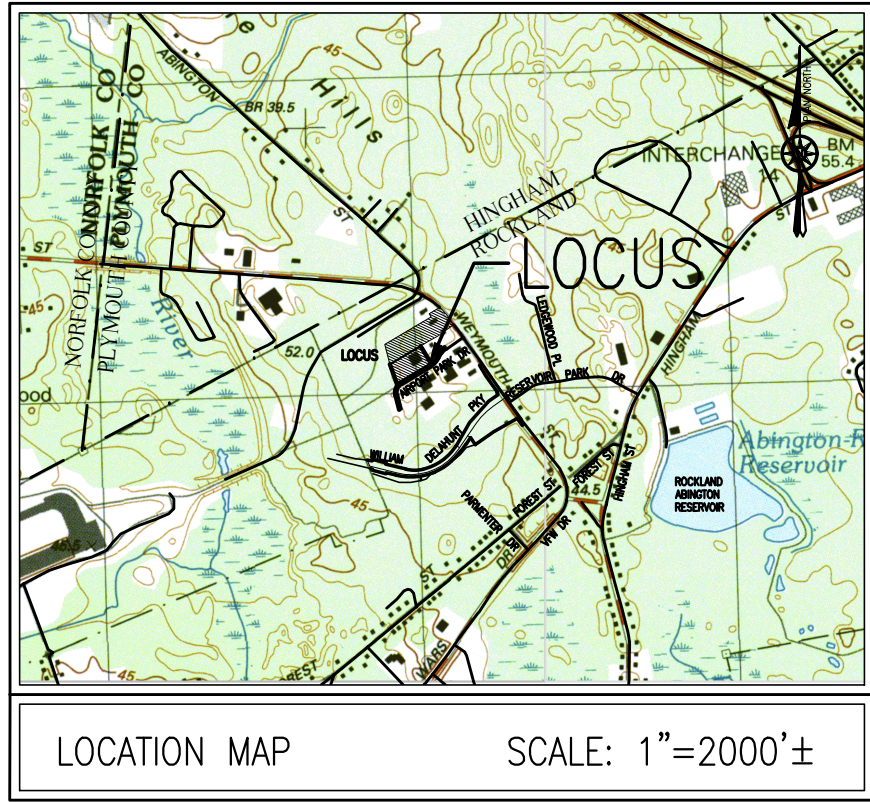




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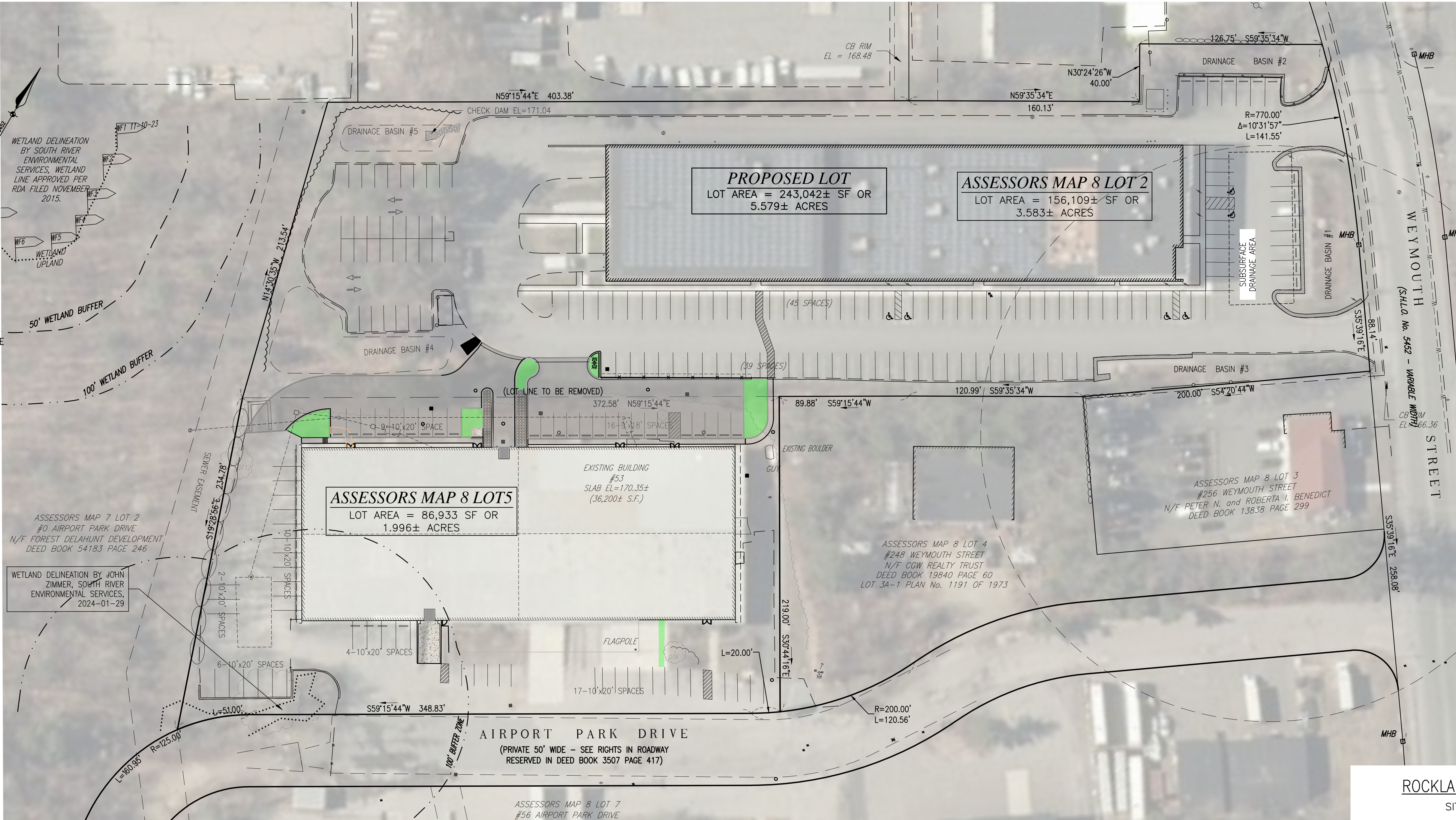
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON DECEMBER 6, 2023.
- SUBJECT SITE IS IN THE INDUSTRIAL PARK--HOTEL H-1 DISTRICT AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
- 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.
- WETLANDS RESOURCE AREAS SHOWN ON THE PLAN HAVE BEEN REVIEWED BY THE ROCKLAND CONSERVATION COMMISSION RELATING TO FLOODING DETERMINATION OF APPLICABILITY DATED 5/20/24. 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

276 WEYMOUTH, LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370
DEED BOOK 58949 PAGE 91
LOT6 - PLAN 1087 OF 1973

ASSESSORS MAP 8 LOT 2

276 WEYMOUTH, LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370
DEED BOOK 47059 PAGE 150
PLAN BK 14 PAGE 586



Planning Received 6/26/24



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

ZONE: H-1 (INDUSTRIAL PARK--HOTEL)				
PARCEL SIZE 243,042 S.F.				
DIMENSIONAL REQUIREMENTS:				
LOT AREA	243,042 S.F.	REQUIRED - S.F.	EXISTING -	PROPOSED 242,226 S.F.
UPLAND		22,000 S.F.	-	
LOT FRONTAGE		110 FT	230.14 FT	230.14 FT
			229.69 FT	229.69 FT
LOT WIDTH @ 50'SETBACK FT		110 FT	407.6 FT	407.6
			234.66 FT	234.66 FT
FRONT YARD		50 FT	58.8 FT	58.8 FT
			110.67 FT	110.67 FT
SIDE YARD		30 FT	30.8 FT	30.8 FT
			30.1 FT	30.1 FT
REAR YARD		30 FT	34.7 FT	34.7 FT
			195.3 FT	

- WAIVERS FROM THE RULES AND REGULATIONS OF THE ROCKLAND PLANNING BOARD
- SECTION ILLC.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.
 - SECTION ILLC.2.F.1 SUBSURFACE DETENTION/RETENTION BASINS SHALL NOT BE PERMITTED WITHOUT A WAIVER.
 - SECTION ILLC.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.
 - 415-59 B.2 - TRAFFIC IMPACT ASSESSMENT

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
PROPOSED: 5 SPACES TO BE REMOVED
EXISTING: 141 SPACES
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
EACH ADDITIONAL 60,000 OR MAJOR FRACTION THEREOF
PROPOSED

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)

REVISIONS	
JUNE 19, 2024	PEER REVIEW RESPONSE



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE

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

SITE PLAN
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

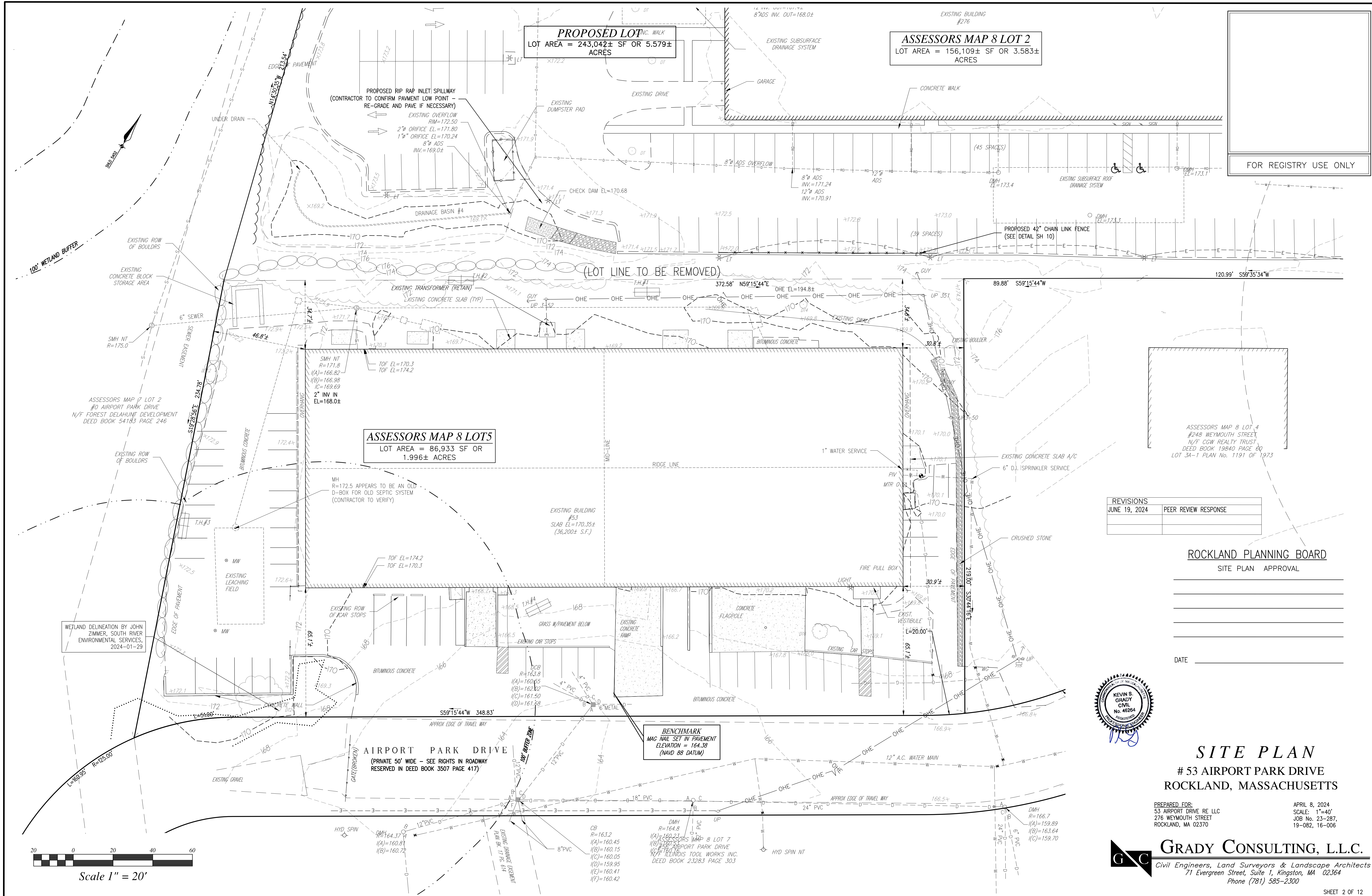
PREPARED FOR:
53 AIRPORT DRIVE RE LLC
276 WEYMOUTH STREET
ROCKLAND, MA 02370

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



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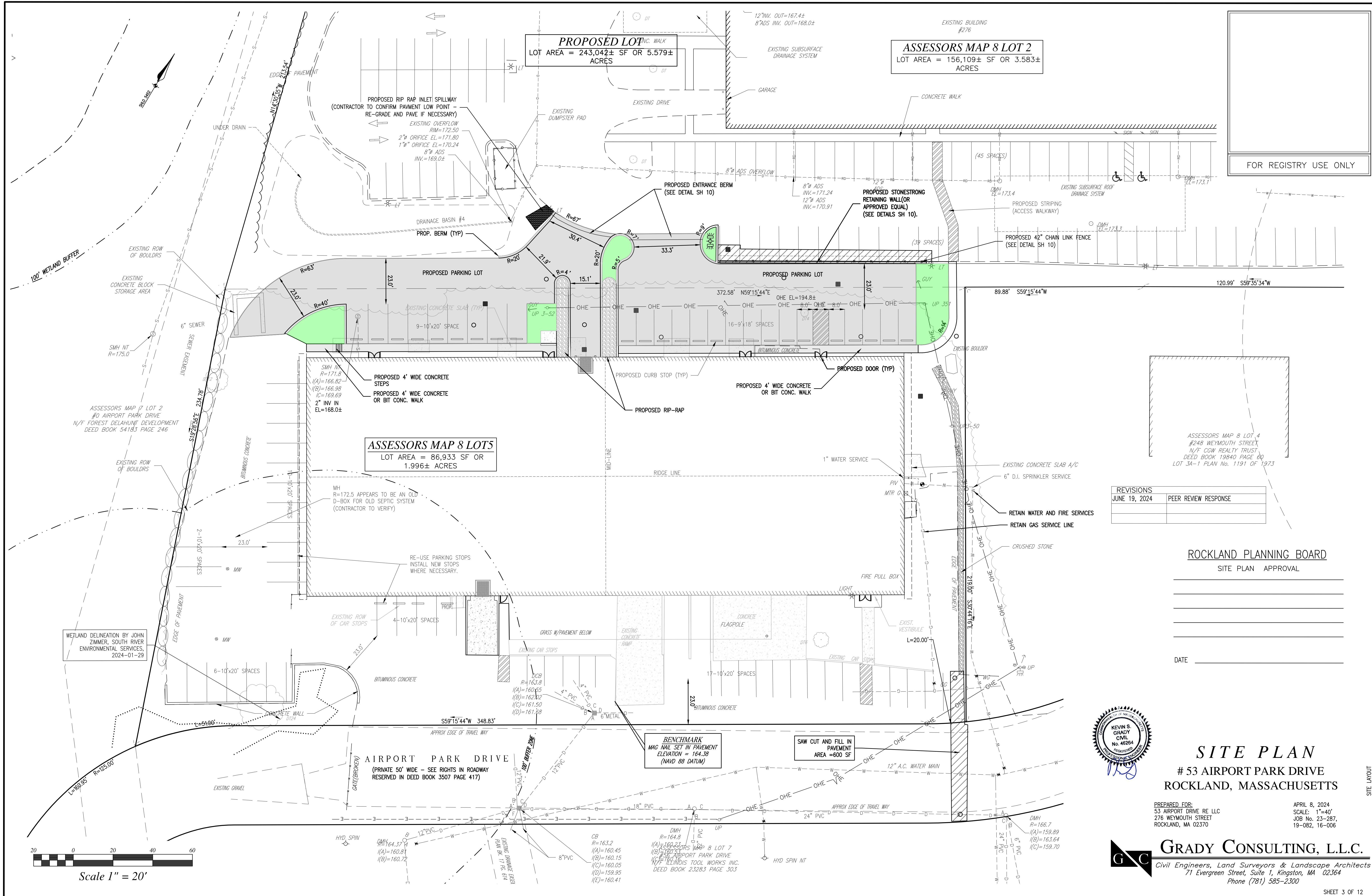


SITE PLAN
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
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ROCKLAND, MA 02370

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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

REVISIONS	
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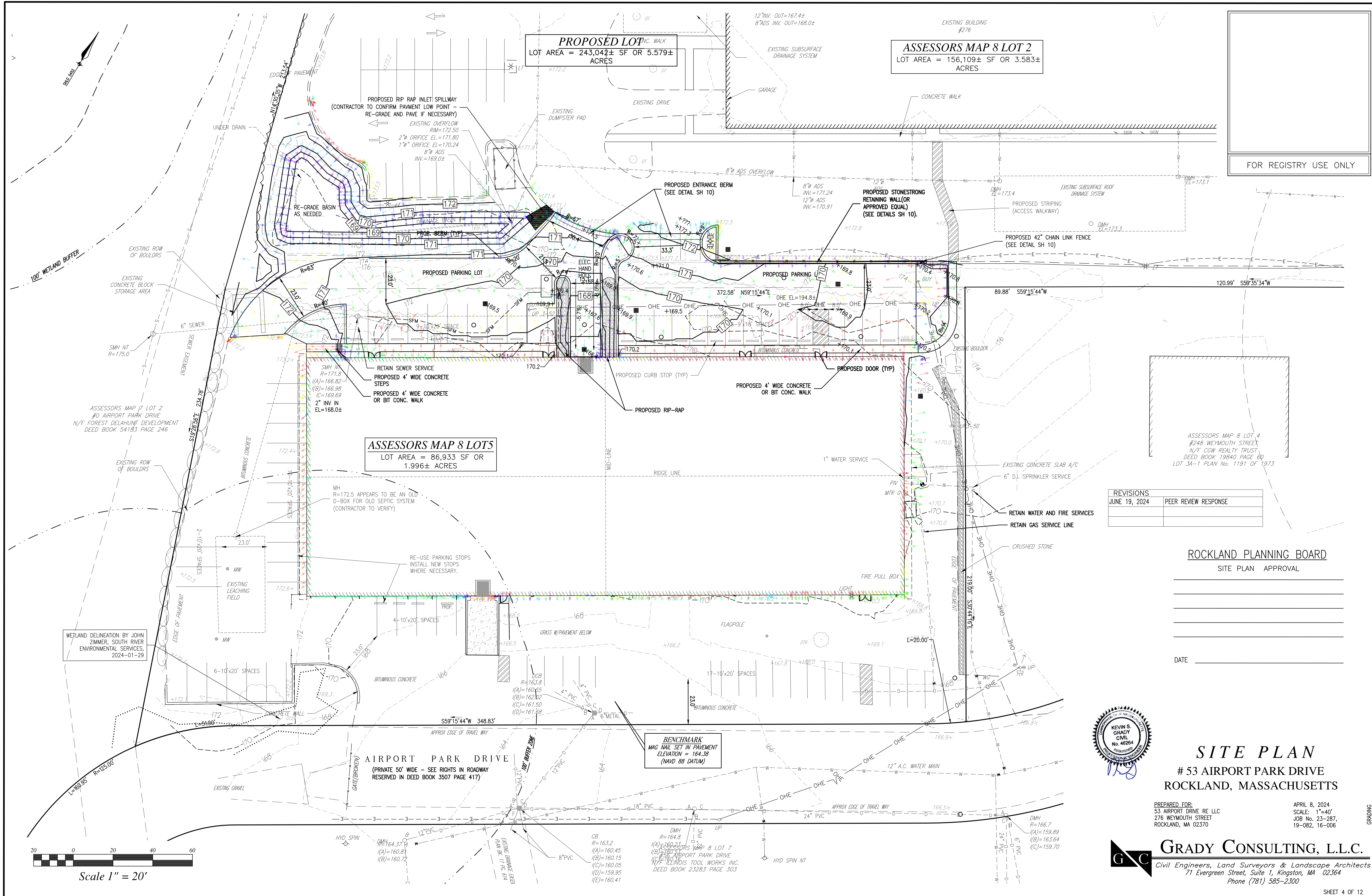
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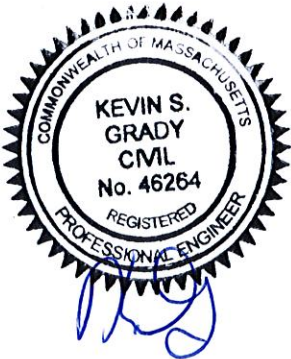


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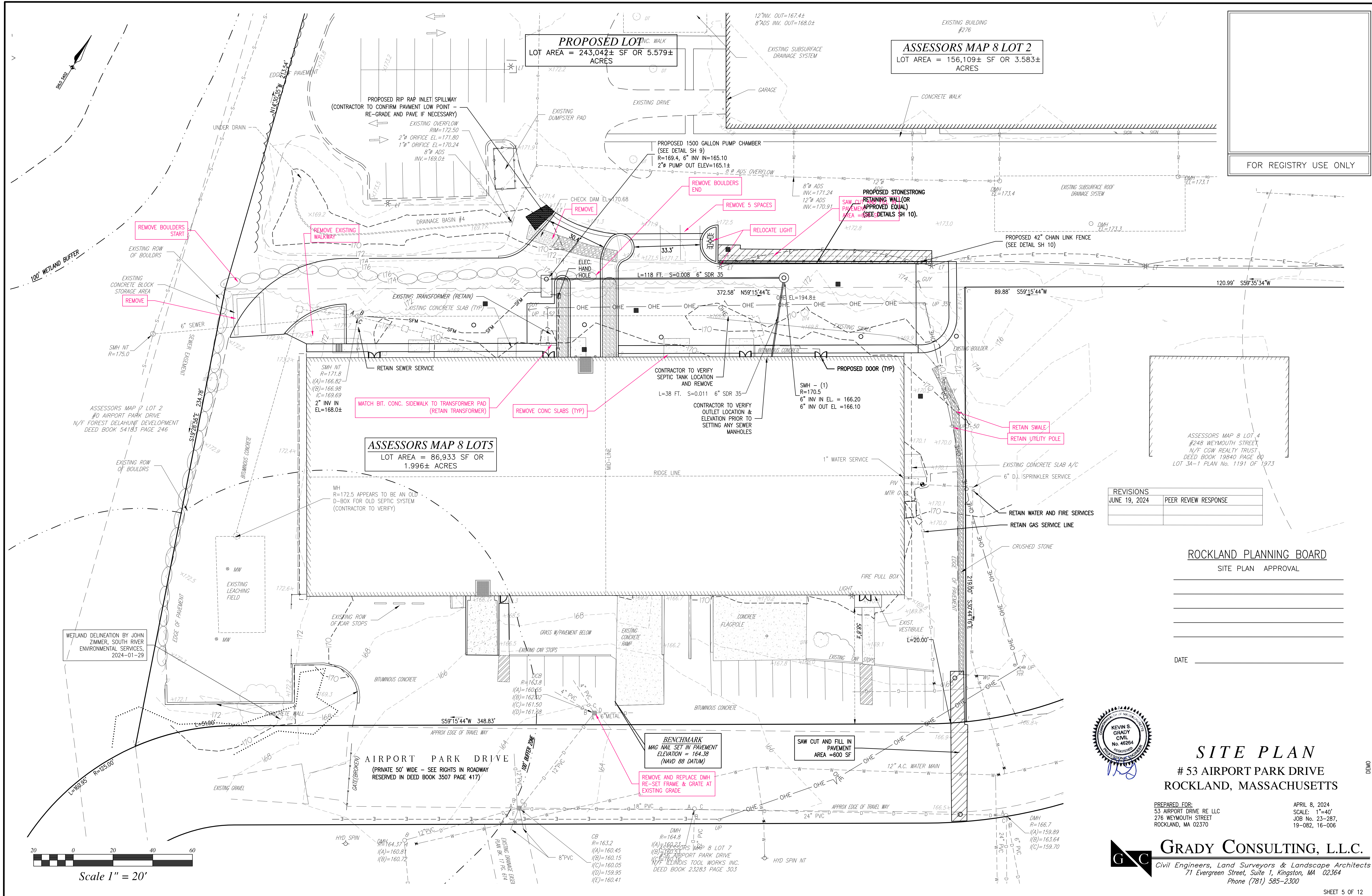


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ROCKLAND, MASSACHUSETTS

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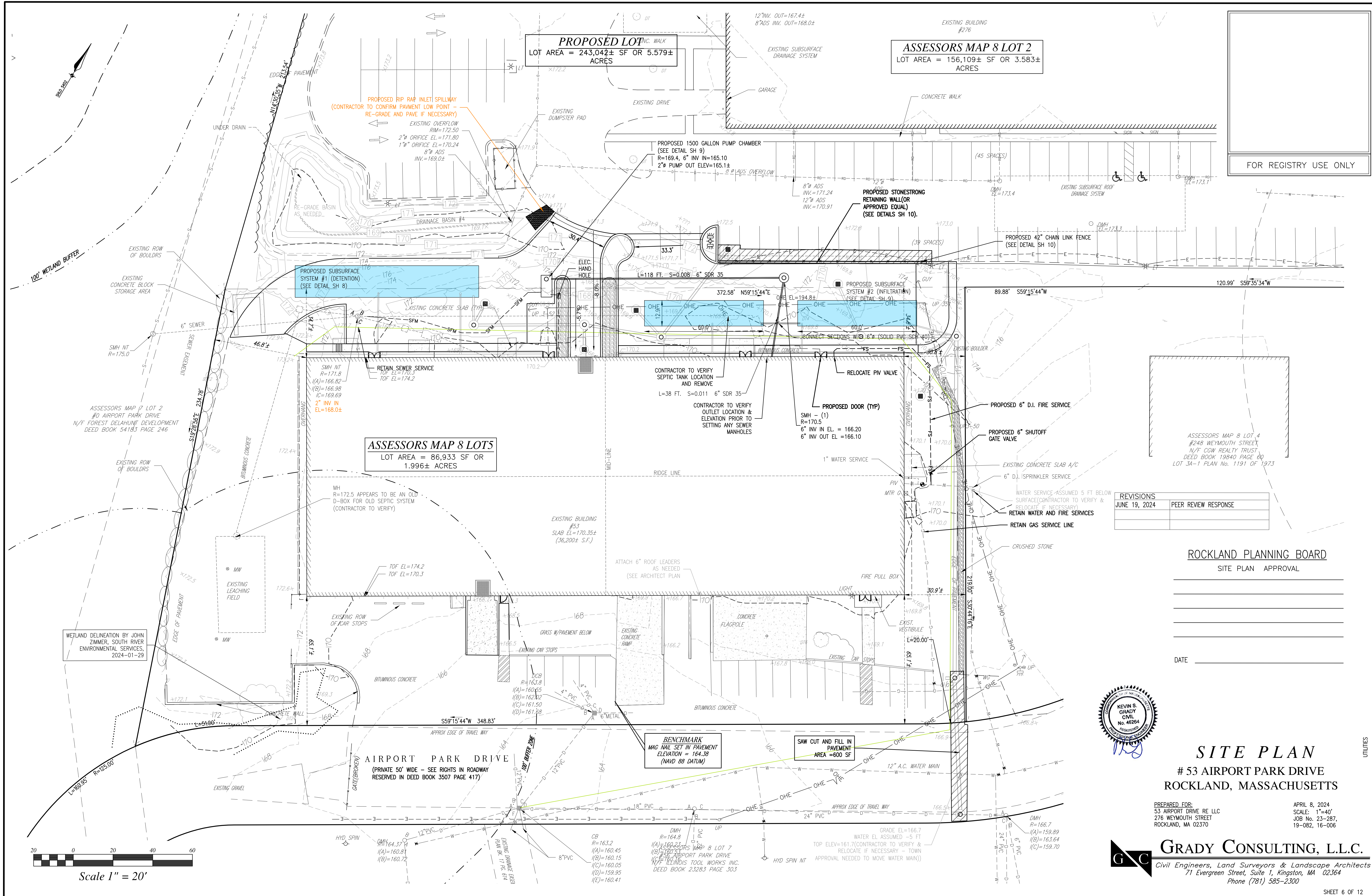


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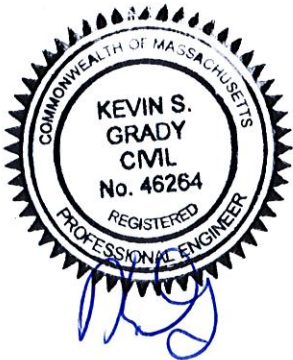


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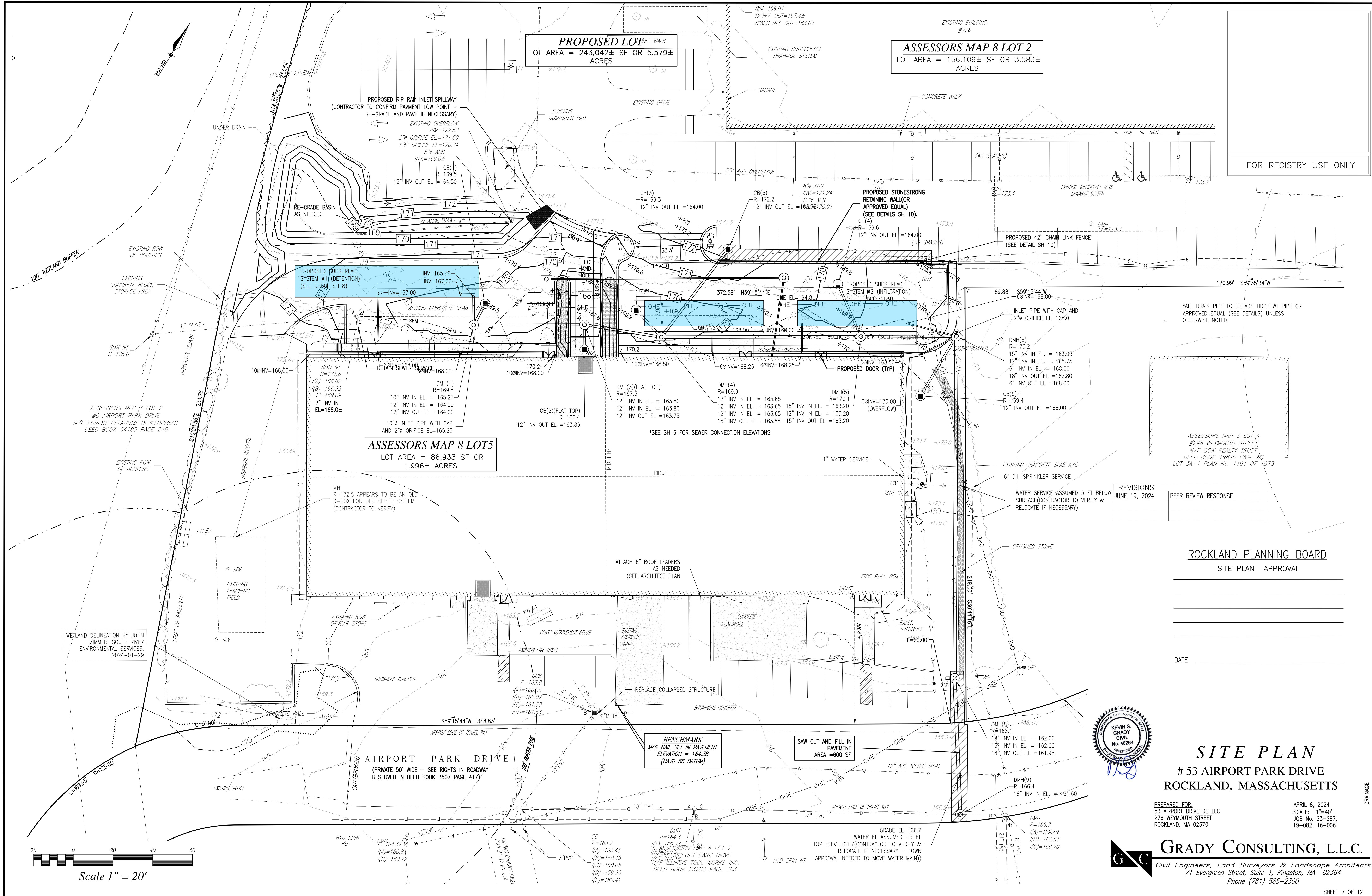


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ROCKLAND, MASSACHUSETTS

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

ASSESSORS MAP 8 LOT 4
#248 WEYMOUTH STREET
N/F CGW REALTY TRUST
DEED BOOK 19840 PAGE 80
LOT 3A-1 PLAN No. 1191 OF 1973

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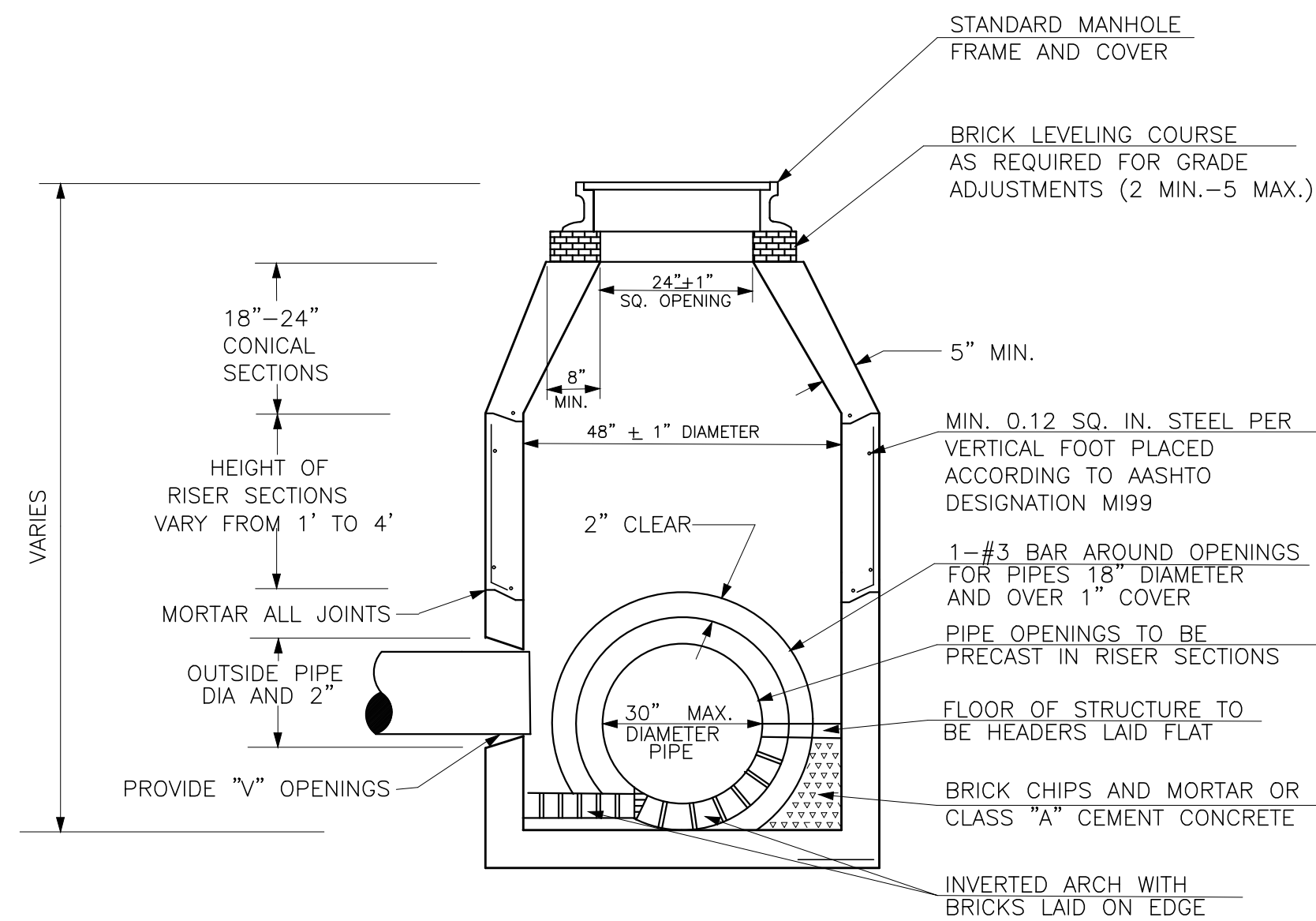
SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

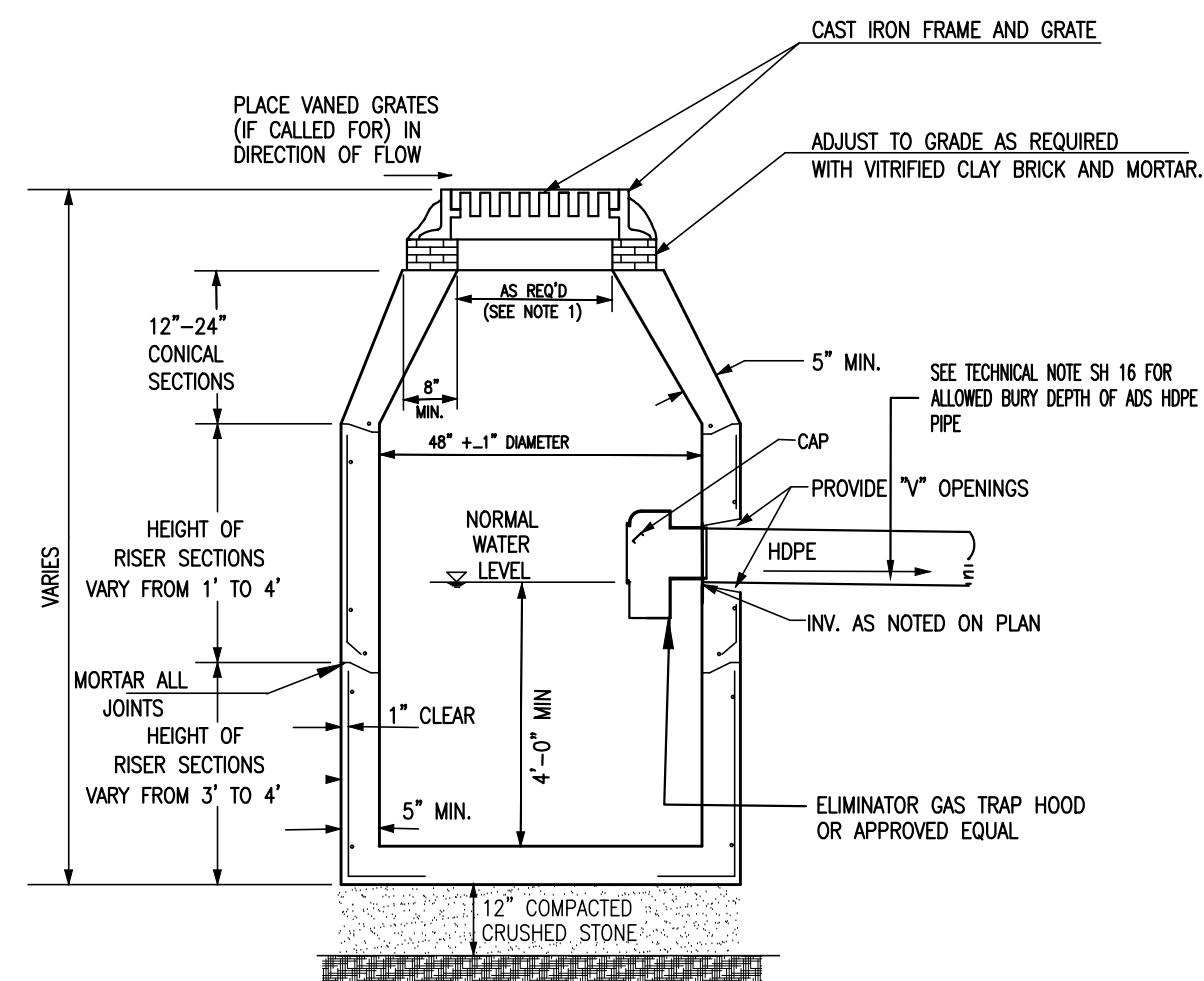
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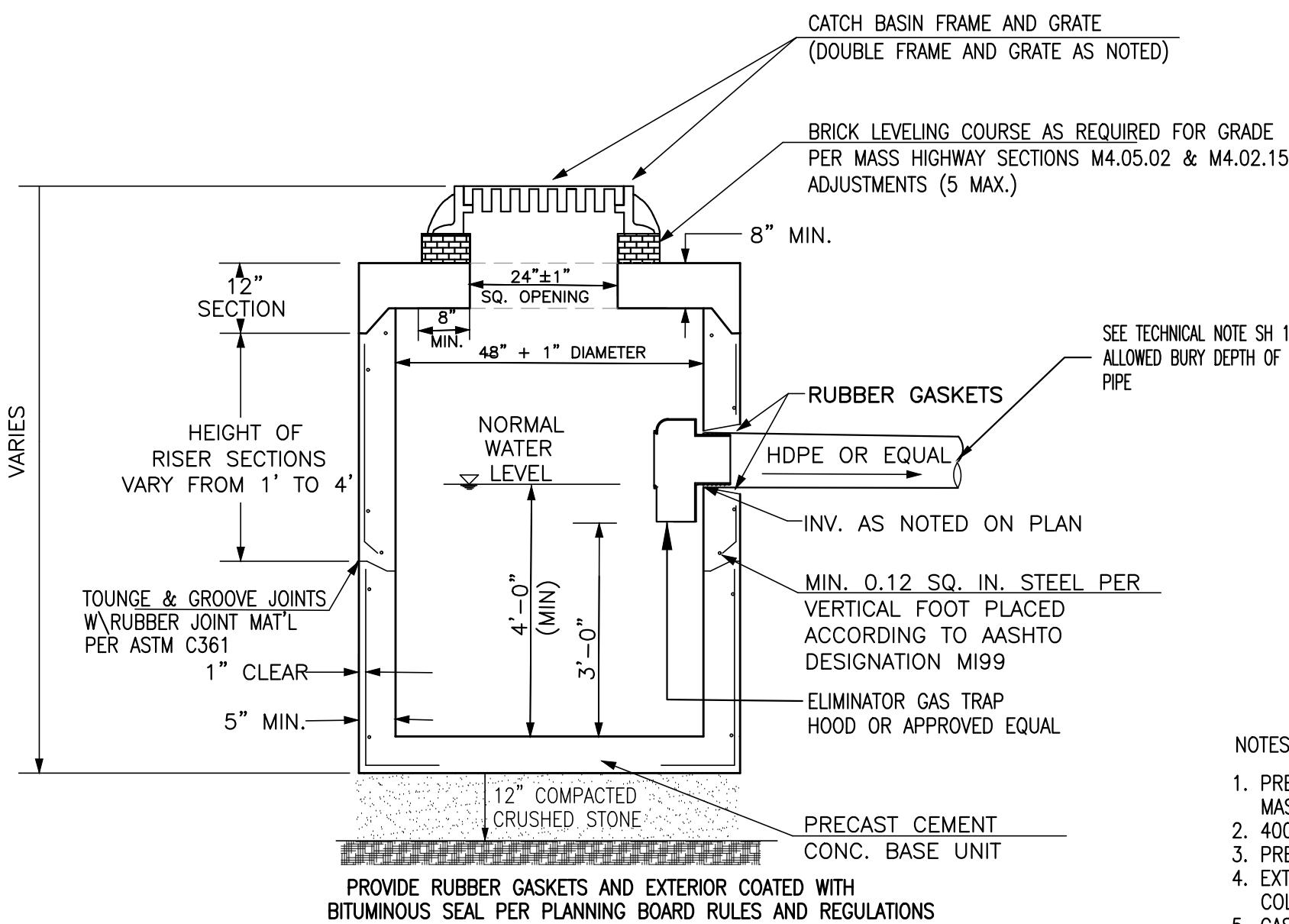
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PRECAST CONCRETE MANHOLE
(NOT TO SCALE)

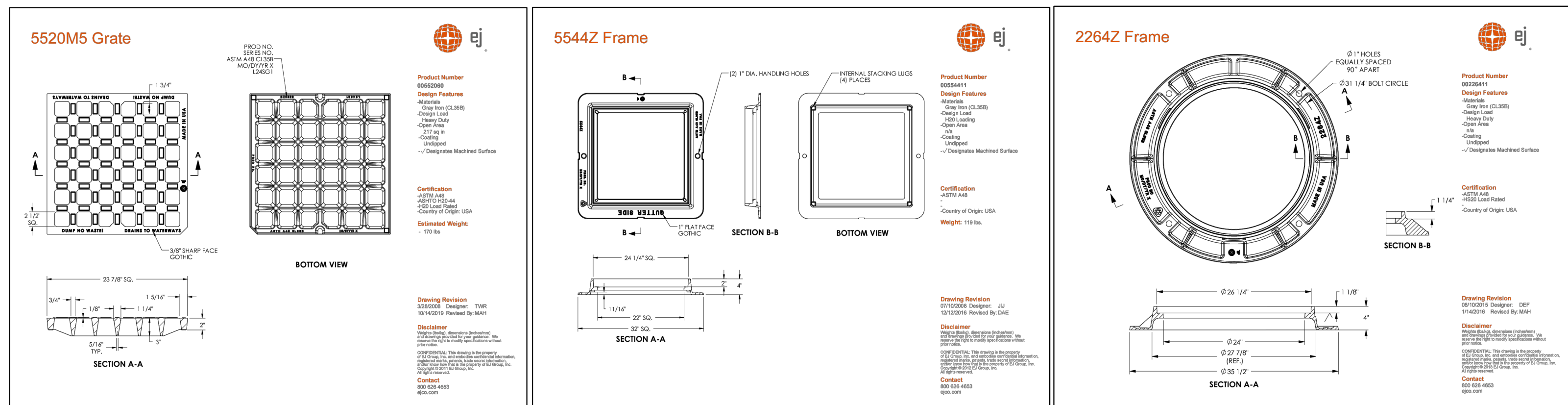


PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)

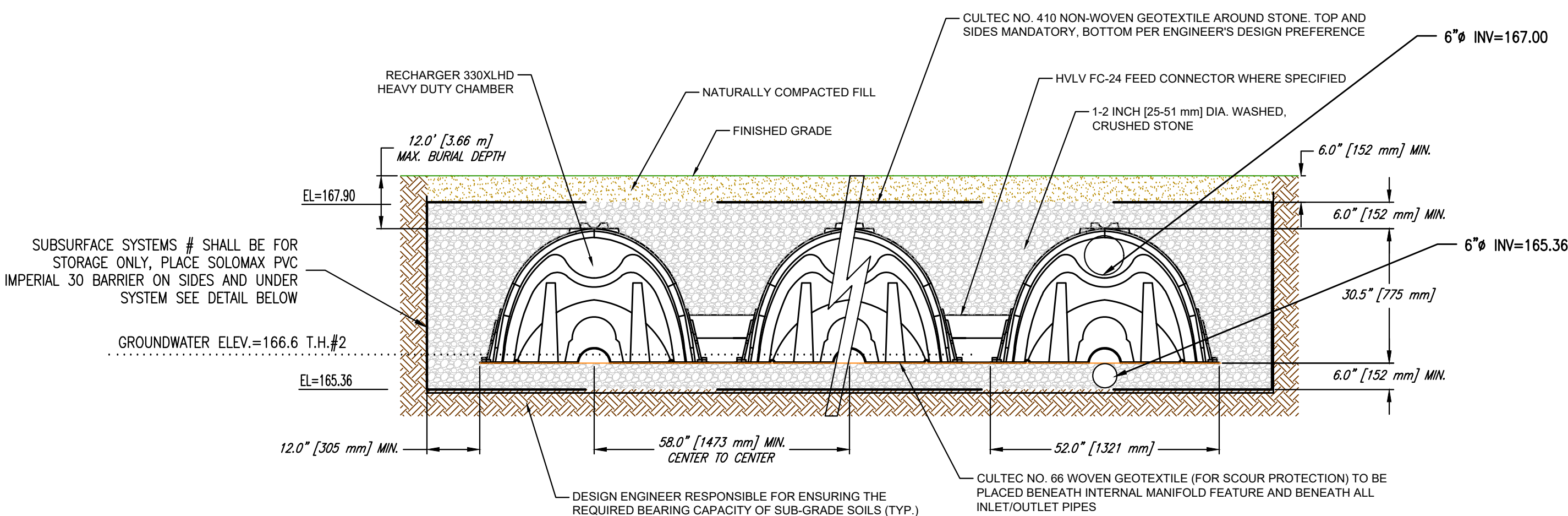


FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)

- 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)

SOIL LOGS

T.H.#1	T.H.#2	T.H.#3	T.H.#4
EL. 170.3	EL. 170.1	EL. 172.8	EL. 168.5
0'-12" A LOAM	0'-6" A LOAM	0'-4" A LOAM	0'-30" FILL
12"-20" B SANDY LOAM	6"-24" B SANDY LOAM	4"-24" B LOAMY SAND	PAVEMENT
20"-84" C COARSE LOAMY SAND	24"-78" C MED-COARSE LOAMY SAND	24"-90" C MED-COARSE LOAMY SAND	
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)	
169.30	169.6	172.46	166.00
168.63	168.10	170.80	
163.30	163.60	165.30	

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

REVISIONS	
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ROCKLAND PLANNING BOARD SITE PLAN APPROVAL

DATE _____



SITE PLAN

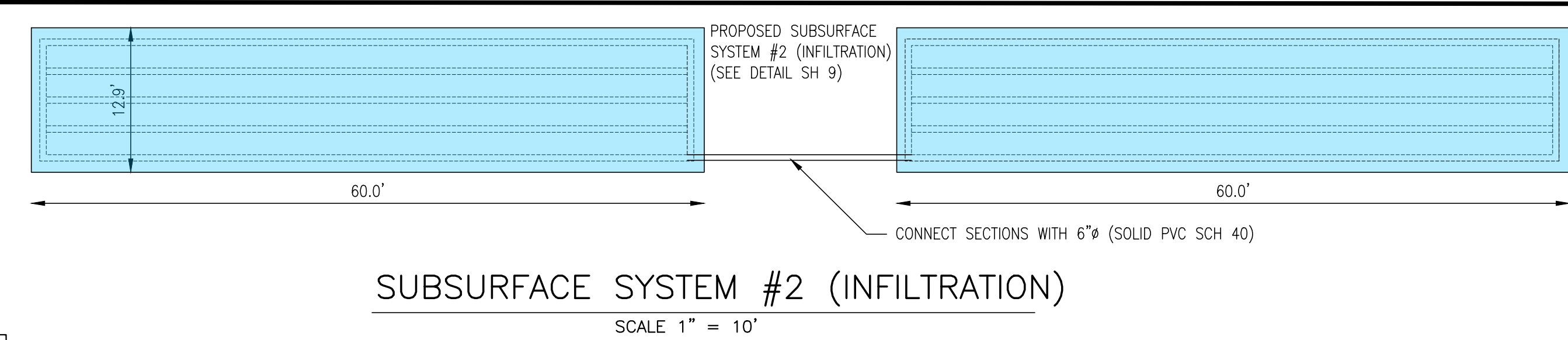
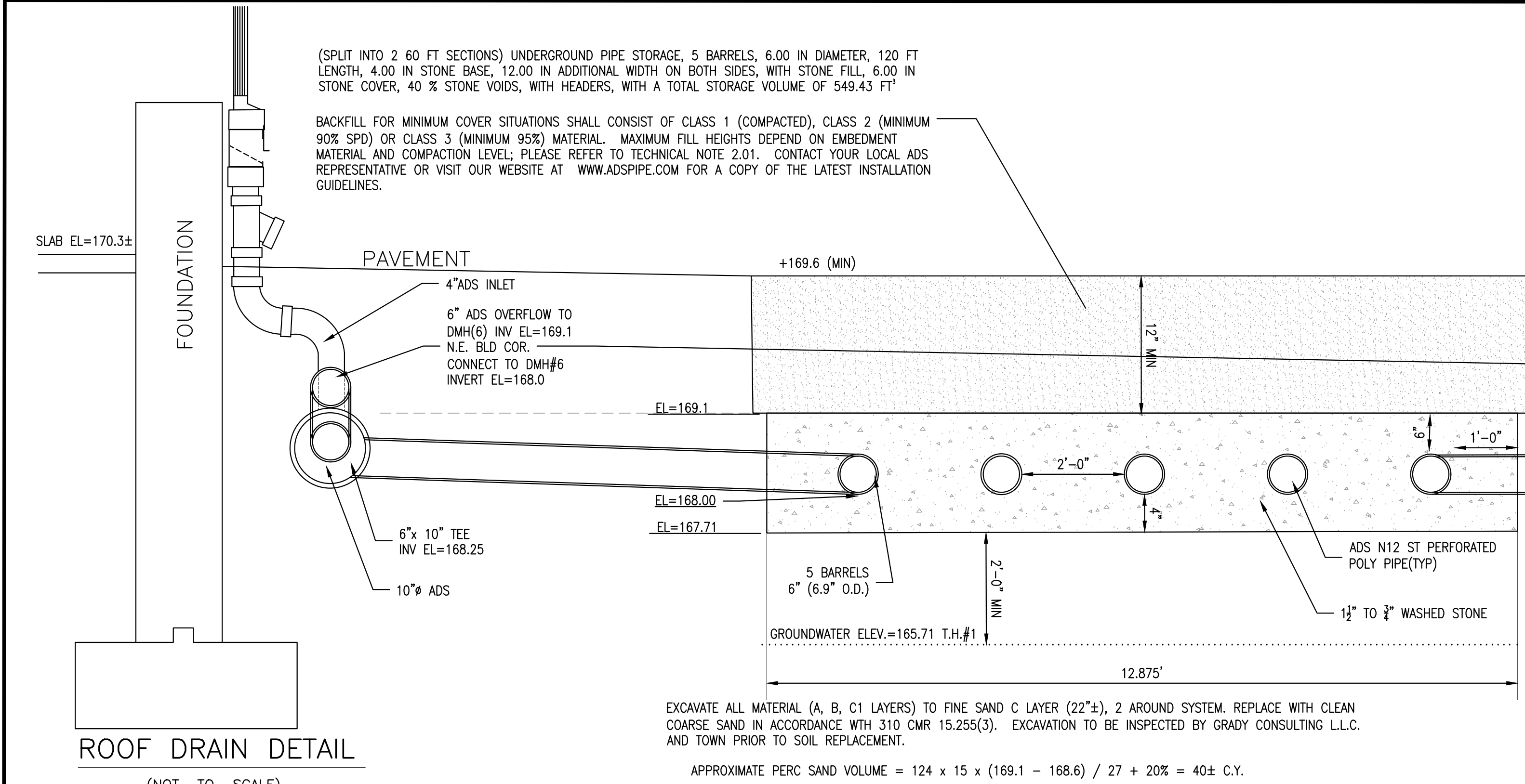
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
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276 WEYMOUTH STREET
ROCKLAND, MA 02370

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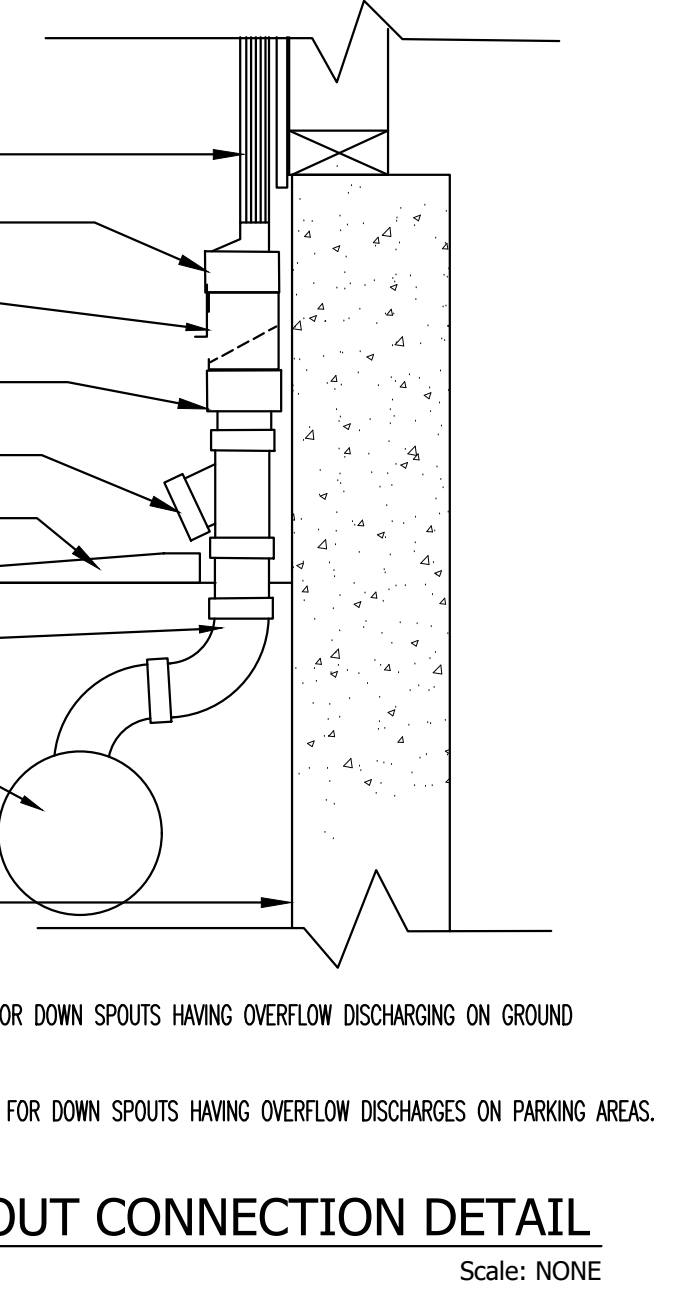
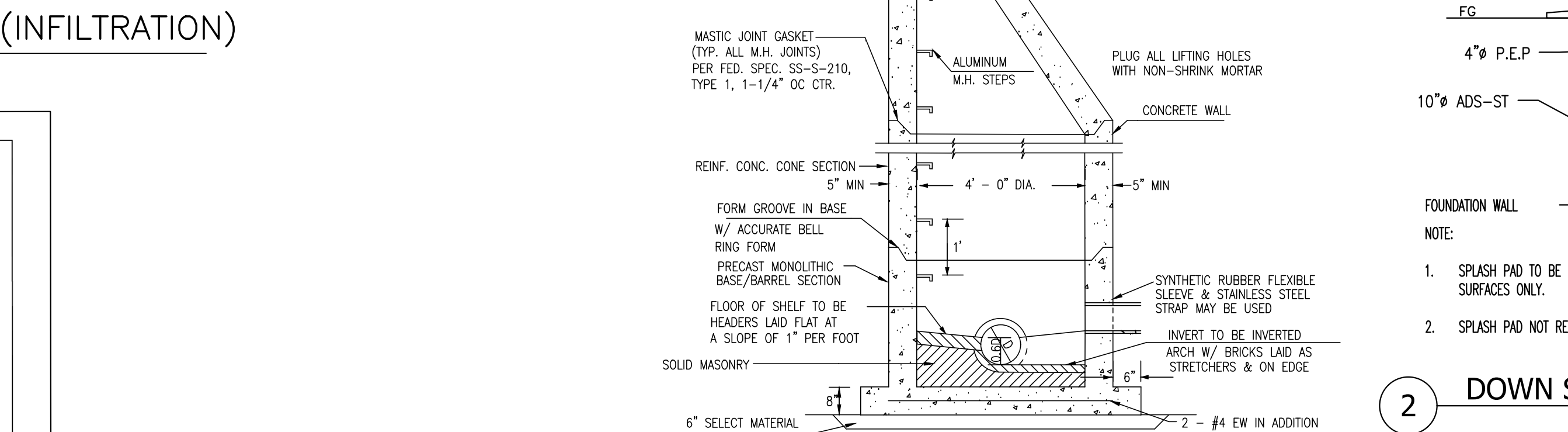


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N-12 HP STORM TRENCH INSTALLATION DETAIL

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

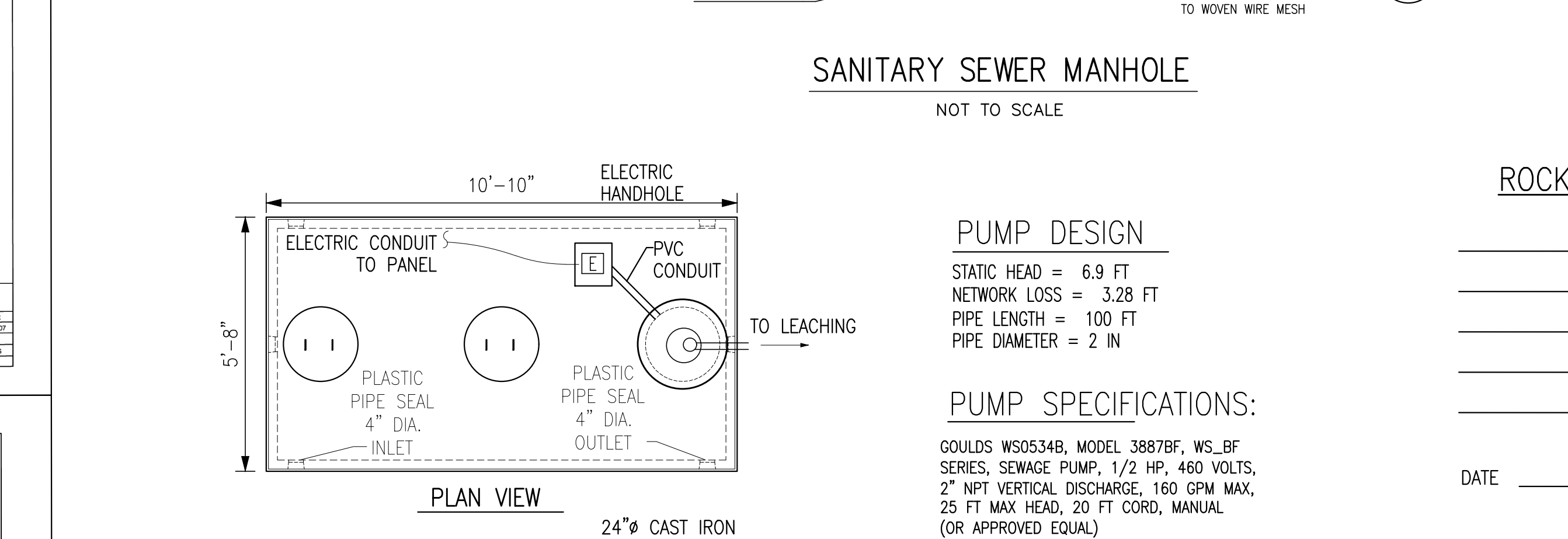
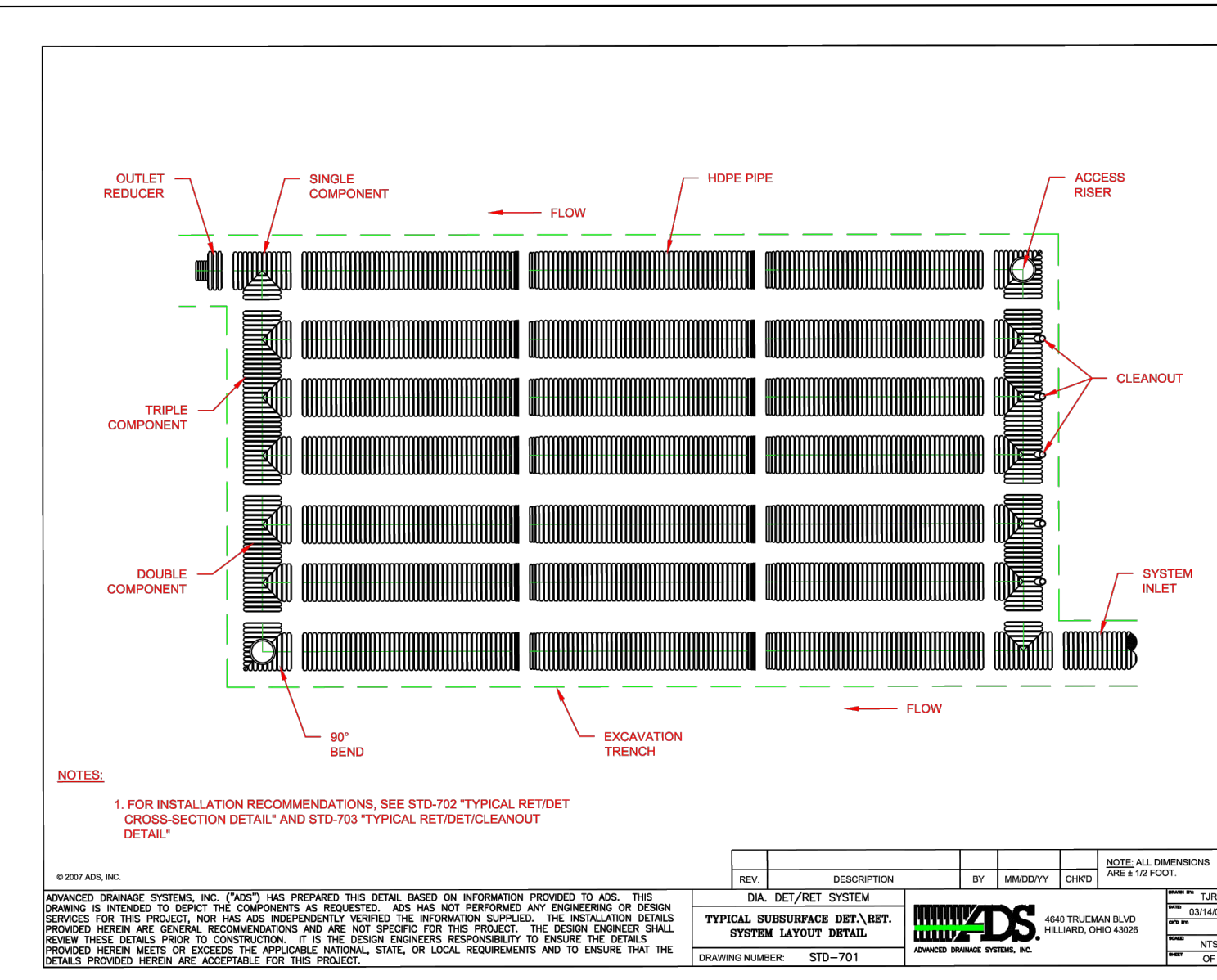
PIPE DIA.	MIN TRENCH WIDTH
12" (300mm)	30" (760mm)
18" (450mm)	36" (910mm)
24" (600mm)	42" (1060mm)
30" (750mm)	48" (1210mm)
36" (900mm)	54" (1360mm)
42" (1050mm)	60" (1510mm)
48" (1200mm)	66" (1660mm)
54" (1350mm)	72" (1810mm)
60" (1500mm)	78" (1960mm)

TABLE 2. MINIMUM RECOMMENDED COVER BASED ON VEHICLE TRAFFIC LOADS

PIPE DIA.	H-20	HEAVY CONSTRUCTION
12" (300mm)	12" (300mm)	12" (300mm)
18" (450mm)	18" (450mm)	18" (450mm)
24" (600mm)	24" (600mm)	24" (600mm)
30" (750mm)	30" (750mm)	30" (750mm)
36" (900mm)	36" (900mm)	36" (900mm)
42" (1050mm)	42" (1050mm)	42" (1050mm)
48" (1200mm)	48" (1200mm)	48" (1200mm)
54" (1350mm)	54" (1350mm)	54" (1350mm)
60" (1500mm)	60" (1500mm)	60" (1500mm)

NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2221, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL, AS LIMITED BY THE ENGINEER, SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM.
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- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 48" (1200mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. CLASS IV MATERIALS ARE NOT RECOMMENDED AS BACKFILL FOR TRAFFIC APPLICATIONS WITH LESS THAN 12" (300mm) OF COVER MEASURED FROM TOP OF PIPE TO TOP OF SURFACE.



ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

N-12 HP STORM TRENCH INSTALLATION DETAIL

TABLE 1. RECOMMENDED MINIMUM TRENCH WIDTHS

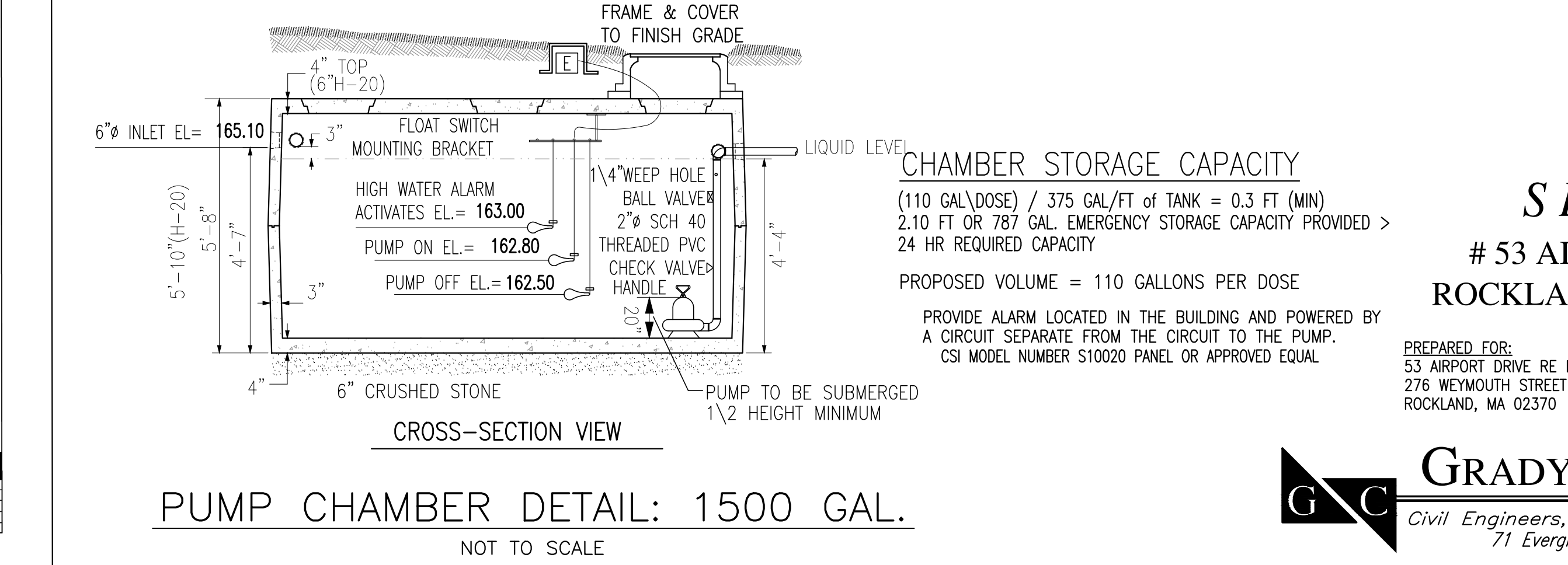
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42" (1050mm)	42" (1050mm)	42" (1050mm)
48" (1200mm)	48" (1200mm)	48" (1200mm)
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60" (1500mm)	60" (1500mm)	60" (1500mm)

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- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL, AS LIMITED BY THE ENGINEER, SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM.
- BEEDING: SUITABLE MATERIAL SHALL BE CLASS I, II, OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF THE PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE SPECIFIED BY THE ENGINEER IN ACCORDANCE WITH TABLE 3 FOR THE APPLICABLE FILL HEIGHTS LISTED. PLEASE NOTE, CLASS IV MATERIAL, AS LIMITED BY THE ENGINEER, SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM. CLASS IV MATERIAL SHALL BE USED FOR THE TRENCH BOTTOM.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" (300mm) UP TO 48" (1200mm) DIAMETER PIPE AND 24" (600mm) OF COVER FOR 48" (1200mm) DIAMETER PIPE. MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. CLASS IV MATERIALS ARE NOT RECOMMENDED AS BACKFILL FOR TRAFFIC APPLICATIONS WITH LESS THAN 12" (300mm) OF COVER MEASURED FROM TOP OF PIPE TO TOP OF SURFACE.



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,

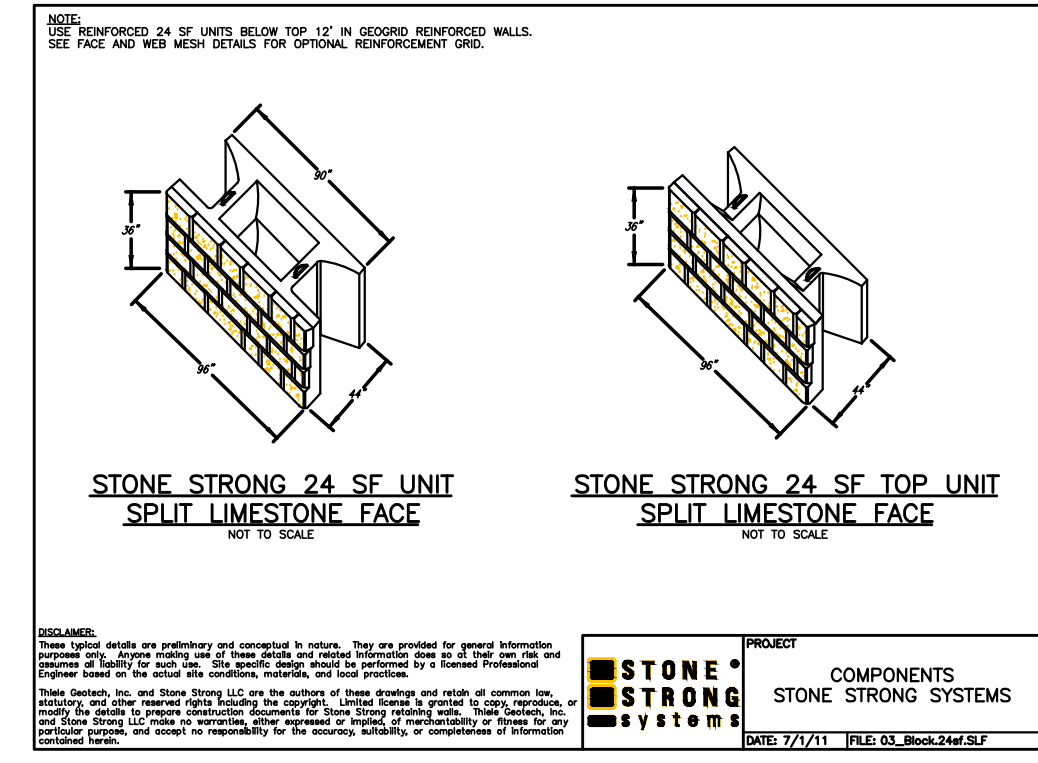
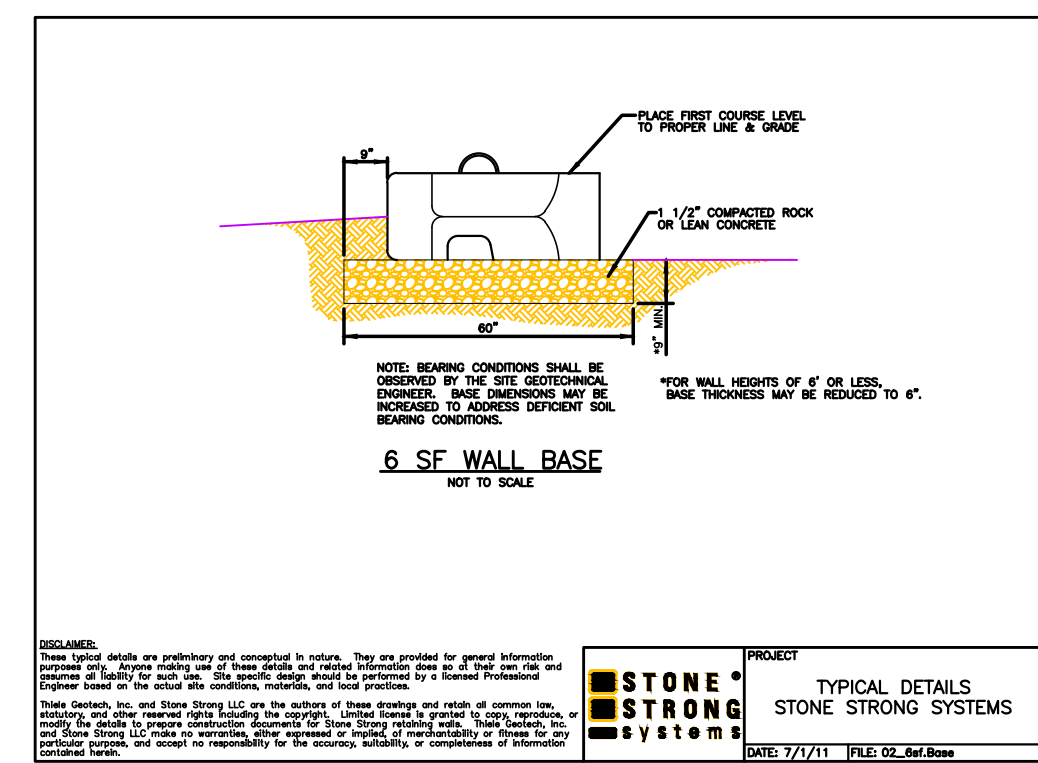
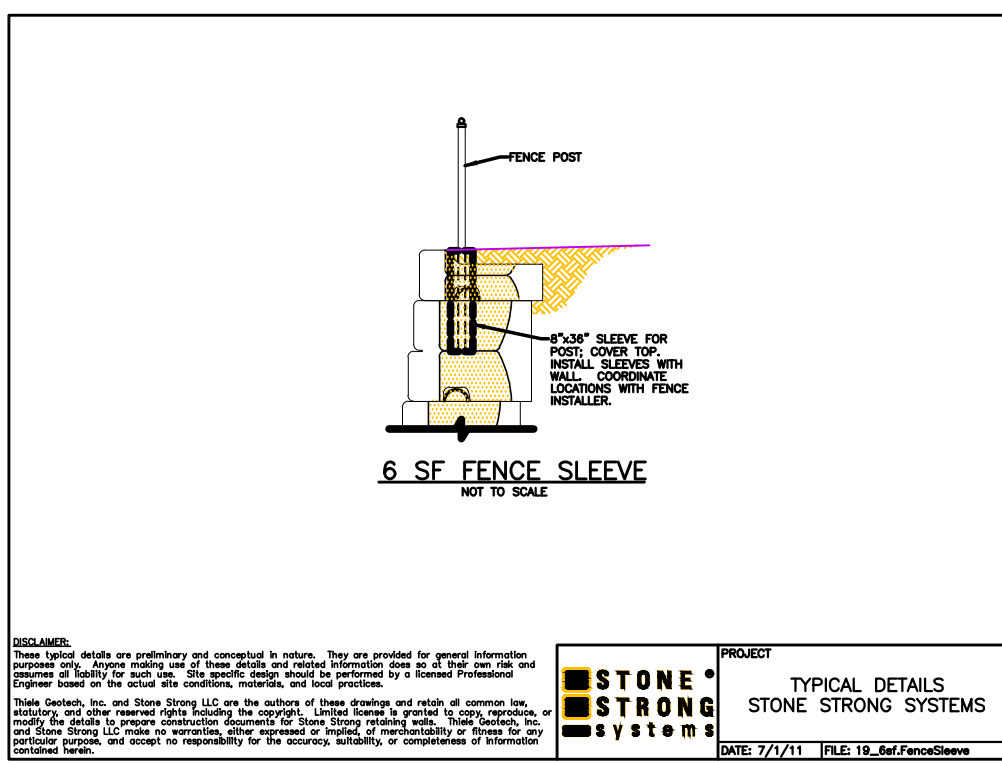
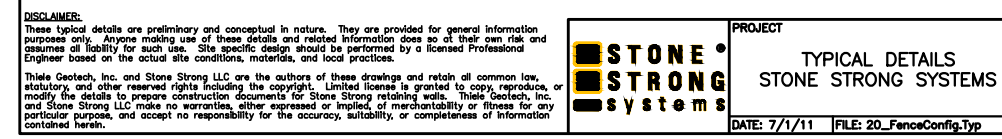
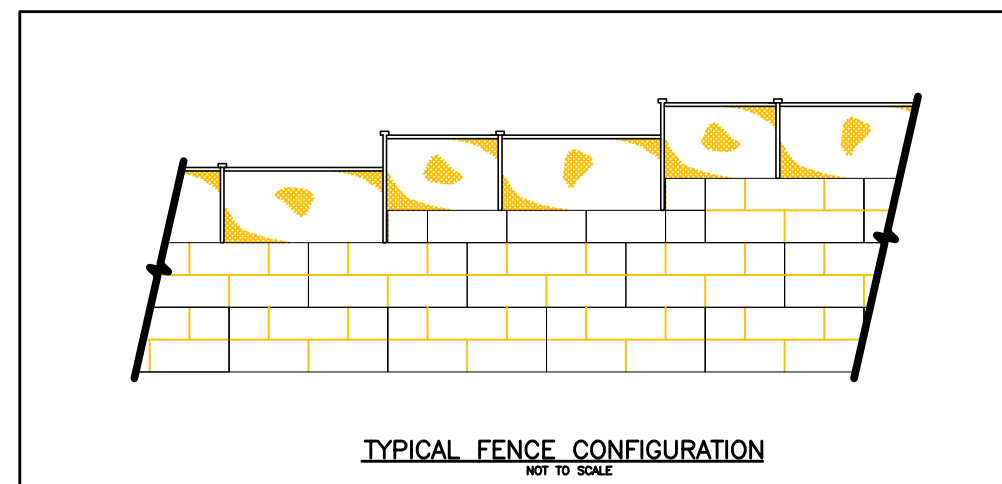
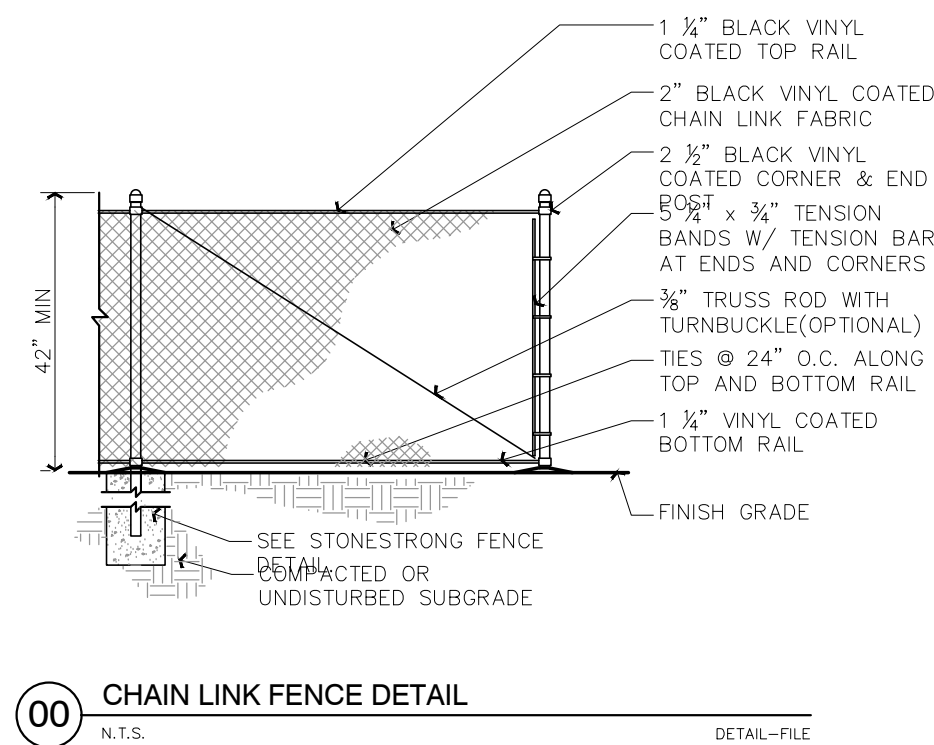
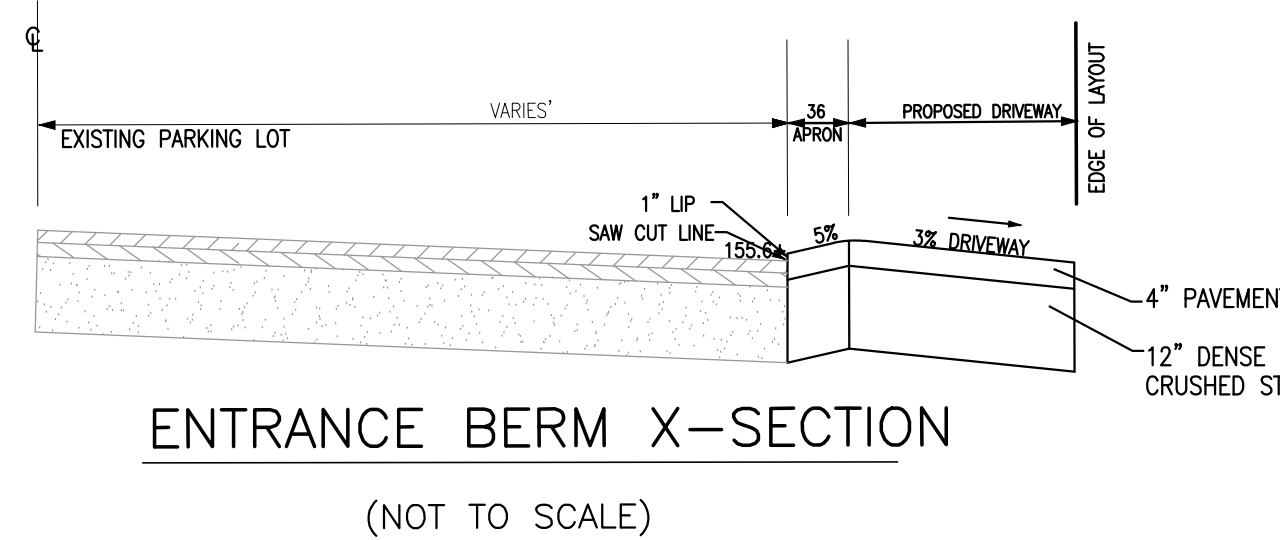
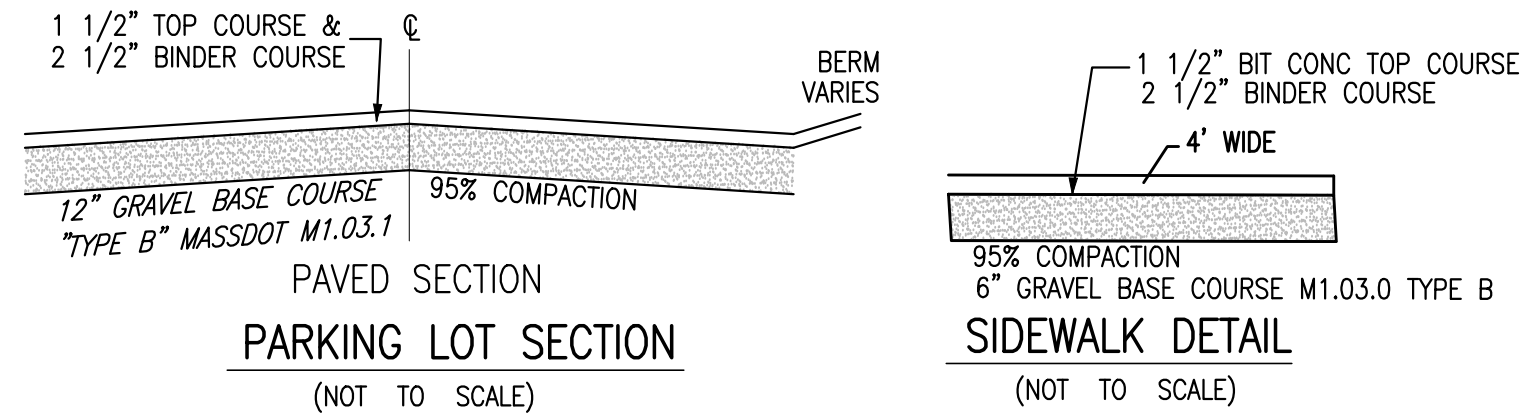
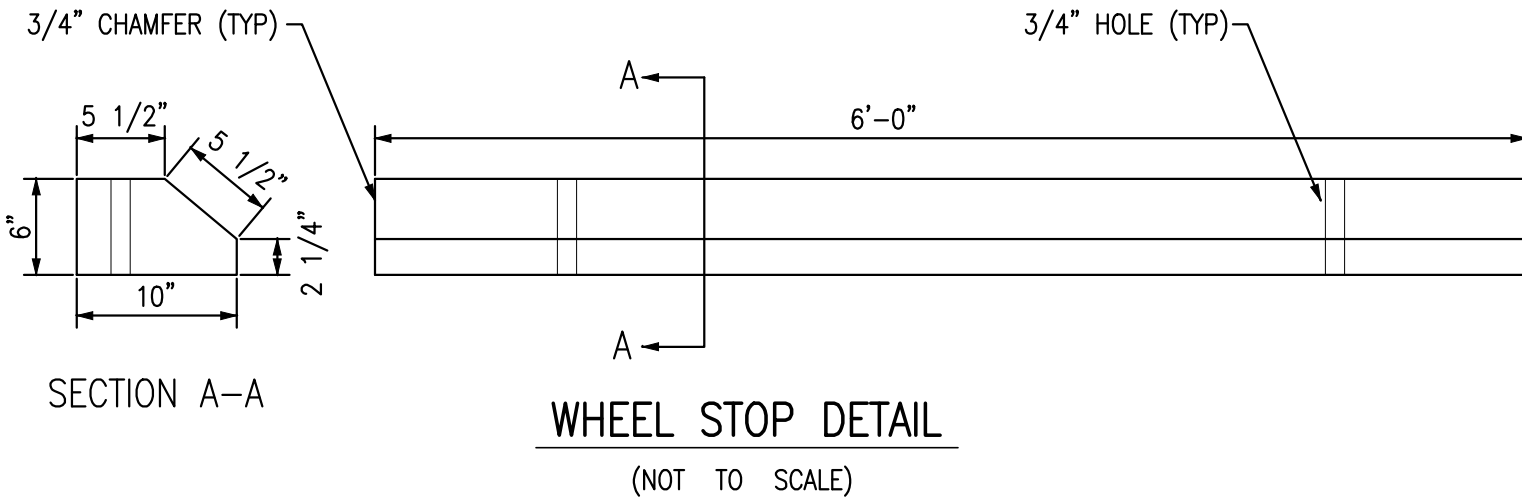
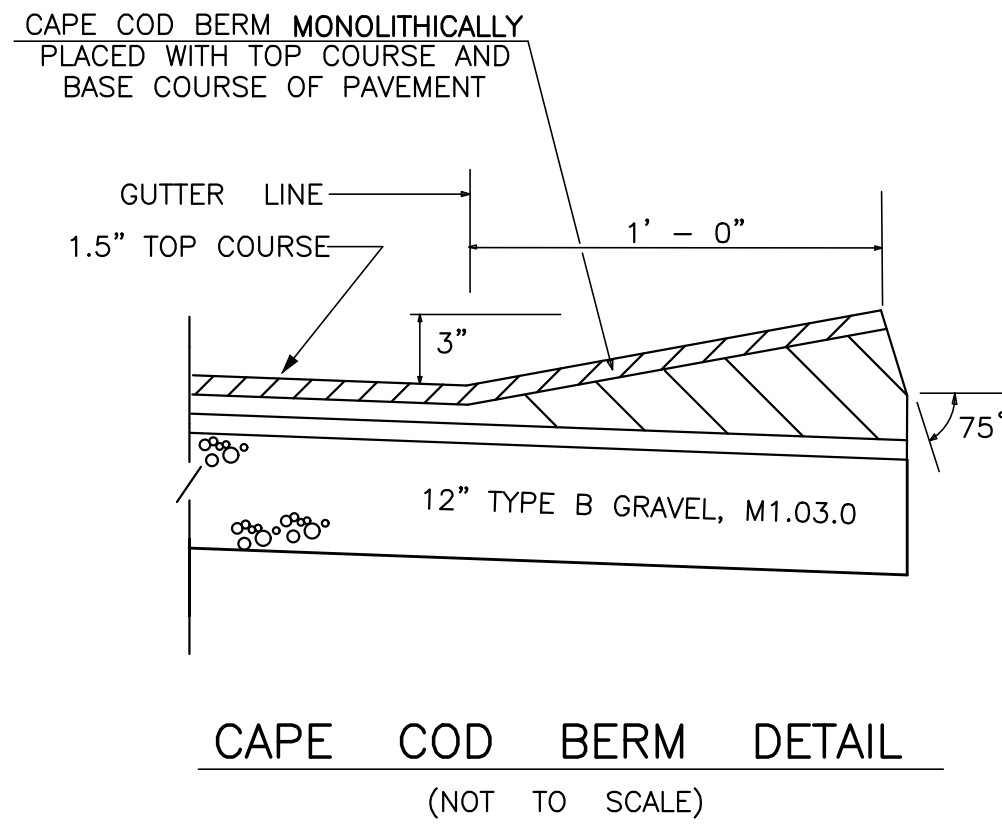
19-082, 16-006

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Civil Engineers, Land Surveyors & Landscape Architects

71 Evergreen Street, Suite 1, Kingston, MA 02364

Phone (781) 585-2300



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

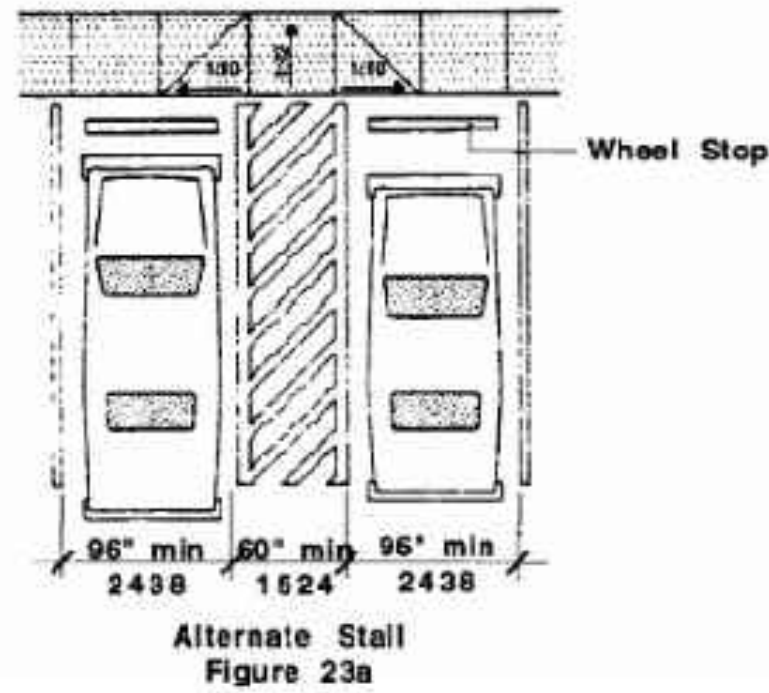
a. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 521 CMR 20.00: ACCESSIBLE ROUTE.

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.

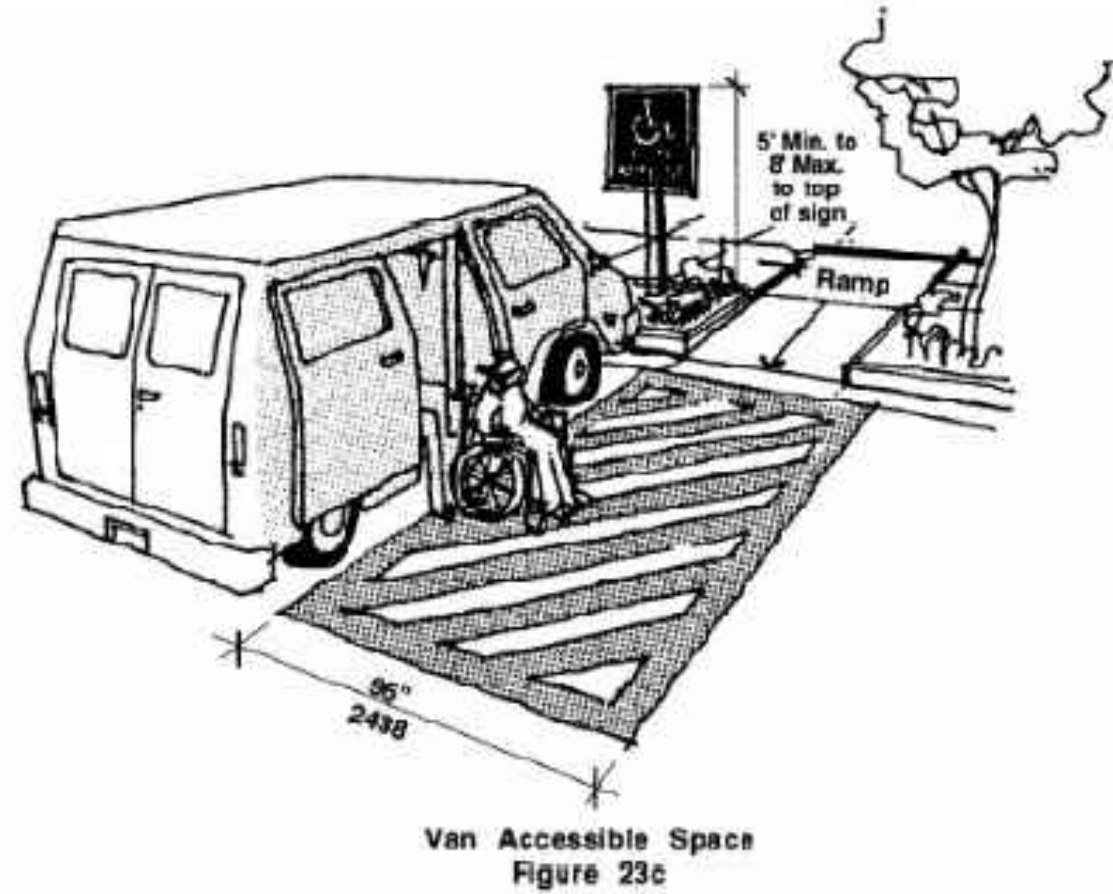
b. Access aisles adjacent to accessible spaces shall be five feet (5' = 1524mm) wide minimum, except adjacent to van accessible spaces the access aisle shall be a minimum of eight feet (8' = 2438mm) wide.

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.



23.00: PARKING AND PASSENGER LOADING ZONES



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

ACCESSIBILITY LOADING ZONE
(NOT TO SCALE)

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

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
ROCKLAND, MA 02370

APRIL 8, 2024
SCALE: 1"=40'
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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:

- 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.
- NO HEAVY EQUIPMENT SHALL BE PARKED, STORED, OR DRIVEN OVER THE EXCAVATED AREAS PREPARED FOR STORMWATER TREATMENT.
- ONLY HEAVY EQUIPMENT USED DIRECTLY IN THE CONSTRUCTION OF THE STORMWATER BASINS SHALL BE ALLOWED IN THE EXCAVATED AREAS OF THE STORMWATER MANAGEMENT SYSTEMS.
- 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:

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

DISTURBED DEVELOPMENT AREA

- TOTAL AREA OF DISTURBANCE FOR PAVING, DRAINAGE, UTILITY AND SITE RELATED ACTIVITIES=2.0 ACRES
- 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 IS NECESSARY IN ANY PARTICULAR AREA. OTHERWISE, THE PARTICULAR CONSTRUCTION ACTIVITY SHOULD BE CONDUCTED 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

- 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.
- 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.
- 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.
- STREET SHALL BE SWEEP AT THE END OF EACH DAY IF SEDIMENT IS EVIDENT.
- 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)

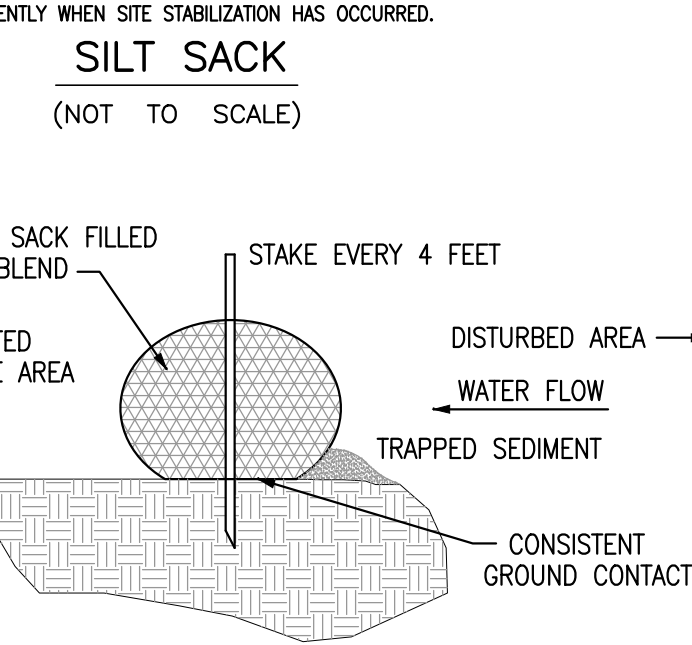
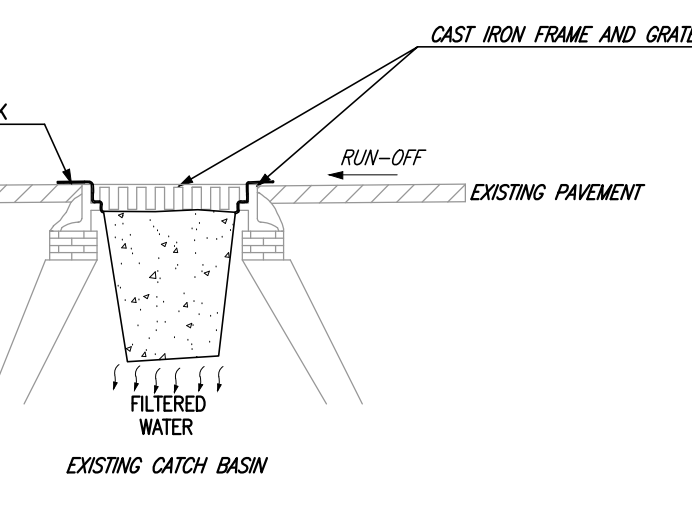
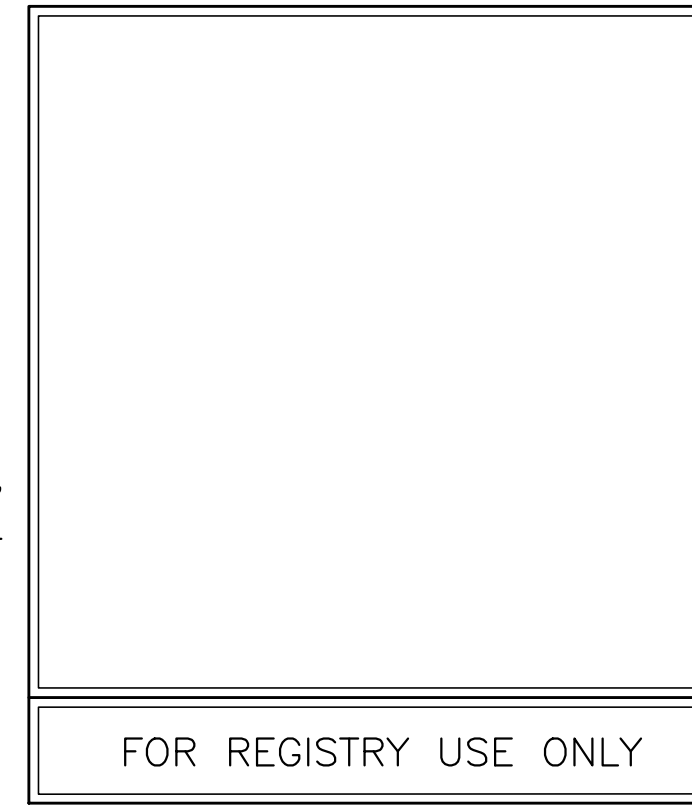
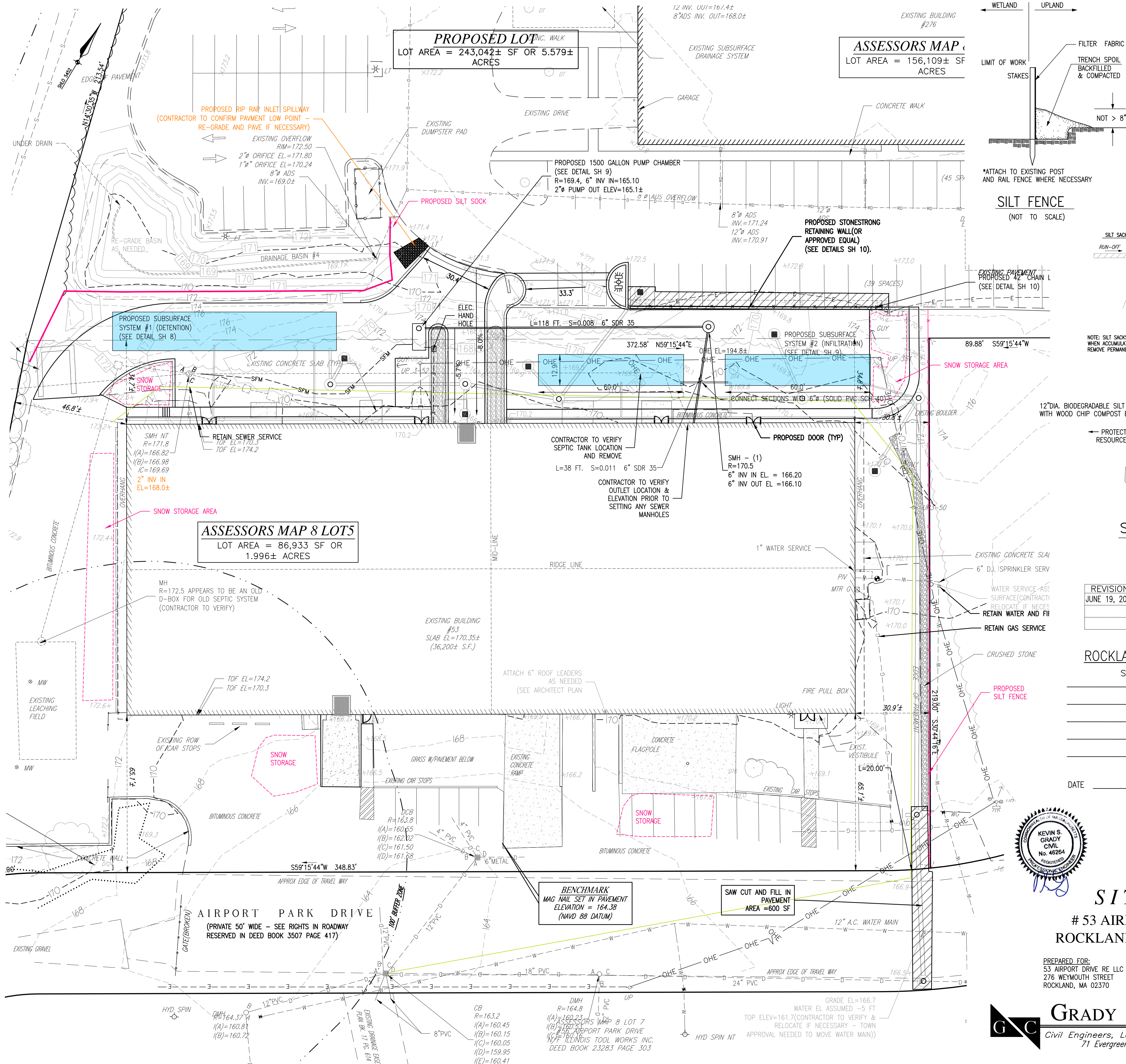
- DE-WATERING OF TRENCHES AND OPEN EXCAVATIONS SHALL BE PERFORMED SO AS TO ACHIEVE AT A MINIMUM THE FOLLOWING STANDARDS:
 - NO BUCKETING OR PUMPING OF DE-WATERING ACTIVITIES SHALL HAVE A DIRECT DISCHARGE INTO RESOURCE AREAS ON OR OFF THE SITE.
 - MUD PUMPS SHALL BE PLACED IN A 5 GALLON BUCKET FILLED WITH CRUSHED STONE TO FILTER OUT HEAVY SEDIMENTS
- 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.
- 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

- 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.
- COVERING PILES DURING DOWN FOURS WITH TARPS CAN BE AN EFFECTIVE METHOD OF TEMPORARY EROSION CONTROL.
- STOCKPILES SHALL BE LOCATED AT LEAST 100' AWAY FROM WETLANDS AND SURROUNDED BY A SILTATION BARRIER.
- STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION, MULCH, OR COVERING WITH TARPS.
- DESIGNATED STOCKPILE LOCATIONS SHALL BE IN SECURE AREAS OF THE SITE.

SEDIMENT BASIN/SILT TRAP MAINTENANCE

- NO STOCKPILING OF MATERIAL IS ALLOWED WITHIN THE 100 FT BUFFER ZONE.
- 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.
- THE TRAP SHALL BE INSPECTED AFTER EACH RAIN STORM AND CLEANED OR REPAIRED IF NECESSARY.
- 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.
- 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.
- THE RISER SHALL BE ANCHORED WITH EITHER A CONCRETE BASE OR STEEL PLATE TO PREVENT FLOATATION.
- EARTH DAM FILL MATERIAL SHALL BE FREE OF ROCKS, ROOTS, OR OTHER ORGANIC MATERIAL.



REVISIONS

REVISIONS	DATE	DESCRIPTION
JUNE 19, 2024	PEER REVIEW RESPONSE	

ROCKLAND PLANNING BOARD

SITE PLAN	APPROVAL

DATE



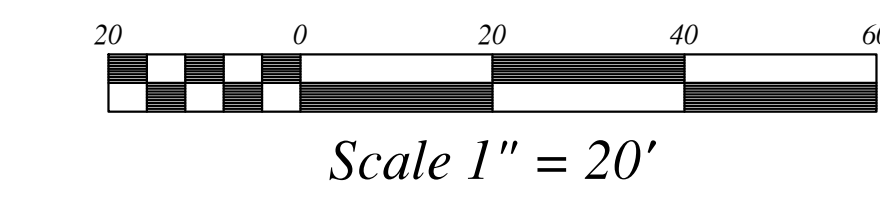
SITE PLAN

53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

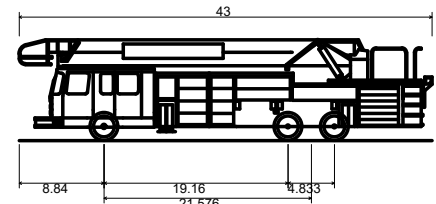
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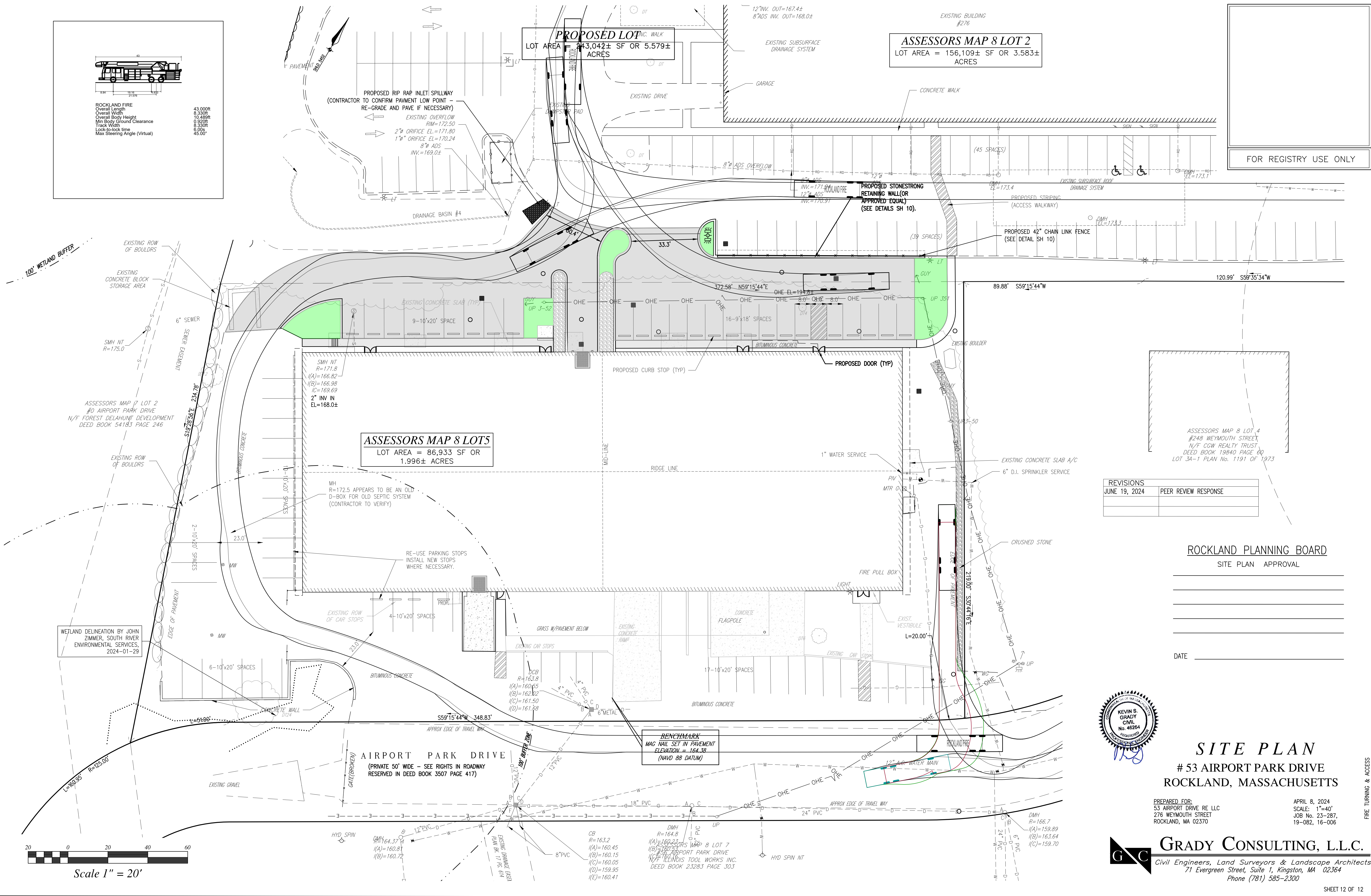


EROSION CONTROL



ROCKLAND FIRE
Overall Length 43.00ft
Overall Width 8.33ft
Overall Body Height 10.48ft
Min Body Ground Clearance 0.92ft
Track Width 8.33ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 45.00°

43.00ft
8.33ft
10.48ft
0.92ft
8.33ft
6.00s
45.00°



FOR REGISTRY USE ONLY

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

REVISIONS	
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