

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

SITE SUMMARY:

OWNERS AND PARCEL
INFORMATION:

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

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

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

DEVELOPER:

CONROCK LLC
PO BOX 1414
DUXBURY, MA 02331

APPLICANT:

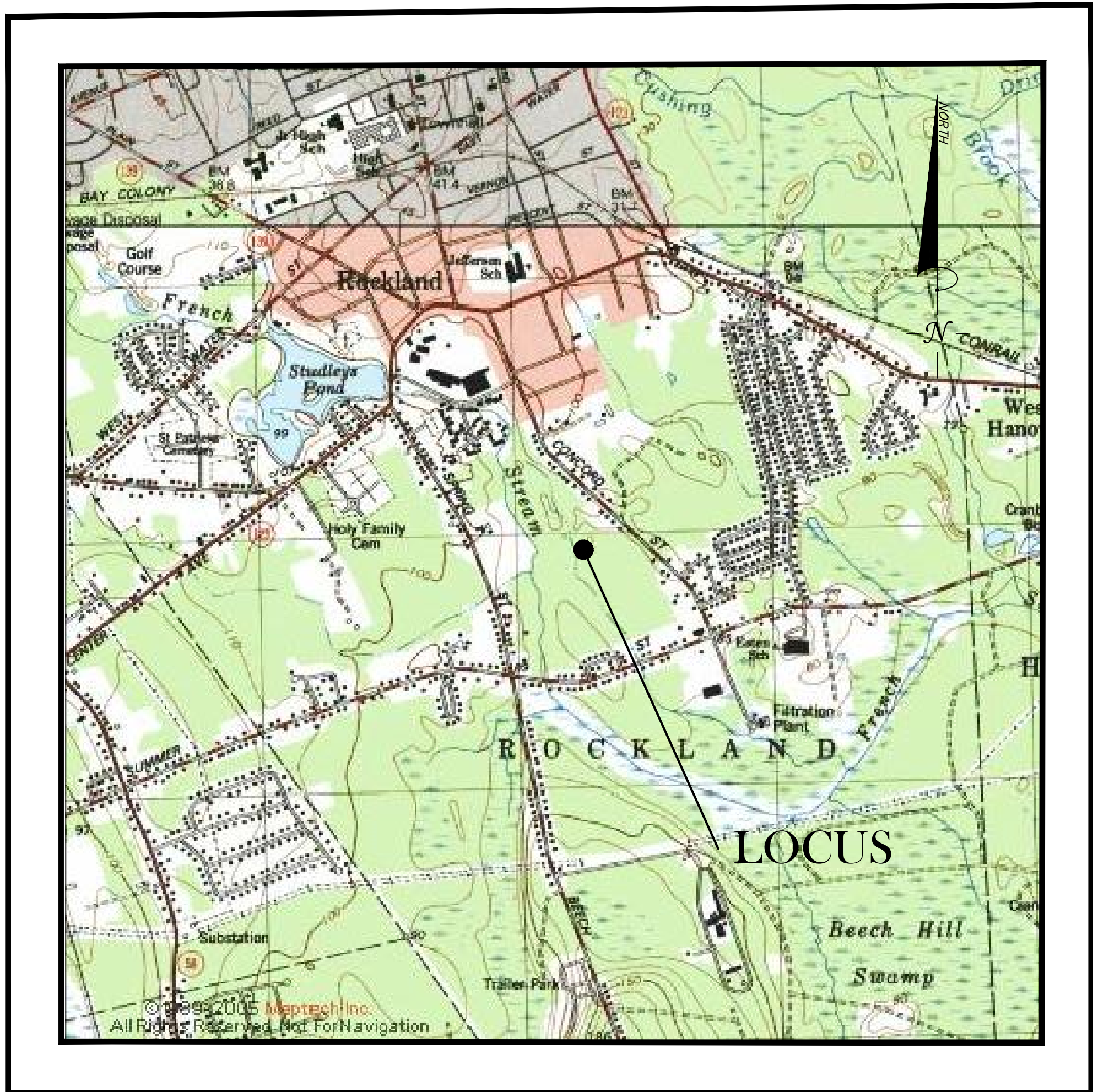
SULLIVAN & COMERFORD, P.C.
80 WASHINGTON STREET
BUILDING B, SUITE 7
NORWELL, MA 02061

ENGINEER AND SURVEYOR:

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

ZONING DISTRICT:

RESIDENCE DISTRICT R-1



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

TITLE SHEET - TS (SHEET 1 OF 11)
EXISTING CONDITIONS PLAN 1 - EC1 (SHEET 2 OF 11)
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DETAIL SHEET 1 - DT1 (SHEET 8 OF 11)
DETAIL SHEET 2 - DT2 (SHEET 9 OF 11)
DETAIL SHEET 3 - DT3 (SHEET 10 OF 11)
DETAIL SHEET 4 - DT4 (SHEET 11 OF 11)

FOR REGISTRY USE ONLY

WAIVERS REQUESTED:

TOWN OF ROCKLAND PLANNING BOARD RULES AND
REGULATIONS:

- SECTION I.H.2.A - BUFFER ZONE - MIN. OF 50' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION I.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.2)
- SECTION III.C.2.E.1 - DRAINAGE STRUCTURES - MINIMUM 2.5 FEET OF COVER SHALL BE REQUIRED OVER DRAIN PIPES

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

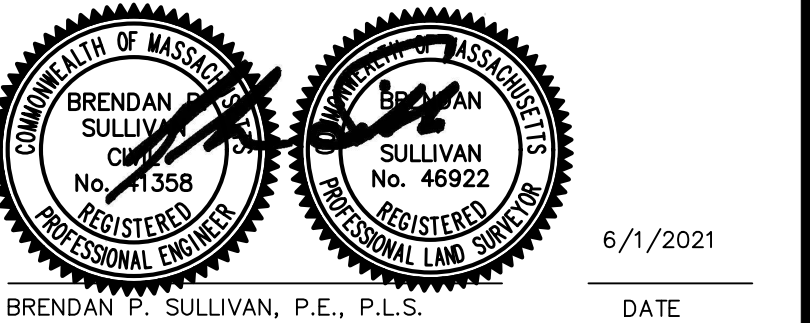
SURVEY NOTES:
1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181J DATED JULY 17, 2012.

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

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

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APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

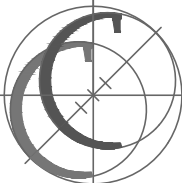
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK _____ DATE _____

TITLE SHEET

CAVANARO CONSULTING

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



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

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

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	TS
DATE : 6/1/21	
DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	SHEET NO. 1 OF 11
CHECKED BY : BPS/JCC	FILENAME: W:\PRJ\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

ZONING REQUIREMENTS RESIDENCE DISTRICT "R1"	
	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND INCL. RIVERFRONT	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK/40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
**PLANNED UNIT DEVELOPEMENT:	
MIN. TRACT AREA	10 ACRES (ZONING) 20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1 SF/1 SF TOTAL GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAMILY MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRID SUBDIVISION
COMMON RECREATION	1SF/2 SF RES. FLOOR AREA (21,780 SF MIN.)
*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.	
*RETREAT LOTS MUST CONTAIN A MINIMUM OF 32,670 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.	
**NO MORE THAN 10,890 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.	

LEGEND NOT TO SCALE	
— w — w —	PROPOSED WATER MAIN
— g — g —	PROPOSED GAS MAIN
— s — s —	PROPOSED SEWER MAIN
— T/E/C —	PROPOSED TELEPHONE/ ELECTRIC/CABLE
— F — F —	FEMA FLOOD ZONE
WETLAND	
①	PROPOSED LOT
— 88 —	EXISTING CONTOUR LINE
⊕ HYD	PROPOSED HYDRANT
○ SMH	PROPOSED SEWER MANHOLE

SOILS LOGS

Date: May 18, 2021

SOILS EVALUATOR: JOHN CAVANARO P.E., S.E. – Cavanaro Consulting

TP No. 1
Grnd El. 87.0
G.W. El. 84.5

0"	Ao LOAM	
6"	B Horizon SANDY LOAM	
12"		
	C1 COARSE SAND	
40"		WEEPING/ STANDING @ 36" MOTTLES @ 30"
	C2 SILT LOAM	
46"		

Depth

TP No. 2
Grnd El. 87.0
G.W. El. 83.0

0"		
	FILL	
36"		WEEPING @ 48" MOTTLES @ 48"
	STUMP / FILL LOAMY SAND	
96"		

Depth

TP No. 3
Grnd El. 83.0
G.W. El. 80.5

0"	Ao LOAM	
3"	B Horizon SANDY LOAM	
9"		
	C1 COARSE SAND	
18"		WEEPING 30" MOTTLES @ 30"
	C2 SILT LOAM	
48"		

Depth

TP No. 4
Grnd El. 86.5
G.W. El. 82.5

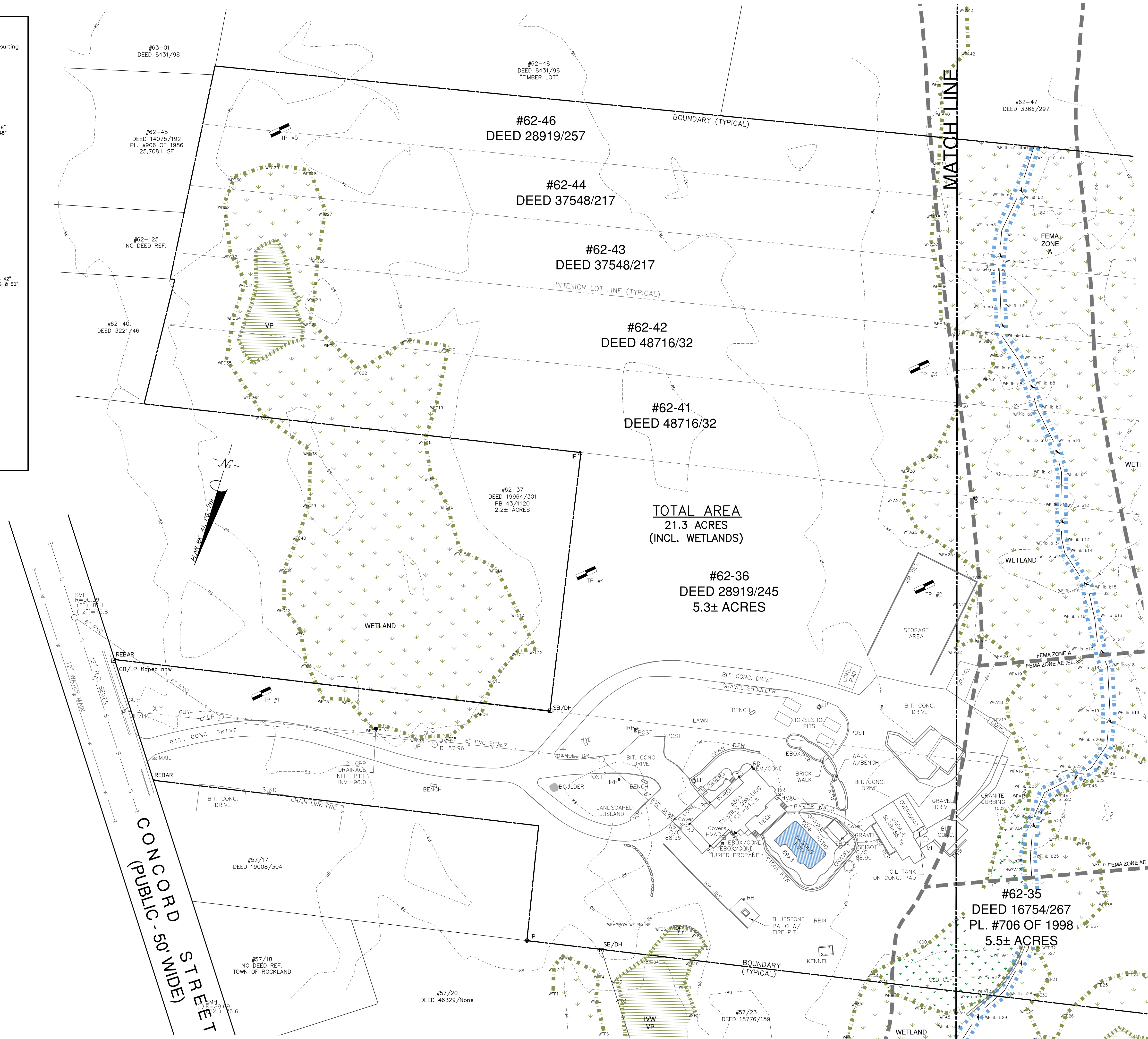
0"	Ao LOAM	
6"	B Horizon LOAMY SAND	
12"		
	C1 MEDIUM SAND	WEEPING 42" MOTTLES @ 50"
84"		

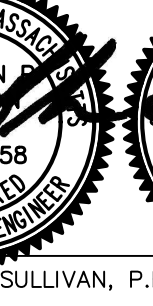
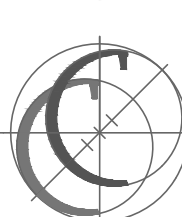
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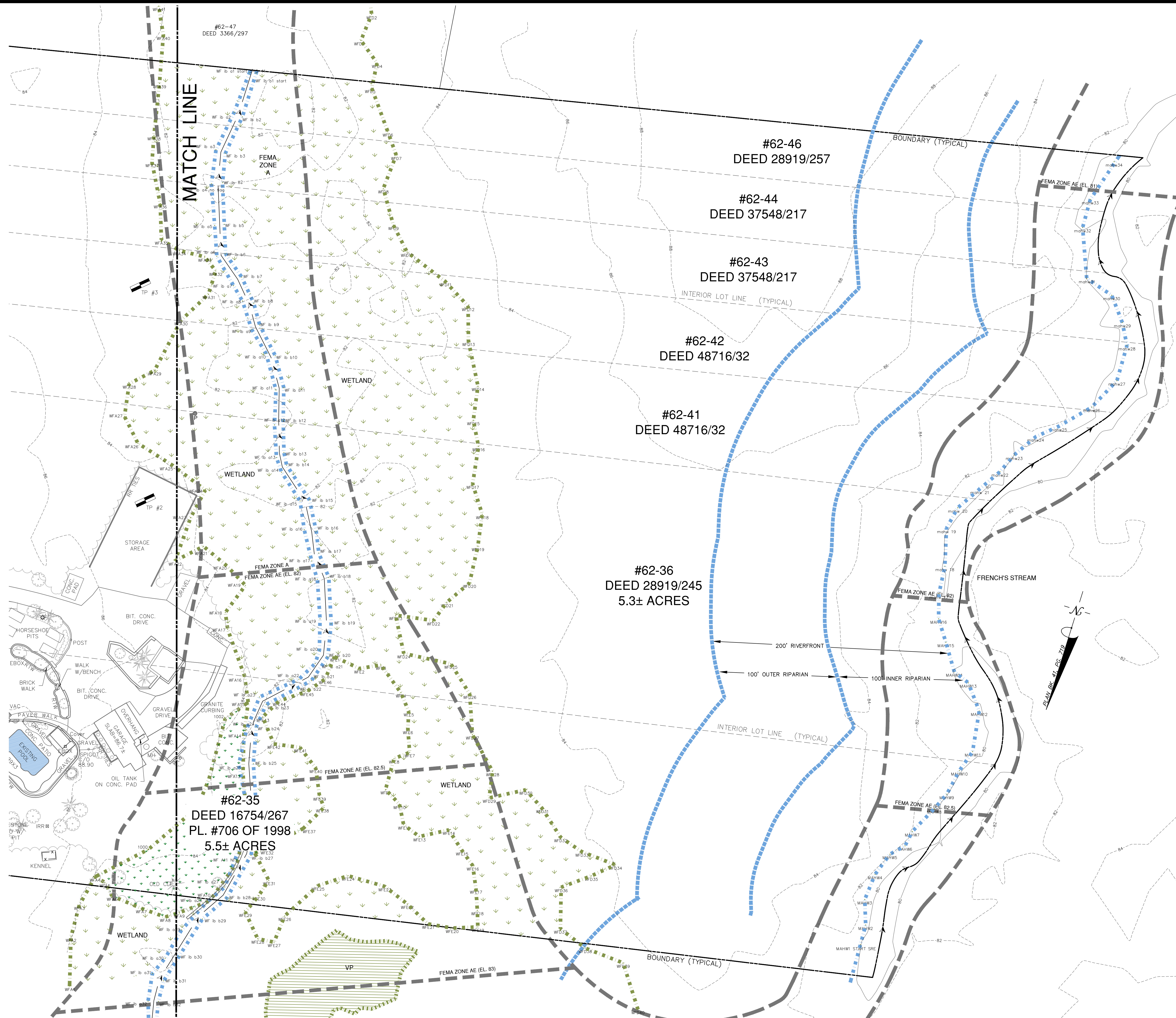
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Grnd El. 86.0
G.W. El. 83.5

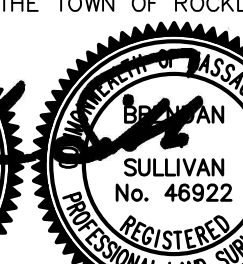
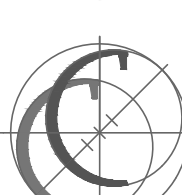
0"	Ao LOAM	
16"		
	C1 MEDIUM/ COARSE SAND	WEEPING/ STANDING @ 48" MOTTLES @ 30"
54"		

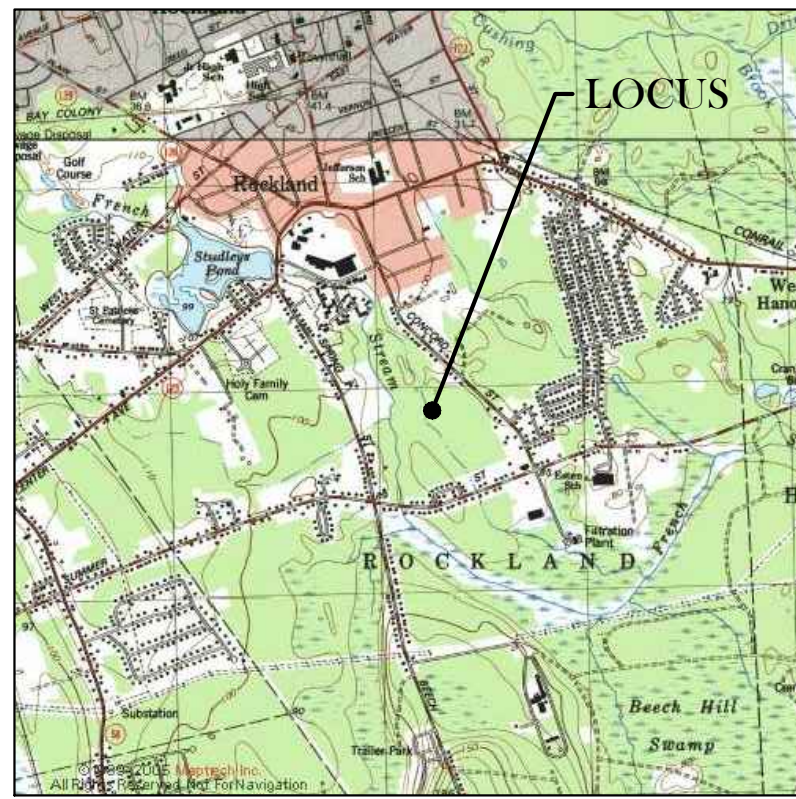
Depth



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ACTION	DATE	DESCRIPTION
SURVEY NOTES: 1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181J DATED JULY 17, 2012.		
WETLANDS NOTES: 1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, ST. 273-0400 ISSUED ON JANUARY 11, 2019.		
 I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.		
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 		6/1/2021
BRENDAN P. SULLIVAN, P.E., P.L.S.		DATE
APPROVED BY ROCKLAND PLANNING BOARD DATE: _____ SIGNED: _____ _____ _____ _____ _____ _____		
<i>I HEARBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.</i>		
_____ ROCKLAND TOWN CLERK		_____ DATE
SCALE: 1" = 40'		
		
EXISTING CONDITIONS 1		
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186 		
CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370		
PREPARED FOR: CONROCK LLC P.O. BOX 1414 DUXBURY, MA 02331		
PROJECT NO. : 19.103		EC1 DRAWING NO.
SCALE : AS SHOWN		
DATE : 6/1/21		
DESIGNED BY : CCH		
DRAWN BY : CCH/MCM		
CHECKED BY : BPS/JCC		SHEET NO. 2 OF 11
FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON\001.DWG		



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_____ ROCKLAND TOWN CLERK		_____ DATE
SCALE: 1" = 40' 		
EXISTING CONDITIONS 2		
CAVANARO CONSULTING 687 MAIN STREET P.O. BOX 5175 NORWELL, MASSACHUSETTS 02061 PHONE: 781.659.8187 FAX: 781.659.8186		
		
CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370		
PREPARED FOR: CONROCK LLC P.O. BOX 1414 DUXBURY, MA 02331		
PROJECT NO. : 19.103		DRAWING NO. EC2
SCALE : AS SHOWN		
DATE : 6/1/21		
DESIGNED BY : CCH		
DRAWN BY : CCH/MCM		
CHECKED BY : BPS/JCC		SHEET NO. 3 OF 11
FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON\21		



LOCUS: CONCORD STREET - ROCKLAND, MA



LEGEND	
NOT TO SCALE	
—W—W—	PROPOSED WATER MAIN
—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ELECTRIC/CABLE
---	FEMA FLOOD ZONE
WETLAND	WETLAND
PROPOSED PUD LOT	PROPOSED PUD LOT
CONTOUR LINE	CONTOUR LINE
HYD	HYDRANT
SMH	SEWER MANHOLE

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COMMONWEALTH OF MASSACHUSETTS

BRENDAN SULLIVAN

REGISTERED PROFESSIONAL ENGINEER

No. 1358

COMMONWEALTH OF MASSACHUSETTS

BRENDAN SULLIVAN

REGISTERED PROFESSIONAL LAND SURVEYOR

No. 46922

6/1/2021

DATE

APPROVED BY

ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK

DATE

SCALE: 1" = 40'

0' 20' 40' 80' 120'

PLANNED UNIT DEVELOPMENT 1

CAVANARO CONSULTING

687 MAIN STREET

P.O. BOX 5175

NORWELL, MASSACHUSETTS 02061

PHONE: 781.659.8187

FAX: 781.659.8186

CONCORD MEADOWS DEFINITIVE PUD PLAN

365 CONCORD STREET

ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC

P.O. BOX 1414

DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

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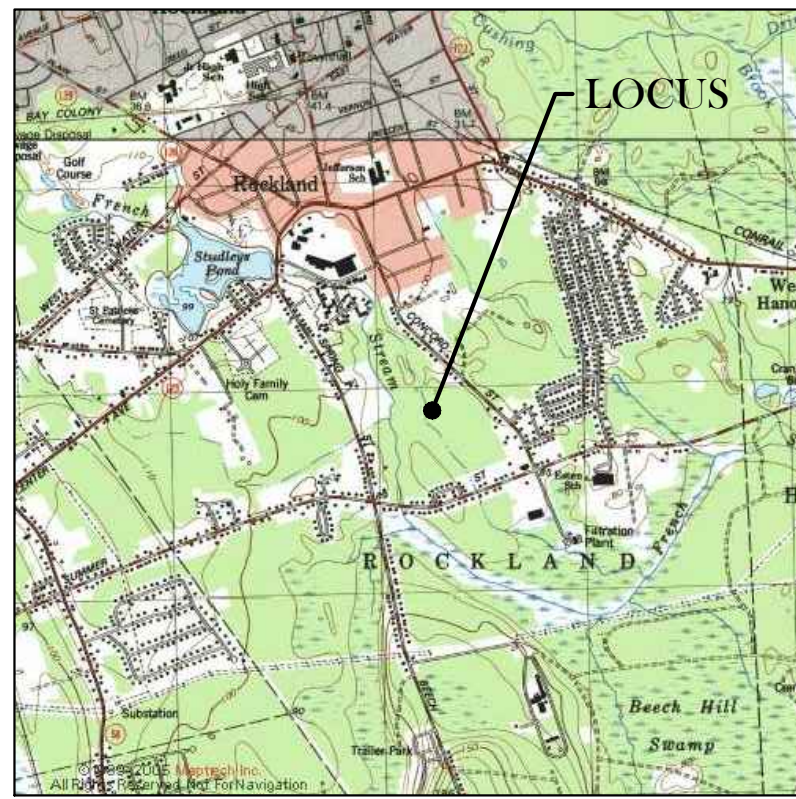
CHECKED BY : BPS/JCC

DRAWING NO.

PUD

SHEET NO. 4 OF 11

FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



LOCUS: CONCORD STREET - ROCKLAND, MA



LEGEND	
NOT TO SCALE	
—W—W—	PROPOSED WATER MAIN
—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ELECTRIC/CABLE
---	FEMA FLOOD ZONE
WETLAND	WETLAND
PROPOSED PUD LOT	PROPOSED PUD LOT
CONTOUR LINE	CONTOUR LINE
HYD	HYDRANT
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0' 20' 40' 80' 120'

LAYOUT AND GRADING

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687 MAIN STREET

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CONCORD MEADOWS

DEFINITIVE PUD PLAN

365 CONCORD STREET

ROCKLAND, MA 02370

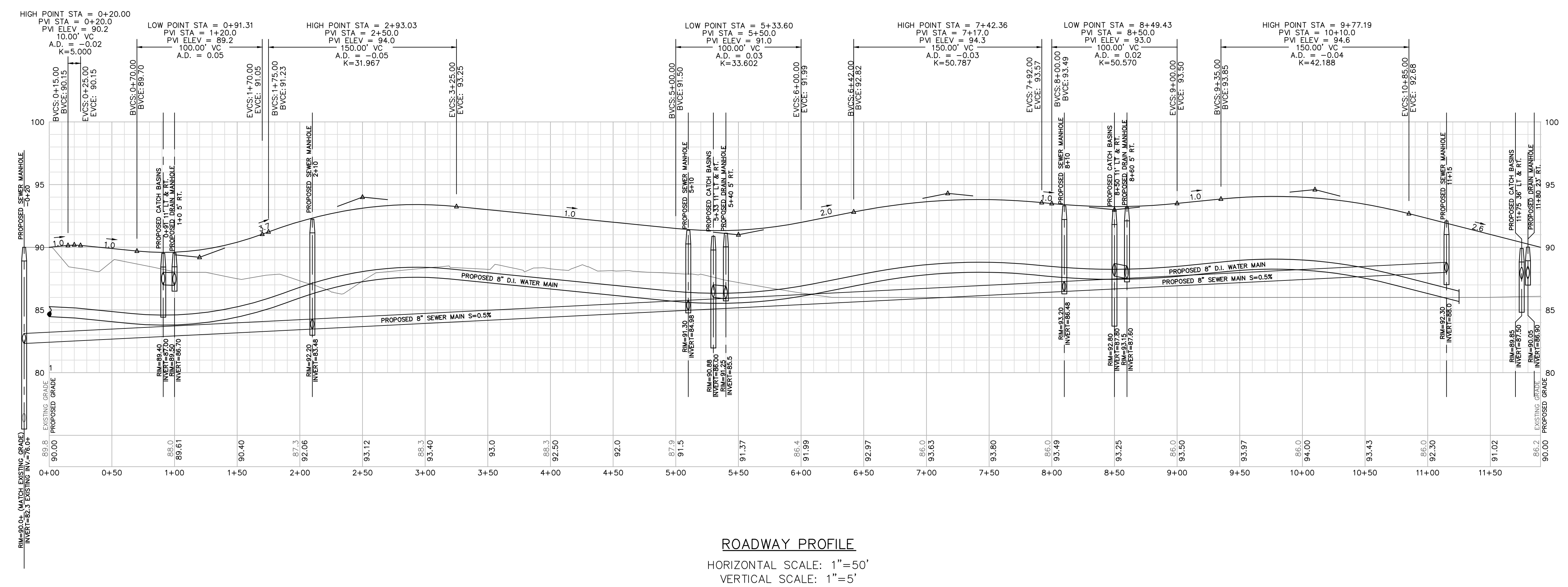
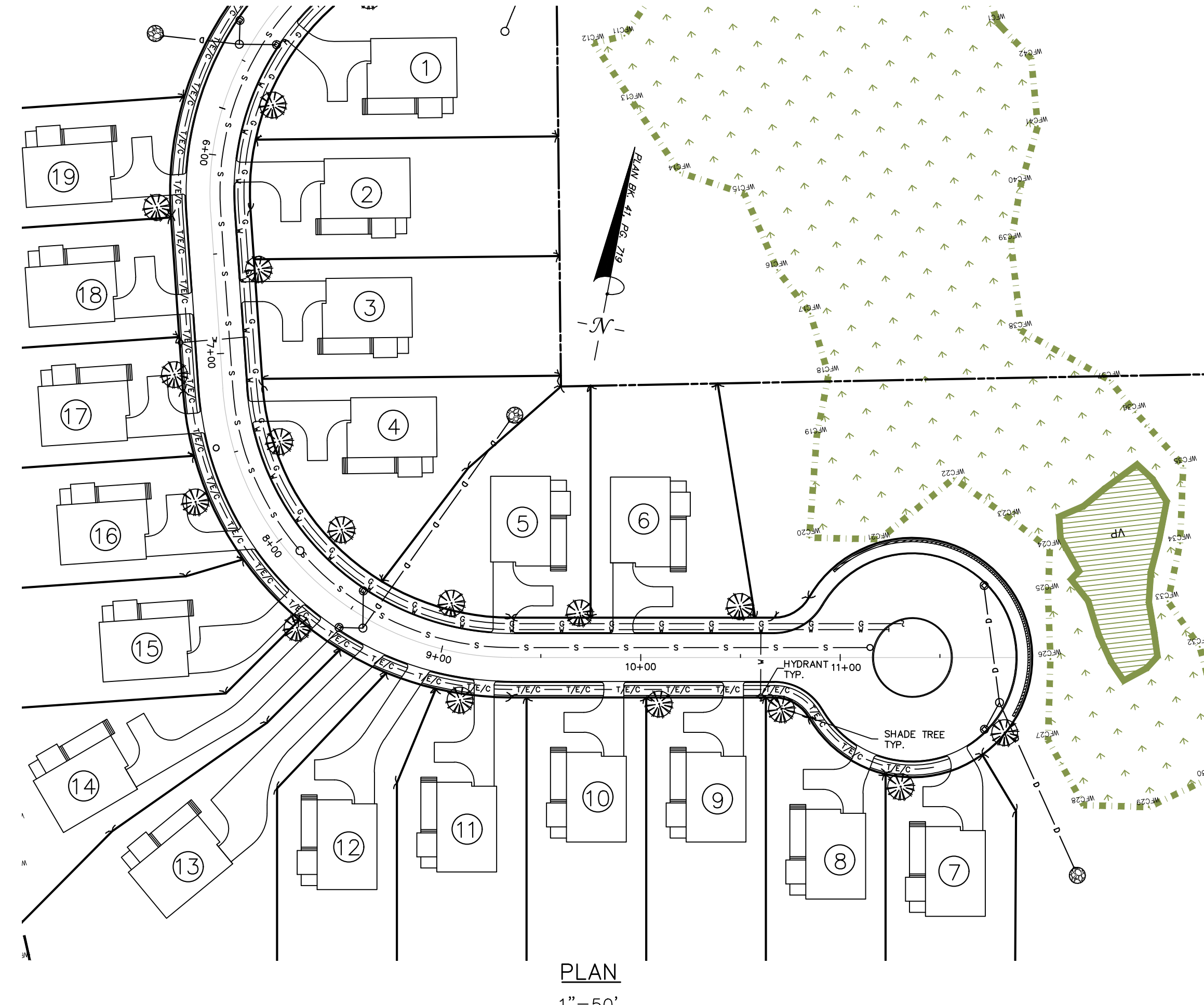
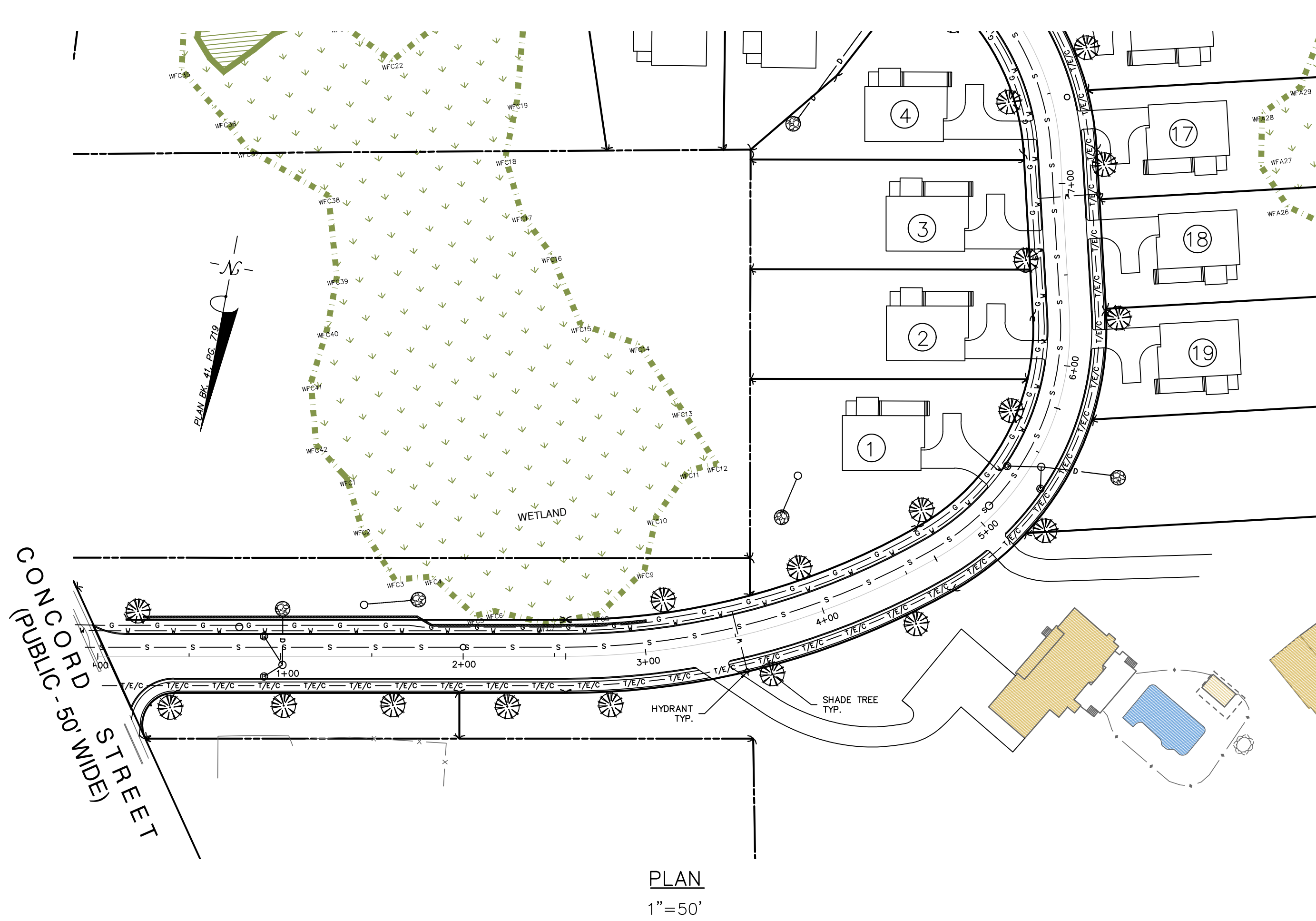
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CONROCK LLC

P.O. BOX 1414

DUXBURY, MA 02331

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	LG
DATE : 6/1/21	
DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	SHEET NO. 5 OF 11
CHECKED BY : BPS/JCC	FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



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ROCKLAND TOWN CLERK

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ROADWAY LAYOUT AND PROFILE

CAVANARO CONSULTING

687 MAIN STREET

P.O. BOX 5175

NORWELL, MASSACHUSETTS 02061

PHONE: 781.659.8187

FAX: 781.659.8186

CONCORD MEADOWS

DEFINITIVE PUD PLAN

365 CONCORD STREET

ROCKLAND, MA 02370

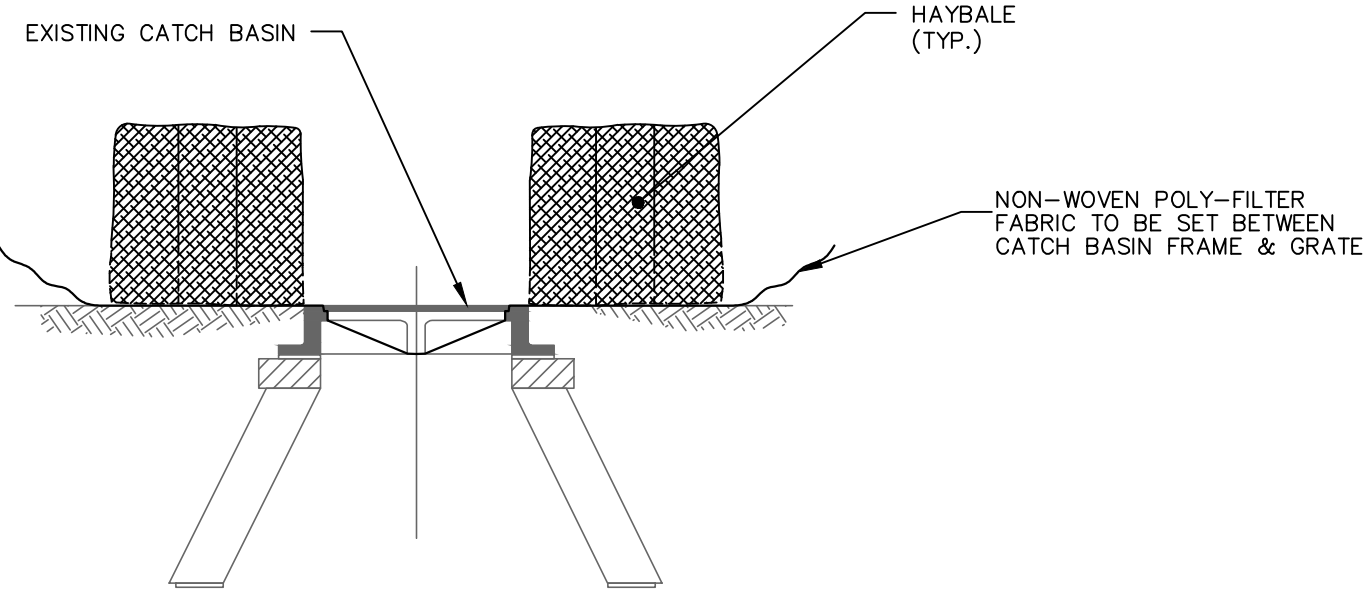
PREPARED FOR:

CONROCK LLC

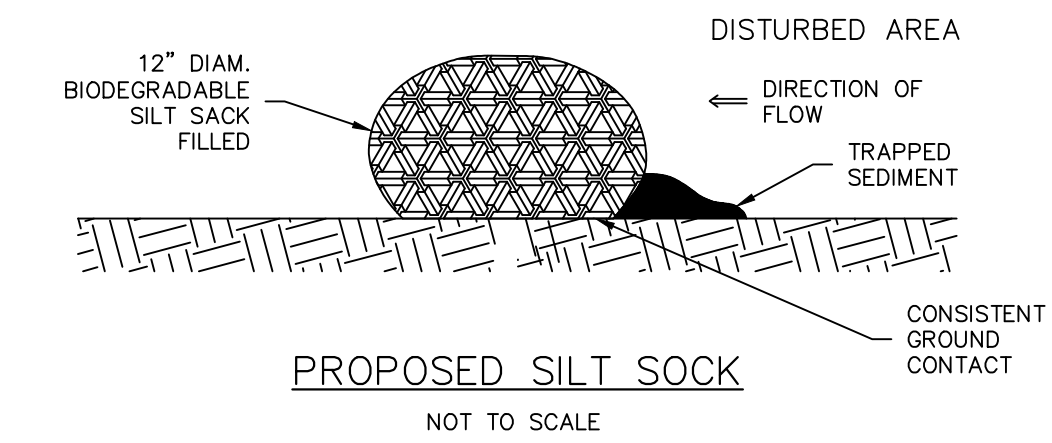
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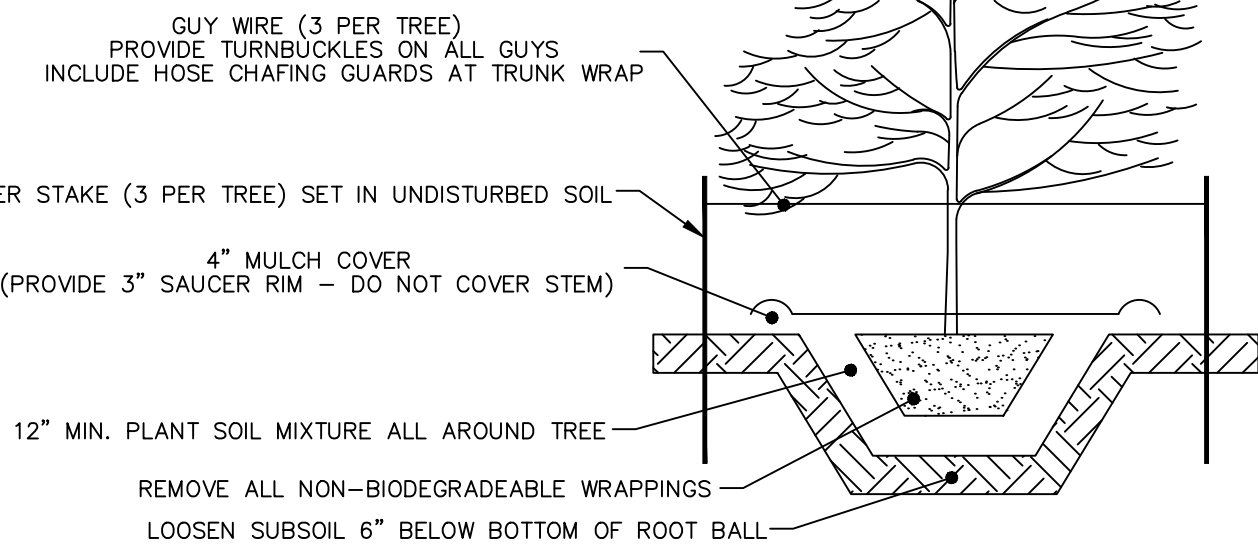
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DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	SHEET NO. 6 OF 11
CHECKED BY : BPS/JCC	FILENAME: W:\VPI\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



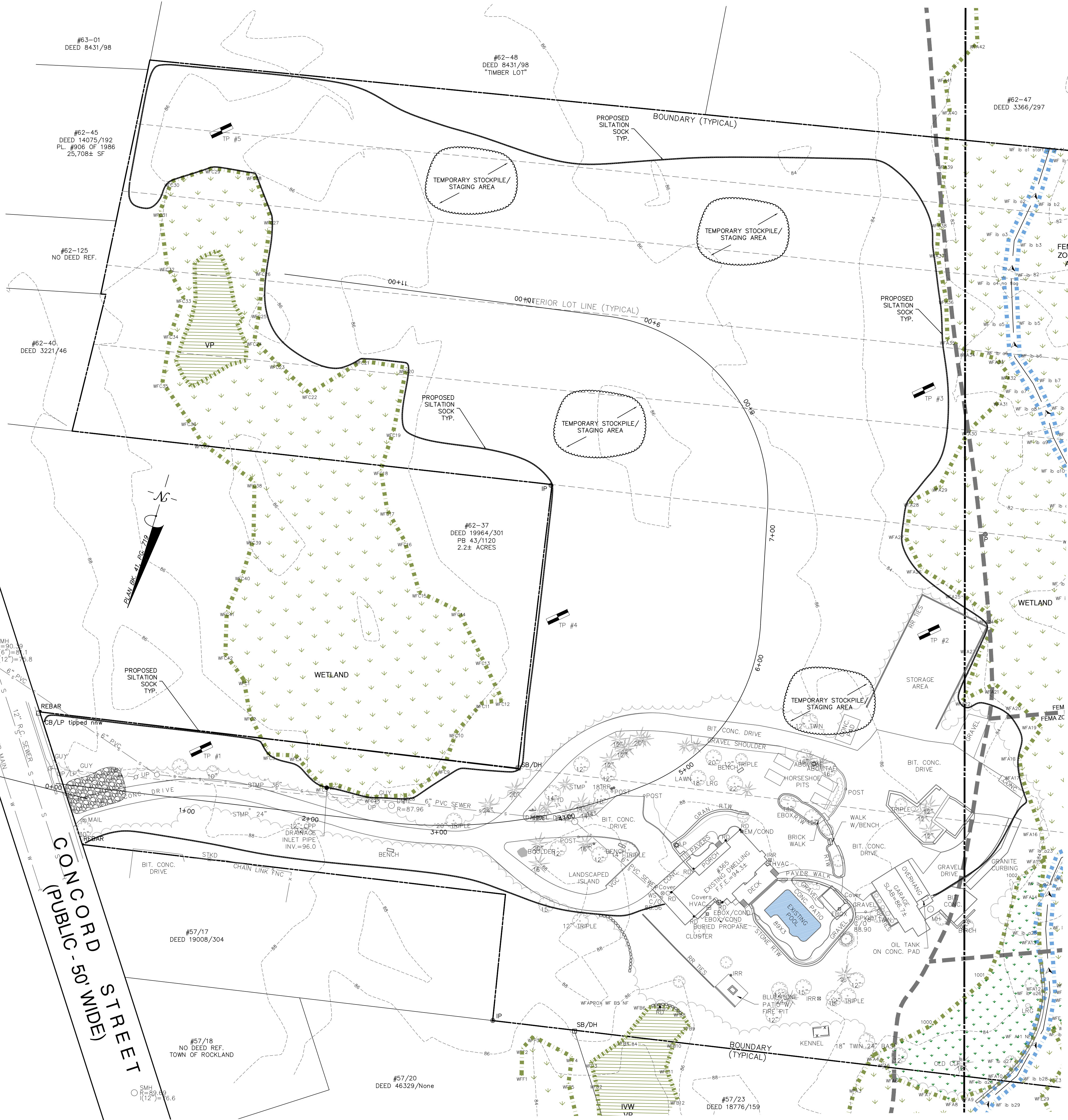
CATCH BASIN SEDIMENTATION DETAIL
NOT TO SCALE



PROPOSED SILT SOCK
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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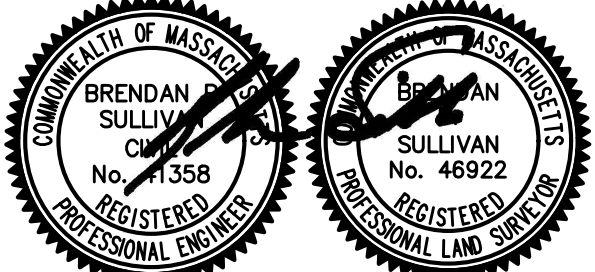
SURVEY NOTES:
1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181J DATED JULY 17, 2012.

WETLANDS NOTES:
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BRENDAN P. SULLIVAN, P.E., P.L.S. DATE: 6/1/2021

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

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

ROCKLAND TOWN CLERK DATE: _____

EROSION CONTROL

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

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

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

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

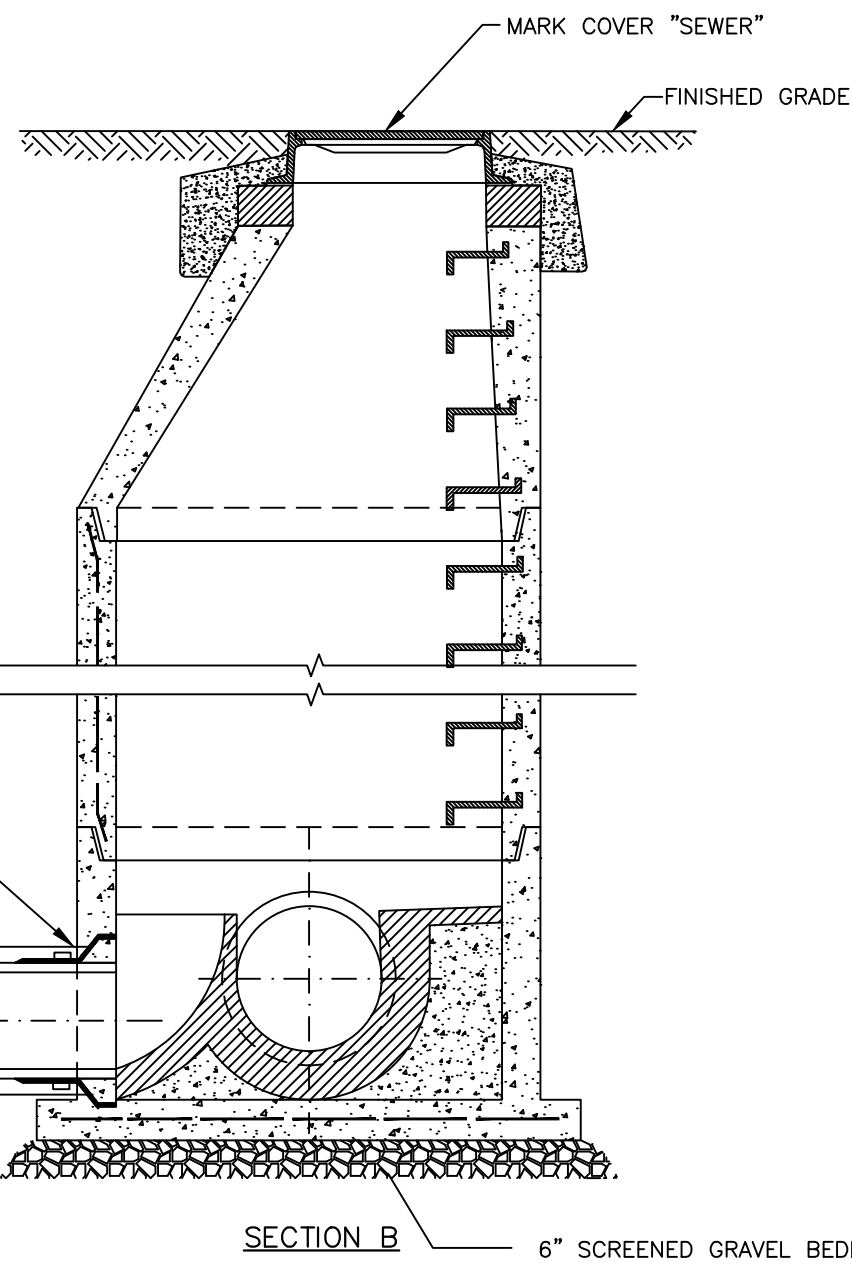
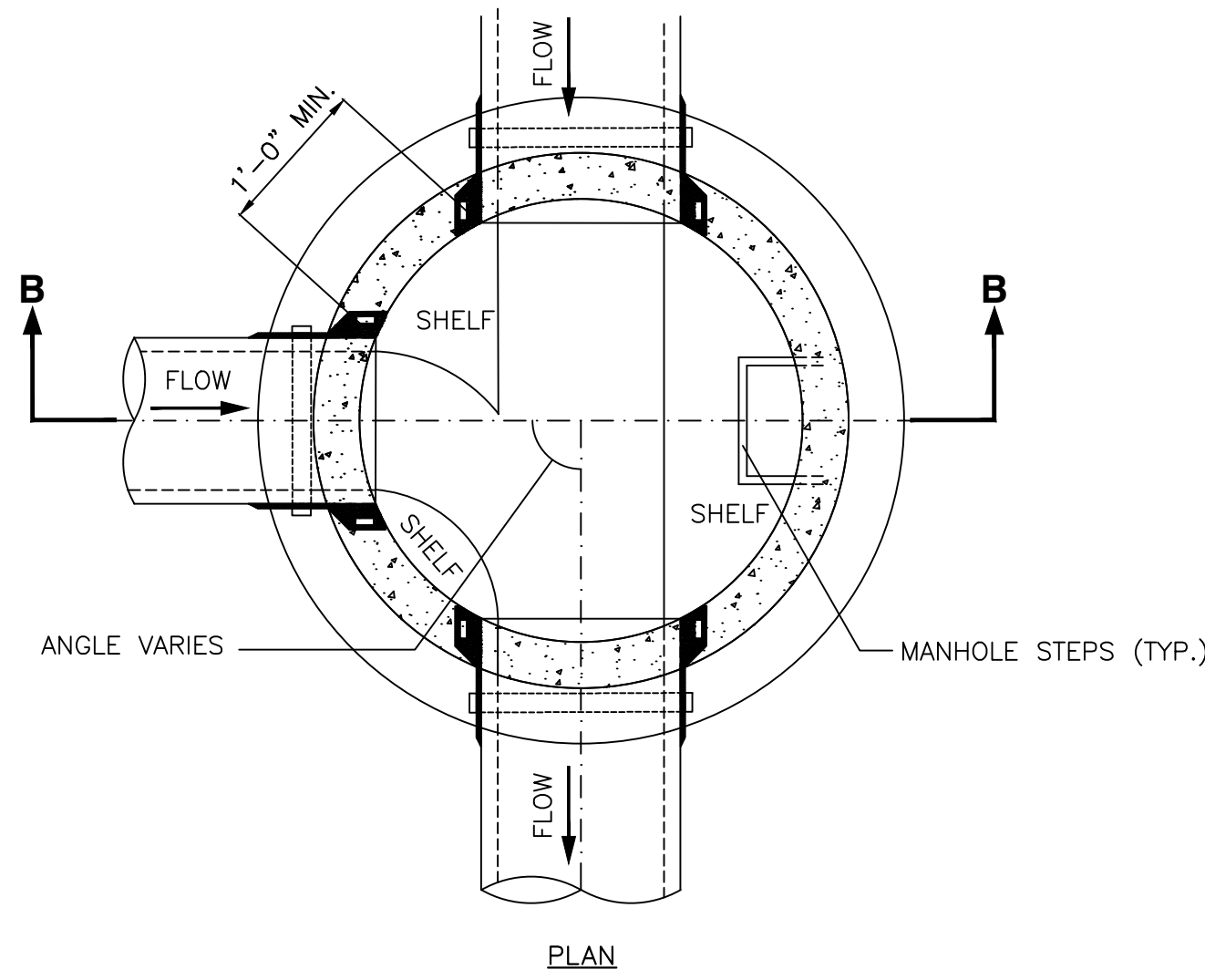
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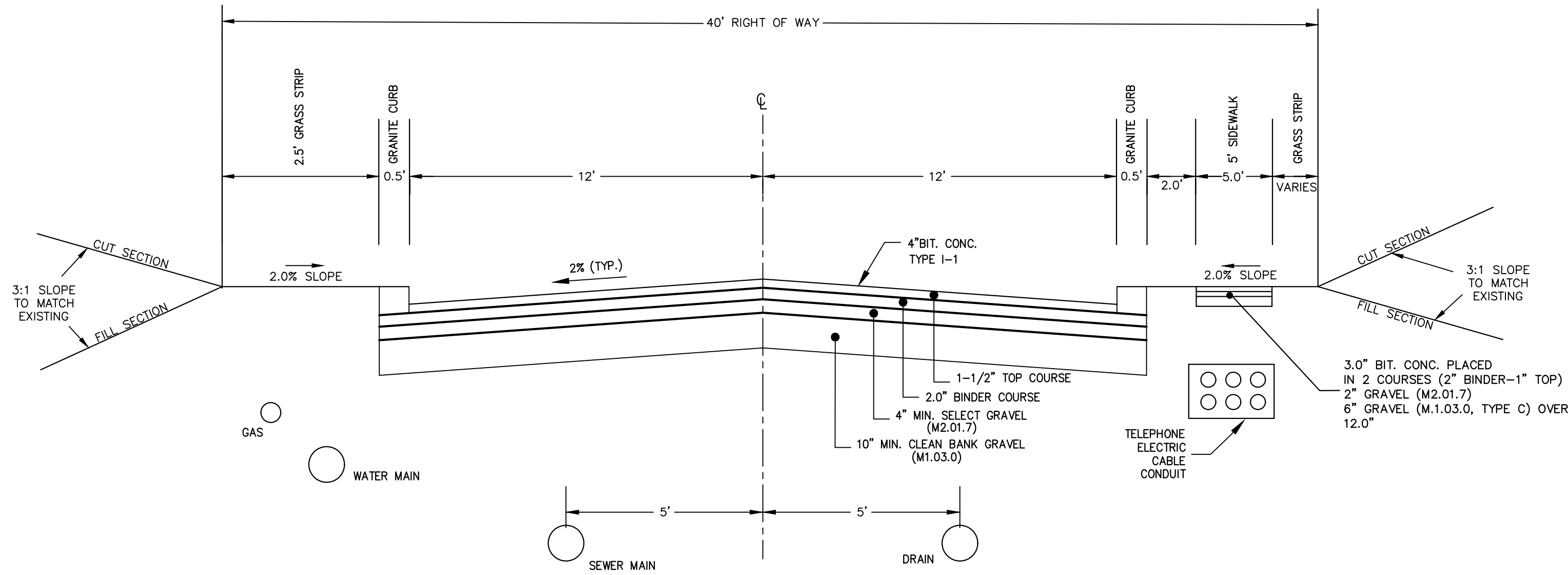
SHEET NO. 7 OF 11

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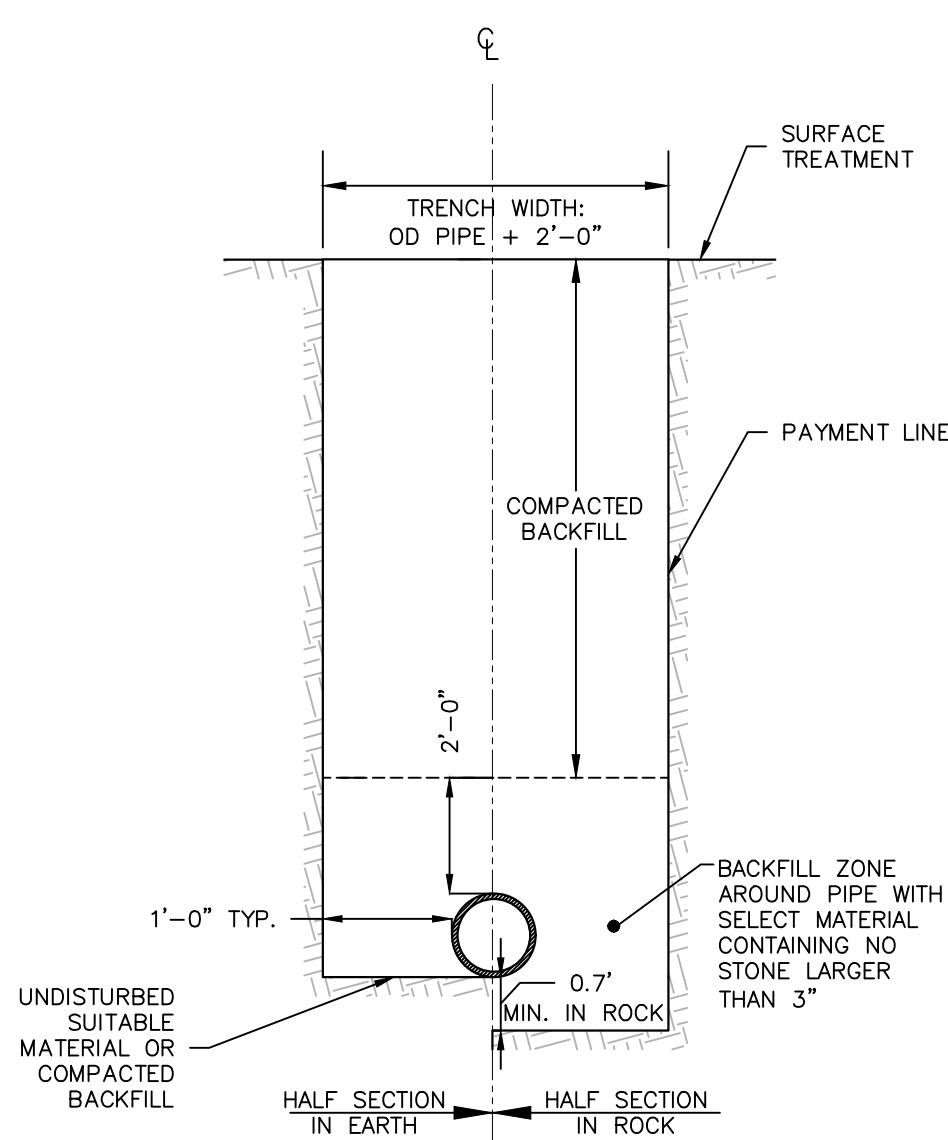
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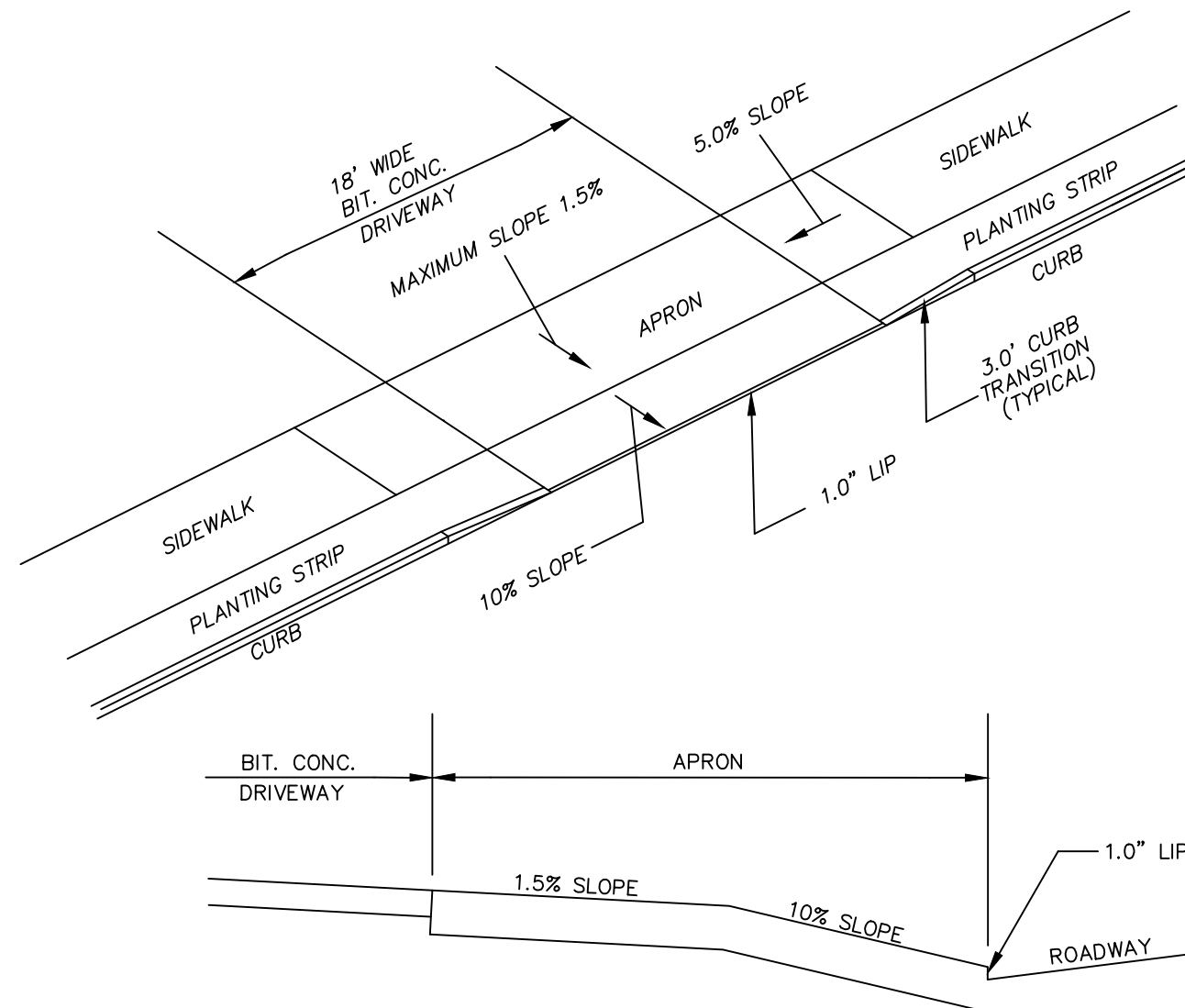
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N.T.S.



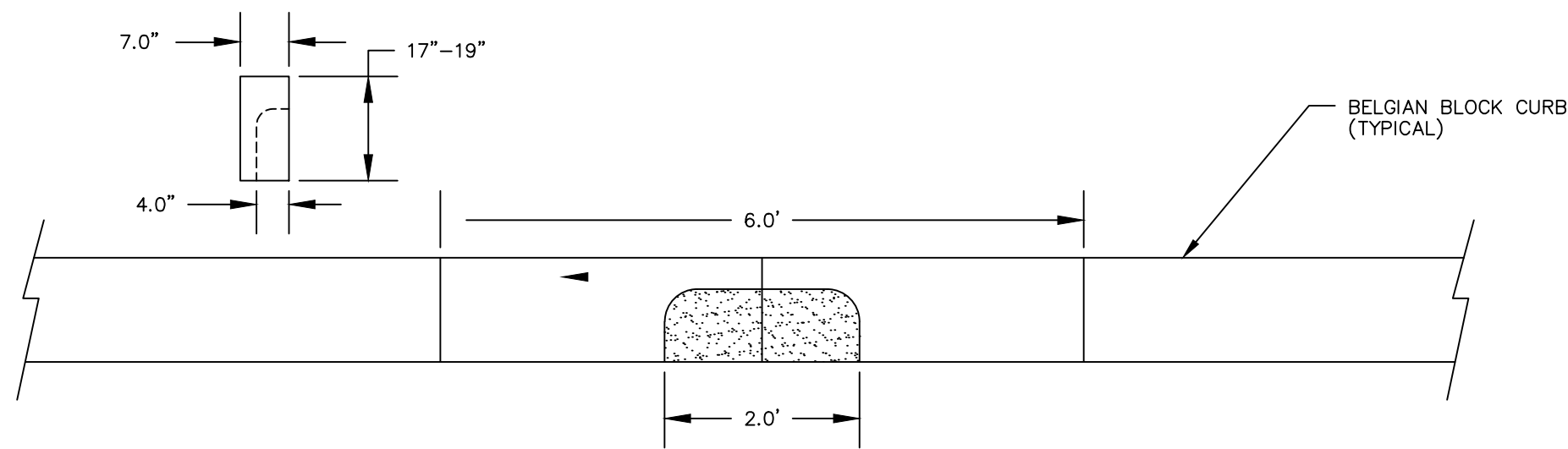
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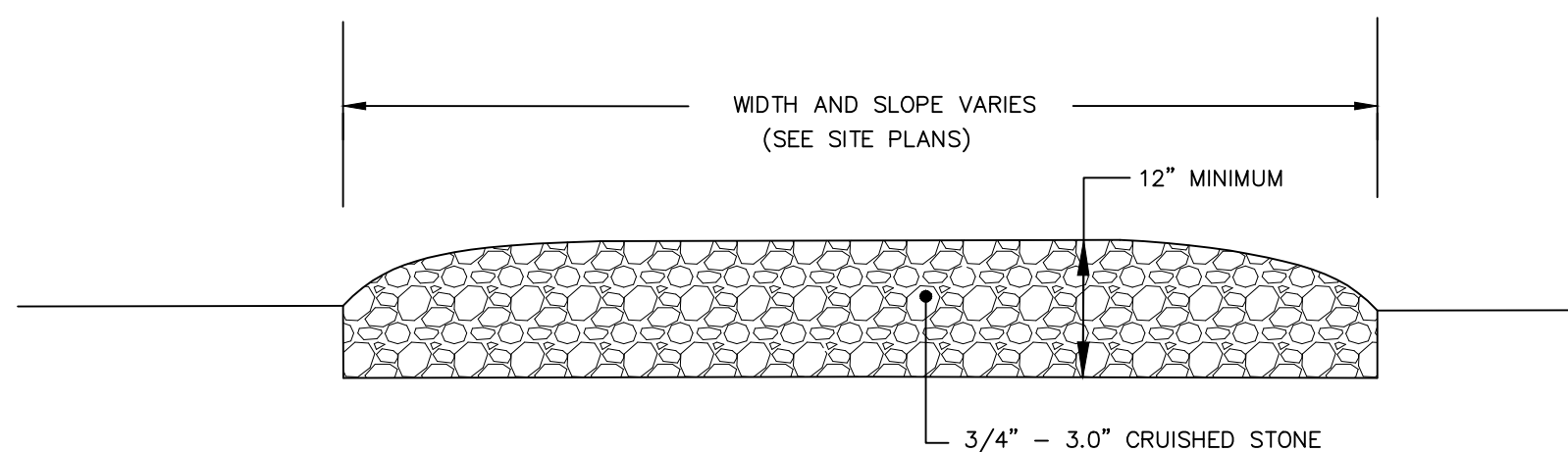
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



GRANITE CURB INLET DETAIL
NOT TO SCALE
TO BE LOCATED AT EACH CATCH BASIN LOCATION



CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTE: HANDICAP RAMPS SHALL COMPLY WITH THE CURRENT ADA, AAB,
AND MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

TYPICAL WHEELCHAIR RAMP DETAIL
NOT TO SCALE

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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SURVEY NOTES:

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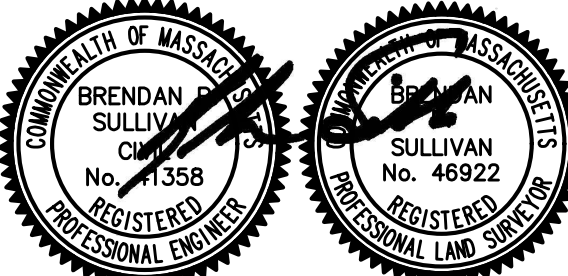
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BRENDAN P. SULLIVAN, P.E., P.L.S.

6/1/2021

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

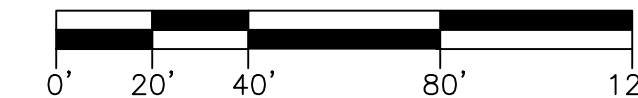
DATE: _____

SIGNED: _____

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ROCKLAND TOWN CLERK _____ DATE _____

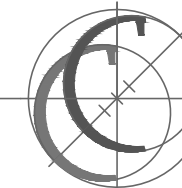
SCALE: 1" = 40'



DETAIL SHEET 1

CAVANARO CONSULTING

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



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

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

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

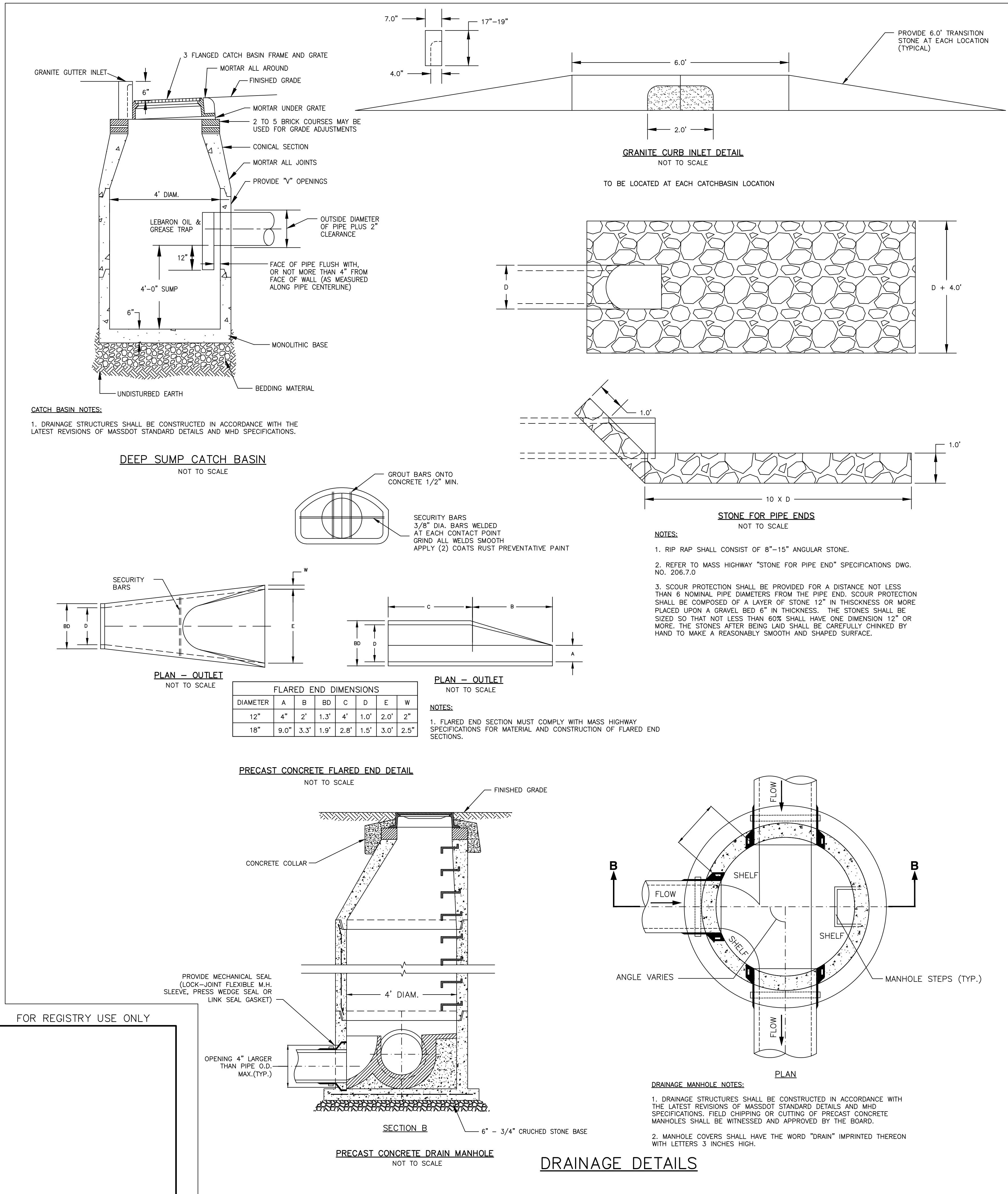
DT1

SHEET NO. 8 OF 11

FILENAME:

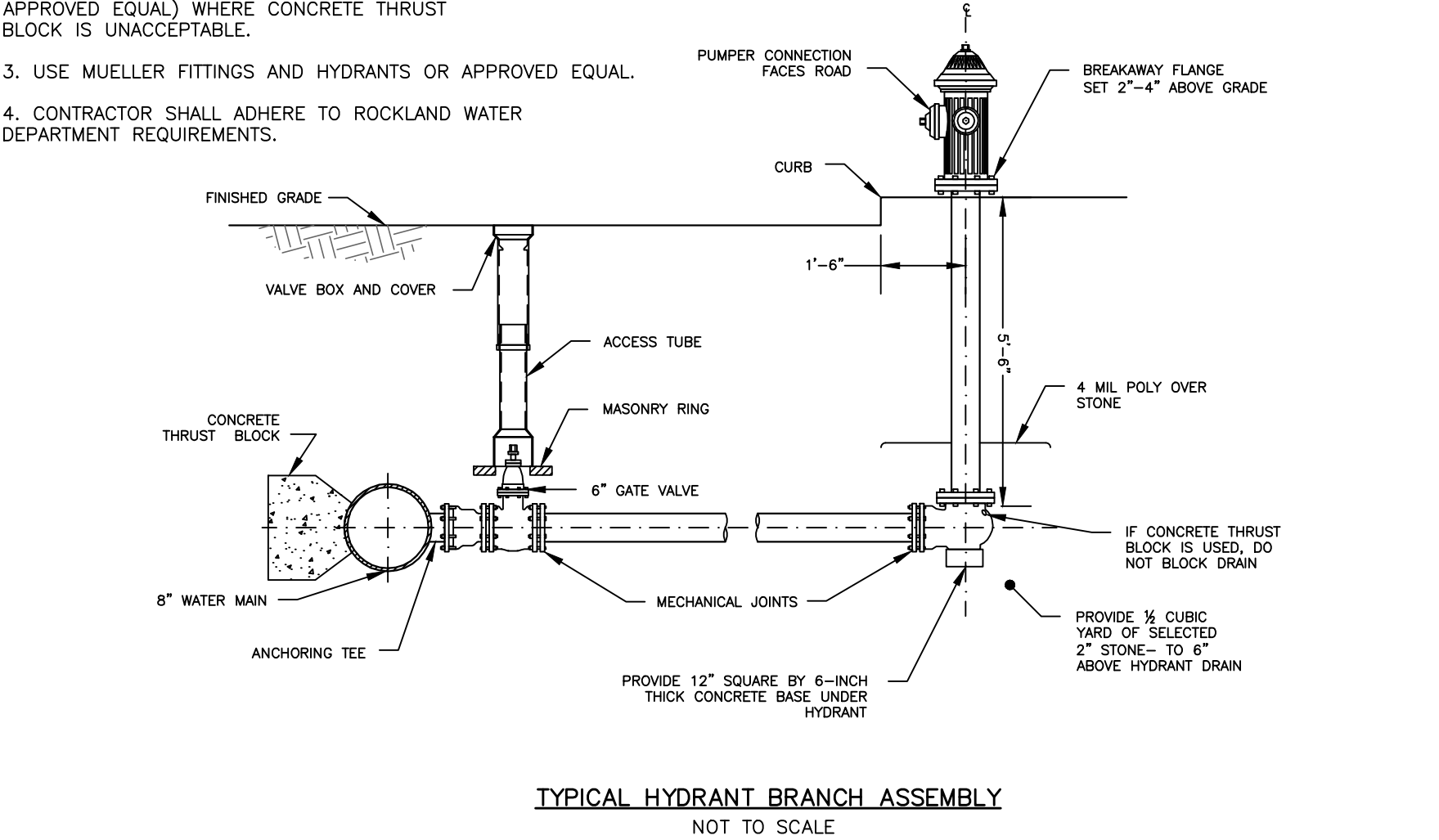
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FOR REGISTRY USE ONLY



HYDRANT NOTES:

1. CONCRETE THRUST BLOCK TO BE USED ONLY WHERE IT WILL BEAR ON UNDISTURBED EARTH.
2. USE RESTRAINED JOINT FITTINGS (MEGALUG OR APPROVED EQUAL) WHERE CONCRETE THRUST BLOCK IS UNACCEPTABLE.
3. USE MUELLER FITTINGS AND HYDRANTS OR APPROVED EQUAL.
4. CONTRACTOR SHALL ADHERE TO ROCKLAND WATER DEPARTMENT REQUIREMENTS.



DRAWING REVISIONS

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BRENDAN SULLIVAN
No. 41358
REGISTERED PROFESSIONAL ENGINEER

BRENDAN SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

6/1/2021

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

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

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ROCKLAND TOWN CLERK

DATE

DETAIL SHEET 2

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

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

PREPARED FOR:

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

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

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DESIGNED BY : CCH

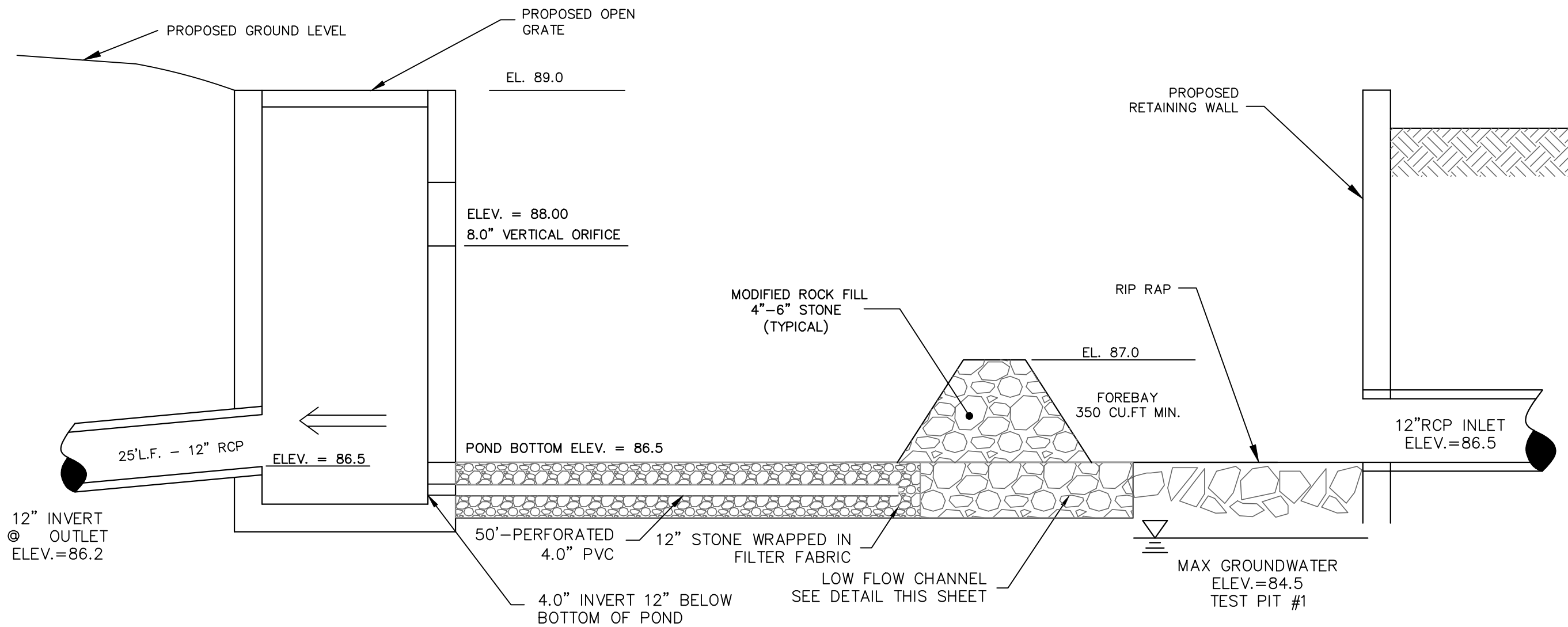
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CHECKED BY : BPS/JCC

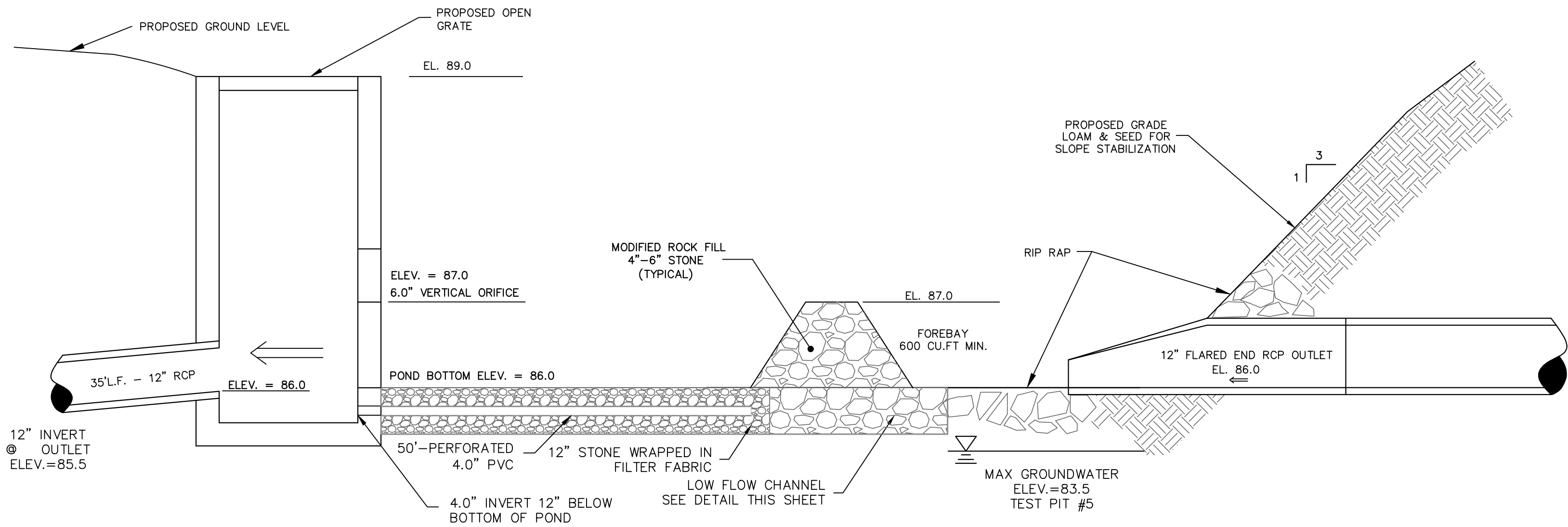
SHEET NO. 9 OF 11

DT2

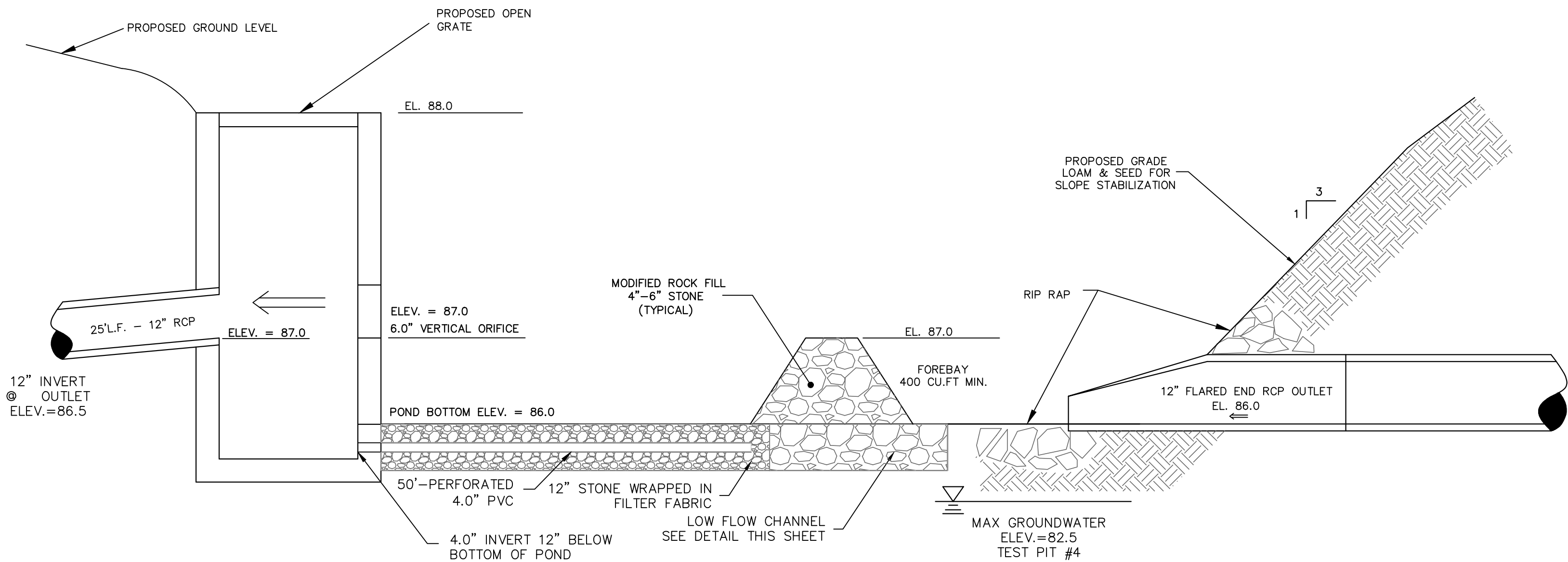
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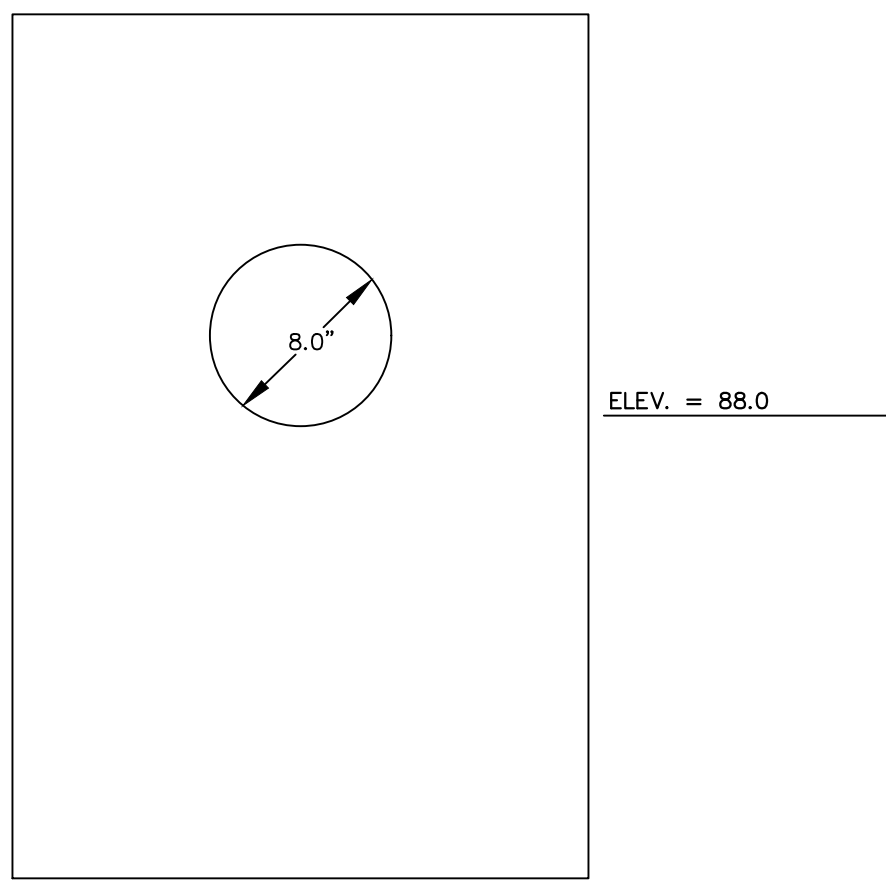
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NOT TO SCALE



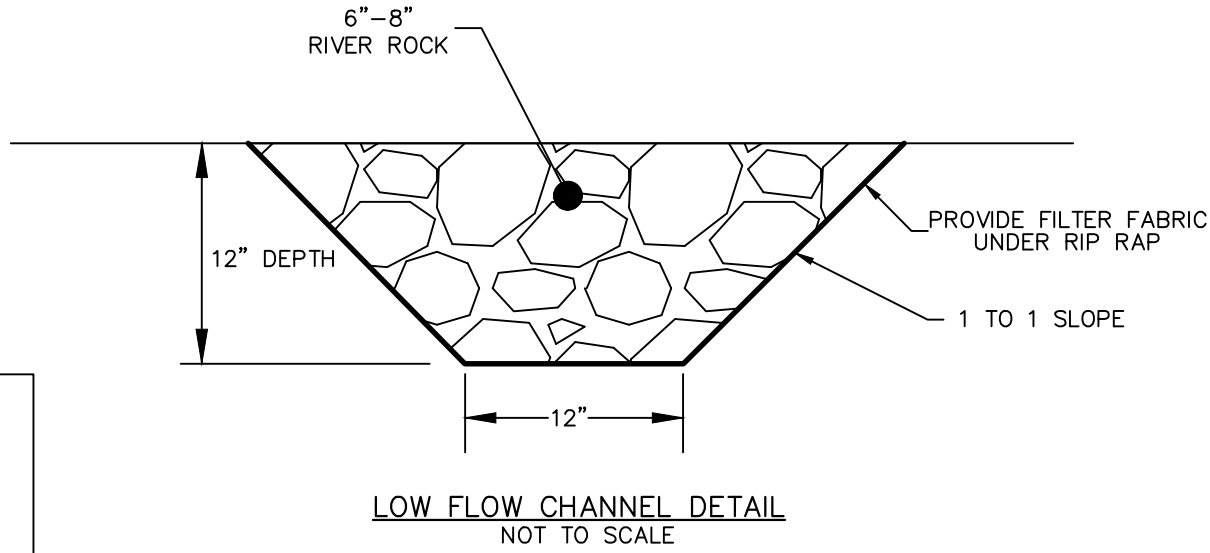
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NOT TO SCALE



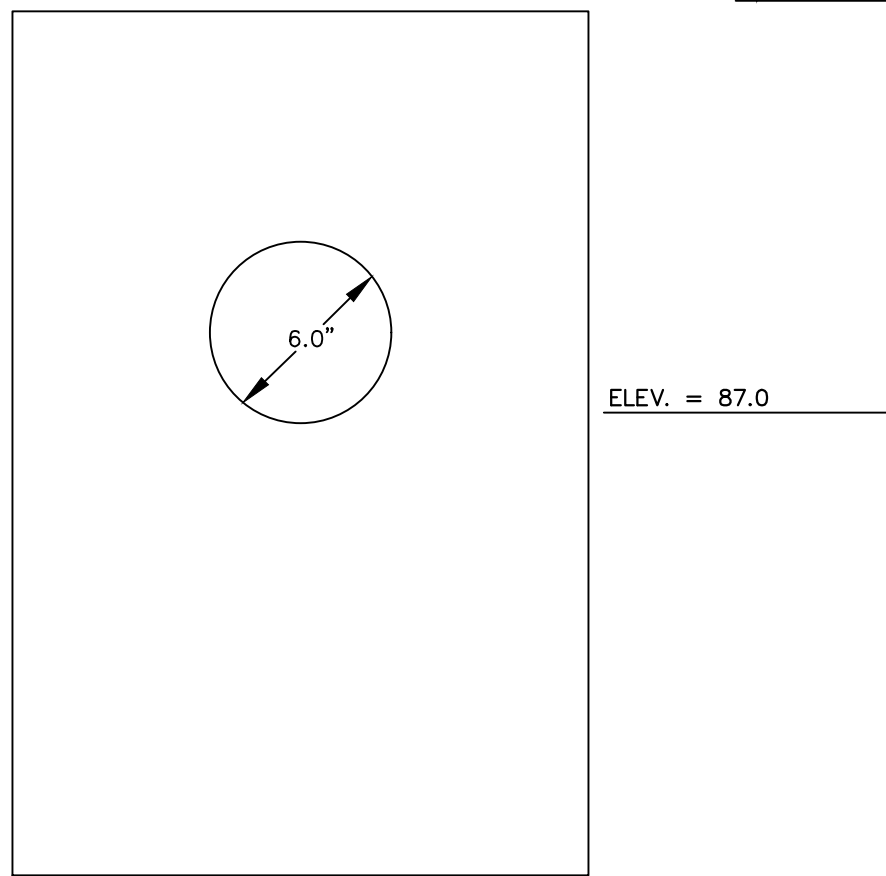
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NOT TO SCALE



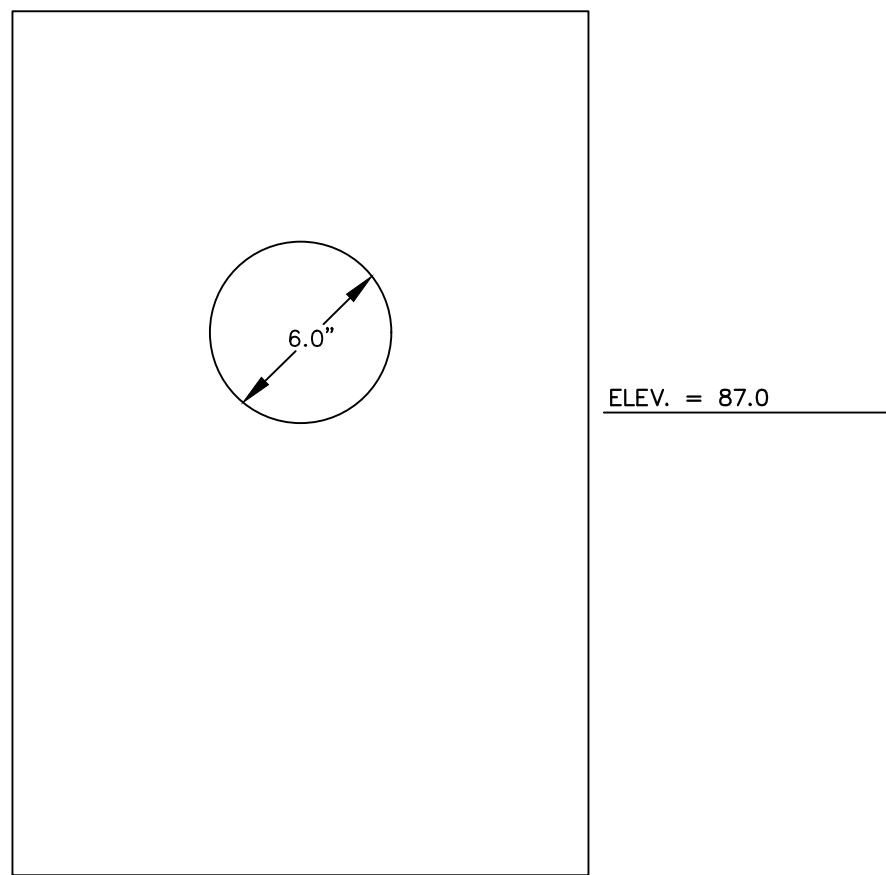
DRAINAGE STRUCTURE — FRONT VIEW
NOT TO SCALE



LOW FLOW CHANNEL DETAIL
NOT TO SCALE



DRAINAGE STRUCTURE — FRONT VIEW
NOT TO SCALE



DRAINAGE STRUCTURE — FRONT VIEW
NOT TO SCALE

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION

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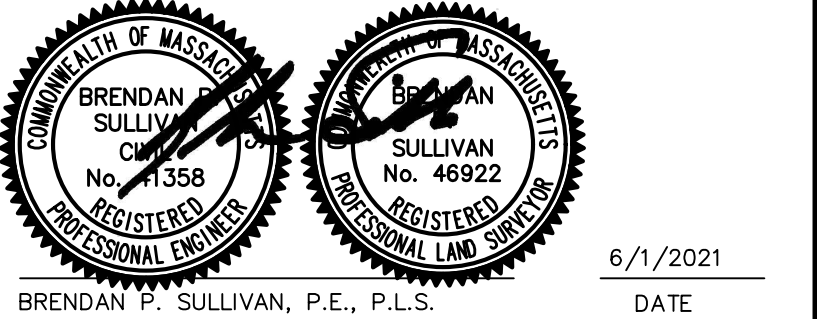
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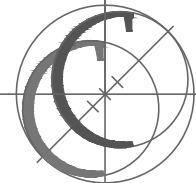
APPROVED BY ROCKLAND PLANNING BOARD	
DATE:	_____
SIGNED:	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

ROCKLAND TOWN CLERK DATE

DETAIL SHEET 3

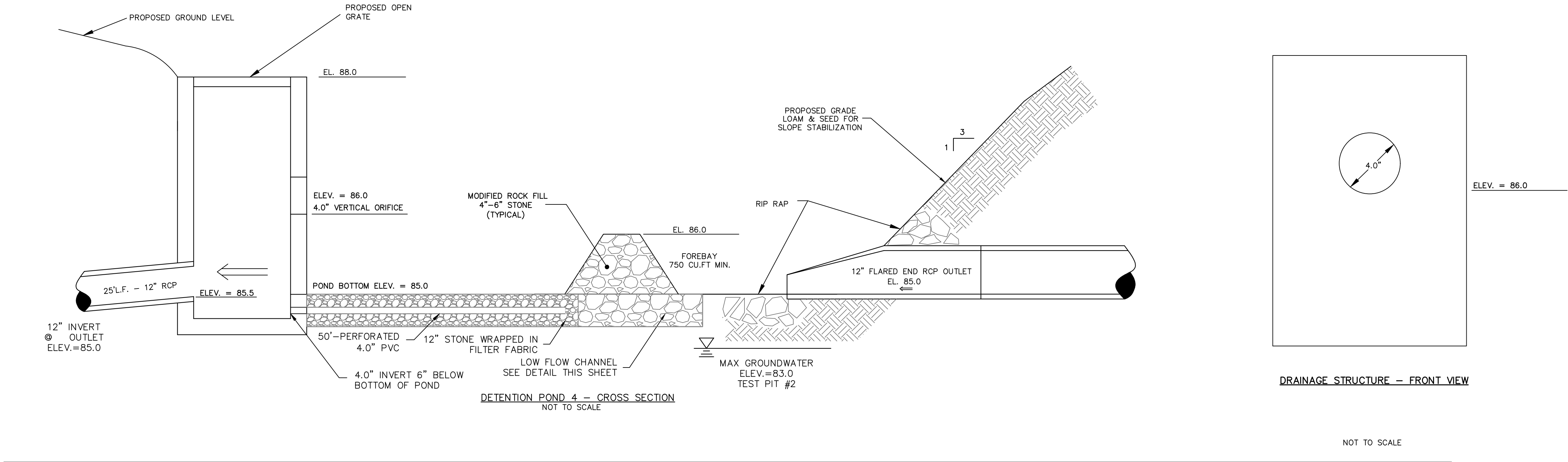
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



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

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

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	DT3
DATE : 6/1/21	
DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	SHEET NO. 10 OF 11
CHECKED BY : BPS/JCC	FILENAME: w:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



CONSTRUCTION PERIOD STORMWATER OPERATION AND MAINTENANCE PLAN AND CONSTRUCTION SEQUENCING

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

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

EMERGENCY CONTACT INFORMATION:

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

CONSTRUCTION SEQUENCING:

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

1 INSTALLATION OF EROSION CONTROLS

EROSION AND SEDIMENTATION CONTROLS (I.E. SILT SOCK, FILTER FABRIC, STRAW BALES, CONSTRUCTION ENTRANCES) WILL BE INSTALLED AS SHOWN AND INSPECTED AT THE LIMITS OF THE WORK AREA PRIOR TO THE COMMENCEMENT OF EARTH MOVING ACTIVITIES.

2 CLEARING

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

3 ROUGH GRADING

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

4 DRAINAGE SYSTEM AND FOUNDATION INFILTRATION SYSTEM CONSTRUCTION

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

6 UTILITY INSTALLATION

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

7 PAVED ROADWAY INSTALLATION

DURING THIS PHASE OF CONSTRUCTION, THE PROPOSED ROADWAY SHALL BE INSTALLED.

8 SITE STABILIZATION

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

EXTREME WEATHER CONDITIONS:

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

STORMWATER OPERATION AND MAINTENANCE DURING CONSTRUCTION:

SEDIMENT AND EROSION CONTROL

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

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

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

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

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

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

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

INFILTRATION/DETENTION SYSTEMS

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

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

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

DUST CONTROL

SPRINKLE WATER AS NECESSARY TO CONTROL DUST DURING CONSTRUCTION.

MATERIAL STOCKPILING

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

GOOD HOUSEKEEPING

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

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

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

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

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

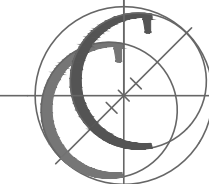
IF SPRAY GUNS ARE USED, THEY WILL BE CLEANED ON A REMOVABLE TARP.

DRAWING REVISIONS		
ACTION	DATE	DESCRIPTION
SURVEY NOTES: 1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181J DATED JULY 17, 2012.		
WETLANDS NOTES: 1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.		
I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.		
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.		
I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.		
		
BRENDAN P. SULLIVAN, P.E., P.L.S.		DATE
6/1/2021		
APPROVED BY ROCKLAND PLANNING BOARD		
DATE: _____		
SIGNED: _____		

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

DETAIL SHEET 4

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



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

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

PROJECT NO. :	19.103	DRAWING NO.
SCALE :	AS SHOWN	DT4
DATE :	6/1/21	
DESIGNED BY :	CCH	
DRAWN BY :	CCH/MCM	SHEET NO. 11 OF 11
CHECKED BY :	BPS/JCC	FILENAME: W:\PRJ\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG