

SHINGLEMILL APARTMENTS

COMPREHENSIVE PERMIT PLANS

75-79 POND STREET

ROCKLAND, MASSACHUSETTS 02370



MASSGIS 2008 AERIAL PHOTO
SCALE: 1" = 500'



SCALE: 1" = 200'

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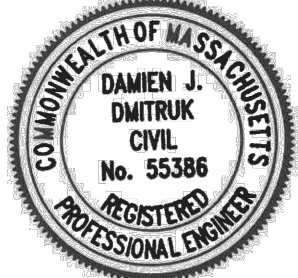
SITE INFORMATION:
ZONING DISTRICT: H-1 INDUSTRIAL PARK-HOTEL
TOTAL GROSS AREA: 29.72 Ac.
TOTAL BUILDING AREA: 1.28 Ac.
TOTAL NON-BUILDING IMPERVIOUS: 3.41 Ac.
TOTAL WETLAND OPEN SPACE: 16.54 Ac.

PREPARED FOR:
SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

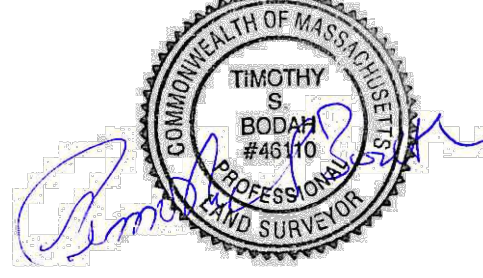
PREPARED ON:
APRIL 14, 2022
REVISED JULY 14, 2023



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

ENGINEER:
DAMIEN J. DMITRUK, P.E.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #55386

7/14/2023
DATE:

SURVEYOR:
TIMOTHY S. BODAH, P.L.S.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324

MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR #46110

7/14/2023
DATE:

SHINGLEMILL APARTMENTS			
75-79 POND STREET, ROCKLAND, MASSACHUSETTS 02370			
R E V I S I O N S			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/22	GRADING & DRAINAGE REDESIGN	DJD/MSD
2	4/26/23	PER REVIEW COMMENTS	DJD/MSD
3	7/14/23	PER REVIEW COMMENTS	BTM/DJD

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		PROPERTY LINE ABUTTER
		EASEMENT LINE
		FLOOD ZONE
		EDGE OF BORDERING VEGETATED WETLAND
		25' BVW BUFFER
		50' BVW BUFFER
		100' BVW BUFFER
		EDGE OF VERNAL POOL
		100' VERNAL POOL BUFFER
		PUBLIC SURFACE WATER SUPPLY – ZONE A
		PUBLIC SURFACE WATER SUPPLY – ZONE A CENTERLINE
		MAJOR GROUND CONTOUR
		MINOR GROUND CONTOUR
		EDGE OF PAVEMENT
		VERTICAL CURB
		CAPE COD BERM
		BUILDING
		TREE LINE
		ROCK WALL
		LIMIT OF WORK/EROSION CONTROL LINE
		DRAINAGE LINE
		GUARD RAIL
		POST AND RAIL FENCE
		CHAIN LINK FENCE
		GAS LINE
		WATER LINE
		SEWER LINE
		OVERHEAD WIRE
		TELEPHONE
		ELECTRIC/TELEPHONE/COMMUNICATIONS
		SEWER MANHOLE
		DRAIN/WEIR/WQU MANHOLE
		CATCH BASIN
		DOUBLE GRATE CATCH BASIN
		TEST PIT
		UTILITY POLE
		GUY WIRE
		LIGHT POLE
		CONCRETE BOUND W/ DRILL HOLE OR LEAD PIN
		IRON PIN
		DRILL HOLE
		BANK/WETLAND FLAG
		WATER VALVE
		GAS VALVE
		HYDRANT
		MONITORING WELL
		PARKING SPACE COUNT
		SEWER CLEAN OUT
		FLARED END SECTION
		SIGN

ABBREVIATIONS	
ABBREV.	DESCRIPTION
BB	BITUMINOUS BERM
BC	BOTTOM OF CURB
BIT.	BITUMINOUS
BLDG	BUILDING
BM	BENCH MARK
BOS	BOTTOM OF SLOPE
BVW	BORDERING VEGETATED WETLAND
CB	CATCH BASIN
CBDH	CONCRETE BOUND DRILL HOLE
CBLP	CONCRETE BOUND LEAD PIN
CCB	CAPE COD BERM
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC.	CONCRETE
CPD	CONCRETE PAD
CY	CUBIC YARD
DCB	DOUBLE CATCH BASIN
DEM	DEMOLISH
DH	DRILL HOLE
DIA.	DIAMETER
DIM.	DIMENSION
DMH	DRAIN MANHOLE
ELEV.	ELEVATION
ELEC.	ELECTRIC
EM	ELECTRIC METER
EOP	EDGE OF PAVEMENT
EOW	EDGE OF WETLANDS
EXIST, EX.	EXISTING
FES	FLARED END SECTION
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FT	FOOT OR FEET
GC	GRANITE CURB
GG	GAS GATE
GV	GATE VALVE
GW	GROUND WATER
HGW	HIGH GROUNDWATER
HOR	HORIZONTAL
HW	HEADWALL
HYD	HYDRANT
IN	INCHES
INV., I	INVERT
IP	IRON PIPE
L	LENGTH
LP	LIGHT POLE
LS	LANDSCAPING
MAT	MATERIAL
MAX	MAXIMUM
MB	MAIL BOX
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MW	MONITORING WELL
NAVD	NORTH AMERICAN VERTICAL DATUM
NO	NUMBER
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
PKG	PARKING
PL	PROPERTY LINE
PROP., P	PROPOSED
PT	POINT OR POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIM
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
S	SLOPE
STC	STORMCEPTOR MANHOLE (WATER QUALITY UNIT)
SEC.	SECTION
SF	SQUARE FEET
SMH	SEWER MANHOLE
SP	STANDPIPE
SPEC.	SPECIFICATION
SW	SIDEWALK
TC	TOP OF CURB
TEK., T	TELEPHONE
TMH	TELEPHONE MANHOLE
TOB	TOP OF BANK
TOF	TOP OF FOUNDATION
TOS	TOP OF SLOPE
TP	TEST PIT
TYP.	TYPICAL
UP	UTILITY POLE
VERT	VERTICAL
WG/V	WATER GATE/VALVE
WM	WATER METER
WMH	WEIR MANHOLE
WQU	WQU

- 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 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 POLLUTIONS PREVENTION PLAN SHALL BE SUBMITTED BY THE OWNER OR CONTRACTOR PRIOR TO THE START OF SITE CONSTRUCTION ACTIVITIES. 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.
15.

THE BOUNDARY OF PUBLIC SURFACE WATER SUPPLY ZONE A SHOWN ON THE PLANS WAS IMPORTED FROM THE "BUREAU OF GEOGRAPHIC INFORMATION (MASSGIS), COMMONWEALTH OF MASSACHUSETTS, EXECUTIVE OFFICE OF TECHNOLOGY AND SECURITY SERVICES: SURFACE WATER SUPPLY PROTECTION AREAS (ZONE A, B, C) – APRIL 2017" AND MODIFIED PER COORDINATION WITH MASSDEP.
16.

ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF PAVEMENT. IF CURBING IS NOT IMMEDIATELY INSTALLED AT THE TIME OF PAVING, THE CONTRACTOR SHALL EMBANK THE PERIMETER OF THE PAVING TO ENSURE RUNOFF FROM PAVED AREAS IS DIRECTED TOWARDS THE STORMWATER MANAGEMENT SYSTEMS.

EXISTING CONDITIONS INFORMATION:

1.

THE PROPERTY IS REFERENCED BY THE TOWN OF ROCKLAND ASSESSOR'S ID 9-13 & 10-68.
2.

OWNER OF RECORD:
SHINGLEMILL, LLC
4 FIRST STREET, BRIDGEWATER, MA
BOOK 52044, PAGE 229 (MAP 10, LOT 68)
BOOK 51016, PAGE 303 (MAP 9, LOT 13)
3.

ELEVATIONS REFER TO NAVD 88.
4.

WETLANDS ORIGINALLY DELINEATED BY WETLAND STRATEGIES, INC. IN MAY & SEPTEMBER 2018 AND FIELD LOCATED BY ATLANTIC DESIGN ENGINEERS, INC. A REVISED WETLAND DELINEATION WAS COMPLETED ON FEBRUARY 22, 2023 AND MARCH 30, 2023 BY CONECO ENGINEERS AND SCIENTISTS. ALL CONECO WETLAND FLAGS AND WETLANDS STRATEGIES INC. WETLAND FLAGS WERE FIELD LOCATED BY CONECO IN APRIL 2023.
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 ON THESE PLANS WERE DIGITIZED FROM THE FIRM PANEL.
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.

NOTES

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 PLAN.
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 UTILITIES.

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.

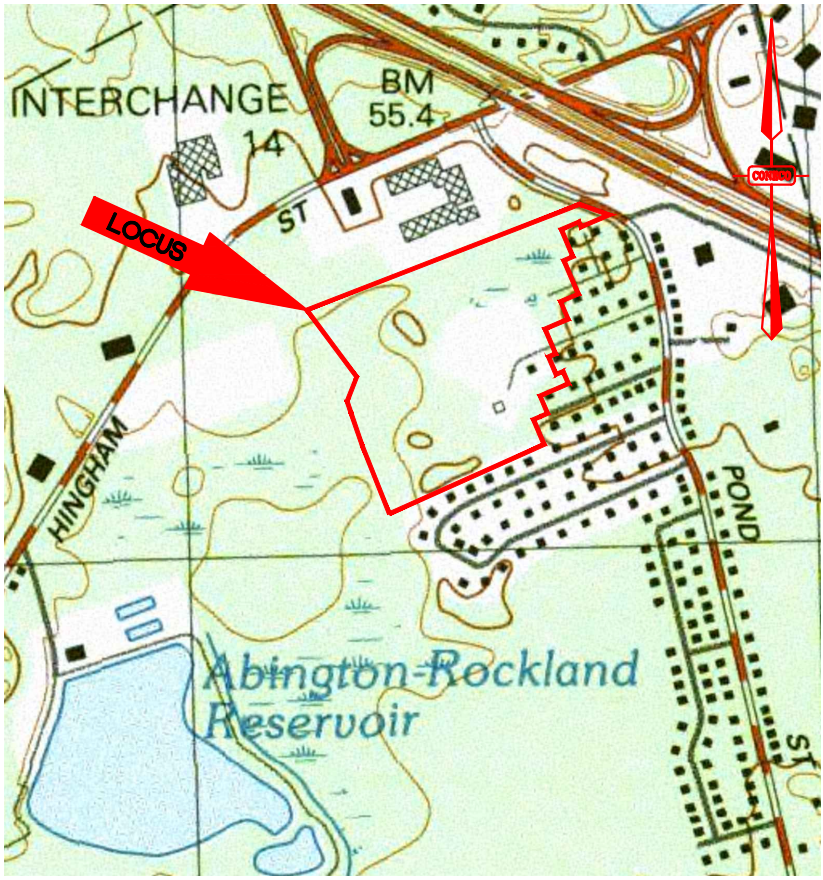
CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.

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**
<i>LOTS</i>		
MIN. AREA	N/A	29.3 ACRES.
MIN. FRONTAGE	N/A	165 FT
<i>BUILDINGS</i>		
MAX. BUILDING LOT COVERAGE	50%	4.4%
MIN. FRONT YARD	50 FT	710 FT
MIN. SIDE YARD	30 FT*	155 FT
MIN. REAR YARD	30 FT*	277 FT
MAX. BUILDING STORIES	3 STORIES	5 STORIES
MAX. BUILDING HEIGHT	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		



LOCUS MAP
Scale: 1" = 1000'

7/14/2023

REVISIONS		NO.		DATE	DESCRIPTION
DR/CK <td>D/JD/MSD<td>1<td>9/23/2022<td>GRADING & DRAINAGE REDESIGN</td></td></td></td>	D/JD/MSD <td>1<td>9/23/2022<td>GRADING & DRAINAGE REDESIGN</td></td></td>	1 <td>9/23/2022<td>GRADING & DRAINAGE REDESIGN</td></td>	9/23/2022 <td>GRADING & DRAINAGE REDESIGN</td>	GRADING & DRAINAGE REDESIGN	
D/JD/MSD <td>D/JD/MSD<td>2<td>4/26/2023<td>PER REVIEW COMMENTS</td></td></td></td>	D/JD/MSD <td>2<td>4/26/2023<td>PER REVIEW COMMENTS</td></td></td>	2 <td>4/26/2023<td>PER REVIEW COMMENTS</td></td>	4/26/2023 <td>PER REVIEW COMMENTS</td>	PER REVIEW COMMENTS	
D/JD/MSD <td>D/JD/MSD<td>3<td>7/14/2023<td>PER REVIEW COMMENTS</td></td></td></td>	D/JD/MSD <td>3<td>7/14/2023<td>PER REVIEW COMMENTS</td></td></td>	3 <td>7/14/2023<td>PER REVIEW COMMENTS</td></td>	7/14/2023 <td>PER REVIEW COMMENTS</td>	PER REVIEW COMMENTS	

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

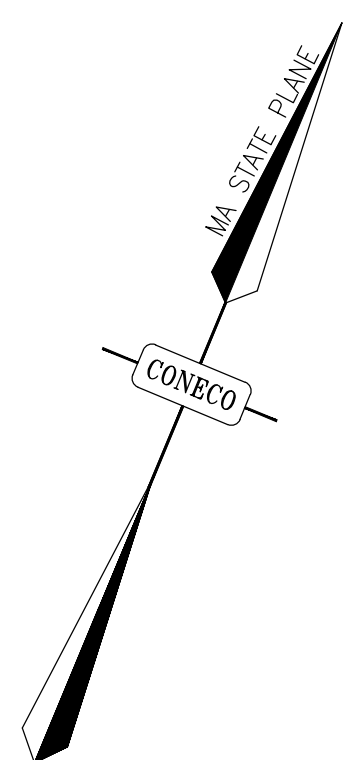
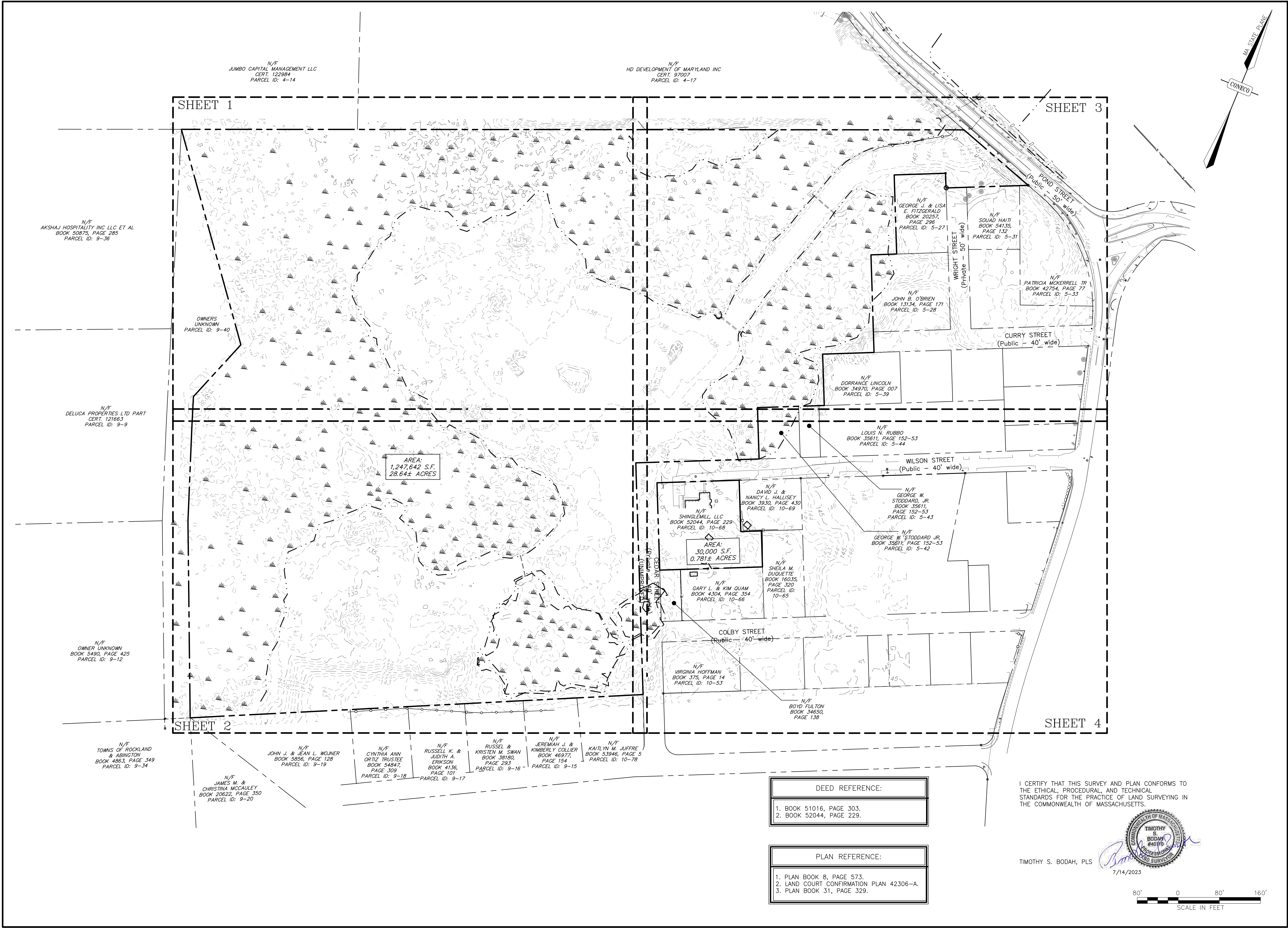
NOTES & LEGEND

COMPREHENSIVE PERMIT PLANS

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 FAX 508-697-5996
800-548-3305
WWW.CONECO.COM

DATE		02/14/2022
DESIGNED: MVK	CHECKED: DJD	
DRAFTED: MVK	IN CHARGE: DJD	
SCALE:		AS SHOWN
PROJECT NO.		3395.1
SHEET NO.		2

OF 32

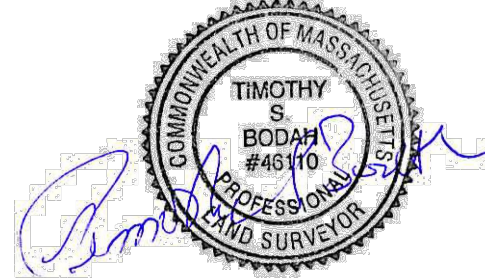


DEED REFERENCE:
1. BOOK 51016, PAGE 303.
2. BOOK 52044, PAGE 229.

PLAN REFERENCE:
1. PLAN BOOK 8, PAGE 573.
2. LAND COURT CONFIRMATION PLAN 42306-A.
3. PLAN BOOK 31, PAGE 329.

I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

TIMOTHY S. BODAH, PLS



7/14/2023



REVISIONS

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4 FIRST STREET
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PROJECT:

SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET:

EXISTING CONDITIONS KEY PLAN

COMPREHENSIVE PERMIT PLANS

CONECO

Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-5355 FAX 508-697-5996
WEBSITE: www.coneco.com

DATE

02/14/2022

DESIGNED: MWK

CHECKED: TSB

DRAFTED: MWK

IN CHARGE: DJD

SCALE:

1" = 80'

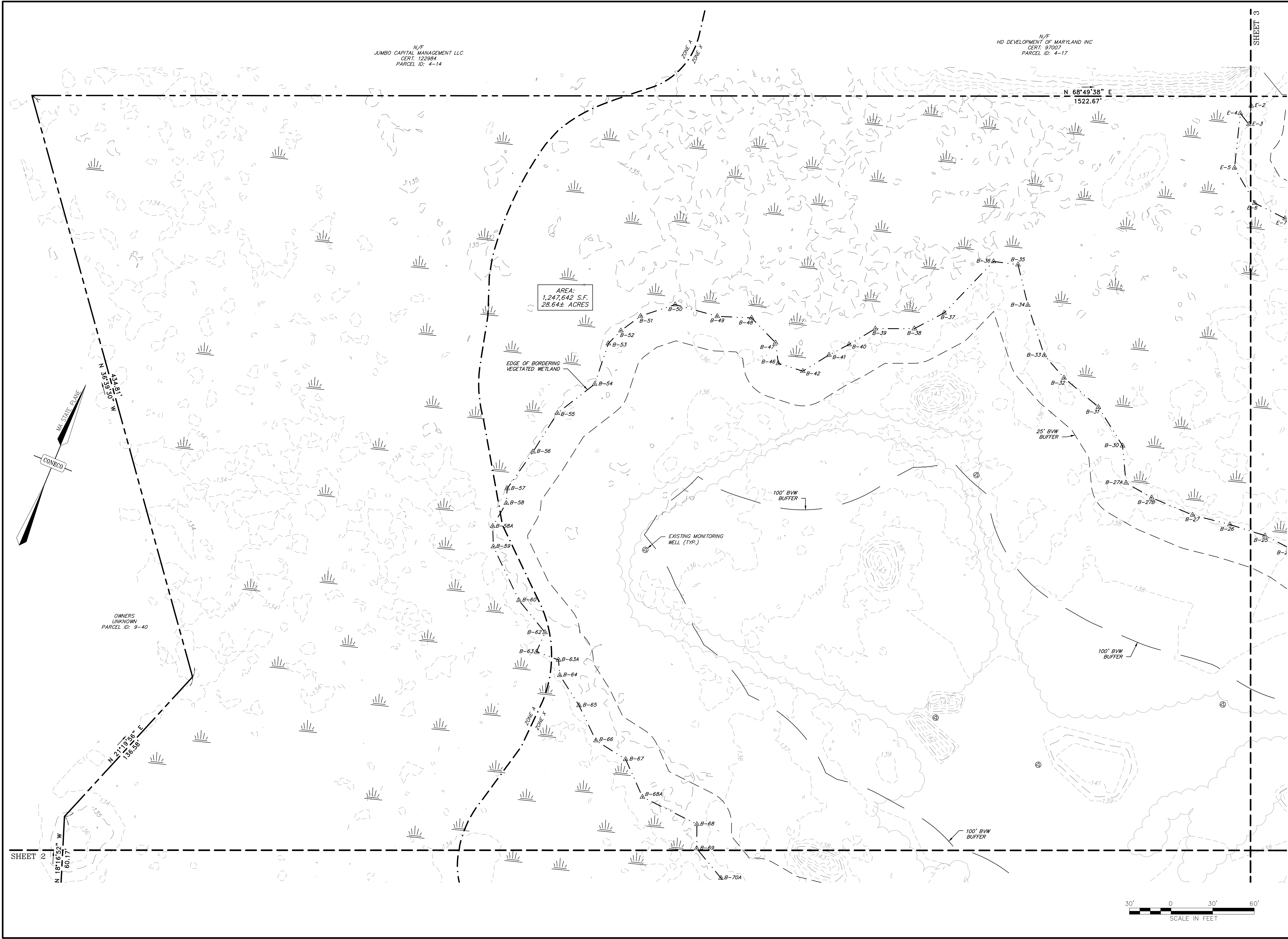
PROJECT NO.

3395.1

SHEET NO.

3

OF 32



N/F
JUMBO CAPITAL MANAGEMENT LLC
CERT. 122984
PARCEL ID: 4-14

N/F
HD DEVELOPMENT OF MARYLAND INC
CERT. 97007
PARCEL ID: 4-17

AREA:
1,247,642 S.F.
28.64± ACRES

EDGE OF BORDERING
VEGETATED WETLAND

EXISTING MONITORING
WELL (TYP.)

100' BVW
BUFFER

25' BVW
BUFFER

OWNERS
UNKNOWN
PARCEL ID: 9-40



7/14/2023

NO.	DATE	DESCRIPTION	REVISIONS			
			DR/CK	D/D/MSD	D/D/MSD	D/D/BN
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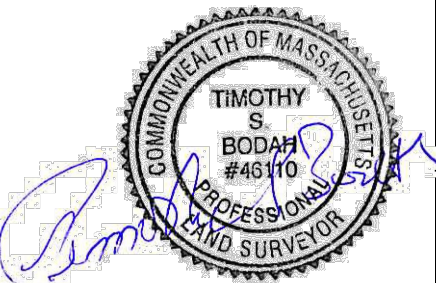
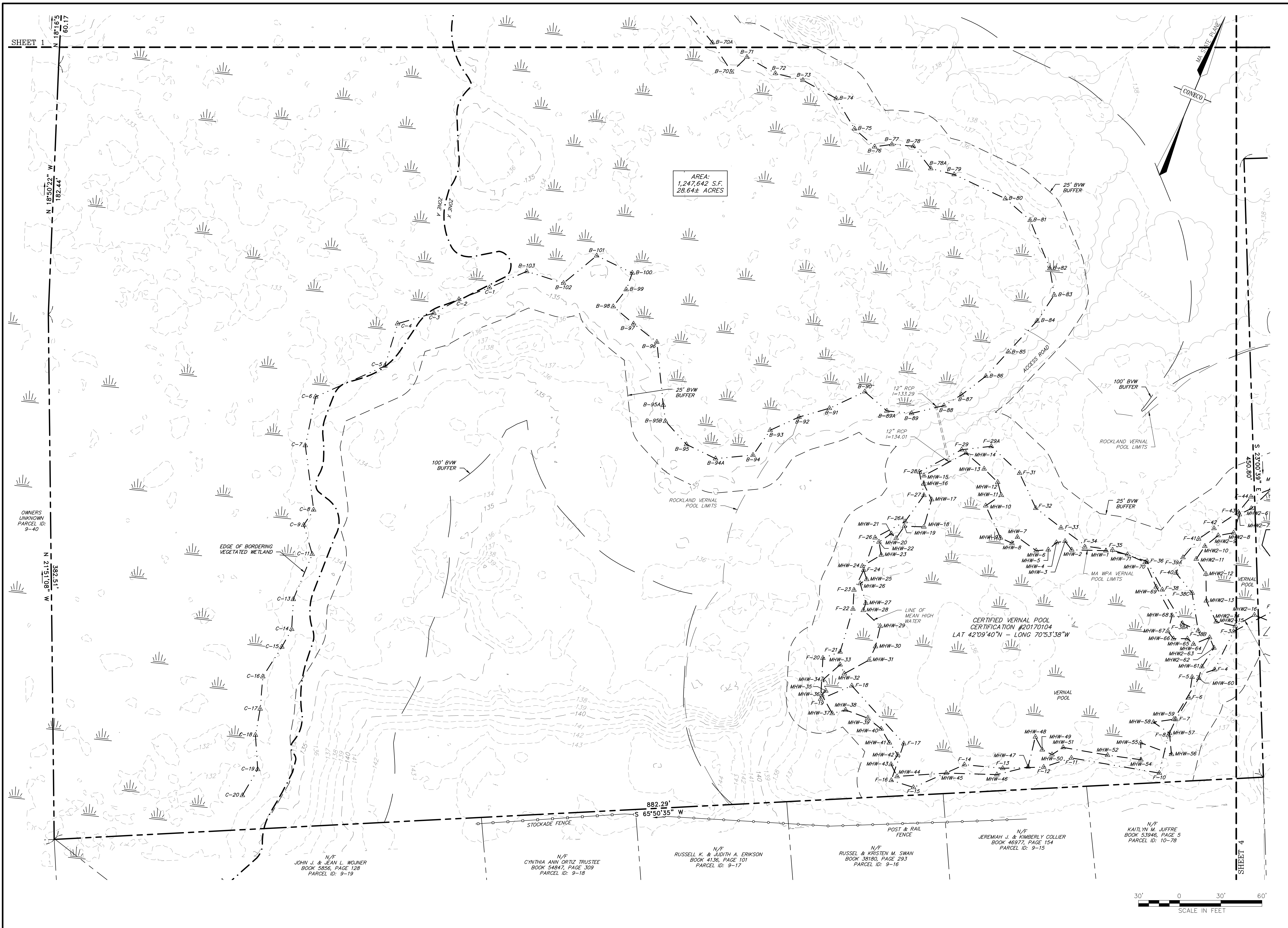
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CON E C O
Engineers & Scientists
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PHONE 508-697-3191 OR 800-548-5355; FAX 508-697-5996
WEBSITE: www.conecoco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: TSB
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EXISTING CONDITIONS
SHEET 2 OF 4

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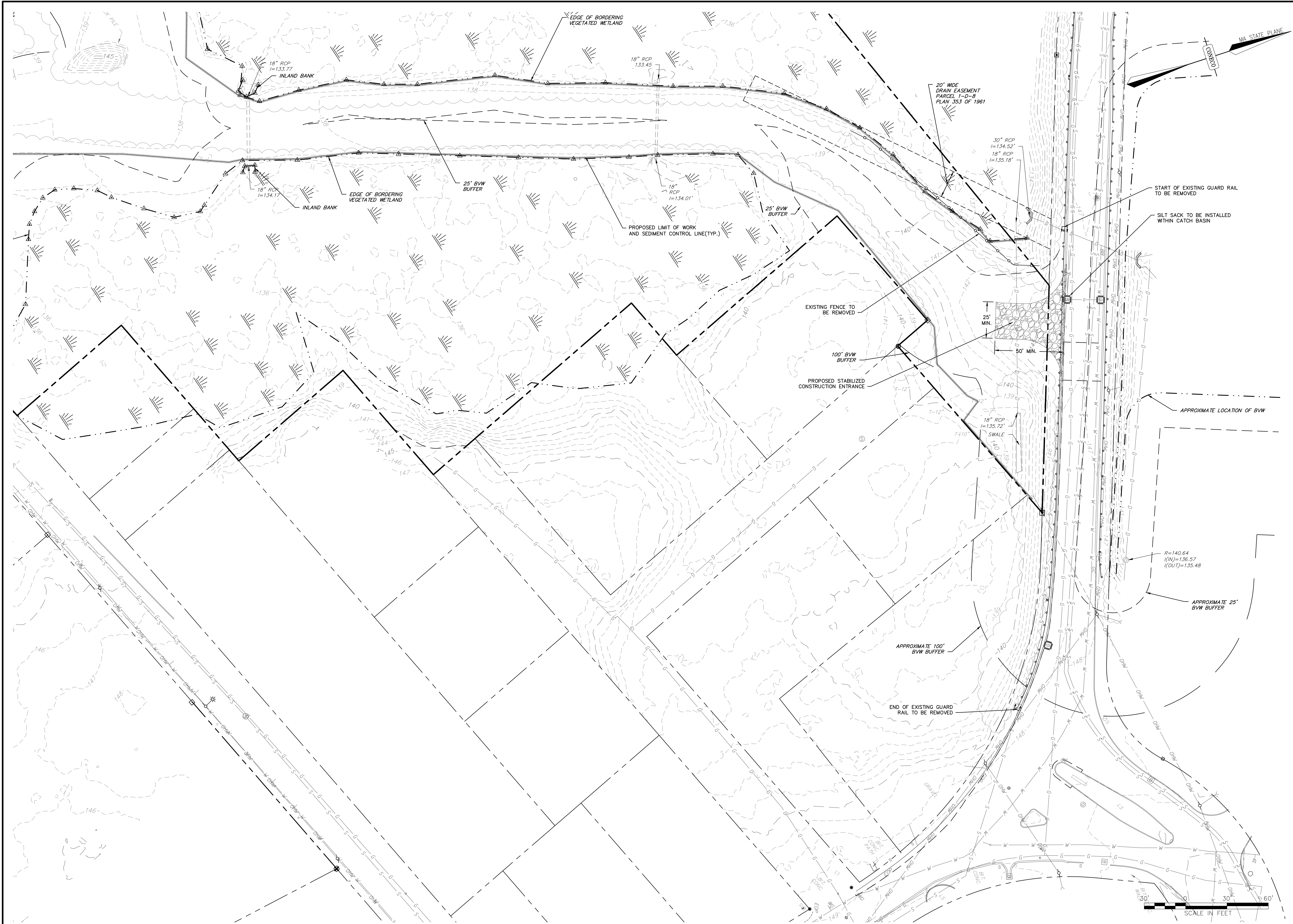


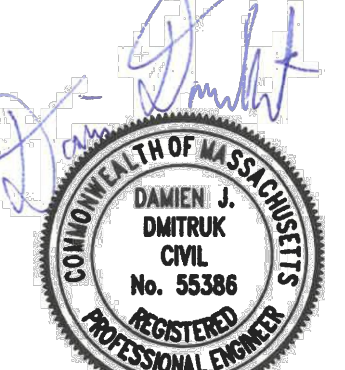
CONECO
Engineers & Scientists

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5
OF 32





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PROJECT NO. 3395.1

SHEET NO.

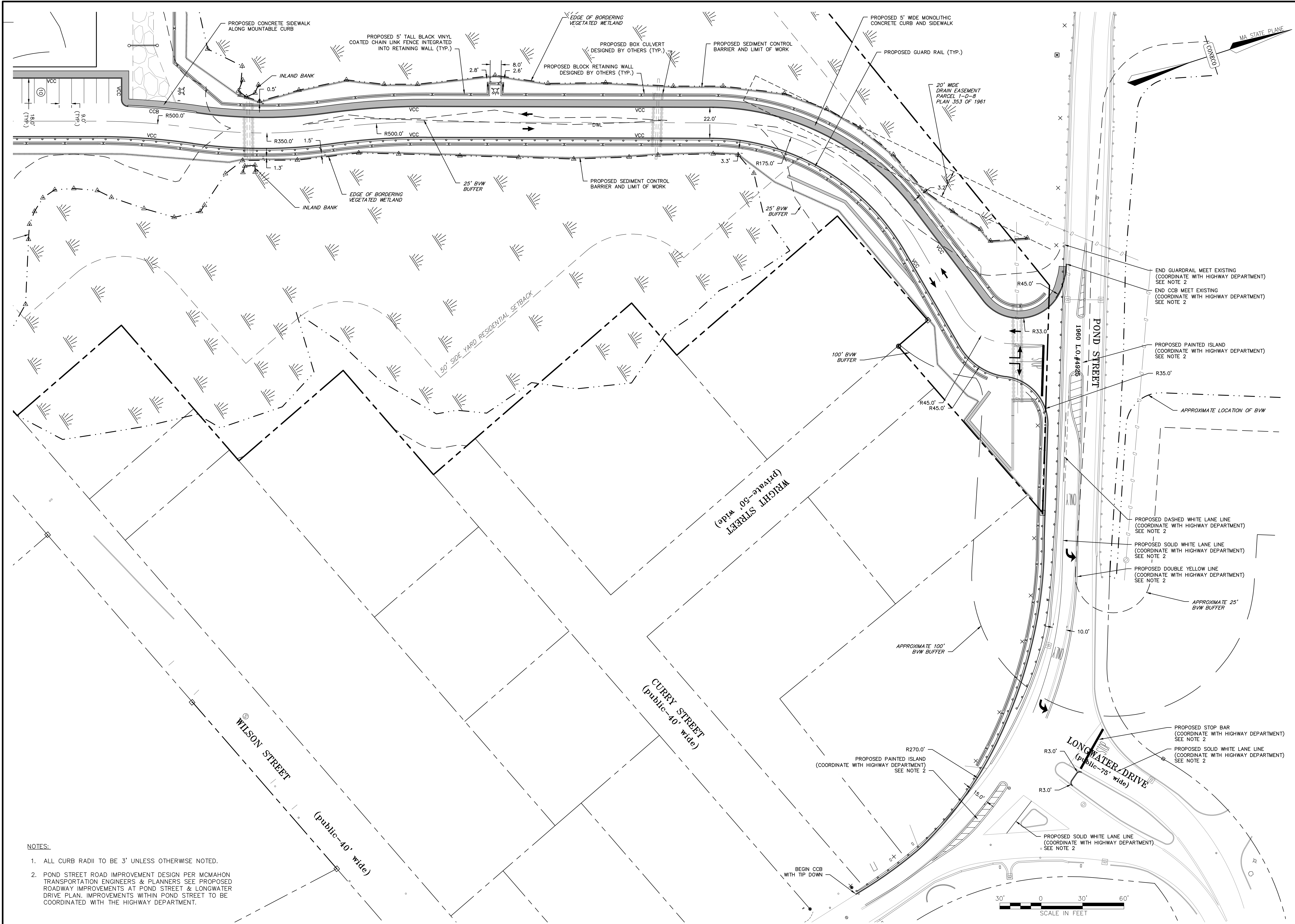
9

COMPREHENSIVE PERMIT PLANS

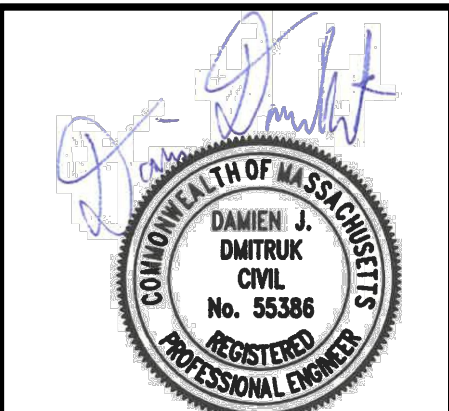
DEMOLITION AND EROSION CONTROL PLAN
SHEET 1 OF 2

CONECO
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-5355; FAX 508-697-5996
WEBSITE: www.coneco.com



- NOTES:
1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
 2. POND STREET ROAD IMPROVEMENT DESIGN PER MCMAHON TRANSPORTATION ENGINEERS & PLANNERS SEE PROPOSED ROADWAY IMPROVEMENTS AT POND STREET & LONGWATER DRIVE PLAN. IMPROVEMENTS WITHIN POND STREET TO BE COORDINATED WITH THE HIGHWAY DEPARTMENT.



REVISIONS		DATE	DESCRIPTION
NO.	DR/CK		
1	DJD/MSD	9/23/2022	GRADING & DRAINAGE REDESIGN
2	DJD/MSD	4/26/2023	PER REVIEW COMMENTS
3	DJD/MSD	7/14/2023	PER REVIEW COMMENTS

PREPARED FOR: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

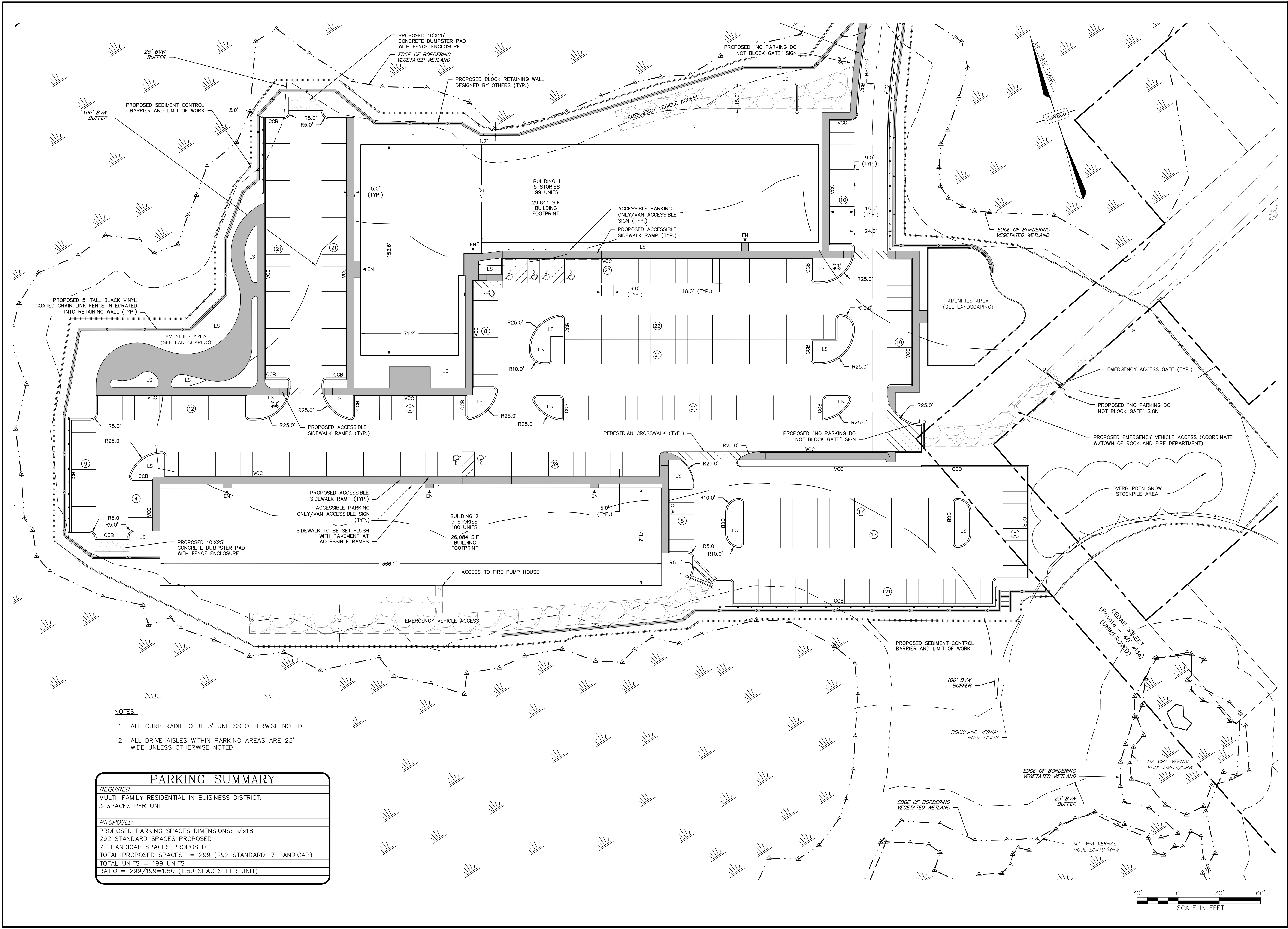
DRAWING: SITE LAYOUT PLAN
SHEET 1 OF 2

PROJECT: SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET: COMPREHENSIVE PERMIT PLANS



DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	3395.1
SHEET NO.	11



REVISIONS				
NO.	DATE	DESCRIPTION	DR/CK	
1	9/23/2022	GRADING & DRAINAGE REDESIGN	D/D/MSD	
2	4/26/2023	PER REVIEW COMMENTS	D/D/MSR	
3	7/14/2023	PER REVIEW COMMENTS	D/D/BNM	

7/14/2023

PROJECT: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

DATE: 02/14/2022

DESIGNED: MWK CHECKED: DJD

DRAFTED: MWK IN CHARGE: DJD

SCALE: 1" = 30'

PROJECT NO. 3395.1

SHEET NO. 12 OF 32

PREPARED FOR: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

DATE: 02/14/2022

DESIGNED: MWK CHECKED: DJD

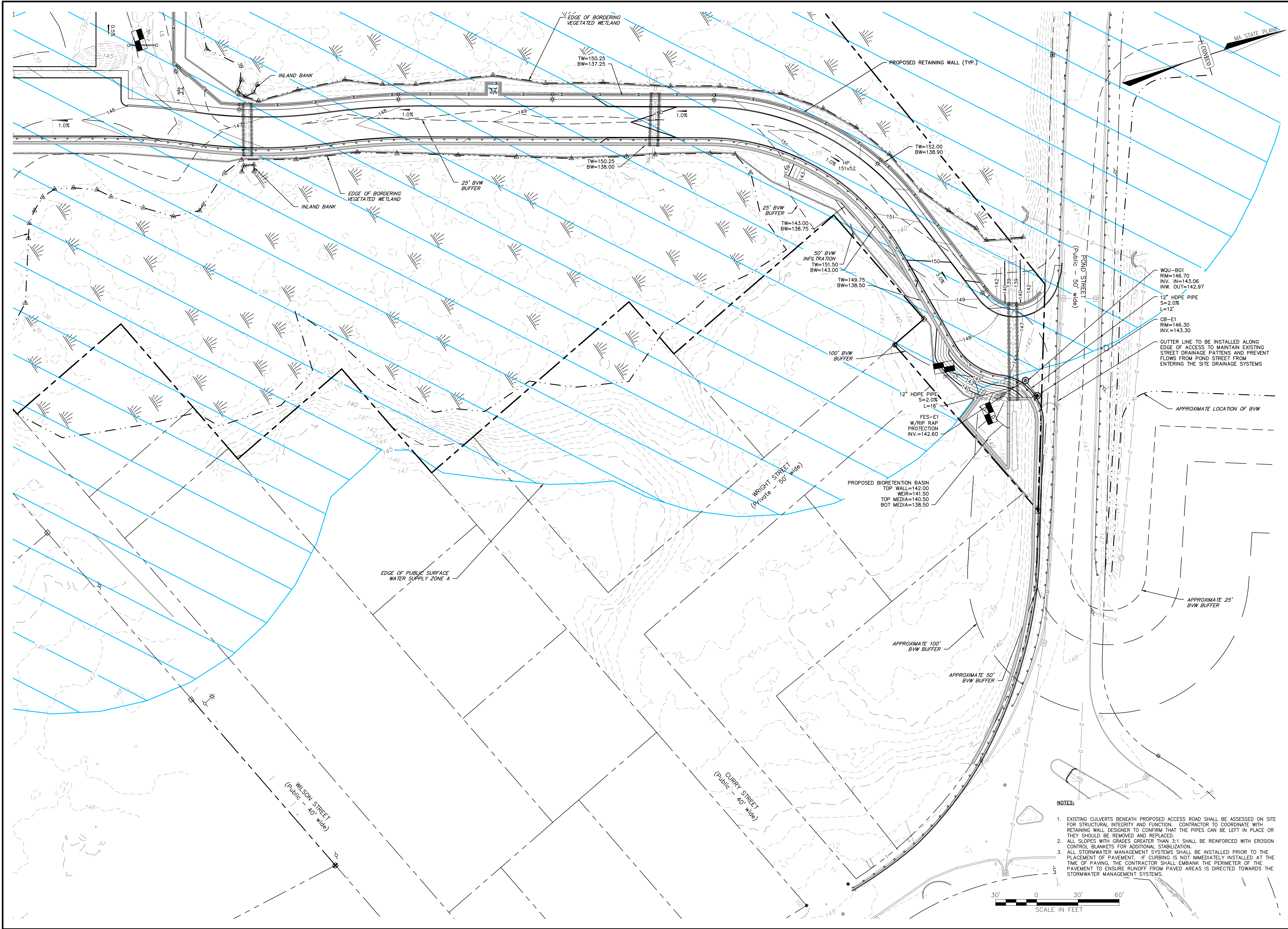
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SCALE: 1" = 30'

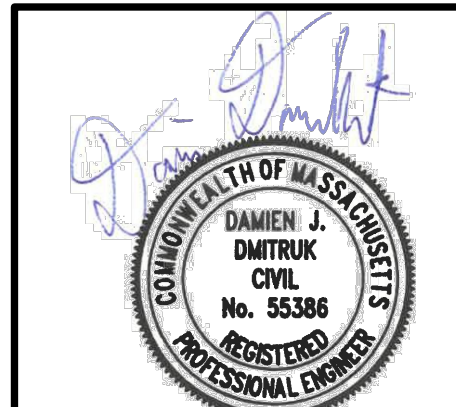
PROJECT NO. 3395.1

SHEET NO. 12 OF 32

CONNECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.conneco.com



- NOTES:
- EXISTING CULVERTS BENEATH PROPOSED ACCESS ROAD SHALL BE ASSESSED ON SITE FOR STRUCTURAL INTEGRITY AND FUNCTION. CONTRACTOR TO COORDINATE WITH RETAINING WALL DESIGNER TO CONFIRM THAT THE PIPES CAN BE LEFT IN PLACE OR THEY SHOULD BE REMOVED AND REPLACED.
 - ALL SLOPES WITH GRADES GREATER THAN 3:1 SHALL BE REINFORCED WITH EROSION CONTROL BLANKETS FOR ADDITIONAL STABILIZATION.
 - ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF PAVEMENT. IF CURBING IS NOT IMMEDIATELY INSTALLED AT THE TIME OF PAVING, THE CONTRACTOR SHALL EMBANK THE PERIMETER OF THE PAVEMENT TO ENSURE RUNOFF FROM PAVED AREAS IS DIRECTED TOWARDS THE STORMWATER MANAGEMENT SYSTEMS.



REVISIONS				
NO.	DATE	DESCRIPTION	DR/CK	D/D/MSD
1	9/23/2022	GRADING & DRAINAGE REDESIGN		
2	4/26/2023	PER REVIEW COMMENTS		
3	7/14/2023	PER REVIEW COMMENTS		

PREPARED FOR:
SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

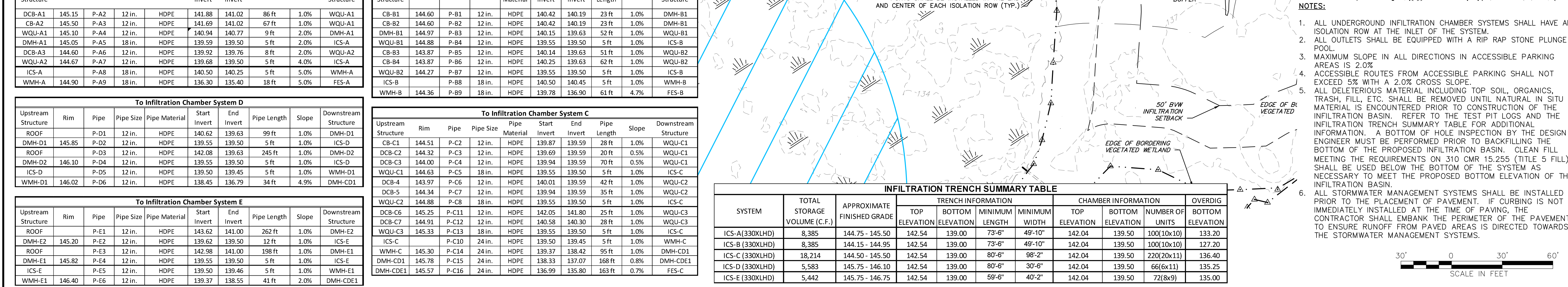
DRAWING:
GRADING AND DRAINAGE PLAN
SHEET 1 OF 2

PROJECT:
SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET:
COMPREHENSIVE PERMIT PLANS

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-5355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	3395.1
SHEET NO.	



INFILTRATION TRENCH SUMMARY TABLE										
SYSTEM	TOTAL STORAGE VOLUME (C.F.)	APPROXIMATE FINISHED GRADE	TRENCH INFORMATION				CHAMBER INFORMATION			OVERDIG
			TOP ELEVATION	BOTTOM ELEVATION	MINIMUM LENGTH	MINIMUM WIDTH	TOP ELEVATION	BOTTOM ELEVATION	NUMBER OF UNITS	
ICS-A (330X)LHD	8,385	144.75 - 145.50	142.54	139.00	73'-6"	49'-10"	142.04	139.50	100(10x10)	133.20
ICS-B (330X)LHD	8,385	144.15 - 144.95	142.54	139.00	73'-6"	49'-10"	142.04	139.50	100(10x10)	127.20
ICS-C (330X)LHD	18,214	144.50 - 144.50	142.54	139.00	80'-6"	98'-2"	142.04	139.50	220(20x11)	136.40
ICS-D (330X)LHD	5,583	145.75 - 146.10	142.54	139.00	80'-6"	30'-6"	142.04	139.50	66(6x11)	135.25
ICS-E (330X)LHD	5,442	145.75 - 146.75	142.54	139.00	59'-6"	40'-2"	142.04	139.50	72(8x9)	135.00

- NOTES:**
1. ALL UNDERGROUND INFILTRATION CHAMBER SYSTEMS SHALL HAVE AN ISOLATION ROW AT THE INLET OF THE SYSTEM.
 2. ALL OUTLETS SHALL BE EQUIPPED WITH A RIP RAP STONE PLUMF POOL.
 3. MAXIMUM FLOW IN ALL DIRECTIONS IN ACCESSIBLE PARKING AREAS IS 2.0%
 4. ACCESSIBLE ROUTES FROM ACCESSIBLE PARKING SHALL NOT EXCEED 5% WITH A 2.0% CROSS SLOPE.
 5. ALL DELECTERIOUS MATERIAL INCLUDING TOP SOIL, ORGANICS, TRASH, FILL, ETC. SHALL BE REMOVED UNTIL NATURAL IN SITU MATERIAL IS ENCOUNTERED PRIOR TO CONSTRUCTION OF THE INFILTRATION BASIN. REFER TO THE TEST PIT LOGS AND THE INFILTRATION TRENCH SUMMARY TABLE FOR ADDITIONAL INFORMATION. A BOTTOM OF HOLE INSPECTION BY THE DESIGN ENGINEER MUST BE PERFORMED PRIOR TO BACKFILLING THE BOTTOM OF THE PROPOSED INFILTRATION BASIN. CLEAN FILL MEETING THE REQUIREMENTS ON 310 CMR 15-255 (TITLE 5 FILL) SHALL BE USED BELOW THE BOTTOM OF THE SYSTEM AS NECESSARY TO MEET THE PROPOSED BOTTOM ELEVATION OF THE INFILTRATION BASIN.
 6. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE INSTALLED PRIOR TO THE PLACEMENT OF PAVEMENT. IF CURBING IS NOT IMMEDIATELY INSTALLED AT THE TIME OF PAVING, THE CONTRACTOR SHALL EMBANK THE PERIMETER OF THE PAVEMENT TO ENSURE RUNOFF FROM PAVED AREAS IS DIRECTED TOWARDS THE STORMWATER MANAGEMENT SYSTEMS.



REVISIONS					
	NO.	DATE	DESCRIPTION	DW/CK	
	1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD	
	2	4/28/2023	PER REVIEW COMMENTS	DJD/MSD	
	3	7/14/2023	PER REVIEW COMMENTS	DJD/BTM	

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 03324

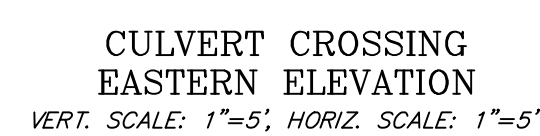
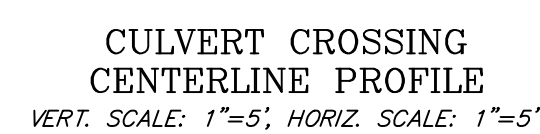
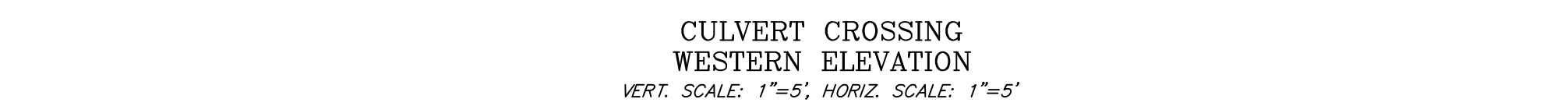
PROJECT: SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET: COMPREHENSIVE PERMIT PLANS

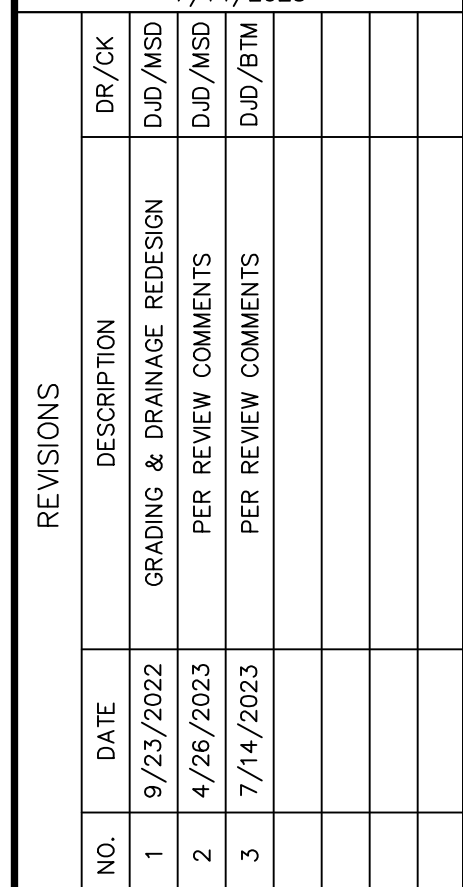
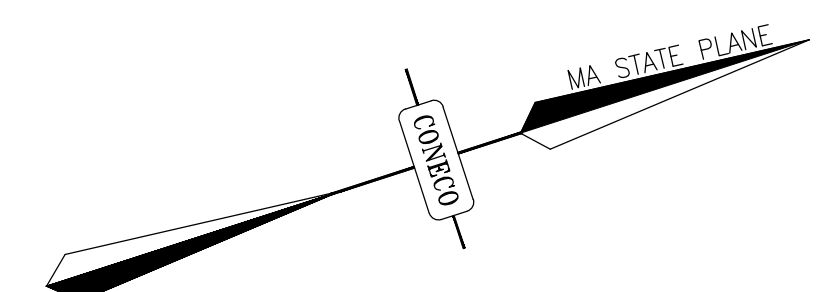
C O N E C O
Engineers & Scientists

• FIRST STREET, BROOKHAVEN, MASSACHUSETTS 02224
PHONE: 508-437-5151 FAX: 508-697-5986
WWW.CONECO.COM WEBSITE: www.coneco.com

DATE		02/14/2022	
DESIGNED: MVK	CHECKED: DJD		
DRAFTED: MVK	IN CHARGE: DJD		
SCALE:		1" = 30'	
PROJECT NO.		3395.1	
SHEET NO.		11	



1. PRECAST CONCRETE BOX CULVERT SHOWN IS AN INVERTED OLDCASTLE SPLIT CULVERT 5076. FINAL CULVERT DESIGN INCLUDING FOOTINGS SHALL BE DESIGNED BY OTHERS. FINAL DESIGN SHALL APPROVED BY THE SITE DESIGN ENGINEER.

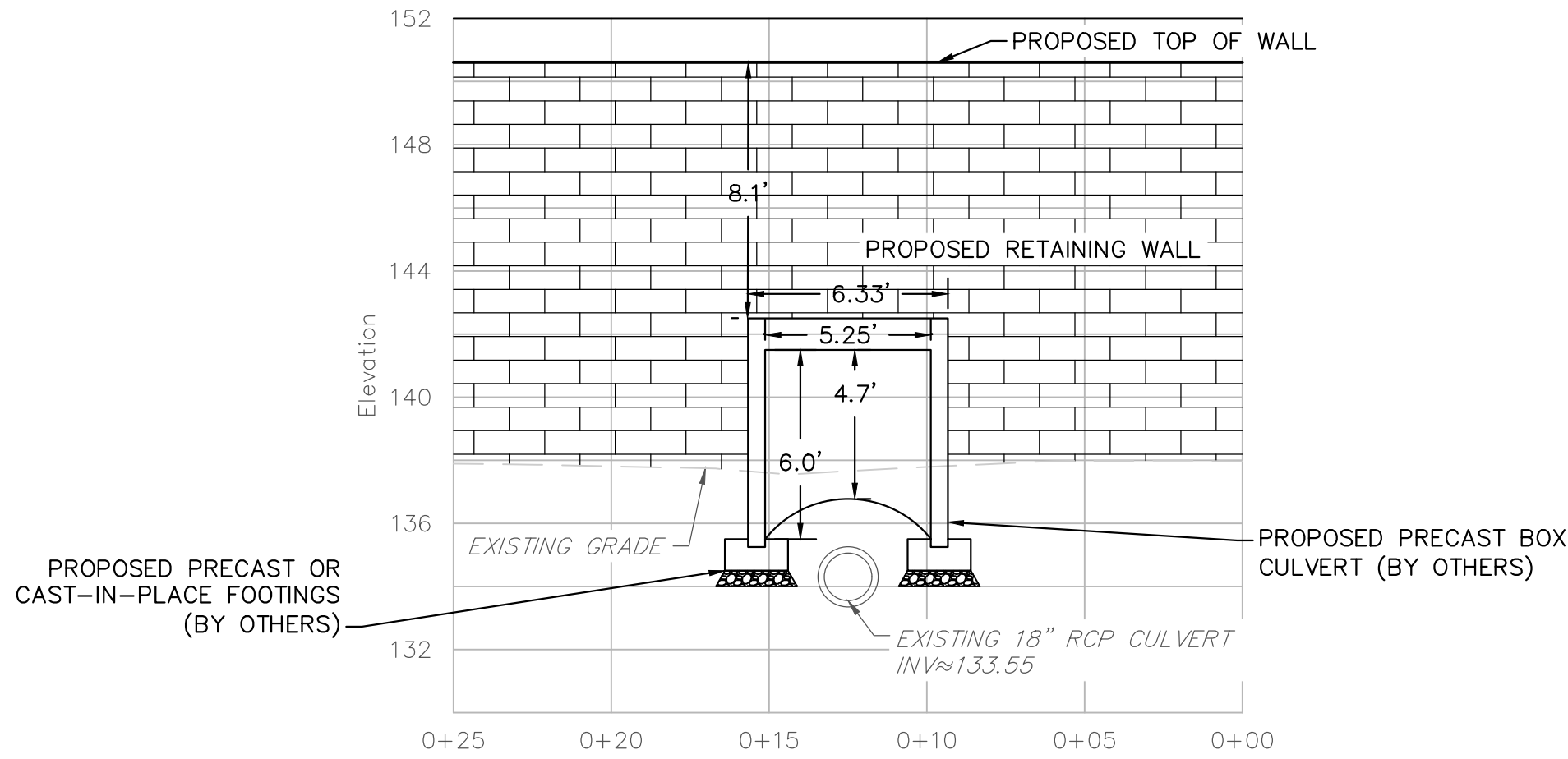


ACCESS ROAD CULVERTS
SHEET 1 OF 3

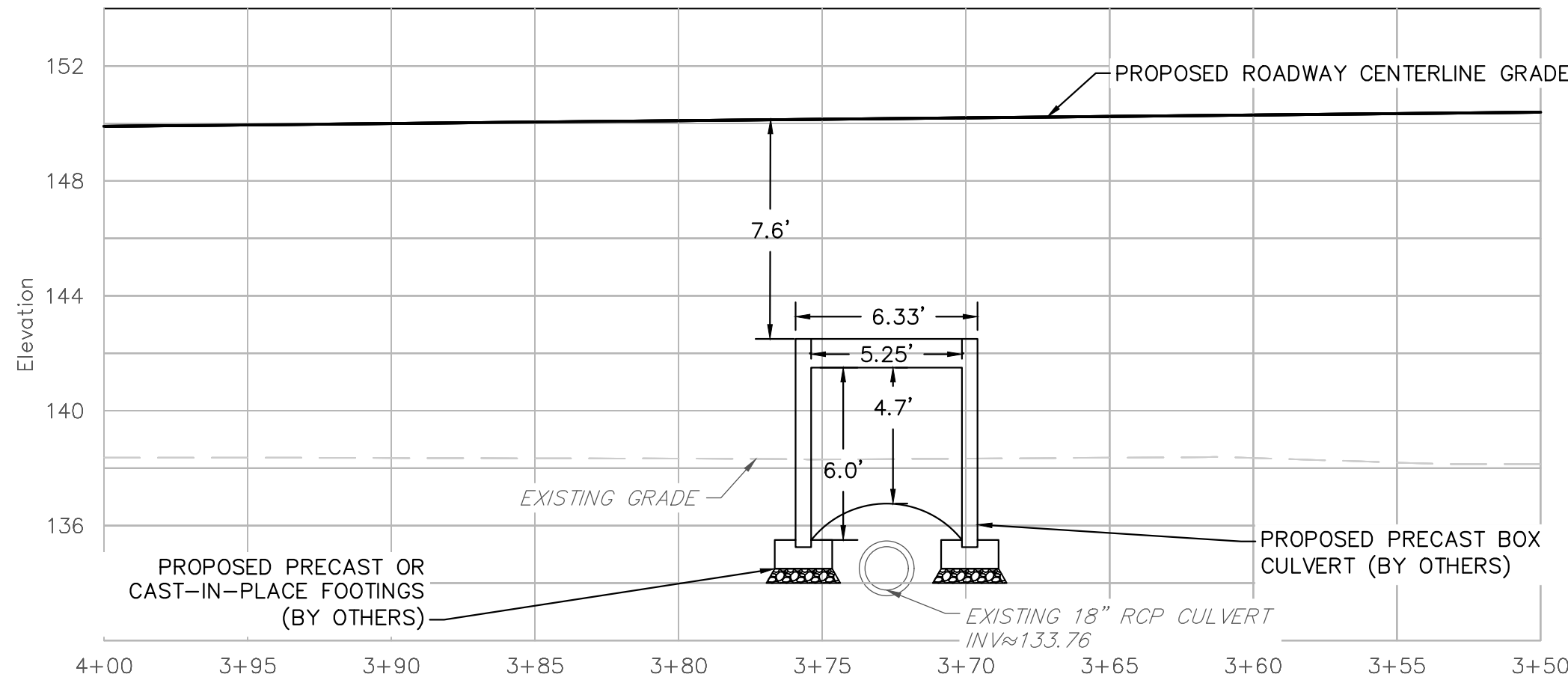
COMPREHENSIVE PERMIT PLANS



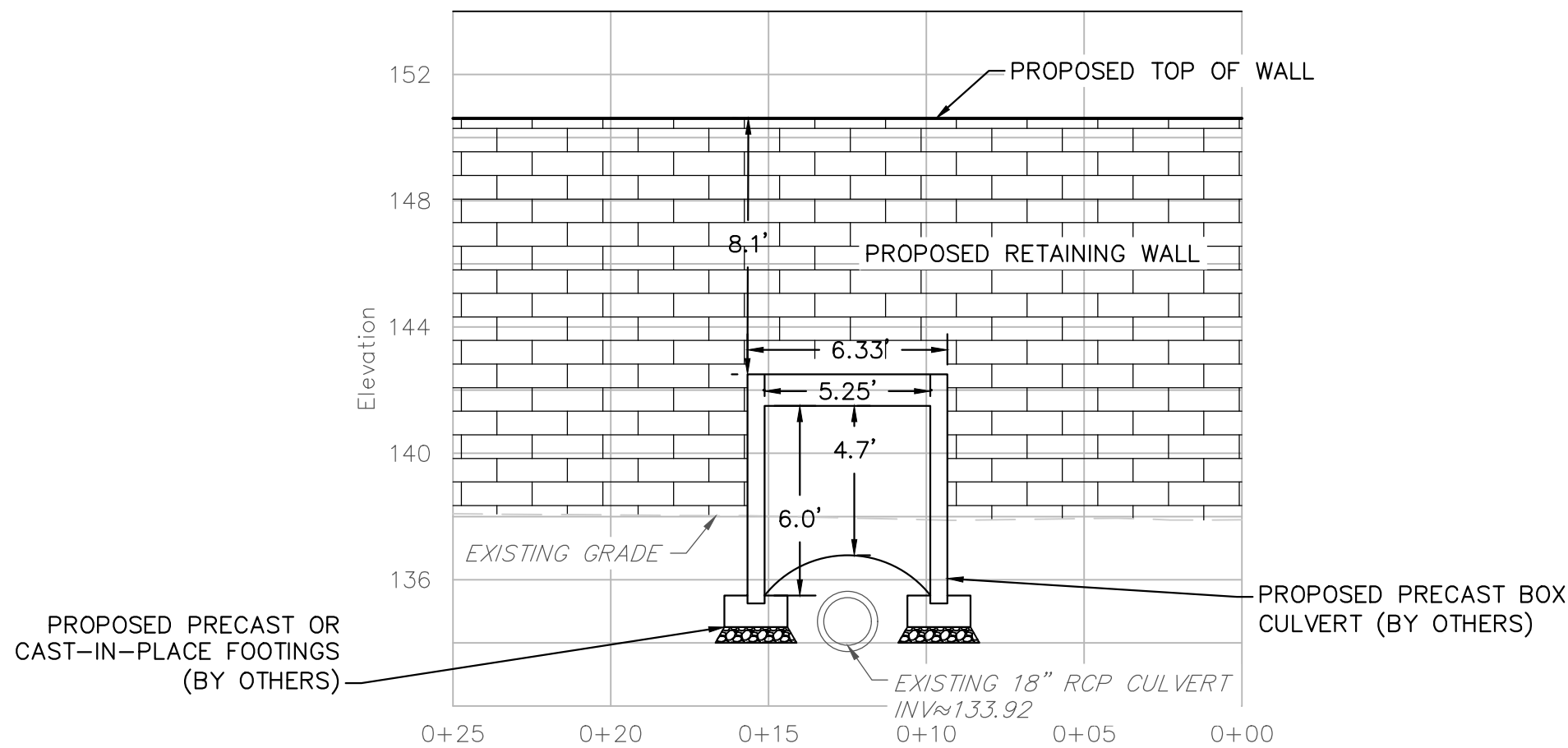
15
OF 32



CULVERT CROSSING
WESTERN ELEVATION
VERT. SCALE: 1"=5'; HORIZ. SCALE: 1"=5'



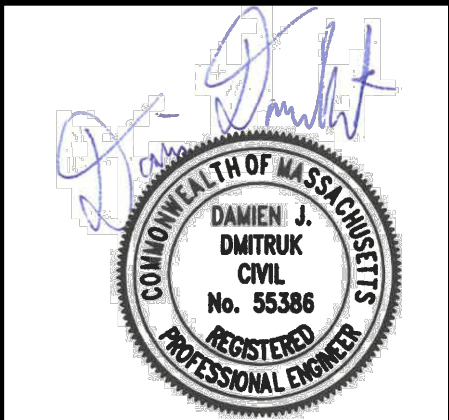
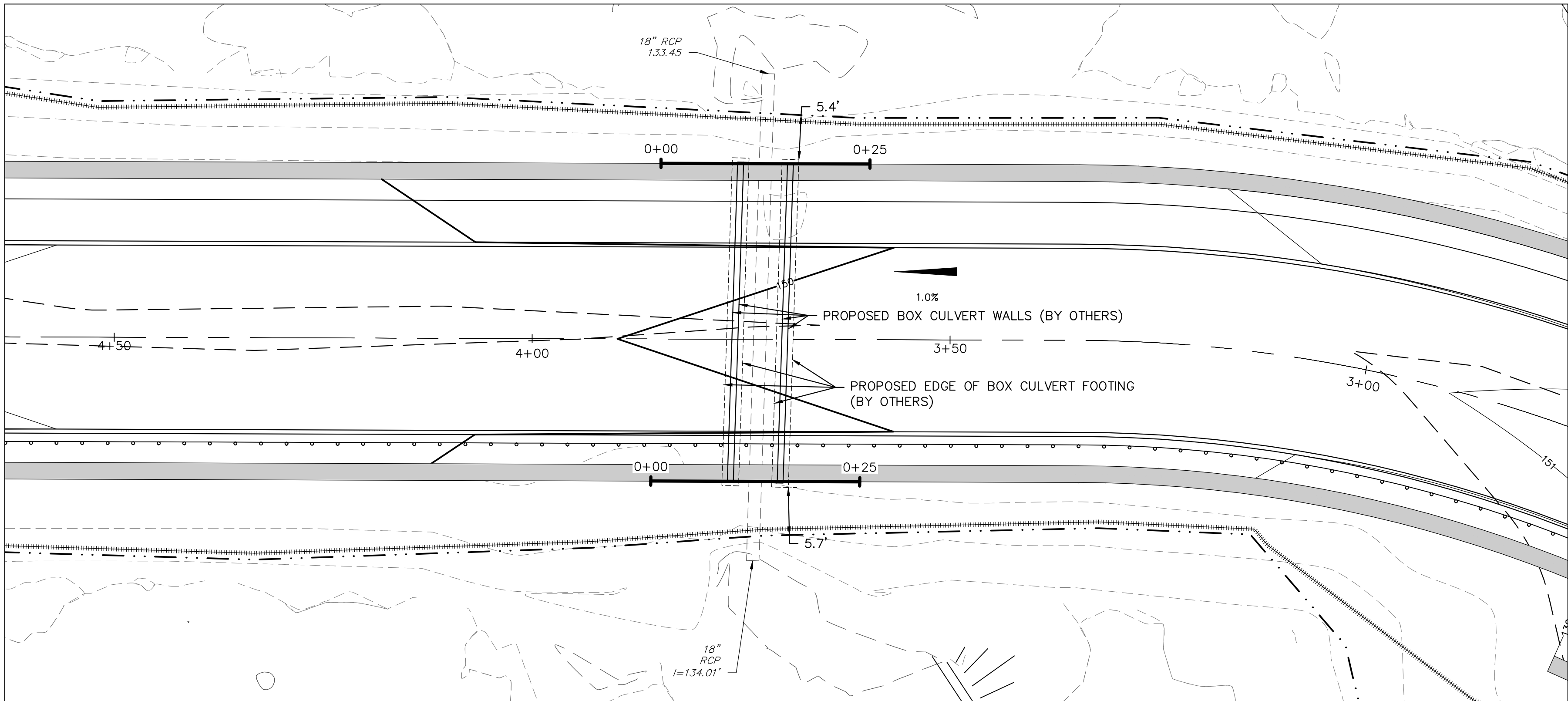
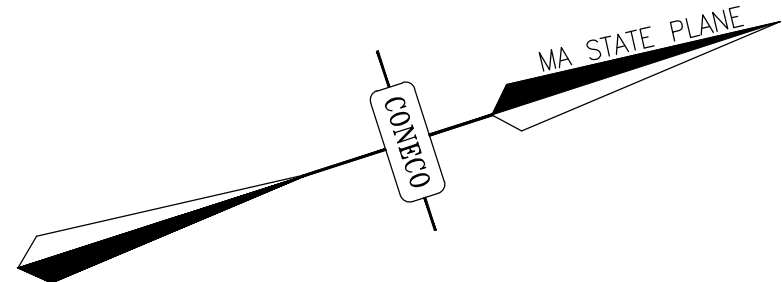
CULVERT CROSSING
CENTERLINE PROFILE
VERT. SCALE: 1"=5'; HORIZ. SCALE: 1"=5'



CULVERT CROSSING
EASTERN ELEVATION
VERT. SCALE: 1"=5'; HORIZ. SCALE: 1"=5'

NOTES:

1. PRECAST CONCRETE BOX CULVERT SHOWN IS AN INVERTED OLDCASTLE SPLIT CULVERT 5076. FINAL CULVERT DESIGN INCLUDING FOOTINGS SHALL BE DESIGNED BY OTHERS. FINAL DESIGN SHALL APPROVED BY THE SITE DESIGN ENGINEER.



REVISIONS		DESCRIPTION	DR/CK
NO.	DATE		
1	9/23/2022	GRADING & DRAINAGE REDESIGN	D/D/MSD
2	4/26/2023	PER REVIEW COMMENTS	D/D/MSD
3	7/14/2023	PER REVIEW COMMENTS	D/D/MSD

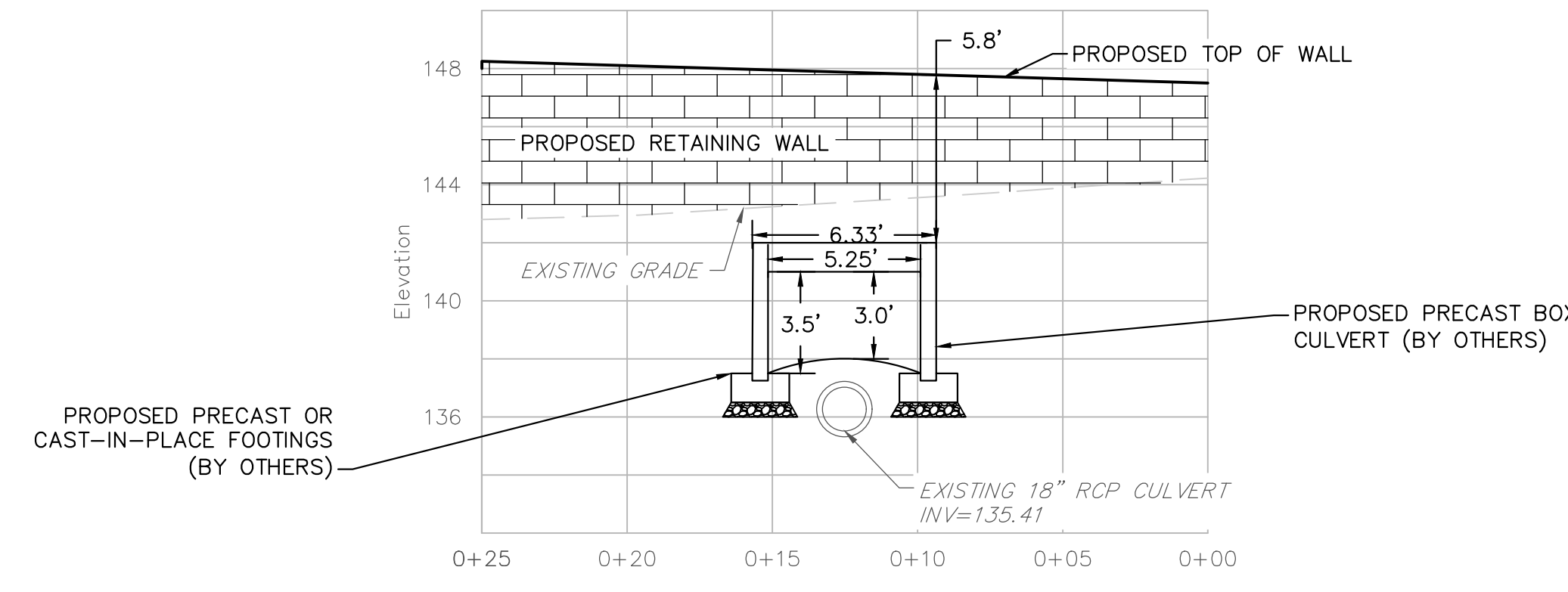
SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

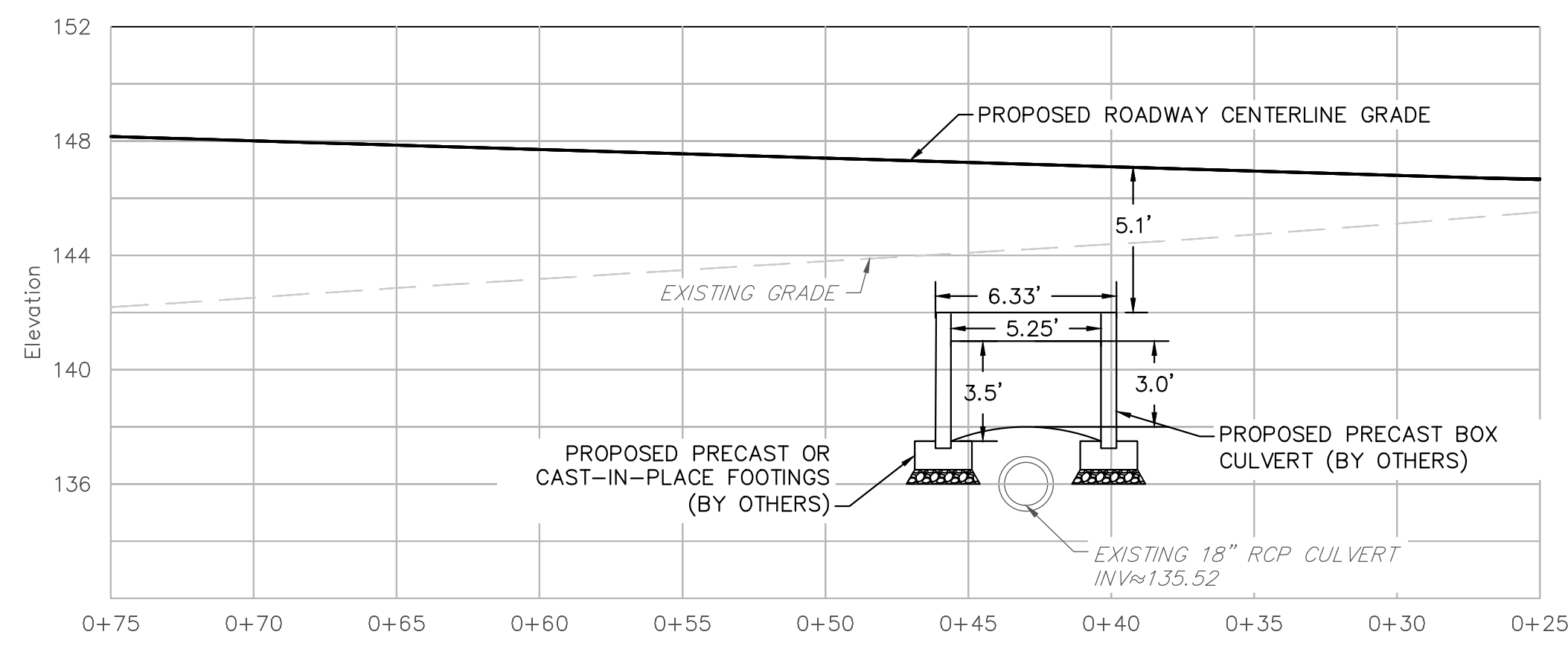
CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	3395.1

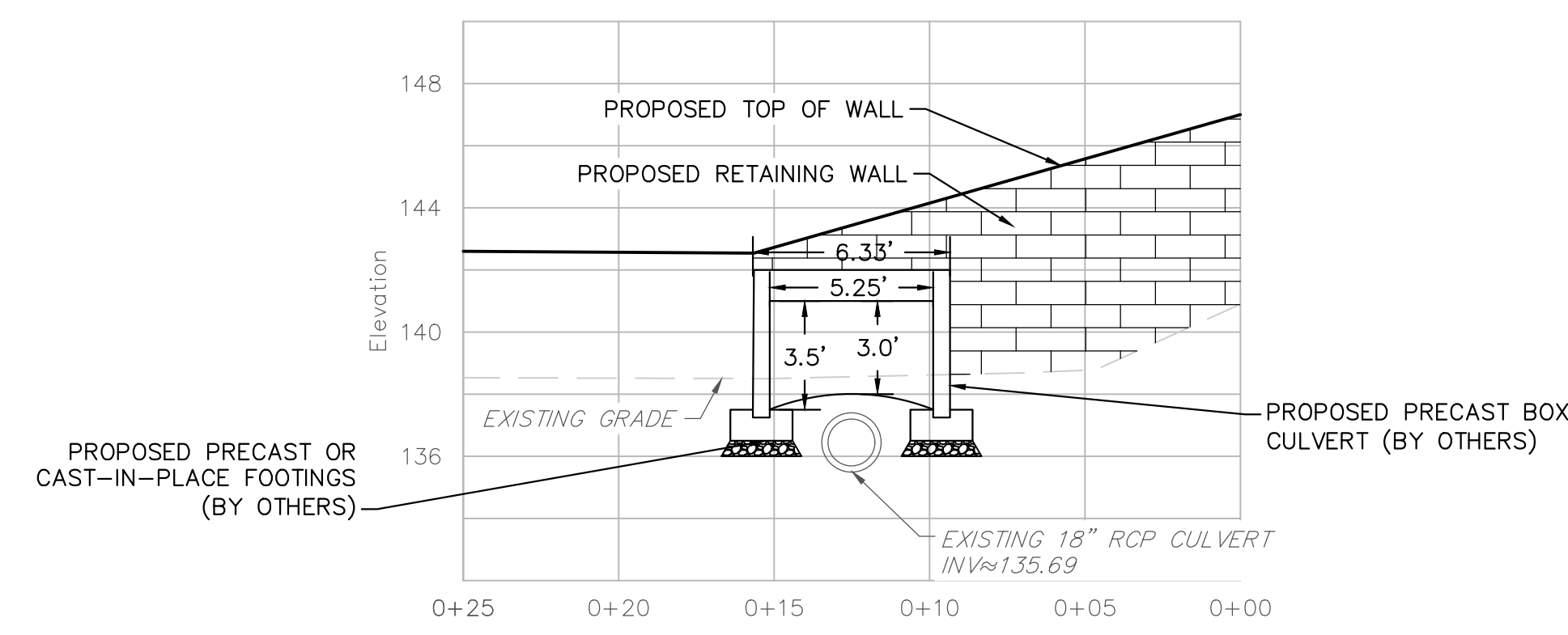
SHEET NO. **16**
OF 32



CULVERT CROSSING
WESTERN ELEVATION
VERT. SCALE: 1"=5', HORIZ. SCALE: 1"=5'

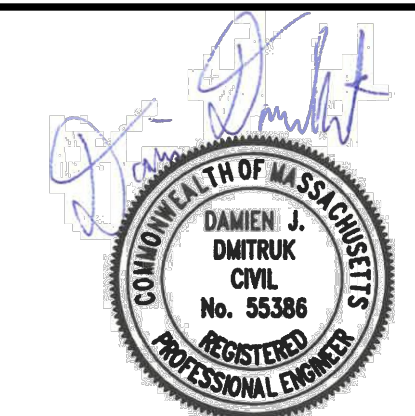
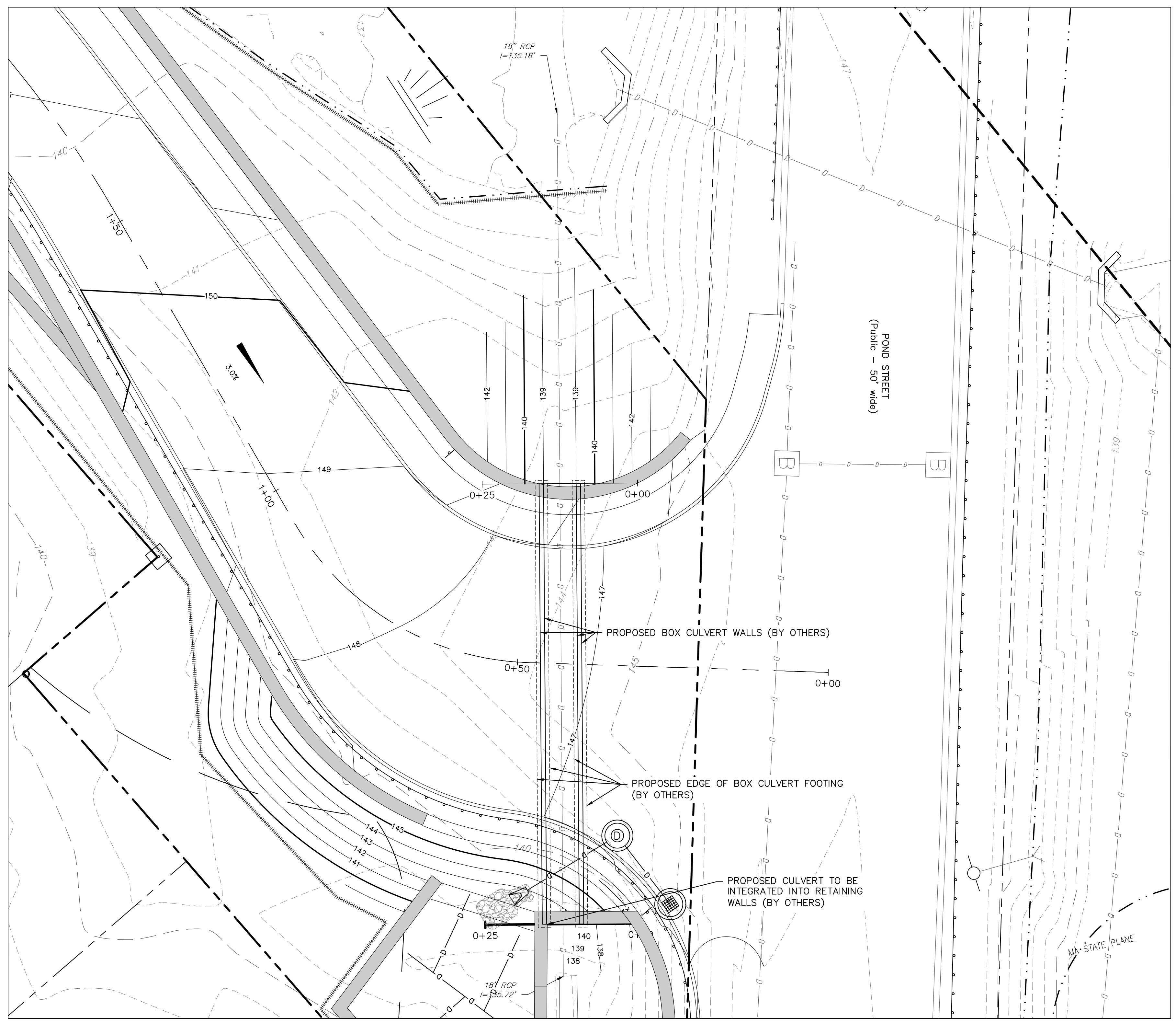


CULVERT CROSSING
CENTERLINE PROFILE
VERT. SCALE: 1"=5', HORIZ. SCALE: 1"=5'



CULVERT CROSSING
EASTERN ELEVATION
VERT. SCALE: 1"=5', HORIZ. SCALE: 1"=5'

- NOTES:
1. PRECAST CONCRETE BOX CULVERT SHOWN IS AN INVERTED OLDCASTLE SPLIT CULVERT 5076. FINAL CULVERT DESIGN INCLUDING FOOTINGS SHALL BE DESIGNED BY OTHERS. FINAL DESIGN SHALL APPROVED BY THE SITE DESIGN ENGINEER.



REVISIONS		DESCRIPTION	DATE	NO.
DR/CK	D/D/MSD	GRADING & DRAINAGE REDESIGN	9/23/2022	1
D/D/MSD	D/D/MSD	PER REVIEW COMMENTS	4/26/2023	2
D/D/MSD	D/D/MSD	PER REVIEW COMMENTS	7/14/2023	3

PROJECT: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PREPARED FOR: SHINGLEMILL APARTMENTS
75-79 POND STREET
ROCKLAND, MASSACHUSETTS 02370

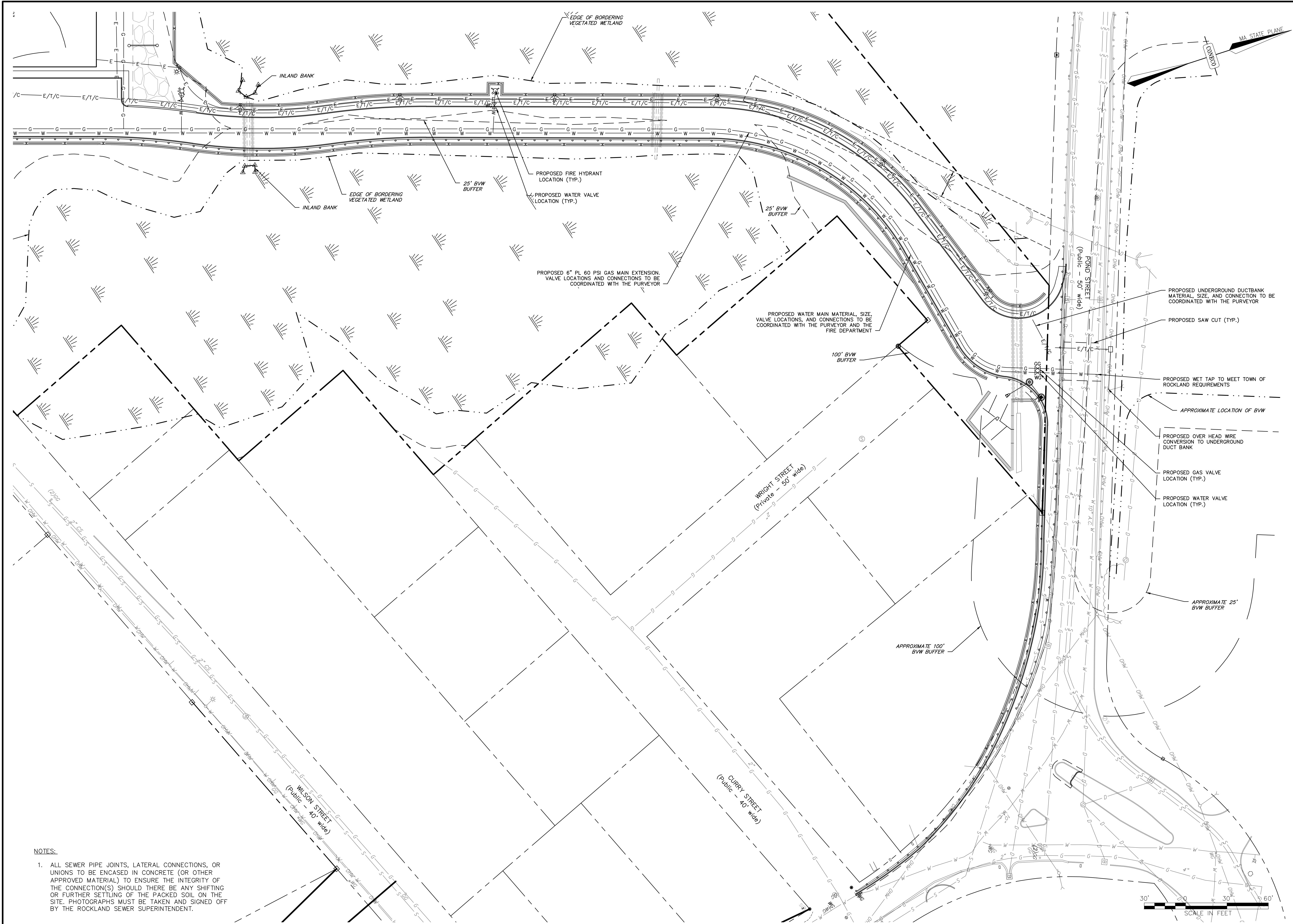
PLAN SET: COMPREHENSIVE PERMIT PLANS

DRAWING: ACCESS ROAD CULVERTS
SHEET 3 OF 3

CONECO
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-5355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	1" = 30'
PROJECT NO.	3395.1



- NOTES:
1. ALL SEWER PIPE JOINTS, LATERAL CONNECTIONS, OR UNIONS TO BE ENCASED IN CONCRETE (OR OTHER APPROVED MATERIAL) TO ENSURE THE INTEGRITY OF THE CONNECTION(S) SHOULD THERE BE ANY SHIFTING OR FURTHER SETTLING OF THE PACKED SOIL ON THE SITE. PHOTOGRAPHS MUST BE TAKEN AND SIGNED OFF BY THE ROCKLAND SEWER SUPERINTENDENT.

7/14/2023

REVISIONS	
NO.	DATE
1	9/23/2022
2	4/26/2023
3	7/14/2023

DR/CK

DESCRIPTION

GRADING & DRAINAGE REDESIGN

PER REVIEW COMMENTS

PER REVIEW COMMENTS

PROJECT:

SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

PREPARED FOR:

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PLAN SET:

COMPREHENSIVE PERMIT PLANS

DATE

02/14/2022

DESIGNED: MWK

CHECKED: DJD

DRAFTED: MWK

IN CHARGE: DJD

SCALE:

1" = 30'

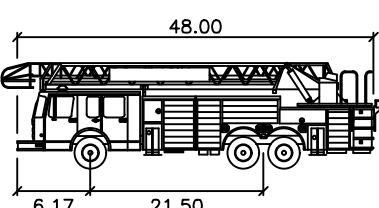
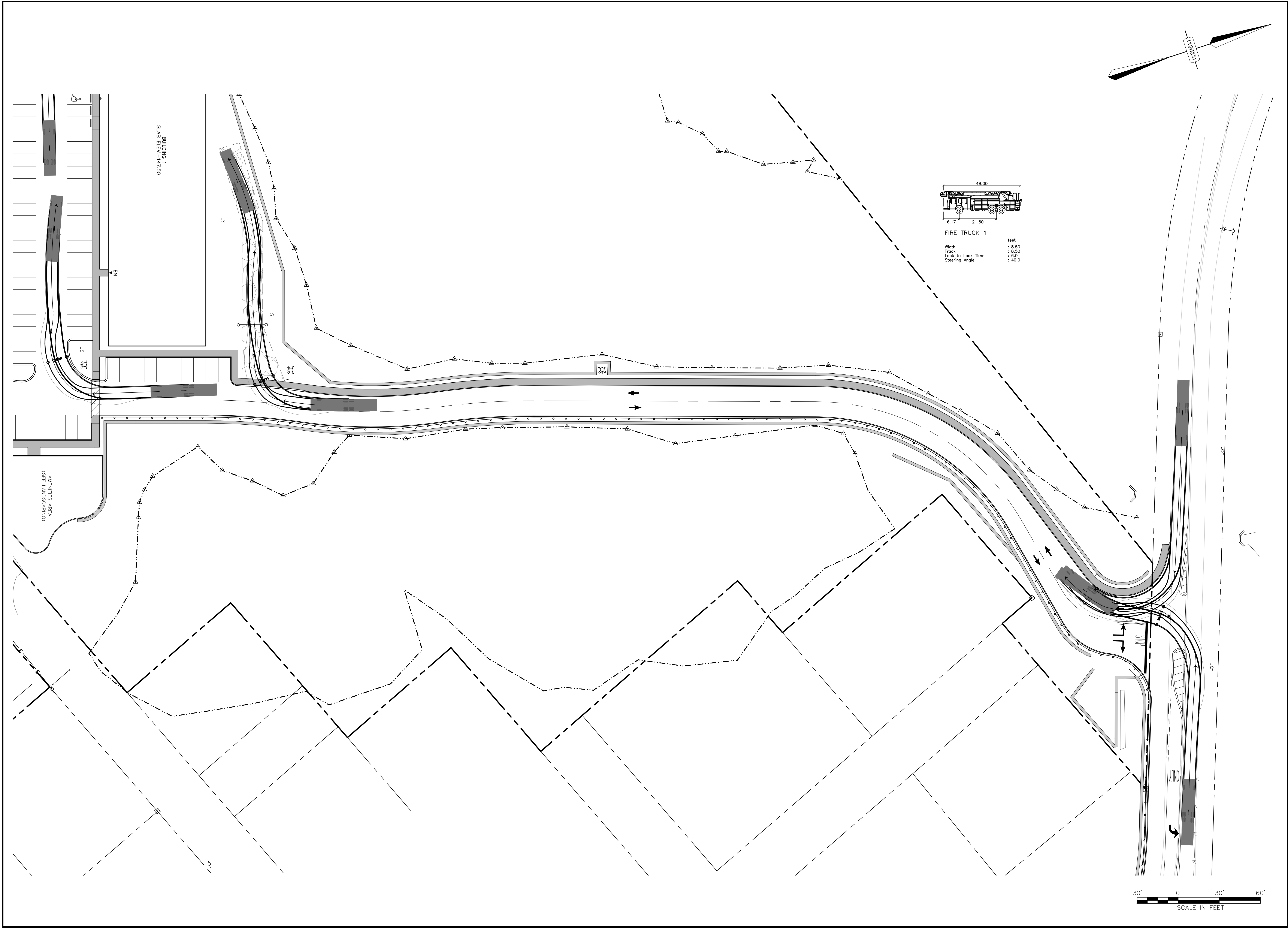
PROJECT NO.

3395.1

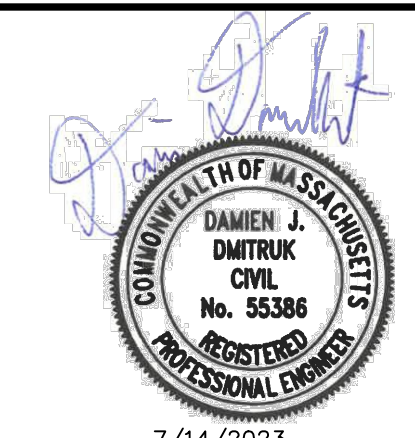
SHEET NO.

18

OF 32

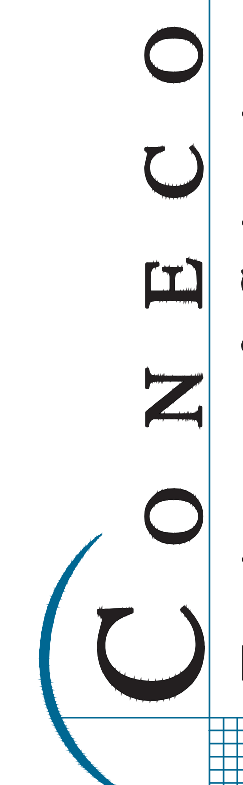


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Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 40.0



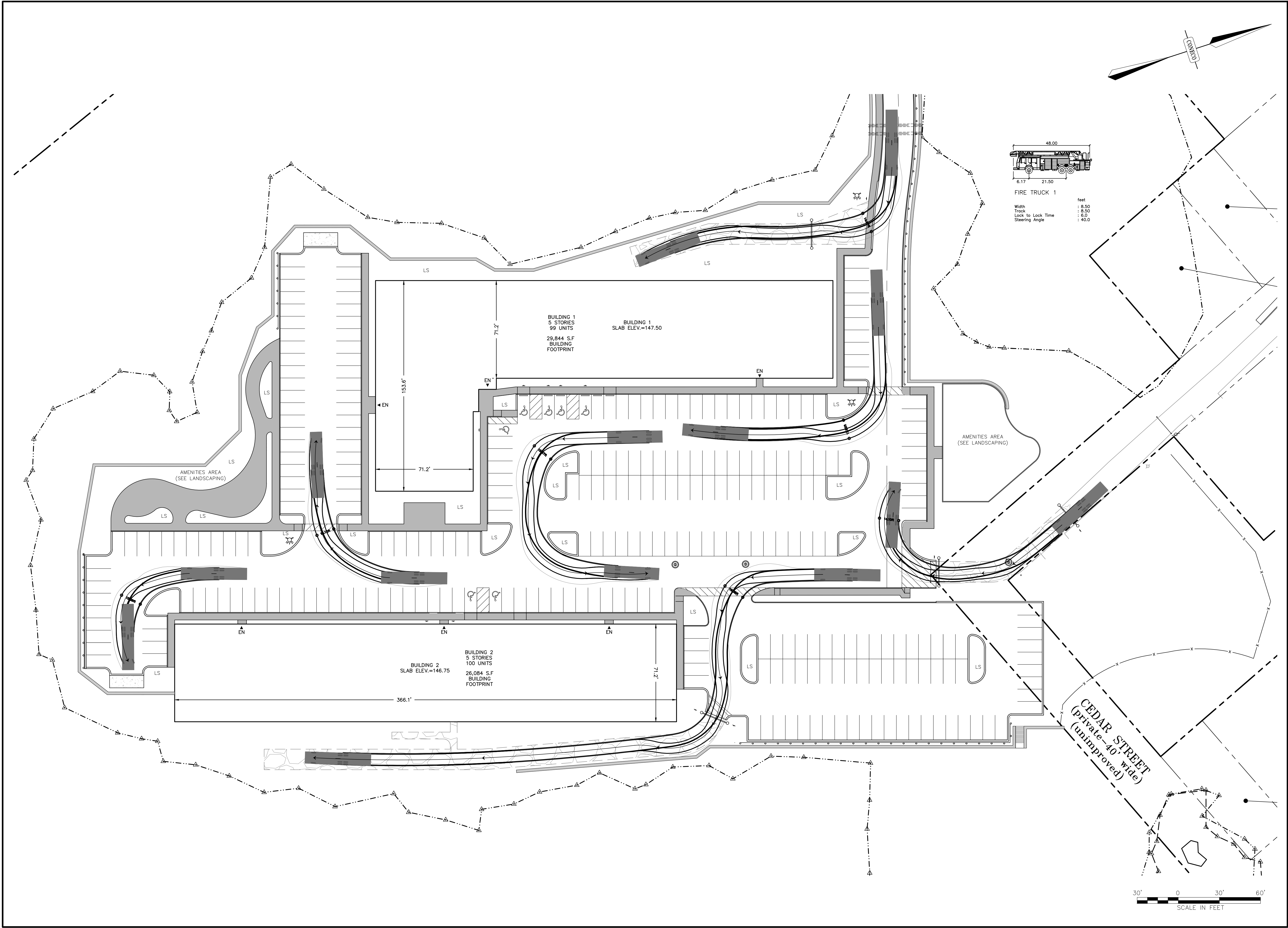
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD
2	4/26/2023	PER REVIEW COMMENTS	DJD/MSD
3	7/14/2023	PER REVIEW COMMENTS	DJD/BNH

SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324	
PREPARED FOR:	
SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370	
PROJECT:	
COMPREHENSIVE PERMIT PLANS	
PLAN SET	
DRAWING	
SITE LAYOUT PLAN SHEET 1 OF 2	



Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-1355; FAX 508-697-5996
WEBSITE: www.coneco.com

DATE 02/14/2022	
DESIGNED: DJD	CHECKED: DAH
DRAFTED: DJD	IN CHARGE: JEN
SCALE: 1" = 30'	
PROJECT NO. 3395.1	
SHEET NO.	
20	
OF 32	



7/14/2023

7/14/2023

REVISIONS		DESCRIPTION	DATE	NO.
DR/CK	DJD	GRADING & DRAINAGE REDESIGN	9/23/2022	1
D/D/MSD	DJD	PER REVIEW COMMENTS	4/26/2023	2
D/D/MSD	DJD	PER REVIEW COMMENTS	7/14/2023	3

PREPARED FOR:

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PROJECT:

SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET:

COMPREHENSIVE PERMIT PLANS

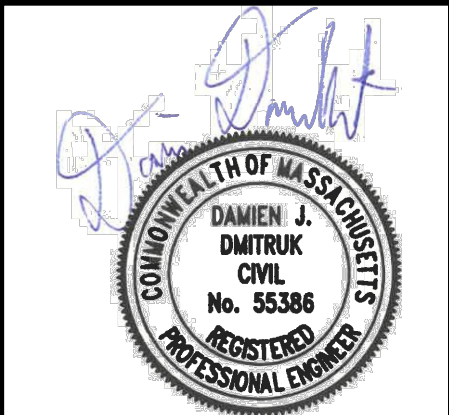
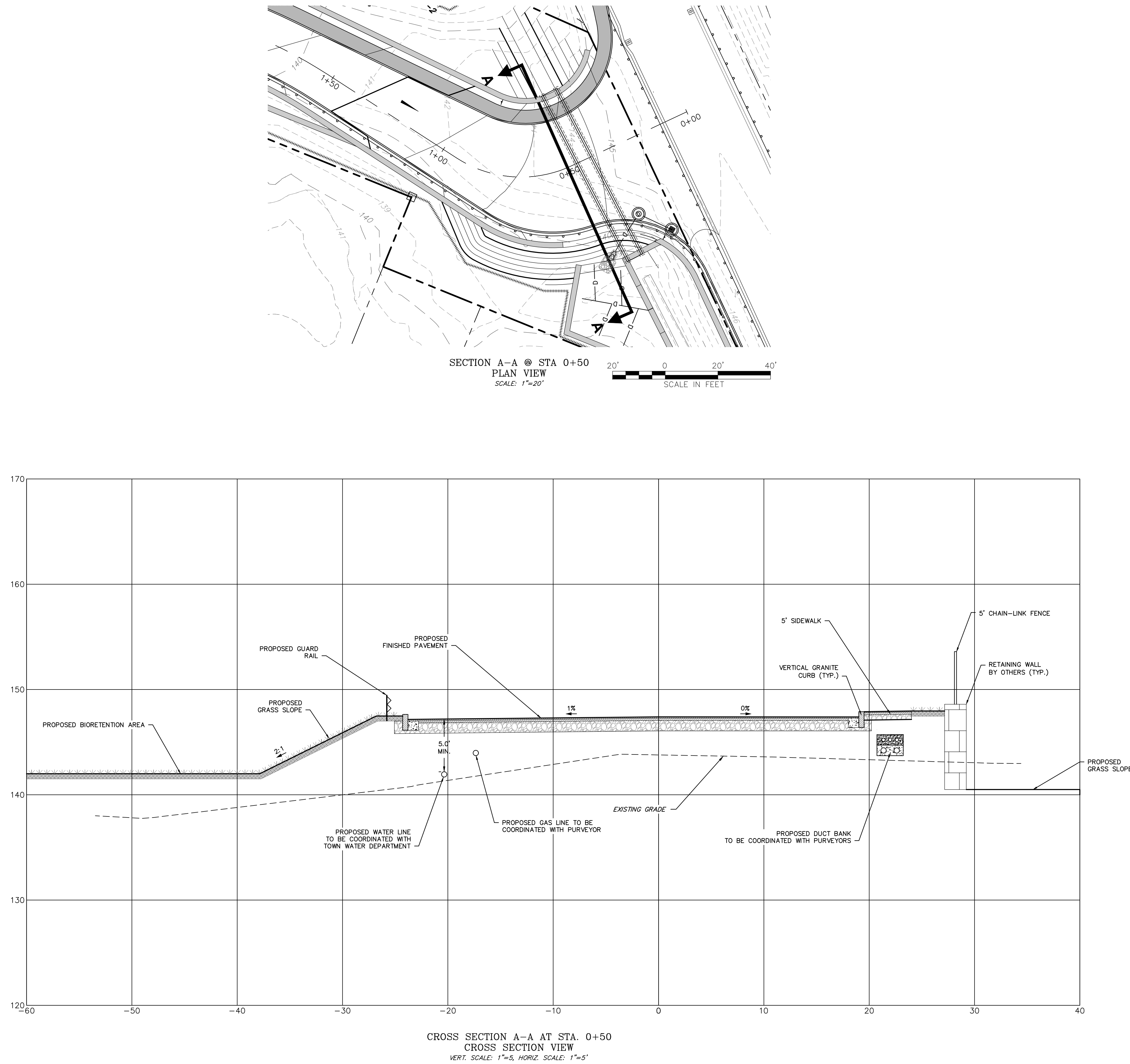
DRAWING:

SITE LAYOUT PLAN
SHEET 1 OF 2

Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	02/14/2022		
DESIGNED:	DJD	CHECKED:	DAH
DRAFTED:	DJD	IN CHARGE:	JEN
SCALE:	1" = 30'		
PROJECT NO.	3395.1		
SHEET NO.	21		



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD
2	4/26/2023	PER REVIEW COMMENTS	DJD/MSD
3	7/14/2023	PER REVIEW COMMENTS	DJD/BNL

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

ACCESS DRIVEWAY SECTIONS
SHEET 1 OF 3

SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

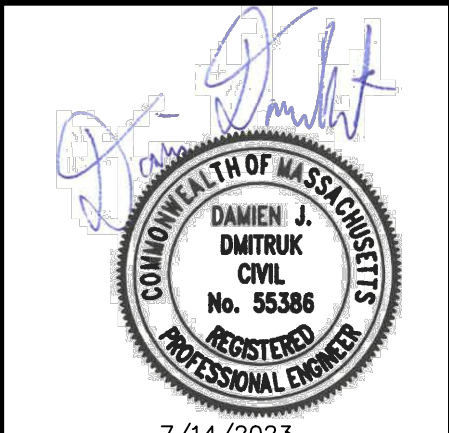
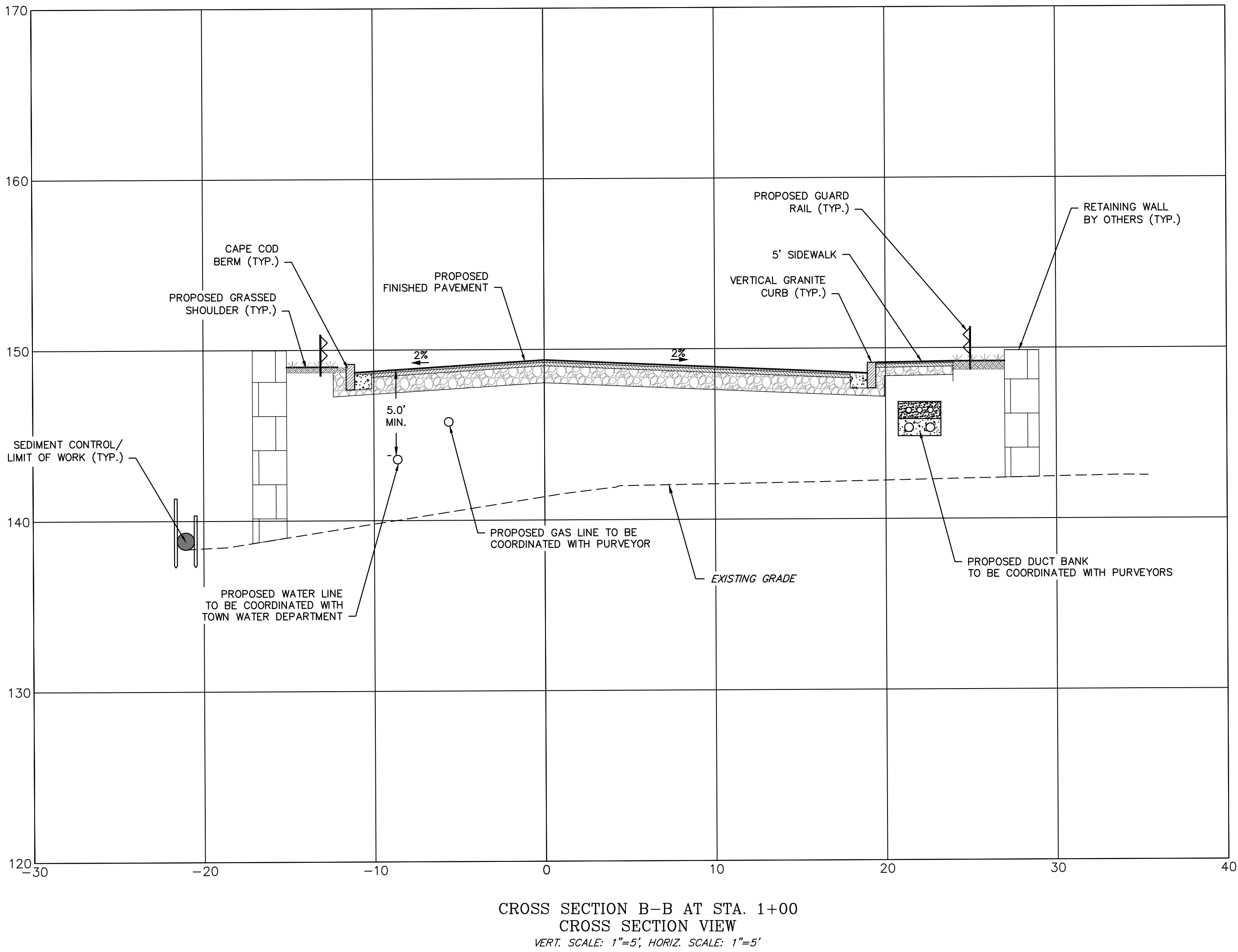
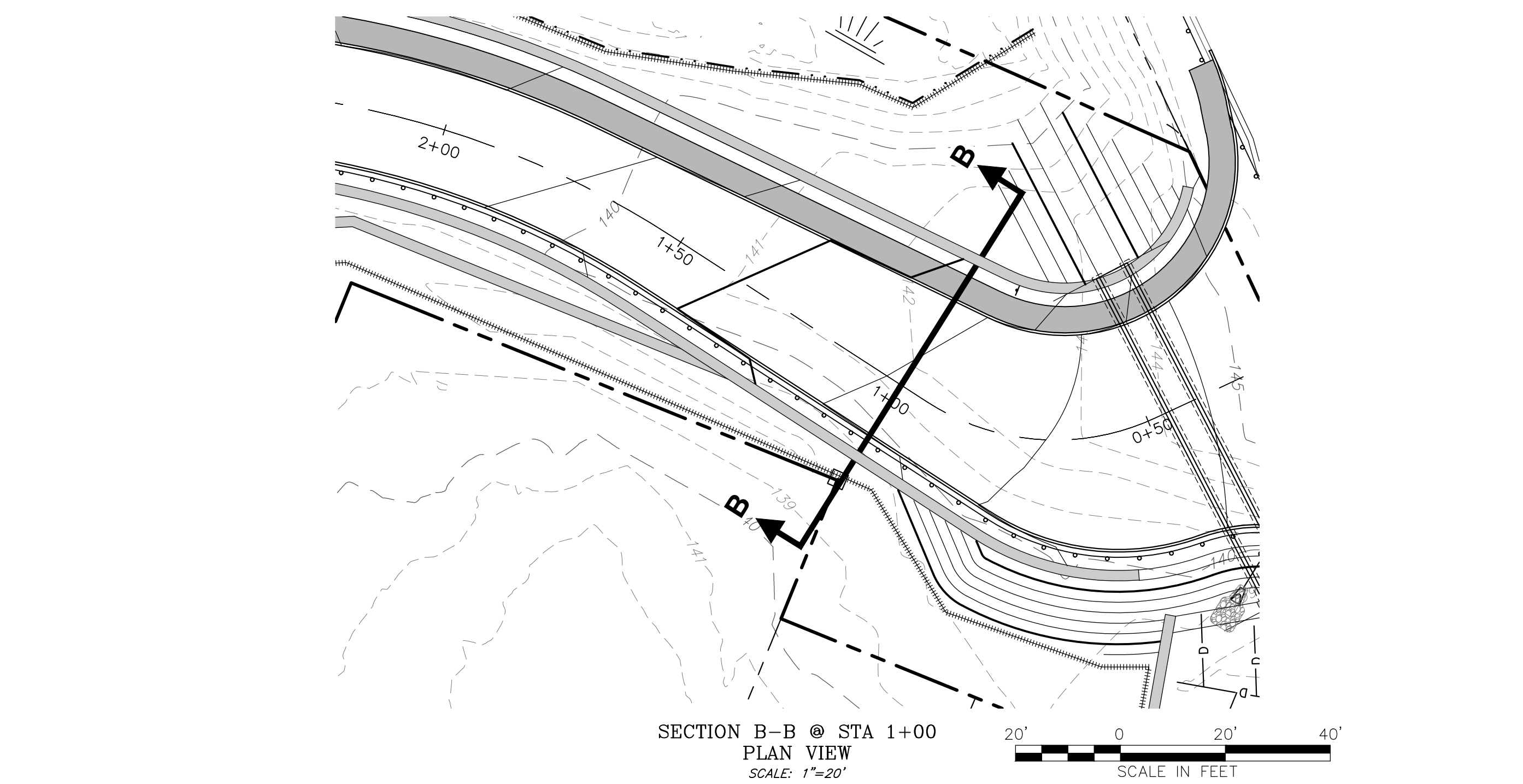
COMPREHENSIVE PERMIT PLANS

CONECO

Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-597-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: CMI
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	AS SHOWN
PROJECT NO.	3395.1
SHEET NO.	22



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD
2	4/26/2023	PER REVIEW COMMENTS	DJD/MSD
3	7/14/2023	PER REVIEW COMMENTS	DJD/BNL

SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324	ACCESS DRIVEWAY SECTIONS SHEET 2 OF 3
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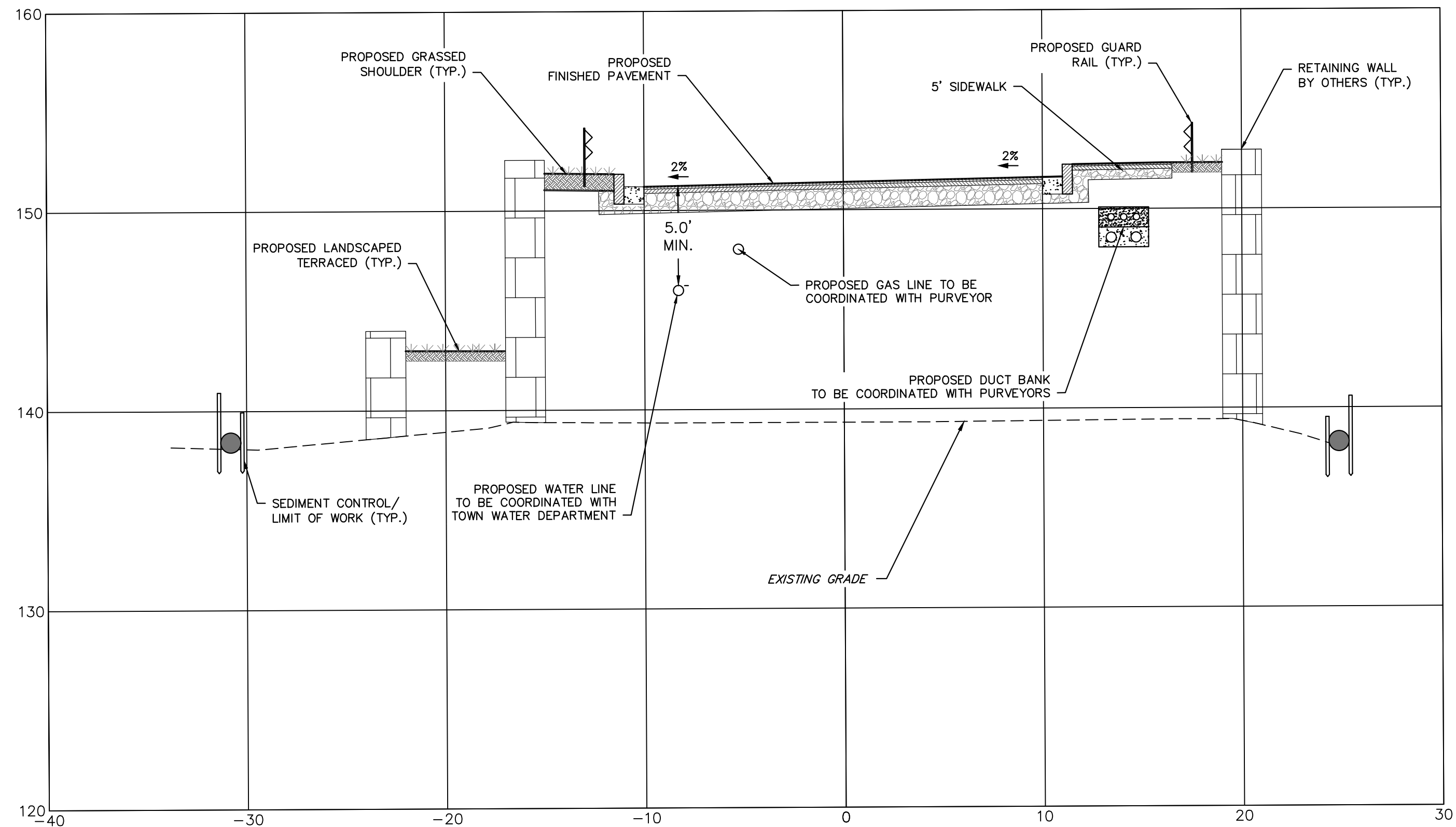
SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370	COMPREHENSIVE PERMIT PLANS
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CONECO

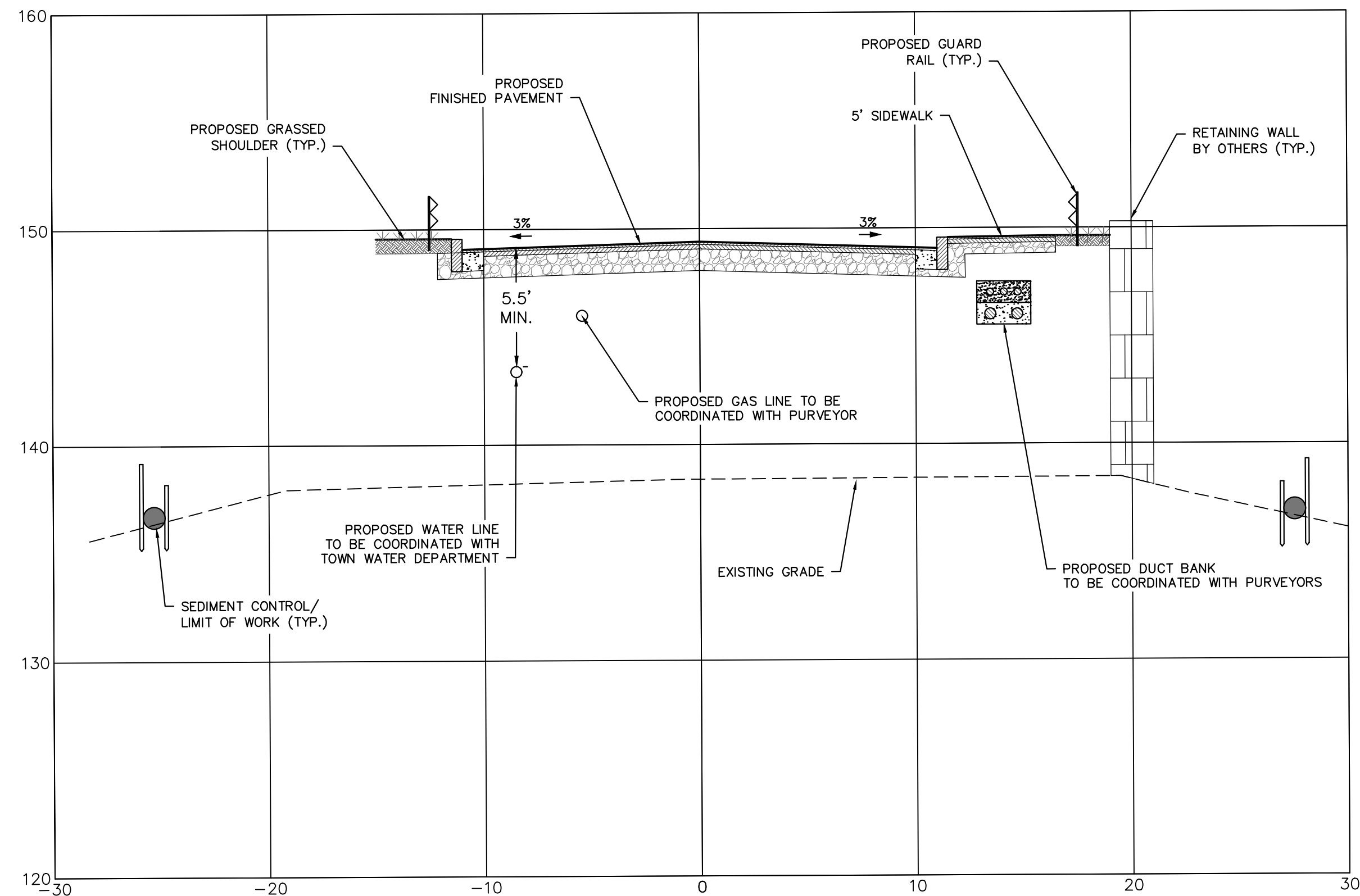
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-597-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.coneco.com

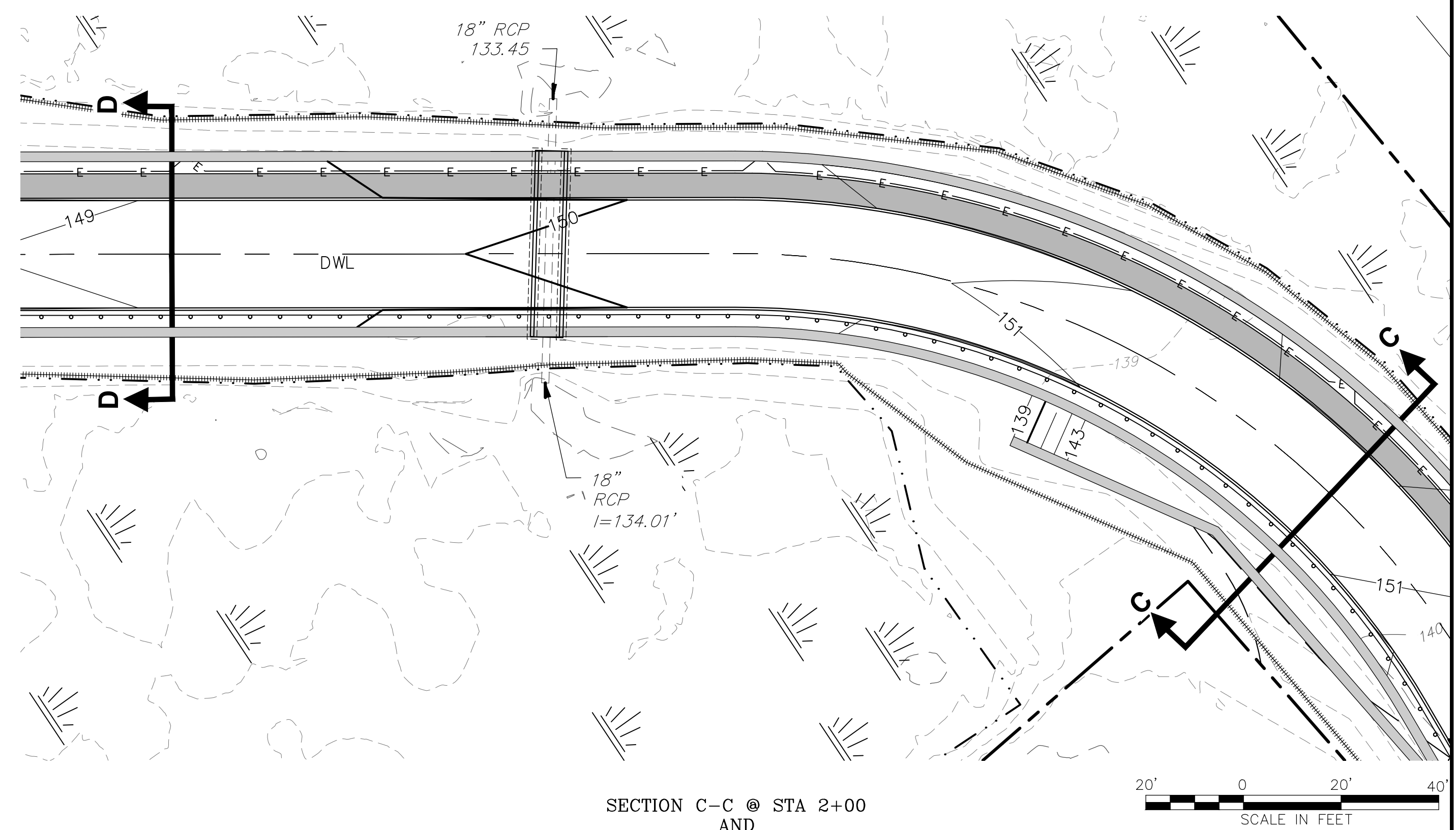
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DRAFTED: MWK	IN CHARGE: DJD
SCALE:	AS SHOWN
PROJECT NO.	3395.1
SHEET NO.	



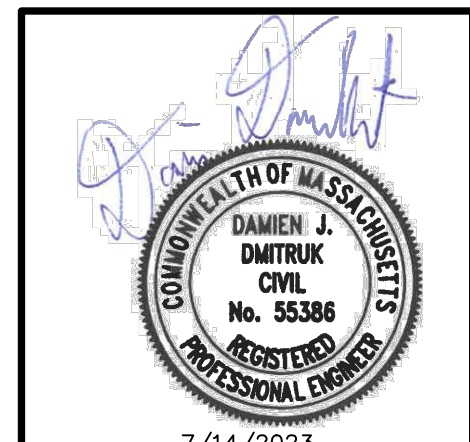
CROSS SECTION C-C AT STA. 2+00
CROSS SECTION VIEW
VERT. SCALE: 1"=5', HORIZ. SCALE: 1"=5'



CROSS SECTION D-D AT STA. 4+50
CROSS SECTION VIEW
VERT. SCALE: 1"=5', HORIZ. SCALE: 1"=5'



SECTION C-C @ STA 2+00
AND
SECTION D-D @ STA 4+50
PLAN VIEW
SCALE: 1"=20'



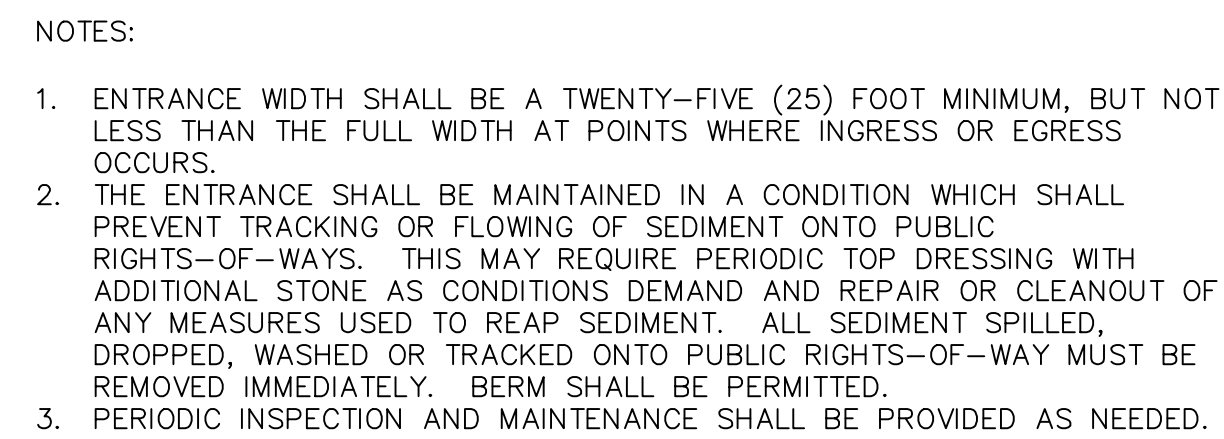
REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD
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SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324	ACCESS DRIVEWAY SECTIONS SHEET 3 OF 3
--	--

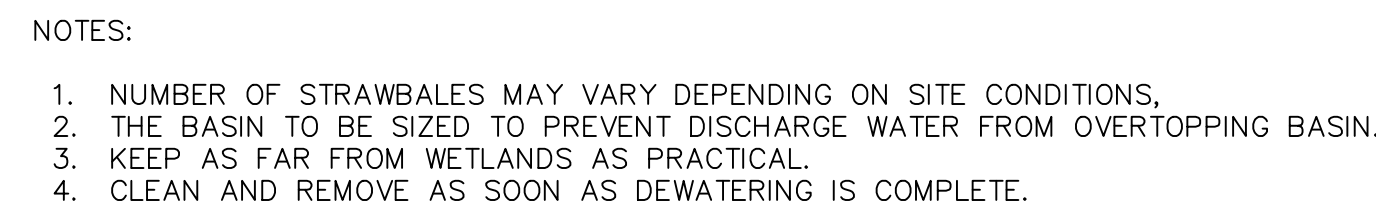
SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370	COMPREHENSIVE PERMIT PLANS
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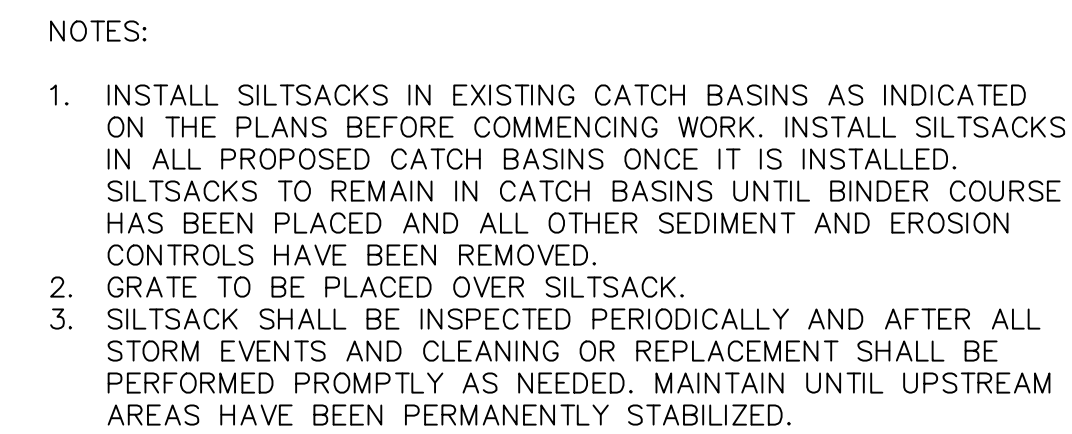
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DRAFTED: MWK	IN CHARGE: DJD
SCALE:	AS SHOWN
PROJECT NO.	3395.1



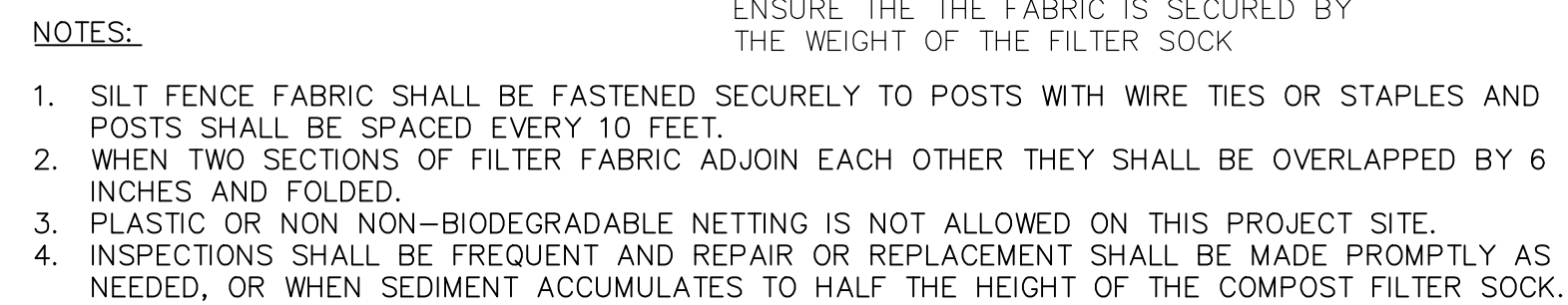
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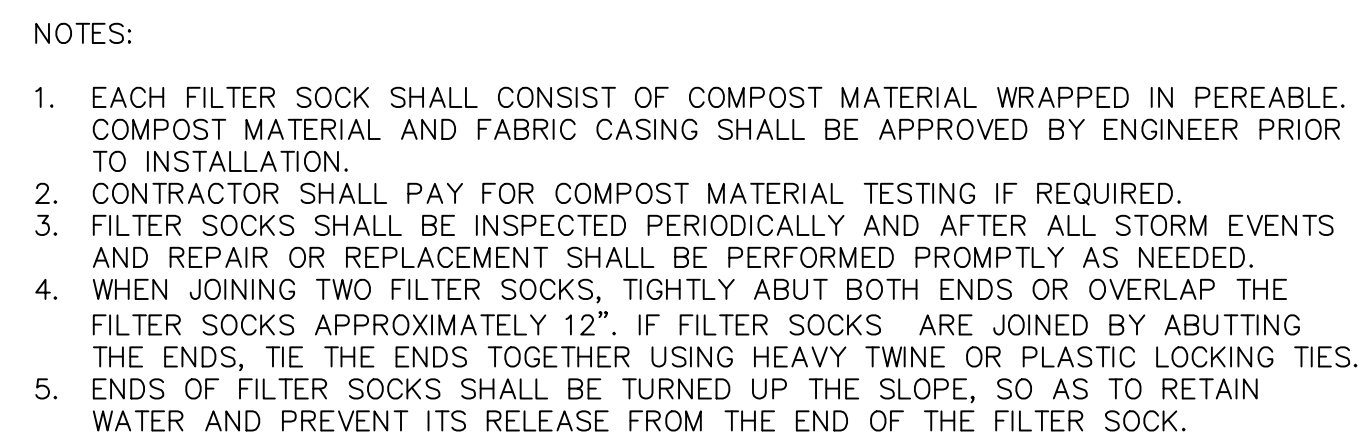
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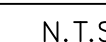
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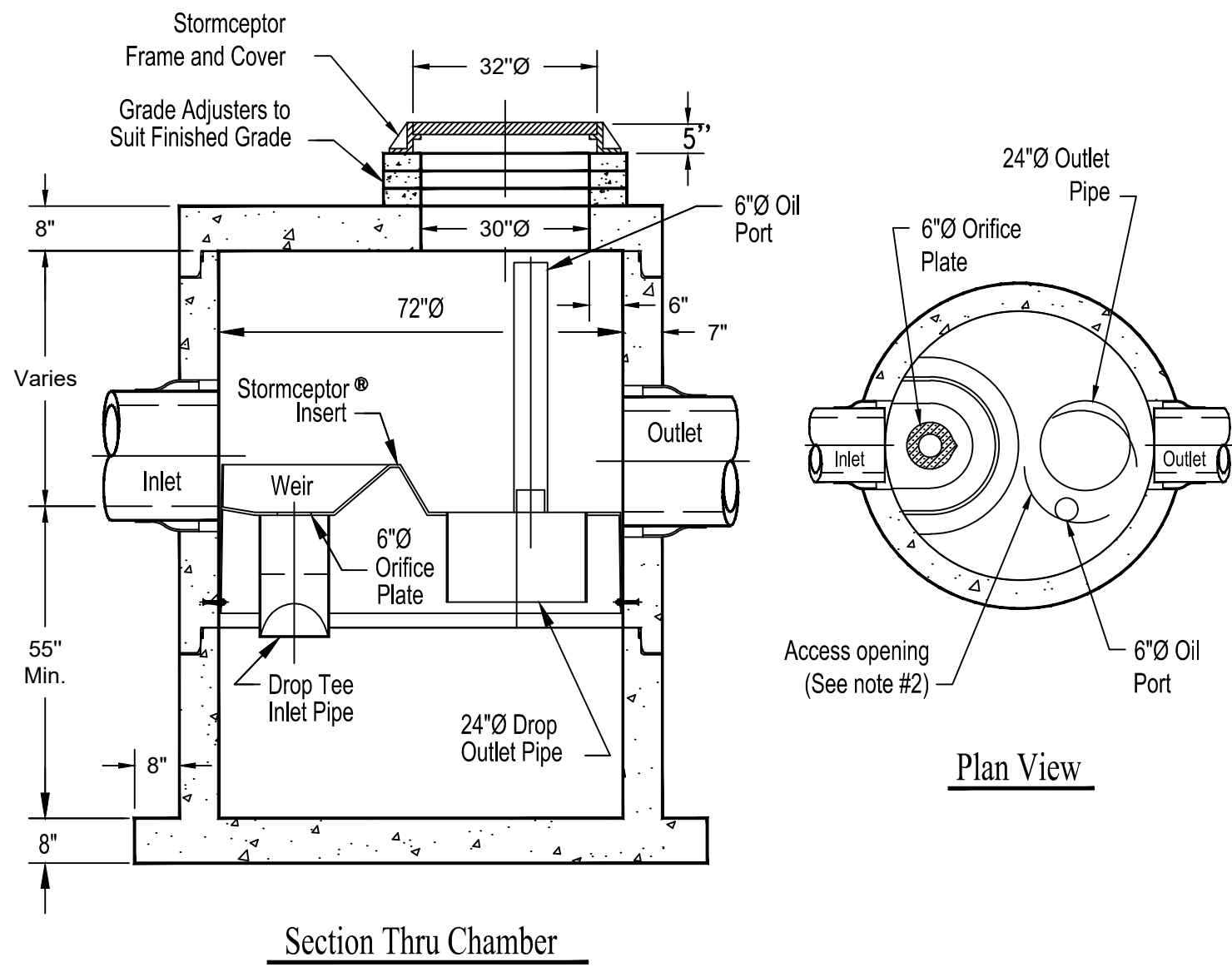


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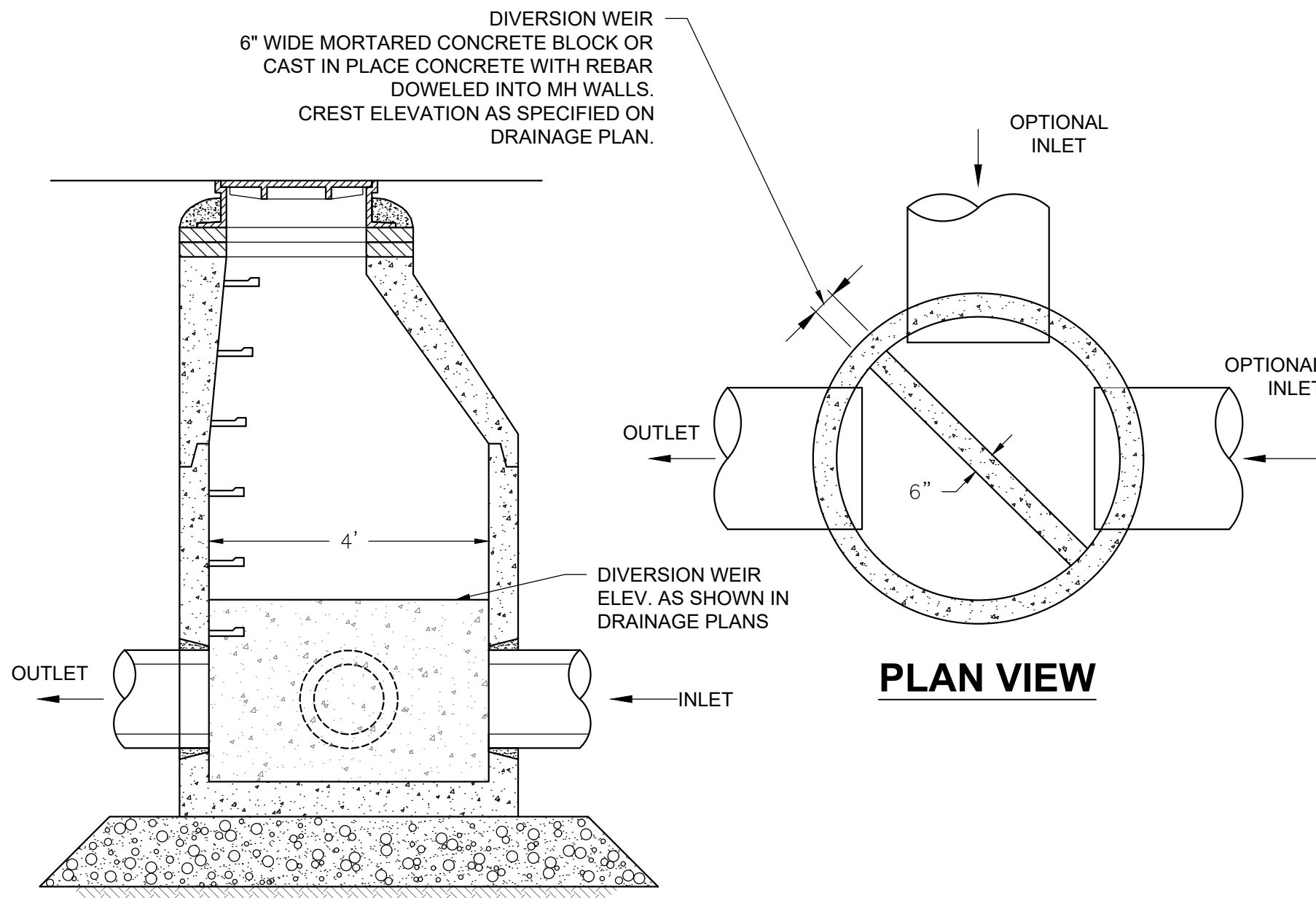
25
OF 32

STC 900 Precast Concrete Stormceptor®
(900 U.S. Gallon Capacity)



- Notes:
1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
 2. The Cover Should be Positioned Over The Outlet Drop Pipe and The Oil Port.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 028

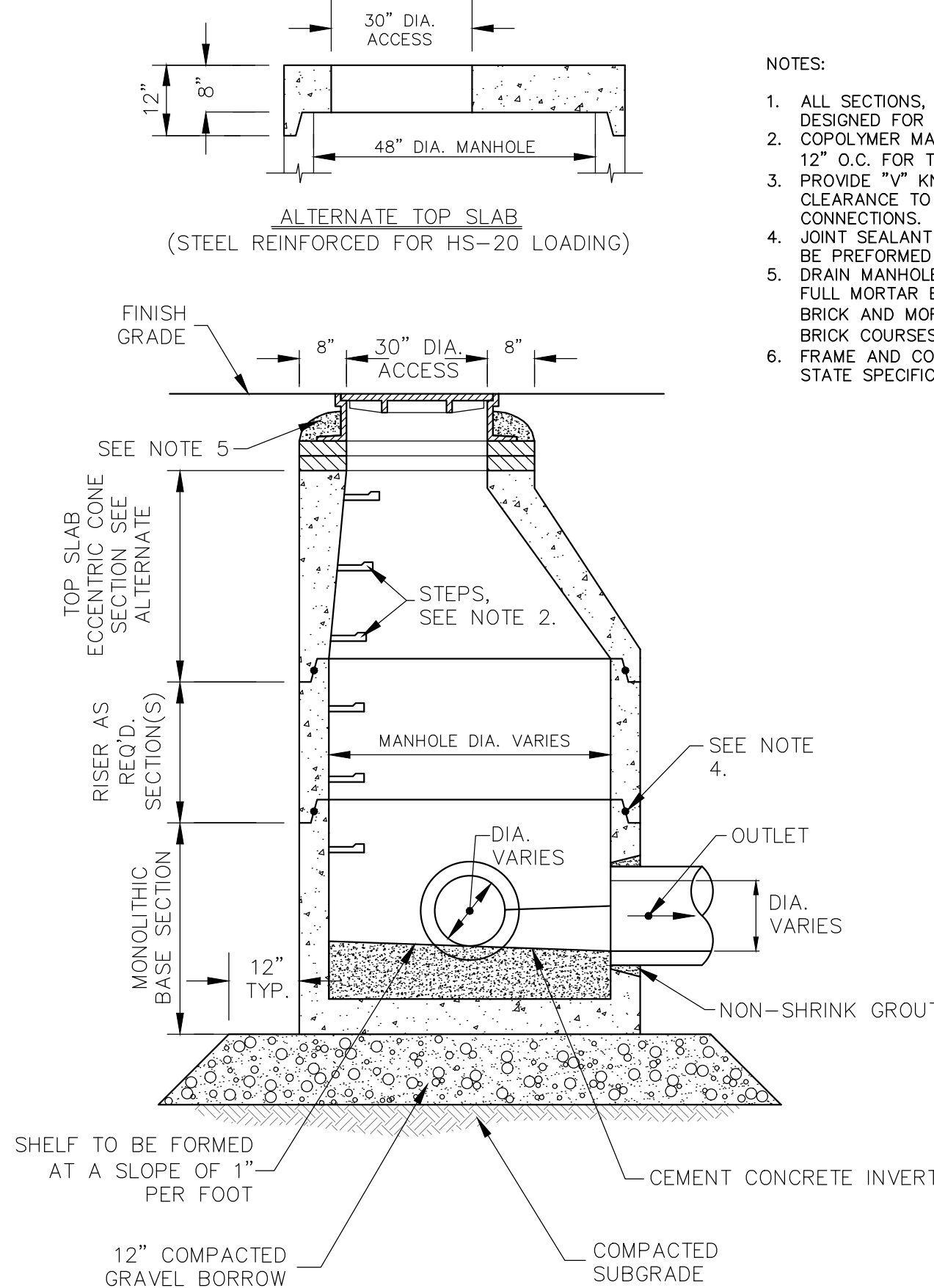


SECTION

- NOTES:
1. ALL SECTIONS, FRAME, AND GRATES SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "Y" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DIVERSION WEIR SHALL HOLD LOW FLOW STORMWATER WITHIN THE INFILTRATION SYSTEM. HIGHER FLOW RATES SHALL OVERPASS THE WEIR.
 6. MANHOLE DIAMETER SHALL BE SET BY THE PRECAST MANUFACTURER TO ALLOW ROOM FOR PIPE PENETRATIONS, UNLESS OTHERWISE SPECIFIED.
 7. REFER TO DRAINAGE PLANS FOR PIPE MATERIAL, DIAMETER, AND INVERTS.

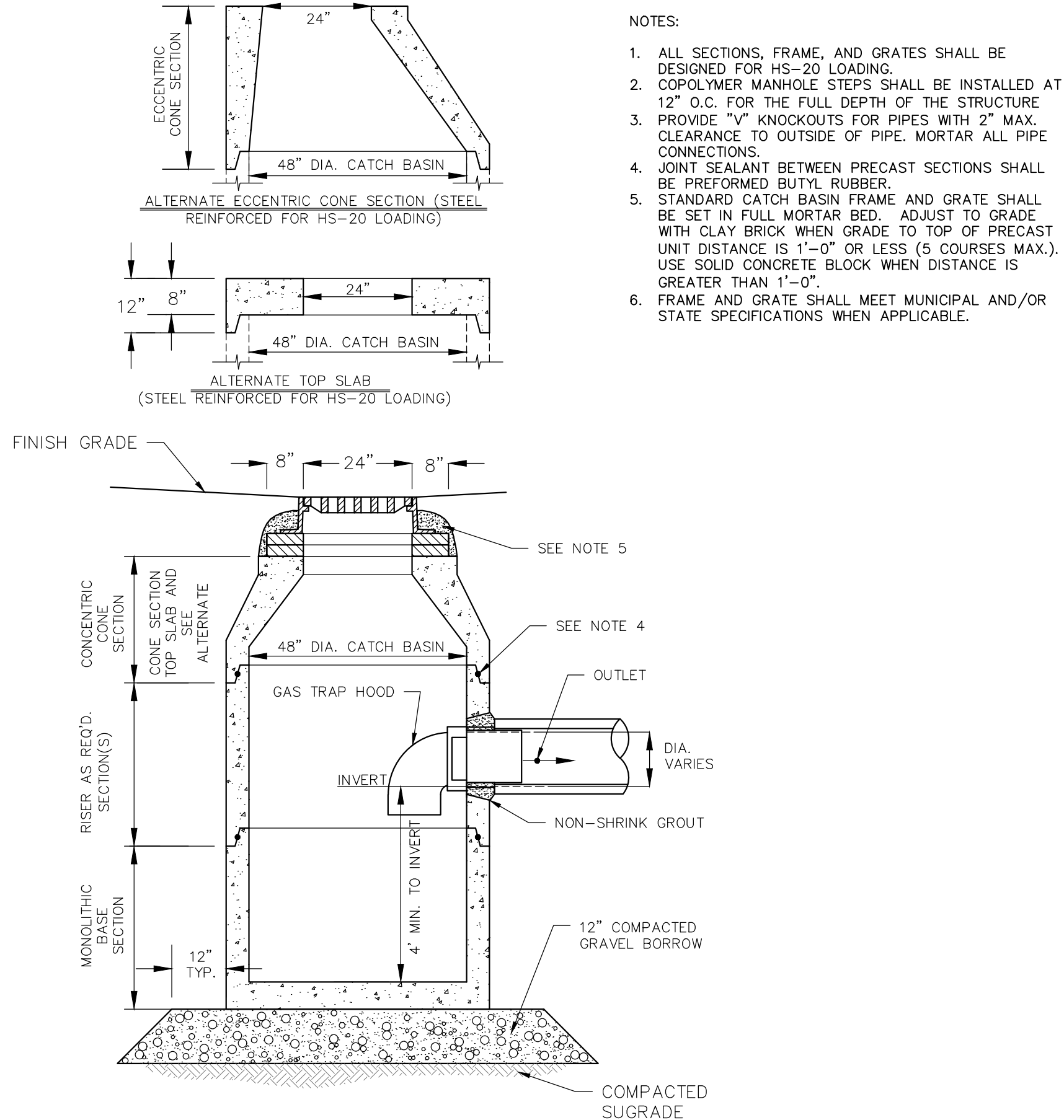
DIVERSION WEIR DRAIN MANHOLE (WMH)

N.T.S.



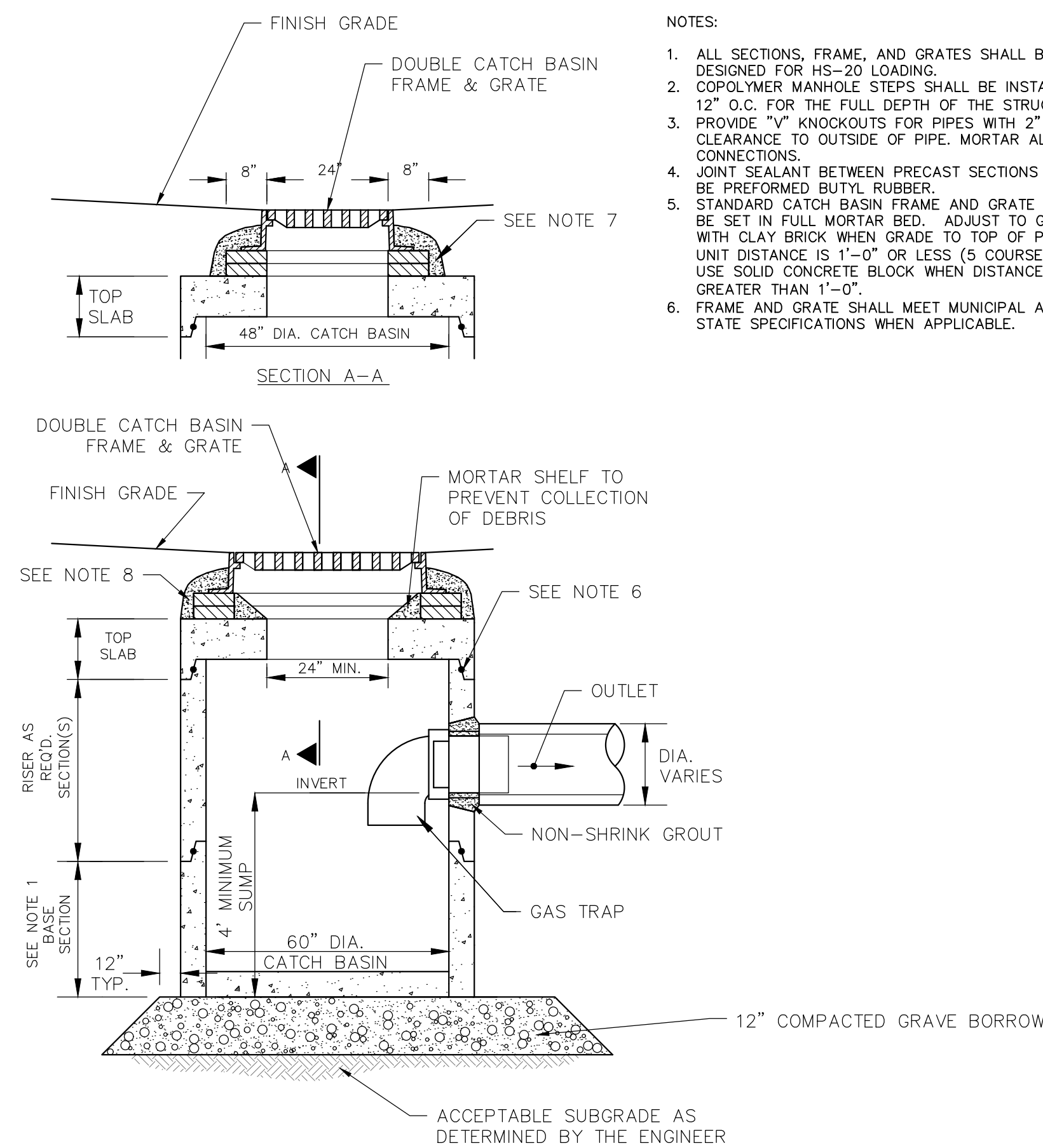
DRAIN MANHOLE (DMH)

N.T.S.



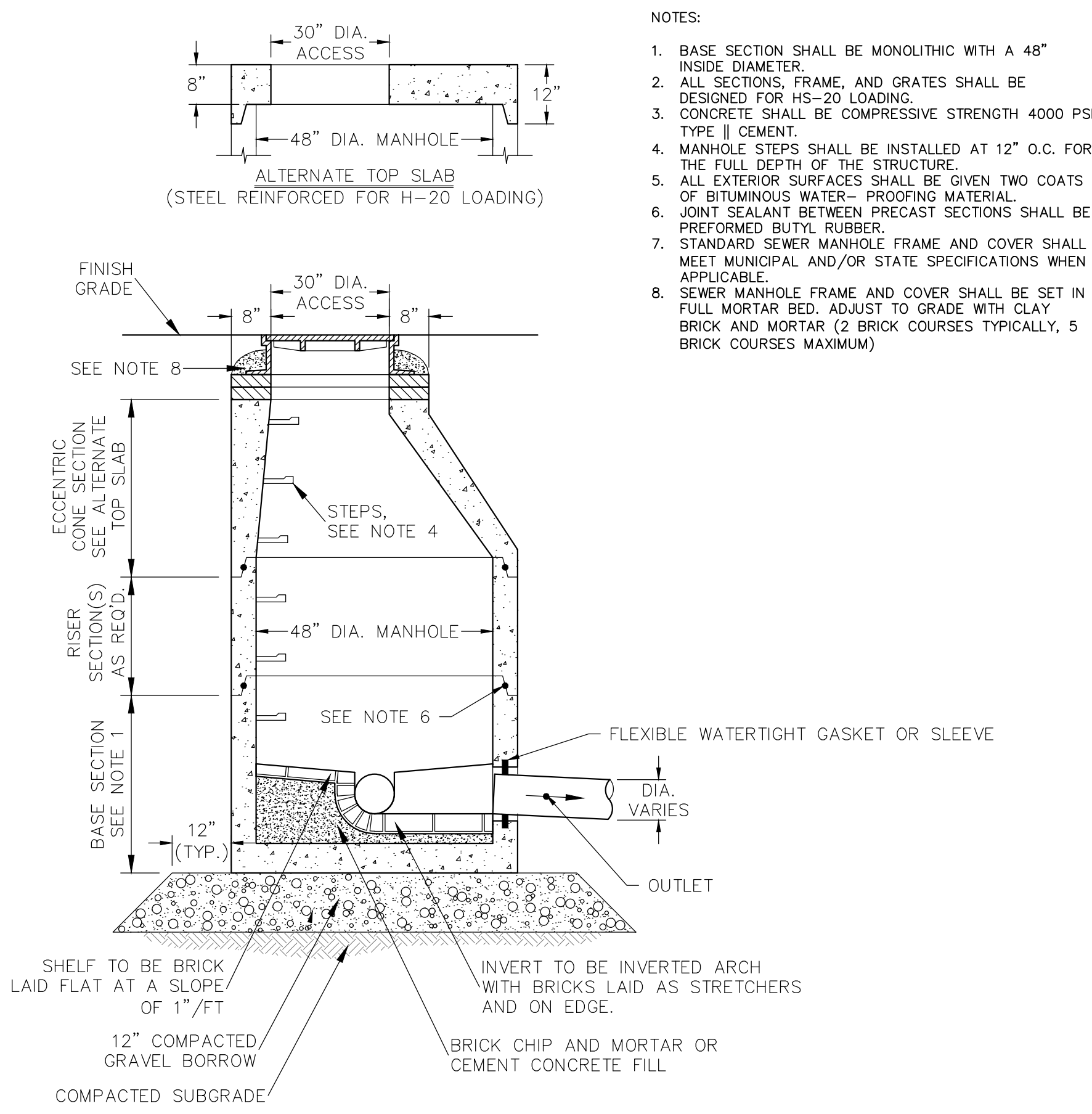
CATCH BASIN (CB)

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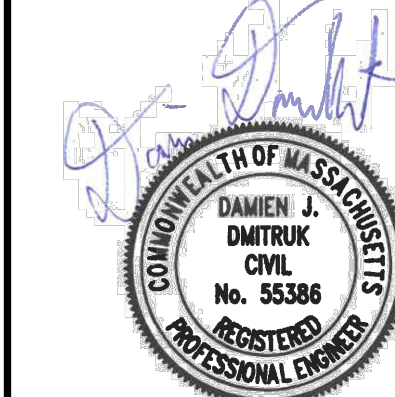
DOUBLE GRATE CATCH BASIN (DCB) WITH TRAP

N.T.S.



SANITARY SEWER MANHOLE (SMH)

N.T.S.



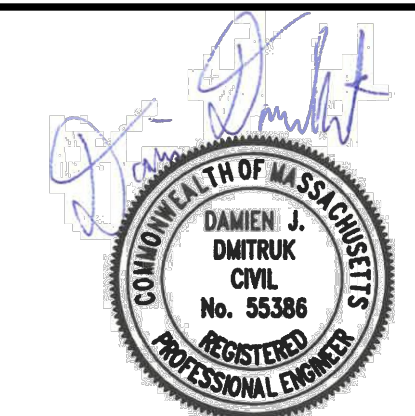
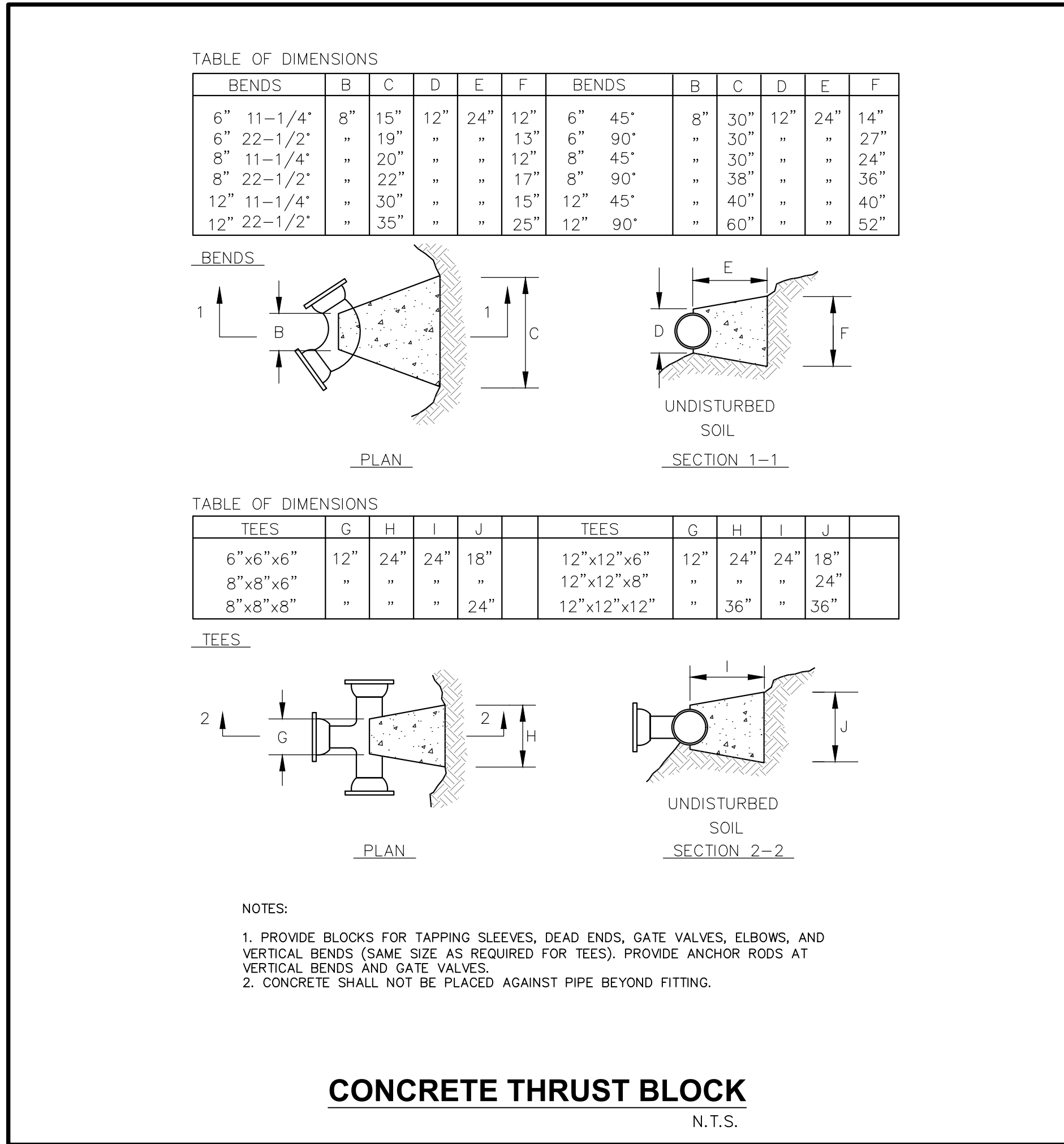
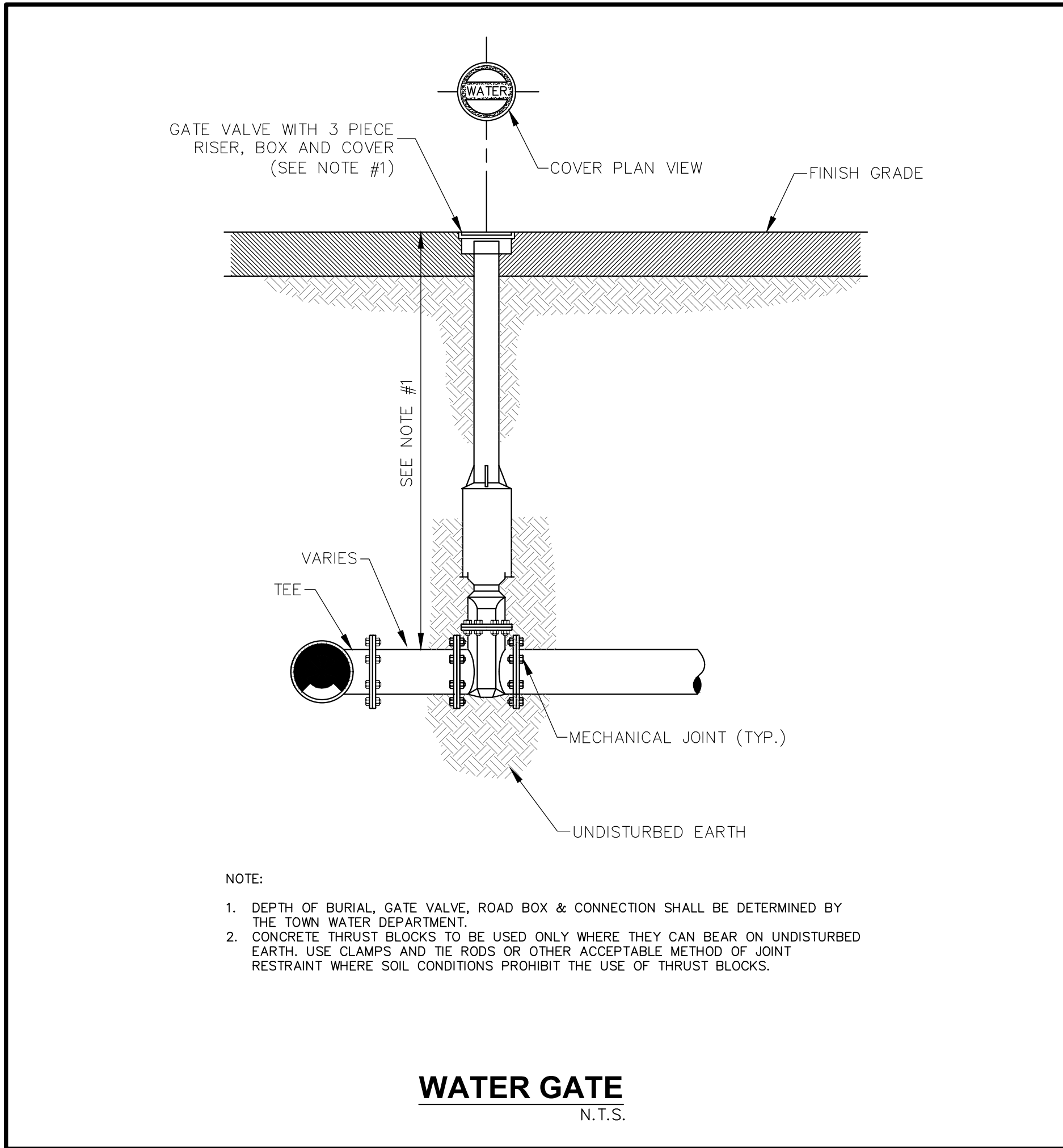
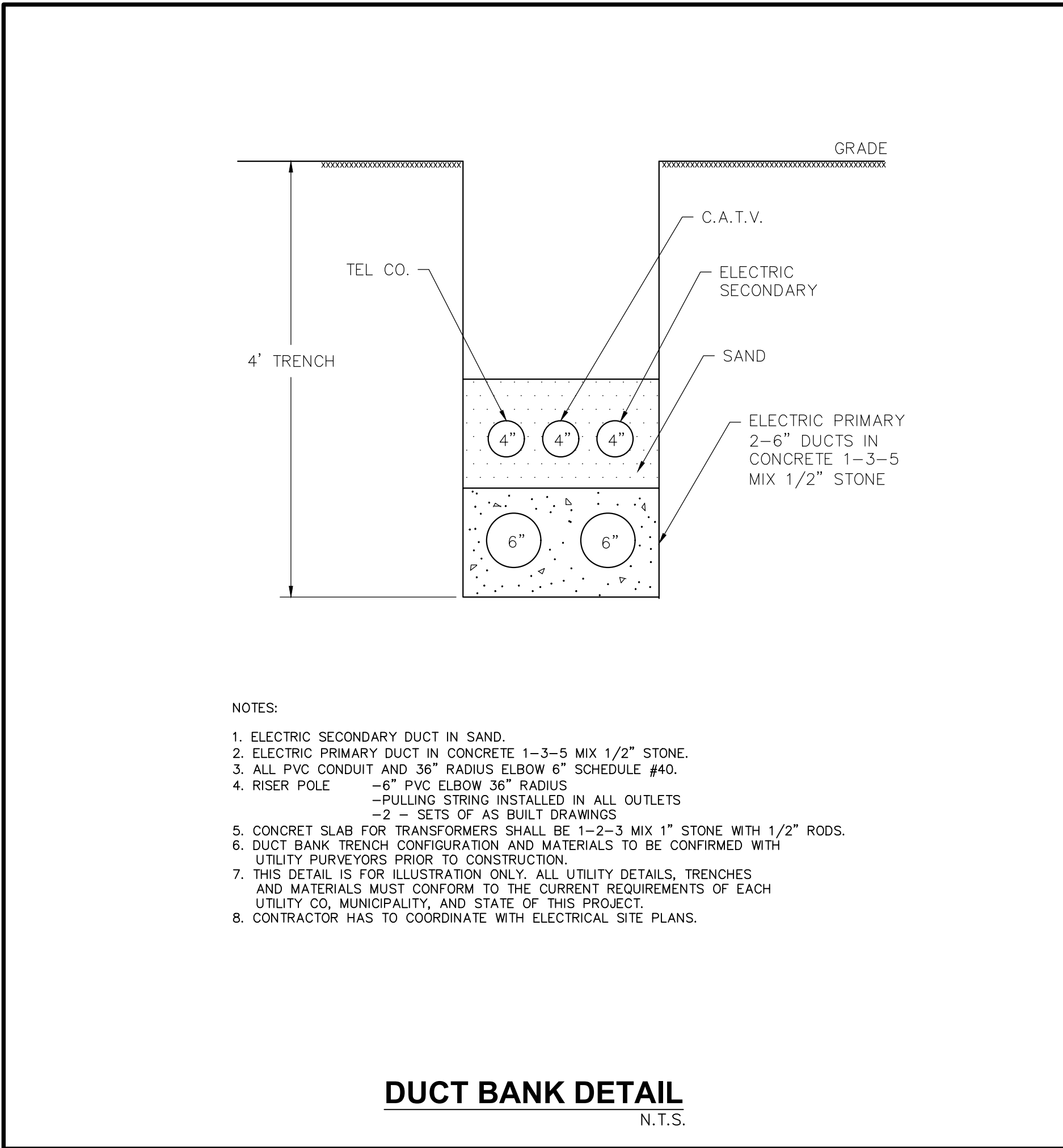
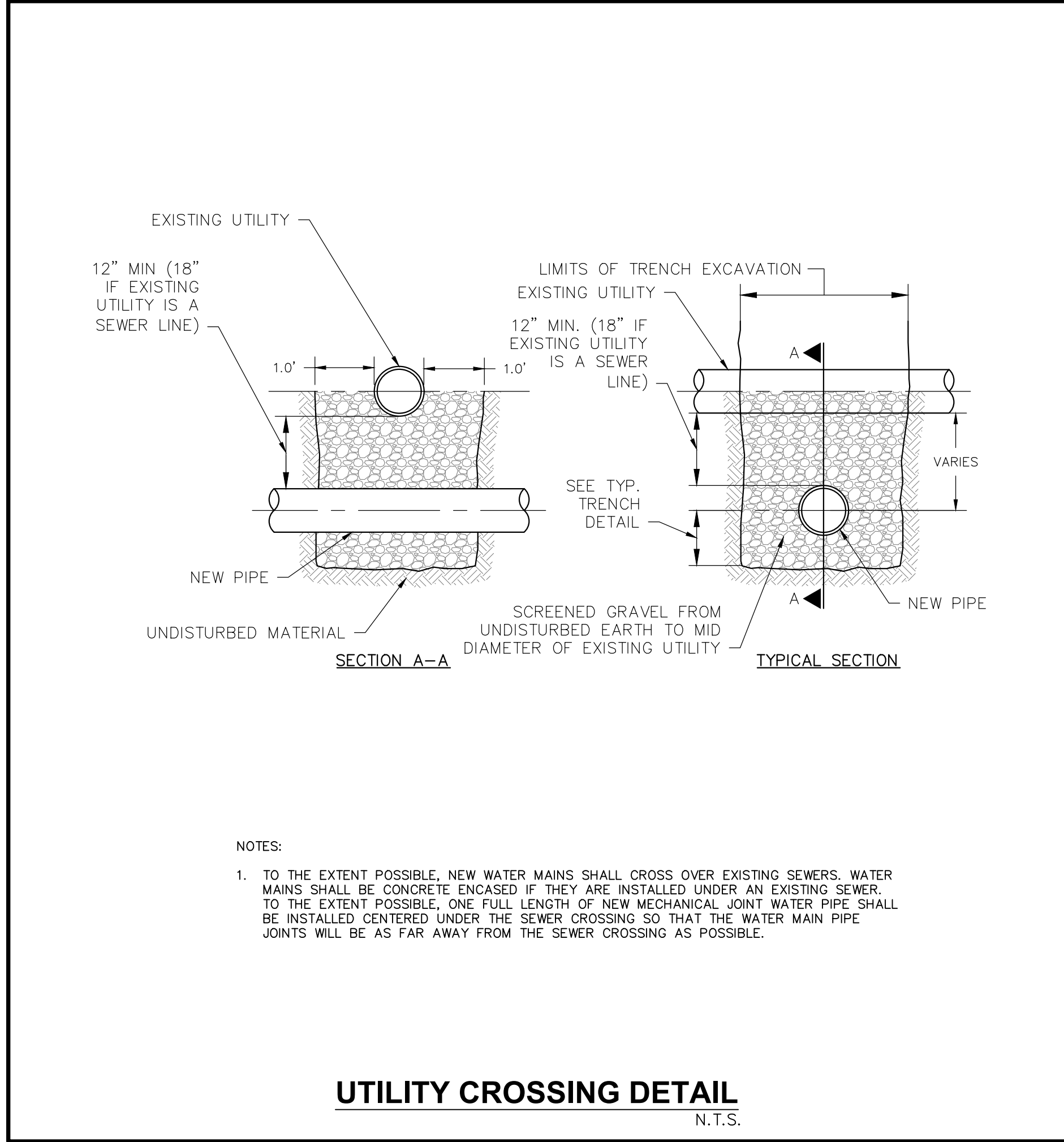
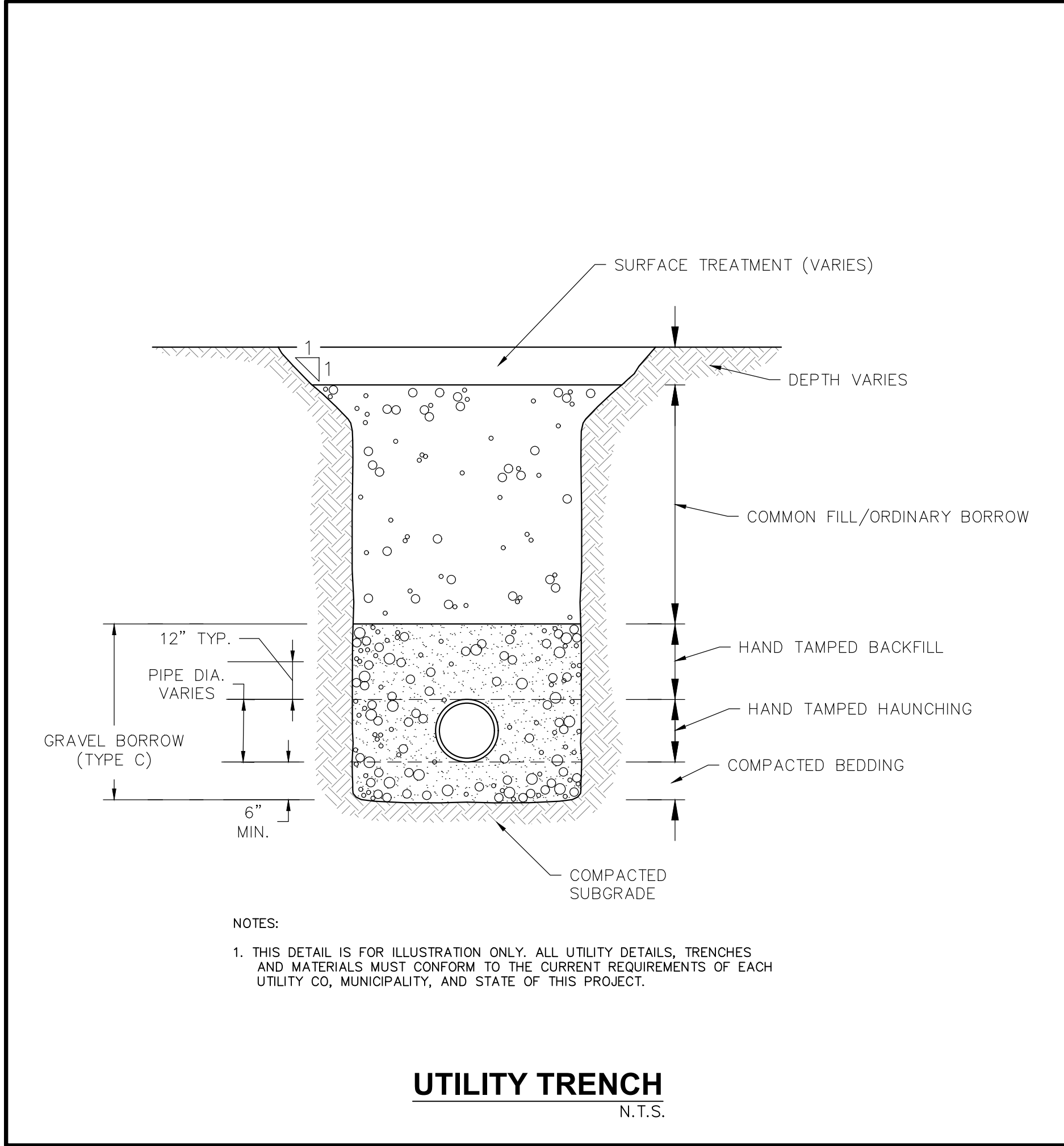
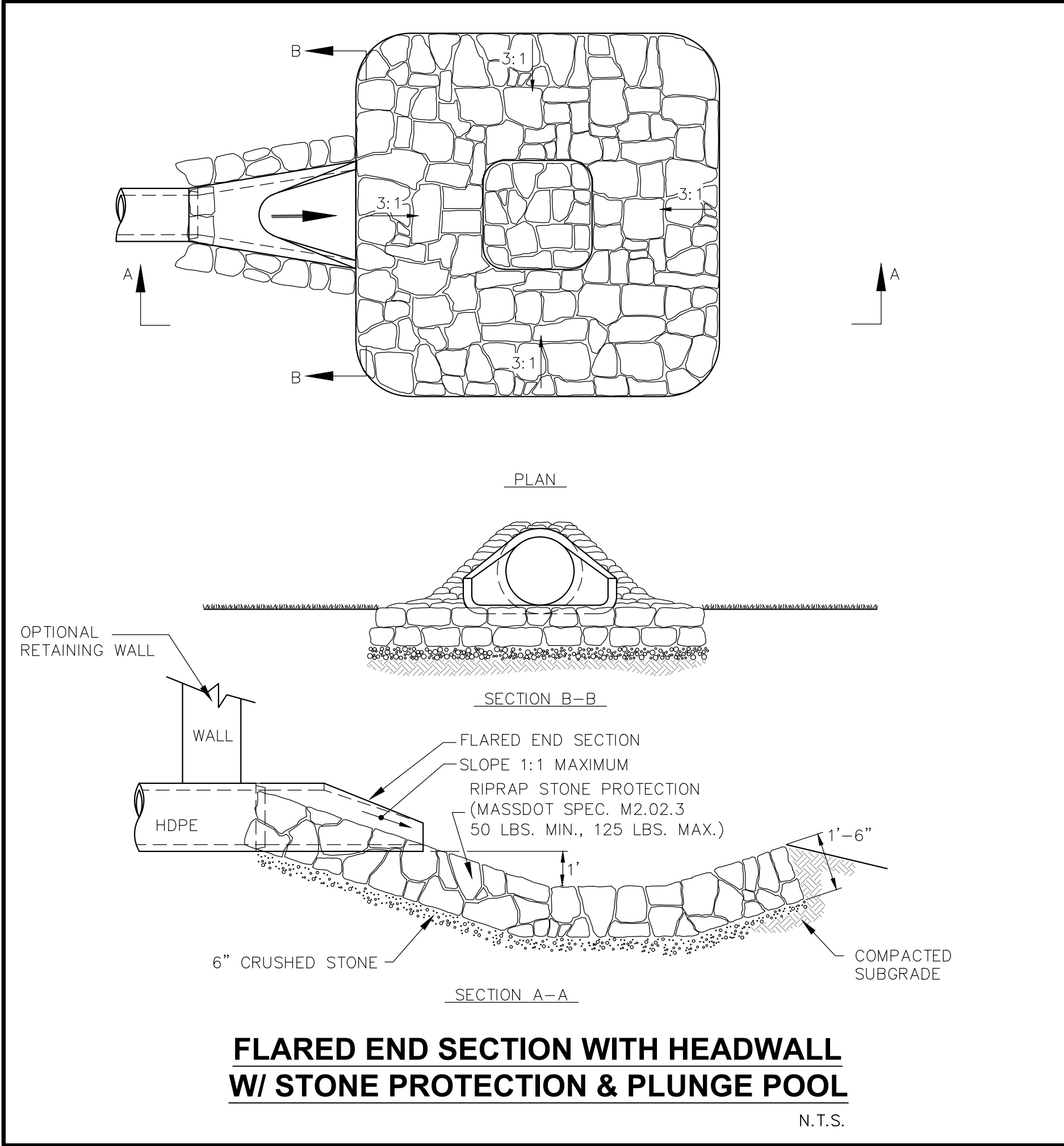
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DR/CK	D/D/MSD	GRADING & DRAINAGE REDESIGN	9/23/2022	1
	D/D/MSD	PER REVIEW COMMENTS	4/26/2023	2
	D/D/MSD	PER REVIEW COMMENTS	7/14/2023	3

PREPARED FOR:	SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324
DRAWING:	DETAILS SHEET 2 OF 8

PROJECT:	SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370
PLAN SET:	COMPREHENSIVE PERMIT PLANS



DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	3395.1
SHEET NO.	26



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
1	9/23/2022	GRADING & DRAINAGE REDESIGN	DJD/MSD
2	4/26/2023	PER REVIEW COMMENTS	DJD/MSD
3	7/14/2023	PER REVIEW COMMENTS	DJD/MSD

PROJECT: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

PREPARED FOR: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

DRAWING: DETAILS
SHEET 3 OF 8

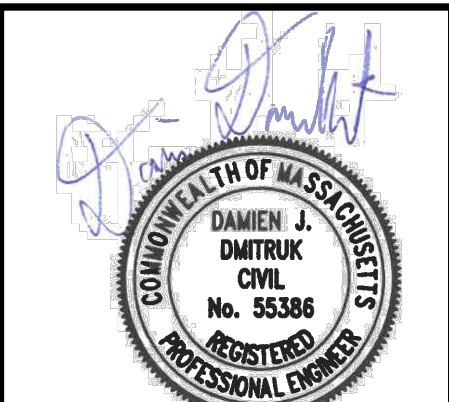
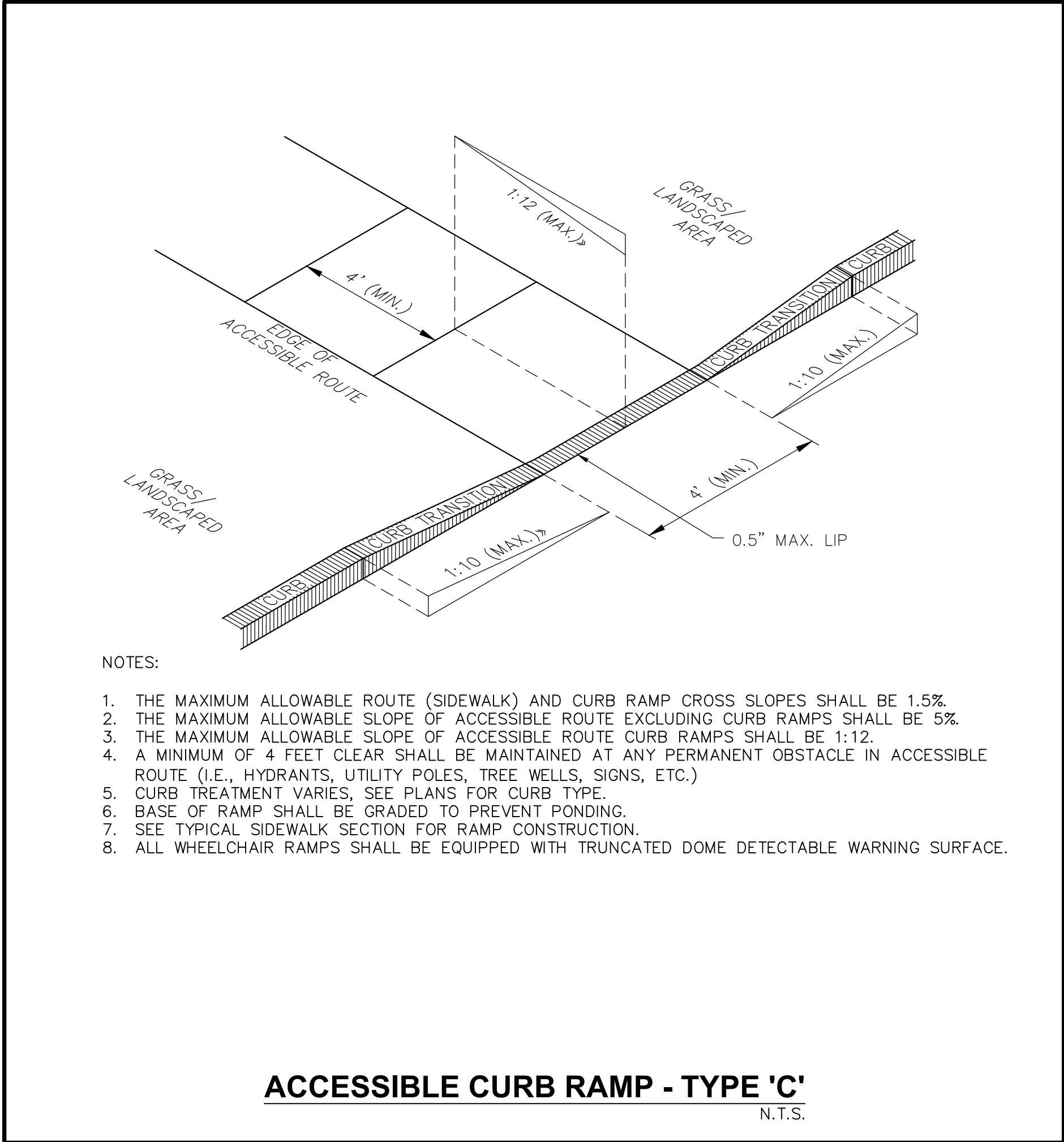
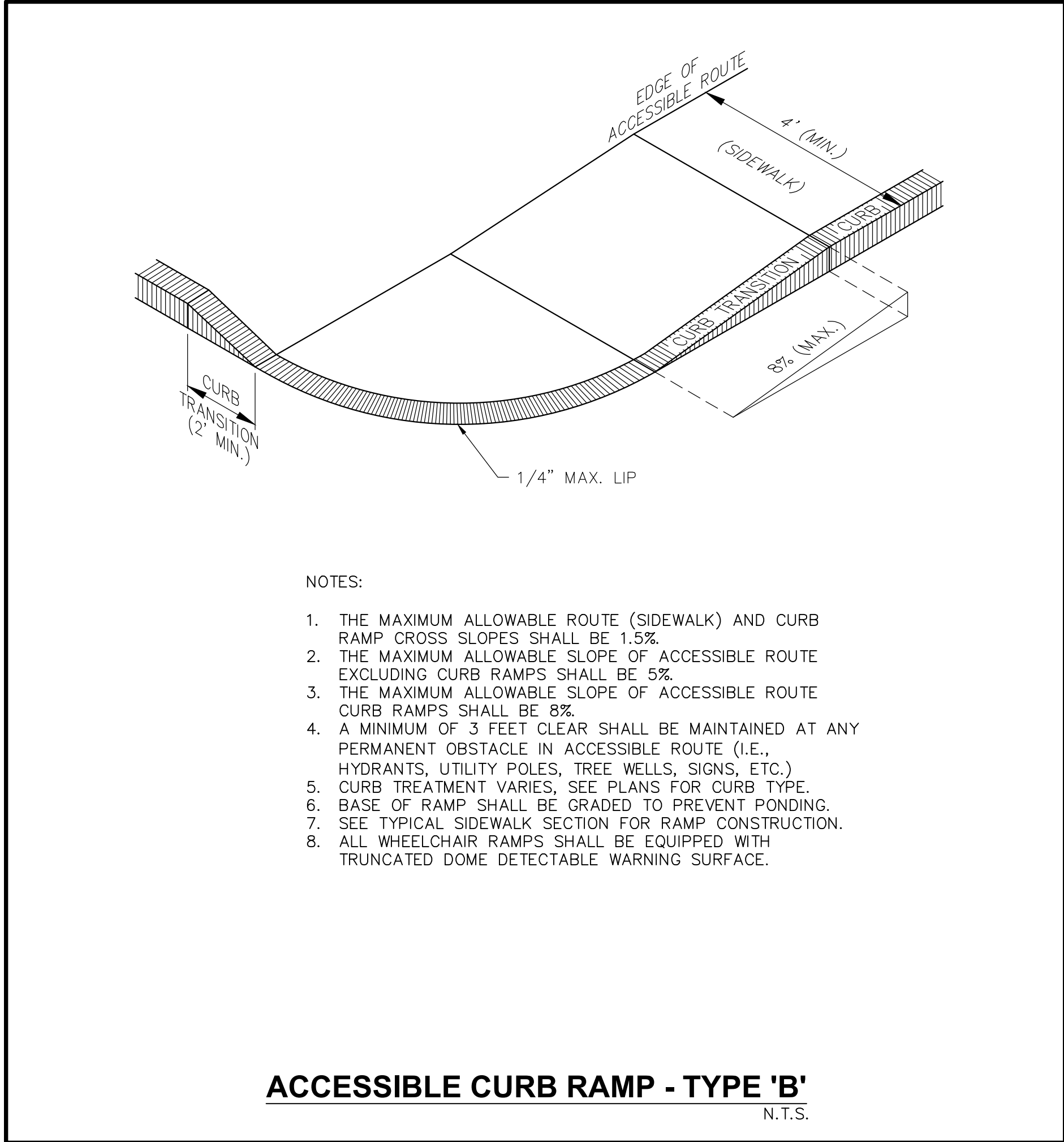
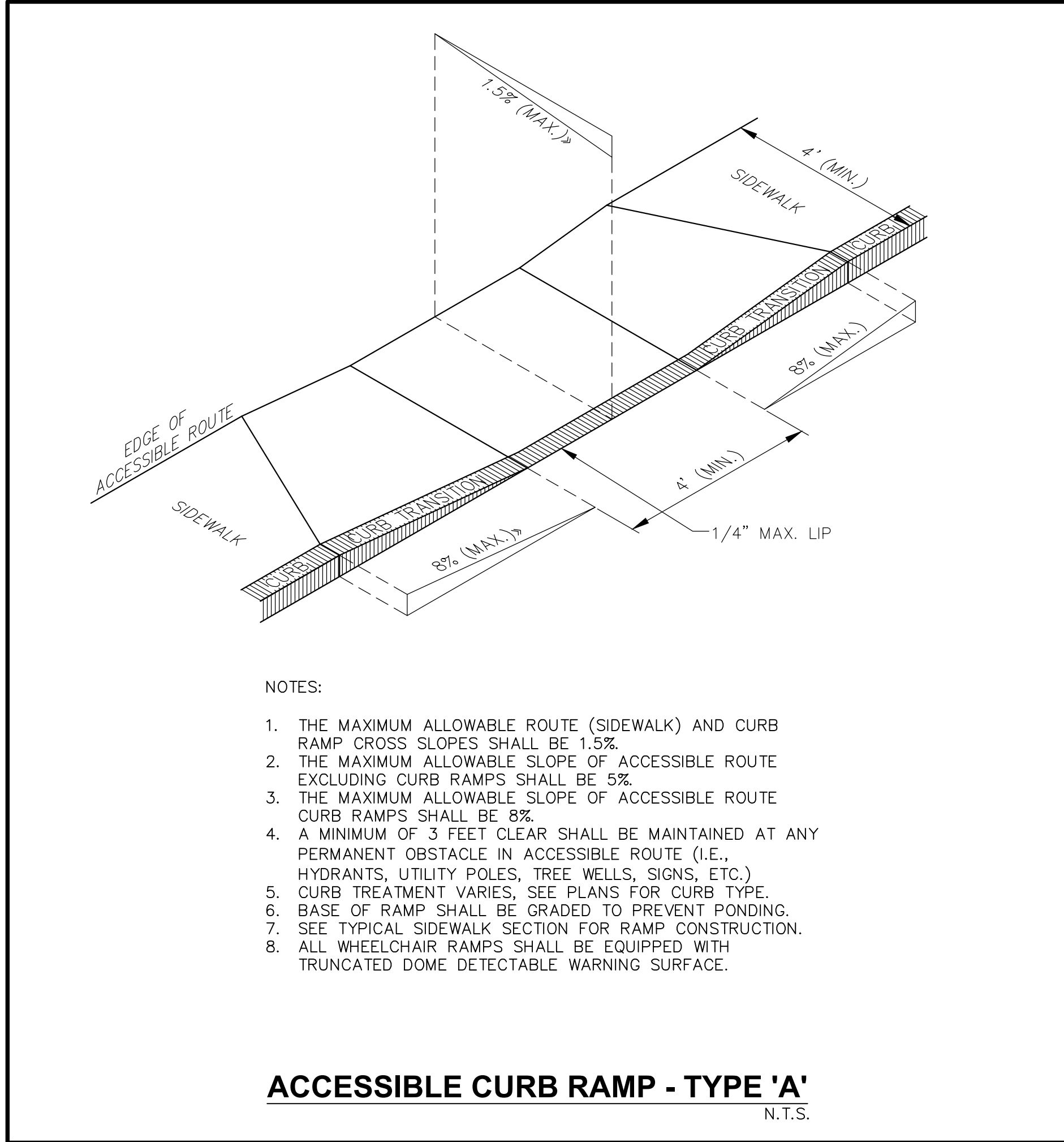
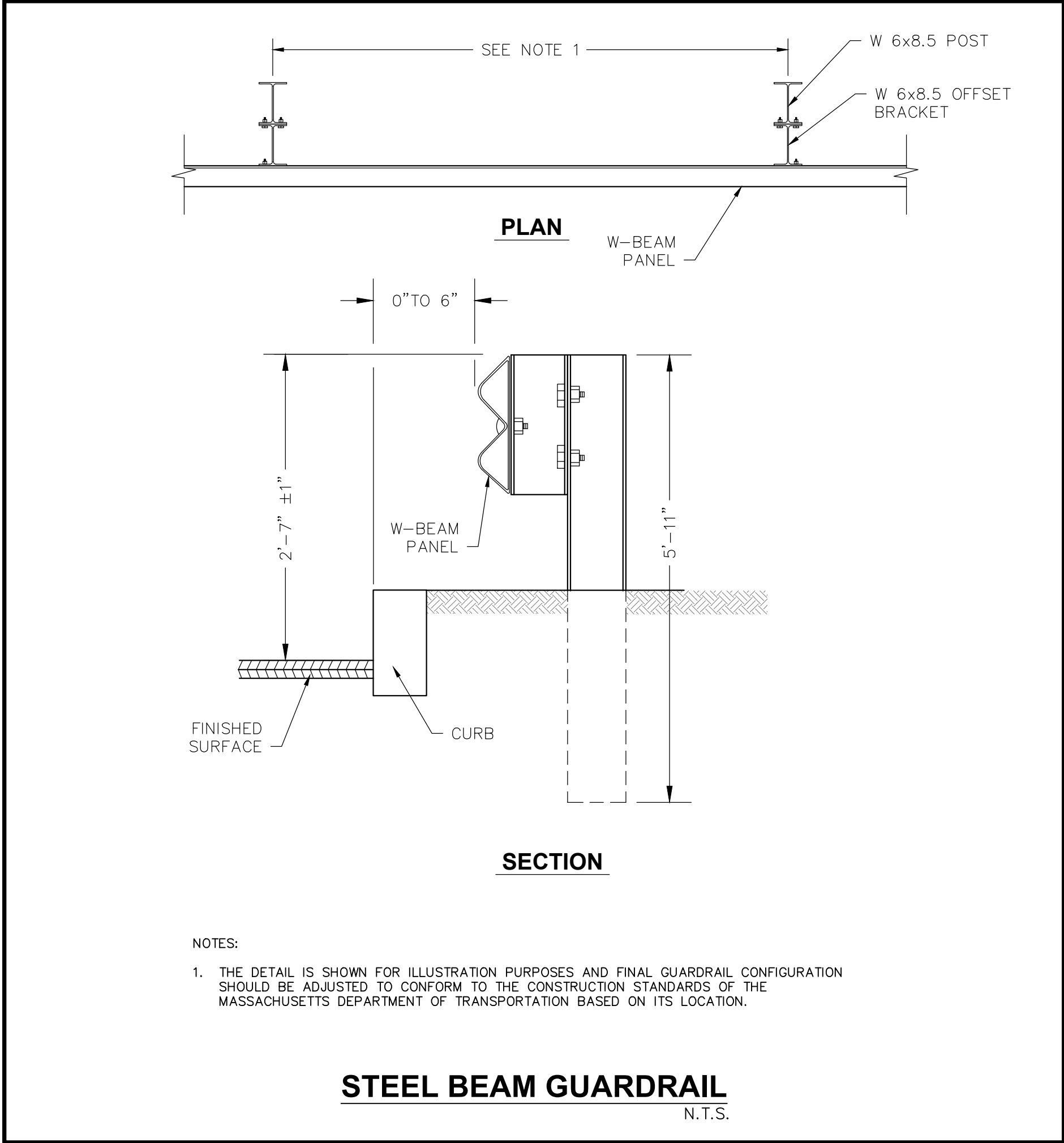
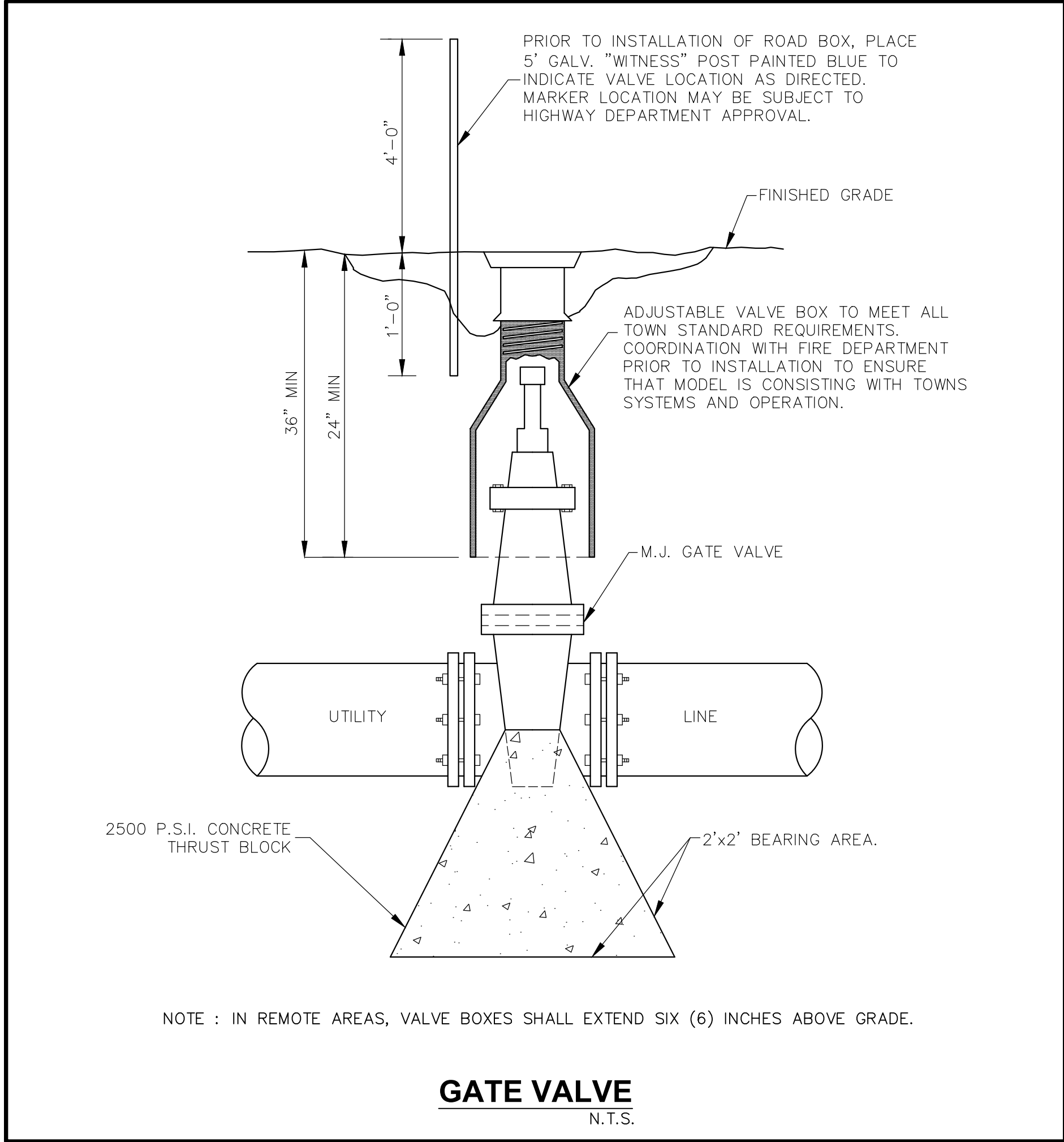
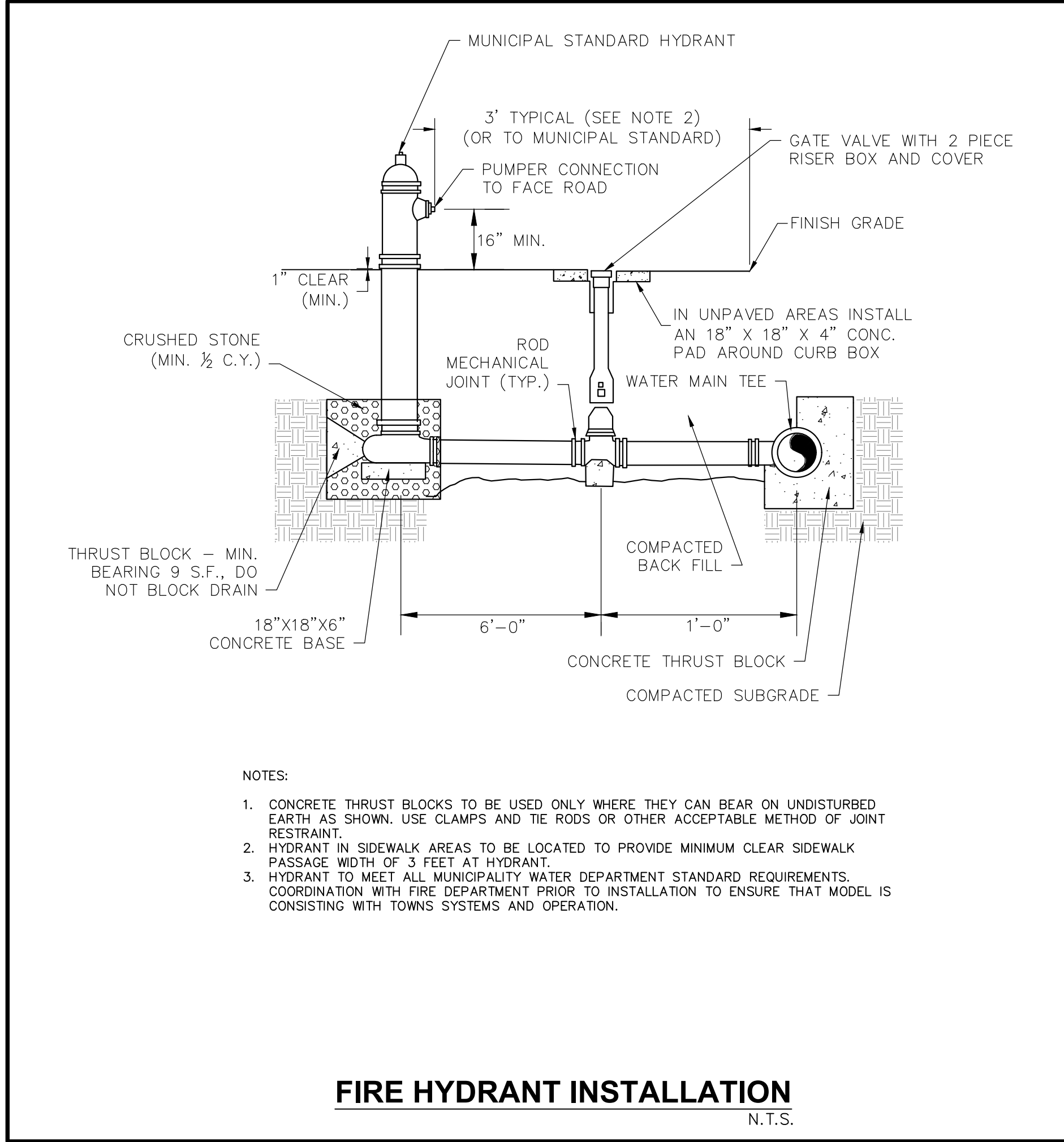
PROJECT: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

COMPREHENSIVE PERMIT PLANS

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DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	3395.1
SHEET NO.	27



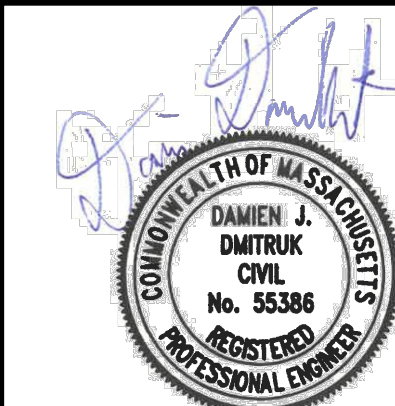
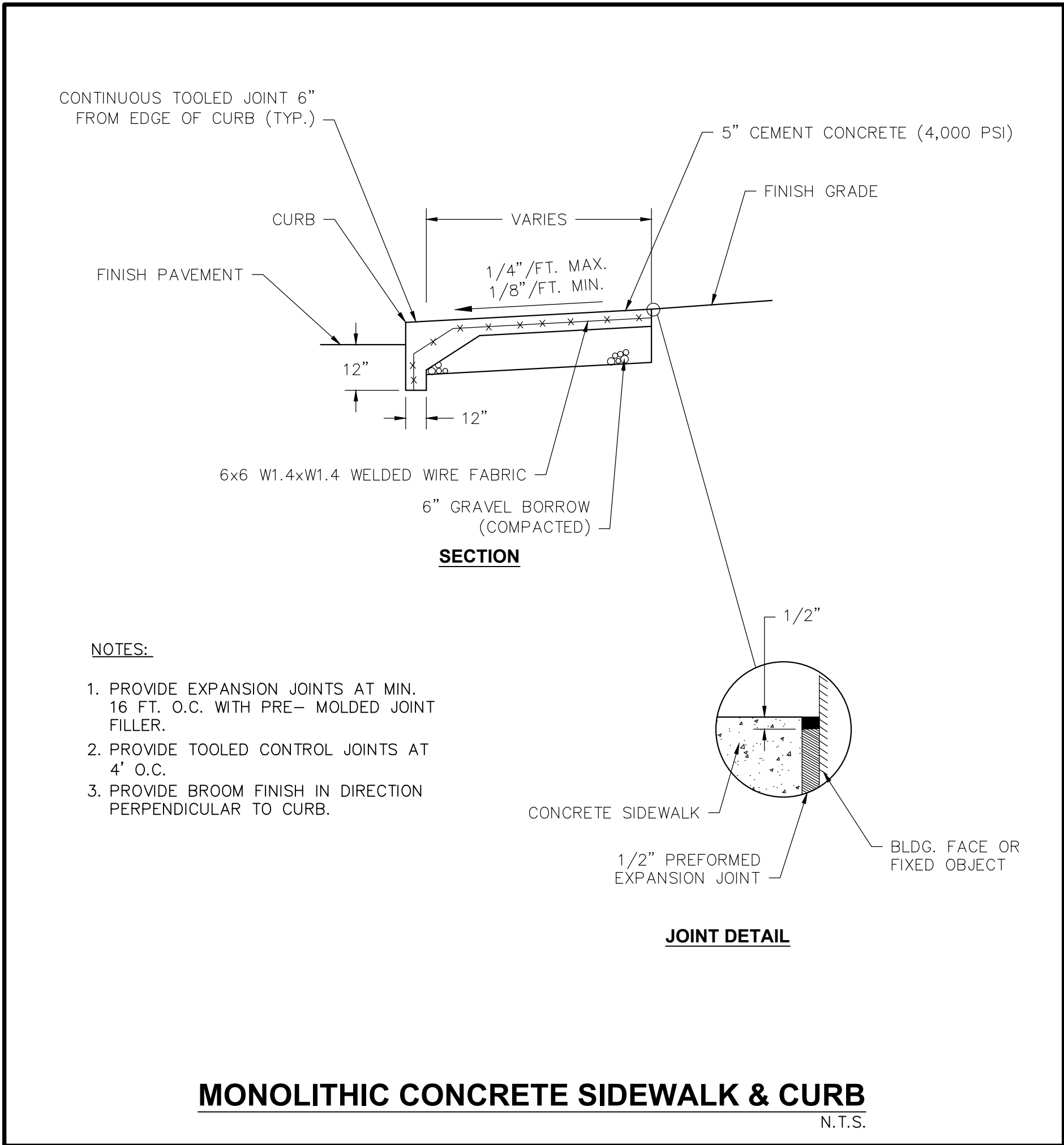
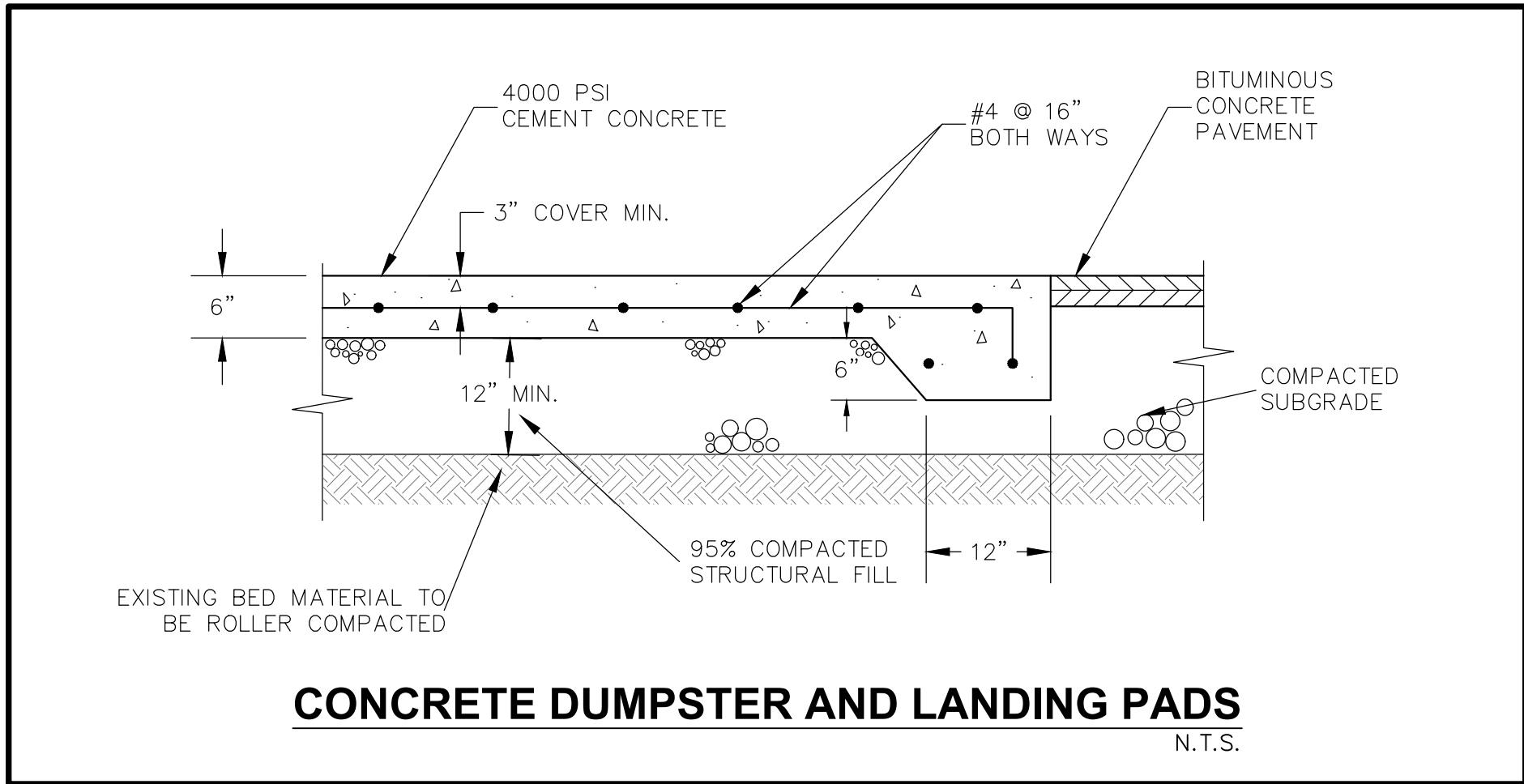
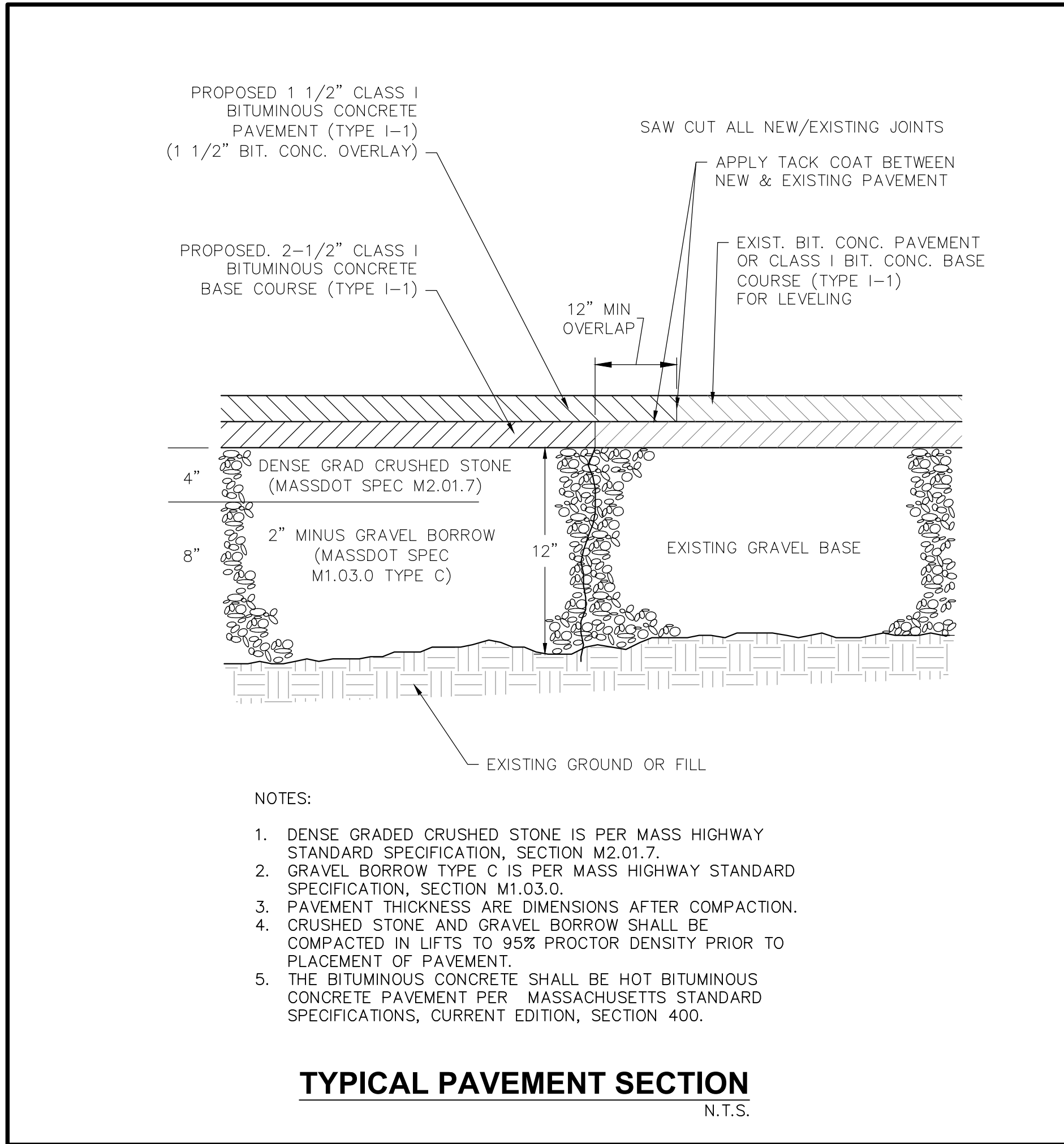
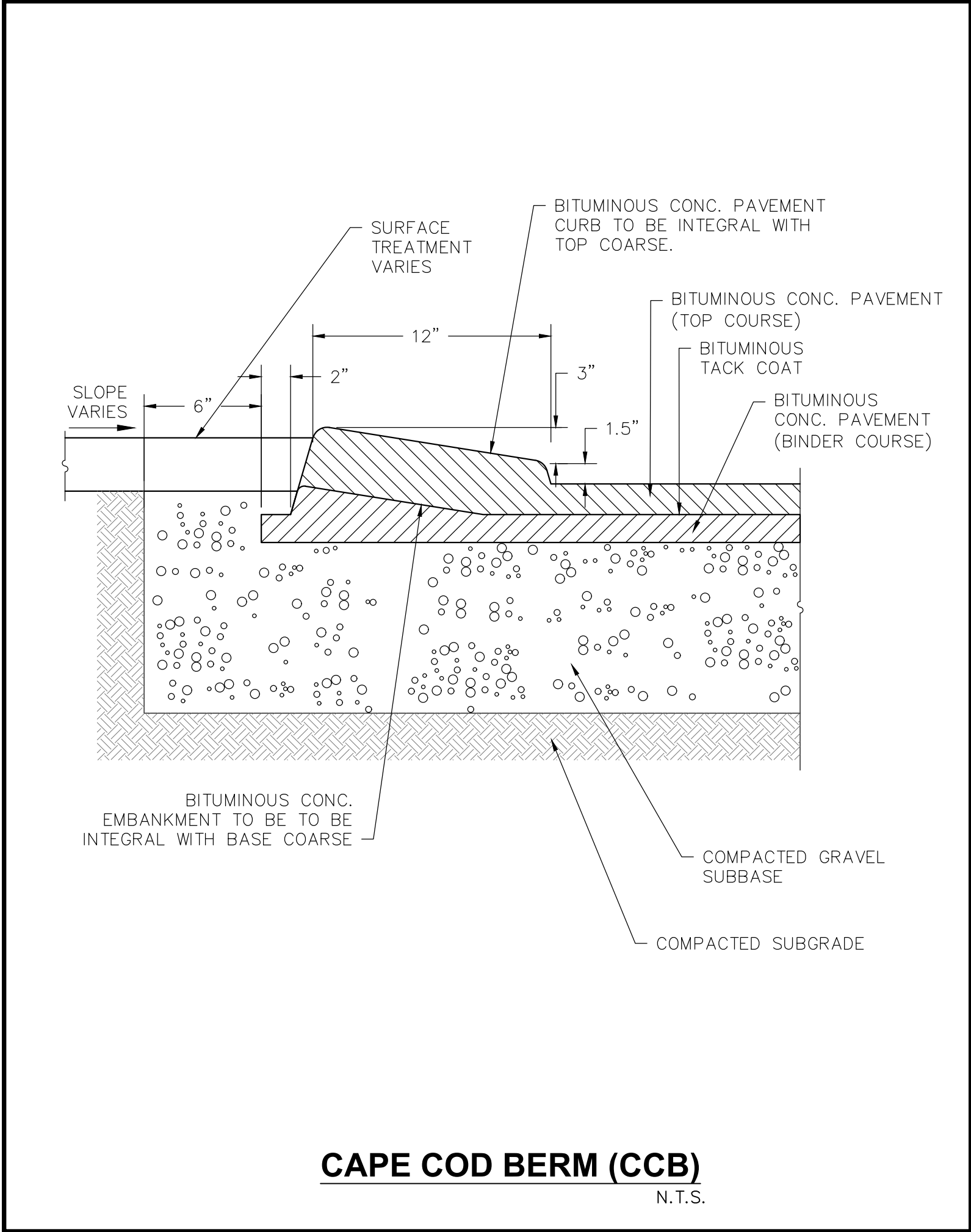
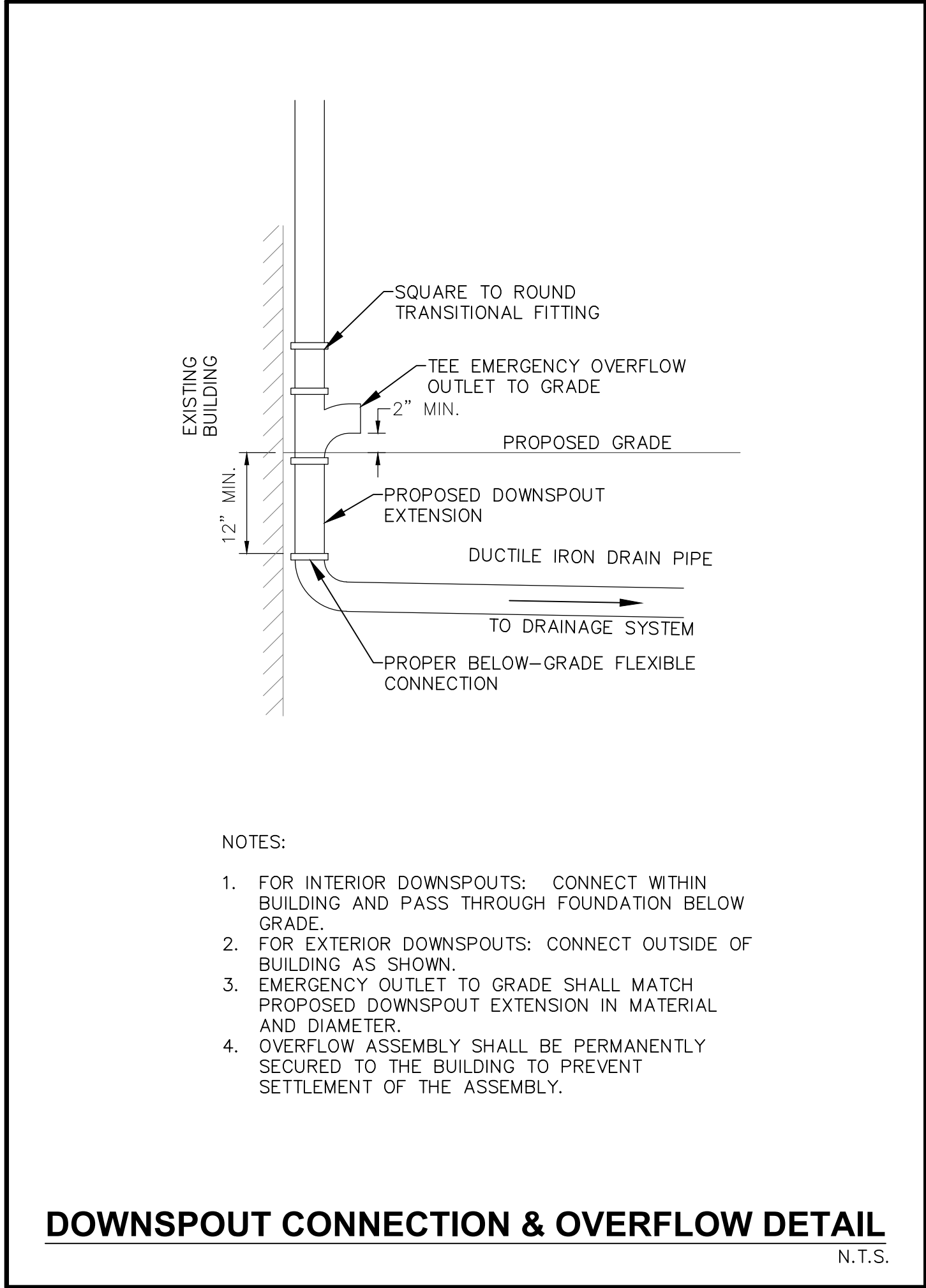
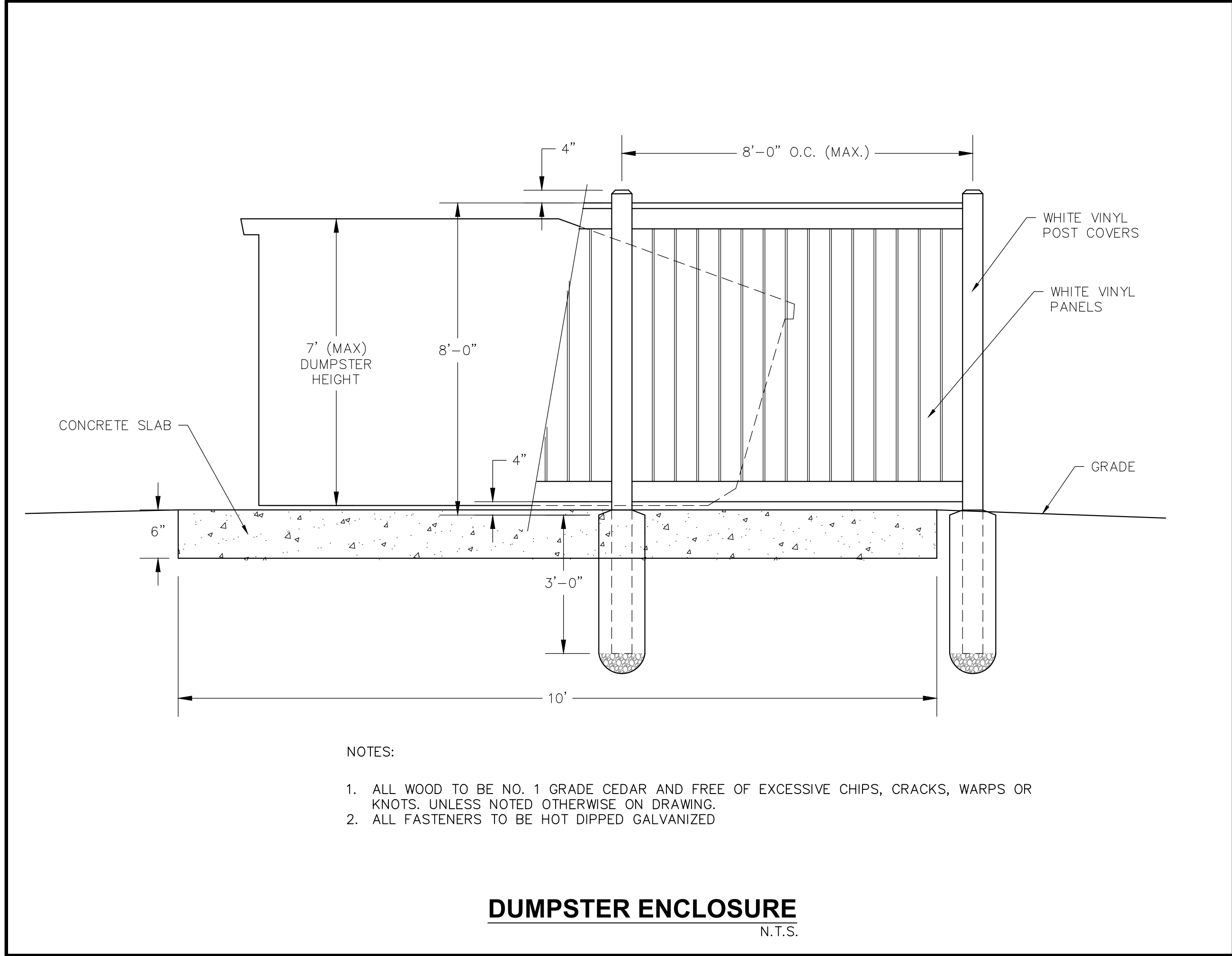
REVISIONS		DATE	DESCRIPTION
NO.	DR/CK		
1	D/D/MSD	9/23/2022	GRADING & DRAINAGE REDESIGN
2	D/D/MSD	4/26/2023	PER REVIEW COMMENTS
3	D/D/BNH	7/14/2023	PER REVIEW COMMENTS

PREPARED FOR: SHINGLEMILL, LLC
PROJECT: 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324
DRAWING: DETAILS
SHEET 4 OF 8

PROJECT: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370
PLAN SET: COMPREHENSIVE PERMIT PLANS

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WEBSITE: www.coneco.com

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PROJECT NO.	3395.1
SHEET NO.	



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3	D/D/MSD	7/14/2023	PER REVIEW COMMENTS

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

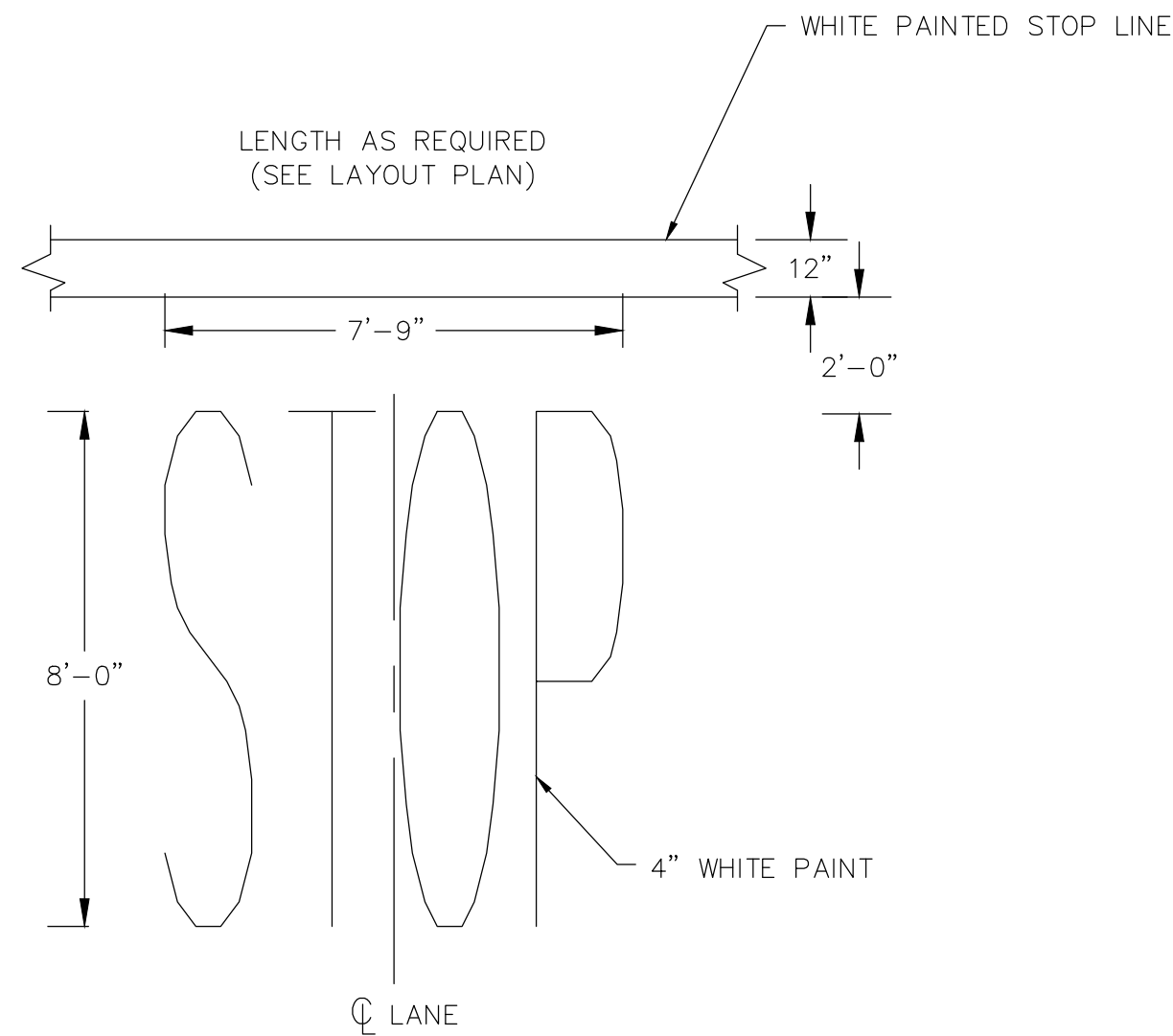
DETAILS
SHEET 5 OF 8

SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

COMPREHENSIVE PERMIT PLANS

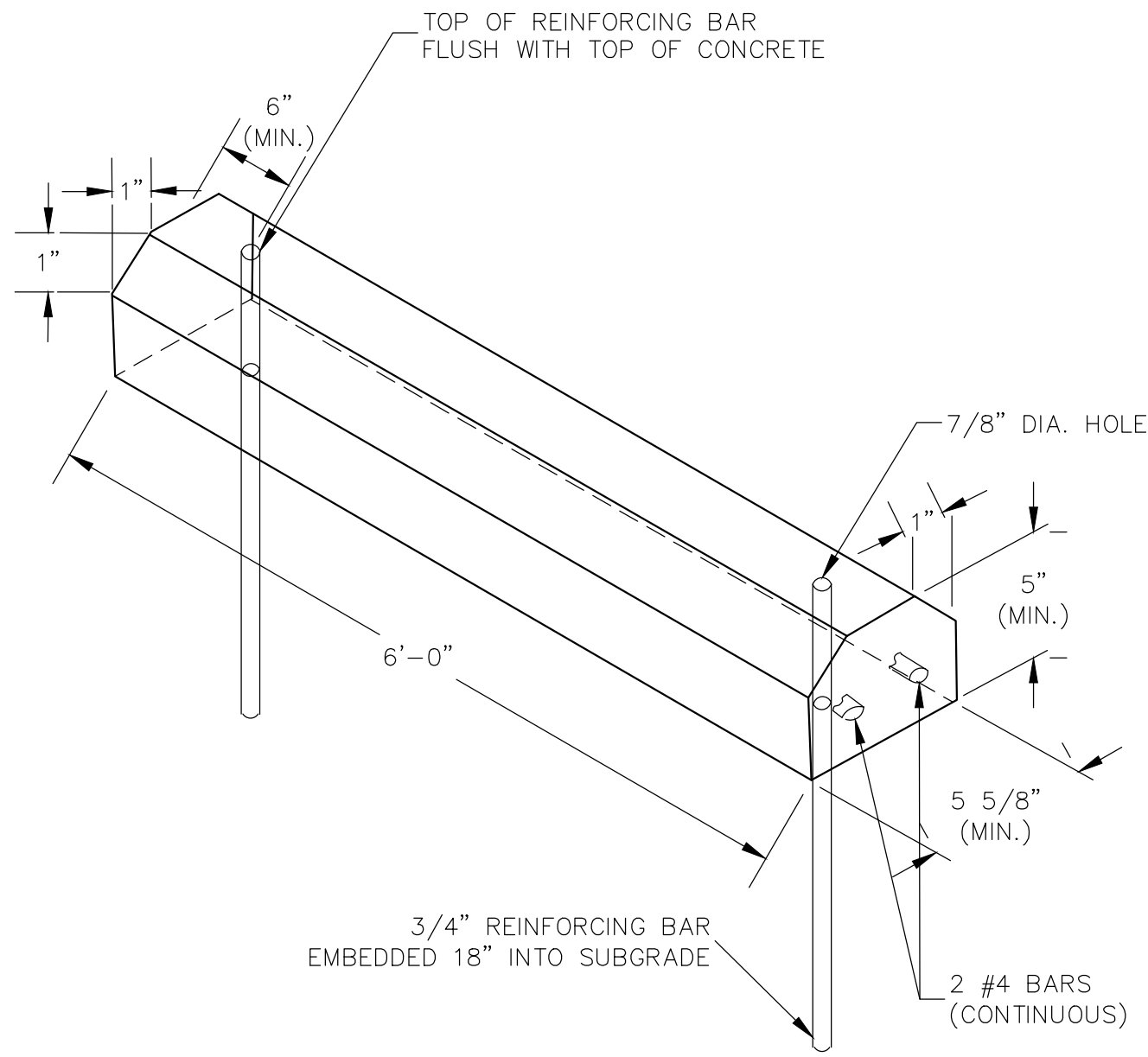
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PHONE 508-897-3191 OR 800-548-1355; FAX 508-697-5996
WEBSITE: www.coneco.com

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SCALE:	N.T.S.
PROJECT NO.	3395.1
SHEET NO.	

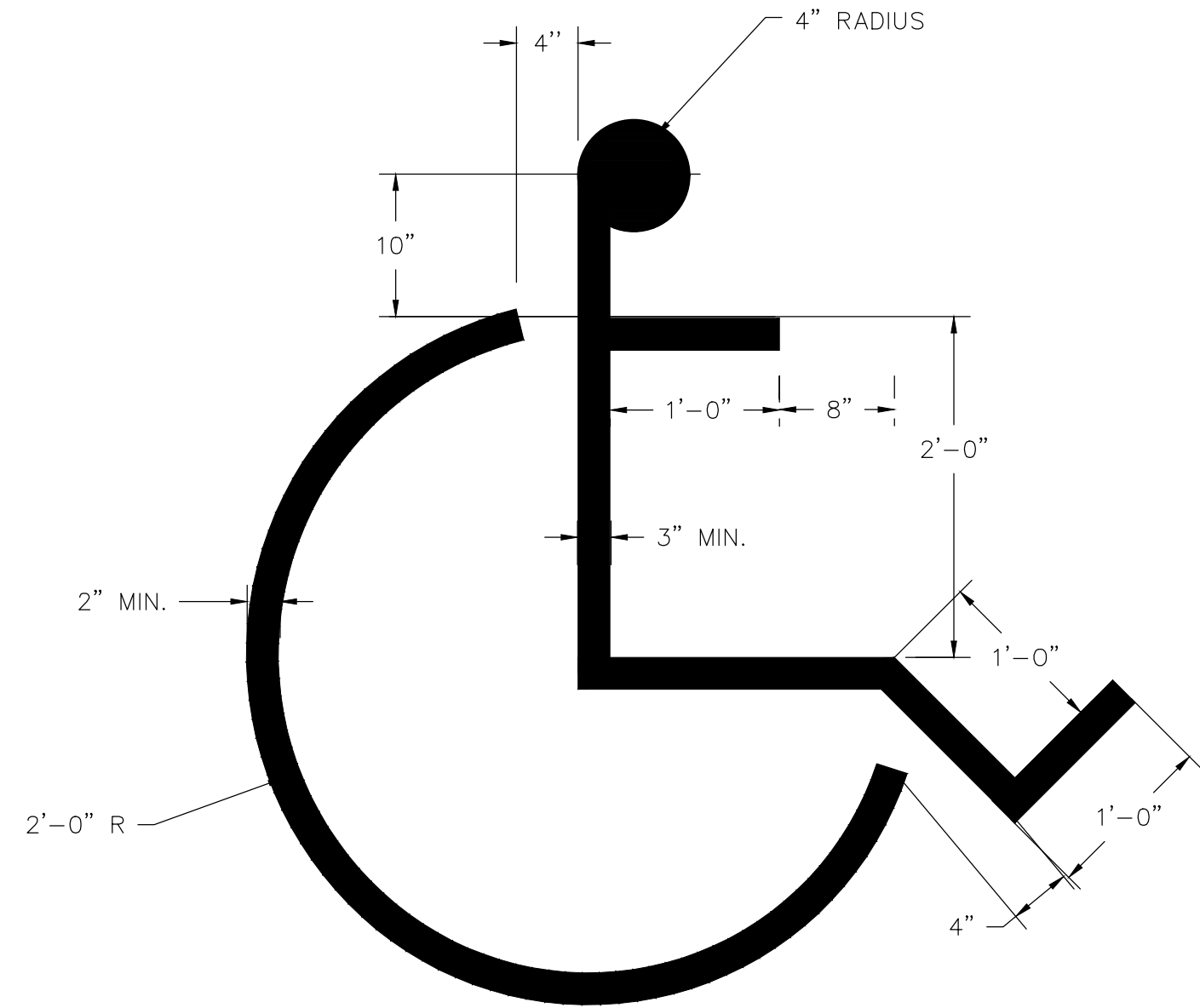


- NOTES:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS

PAINTED PAVEMENT MARKINGS
N.T.S.

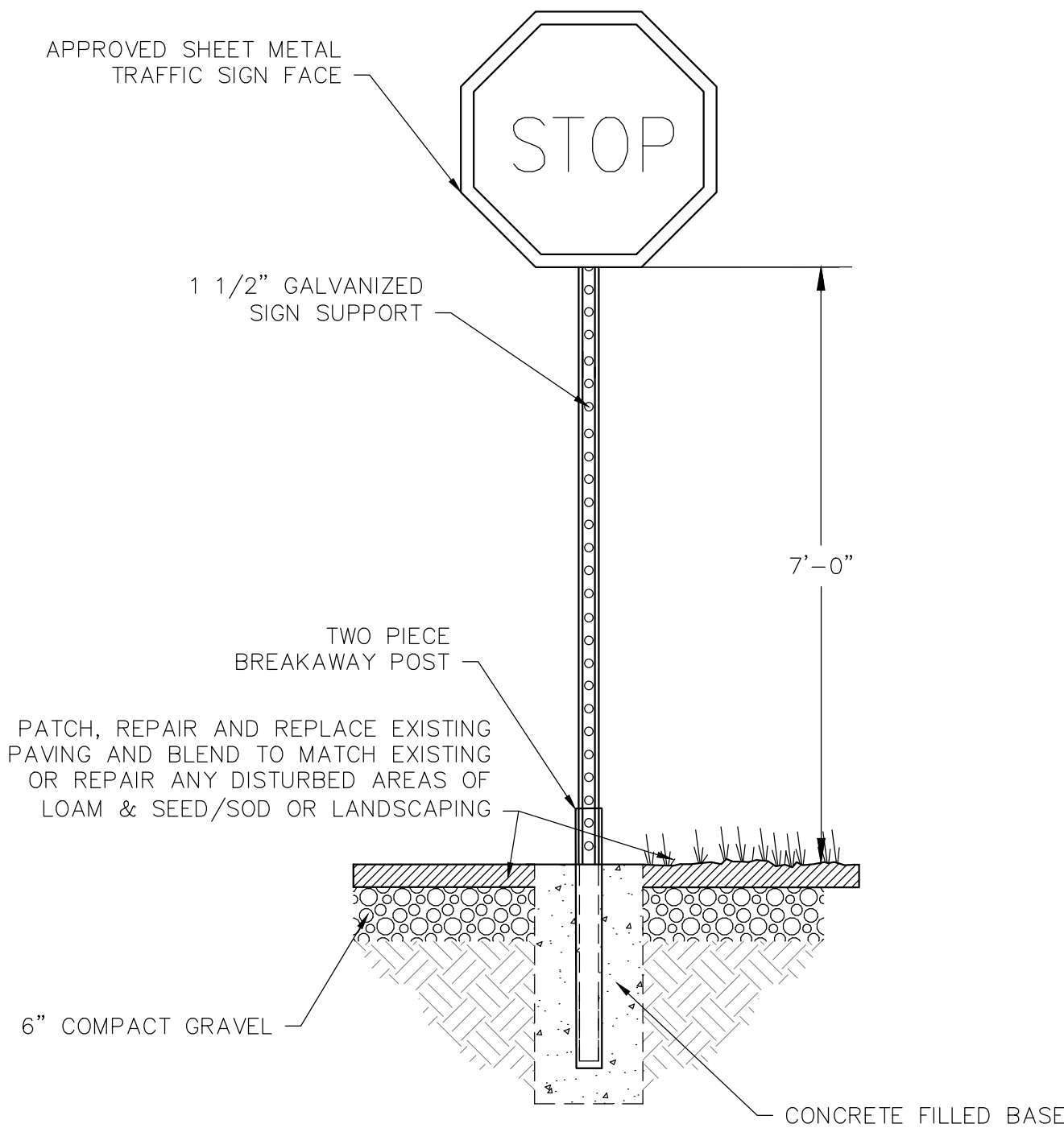


PRECAST PARKING BUMPER
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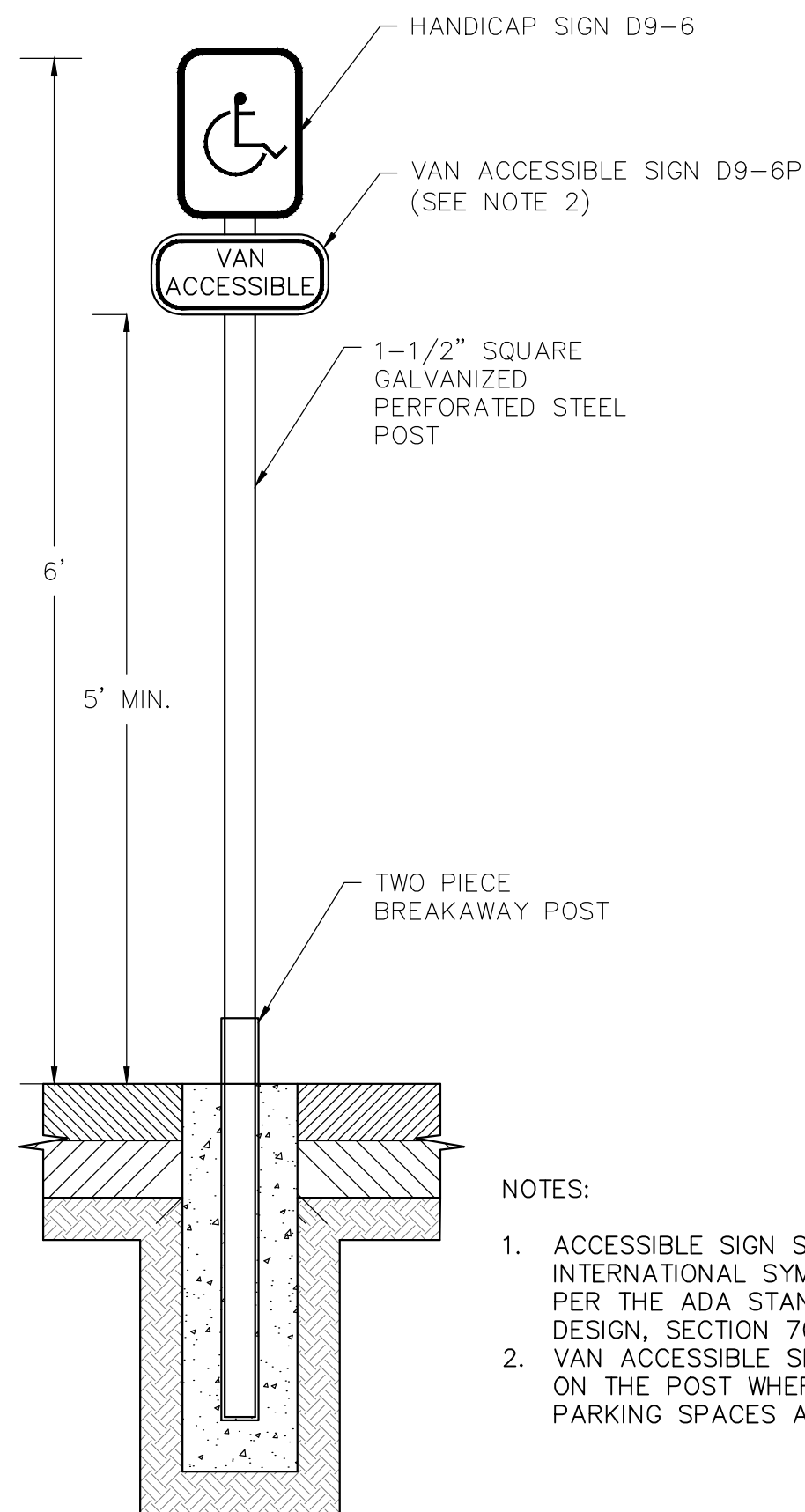


- NOTES:
1. SYMBOL SHALL BE CENTERED IN THE PARKING STALL.

ACCESSIBLE PARKING STALL SYMBOL
N.T.S.

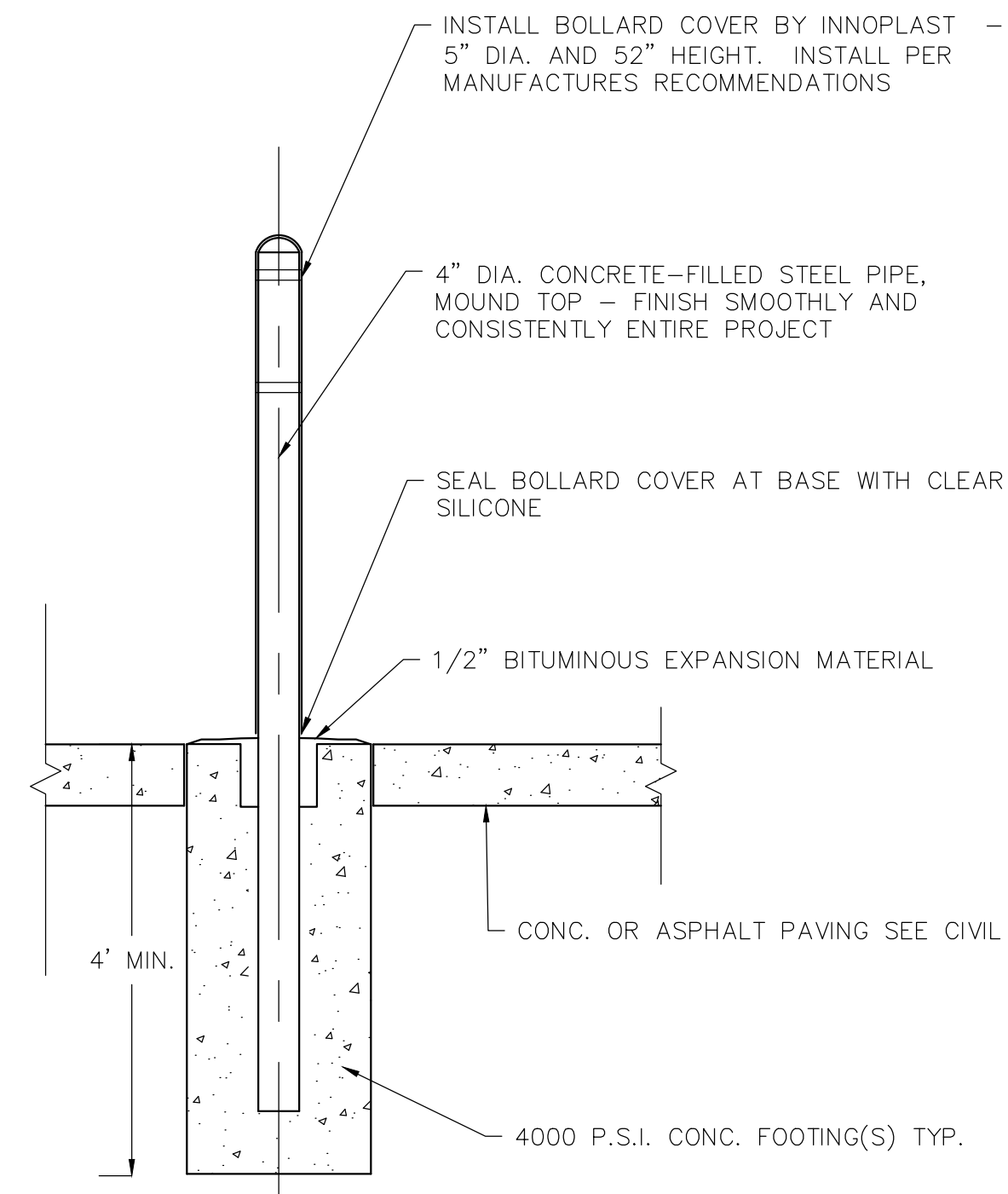


TRAFFIC CONTROL SIGN POST DETAIL (R1-1 SHOWN)
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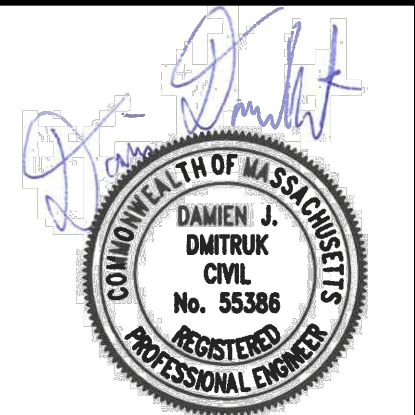


- NOTES:
1. ACCESSIBLE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, PER THE ADA STANDARDS OF ACCESSIBLE DESIGN, SECTION 703.7.2.1.
 2. VAN ACCESSIBLE SIGN SHALL BE MOUNTED ON THE POST WHERE VAN ACCESSIBLE PARKING SPACES ARE PROVIDED.

ACCESSIBLE PARKING SIGN (D9-6)&(D9-6P)
N.T.S.



4" BOLLARD DETAIL
N.T.S.



REVISIONS			
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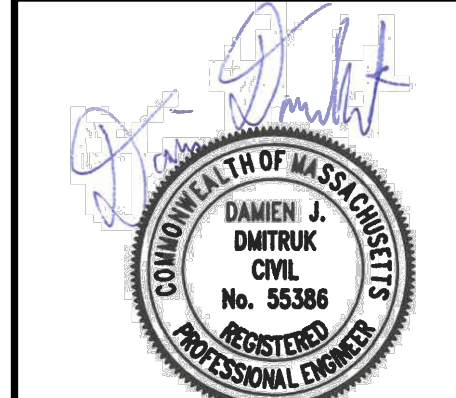
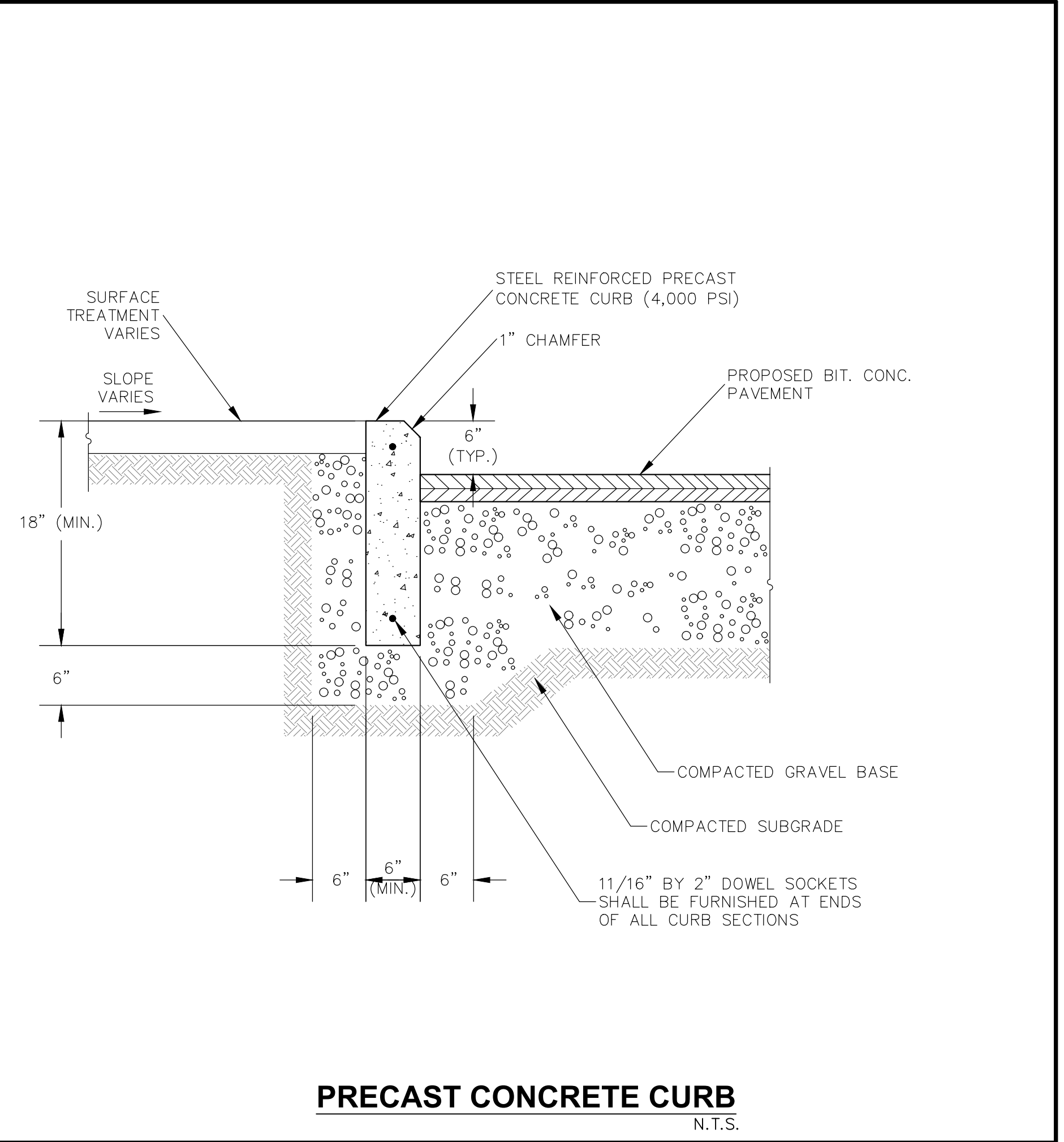
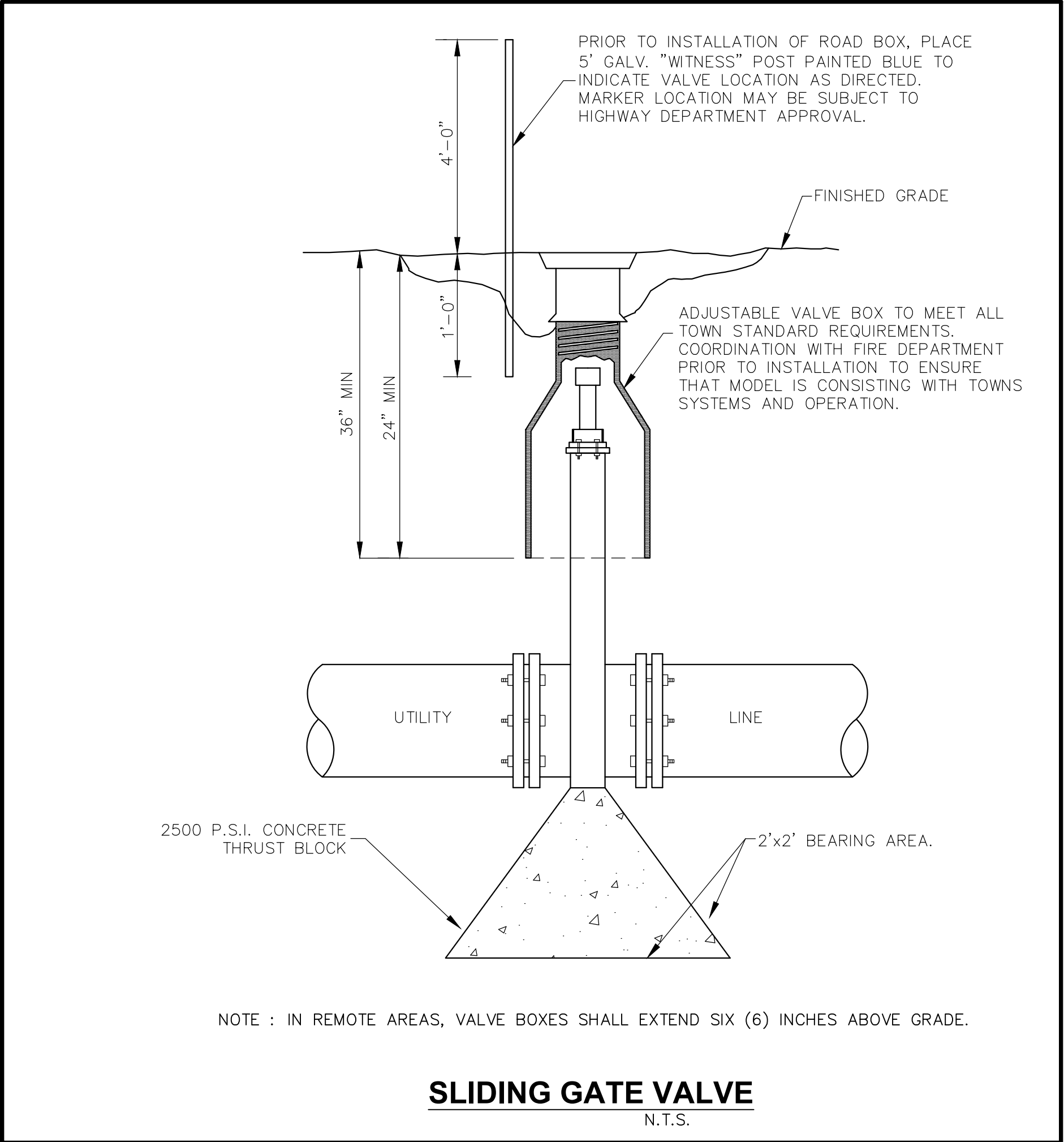
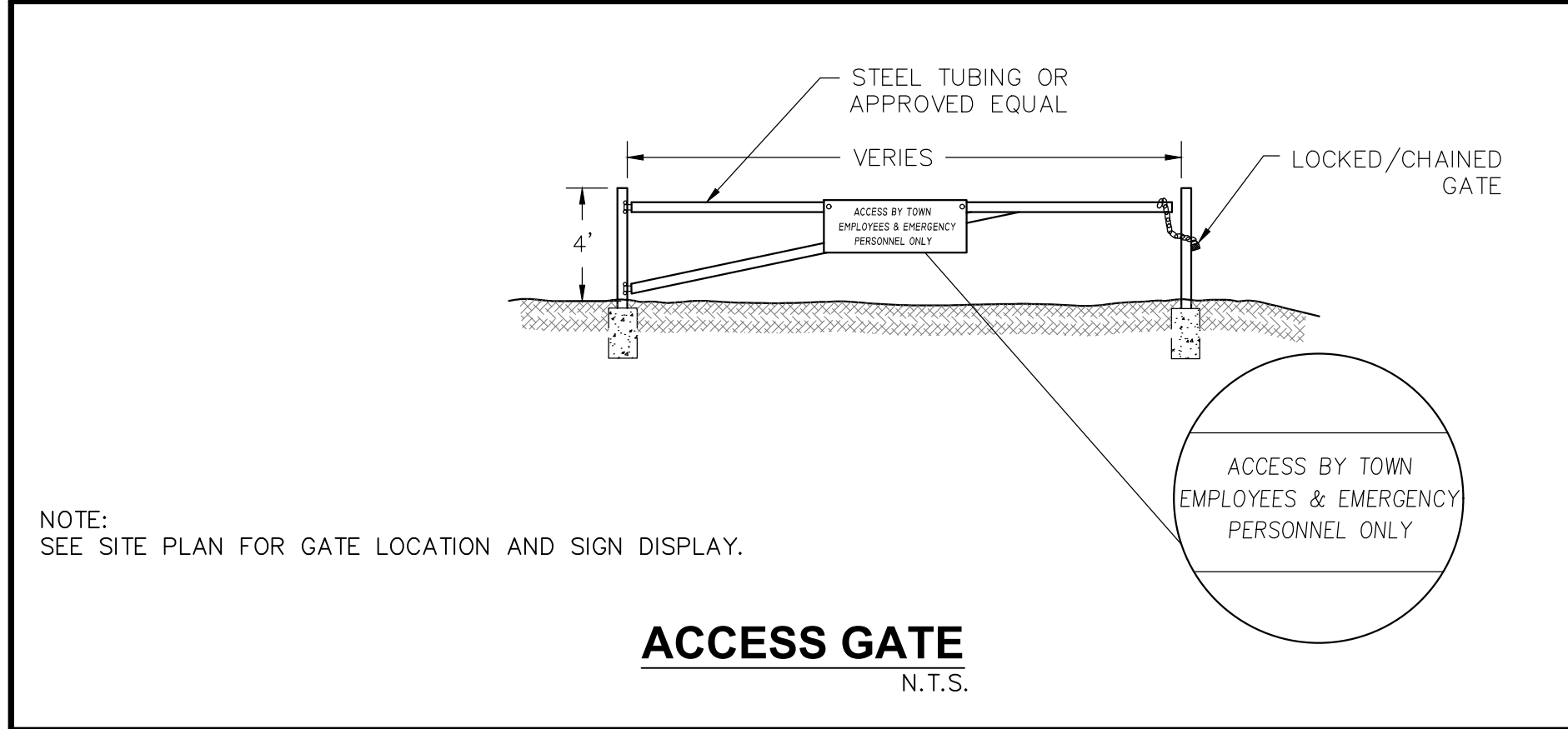
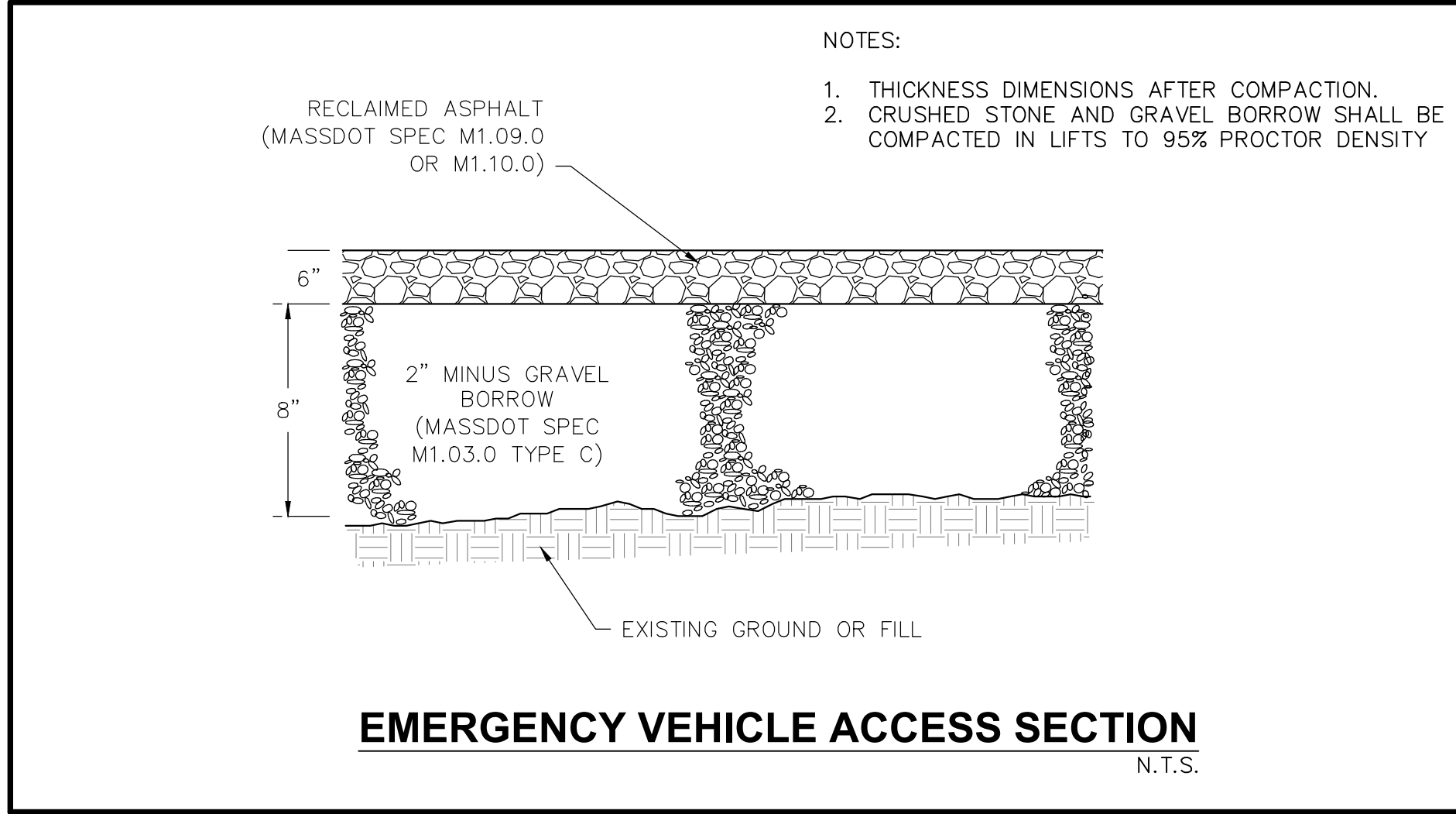
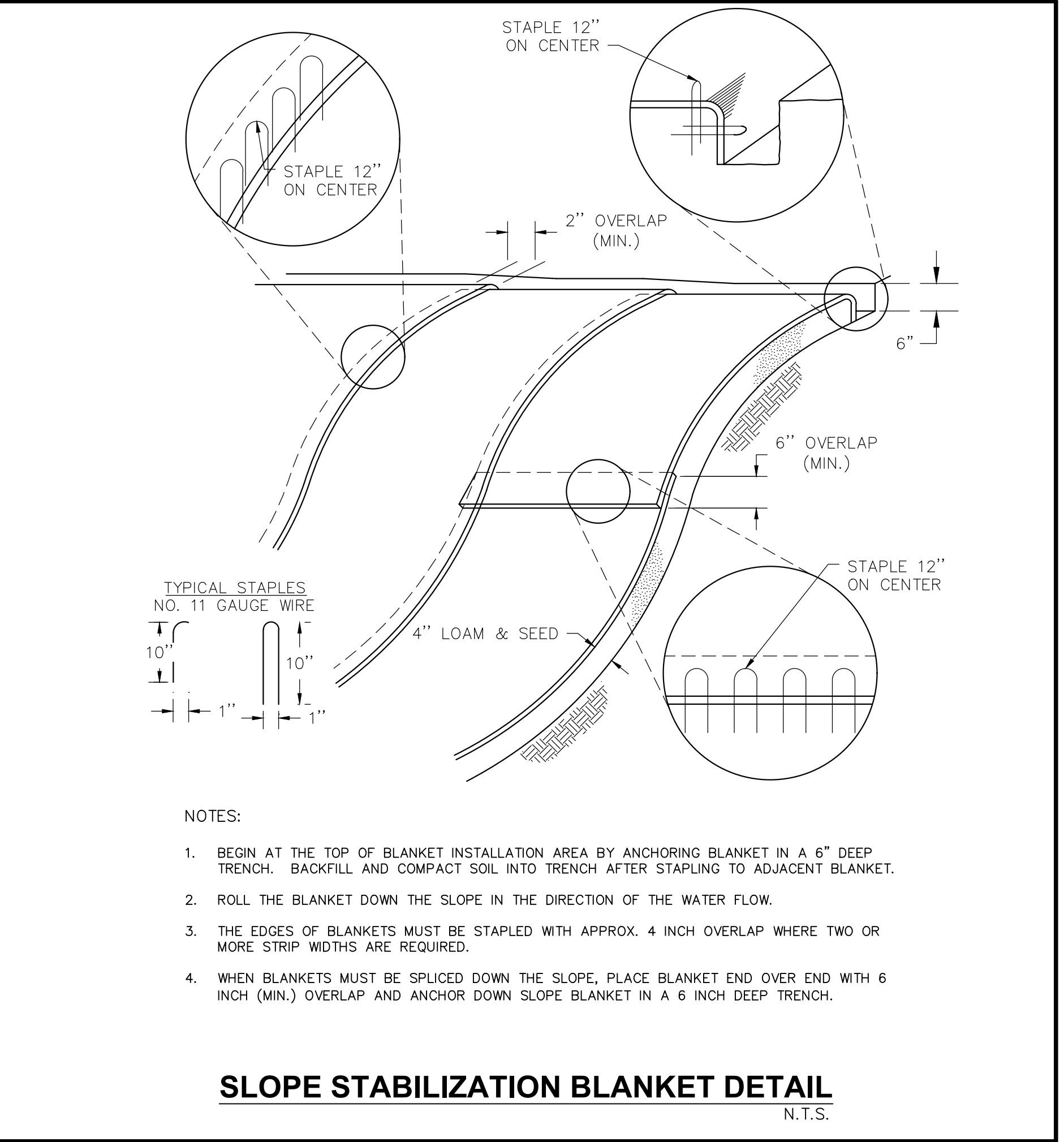
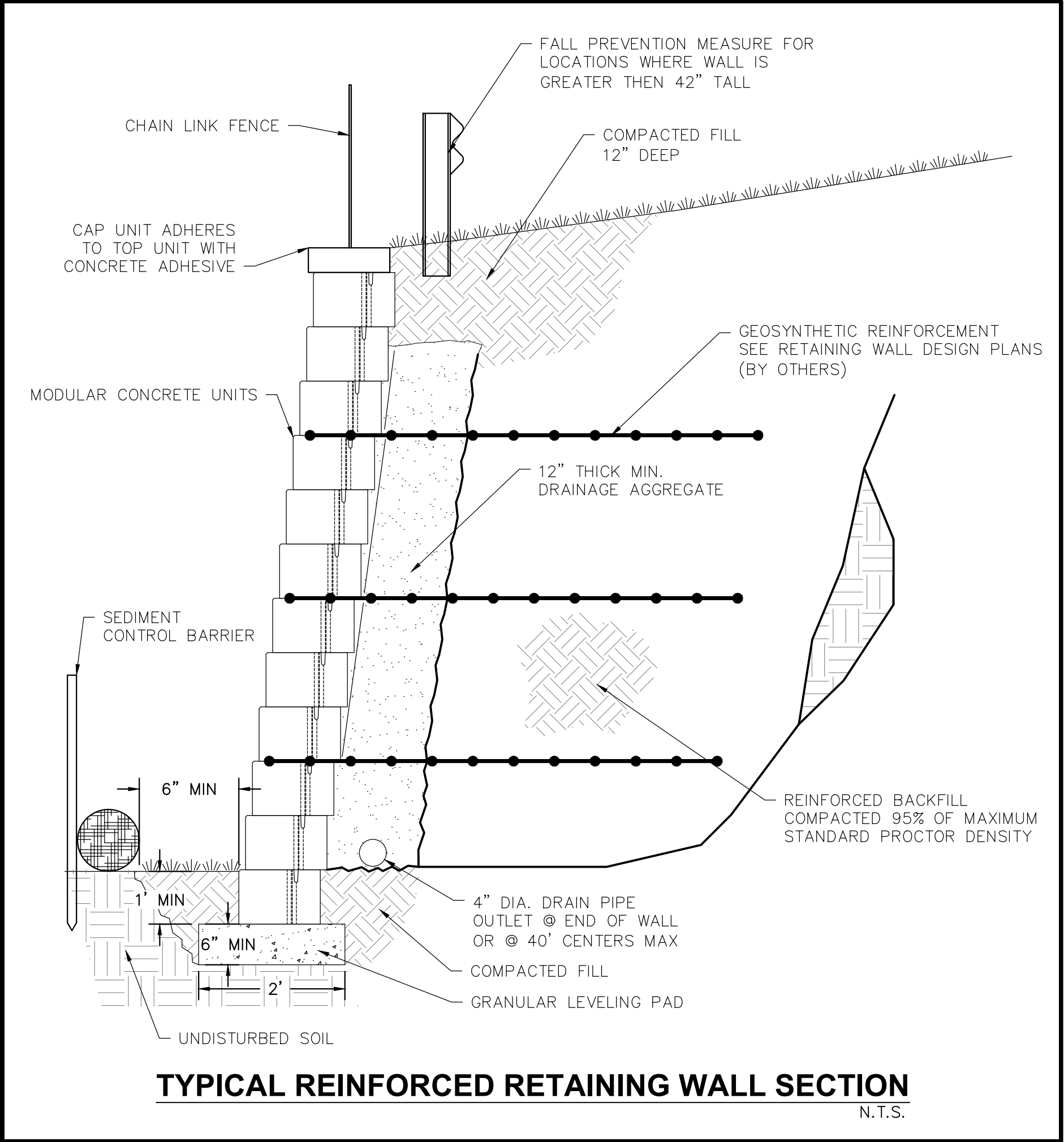
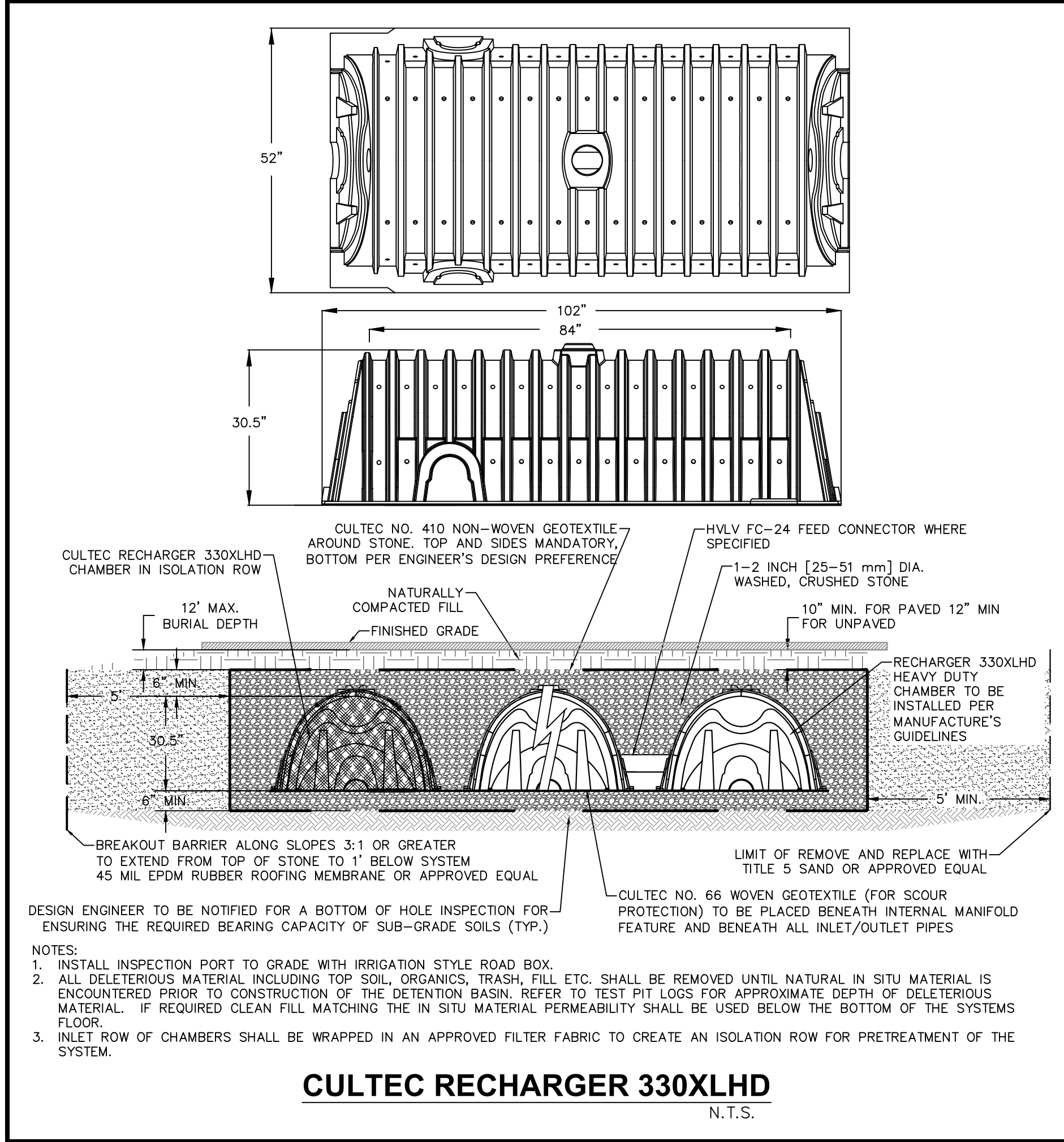
SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324	DETAILS SHEET 6 OF 8
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SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370	COMPREHENSIVE PERMIT PLANS
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Engineers & Scientists

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WEBSITE: www.coneco.com

DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	N.T.S.
PROJECT NO.	3395.1
SHEET NO.	30



REVISIONS			
NO.	DATE	DESCRIPTION	DR/CK
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PREPARED FOR: SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324

DRAWING: DETAILS
SHEET 7 OF 8

PROJECT: SHINGLEMILL APARTMENTS
75-79 FOND STREET
ROCKLAND, MASSACHUSETTS 02370

PLAN SET: COMPREHENSIVE PERMIT PLANS

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SCALE:	N.T.S.
PROJECT NO.	3395.1
SHEET NO.	

PLANTINGS SHALL BE INSTALLED BE PER THE REQUIREMENTS OF THE MASSDEP PROTECTION STORMWATER HANDBOOK (VOLUME TWO CHAPTER TWO "BIORETENTION AREAS & RAIN GARDENS.")

RAIN GARDEN	AREA (S.F.)
1B	23
1D	659
2B	117
3B	102
5B	95

6" MIN. GRAVEL
4" PERFORATED HDPE PIPE
WRAPPED IN FILTER FABRIC

SURFACE OF RAIN GARDEN
TOP OF SOIL MIX

3" FINE-SHREDDED
HARDWOOD MULCH

BOTTOM OF RAIN GARDEN

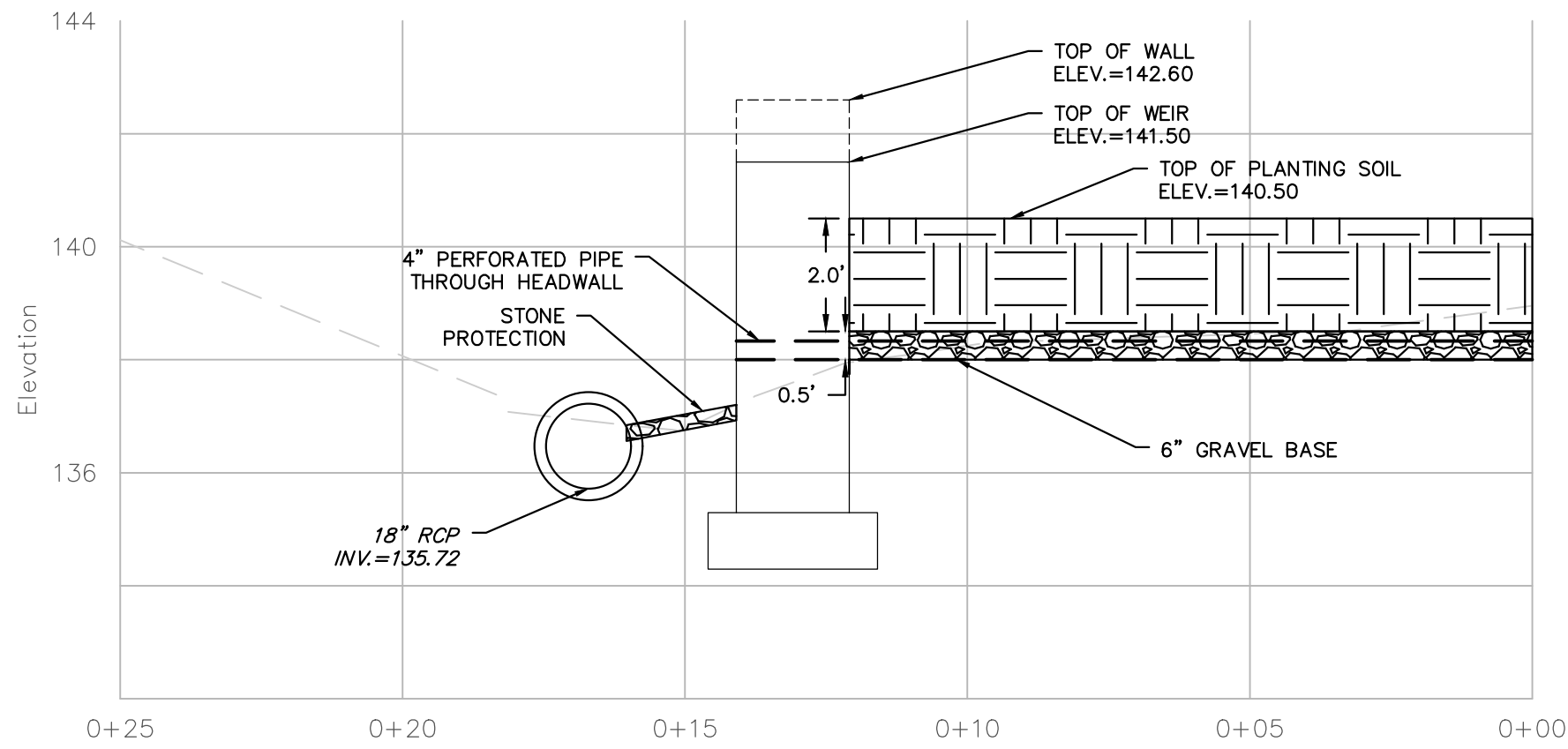
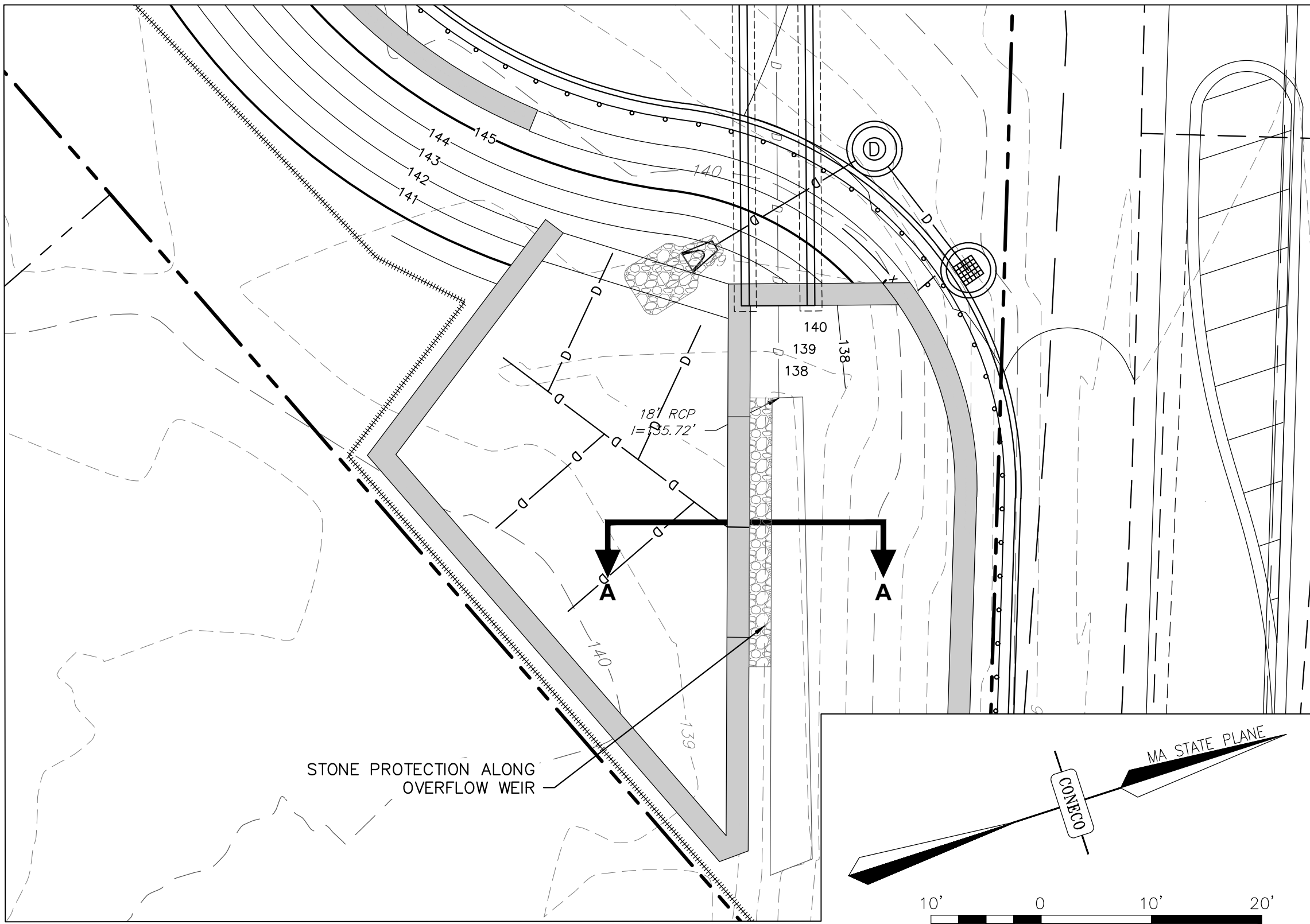
24" DEEP (MIN.) ENGINEERED
SOIL MIX FOR RAIN GARDENS
DESIGNED TO EXFILTRATE:
• 40% SAND
• 20%-30% TOPSOIL
• 30%-40% COMPOST
(SEE NOTES)

NOTES:

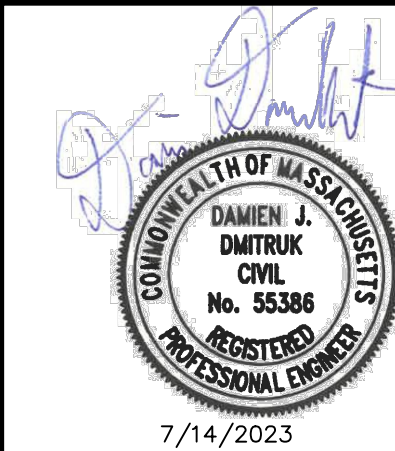
1. DETAIL AND SPECIFICATIONS FROM THE MASSACHUSETTS STORMWATER HANDBOOK, VOLUME 2, CHAPTER 2, TREATMENT BMPs "BIORETENTION AREAS & RAIN GARDENS" GUIDELINE.
2. THE ENGINEERED SOIL MIX MUST BE UNIFORM, FREE OF STONES, STUMPS, ROOTS, OR SIMILAR OBJECTS LARGER THAN 2". CLAY CONTENT: LESS THAN 5%. SOIL pH: 5.5-6.5. ORGANIC CONTENT: 1.5%-3%. SOLUBLE SALTS: 500 PPM (MAX.).
3. THE SAND COMPONENT OF THE MIX SHALL BE GRAVELLY SAND THAT MEETS ASTM D 422 WITH THE FOLLOWING PERCENT PASSING (SIEVE SIZE): 100% (2-INCH), 70-100% (3/4-INCH), 50-80% (1/4-INCH), 15-40% (U.S. NO. 40), 0-3% (U.S. NO. 200).
4. THE TOPSOIL COMPONENT SHALL BE A SANDY LOAM, LOAMY SAND, OR LOAM TEXTURE.
5. THE COMPOST COMPONENT SHALL BE PROCESSED FROM YARD WASTE IN ACCORDANCE WITH MASSDEP GUIDELINES AND SHALL NOT CONTAIN BIOSOLIDS.
6. AT LEAST ONE TREE OR SHRUB AND THREE SPECIES OF HERBACEOUS PERENNIALS SHOULD BE PLANTED PER 50 S.F. OF BIORETENTION AREA.
7. RAIN GARDEN PLANTINGS SELECTED WILL BE IN ACCORDANCE WITH UMASS AND THE MASSACHUSETTS WATERSHED COALITION (MASSACHUSETTS-WATERSHED-COALITION-RAIN-GARDEN-GUIDE-2018.PDF) GUIDANCE DOCUMENTS. A LIST OF PLANTINGS SUITABLE IN RAIN GARDENS ARE LISTED AT: [HTTPS://AG.UMASS.EDU/LANDSCAPE/FACT-SHEETS/RAIN-GARDENS-WAY-TO-IMPROVE-WATER-QUALITY](https://ag.umass.edu/landscape/fact-sheets/rain-gardens-way-to-improve-water-quality) ALL OF THE SPECIES USED WILL BE NATIVES COMMON TO THE AREA.

BIORETENTION GARDEN SOIL DETAIL

N.T.S.



SECTION VIEW
VERT. SCALE: 1"=3', HORIZ. SCALE: 1"=3'
BIORETENTION GARDEN DETAIL



REVISIONS		DATE	DESCRIPTION
NO.	DR/CK		
1	DJD/MSD	9/23/2022	GRADING & DRAINAGE REDESIGN
2	DJD/MSD	4/26/2023	PER REVIEW COMMENTS
3	DJD/BNH	7/14/2023	PER REVIEW COMMENTS

SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324	DETAILS SHEET 8 OF 8
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SHINGLEMILL APARTMENTS 75-79 FOND STREET ROCKLAND, MASSACHUSETTS 02370	COMPREHENSIVE PERMIT PLANS
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DATE	02/14/2022
DESIGNED: MWK	CHECKED: DJD
DRAFTED: MWK	IN CHARGE: DJD
SCALE:	NTS
PROJECT NO.	3395.1
SHEET NO.	32 OF 32