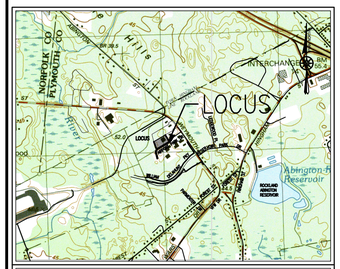
Planning Received 4/9/24



LOCATION MAP SCALE: 1"=2000'±

SKU 2450

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON DECEMBER 6, 2023.
3. SUBJECT SITE IS IN THE INDUSTRIAL PARK–HOTEL H–1 DISTRICT AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
4. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

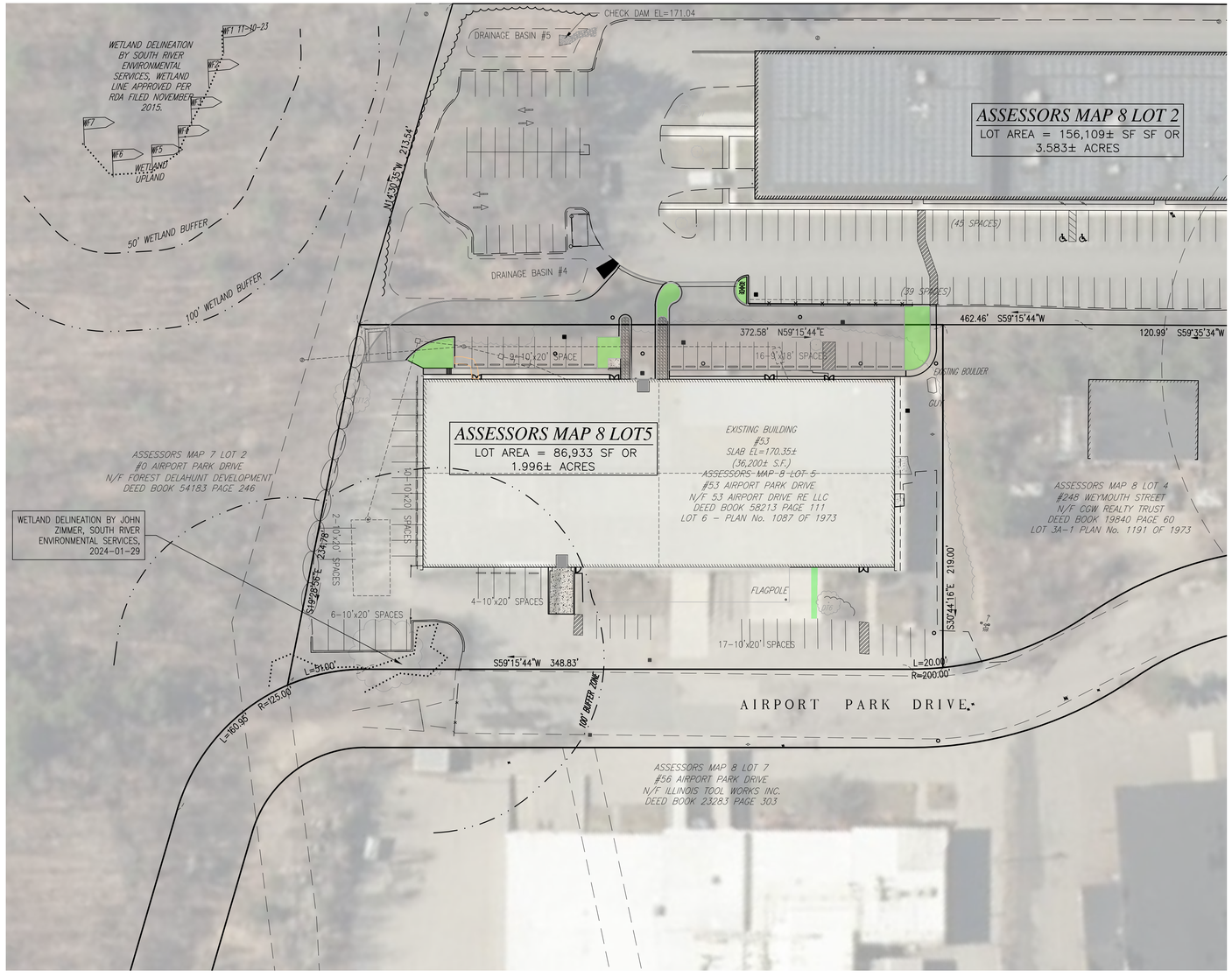
FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE 16 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0576K, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 5, 2014.

RECORD OWNER:

ASSESSORS MAP 8 LOT 5

53 AIR PORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370
DEED BOOK 58213 PAGE 111
LOT6 – PLAN 1087 OF 1973



FOR REGISTRY USE ONLY

ZONE: H–1 (INDUSTRIAL PARK–HOTEL)

EXISTING USE:	WAREHOUSE	36,160 S.F.
PROPOSED USE:	WAREHOUSE	36,160 S.F.

USE ALLOWED PER RZBL SECTION145–19.A.(2)

PARCEL SIZE 86,933 S.F.

DIMENSIONAL REQUIREMENTS:

	REQUIRED	EXISTING	PROPOSED
LOT AREA	– S.F.	86,933 S.F.	86,933 S.F.
UPLAND	22,000 S.F.	22,000 S.F.	22,000 S,F,
LOT FRONTAGE	110 FT	230.14 FT	
LOT WIDTH @ 50'SETBACK	110 FT	407.6 FT	407.6 FT
FRONT YARD	50 FT	58.8 FT	58.8 FT
SIDE YARD	30 FT	30.8 FT	30.8 FT
REAR YARD	30 FT	34.7 FT	34.7 FT
MAX BUILDING COVERAGE	50%	42%	42%

BUILDING HEIGHT	STORIES	HEIGHT
	3	36 FT

ZBL 415–35 – OFF STREET PARKING REQUIREMENTS:
B. INDUSTRIAL USES (2) (GENERAL): AT LEAST ONE SPACE FOR EVERY TWO EMPLOYEES, ONE SPACE FOR EACH VEHICLE GENERALLY BASED ON PREMISES AND ADEQUATE SPACE FOR VISITORS.

276 WEYMOUTH STREET UPPABABY MAIN HQ
REQUIRED INDUSTRIAL USE: 45 EMPLOYEES\ 2 EMPLOYEES + 0 VEHICLES GENERALLY ON PREMISES + 1 SP\5 ESTIMATED VISITORS
REQUIRED: 28 SPACES EXISTING: 141 SPACES
PROPOSED: 5 SPACES TO BE REMOVED PROPOSED: 136 TO REMAIN

53 AIRPORT PARK DRIVE
REQUIRED INDUSTRIAL USE: 5 EMPLOYEES\ 2 EMPLOYEES + 0 VEHICLES GENERALLY ON PREMISES + 1 SP\5 ESTIMATED VISITORS
REQUIRED: 5 SPACES EXISTING: 36 SPACES
PROPOSED: 61 SPACES (16–9'x18' SP = 26%< 30%)

OFF STREET LOADING REQUIREMENTS:
36,160 SF OF FLOOR AREA

	# OF BERTHS
WHOLESALE, WAREHOUSE AND INDUSTRIAL USES: 5,000–10,000 SF	1
EACH ADDITIONAL 60,000 OR MAJOR FRACTION THEREOF	1
REQUIRED	2

THE APPLICANT IS SEEKING A SITE PLAN APPROVAL PER ZONING BYLAW 415–58.

THE APPLICANT IS PROPOSING TO RENOVATE THE EXISTING BUILDING WITH NEW SIDING, ROOF, ACCESS, RECONFIGURE PARKING AND RETAIN THE EXISTING WAREHOUSE SPACE
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAIL)

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____

SHEET INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS
SHEET 3	PAVEMENT & SITE LAYOUT
SHEET 4	GRADING
SHEET 5	DEMOLITION
SHEET 6	UTILITIES & SEWER
SHEET 7	DRAINAGE LAYOUT
SHEET 8	DETAIL – DRAIN SYSTEM #1, TESTHOLES
SHEET 9	DETAILS – DRAIN SYSTEM #2
SHEET 10	DETAILS – GENERAL SITE
SHEET 11	EROSION CONTROL
SHEET 12	FIRE TRUCK TURNING

40 0 40 80 120

Scale 1" = 40'

WAIVERS FROM THE RULES AND REGULATIONS OF THE ROCKLAND PLANNING BOARD
1. SECTION III.C.2.e.1 TO USE HDPE DRAIN PIPE INSTEAD OF CLASS III RCP AND REDUCTION IN PIPE COVER REQUIREMENTS TO LESS THAN 2.5 FT.
2. SECTION III.C.2.F.1 SUBSURFACE DETENTION/RETENTION BASINS SHALL NOT BE PERMITTED WITHOUT A WAIVER.
3. SECTION III.C.2.F.13 A FIFTY (50) FOOT BUFFER ZONE OF EXISTING VEGETATION SHALL BE RETAINED BETWEEN ALL BASIN COMPONENTS AND ADJACENT USES, STRUCTURES AND PARCEL PROPERTY LINES.
4. 415–59 B.2 – TRAFFIC IMPACT ASSESSMENT

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED PROFESSIONAL ENGINEER

TIMOTHY R. BENNETT P.L.S. #36856 DATE

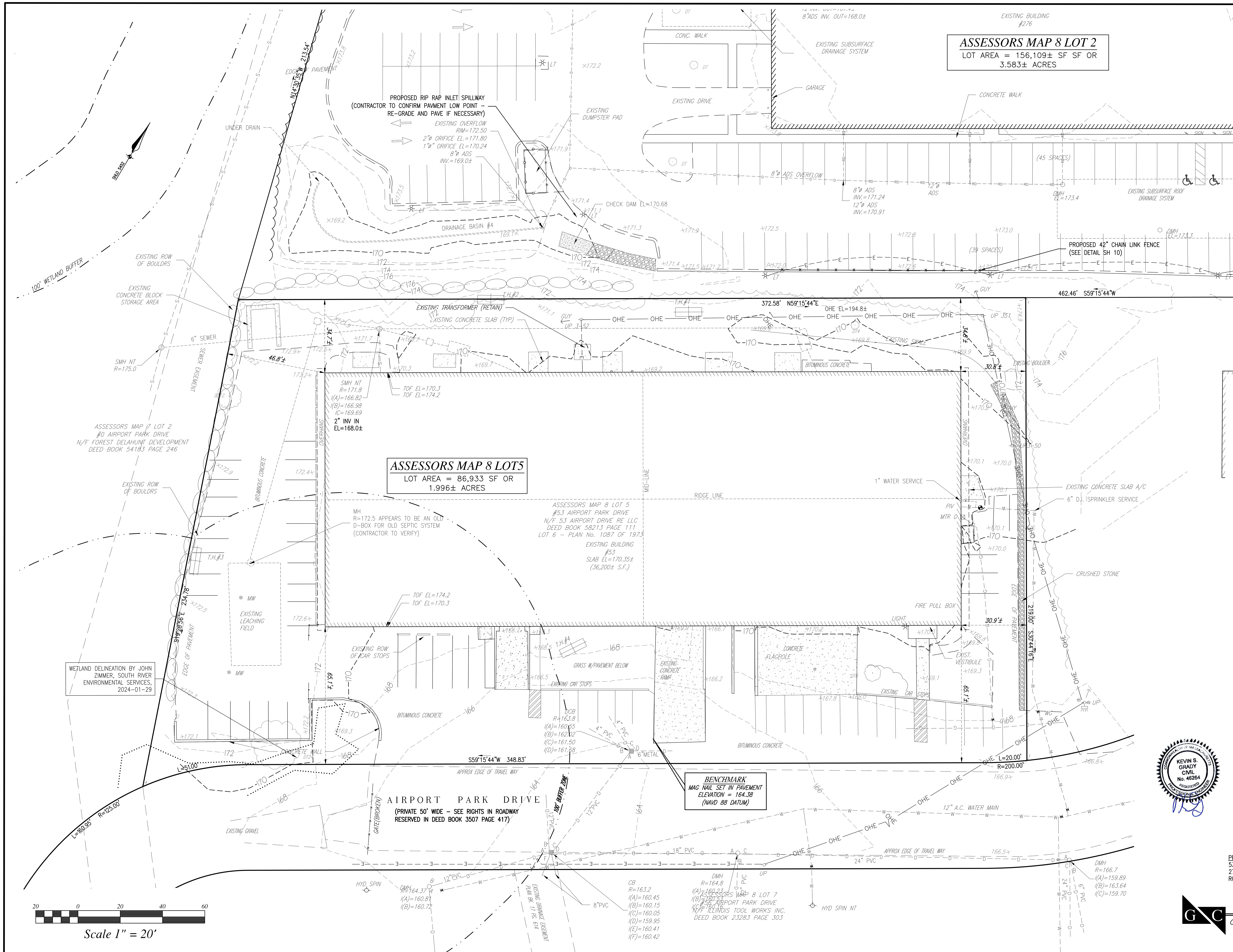
SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23–287,
19–082, 16–006

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585–2300



FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

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FOR REGISTRY USE ONLY

ASSESSORS MAP 8 LOT 2
LOT AREA = 156,109± SF SF OR
3.583± ACRES

ASSESSORS MAP 8 LOT5
LOT AREA = 86,933 SF OR
1.996± ACRES

PROPOSED RIP RAP INLET SPILLWAY (CONTRACTOR TO CONFIRM PAVMENT LOW POINT – RE-GRADE AND PAVE IF NECESSARY)

EXISTING OVERFLOW RIM=172.50
2"ø ORIFICE EL.=171.80
1"ø ORIFICE EL=170.24
8"ø ADS INV.=169.0±

PROPOSED ENTRANCE BERM (SEE DETAIL SH 10)

PROPOSED STONESTRONG RETAINING WALL(OR APPROVED EQUAL) (SEE DETAILS SH 10).

PROPOSED 42" CHAIN LINK FENCE (SEE DETAIL SH 10)

PROPOSED PARKING LOT

PROPOSED PARKING LOT

PROPOSED 4' WIDE CONCRETE STEPS

PROPOSED 4' WIDE CONCRETE OR BIT CONC. WALK

PROPOSED RIP-RAP

PROPOSED CURB STOP (TYP)

PROPOSED 4' WIDE CONCRETE OR BIT CONC. WALK

PROPOSED DOOR (TYP)

PROPOSED STRIPING (ACCESS WALKWAY)

RETAIN WATER AND FIRE SERVICES

RETAIN GAS SERVICE LINE

RE-USE PARKING STOPS INSTALL NEW STOPS WHERE NECESSARY.

WETLAND DELINEATION BY JOHN ZIMMER, SOUTH RIVER ENVIRONMENTAL SERVICES, 2024-01-29

BENCHMARK
MAG NAIL SET IN PAVEMENT
ELEVATION = 164.38
(NAVD 88 DATUM)

SAW CUT AND FILL IN PAVEMENT AREA =600 SF

AIRPORT PARK DRIVE
(PRIVATE 50' WIDE – SEE RIGHTS IN ROADWAY RESERVED IN DEED BOOK 3507 PAGE 417)

ASSESSORS MAP 8 LOT 5
#53 AIRPORT PARK DRIVE
N/F 53 AIRPORT DRIVE RE LLC
DEED BOOK 58213 PAGE 111
LOT 6 – PLAN No. 1087 OF 1973

ASSESSORS MAP 8 LOT 2
#0 AIRPORT PARK DRIVE
N/F FOREST DELAHUNT DEVELOPMENT
DEED BOOK 54183 PAGE 246

ASSESSORS MAP 8 LOT 4
#248 WEYMOUTH STREET
N/F CGW REALTY TRUST
DEED BOOK 19840 PAGE 60
LOT 3A-1 PLAN No. 1191 OF 1973

ASSESSORS MAP 8 LOT 7
#55 AIRPORT PARK DRIVE
N/F ILLINOIS TOOL WORKS INC.
DEED BOOK 23283 PAGE 303

Scale 1" = 20'

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287,
19-082, 16-006

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SITE LAYOUT

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
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APRIL 8, 2024
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GRADING

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ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

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53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

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276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
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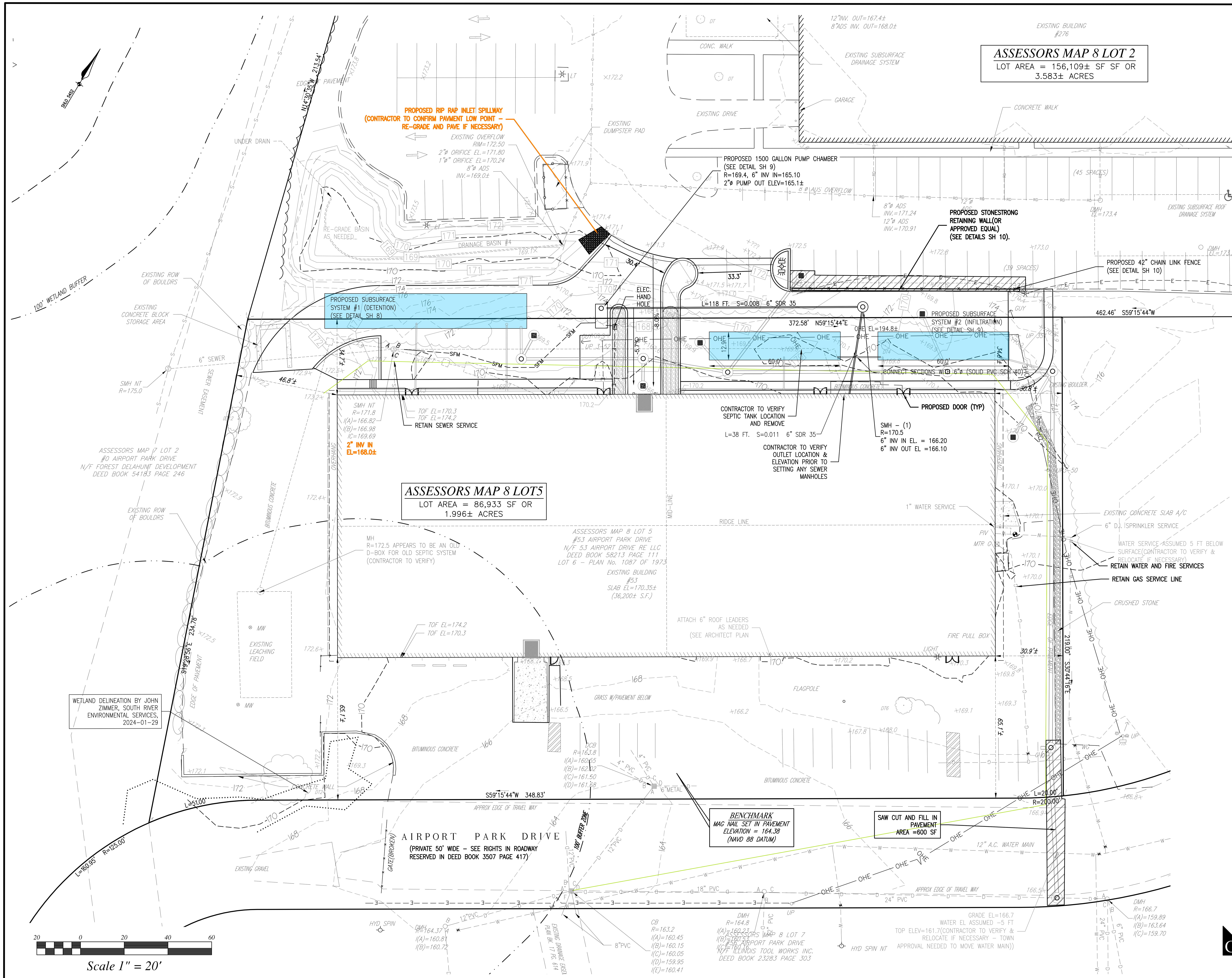
DEMO



FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

UTILITIES

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287, 19-082, 16-006

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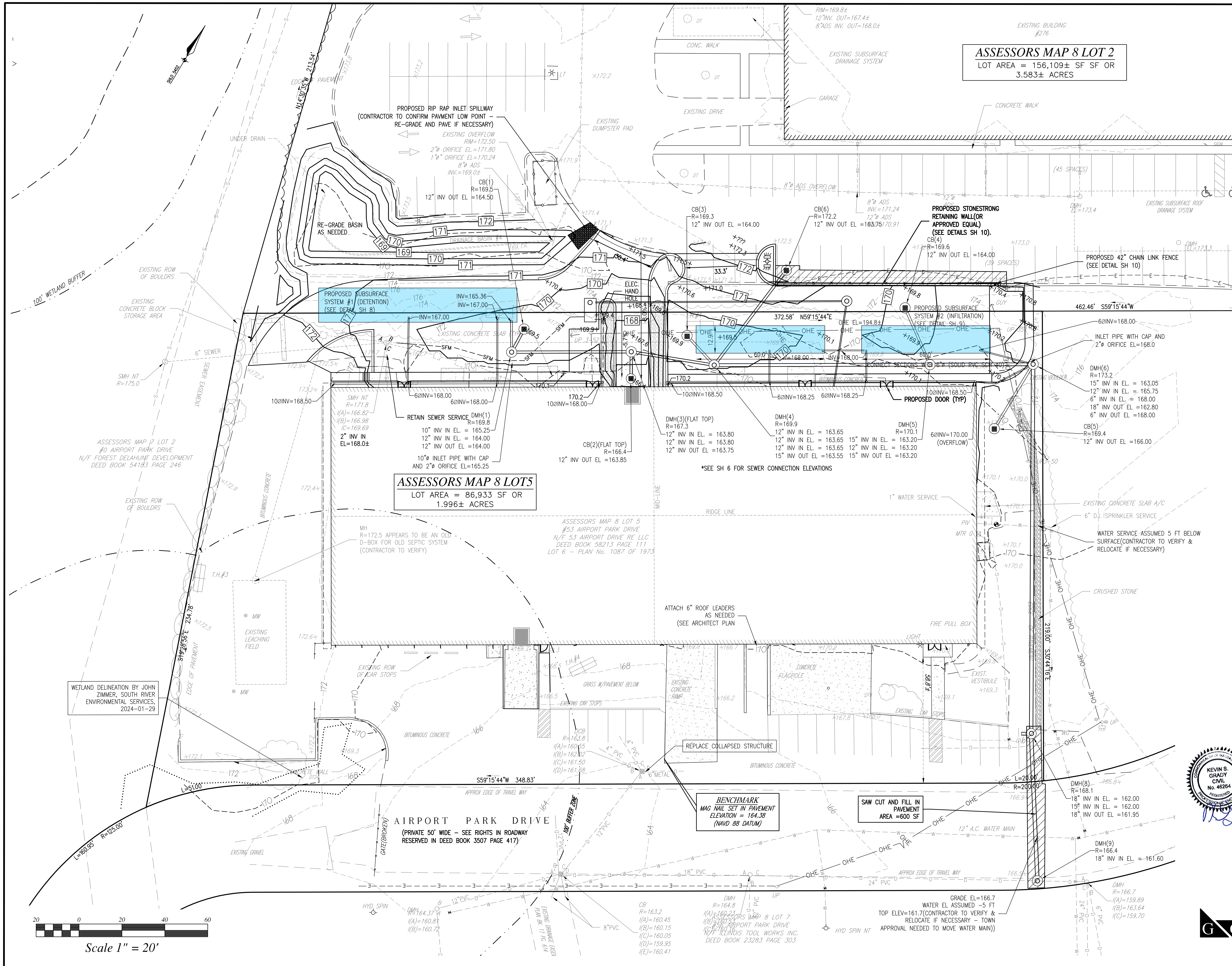

FOR REGISTRY USE ONLY

*ALL DRAIN PIPE TO BE ADS HDPE WT PIPE OR APPROVED EQUAL (SEE DETAILS) UNLESS OTHERWISE NOTED

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

KEVIN S. GRADY CIVIL No. 45264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

DRAINAGE

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287, 19-082, 16-006

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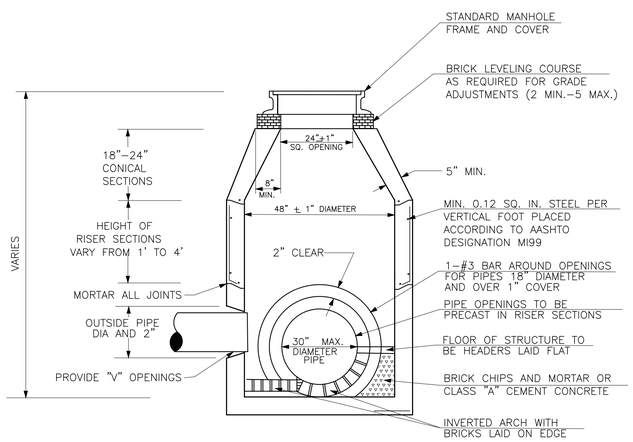
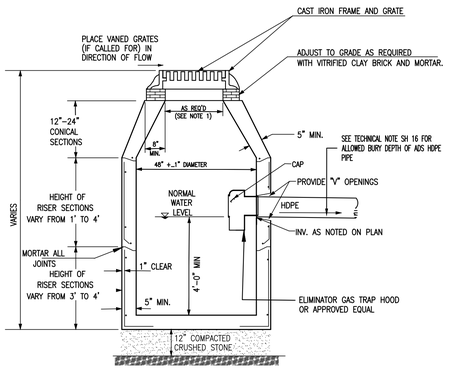


PRECAST CONCRETE MANHOLE

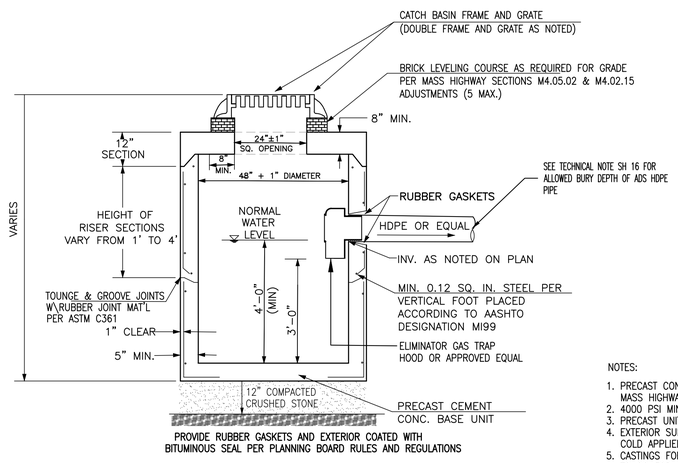
(NOT TO SCALE)



PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

PRECAST GASOLINE TRAP CATCH BASIN

(NOT TO SCALE)



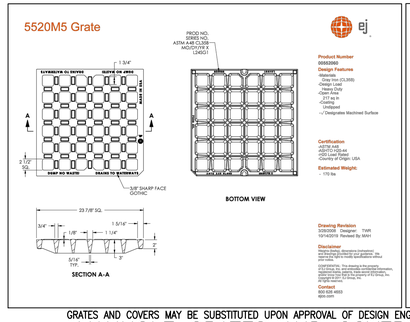
PROVIDE RUBBER GASKETS AND EXTERIOR COATED WITH BITUMINOUS SEAL PER PLANNING BOARD RULES AND REGULATIONS

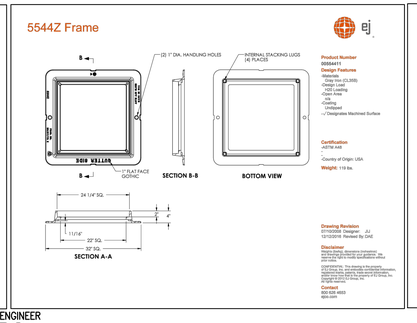
FLAT–TOP PRECAST GASOLINE TRAP CATCH BASIN

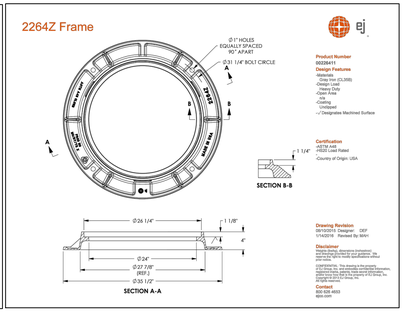
(NOT TO SCALE)

NOTES:

1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS–20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W\ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.



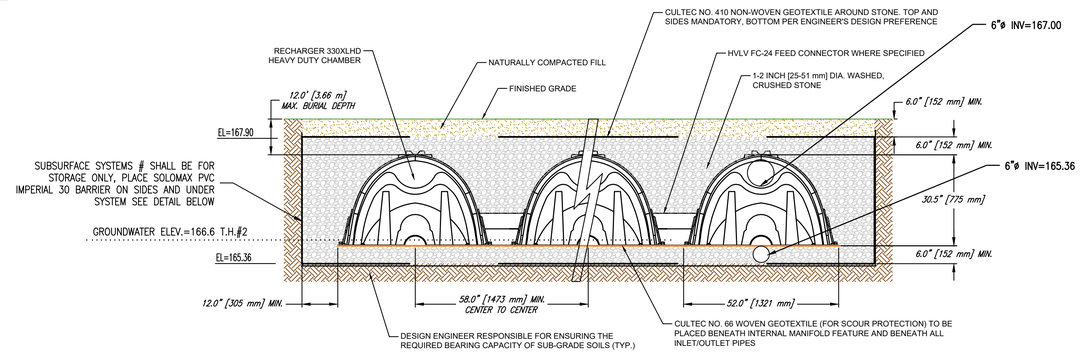




GRATES AND COVERS MAY BE SUBSTITUTED UPON APPROVAL OF DESIGN ENGINEER

MANHOLE GRATES AND COVERS

(NOT TO SCALE)



GENERAL NOTES

RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

SUBSURFACE SYSTEM #1 (DETENTION)

(NOT TO SCALE)

GENERAL NOTES:

PROVIDE 24" x 24" OPENING AND EAST JORDAN FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB) OR APPROVED EQUAL.

SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENT.

MORTAR ALL JOINTS.

PROVIDE "V" KNOCKOUTS FOR PIPES W\ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.

REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN.\LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.

CONCRETE COMPRESSIVE STRENGHT–4000 PSI MIN.

MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C–478 SPEC FOR "PRECAST CONCRETE MANHOLE SECTIONS"

SOIL LOGS

T.H.#1 EL. 170.3		T.H.#2 EL. 170.1		T.H.#3 EL. 172.8		T.H.#4 EL. 168.5	
0"–12" A LOAM	169.30	0"–6" A LOAM	169.6	0"–4" A LOAM	172.46	0"–30" FILL	166.00
12"–20" B SANDY LOAM	168.63	6"–24" B SANDY LOAM	168.10	4"–24" B LOAMY SAND	170.80	PAVEMENT	
20"–84" C COARSE LOAMY SAND	163.30	24"–78" C MED–COARSE LOAMY SAND	163.60	24"–90" C MED–COARSE LOAMY SAND	165.30		
D= 7'–0" WEEPING @ 4'–7" (EL.=165.71)		D= 6'–6" WEEPING @ 3'–6" (EL.=166.60)		D= 7'–6" WEEPING @ 4'–10" (EL.=167.96)			

SOILS TESTING BY KEVIN GRADY P.E. 2024–01–12

607A Wareham St *Type III 24-hr 100-Year Rainfall=7.00"*
Prepared by Grady Consulting LLC Printed 1/26/2024
HydroCAD® 10.20-4a s/n 09955 © 2023 HydroCAD Software Solutions LLC

Pond 1P: SUBSURFACE SYSTEM 3 - Chamber Wizard Field A

Chamber Model = Cultec R-330XLHD (Cultec Recharger®330XLHD)
Effective Size= 47.8"W x 30.0"H => 7.45 sf x 7.00'L = 52.2 cf
Overall Size= 52.0"W x 30.5"H x 8.50'L with 1.50' Overlap
Row Length Adjustment= +1.50' x 7.45 sf x 3 rows

52.0" Wide + 6.0" Spacing = 58.0" C-C Row Spacing

14 Chambers/Row x 7.00' Long +1.50' Row Adjustment = 99.50' Row Length +12.0" End Stone x 2 = 101.50' Base Length
3 Rows x 52.0" Wide + 6.0" Spacing x 2 + 12.0" Side Stone x 2 = 16.00' Base Width
6.0" Stone Base + 30.5" Chamber Height + 6.0" Stone Cover = 3.54' Field Height

42 Chambers x 52.2 cf +1.50' Row Adjustment x 7.45 sf x 3 Rows = 2,224.1 cf Chamber Storage

5,751.7 cf Field - 2,224.1 cf Chambers = 3,527.5 cf Stone x 40.0% Voids = 1,411.0 cf Stone Storage

Chamber Storage + Stone Storage = 3,635.1 cf = 0.083 af
Overall Storage Efficiency = 63.2%
Overall System Size = 101.50' x 16.00' x 3.54'

42 Chambers
213.0 cy Field
130.6 cy Stone

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

KEVIN S. GRADY CIVIL No. 46264 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23–287, 19–082, 16–006

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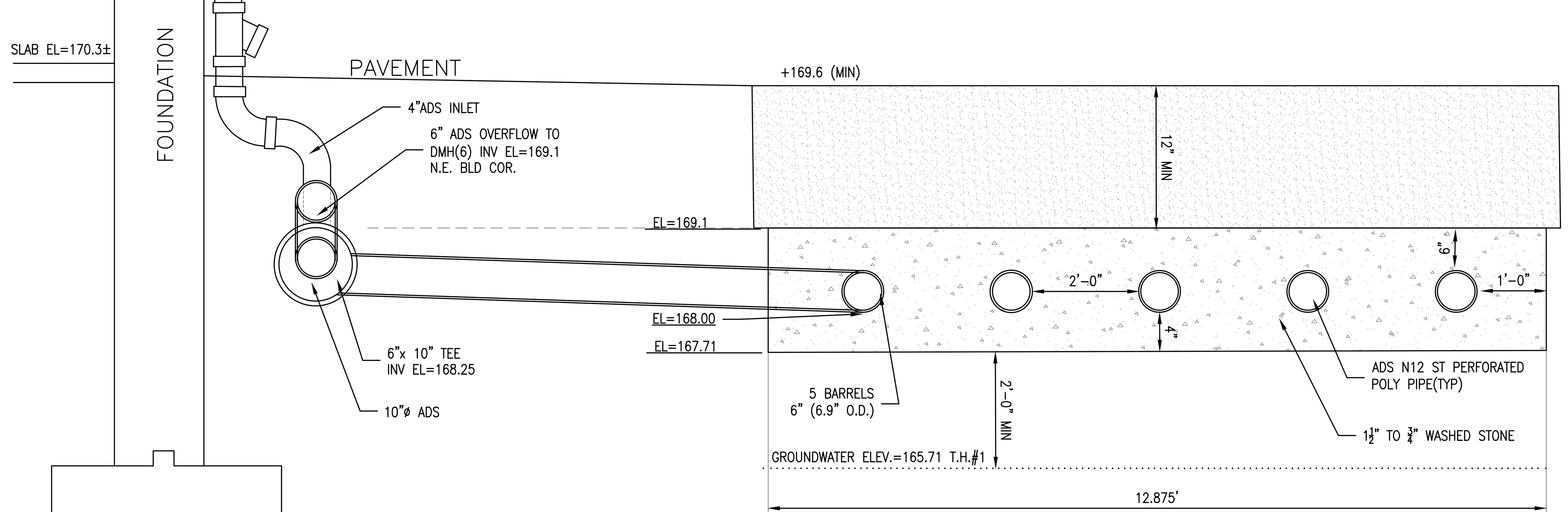
Phone (781) 585–2300

FOR REGISTRY USE ONLY

DETAILS – DRAIN

(SPLIT INTO 2 60 FT SECTIONS) UNDERGROUND PIPE STORAGE, 5 BARRELS, 6.00 IN DIAMETER, 120 FT LENGTH, 4.00 IN STONE BASE, 12.00 IN ADDITIONAL WIDTH ON BOTH SIDES, WITH STONE FILL, 6.00 IN STONE COVER, 40 % STONE VOIDS, WITH HEADERS, WITH A TOTAL STORAGE VOLUME OF 549.43 FT^3

BACKFILL FOR MINIMUM COVER SITUATIONS SHALL CONSIST OF CLASS 1 (COMPACTED), CLASS 2 (MINIMUM 90% SPD) OR CLASS 3 (MINIMUM 95%) MATERIAL. MAXIMUM FILL HEIGHTS DEPEND ON EMBEDMENT MATERIAL AND COMPACTION LEVEL; PLEASE REFER TO TECHNICAL NOTE 2.01. CONTACT YOUR LOCAL ADS REPRESENTATIVE OR VISIT OUR WEBSITE AT WWW.ADSPIPE.COM FOR A COPY OF THE LATEST INSTALLATION GUIDELINES.



ROOF DRAIN DETAIL

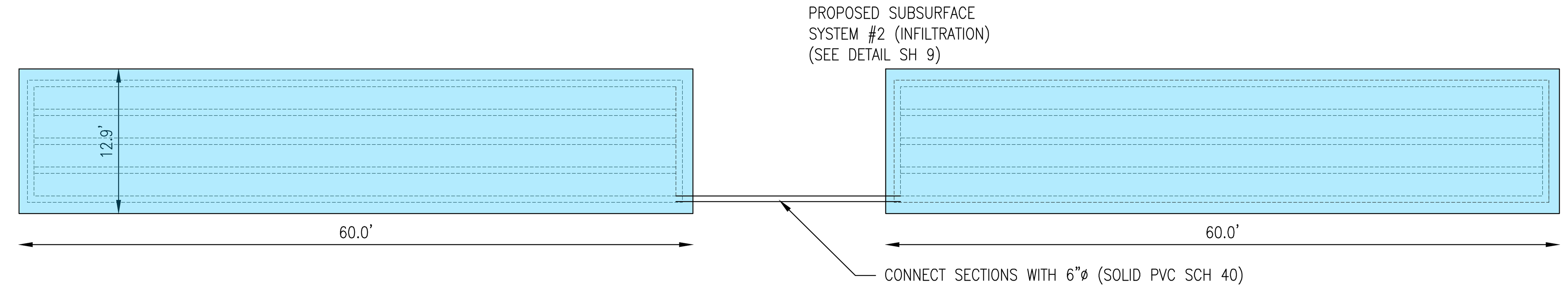
(NOT TO SCALE)

EXCAVATE ALL MATERIAL (A, B, C1 LAYERS) TO FINE SAND C LAYER (22"±), 2 AROUND SYSTEM. REPLACE WITH CLEAN COARSE SAND IN ACCORDANCE WITH 310 CMR 15.255(3). EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT.

APPROXIMATE PERC SAND VOLUME = 124 x 15 x (169.1 - 168.6) / 27 + 20% = 40± C.Y.

SUBSURFACE SYSTEM #2 (INFILTRATION)

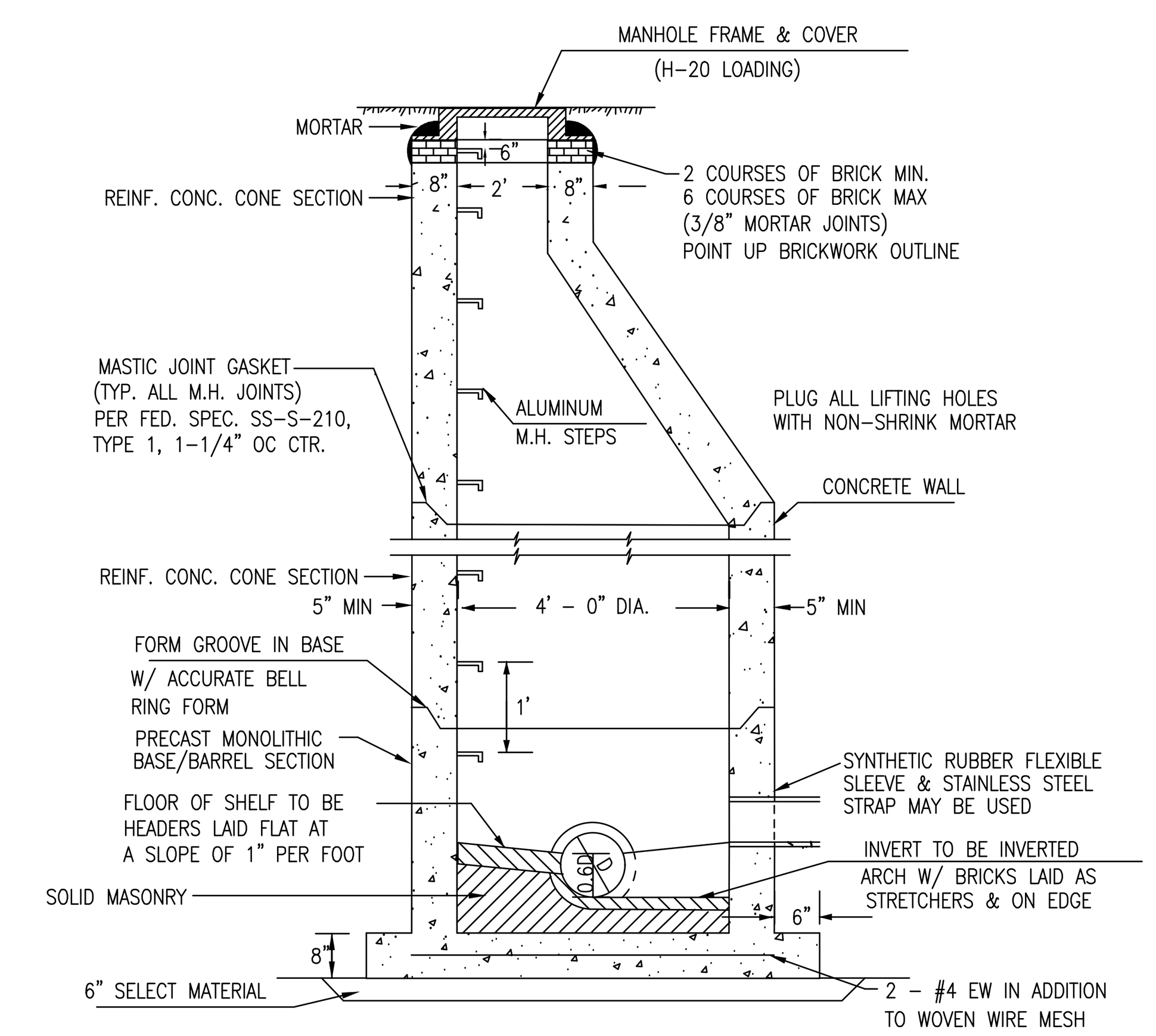
NOT TO SCALE



SUBSURFACE SYSTEM #2 (INFILTRATION)

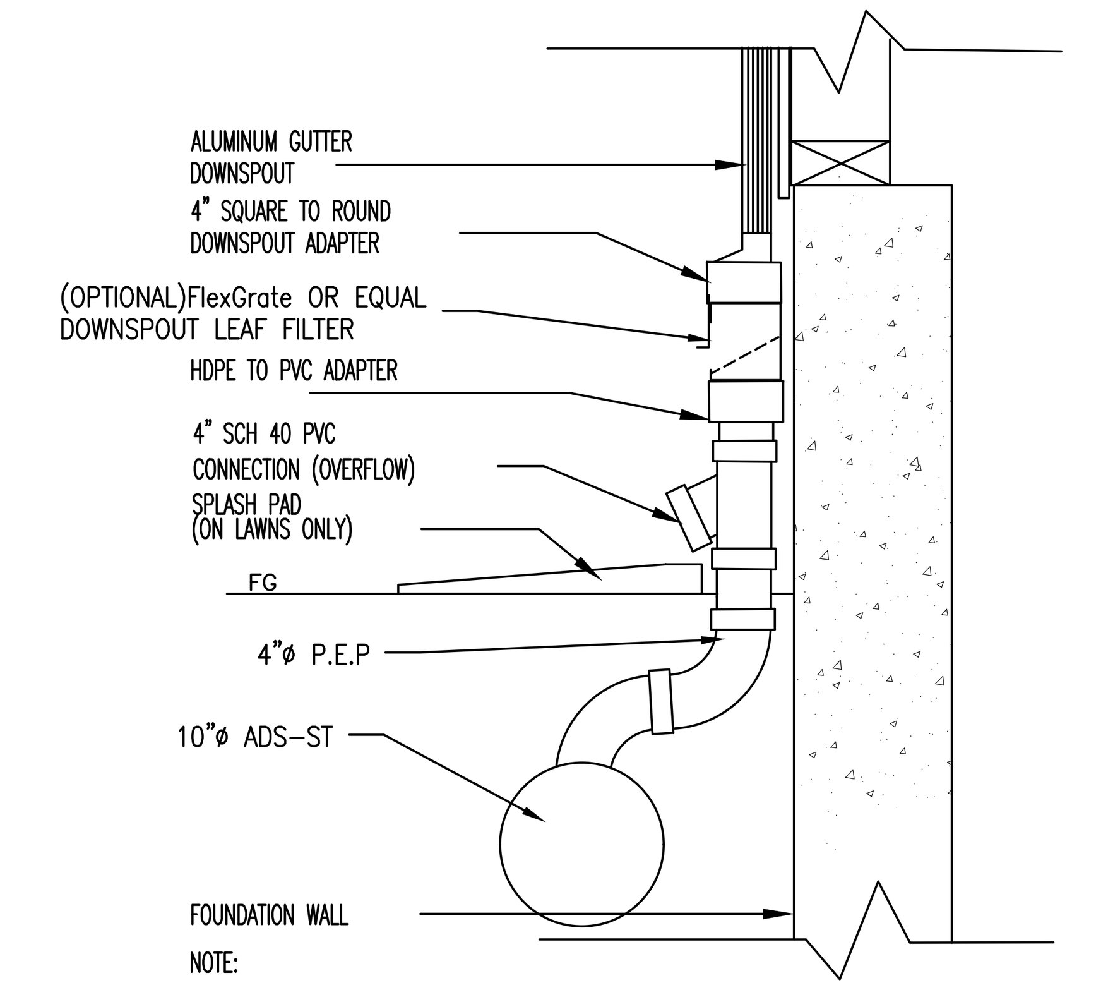
SCALE 1" = 10'

FOR REGISTRY USE ONLY



SANITARY SEWER MANHOLE

NOT TO SCALE

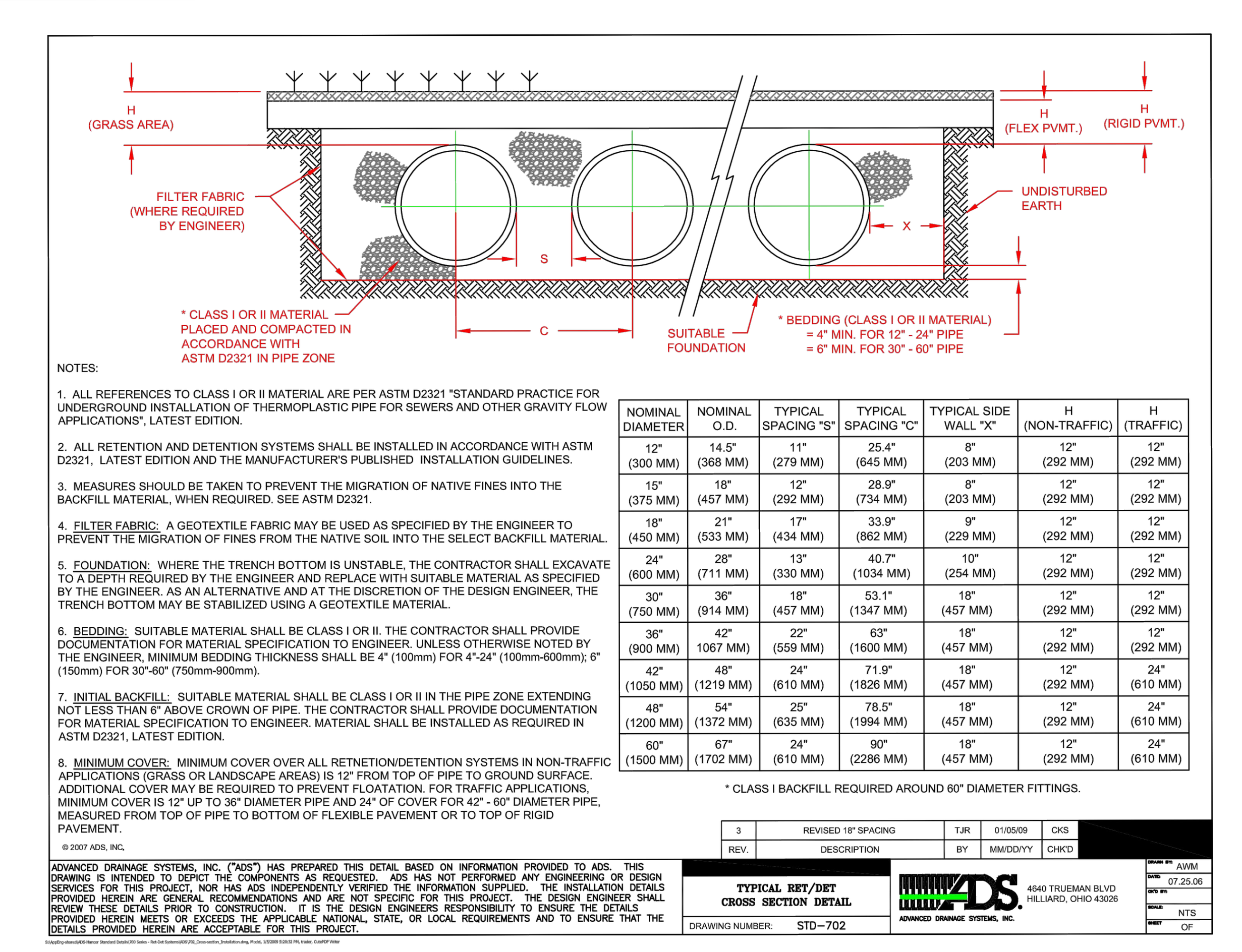


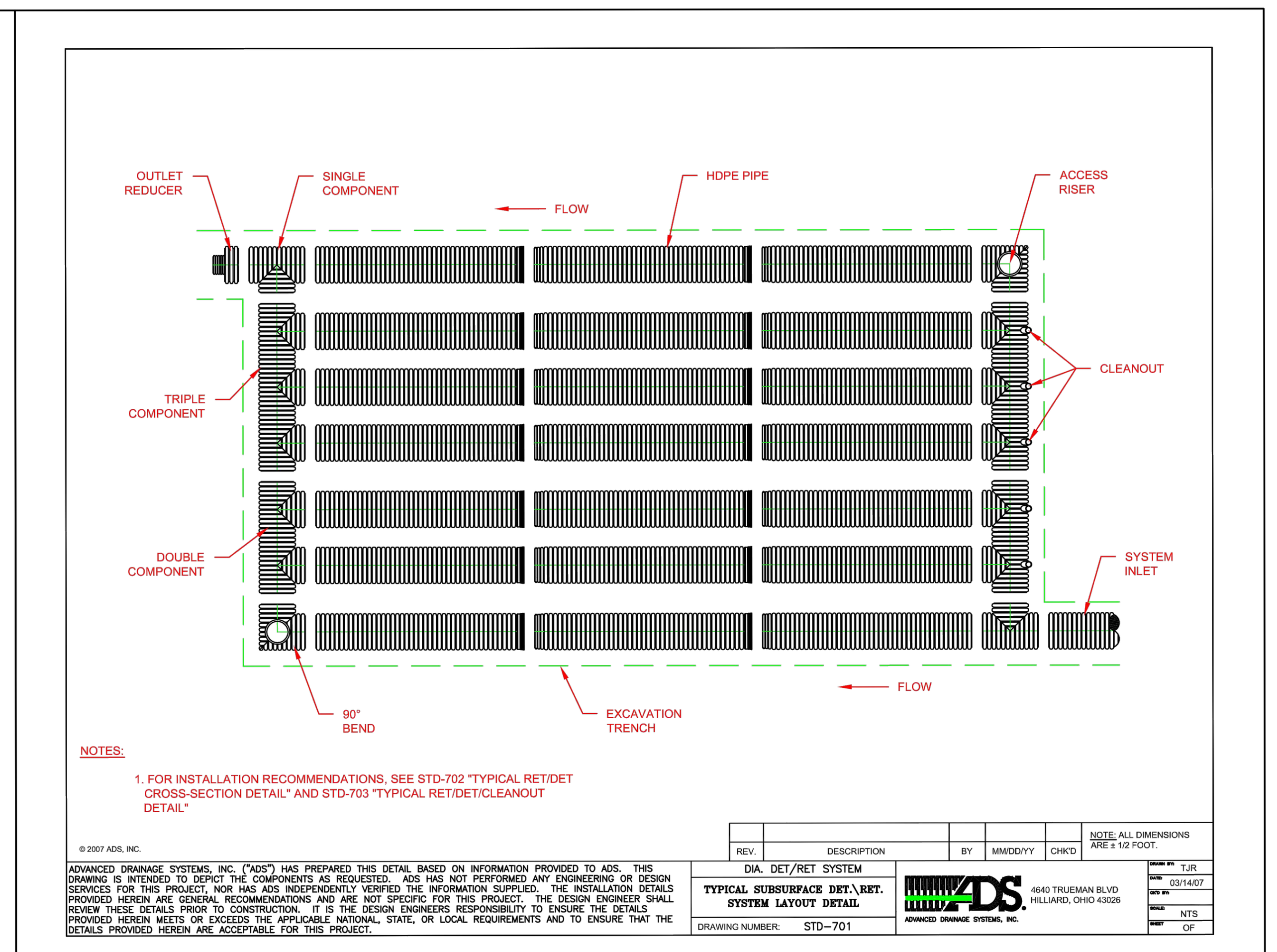
NOTE:

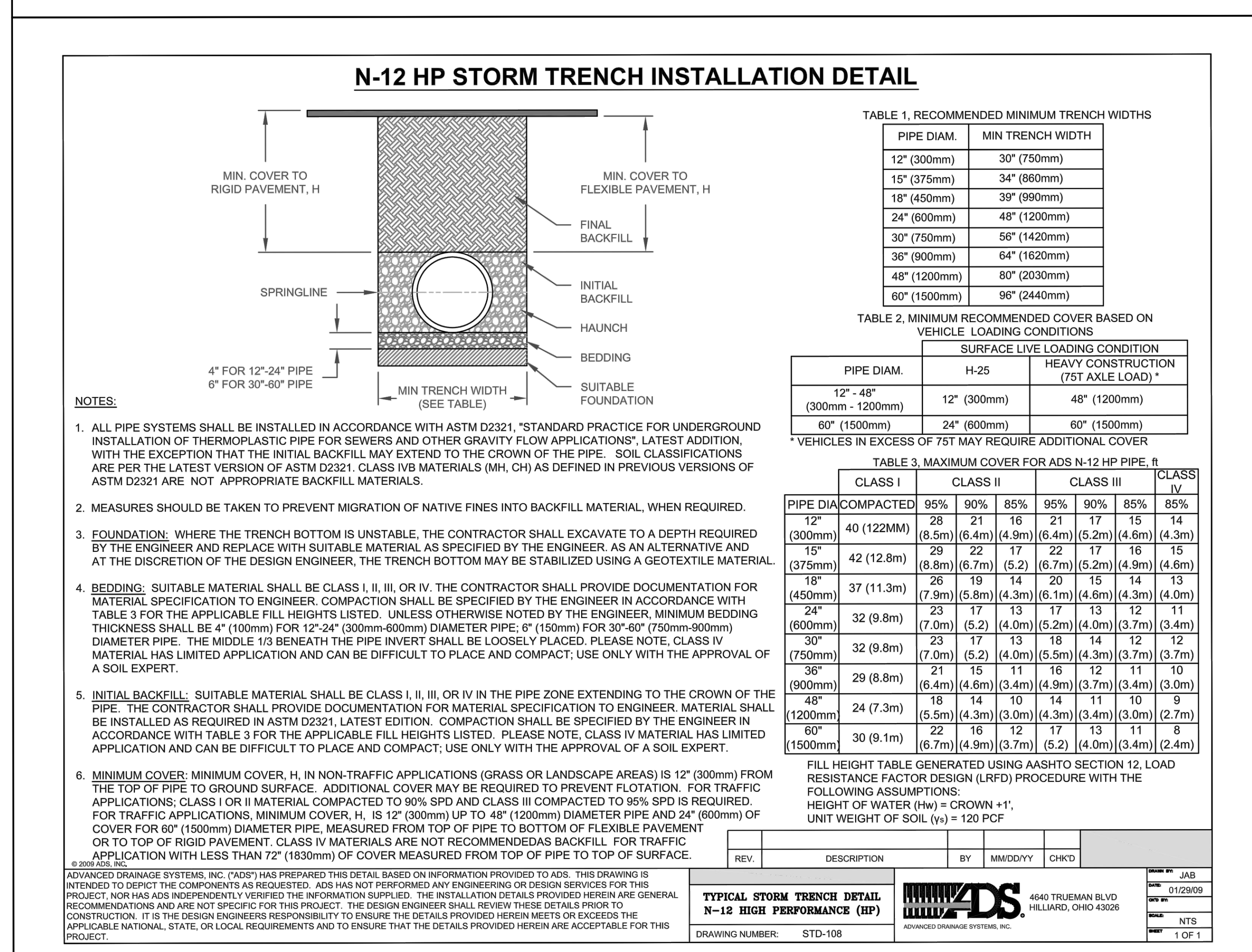
1. SPLASH PAD TO BE USED FOR DOWN SPOUTS HAVING OVERFLOW DISCHARGING ON GROUND SURFACES ONLY.
2. SPLASH PAD NOT REQUIRED FOR DOWN SPOUTS HAVING OVERFLOW DISCHARGES ON PARKING AREAS.

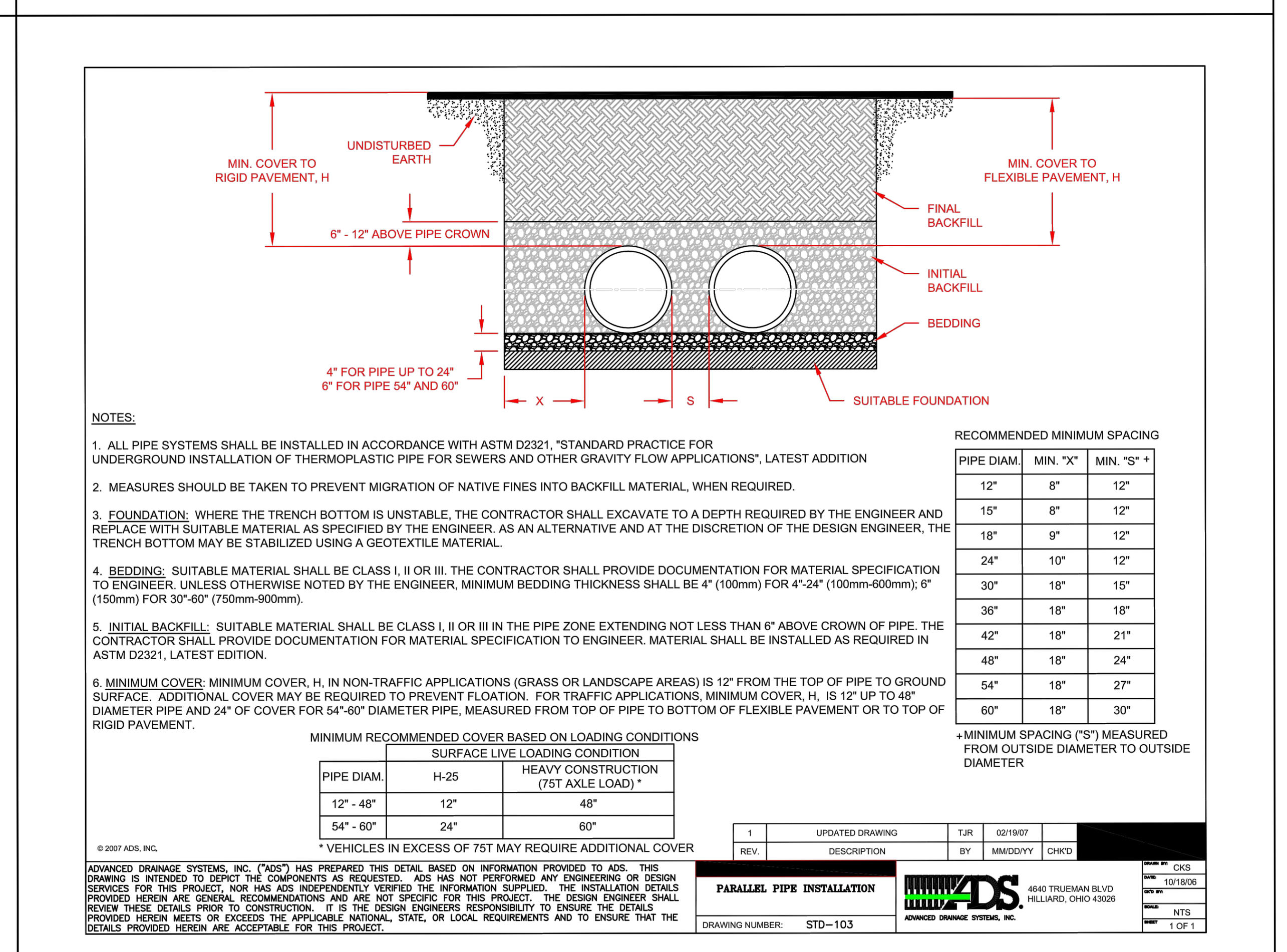
2 DOWN SPOUT CONNECTION DETAIL

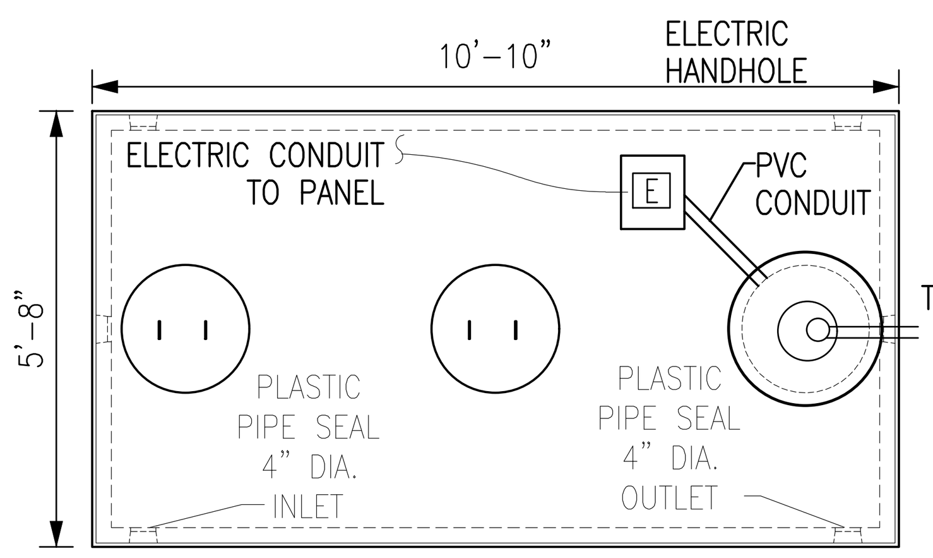
Scale: NONE



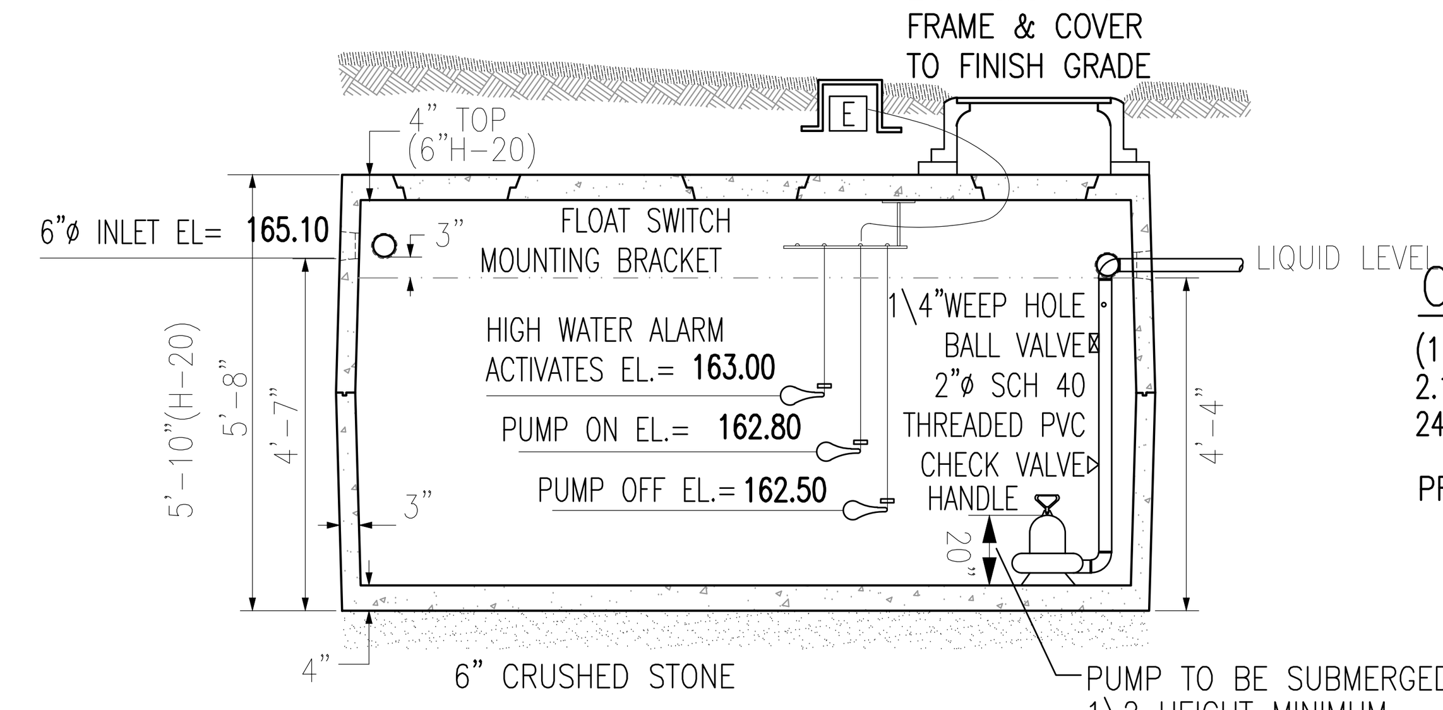








PLAN VIEW



CROSS-SECTION VIEW

PUMP CHAMBER DETAIL: 1500 GAL.

NOT TO SCALE

PUMP DESIGN

STATIC HEAD = 6.9 FT
NETWORK LOSS = 3.28 FT
PIPE LENGTH = 100 FT
PIPE DIAMETER = 2 IN

PUMP SPECIFICATIONS:

GOULDS WS0534B, MODEL 3887BF, WS_BF SERIES, SEWAGE PUMP, 1/2 HP, 460 VOLTS, 2" NPT VERTICAL DISCHARGE, 160 GPM MAX, 25 FT MAX HEAD, 20 FT CORD, MANUAL (OR APPROVED EQUAL)

CHAMBER STORAGE CAPACITY

(110 GAL\DOSE) / 375 GAL/FT of TANK = 0.3 FT (MIN)
2.10 FT OR 787 GAL. EMERGENCY STORAGE CAPACITY PROVIDED > 24 HR REQUIRED CAPACITY

PROPOSED VOLUME = 110 GALLONS PER DOSE

PROVIDE ALARM LOCATED IN THE BUILDING AND POWERED BY A CIRCUIT SEPARATE FROM THE CIRCUIT TO THE PUMP. CSI MODEL NUMBER S10020 PANEL OR APPROVED EQUAL

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

DETAILS - DRAIN

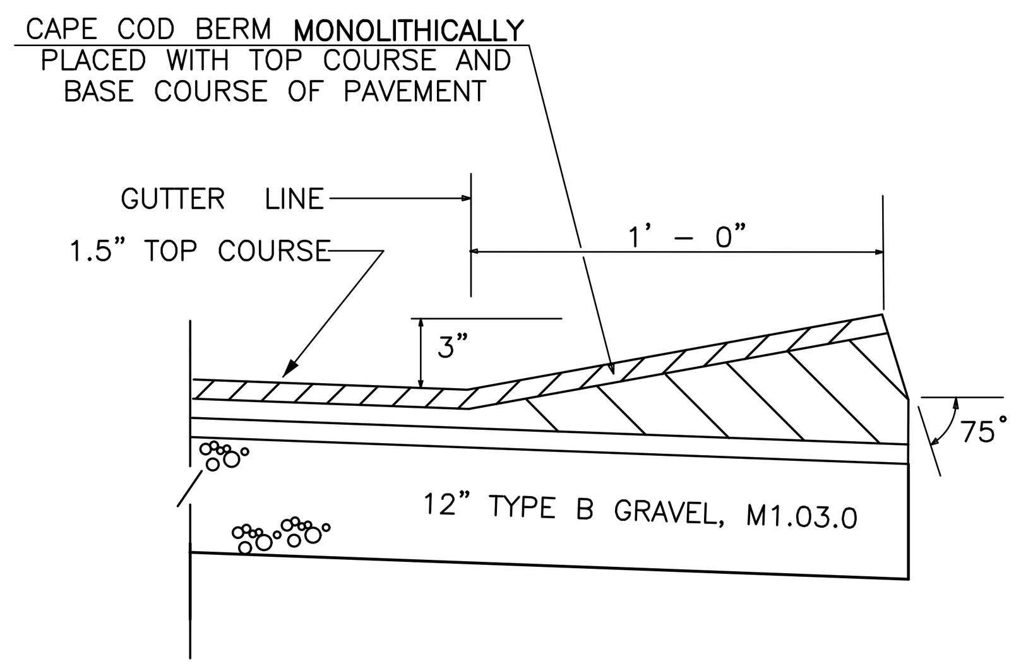
SITE PLAN

53 AIRPORT PARK DRIVE ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

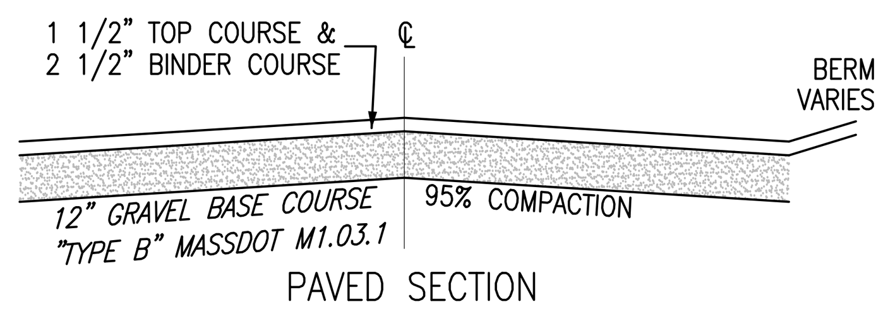
APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287, 19-082, 16-006

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



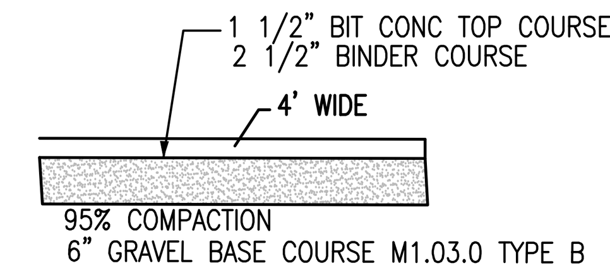
CAPE COD BERM DETAIL

(NOT TO SCALE)



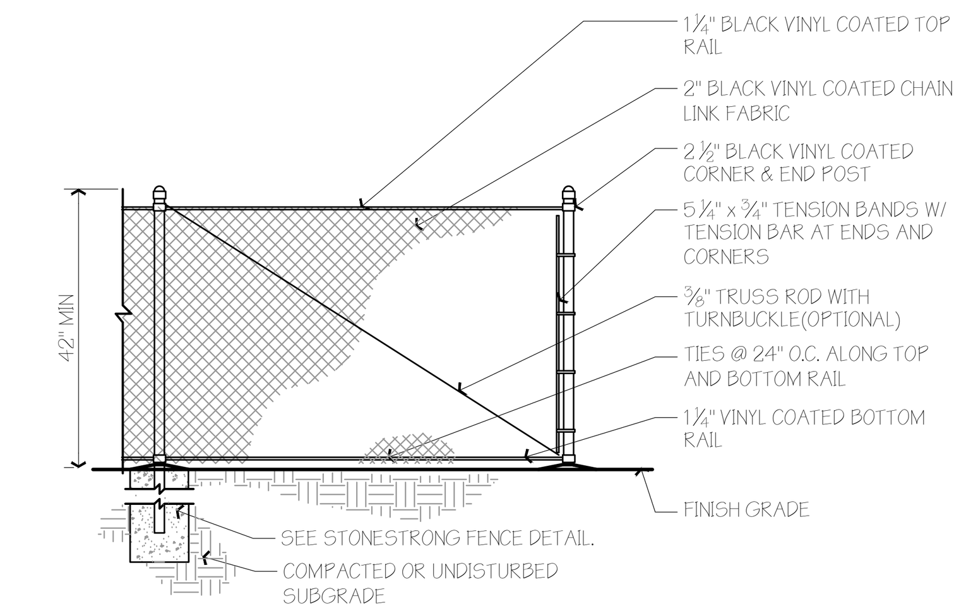
PARKING LOT SECTION

(NOT TO SCALE)



SIDEWALK DETAIL

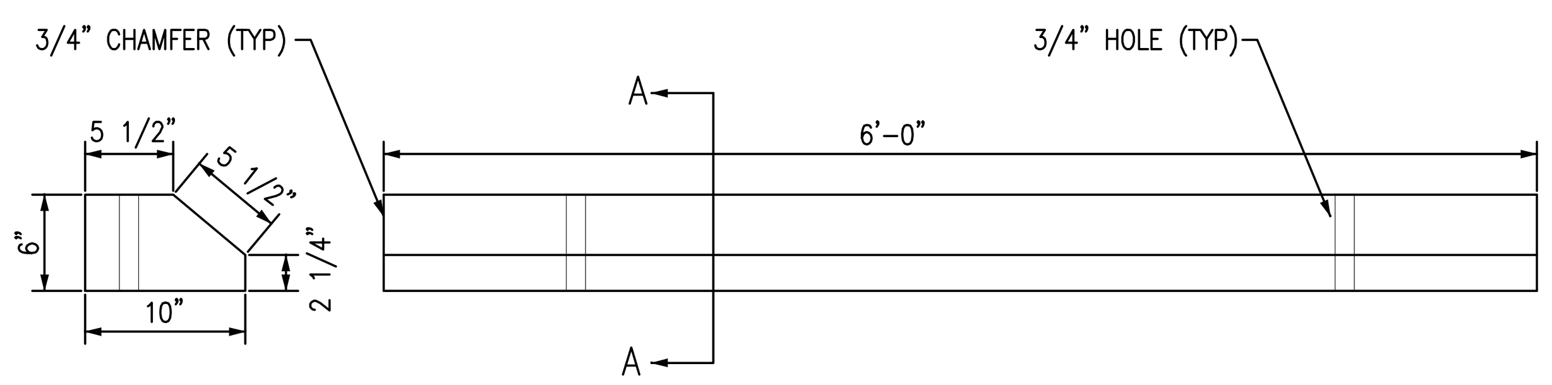
(NOT TO SCALE)



00 CHAIN LINK FENCE DETAIL

N.T.S. DETAIL-FILE

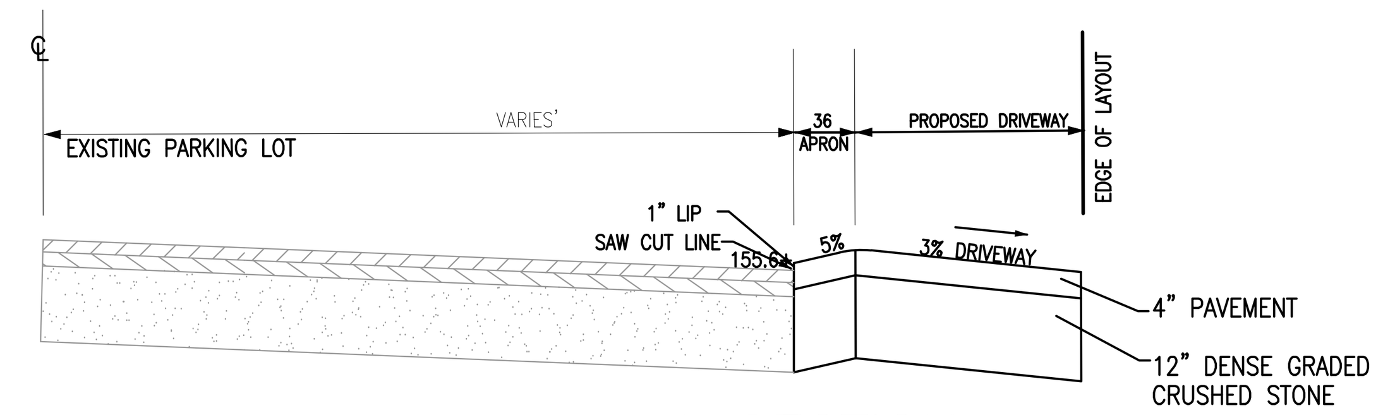
FOR REGISTRY USE ONLY



SECTION A–A

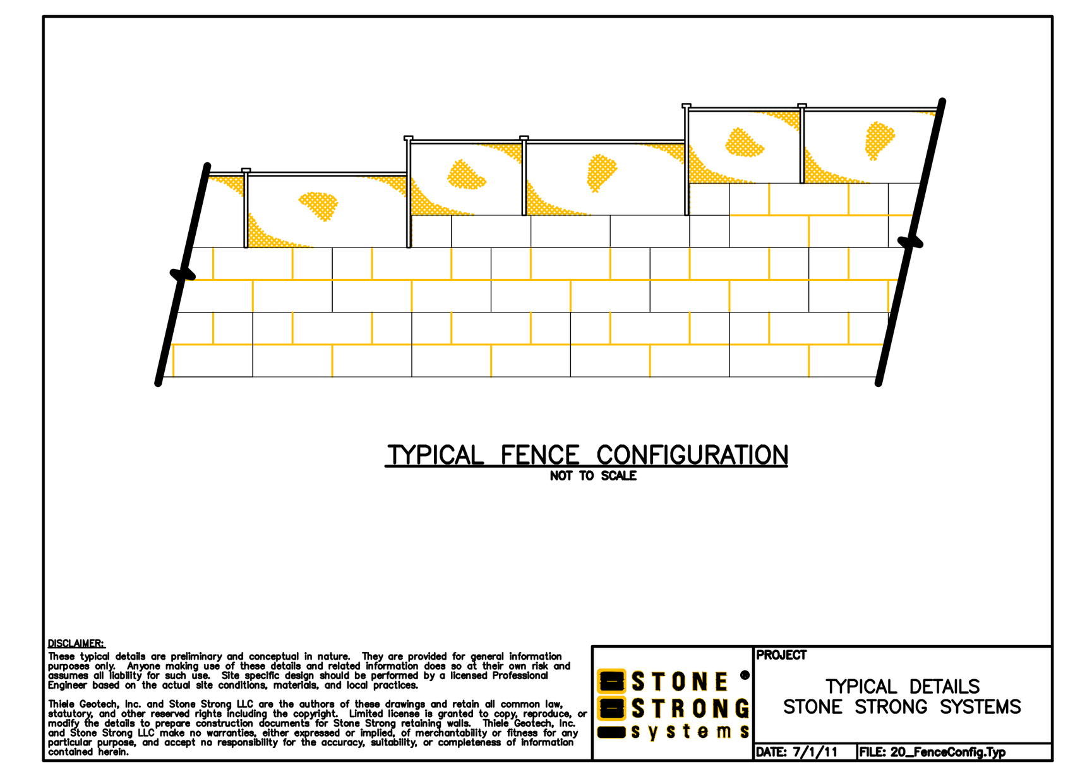
WHEEL STOP DETAIL

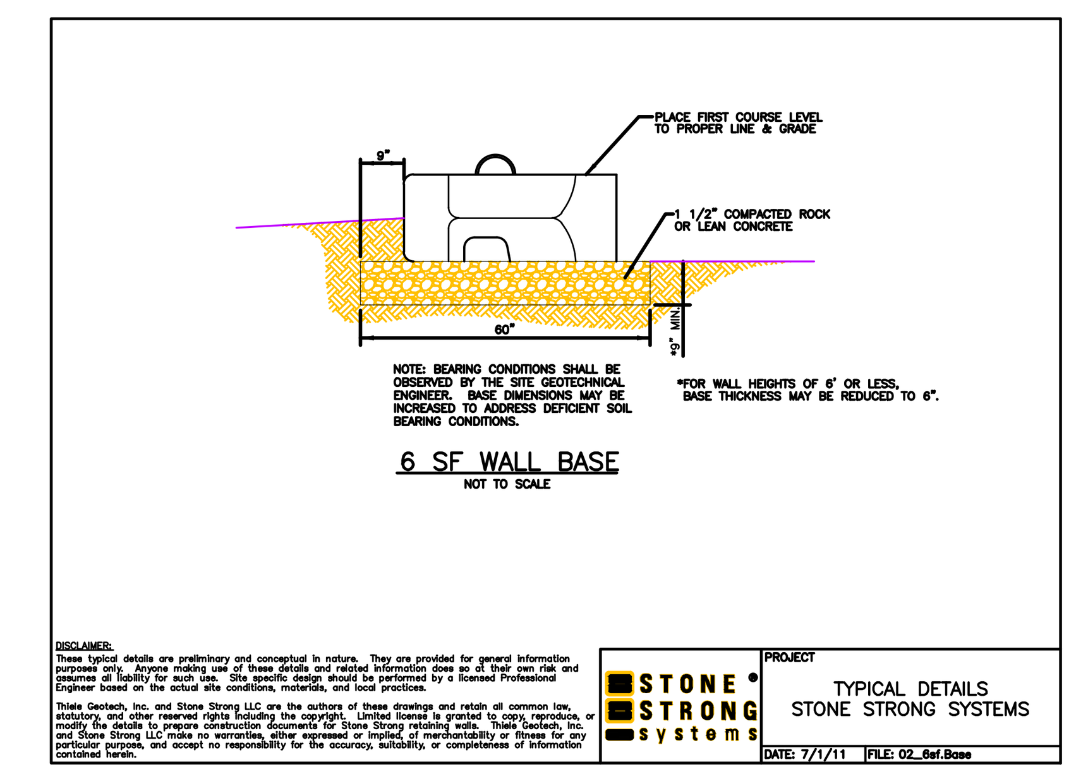
(NOT TO SCALE)

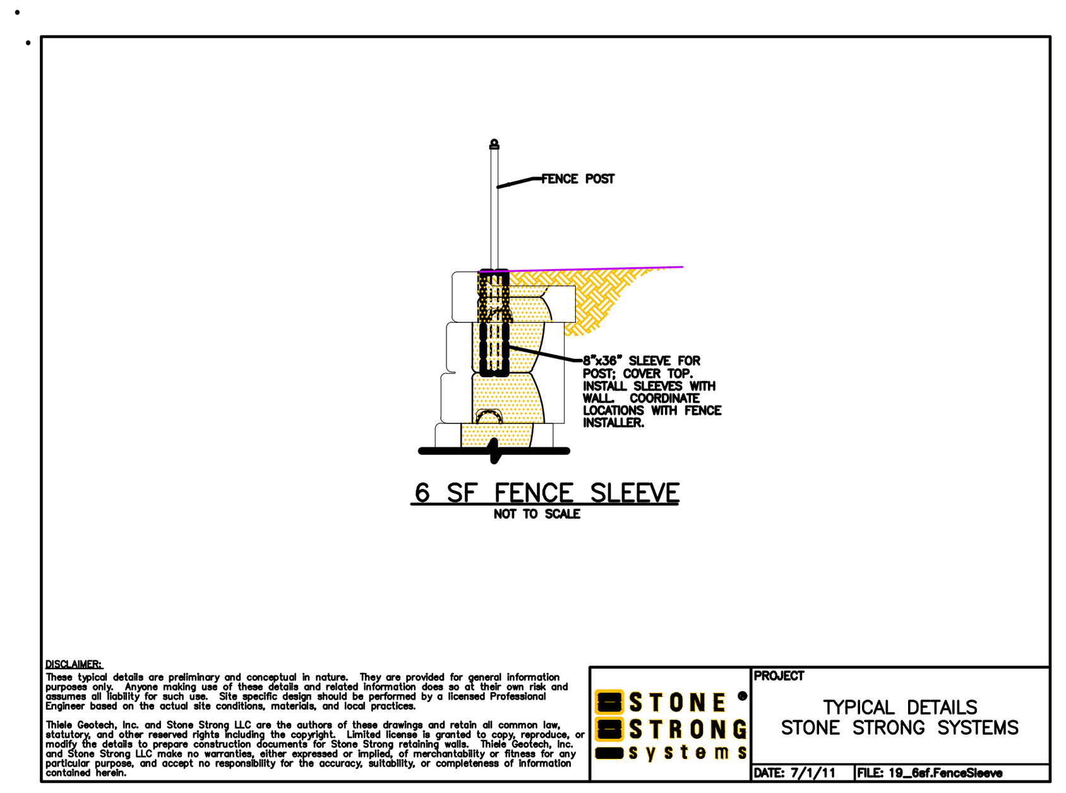


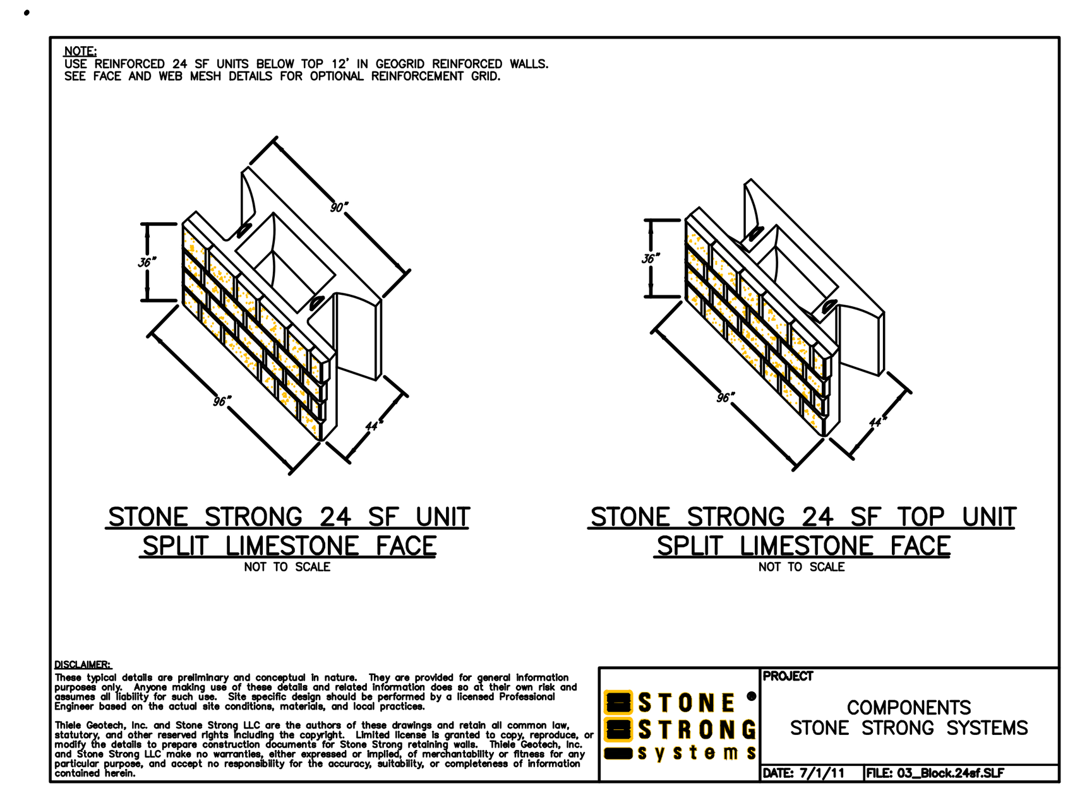
ENTRANCE BERM X–SECTION

(NOT TO SCALE)









NOTES:
1. CONTRACTOR TO INSTALL THE WALL IN CONFORMANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
2. STRUCTURAL DESIGN BY OTHERS

23.4.6 *Access aisles*: All *accessible spaces* shall have *access aisles* that comply with the following:

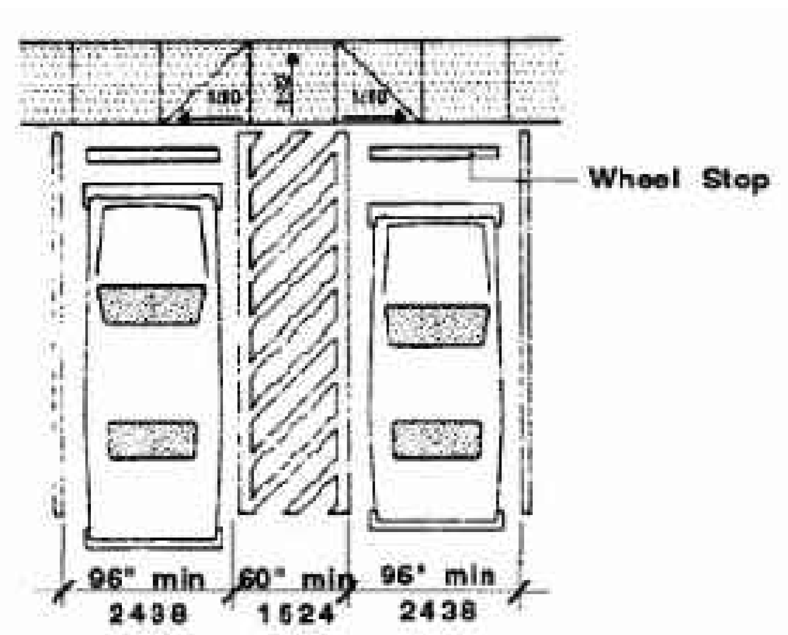
a. Parking *access aisles* shall be part of an *accessible route* to the *building or facility entrance* and shall comply with **521 CMR 20.00: ACCESSIBLE ROUTE**.

Exception: For temporary accessible parking, directional signage along the entire accessible route, using the international symbol of accessibility and an arrow, shall be used to direct people to the closest accessible entrance.

b. *Access aisles* adjacent to *accessible spaces* shall be five feet (5' = 1524mm) wide minimum, except adjacent to van *accessible spaces* the *access aisle* shall be a minimum of eight feet (8' = 2438mm) wide.

Exception: When temporary accessible parking is located within a field or otherwise unpaved site, when such area has not been improved in accordance with 521 CMR, the spaces shall be located on the least sloping area of the parking lot in conjunction with the temporary accessible parking spaces.

c. Two *accessible* parking spaces may share a common *access aisle*. *See* **Fig. 23a** and **23b**.



Alternate Stall
Figure 23a

d. *Access aisles* shall be *level* with surface slopes not exceeding 1:50 (2%) in all directions.
e. *Access aisles* shall be clearly marked by means of diagonal stripes.

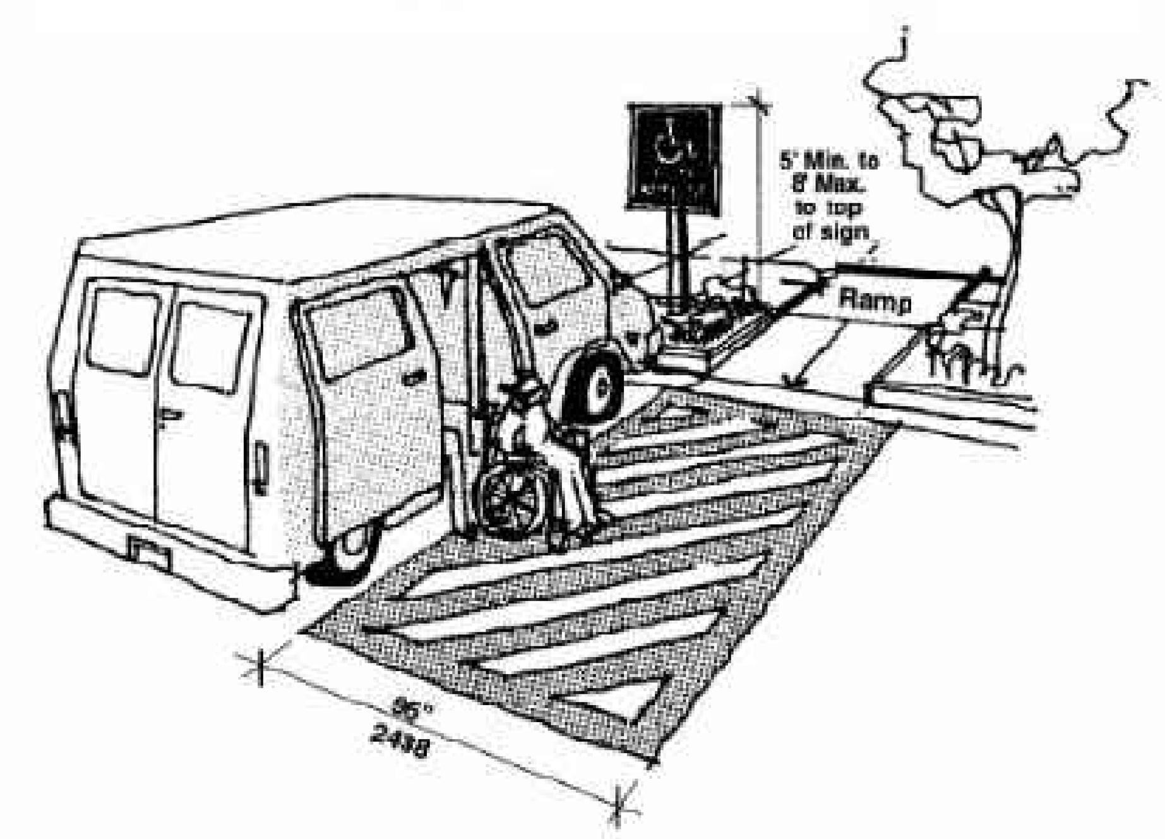
23.4.7 Van *Accessible spaces* shall comply with the following:

a. Provide minimum vertical clearance of eight feet, two inches (8'2" = 2489mm) at the parking *space* and along at least one vehicle *access route* to such spaces from site entrance(s) and exit(s). *See* **Fig. 23c**.

HANDICAP SPACE DETAIL

(NOT TO SCALE)

23.00: **PARKING AND PASSENGER LOADING ZONES**

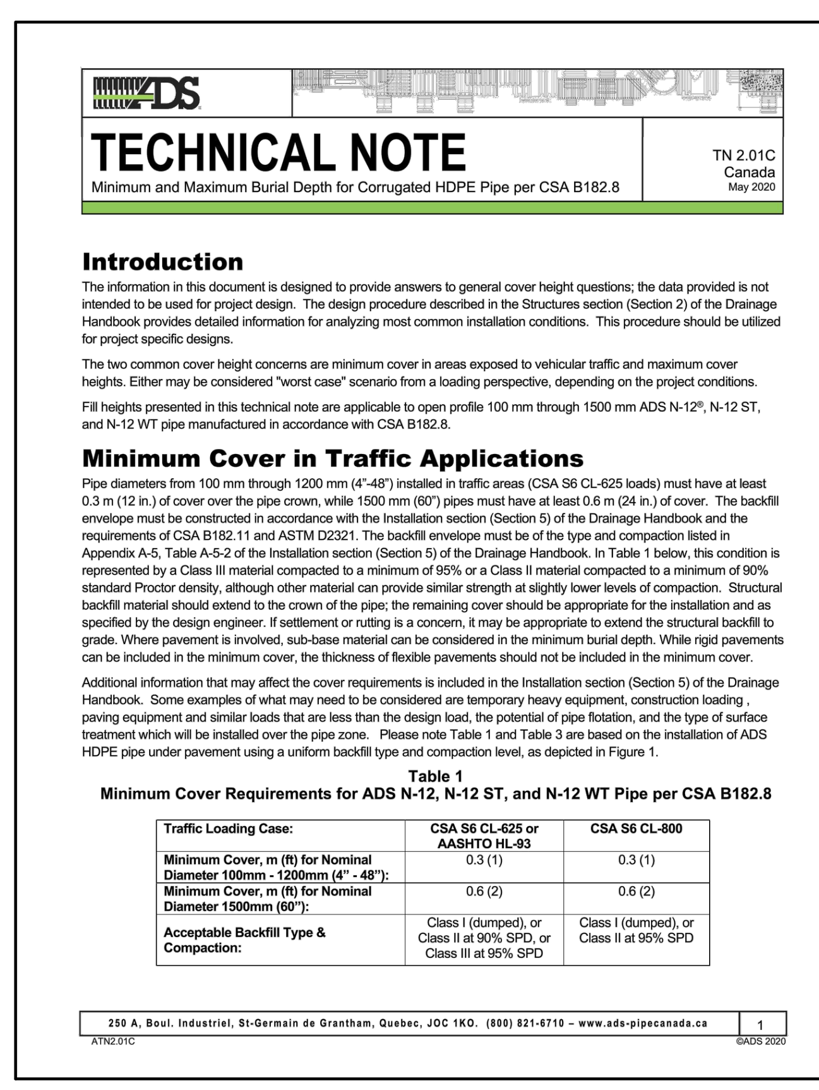


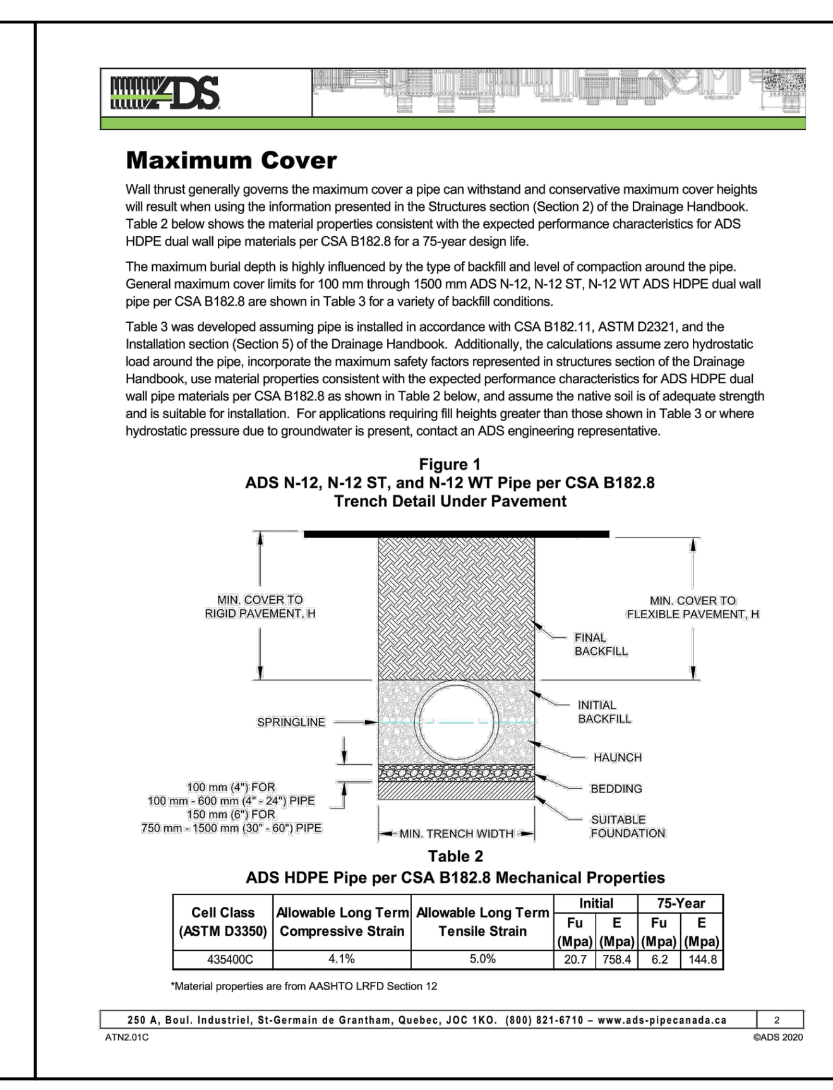
Van Accessible Space
Figure 23c

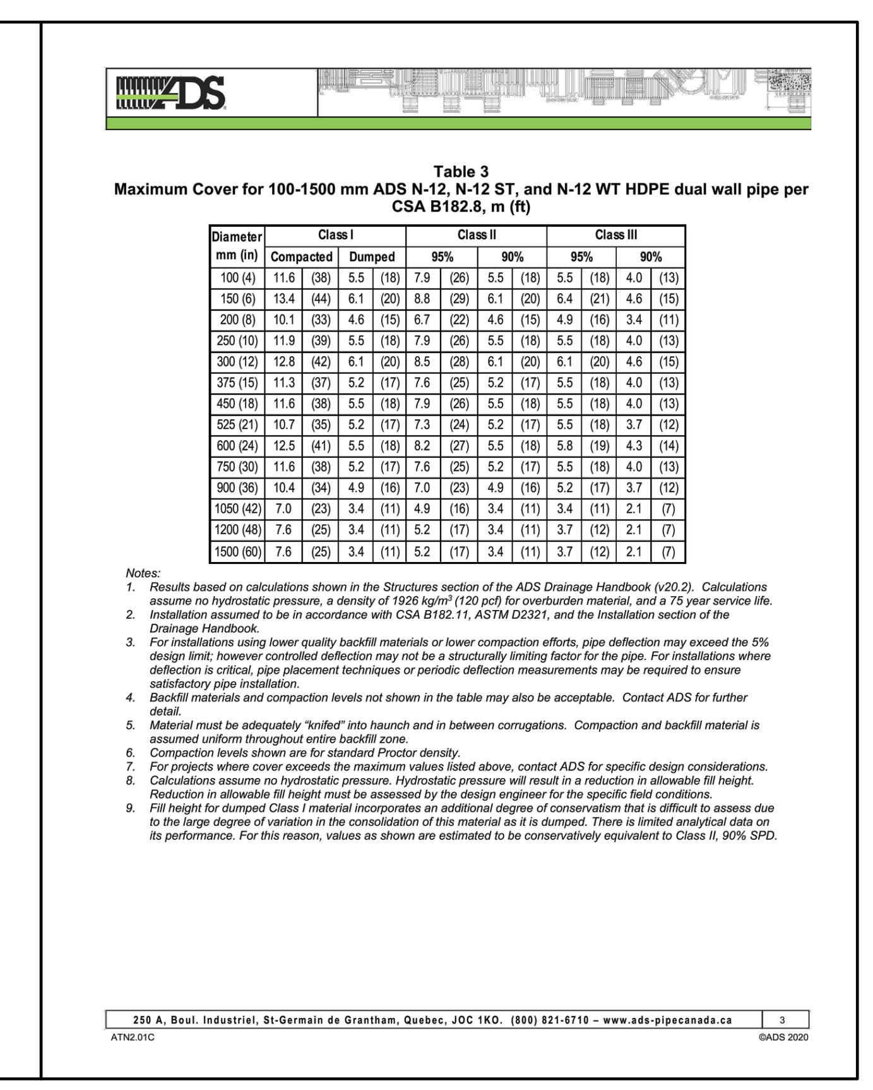
b. Each *space* shall have a sign designating it "Van Accessible" as required by **521 CMR 23.6, Signage**.
c. All such *spaces* may be grouped on one level of a parking structure.
d. Eight foot minimum (8' = 2438mm) wide *space*.
e. Provide an *access aisle* of eight feet (8' = 2438mm).

ACCESSIBILITY LOADING ZONE

(NOT TO SCALE)







NOTES:
1. CONTRACTOR TO INSTALL ADS PIPEL IN CONFORMANCE WITH MANUFACTURERS INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

DETAILS – SITE

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287, 19-082, 16-006

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300

STORMWATER CONSTRUCTION PRACTICES

ALL AREAS WHERE RECHARGE/INFILTRATION SYSTEMS ARE BEING PROPOSED, SHALL BE PROTECTED FROM DEGRADATION BY CONSTRUCTION BY INCORPORATING THE FOLLOWING CONSTRUCTION PRACTICES:

A. HEAVY EQUIPMENT SHALL NOT PASS, RE-PASS, OR HAUL MATERIALS IN THE EXCAVATED AREAS OF THE STORMWATER RECHARGE CHAMBERS SO AS TO COMPACT AND ALTER THE INFILTRATION CHARACTERISTICS OF THE UNDISTURBED MATERIAL BENEATH THE SYSTEM BY COMPACTION.

B. NO HEAVY EQUIPMENT SHALL BE PARKED, STORED, OR DRIVEN OVER THE EXCAVATED AREAS PREPARED FOR STORMWATER TREATMENT.

C. ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE STORMWATER BASINS SHALL BE ALLOWED IN THE EXCAVATED AREAS OF THE STORMWATER MANAGEMENT SYSTEMS.

D. NO STORMWATER FROM CONSTRUCTION ACTIVITIES OR DISTURBED AREAS SHALL BE DISCHARGED INTO THE STORMWATER INFILTRATION SYSTEMS. ALL SUCH DISCHARGES SHALL BE ROUTED THROUGH APPROVED TEMPORARY CONTROLS PRIOR TO RELEASE OFF SITE OR TO RESOURCE AREAS.

EROSION AND SEDIMENT CONTROL PLAN

OBJECTIVE

TO PROTECT THE MUNICIPAL INFRASTRUCTURE AND RESOURCE AREAS LOCATED ON SITE FROM ANY DAMAGE, HARM, AND OR ALTERATIONS RESULTING FROM NEGLIGENT CONSTRUCTION ACTIVITIES OR PRACTICES. SAID NEGLIGENT ACTIVITIES OR PRACTICES INCLUDE BUT ARE NOT LIMITED TO:

A. THE DISCHARGE OR PUMPING OF OF WATER CONTAMINATED WITH SILT INTO THE WETLANDS.
B. ALLOWING UNTREATED RUNOFF INTO THE WETLANDS.
C. ALLOWING EROSION TO OCCUR IN THE WETLANDS.
D. STOCKPILING FILL OF ANY CONSTRUCTION MATERIAL IN WETLANDS OR NEAR THE WETLANDS WITHOUT ADEQUATE PROTECTIVE MEASURES IN PLACE.

DISTURBED DEVELOPMENT AREA

1. TOTAL AREA OF DISTURBANCE FOR PAVING, DRAINAGE, UTILITY AND SITE RELATED ACTIVITIES=2.0 ACRES
2. ACRES. THE MAXIMUM AREA OF DISTURBANCE AT ANY ONE TIME AND THE AMOUNT OF BARE EARTH TO BE EXPOSED AT ANY ONE TIME =2.0 ACRES WITH LENGTH OF TIME OF EXPOSURE BEING 120 DAYS. STABILIZATION SHOULD OCCUR WITHIN 24 HOURS OF DISTURBANCE IF NO FURTHER WORK IN NOT NECESSARY IN ANY PARTICULAR AREA. OTHERWISE, THE PARTICULAR CONSTRUCTION ACTIVITY SHOULD BE CONDUCTED SO AS TO COMPLY WITH THE TOWN'S CONSTRUCTION REQUIREMENTS AND THEN STABILIZE THE AREA WITHIN 24 HOURS OF COMPLETION OF THAT PARTICULAR CONSTRUCTION ACTIVITY. AFTER ROUGH GRADING IS COMPLETED SAID AREAS SHALL BE PROPERLY STABILIZED WITHIN 24 HOURS OF COMPLETION.

EROSION CONTROL

1. THE EASIEST AND MOST EFFECTIVE WAY TO CONTROL EROSION IS THROUGH SOURCE REDUCTION. THIS IS EFFECTIVELY DONE BY CAREFULLY PLANNING EXCAVATION ACTIVITIES DURING FAVORABLE WEATHER CONDITIONS. OPEN EXCAVATION AREAS MAY ALSO POSE A THREAT TO OFF SITE AREAS IF NEGLECTED OR LEFT OPEN FOR LONG PERIODS OF TIME. PROPER STOCKPILING MANAGEMENT WILL PREVENT EROSION PROBLEMS. ALL STOCKPILES SHALL BE STABILIZED ON SITE OR REMOVED OFF SITE PRIOR TO ANY RAINFALL EVENT.
2. ANOTHER EFFECTIVE METHOD OF SOURCE REDUCTION IS TO PROMPTLY TREAT DISTURBED AREAS. A DISTURBED AREA LEFT IN A NON-STABILIZED CONDITION IS A PROBLEM WAITING TO HAPPEN. DISTURBED AREAS CAN BE STABILIZED BY LOAMING AND SEEDING. IF THIS IS IMPRACTICAL DUE TO SEASONAL TIMING OR BEING IN A HIGH TRAFFIC AREA, THE AREA MAY BE STABILIZED THROUGH THE USE OF APPLYING A 6" LAYER OF CRUSHED STONE TO THE AREA. WOOD CHIPS AND MULCHING HAVE BEEN USED IN SUCH AREAS TO SOME SUCCESS AS WELL. FOR NON TRAFFIC AREAS, STRAW CAN BE PUT DOWN TO RETARD THE EFFECTS OF EROSION.
3. AREAS THAT CAN NOT BE STABILIZED DUE TO THE NATURE OF THE THE ACTIVITY SHOULD BE CONTAINED. CONTAINMENT MAY BE ACHIEVED BY INSTALLING A TEMPORARY SILT FENCE AROUND THE AREA OR ALONG THE DOWN GRADIENT EDGE OF THE DISTURBED AREA. THE CONTRACTOR SHALL USE GOOD JUDGMENT TO PREVENT EROSION AND DISCHARGES INTO RESOURCE AREAS. RELYING ONLY ON THE SEDIMENT BARRIER LINE AT THE LIMIT OF WORK LINE IS IMPRUDENT AND CAN PUT THE PROJECT AT RISK TO ENFORCEMENT ORDERS.
4. STREET SHALL BE SWEPT AT THE END OF EACH DAY IF SEDIMENT IS EVIDENT.
5. SILT SACKS TO BE PLACED IN ALL DOWN GRADIENT CATCH BASINS UNTIL SLOPE STABILIZATION HAS OCCURRED.

WINTER SITE STABILIZATION NOTES:

CONTRACTOR SHALL LIMIT EXCAVATION OF SOILS DURING NON-GROWING SEASON FROM NOVEMBER 10TH TO APRIL 15TH. SHOULD IT BE NECESSARY TO EXPOSE SOILS DURING NON-GROWING SEASON THE CONTRACTOR SHALL USE ALTERNATIVE MEANS OF SOILS STABILIZATION SUCH AS JUTE MESH, STUMP GRINDINGS OR OTHER APPROVED METHODS.

IF WEATHER CONDITIONS ALLOW SEED DISTURBED AREAS FOR WINTER STABILIZATION WITH NEW ENGLAND WETLAND PLANTS, INC. NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX

DE-WATERING PRACTICES (IF NECESSARY)

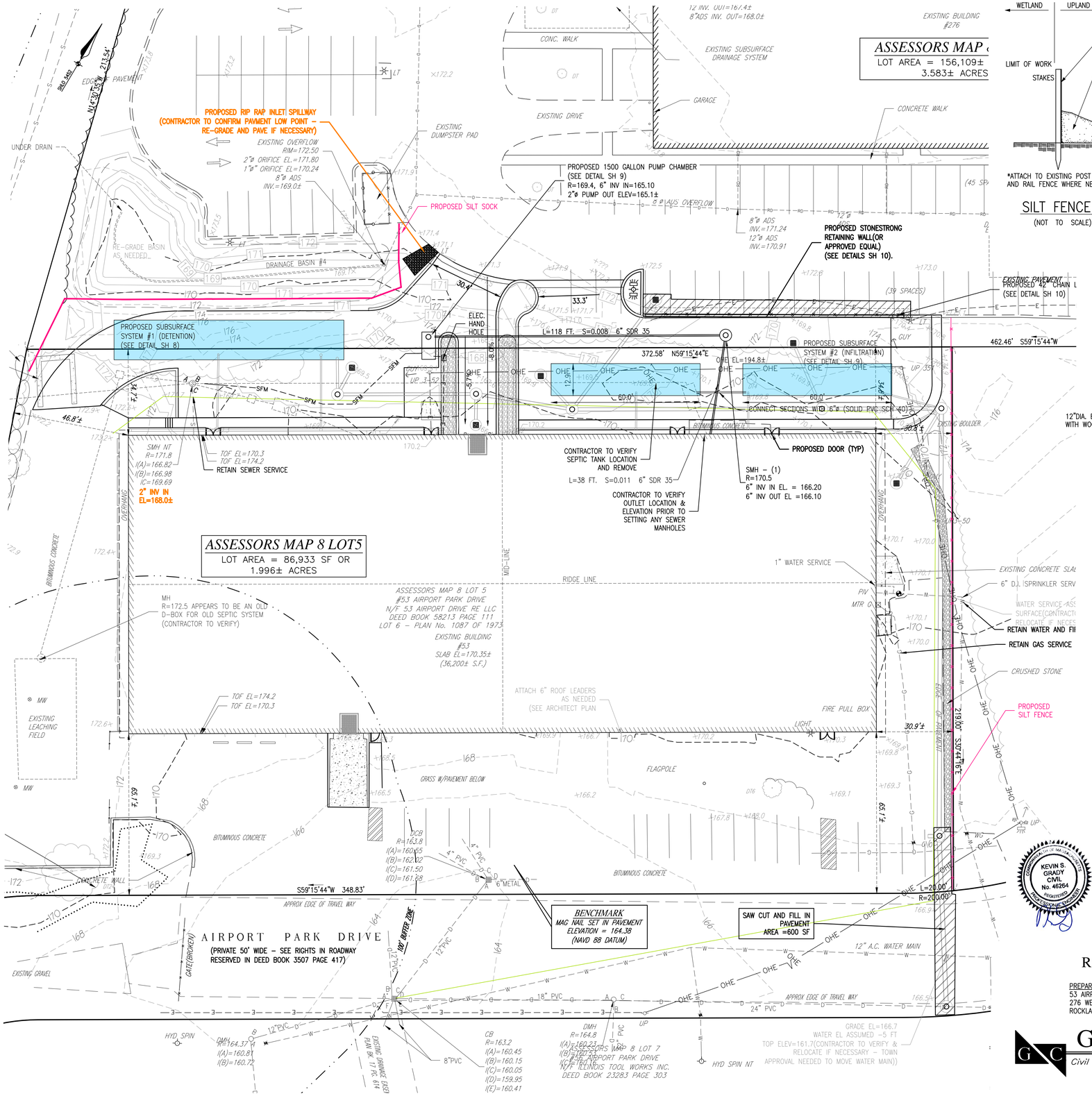
A. DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
1. NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO RESOURCE AREAS ON OR OFF THE SITE.
2. MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED WITH CRUSHED STONE TO FILTER OUT HEAVY SEDIMENTS
B. THE CONTRACTOR MAY USE ANY PRETREATMENT DEVICES SHOWN ON THE PLANS OR MAY IMPLEMENT OTHER DEVICES OR PRACTICES WITH THE APPROVAL OF THE TOWN AND THE DESIGNING ENGINEER.
C. THE PREFERRED PRE-TREATMENT METHOD IS TO SET A SILT BAG IN THE BACK OF A TRUCK AND PUMP INTO IT WHILE THE TRUCK IS PARKED IN A STABILIZED AREA. CLEAN WATER LEACHES OUT OF THE BAG AND RUNS OFF OVER AN UNDISTURBED AREA. WHEN THE BAG IS FULL, THE TRUCK DRIVES OFF AND EMPTIES THE BAG IN A PROPER LOCATION. THIS METHOD OFFERS THE CONTRACTOR A LOT OF FLEXIBILITY, MAKES EXCAVATION GO FASTER, AND IS A VERY SAFE METHOD OF DE-WATERING.

STOCKPILING PRACTICES

1. LONG TERM STOCKPILES OF LOAM AND FILL MATERIALS SHALL BE CONTAINED OR STABILIZED THROUGH LOAMING AND SEEDING IF THE PILE IS TO SIT FOR A PERIOD OF TIME EXCEEDING 30 DAYS.
2. COVERING PILES DURING DOWN POURS WITH TARPS CAN BE AN EFFECTIVE METHOD OF TEMPORARY EROSION CONTROL.
3. STOCKPILES SHALL BE LOCATED AT LEAST 100' AWAY FROM WETLANDS AND SURROUNDED BY A SILTATION BARRIER.
4. STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH, OR COVERING WITH TARPS.
5. DESIGNATED STOCKPILE LOCATIONS SHALL BE IN SECURE AREAS OF THE SITE.

SEDIMENT BASIN/SILT TRAP MAINTENANCE

1. NO STOCKPILING OF MATERIAL IS ALLOWED WITHIN THE 100 FT BUFFER ZONE
2. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO 1/2 OF THE DESIGN DEPTH IN THE TRAP. SEDIMENT SHALL BE REMOVED AND DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
3. THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM AND CLEANED OR REPAIRED IF NECESSARY
4. THE TOP 2/3 OF THE RISER SHALL BE PERFORATED WITH 1" DIAMETER HOLES 6" HORIZ. AND VERTICALLY. NO HOLES SHALL BE ALLOWED WITHIN 6" OF THE HORIZONTAL PIPE.
5. THE RISER SHALL BE WRAPPED WITH FILTER FABRIC. THE FILTER FABRIC SHALL BE 6" ABOVE THE HIGHEST HOLE AND 6" BELOW THE LOWEST. CONNECTING BANDS SHALL BE USED TO HOLD THE FILTER FABRIC IN PLACE AT THE TOP AND BOTTOM OF THE PIPE.
6. THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOATATION.
7. EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.

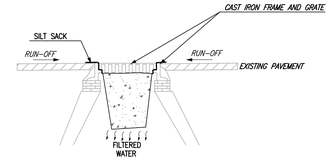


ASSESSORS MAP

LOT AREA = 156,109± 3.583± ACRES

SILT FENCE

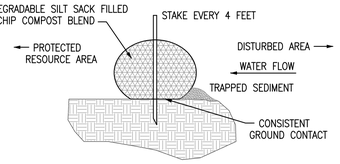
(NOT TO SCALE)



NOTE: SILT SACKS SHALL BE INSPECTED DAILY AND SILT SHALL BE REMOVED WHEN ACCUMULATED TO ALLOW CATCH BASIN TO FUNCTION PROPERLY. REMOVE PERMANENTLY WHEN SITE STABILIZATION HAS OCCURRED.

SILT SACK

(NOT TO SCALE)



SILT SACK DETAIL

NOT TO SCALE

FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____

COMMONWEALTH OF MASSACHUSETTS
KEVIN S. GRADY
CIVIL
No. 46264
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
JOB No. 23-287, 19-082, 16-006

EROSION CONTROL

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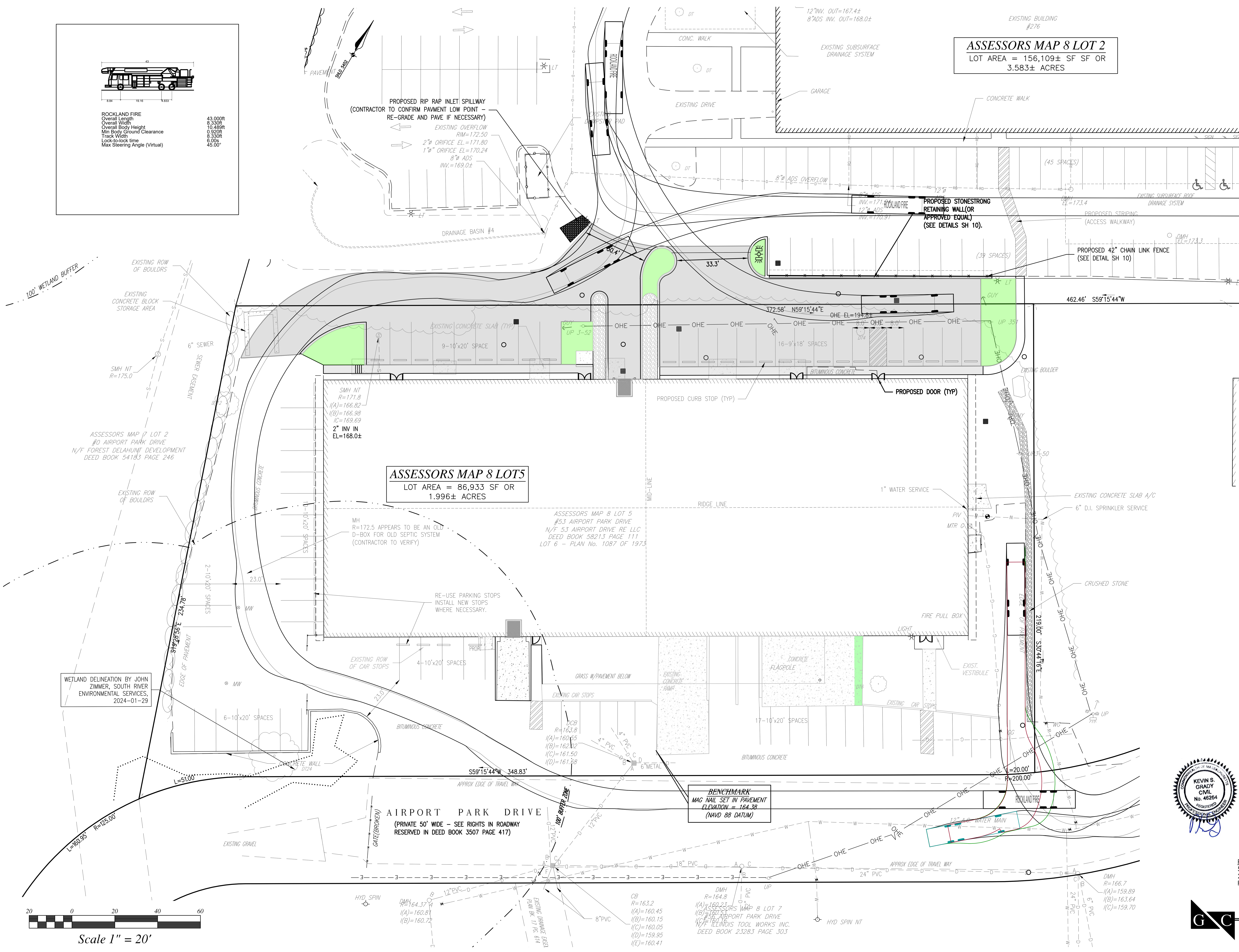
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE ____________

KEVIN S. GRADY CIVIL No. 45264 REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

53 AIRPORT PARK DRIVE ROCKLAND, MASSACHUSETTS

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FIRE TURNING & ACCESS

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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