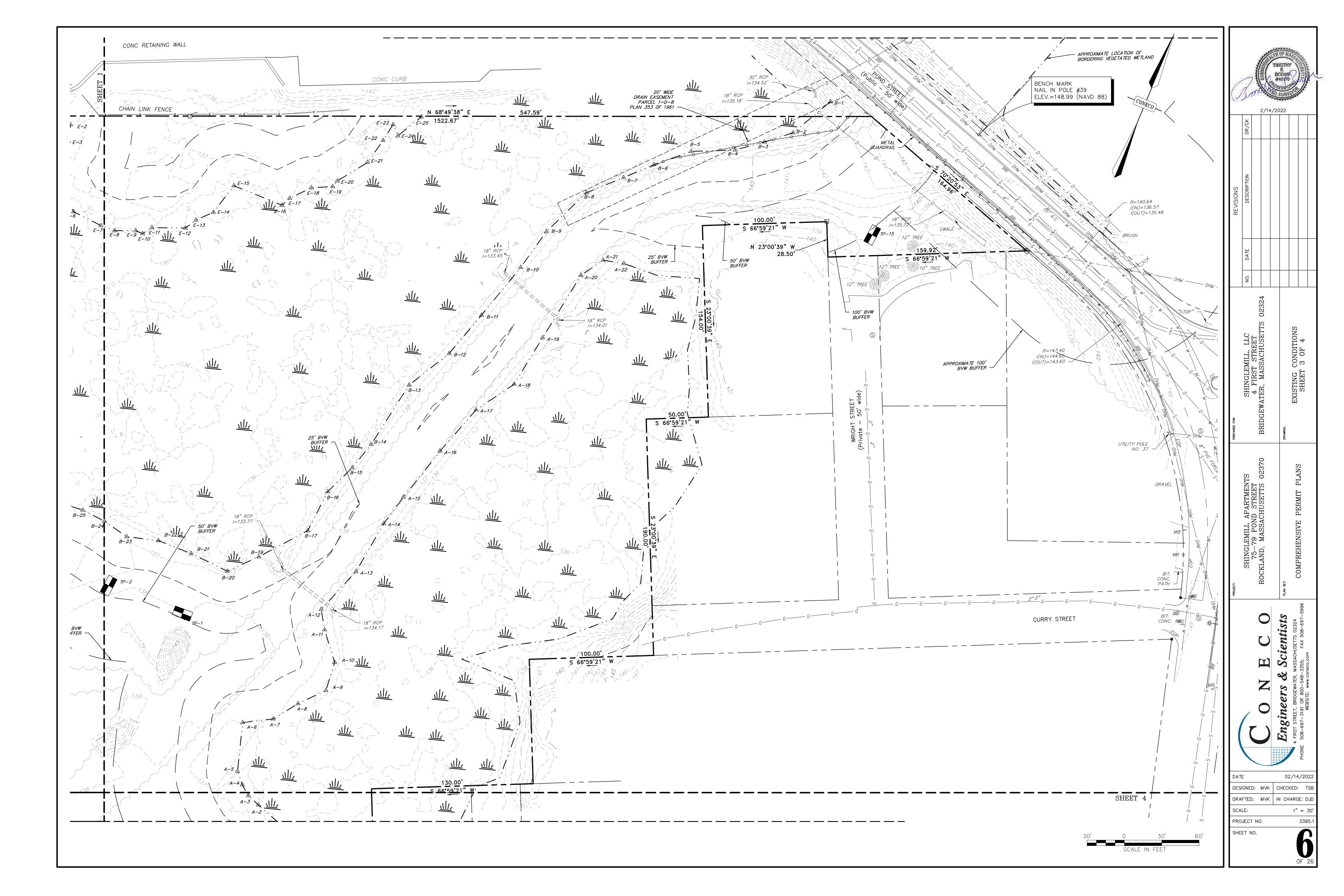
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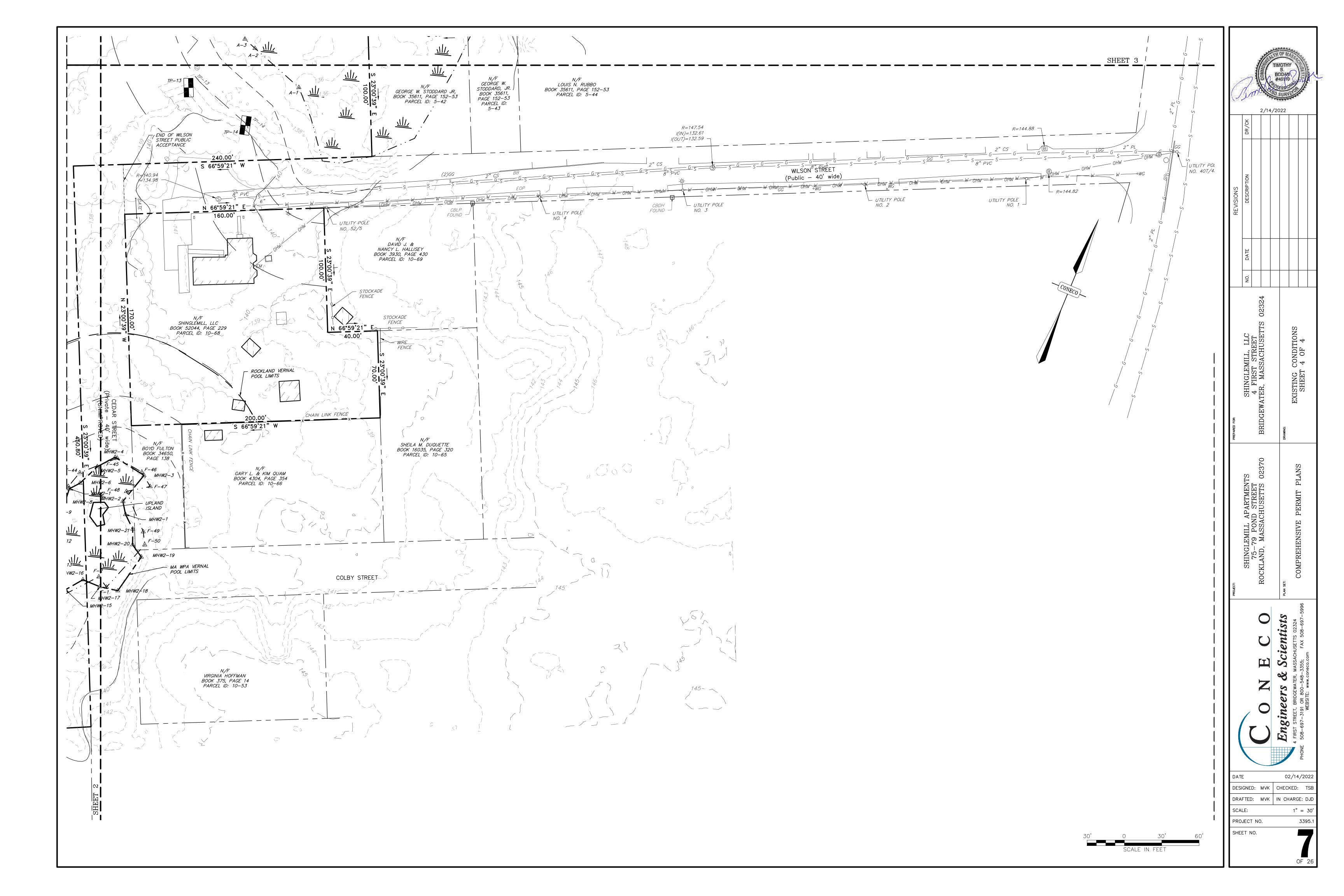
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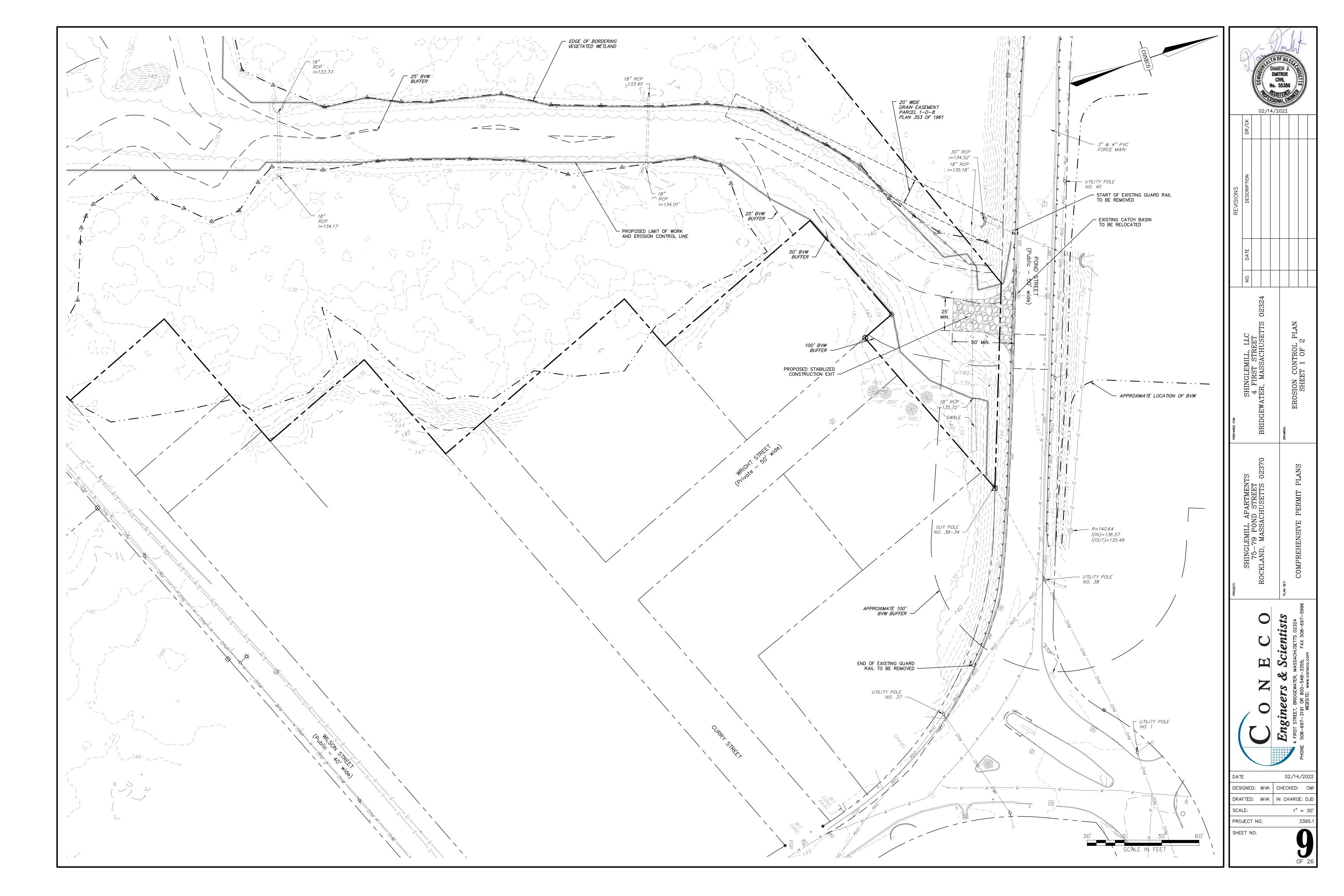


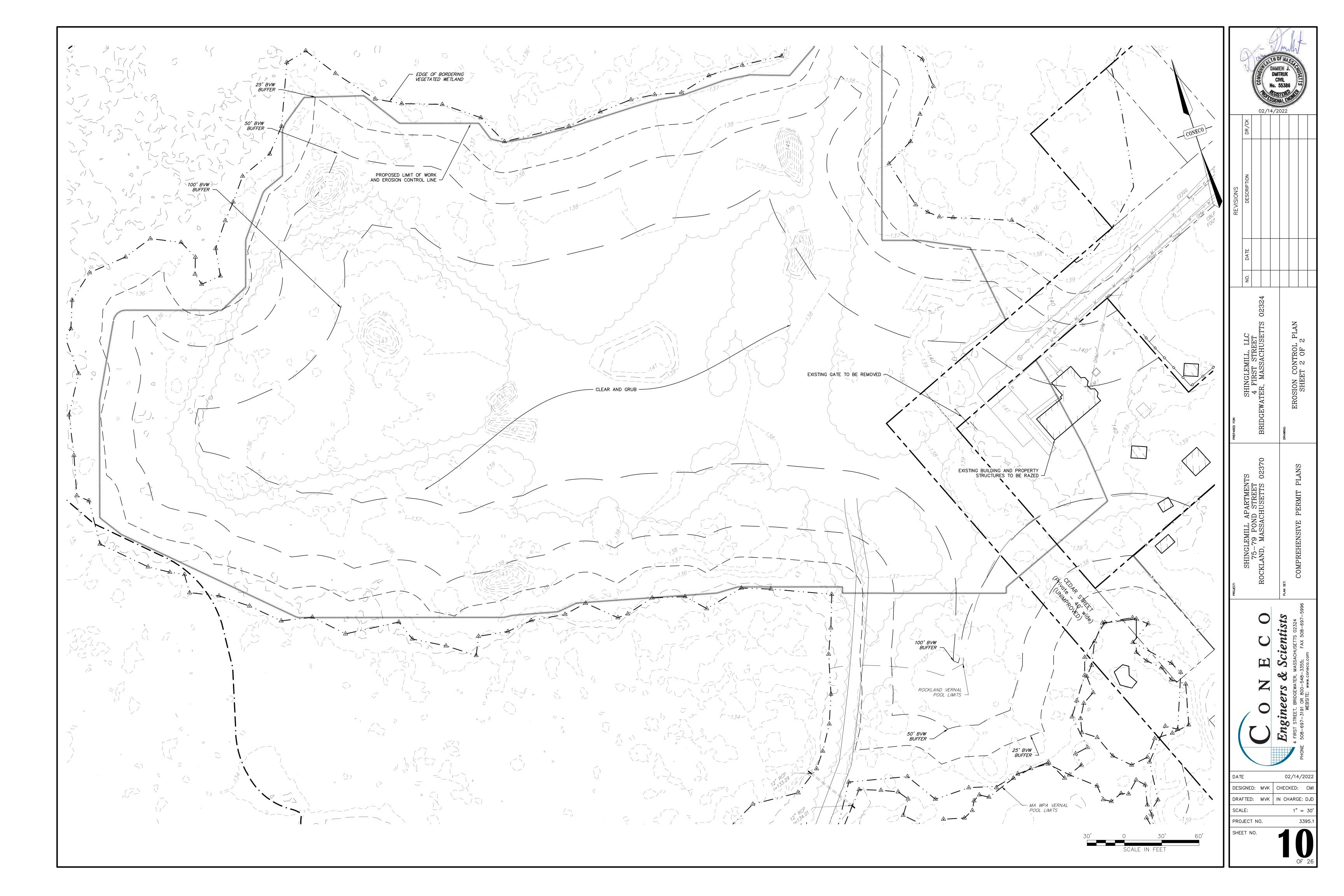


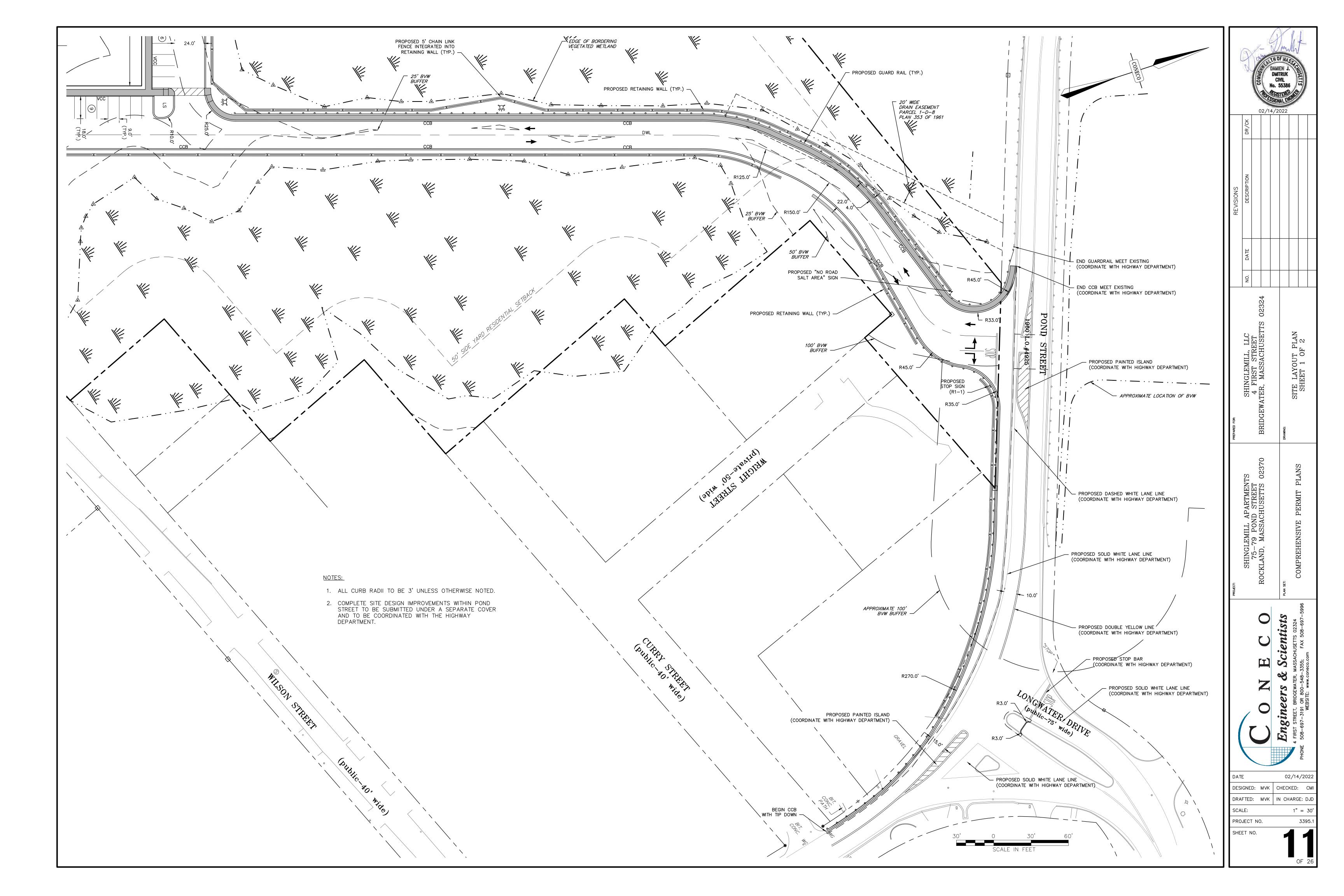


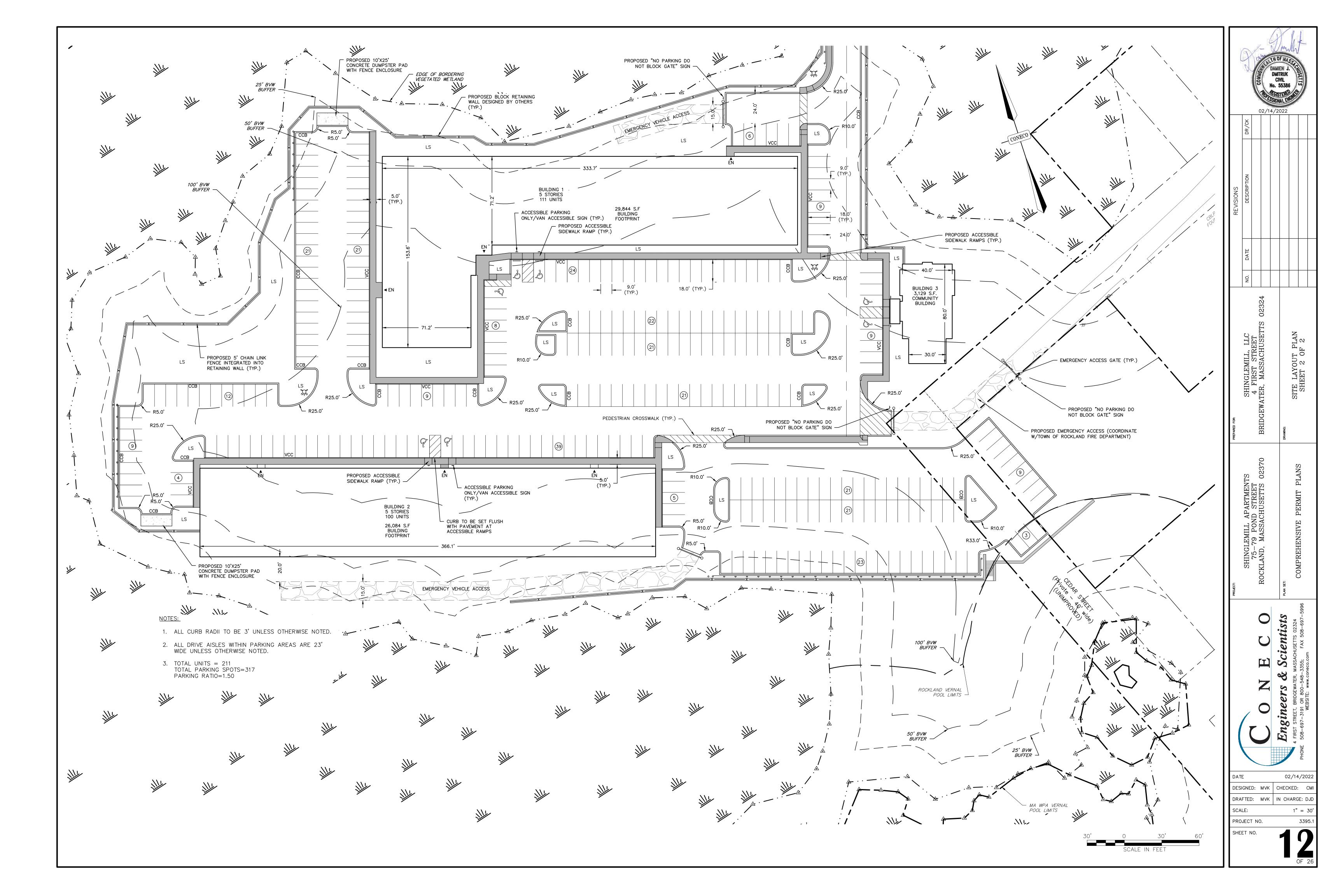


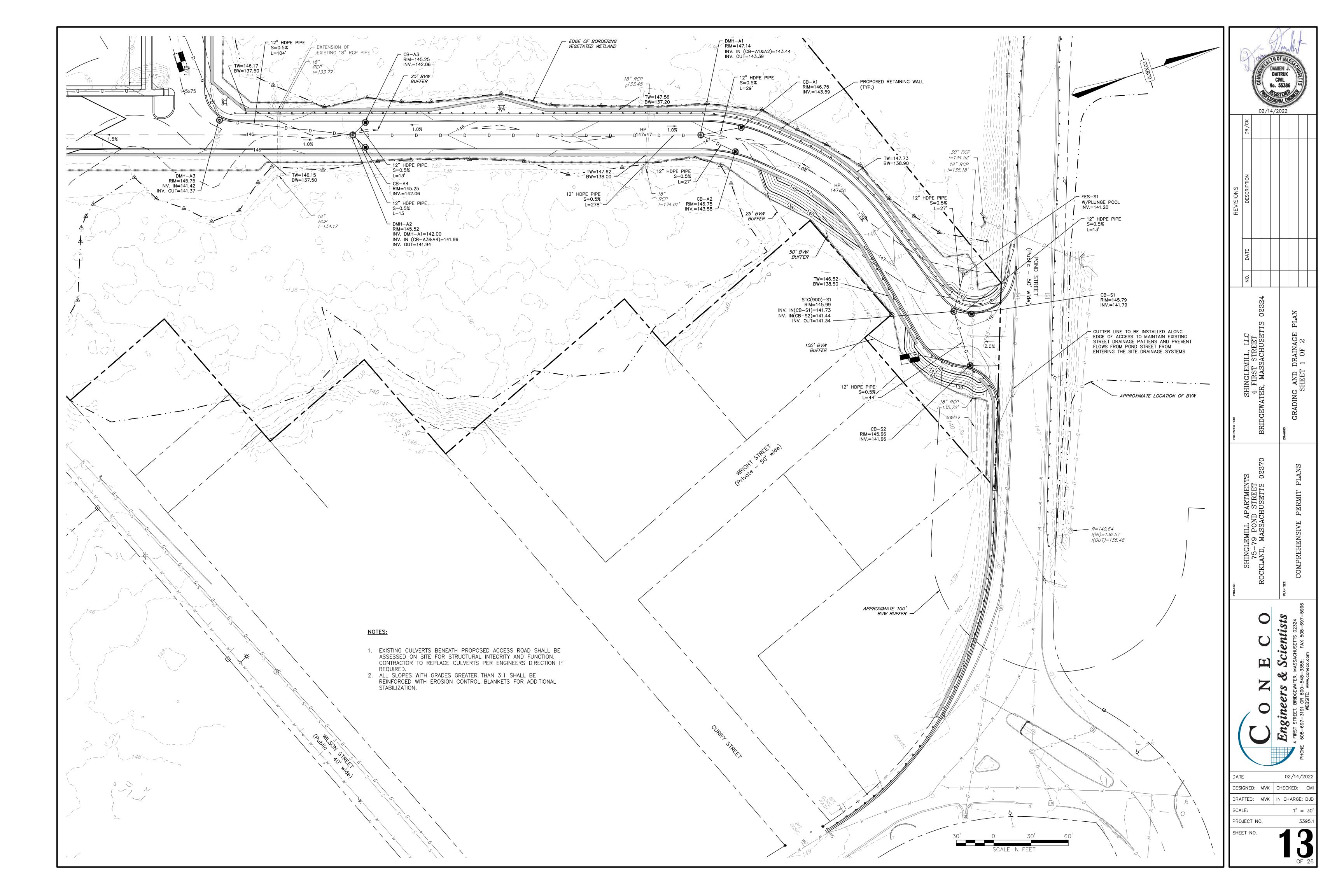


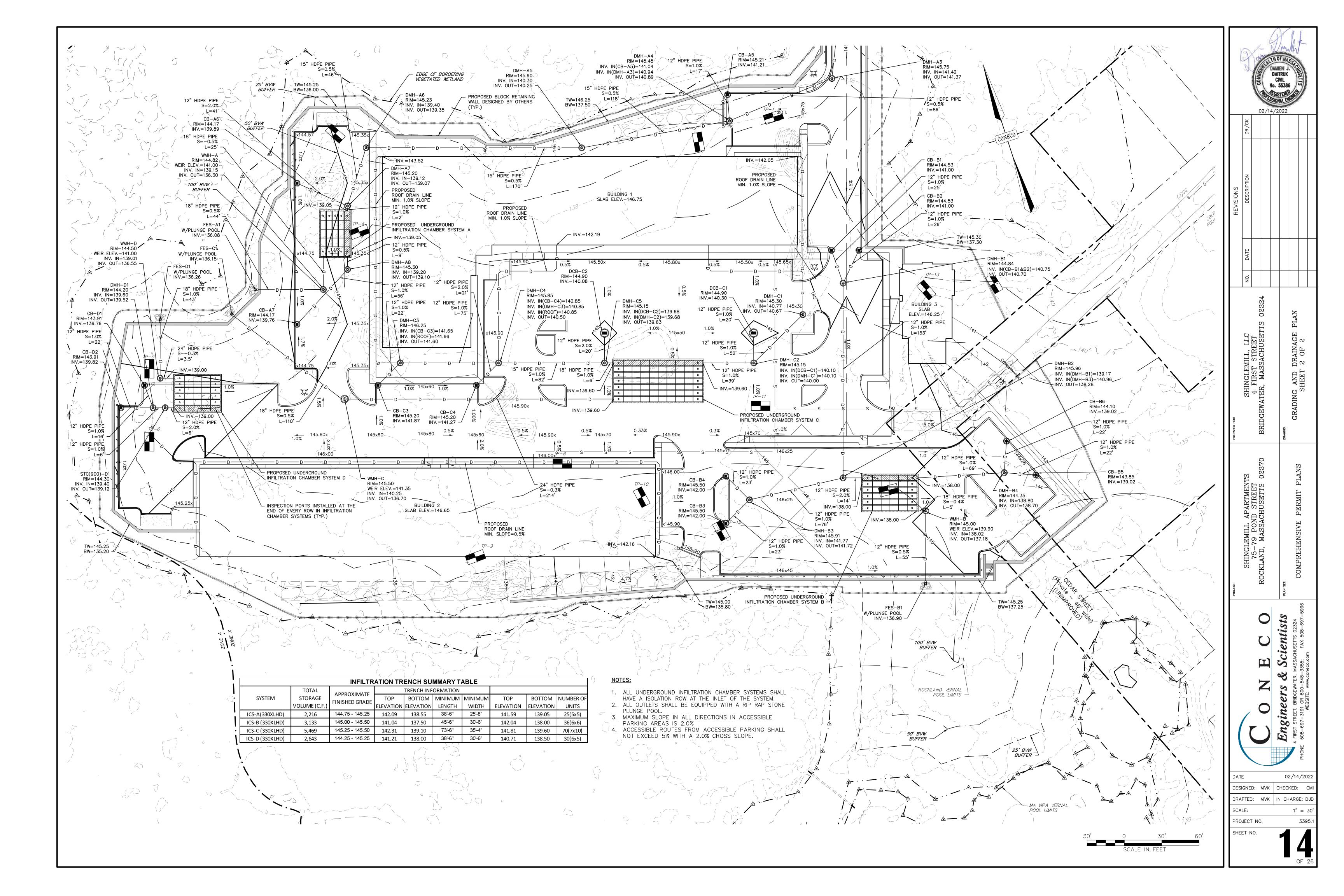


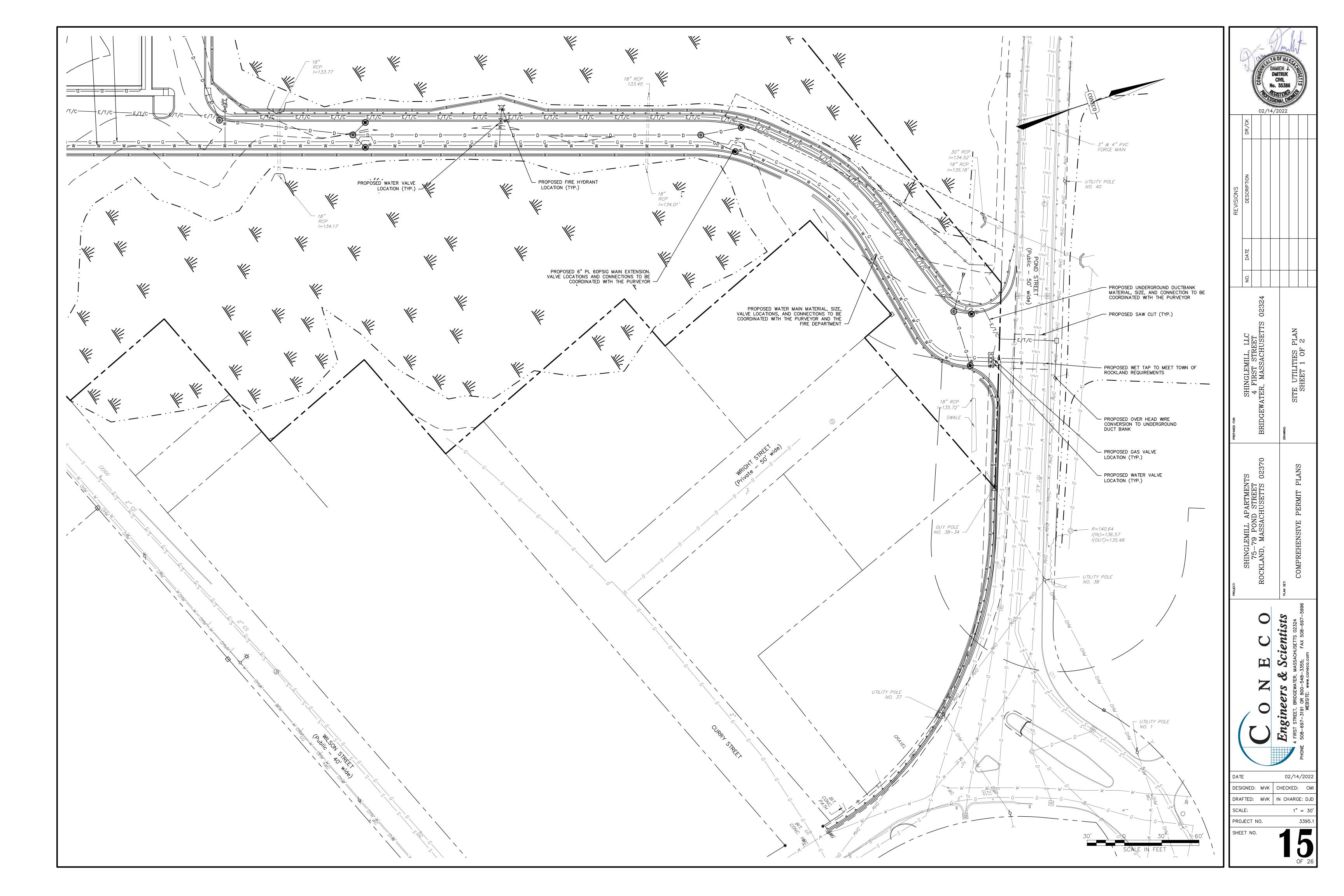


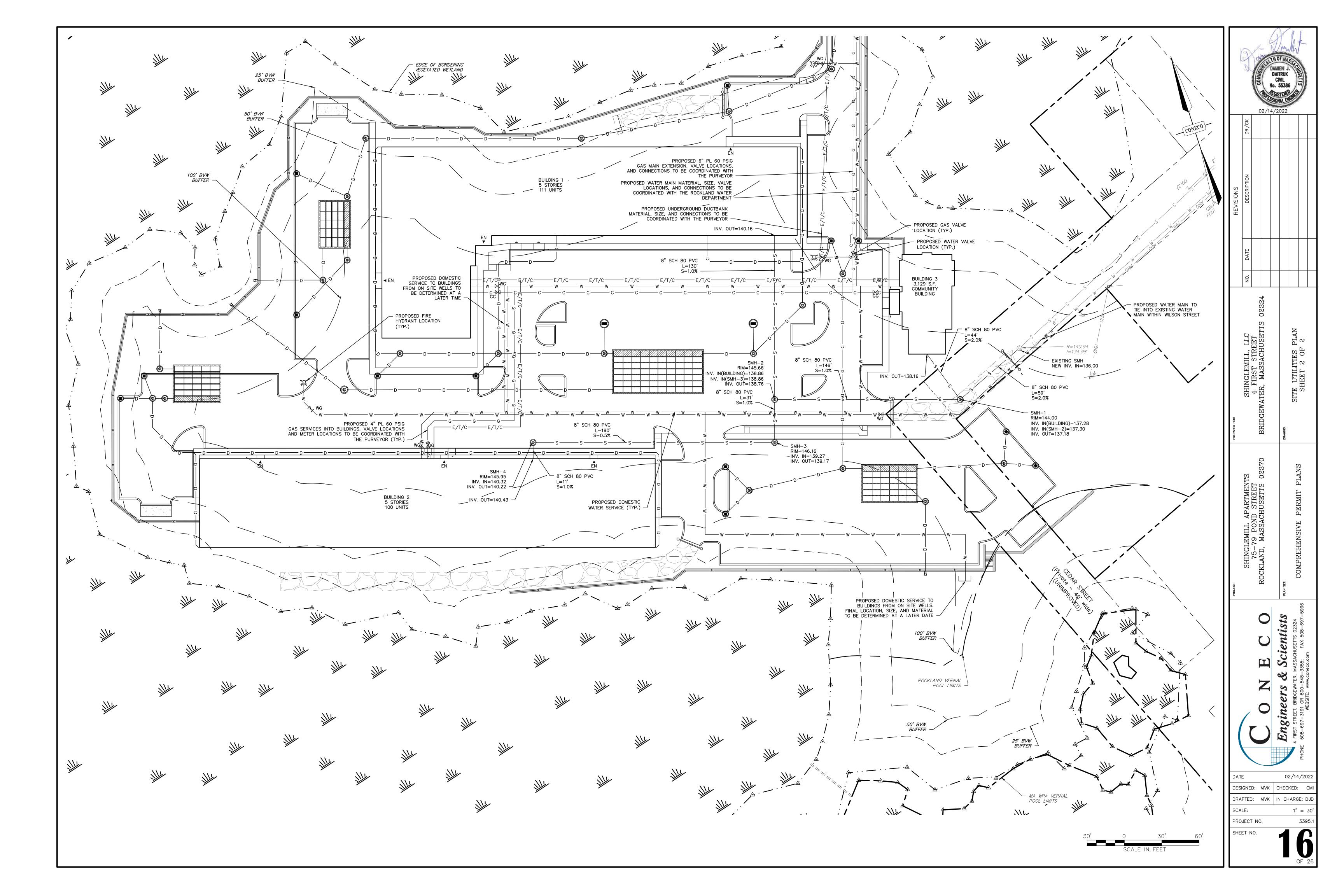


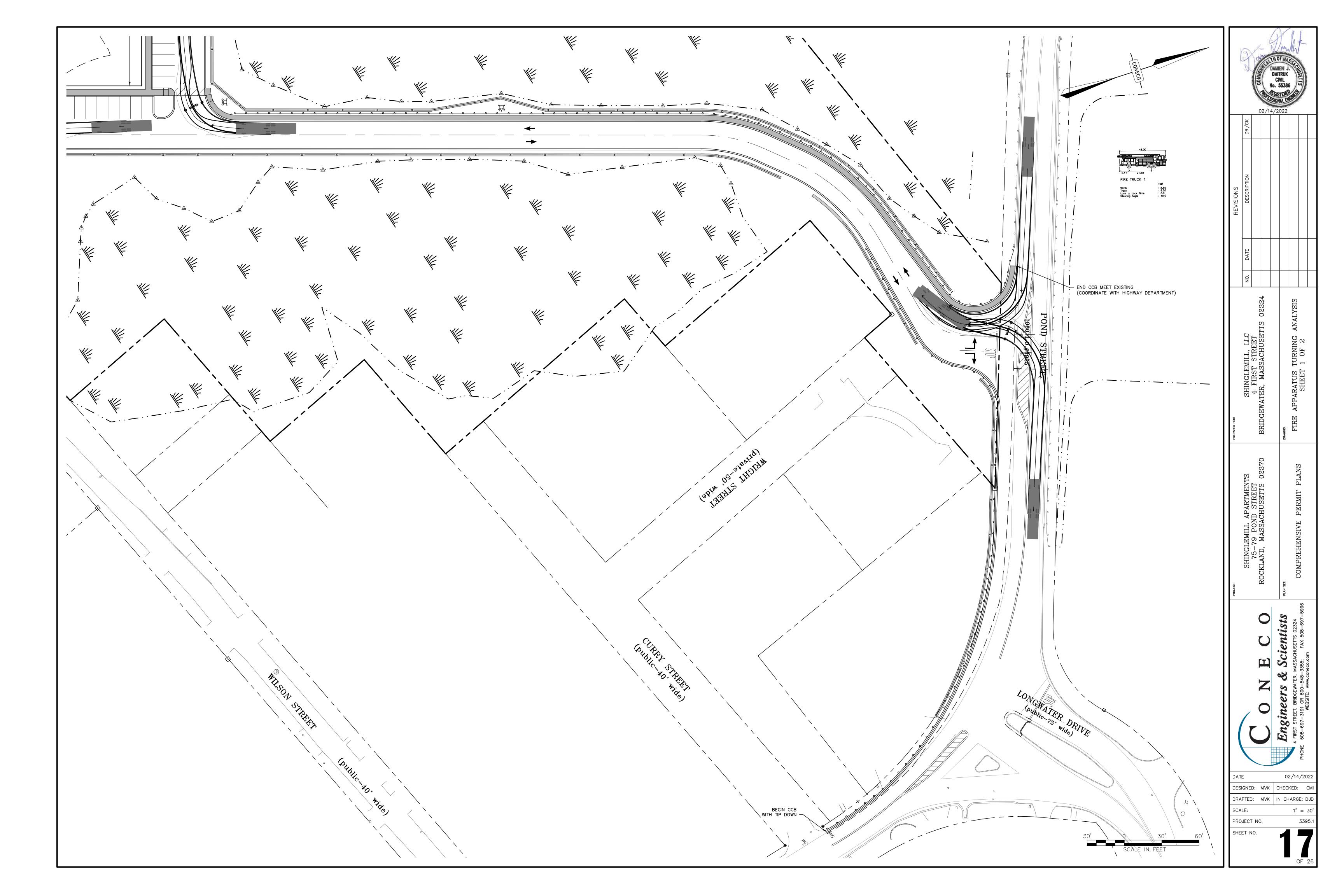


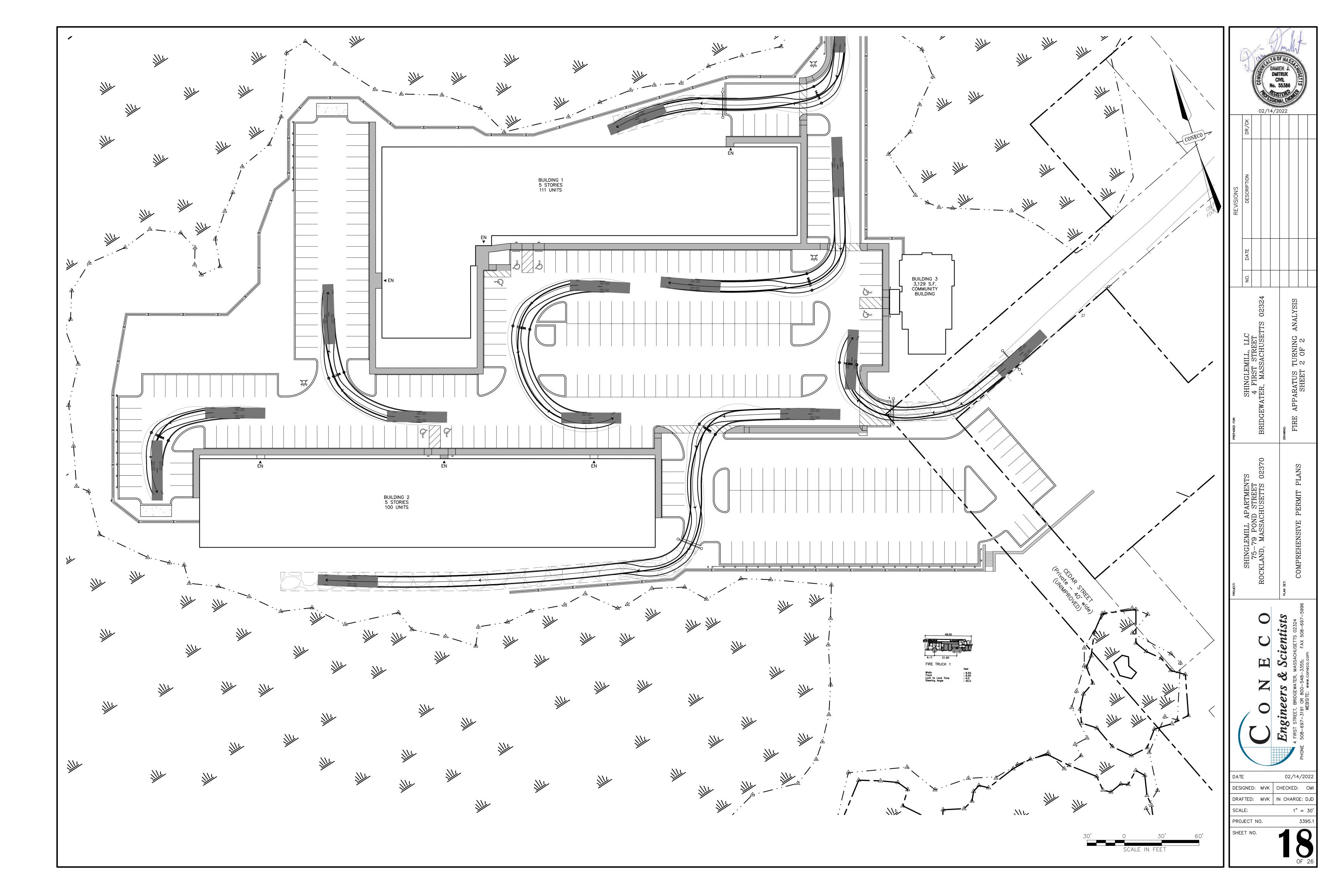


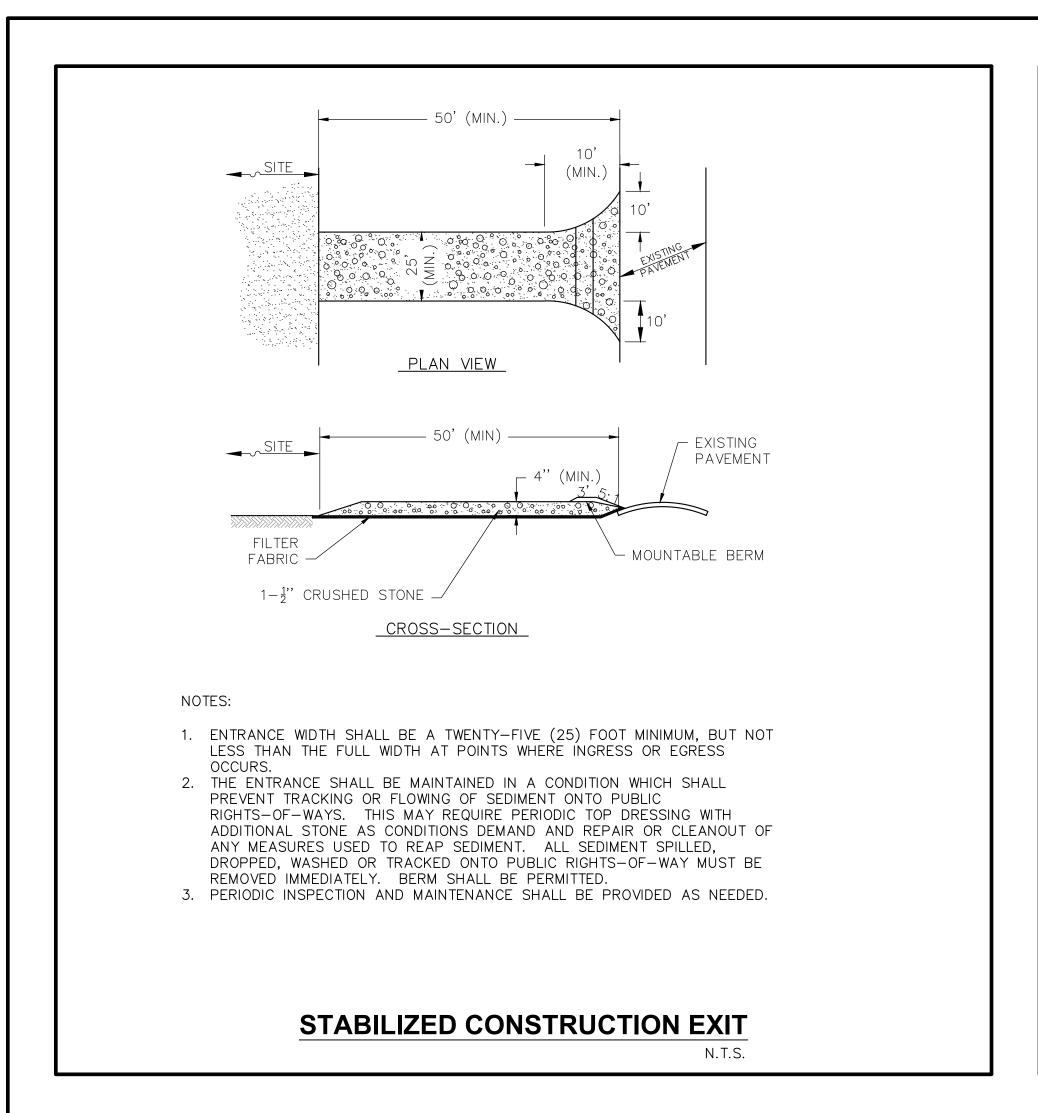


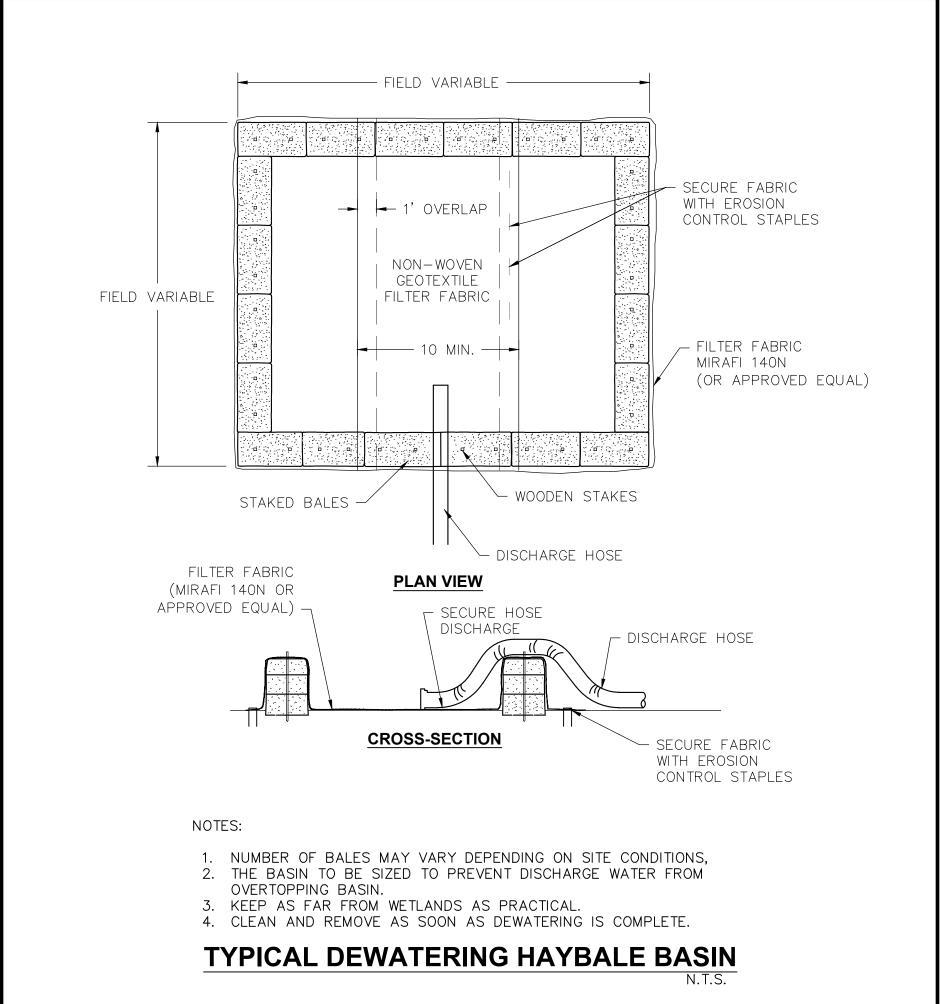


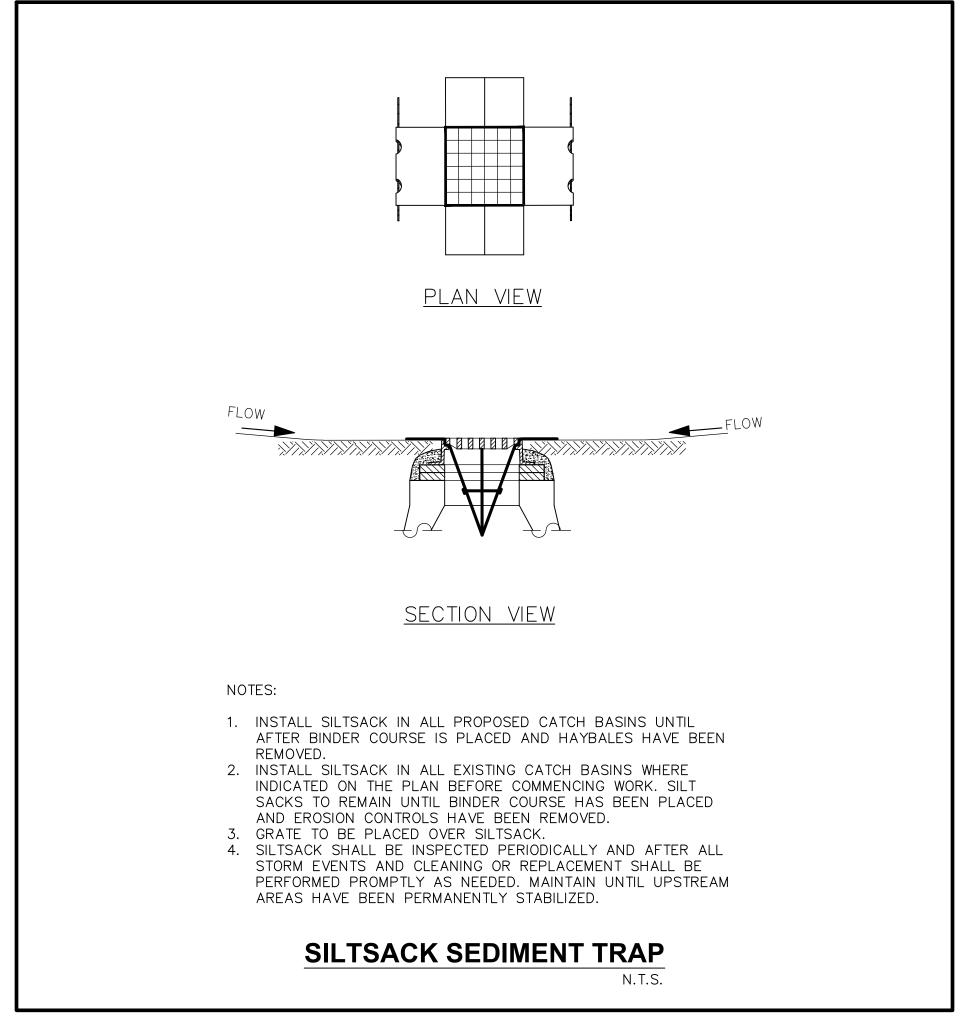


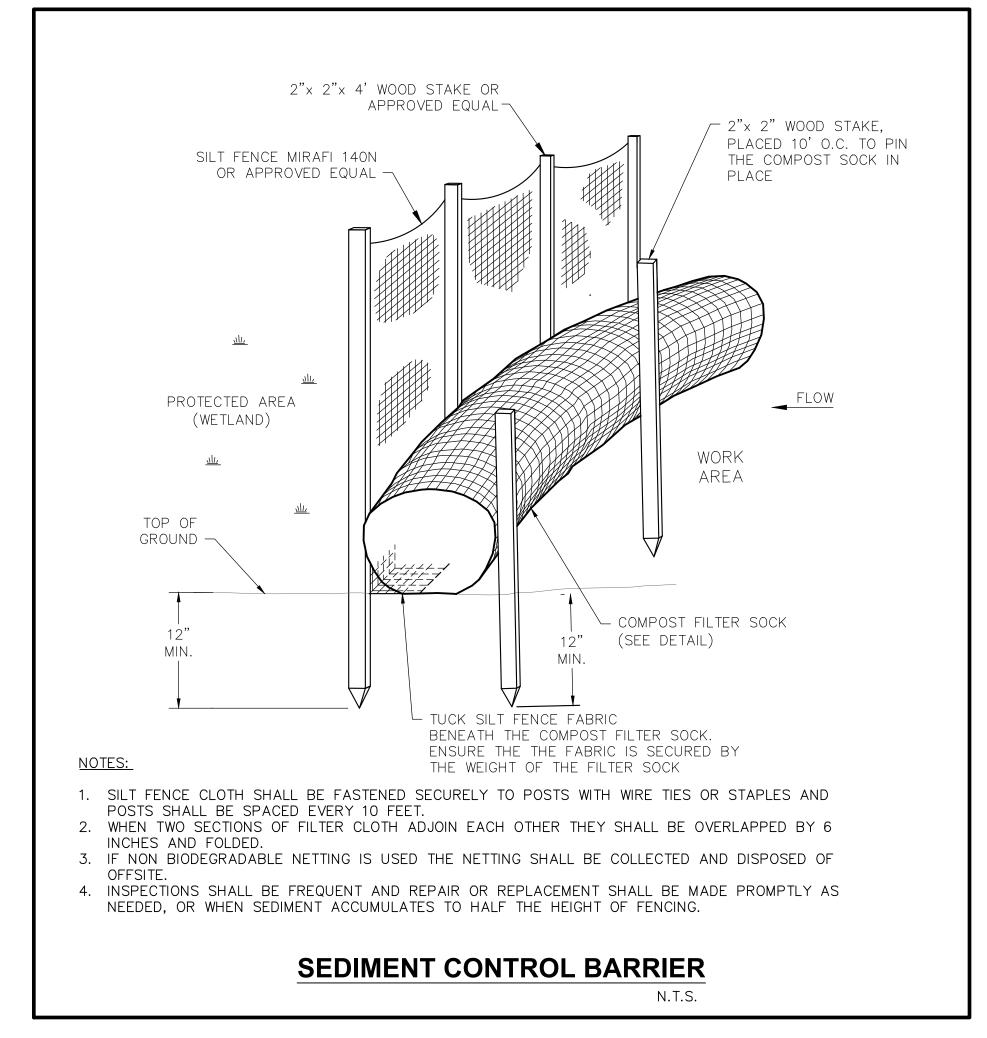


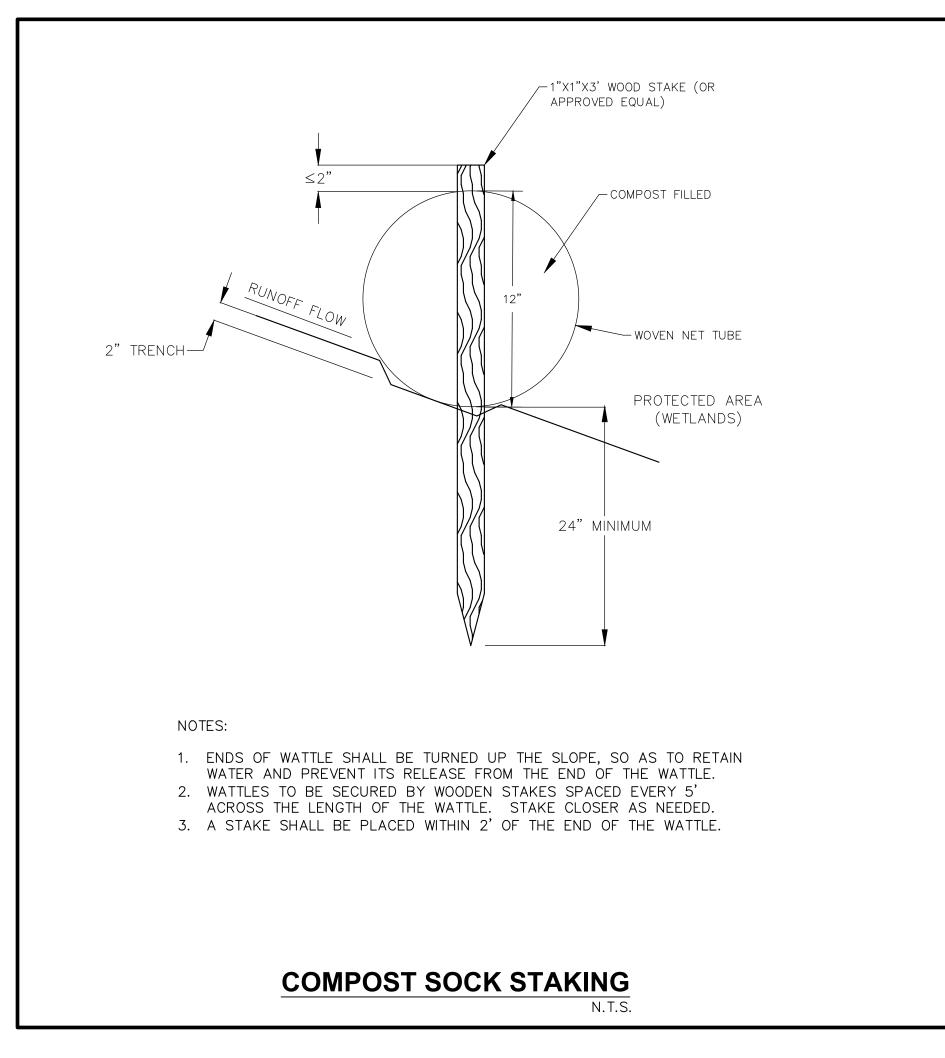


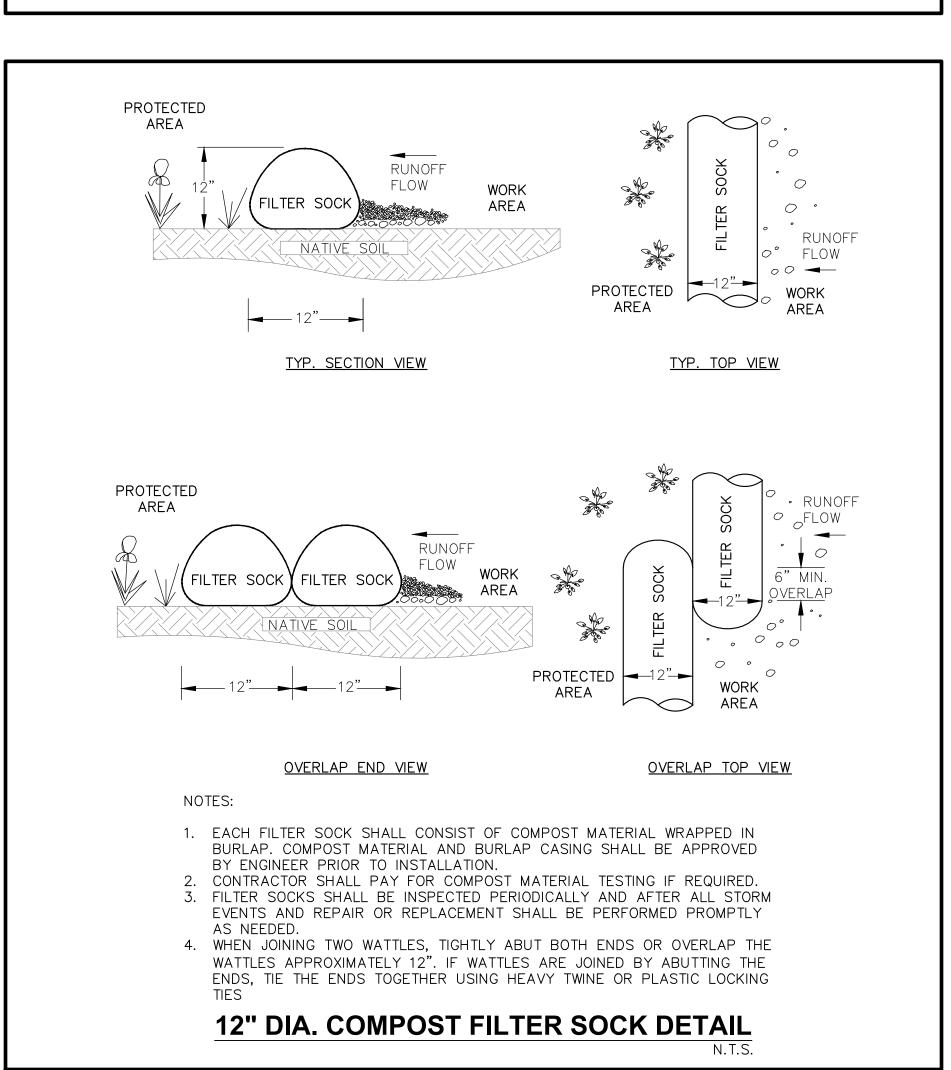


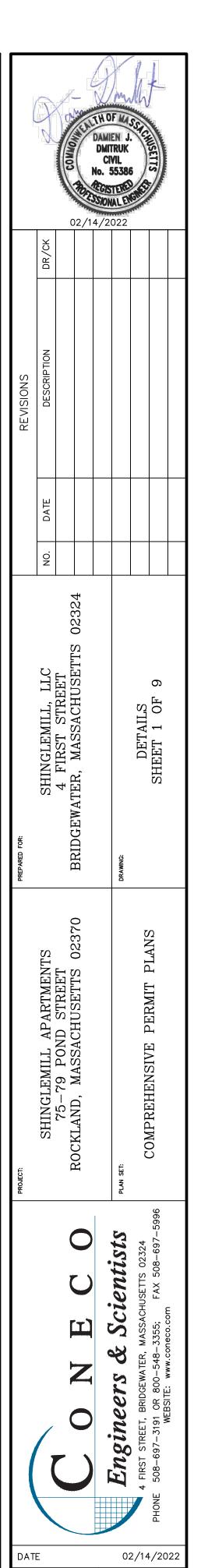










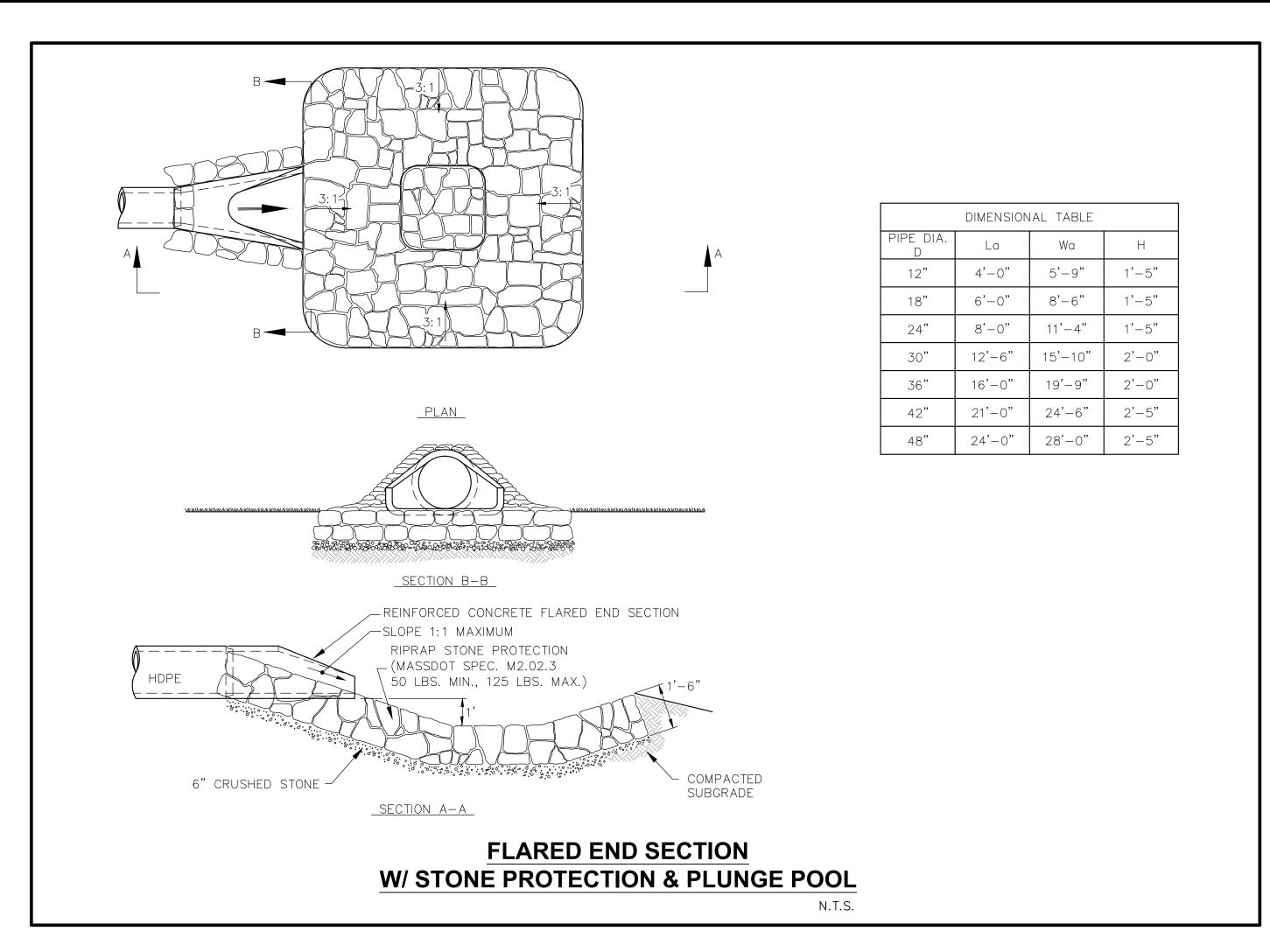


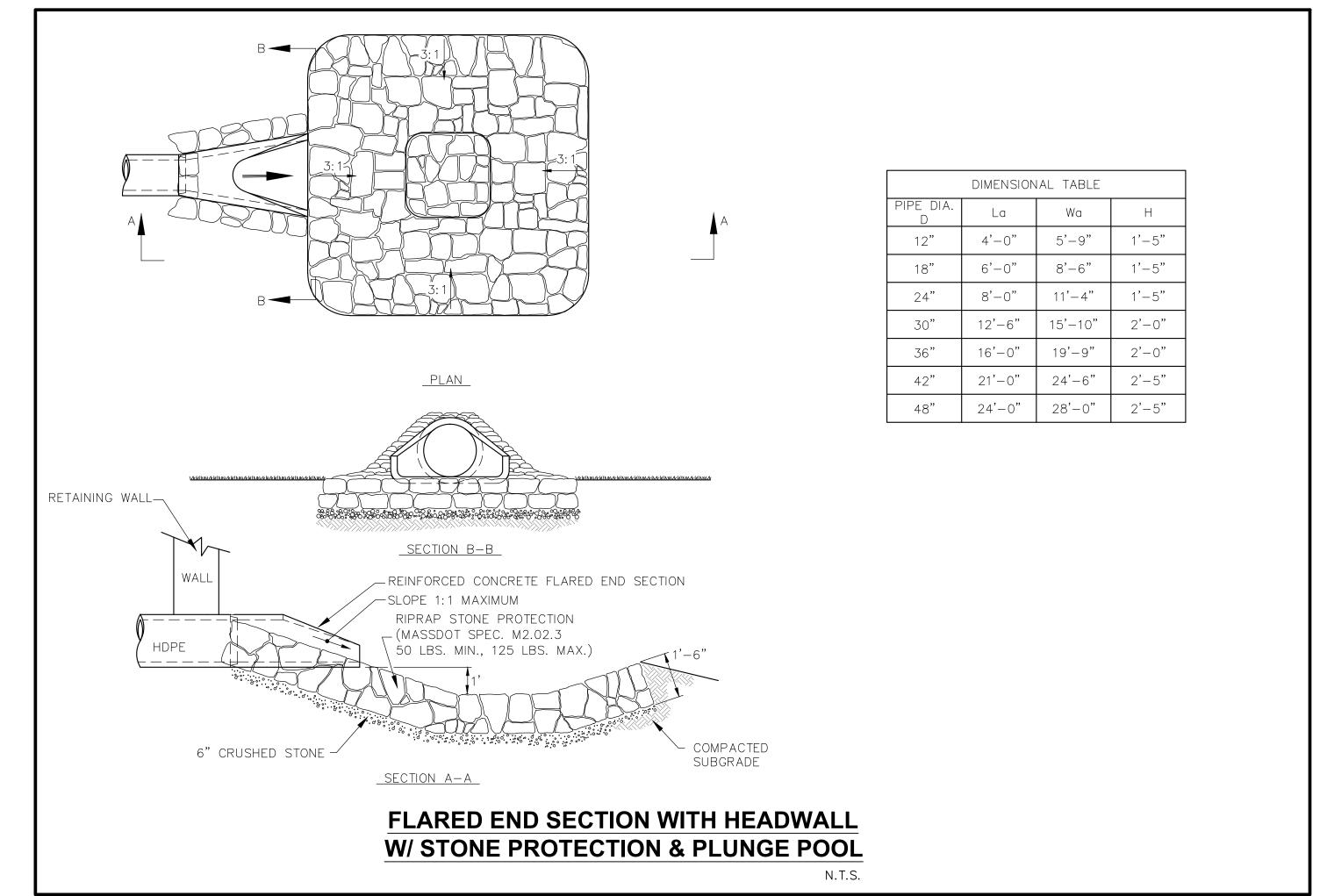
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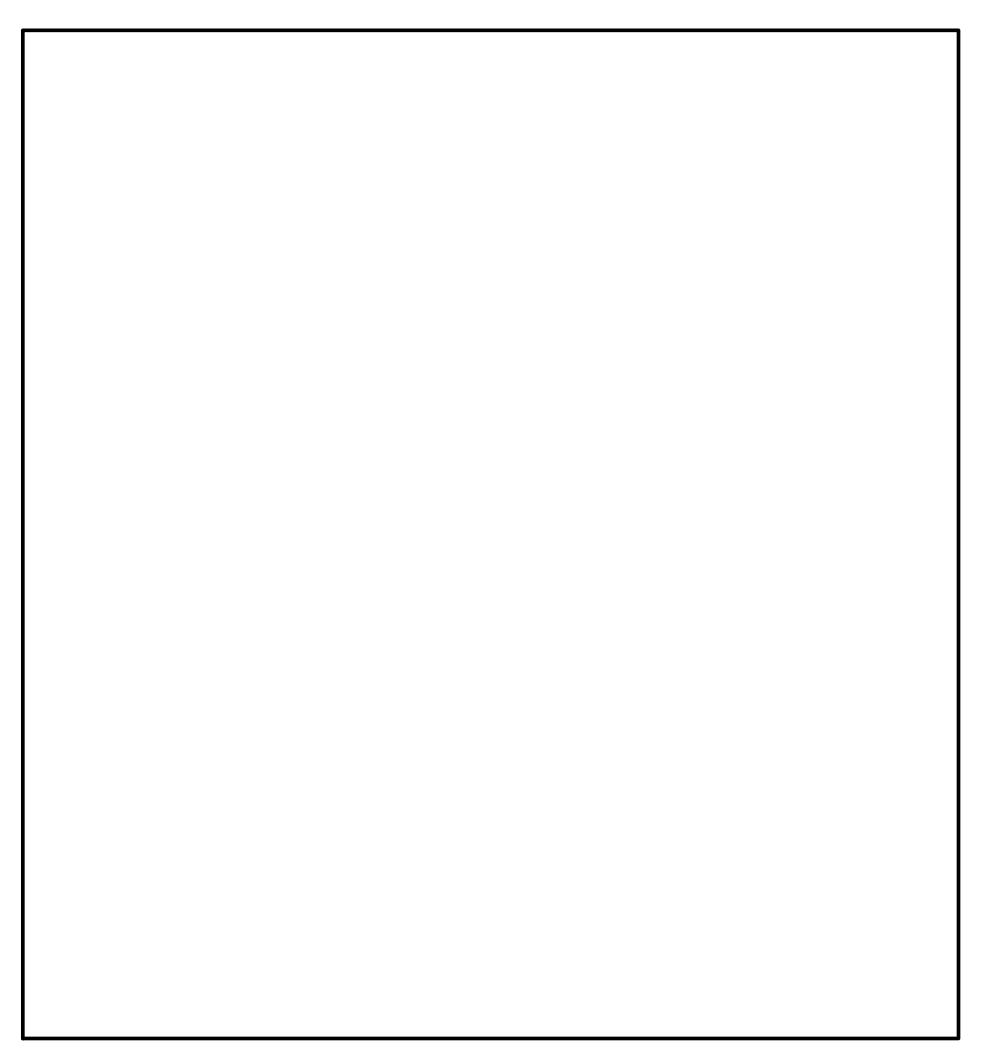
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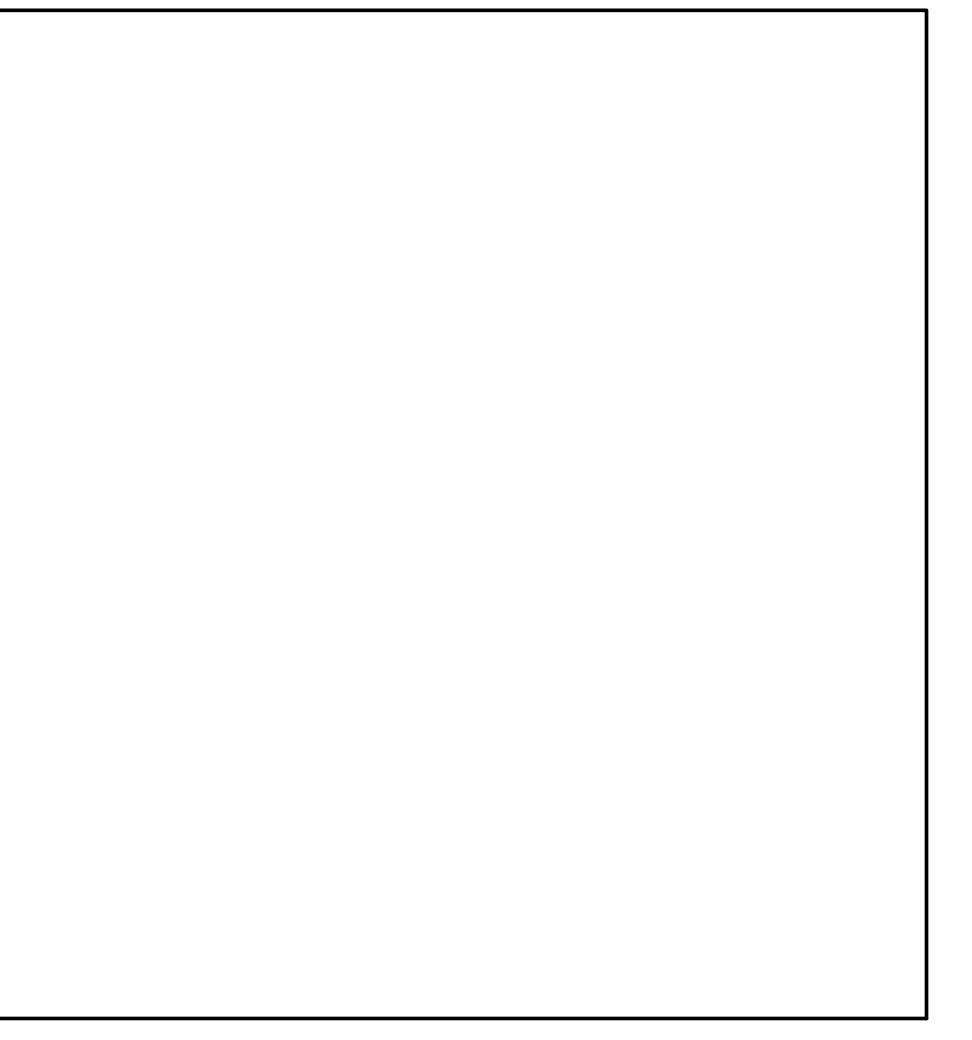
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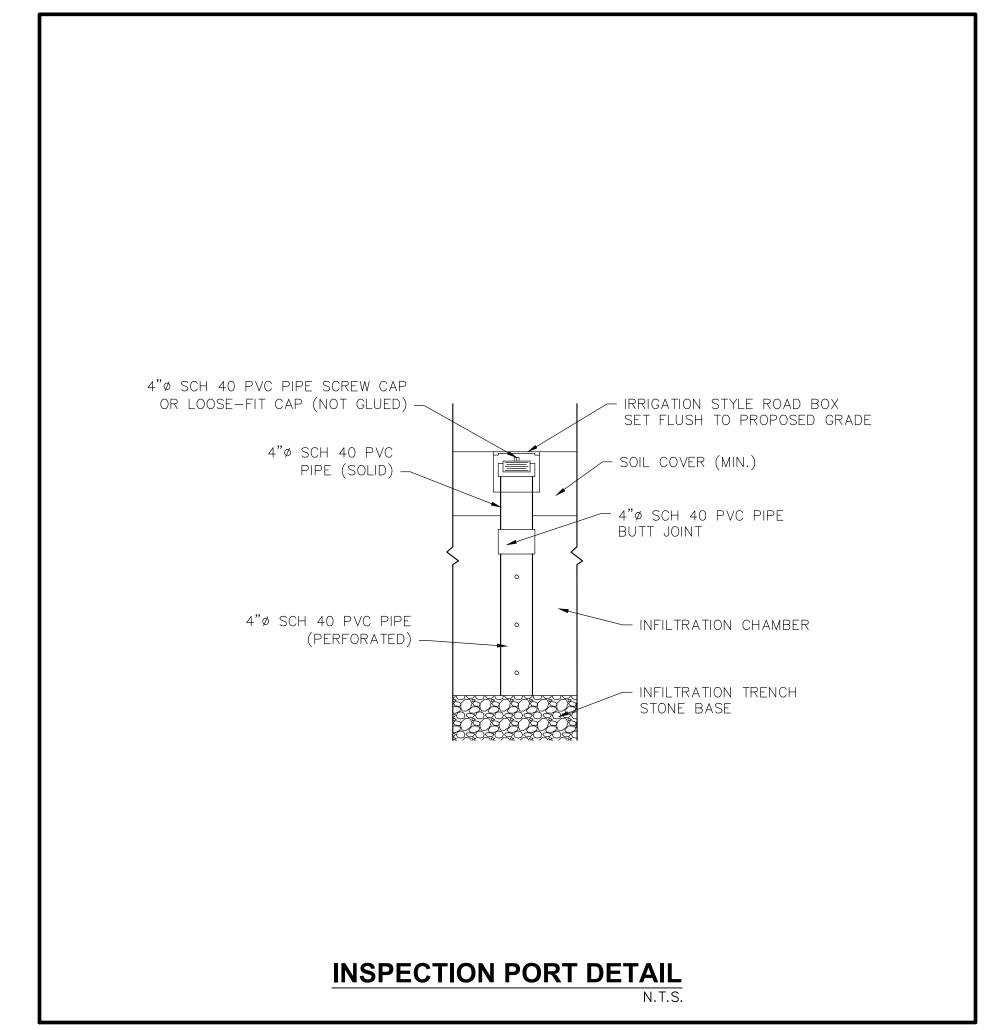
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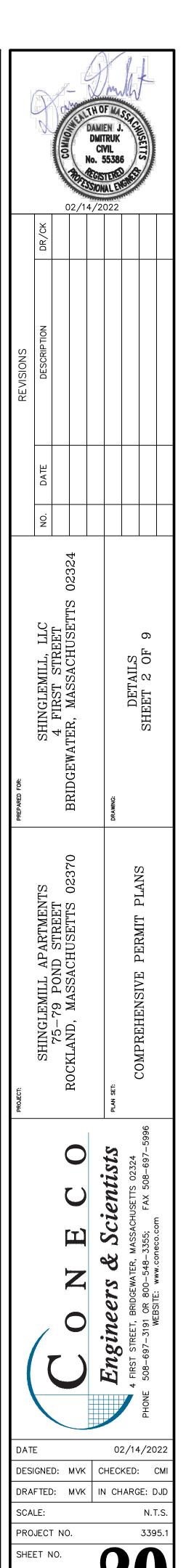


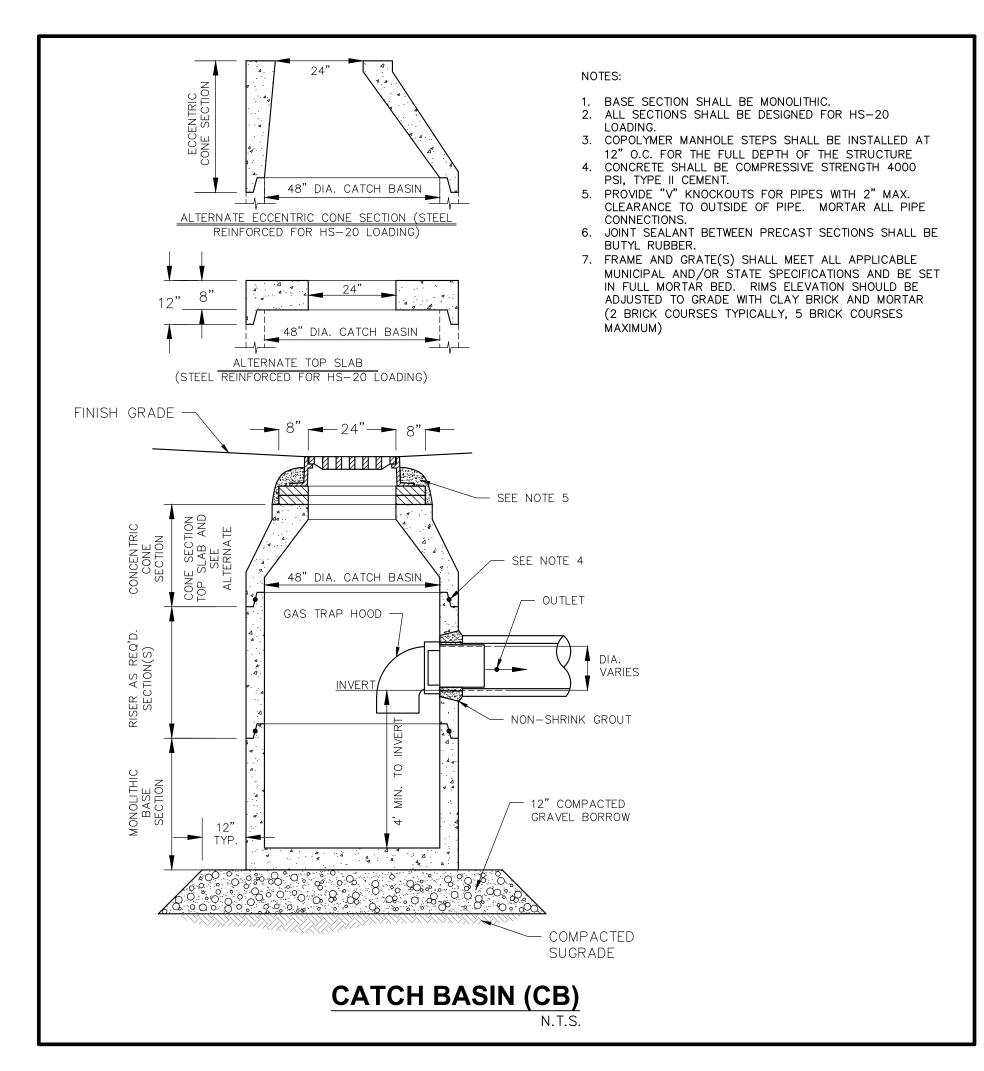


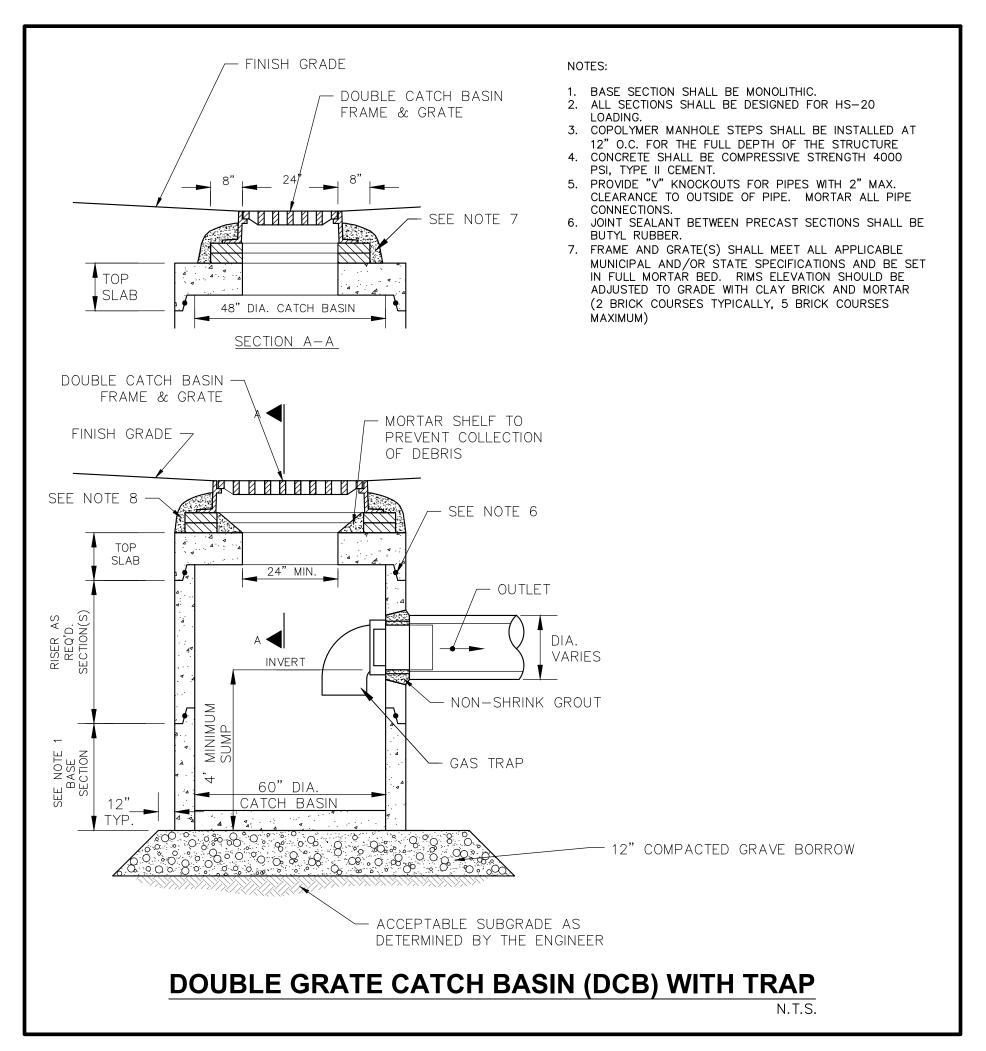


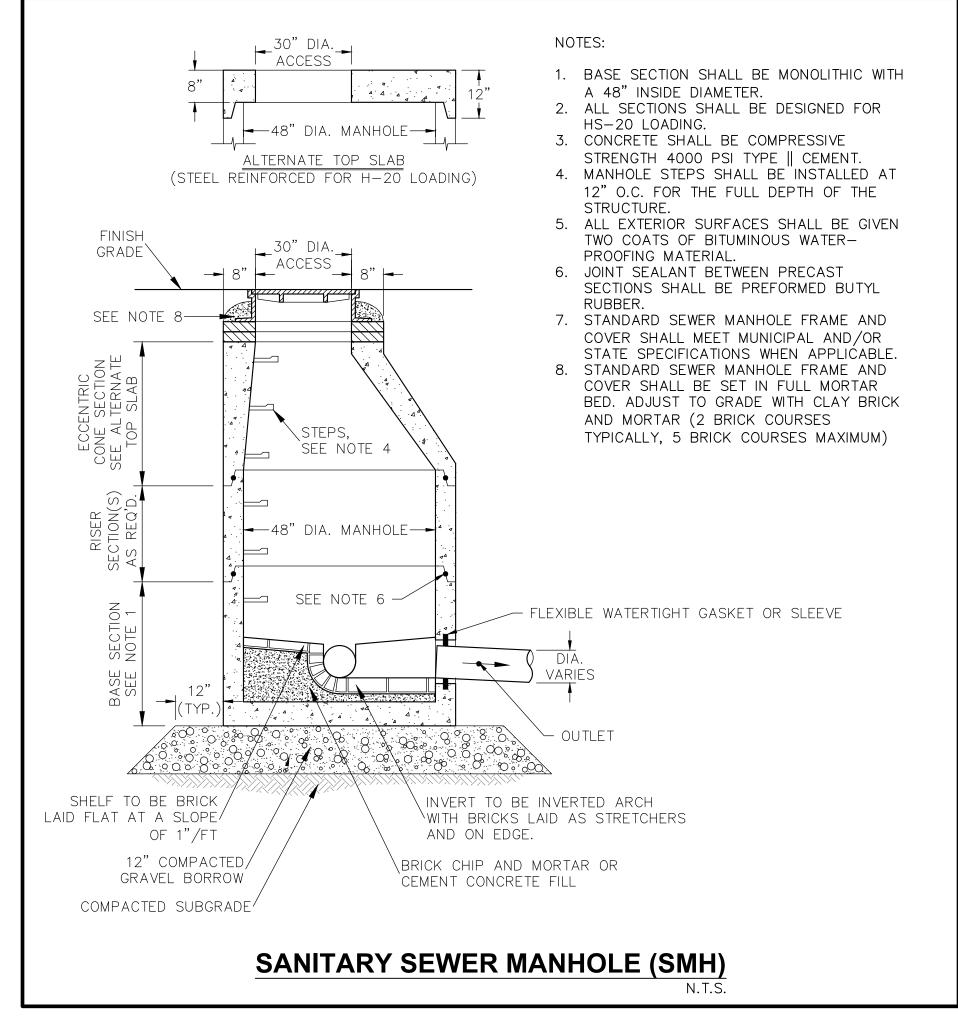


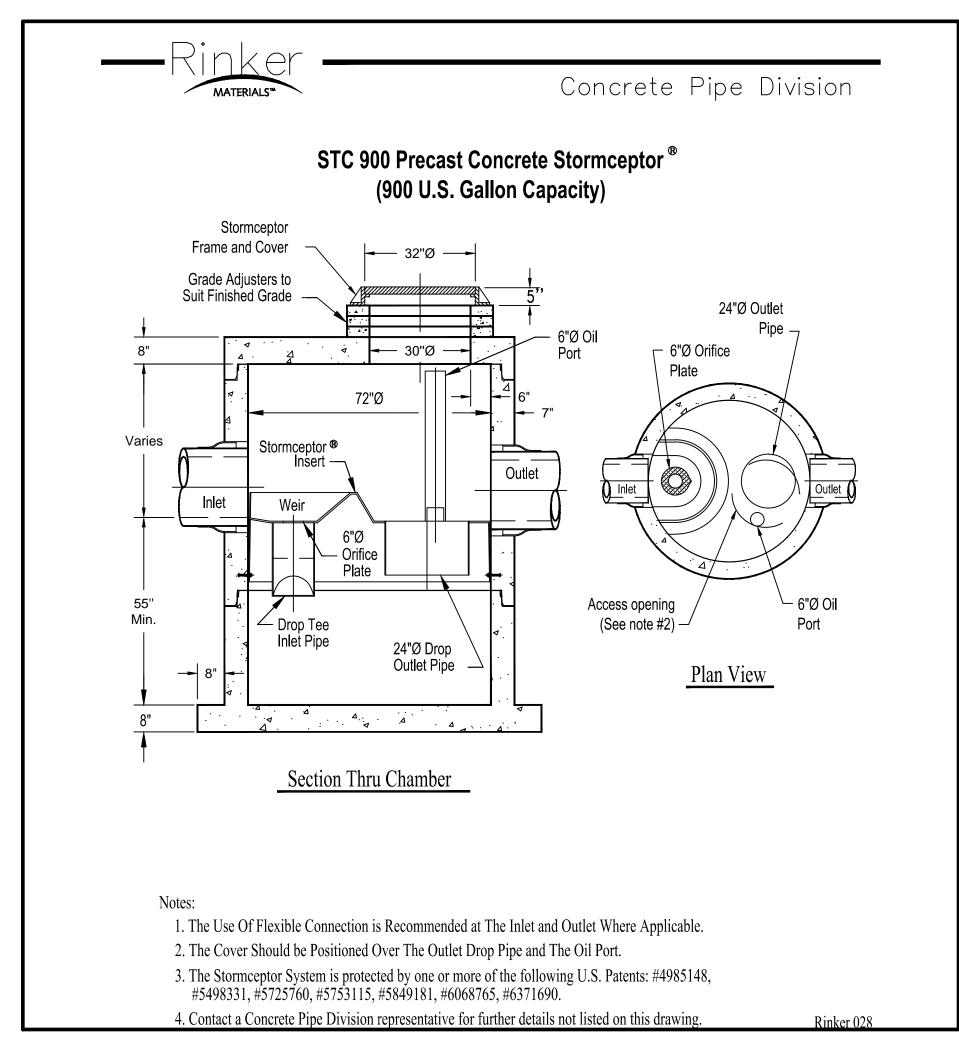


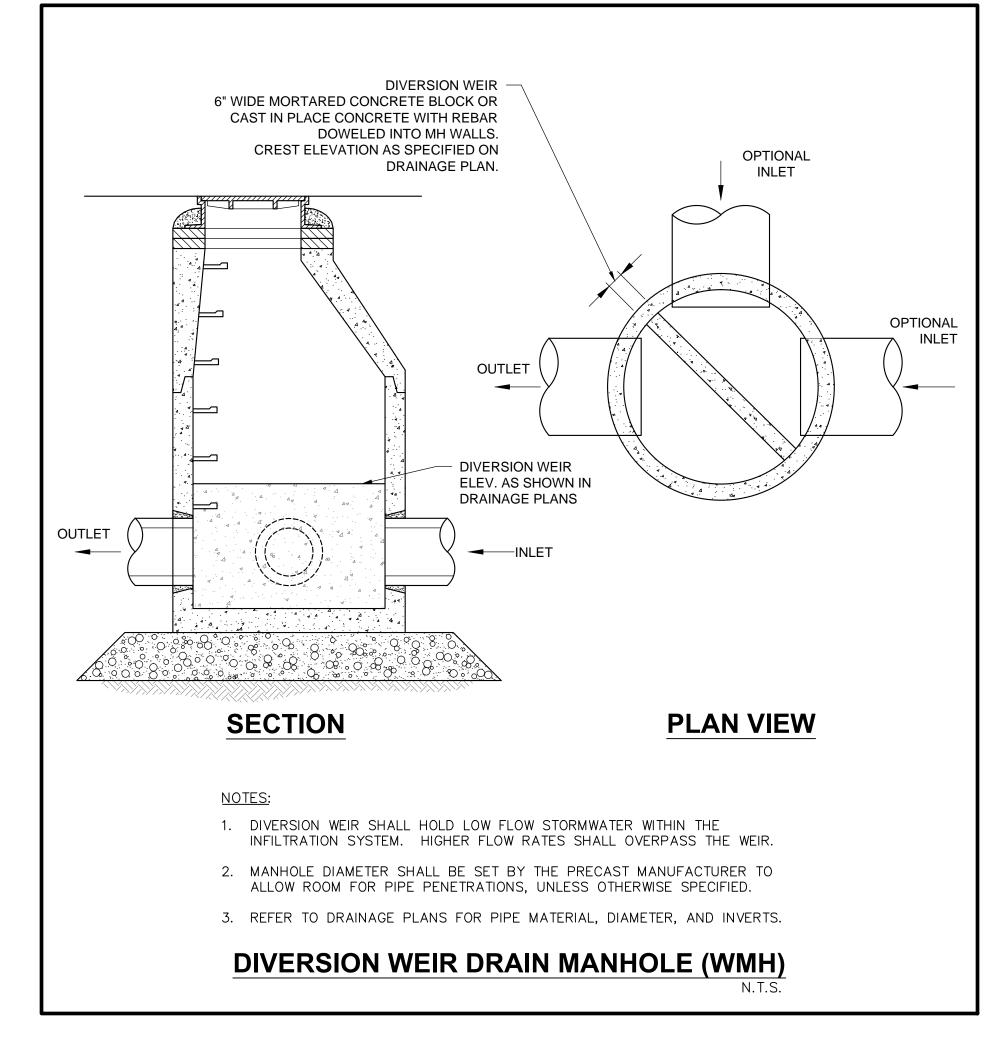


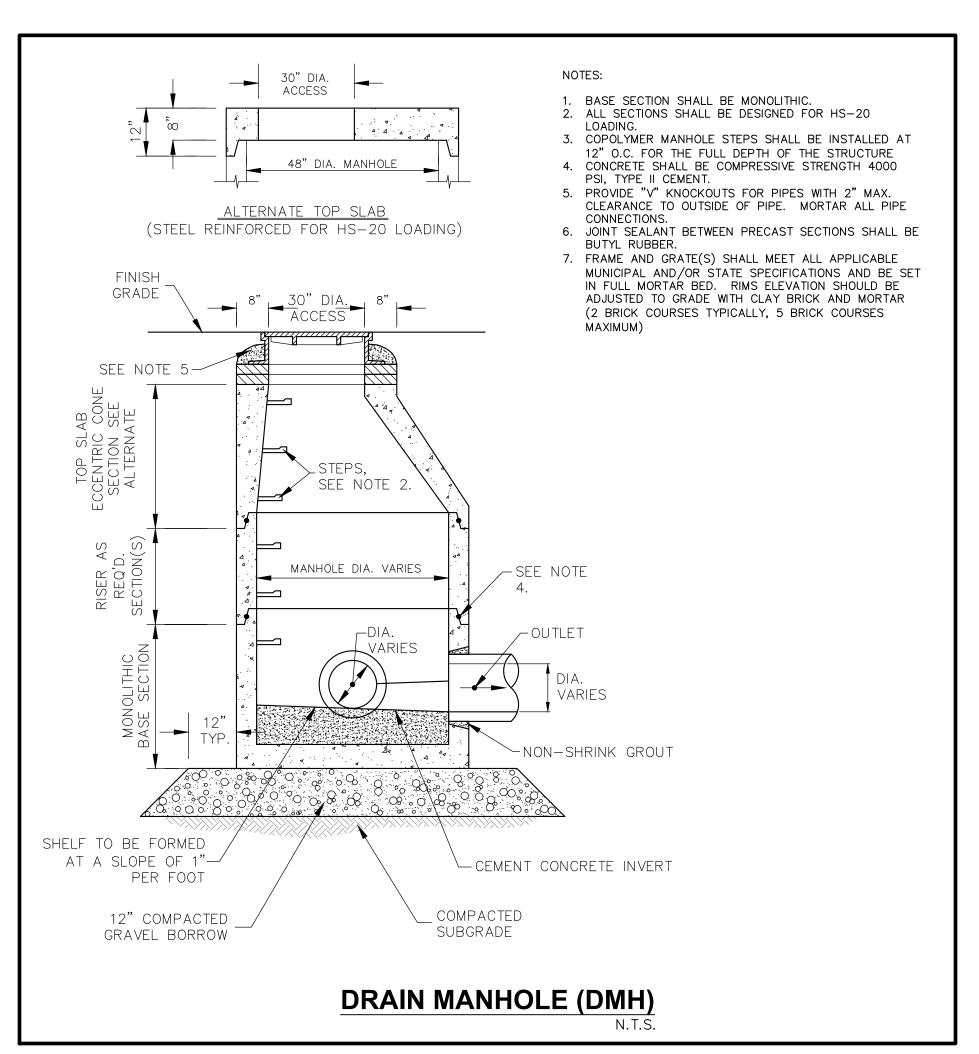


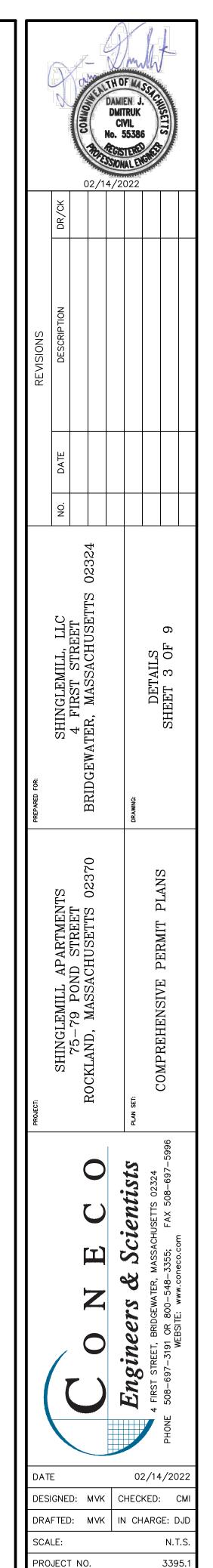


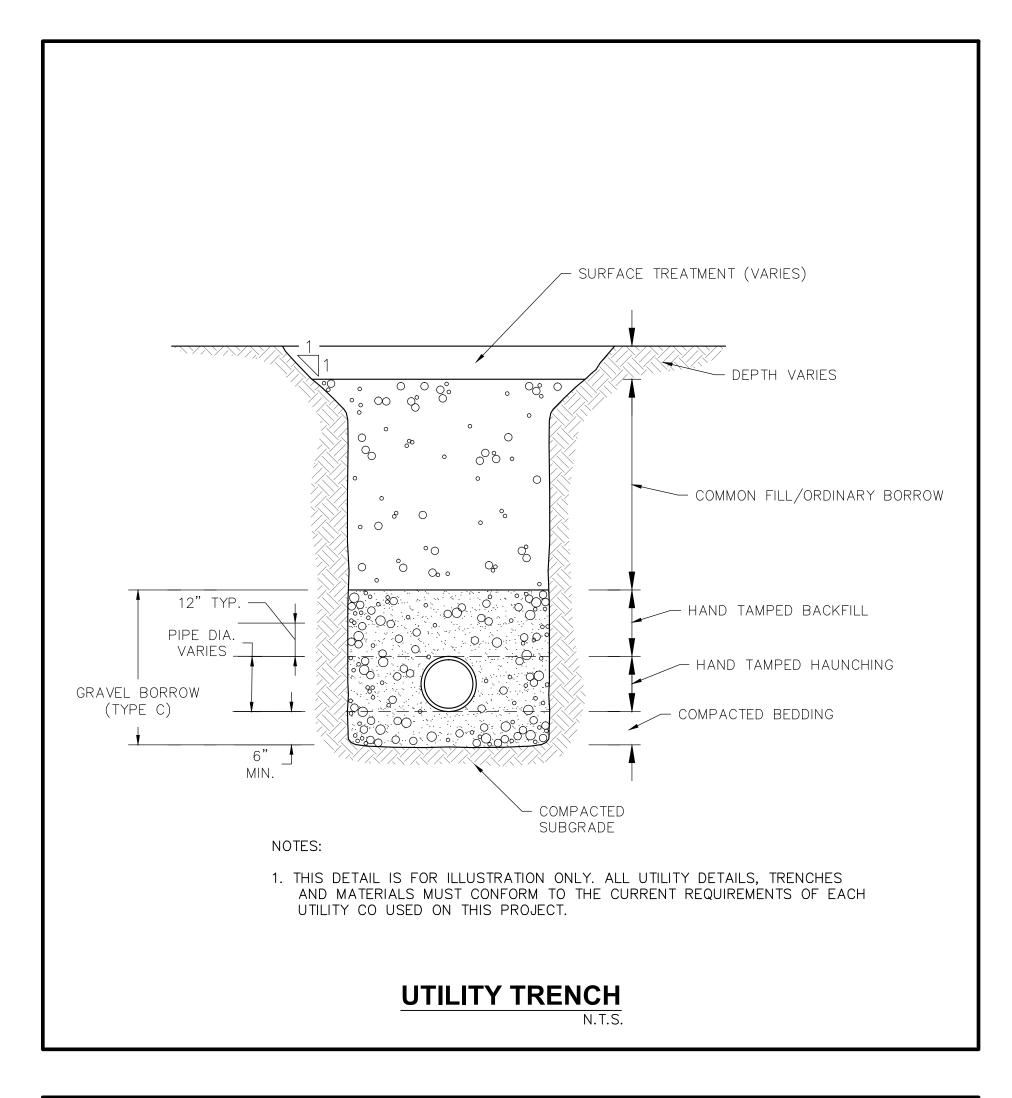


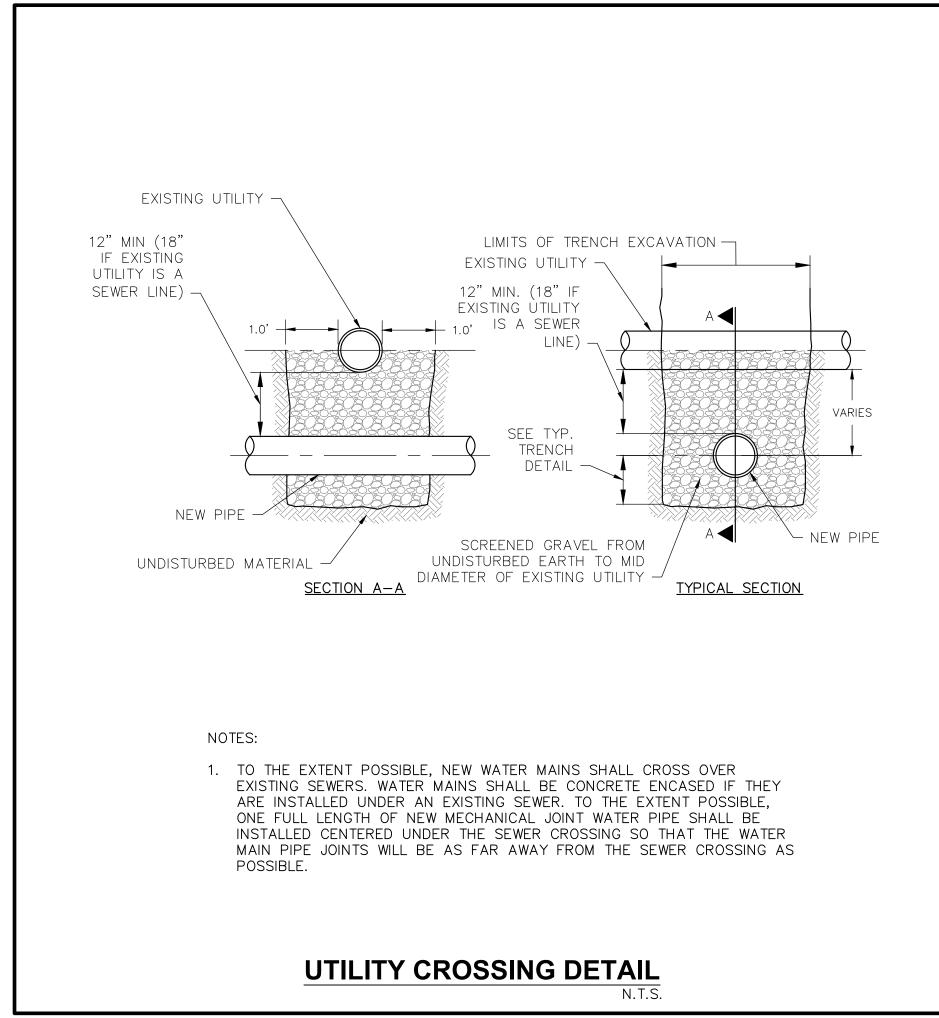


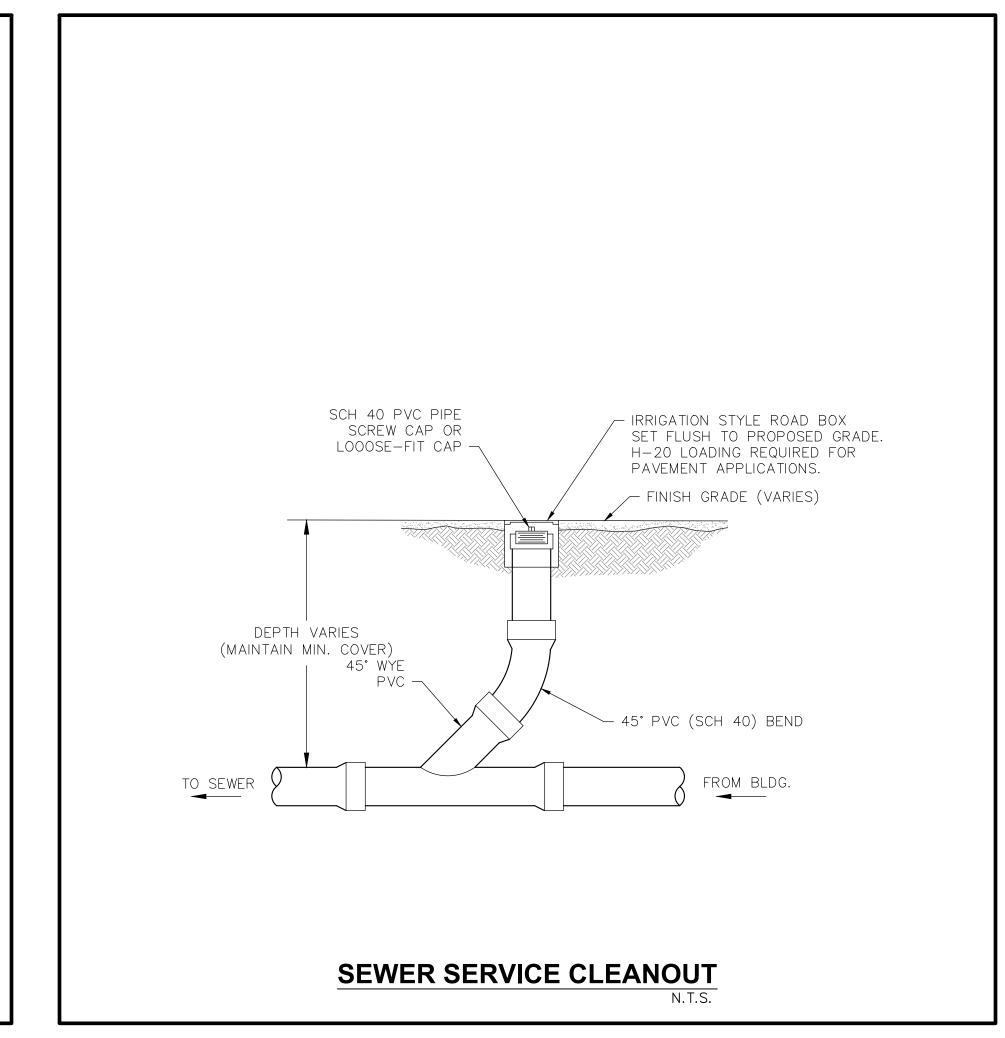


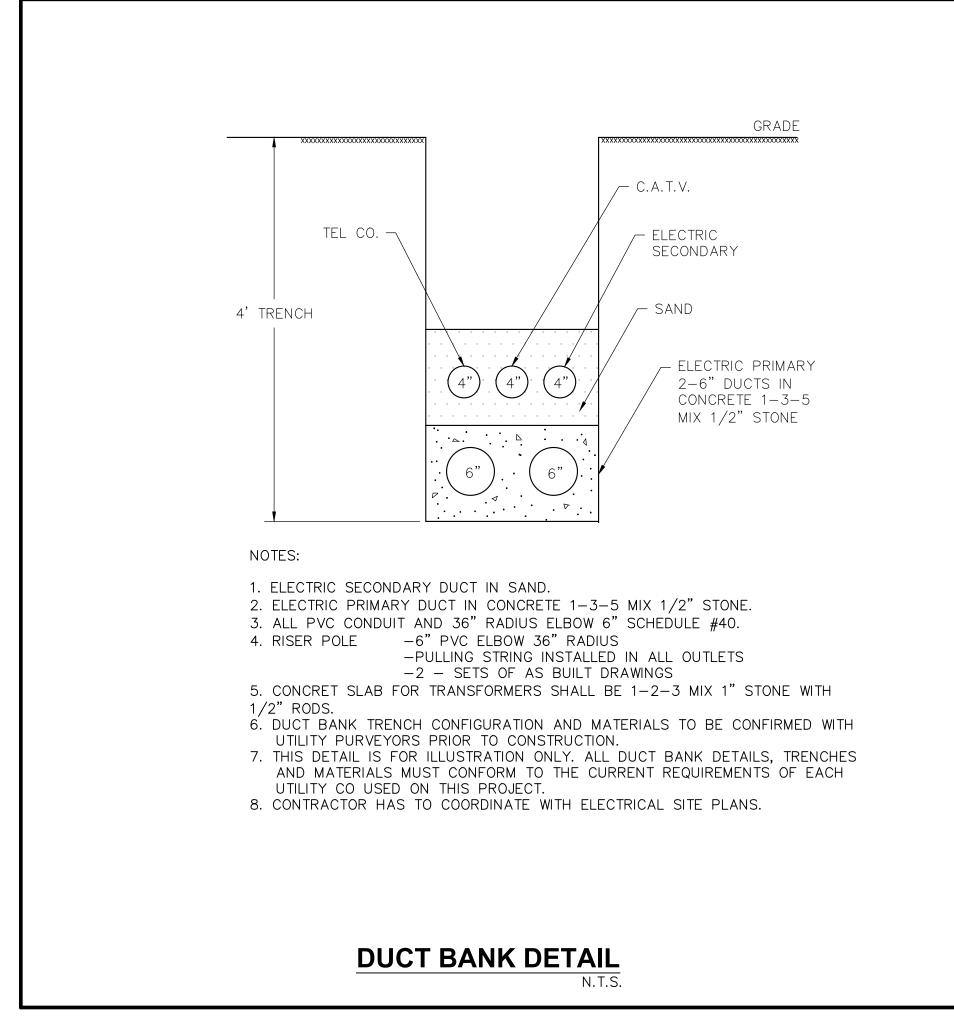


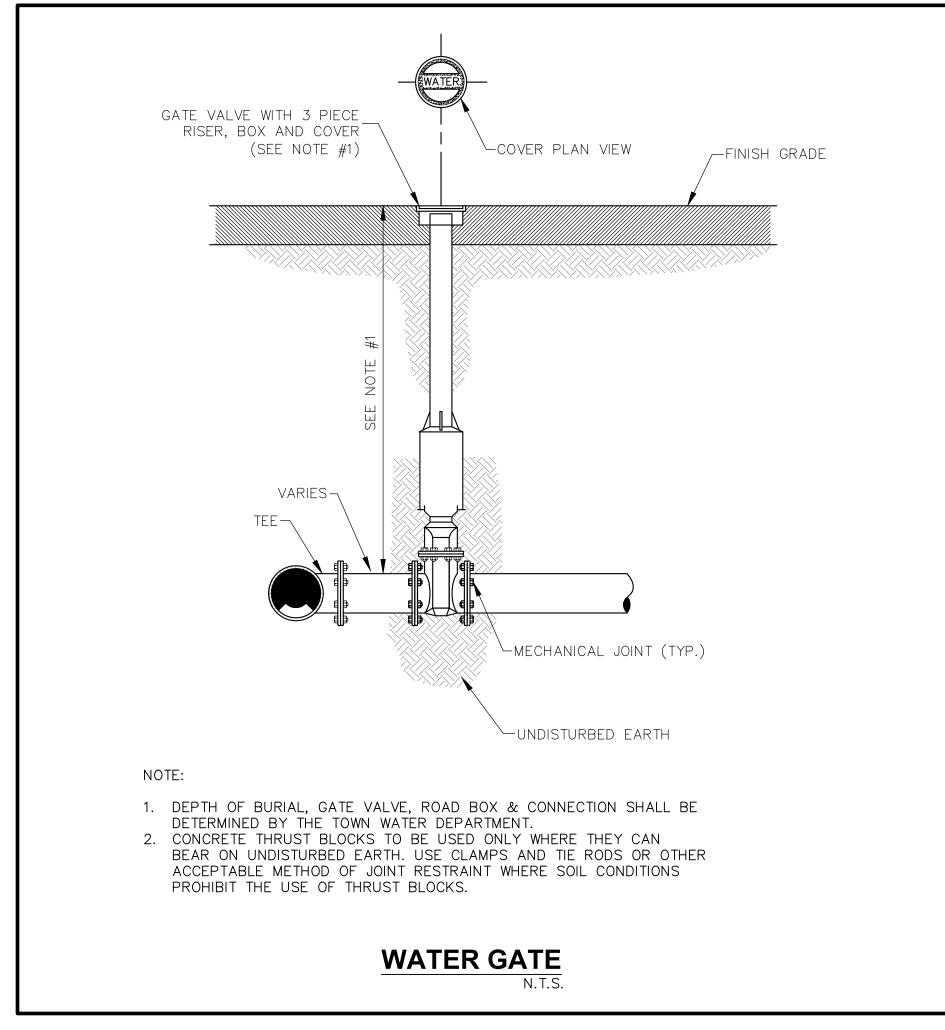


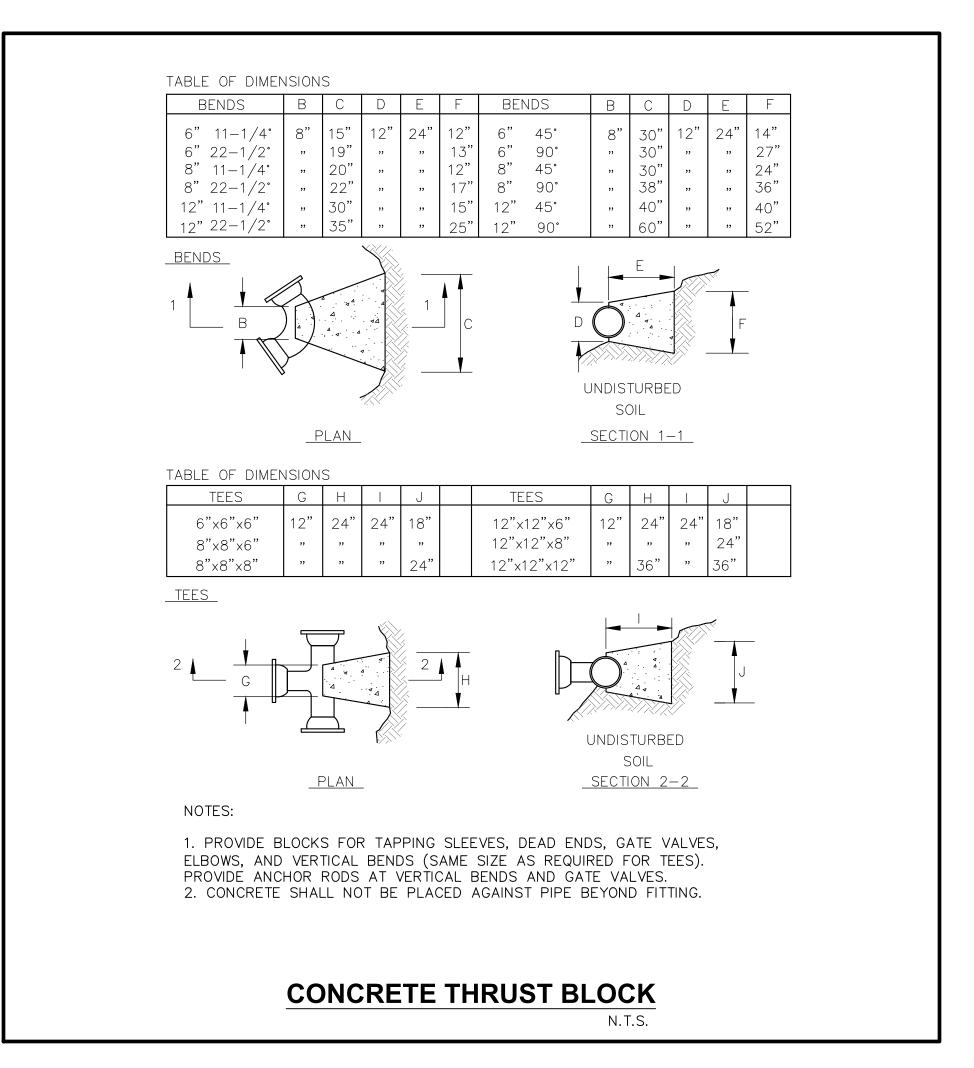


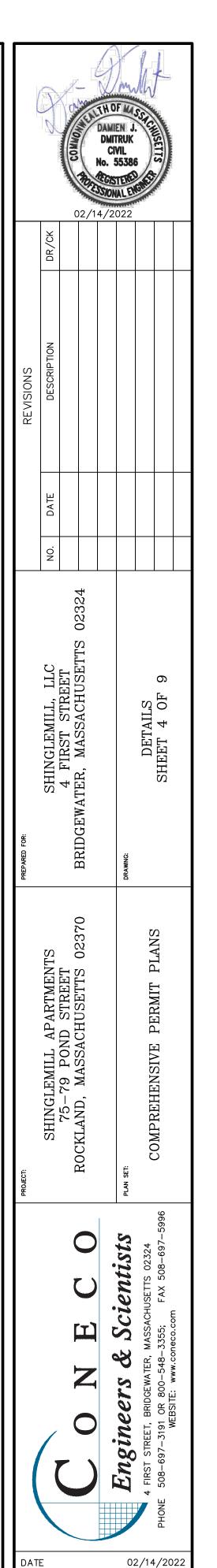












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