SHINGLEMILL APARTMENTS COMPREHENSIVE PERMIT PLANS

75-79 POND STREET ROCKLAND, MASSACHUSETTS 02370



MASSGIS 2008 AERIAL PHOTO SCALE: 1" = 500'

PREPARED FOR:

SHINGLEMILL, LLC
4 FIRST STREET
BRIDGEWATER, MASSACHUSETTS 02324



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



PREPARED ON: JANUARY 4, 2022

DESCRIPTIONSHEETCOVER SHEET1NOTES & LEGEND2EXISTING CONDITIONS KEY PLAN3EXISTING CONDITIONS4-7KEY PLAN8EROSION CONTROL PLAN9-10SITE LAYOUT PLAN11-12GRADING & DRAINAGE PLAN13-14SITE UTILITIES PLAN15-16DETAIL SHEETS17-25

SITE INFORMATION:

ZONING DISTRICT: H-1 INDUSTRIAL PARK-HOTEL TOTAL GROSS AREA: 28.64 Ac.
TOTAL BUILDING AREA: 1.36 Ac.
TOTAL PAVEMENT & PARKING AREA: 3.44 Ac.
TOTAL WETLAND OPEN SPACE: 16.46 Ac.

ENGINEER:

DAMIEN J. DMITRUK, P.E.

CONECO ENGINEERS & SCIENTISTS, INC.

BRIDGEWATER, MA 02324

SURVEYOR:

TIMOTHY S. BODAH, P.L.S.

CONECO ENGINEERS & SCIENTISTS, INC.

BRIDGEWATER, MA 02324

MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #55386 MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR #46110

DATE:

SHINGLEMILL APARTMENTS

75-79 POND STREET, ROCKLAND, MASSACHUSETTS 02370

R E V I S I O N S

NO. DATE DESCRIPTION DR/CK

LEGEND			ABBREVIATIONS		
EXISTING	PROPOSED	DESCRIPTION	ABBREV.	DESCRIPTION	
		PROPERTY LINE	BC BLDG	BOTTOM OF CURB BUILDING	
		PROPERTY LINE ABUTTER	BLDG BM BOS	BENCH MARK BOTTOM OF SLOPE	
		EASEMENT LINE	BVW	BORDERING VEGETATED WETLAND	
		FLOOD ZONE	CB CCB	CATCH BASIN CAPE COD BERM	
		EDGE OF WETLAND	CF CFS	CUBIC FEET CUBIC FEET PER SECOND	
		25' WETLAND BUFFER	CLF CO	CHAIN LINK FENCE CLEAN OUT	
		100' WETLAND BUFFER	CONC. CPD	CONCRETE CONCRETE PAD	
		EDGE OF VERNAL POOL	CY	CUBIC YARD	
		100' VERNAL POOL BUFFER	DCB DEM	DOUBLE CATCH BASIN DEMOLISH	
— — 105 — —	50	MAJOR GROUND CONTOUR	DH DIA.	DRILL HOLE DIAMETER	
	49	MINOR GROUND CONTOUR	DIM. DMH	DIMENSION DRAIN MANHOLE	
		EDGE OF PAVEMENT	ELEV.	ELEVATION	
		VERTICAL CURB	ELEC. EM	ELECTRIC ELECTRIC METER	
		CAPE COD BERM	EOP EOW	EDGE OF PAVEMENT EDGE OF WETLANDS	
<u> </u>		BUILDING	EXIST, EX.	EXISTING	
		TREE LINE	FES FF	FLARED END SECTION FINISHED FLOOR	
		ROCK WALL	FFE FT	FIRST FLOOR ELEVEATION FOOT OR FEET	
	***************************************	LIMIT OF WORK/EROSION CONTROL LINE	GG	GAS GATE	
D D	—— D ——— D ———	DRAINAGE LINE	GV GW	GATE VALVE GROUND WATER	
0 0 0 0	.0 0 0 0 00	GUARD RAIL	HGW HOR	HIGH GROUNDWATER HORIZONTAL	
-OO		POST AND RAIL FENCE	HW HYD	HEADWALL HYDRANT	
x	x	CHAIN LINK FENCE	IN	INCHES	
		GAS LINE	INV., I	INVERT	
W W	ww	WATER LINE	L LP	LENGTH LIGHT POLE	
	SS	SEWER LINE	LS	LANDSCAPING	
	——— OHW ————	OVERHEAD WIRE TELEPHONE	MAT MAX	MATERIAL MAXIMUM	
E/T/C	E/T/C	ELECTRIC/TELEPHONE/COMMUNICATIONS	MH MIN	MANHOLE MINIMUM	
<u>S</u>	©	SEWER MANHOLE	MW	MONITORING WELL	
\bigcirc	©	DRAIN MANHOLE	N NAVD	NORTH NORTH AMERICAN VERTICAL DATUM	
BB		CATCH BASIN	NO NTS	NUMBER NOT TO SCALE	
TP-#	_	TEST PIT	N/F	NOW OR FORMERLY	
-	-0-	UTILITY POLE	OHW	OVERHEAD WIRE	
———		GUY WIRE	PKG PL	PARKING PROPERTY LINE PROPOSED	
↓ • *	☆ ◆ ☆	LIGHT POLE	PROP., P PT PVC	POINT OR POINT OF TANGENT POLYVINYL CHLORIDE PIPE	
•	⊡	BOUND W/ DRILL HOLE	R	RIM	
∢ 7B− #		BANK/WETLAND FLAG	RCP RD	REINFORCED CONCRETE PIPE ROAD	
O _{WG}	⊠ _{wg}	WATER VALVE	S	SLOPE	
GG	[c] GG	GAS VALVE	STC	STORMCEPTOR CATCH BASIN (WATER QUALITY CATCH BASIN	
	类	HYDRANT	SEC. SF	SECTIÒN SQUARE FEET	
\text{\tin}\text{\tetx{\text{\tetx{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\}\text{\text{\text{\text{\text{\text{\text{\text{\tex{\tex		MONITORING WELL	SMH SP	SEWER MANHOLE STANDPIPE	
(5)	(5)	PARKING SPACE COUNT	SPEC. SW	SPECIFICATION SIDEWALK	
0	o	SEWER CLEAN OUT	TC	TOP OF CURB	
		FLARED END SECTION	TEK., T TMH	TELEPHONE TELEPHONE MANHOLE	
			TOB TOF	TOP OF BANK TOP OF FOUNDATION	
			TOS TP T∨P	TOP OF SLOPE TEST PIT	
			TYP. UP	TYPICAL	
			UP VERT	UTILITY POLE VERTICAL	
			WG/V WM	WATER GATE/VALVE WATER MAN HOLE	
			WMH	WATER MAN HOLE	

NOTES

GENERAL:

- THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
- 2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
- 3. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
- 4. SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- 5. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 6. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
- 7. SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE.
- 8. DEGRADED AND DAMAGED EROSION CONTROLS TO BE REPLACED BY THE CONTRACTOR UNTIL FINAL SOIL STABILIZATION METHODS HAVE BEEN ESTABLISHED.
- 9. BUILDING HEIGHTS SHALL CONFORM THE LATEST ARCHITECTURAL DESIGN PLANS.

LAYOUT & MATERIALS:

- 1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
- 2. CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.

EXISTING CONDITIONS INFORMATION:

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

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

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

LANDSCAPING:

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

UTILITIES:

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

FERCHANGE BM 55.4

LOCUS MAP Scale: 1" = 1000'

SITE DEVELOPMENT TABLES

TOTAL SITE AREA: 1,281,642 S.F. (29.4± ACRES)

ZONING TABLE						
ZONE: H1 — INDUSTRIAL PARK—HOTEL						
USES: RESIDENTIAL APARTMENTS						
	REQUIRED	PROVIDED**				
LOTS						
MIN. AREA	N/A	29.4 ACRES.				
MIN. FRONTAGE	N/A	165 FT				
BUILDINGS						
MAX. BUILDING LOT COVERAGE	50%	4.7%				
MIN. FRONT YARD	50 FT	710 FT				
MIN. SIDE YARD	30 FT*	5 FT				
MIN. REAR YARD	30 FT*	277 FT				
MAX. BUILDING STORIES	3 STORIES	5 STORIES				
MAX. BUILDING HEIGHT	36 FT	69 FT				
*50 FEET IF THE ABUTTING LAND IS WITHIN ANY RESIDENTIAL DISTRICT **SITE IS BEING SUBMITTED AS A CHAPTER 40B COMPREHENSIVE PERMIT						

PARKING SUMMARY

REQUIRED

MULTI-FAMILY RESIDENTIAL IN BUISINESS DISTRICT:

N/A

PROPOSED
PROPOSED PARKING SPACES DIMENSIONS: 9'x18'
298 STANDARD SPACES PROPOSED
7 HANDICAP SPACE PROPOSED

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

01/04/2022

CONEC	Engineers & Scientis 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 0235 PHONE 508-697-3191 OR 800-548-3355; FAX 508-6 WEBSITE: www.coneco.com	
	PHONE 5	

DATE 01/03/2022

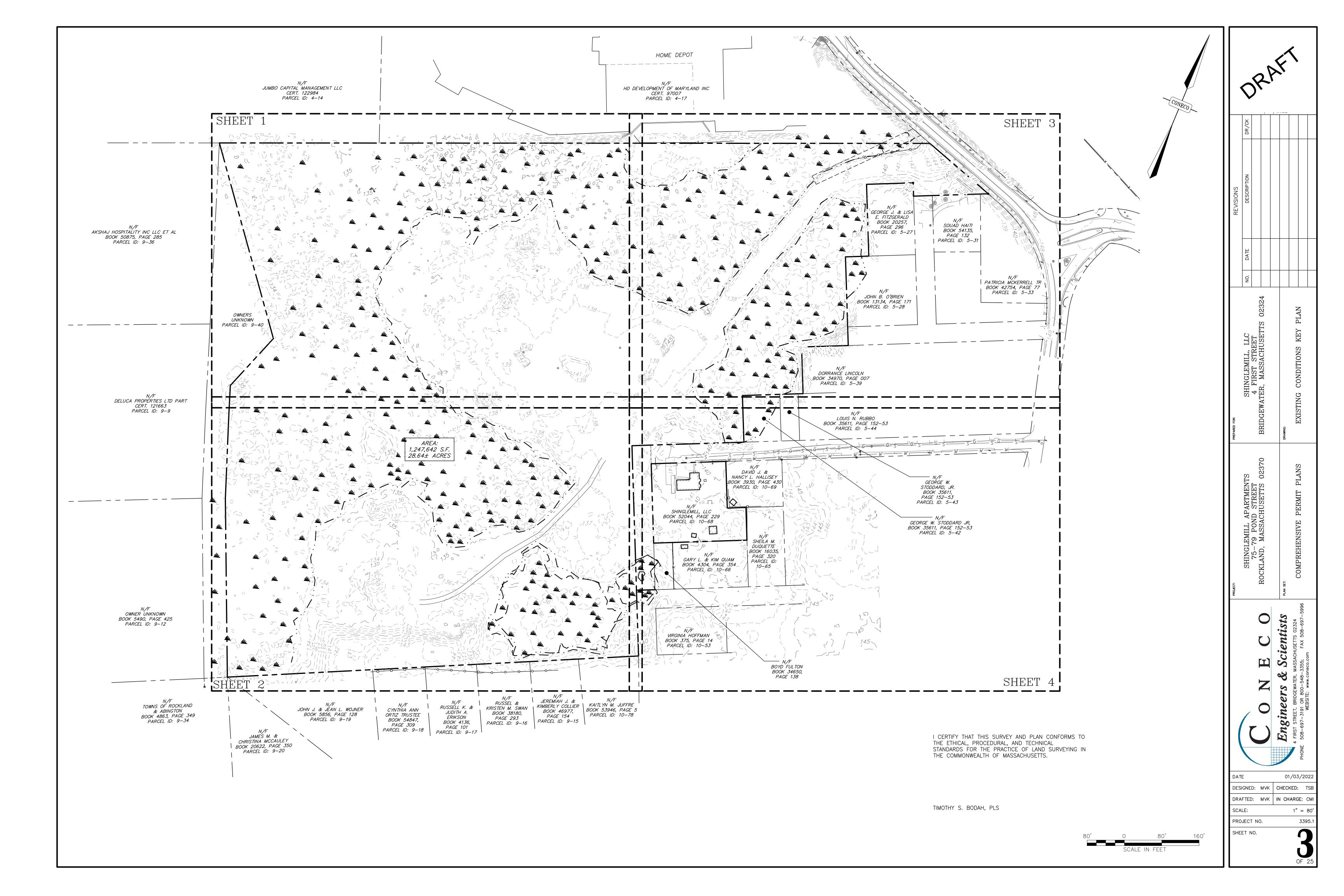
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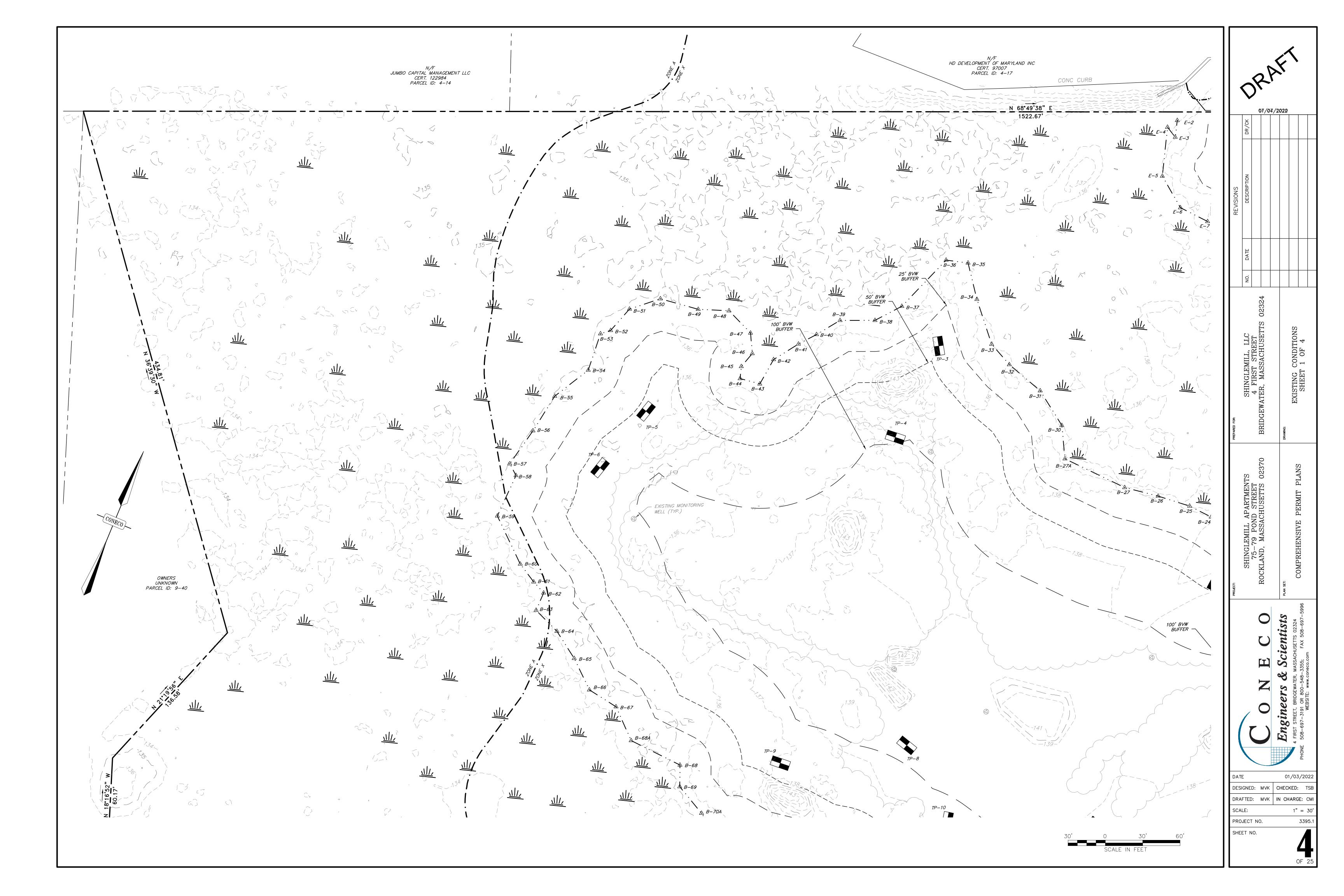
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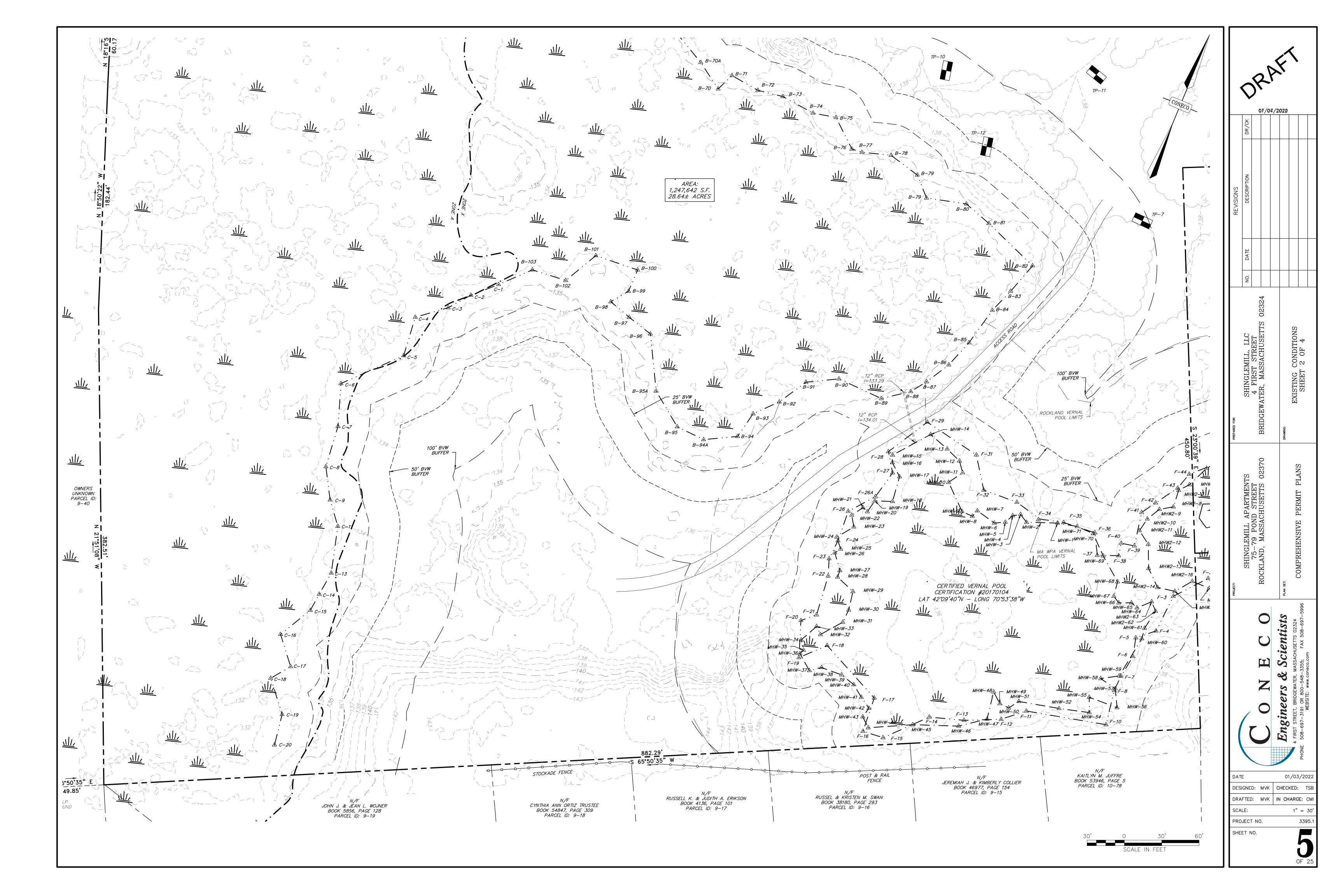
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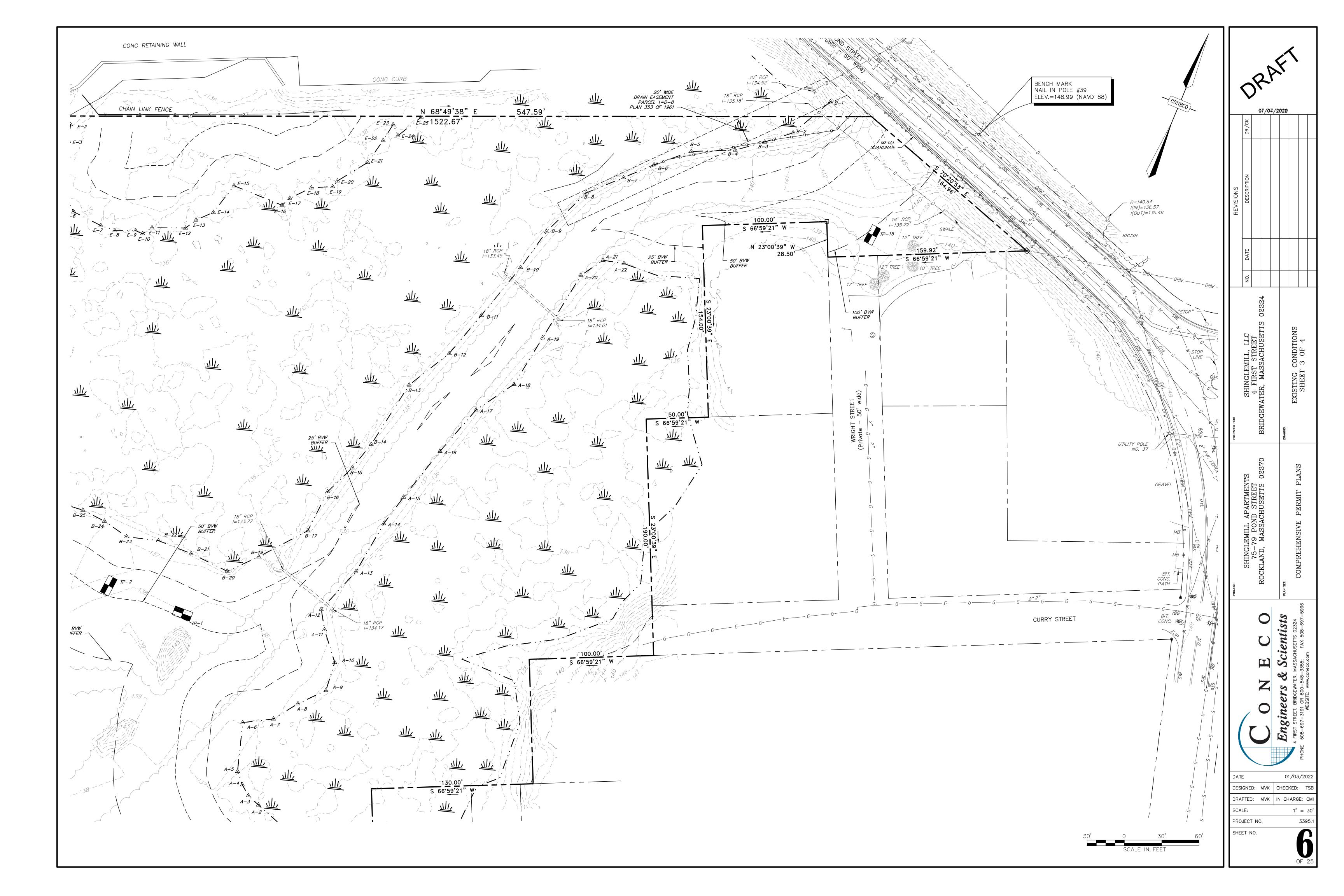
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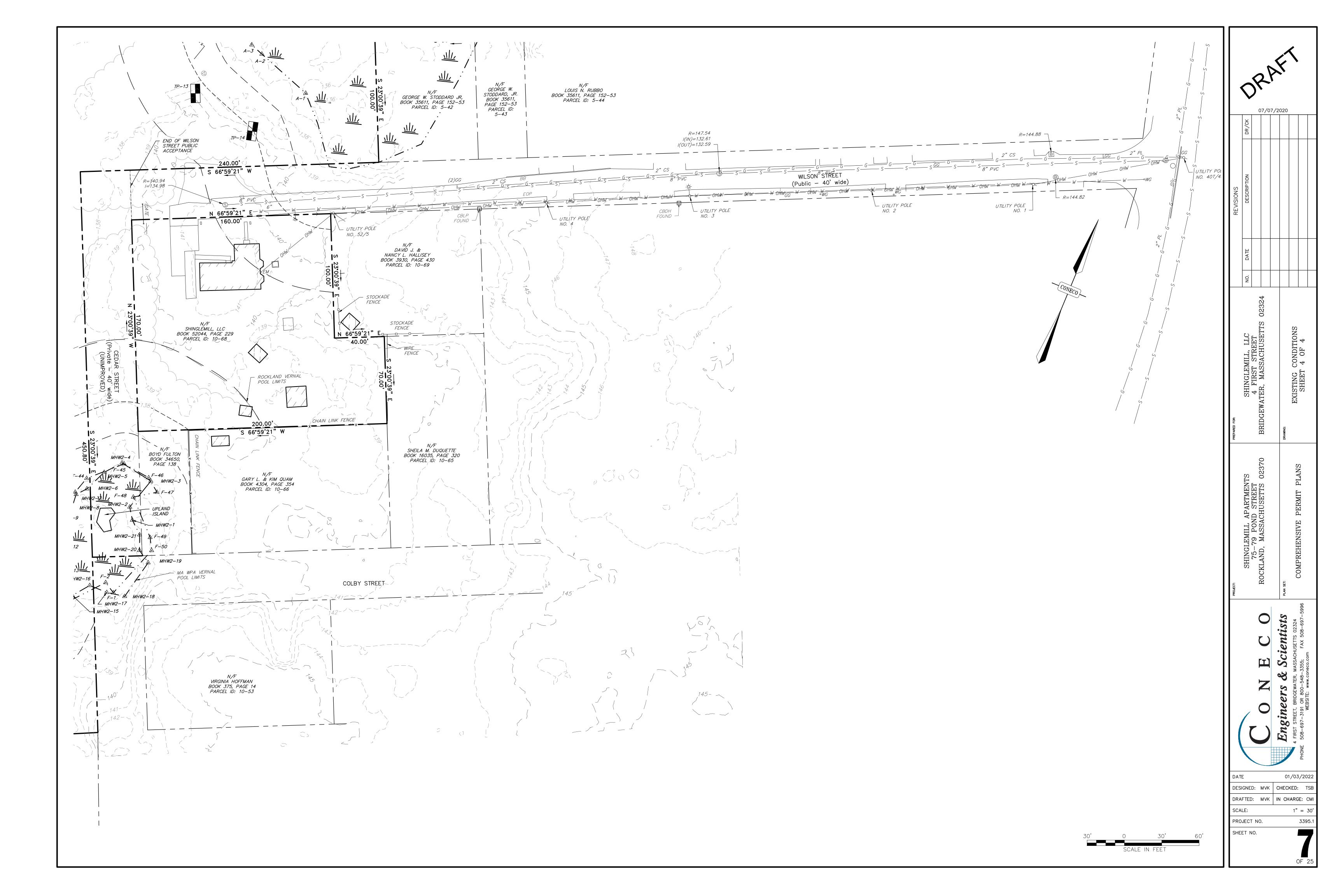
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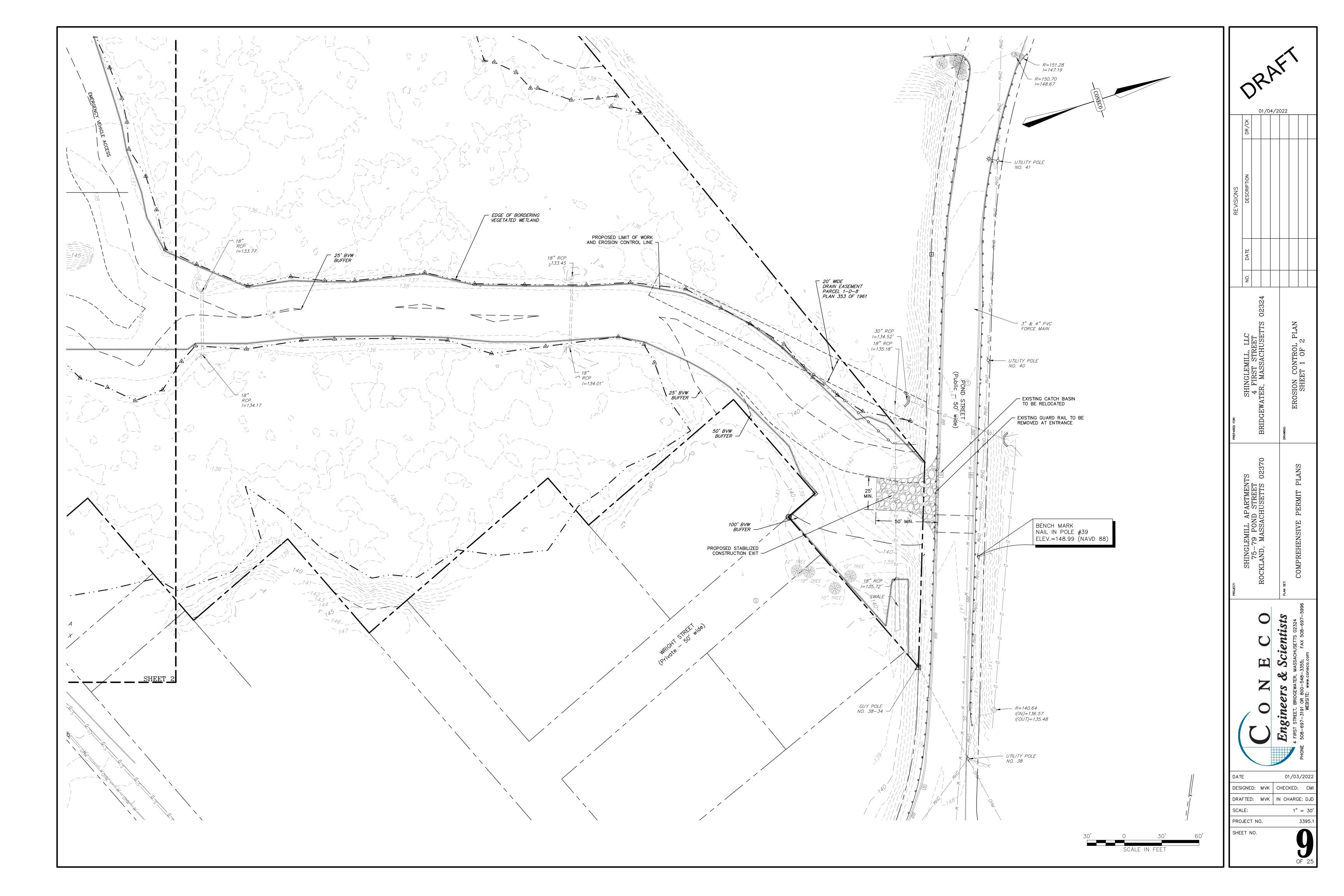


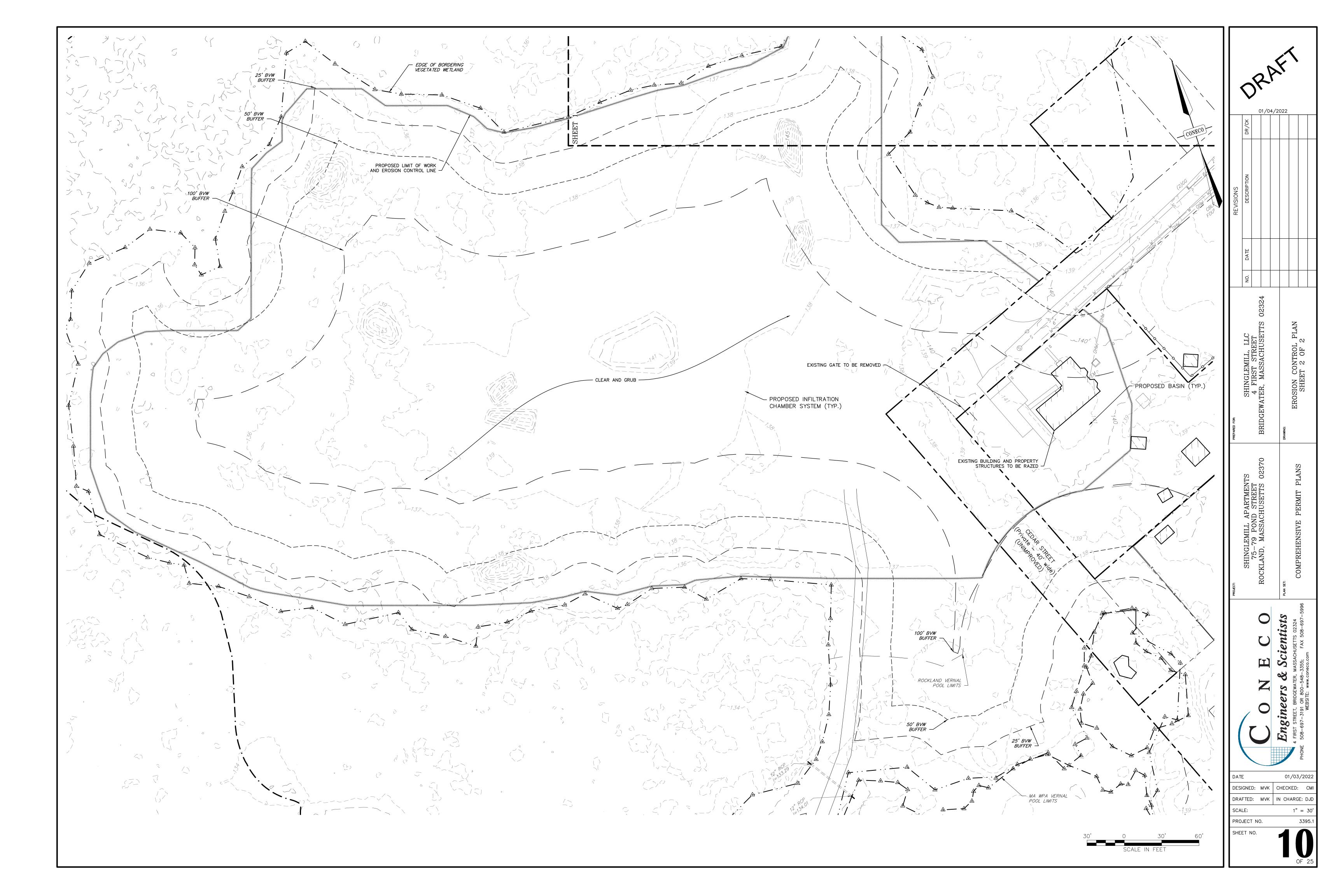


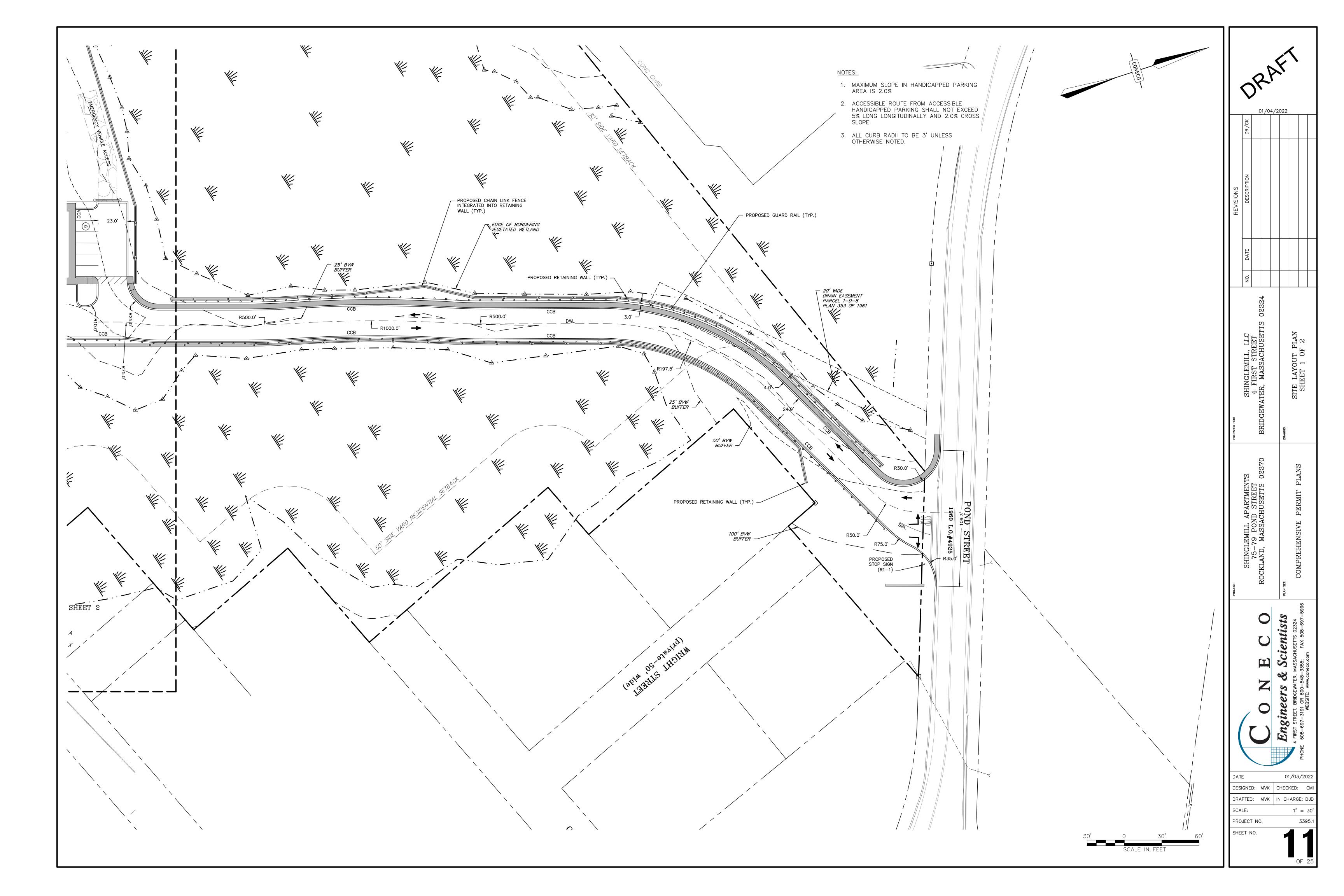


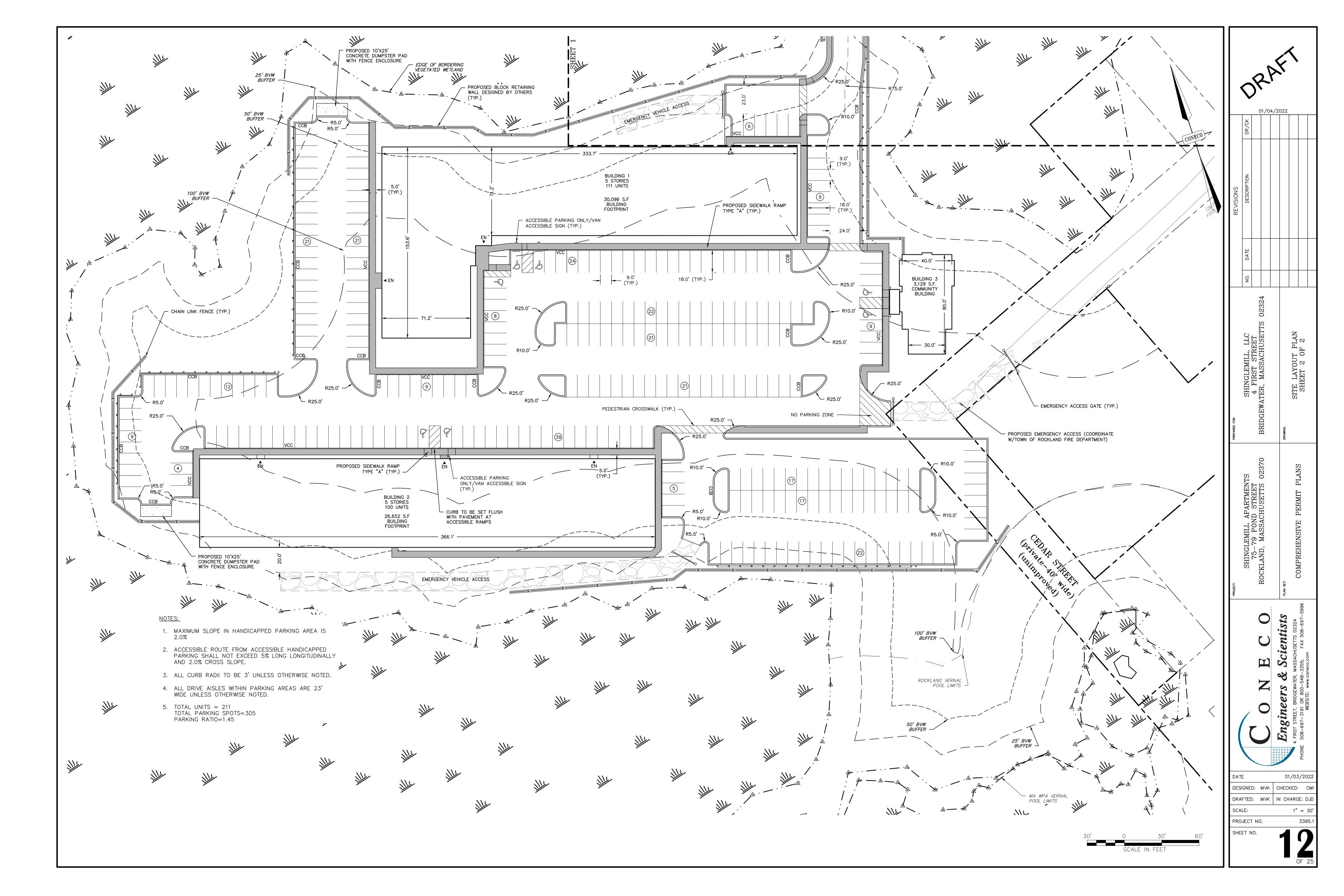


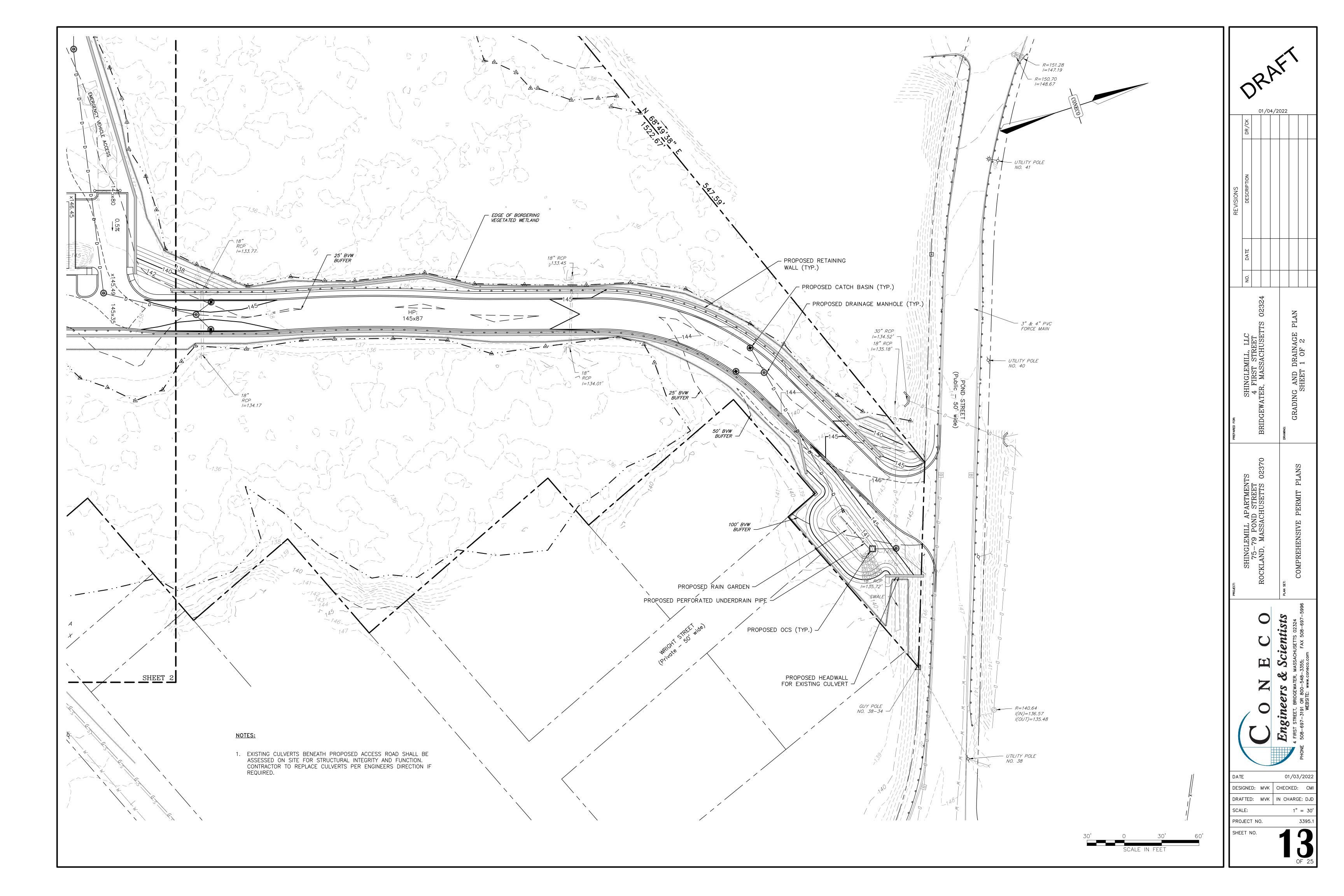


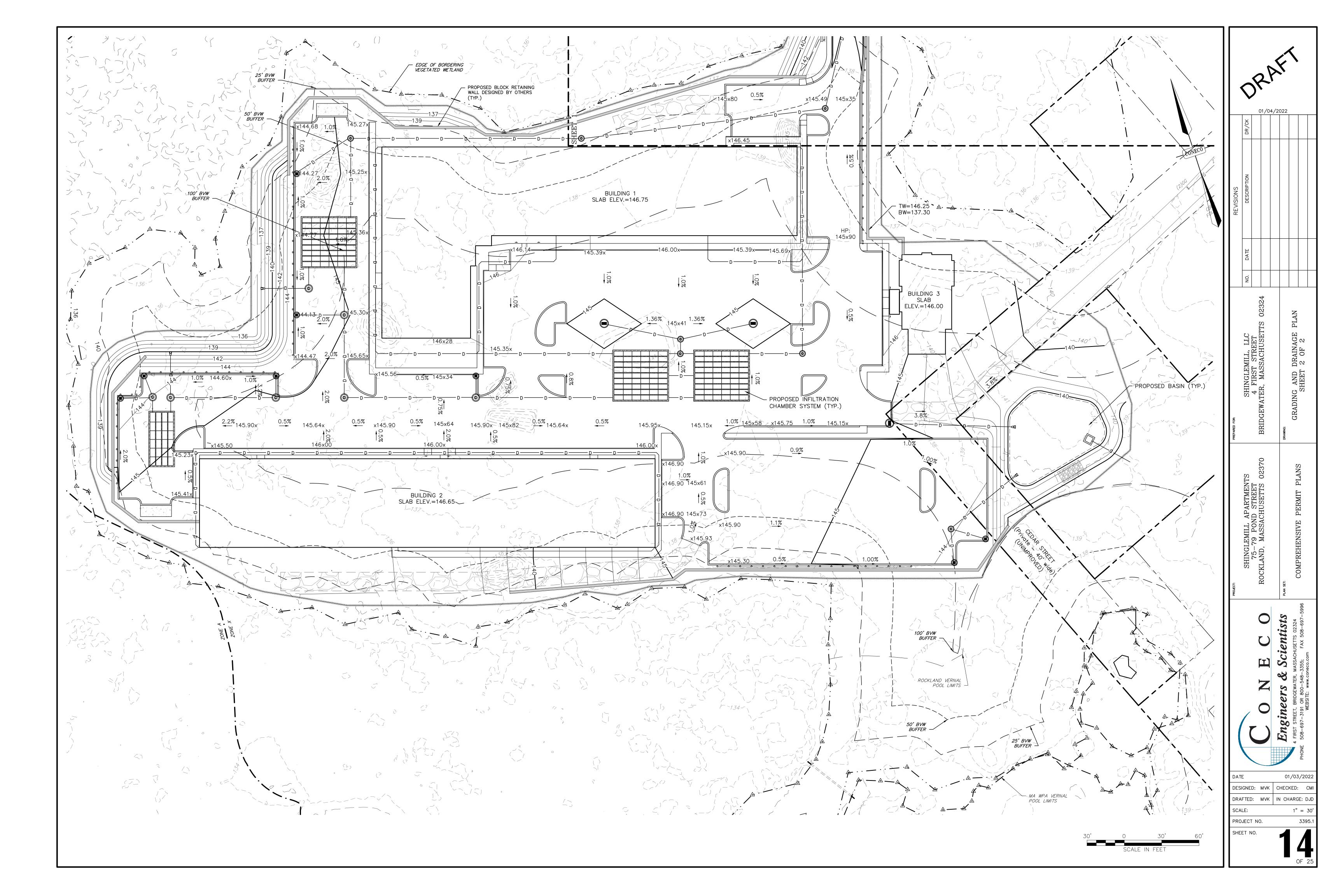


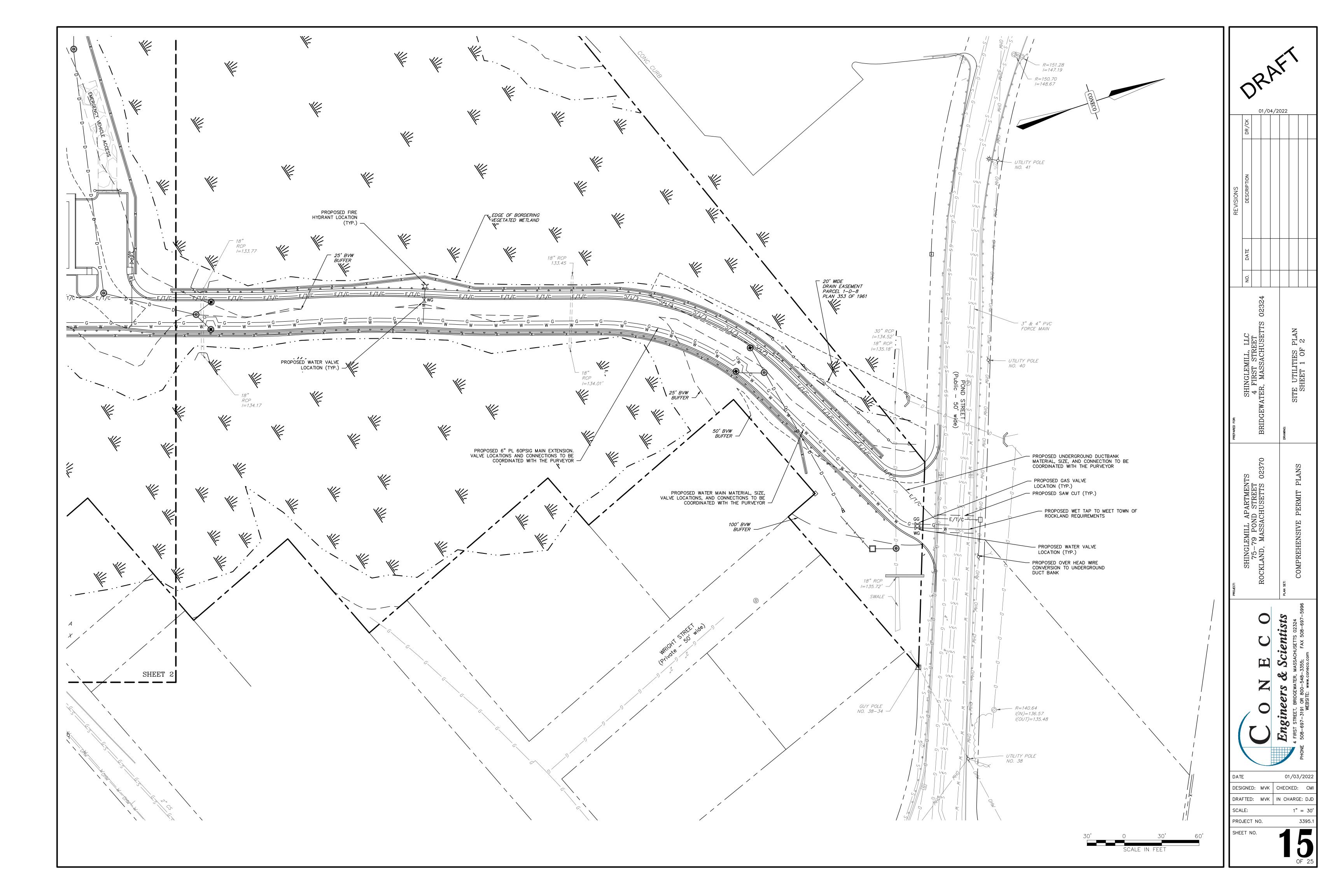


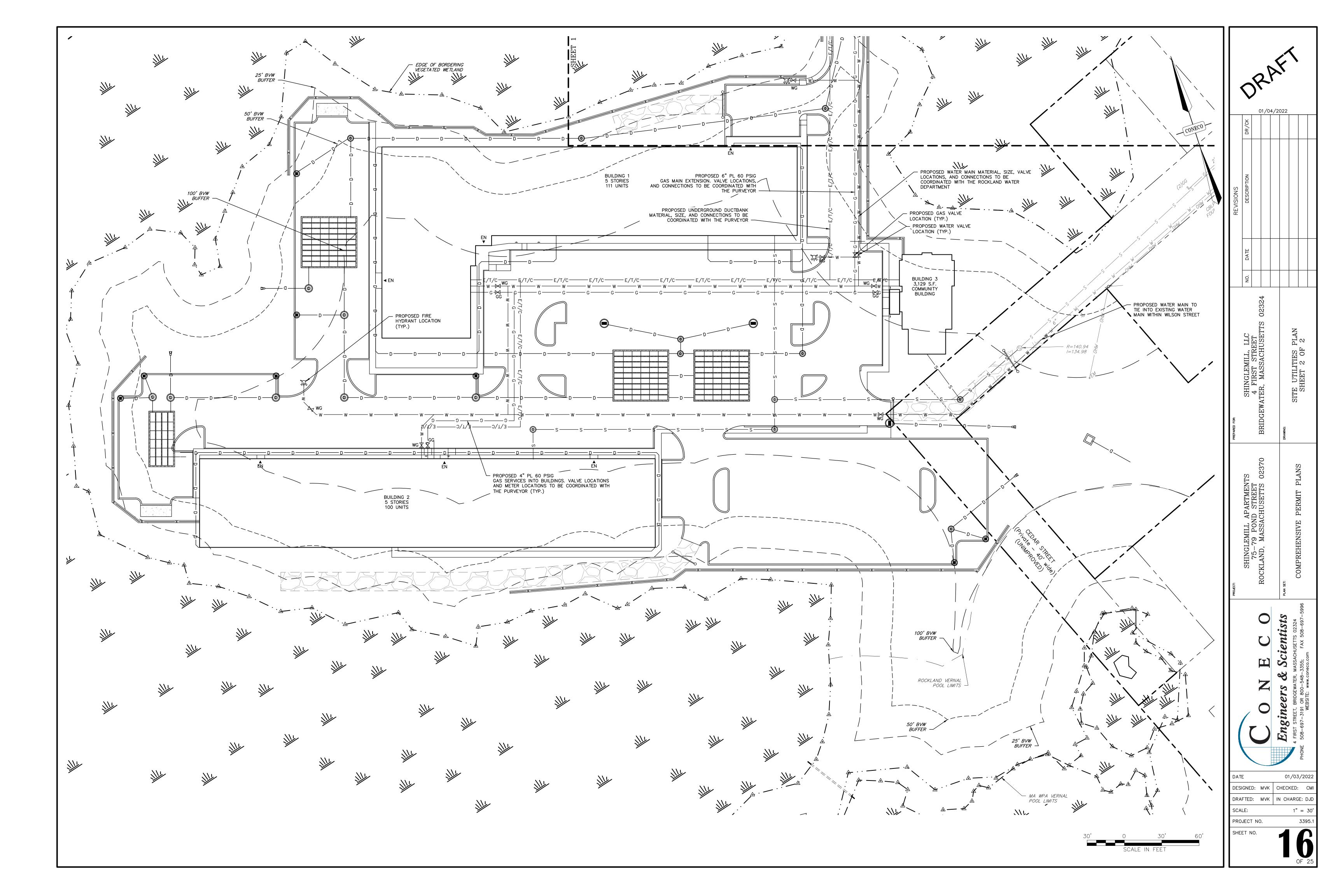


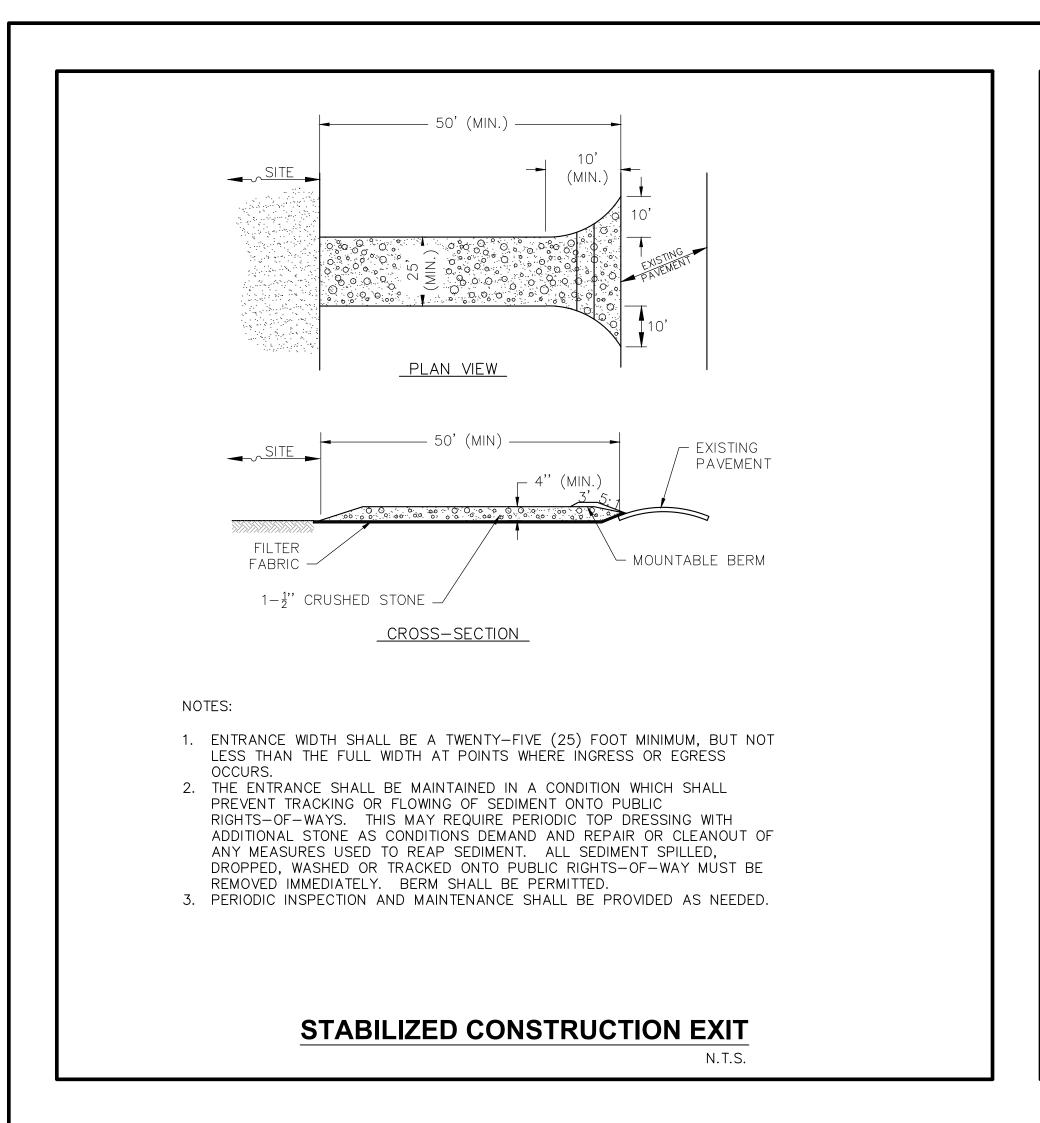


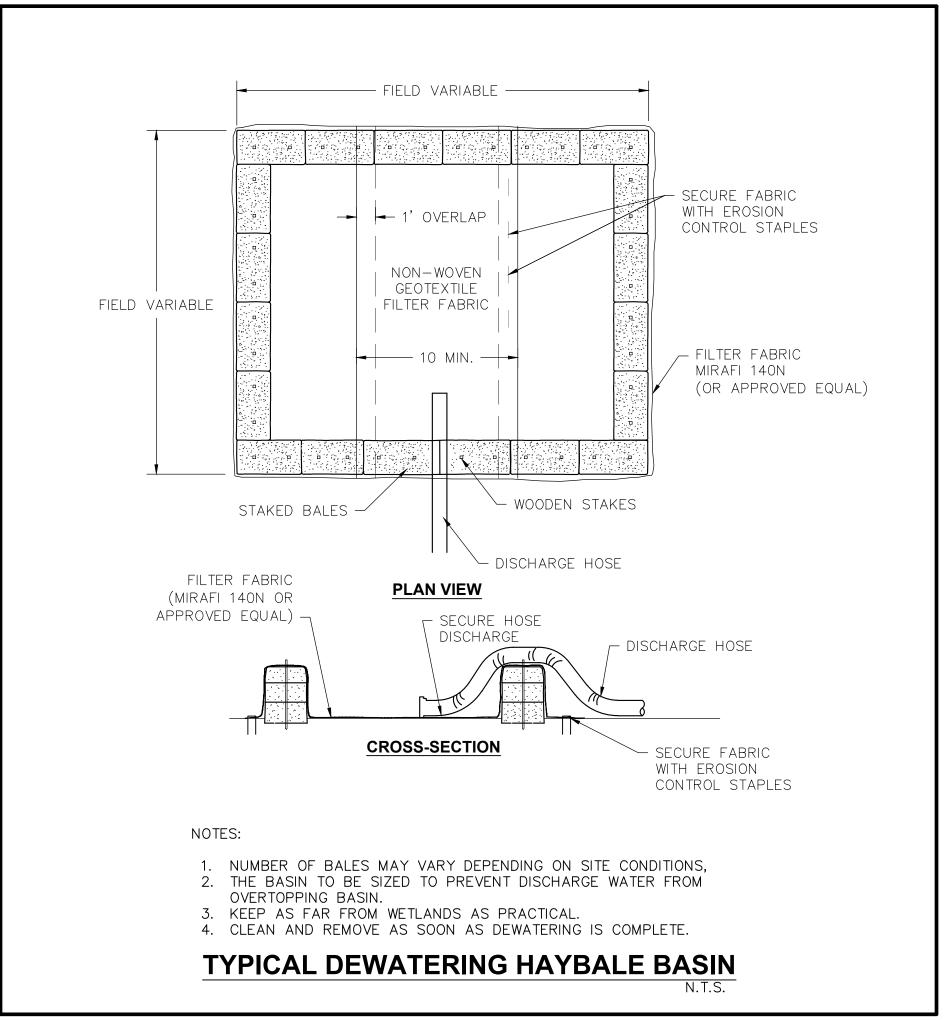


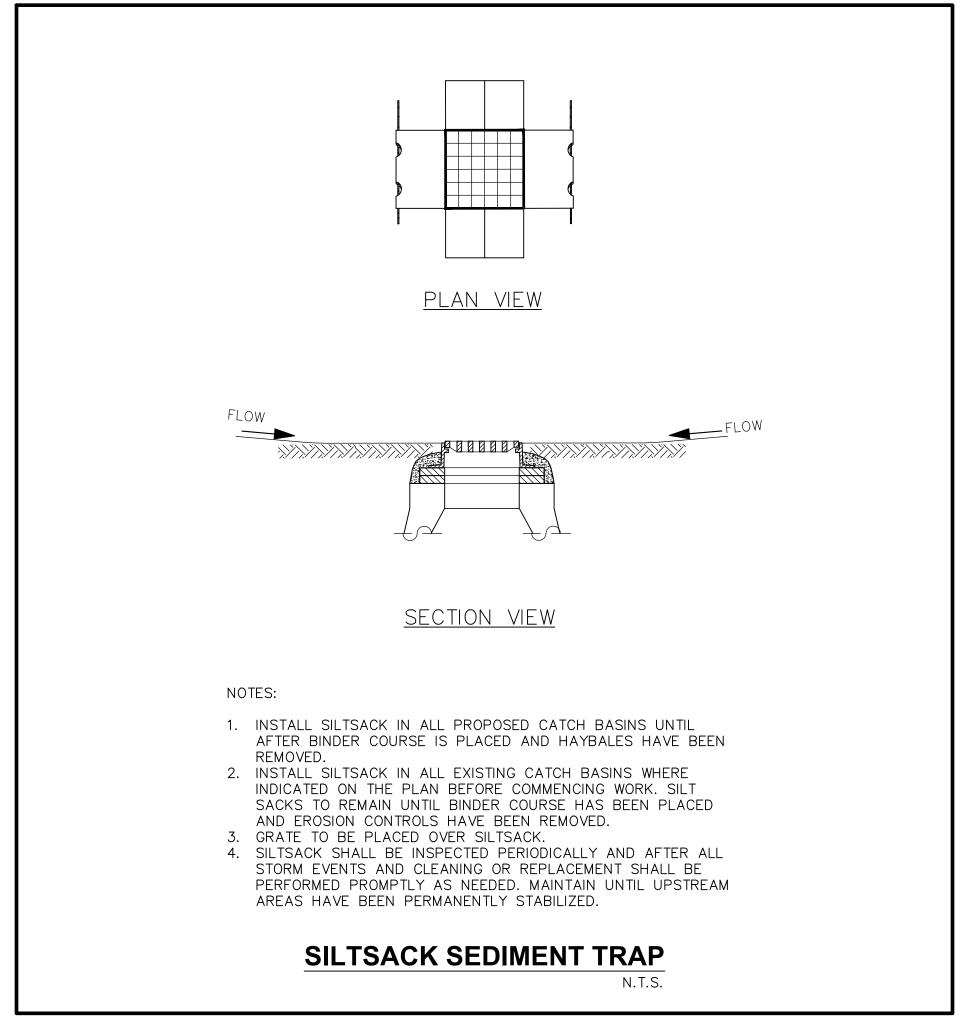


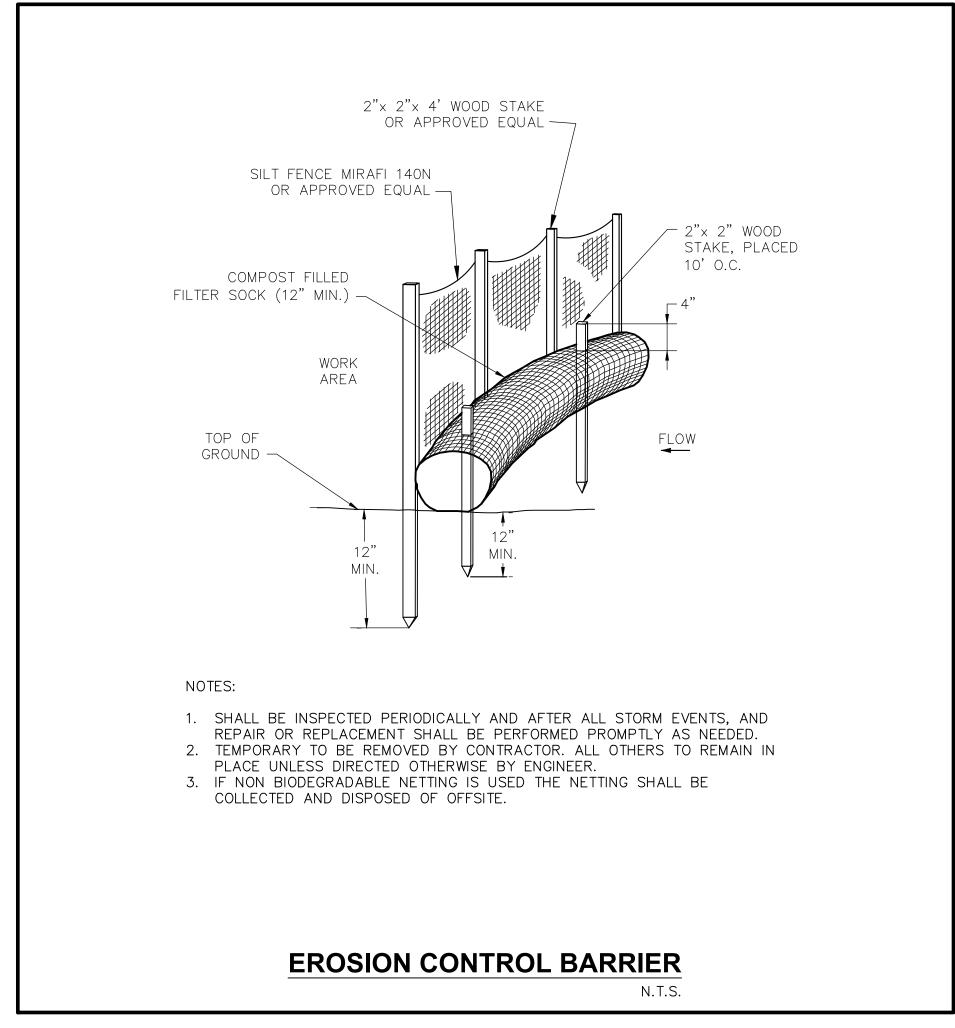


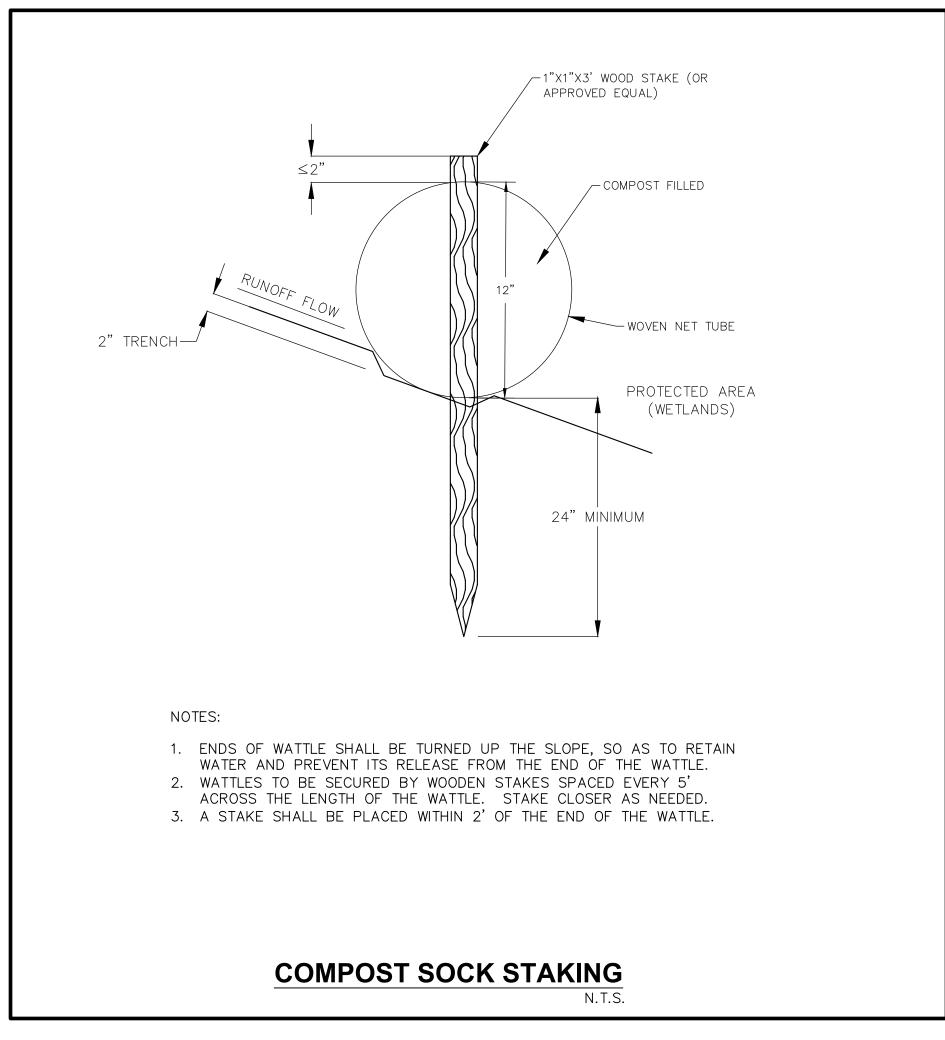


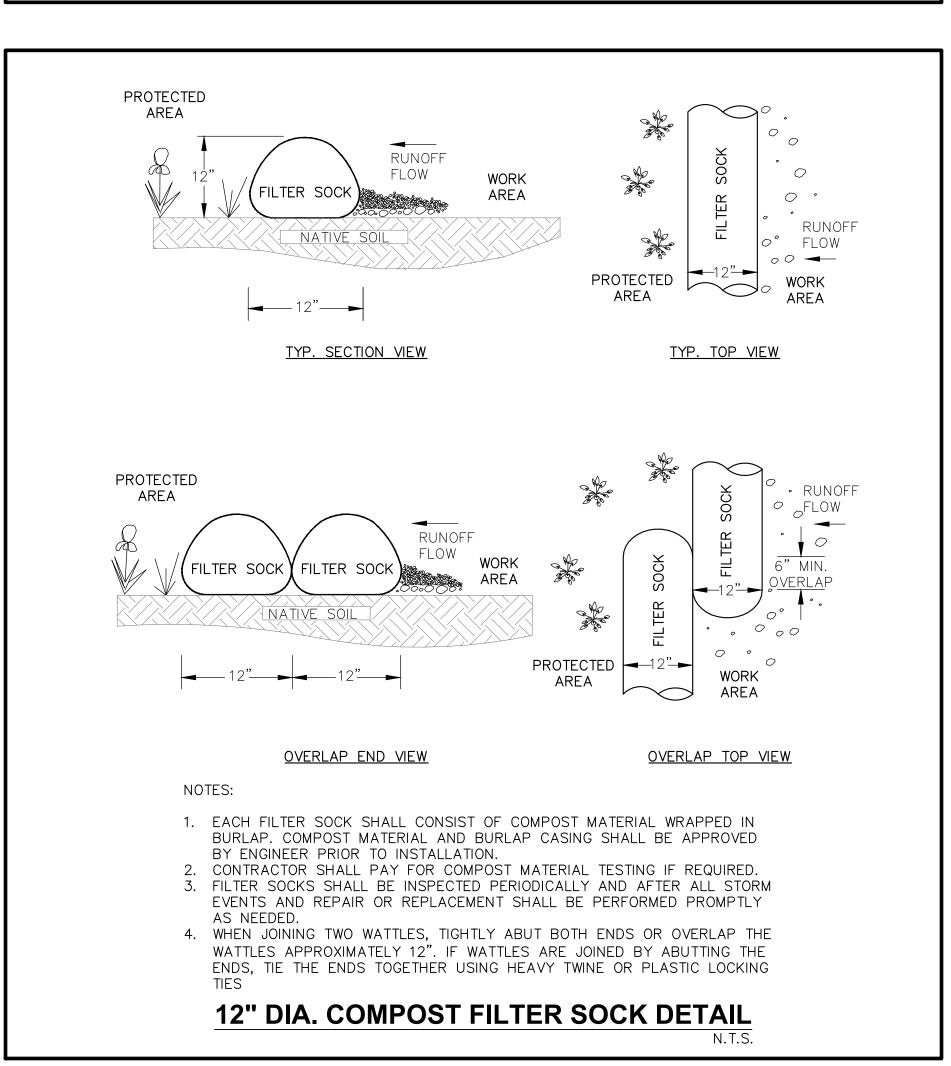


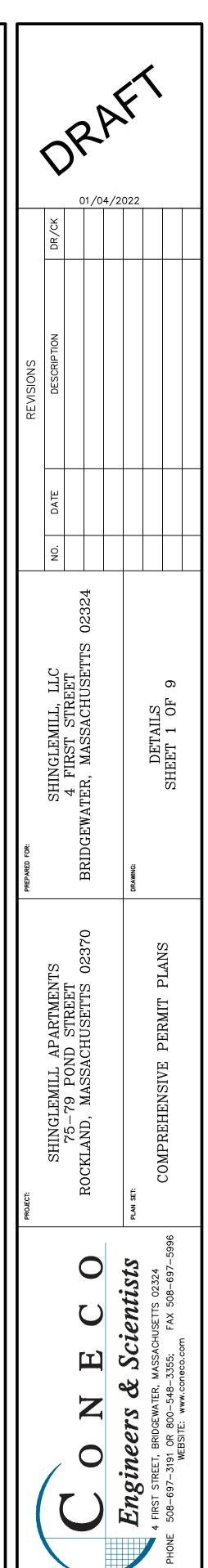












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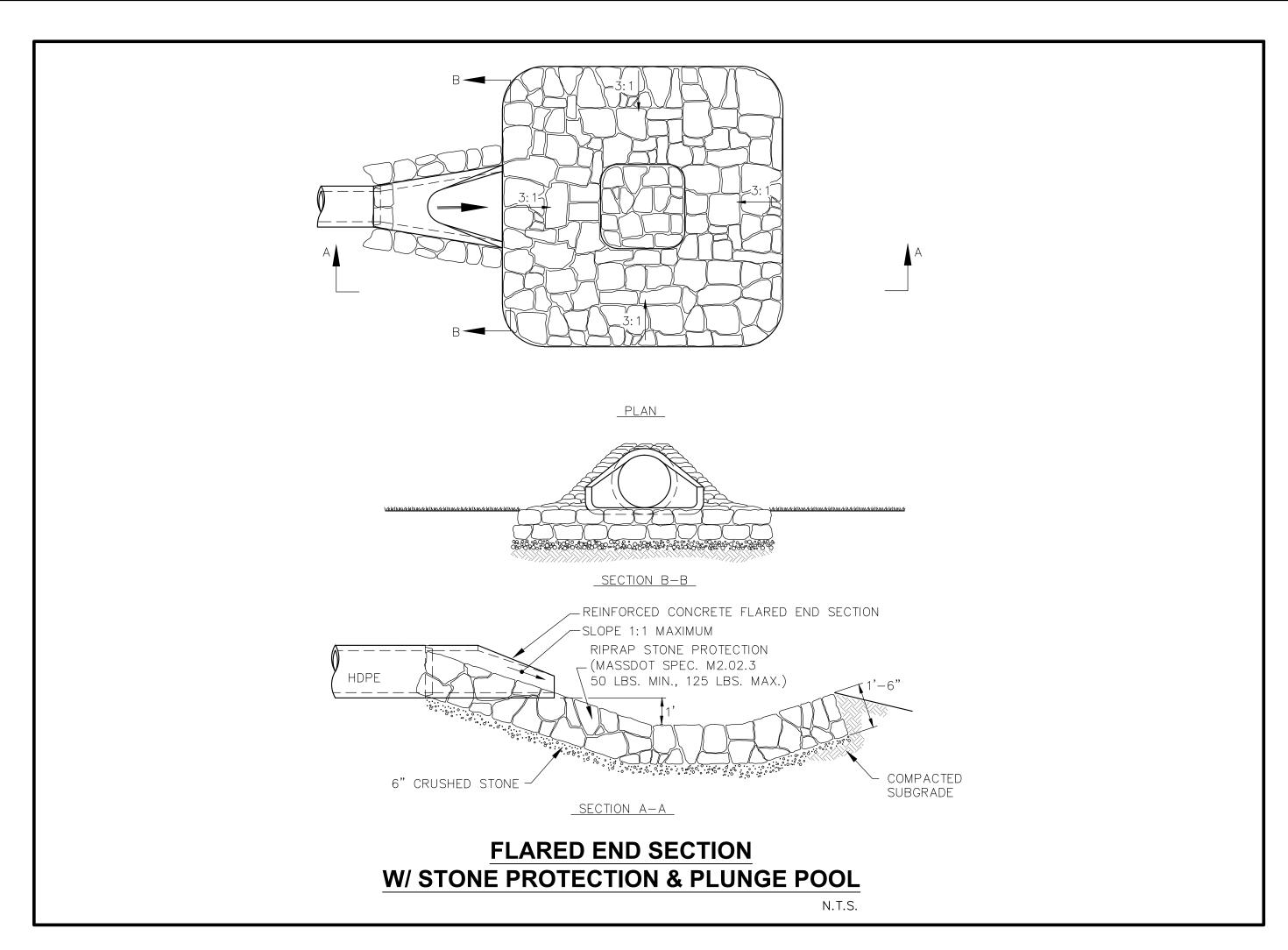
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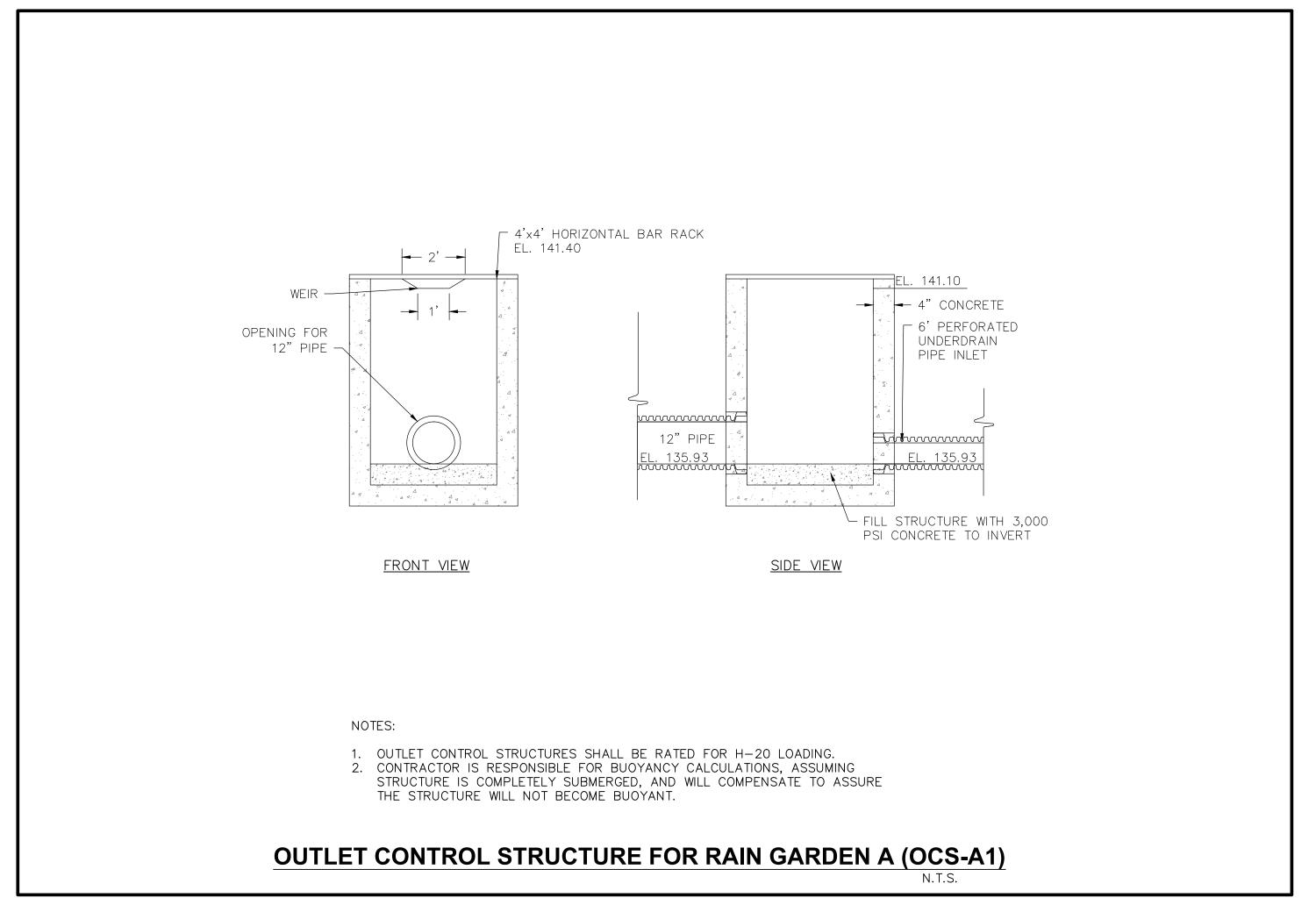
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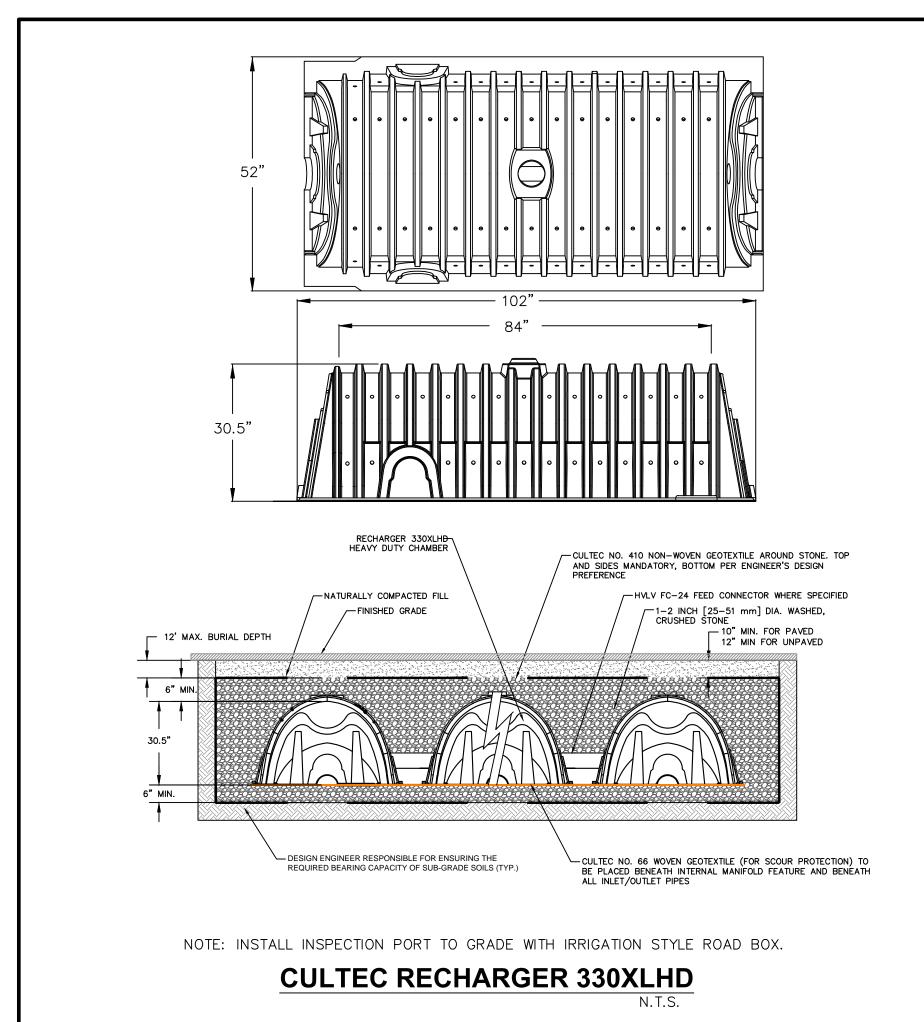
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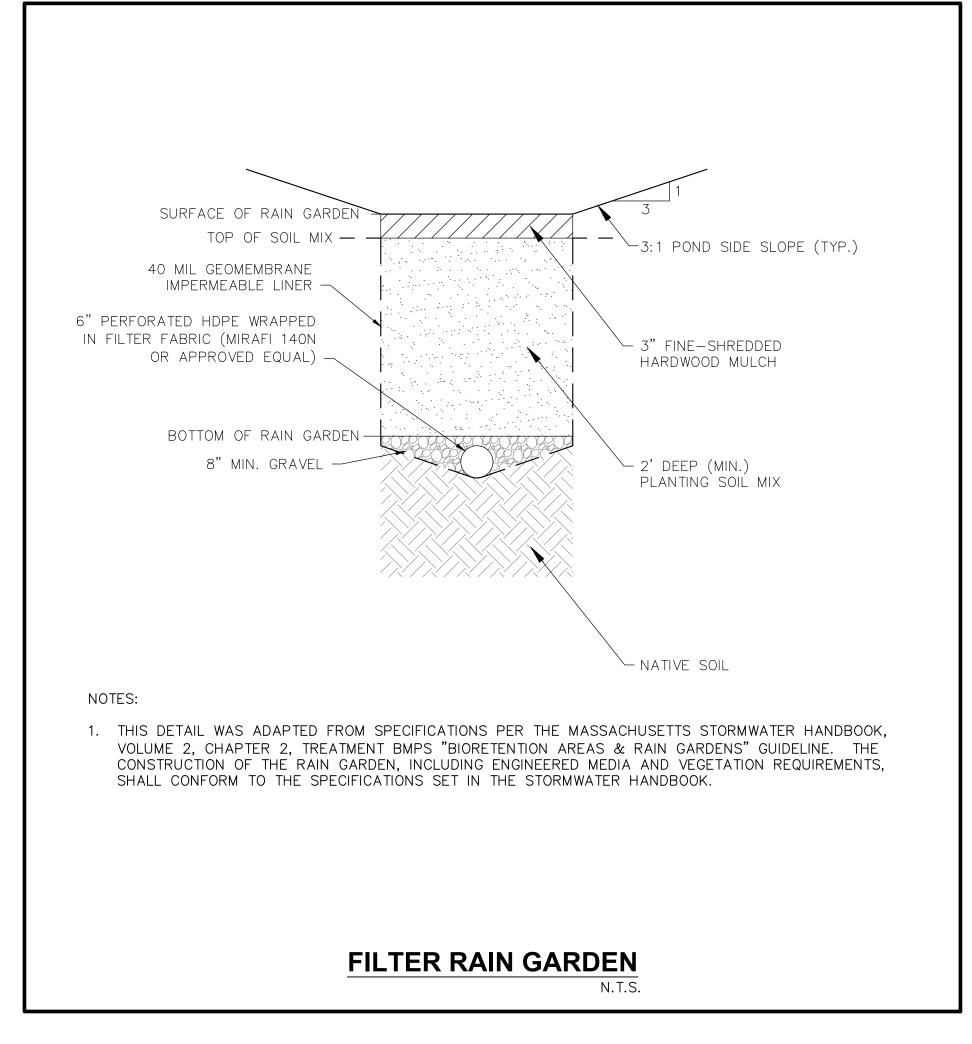
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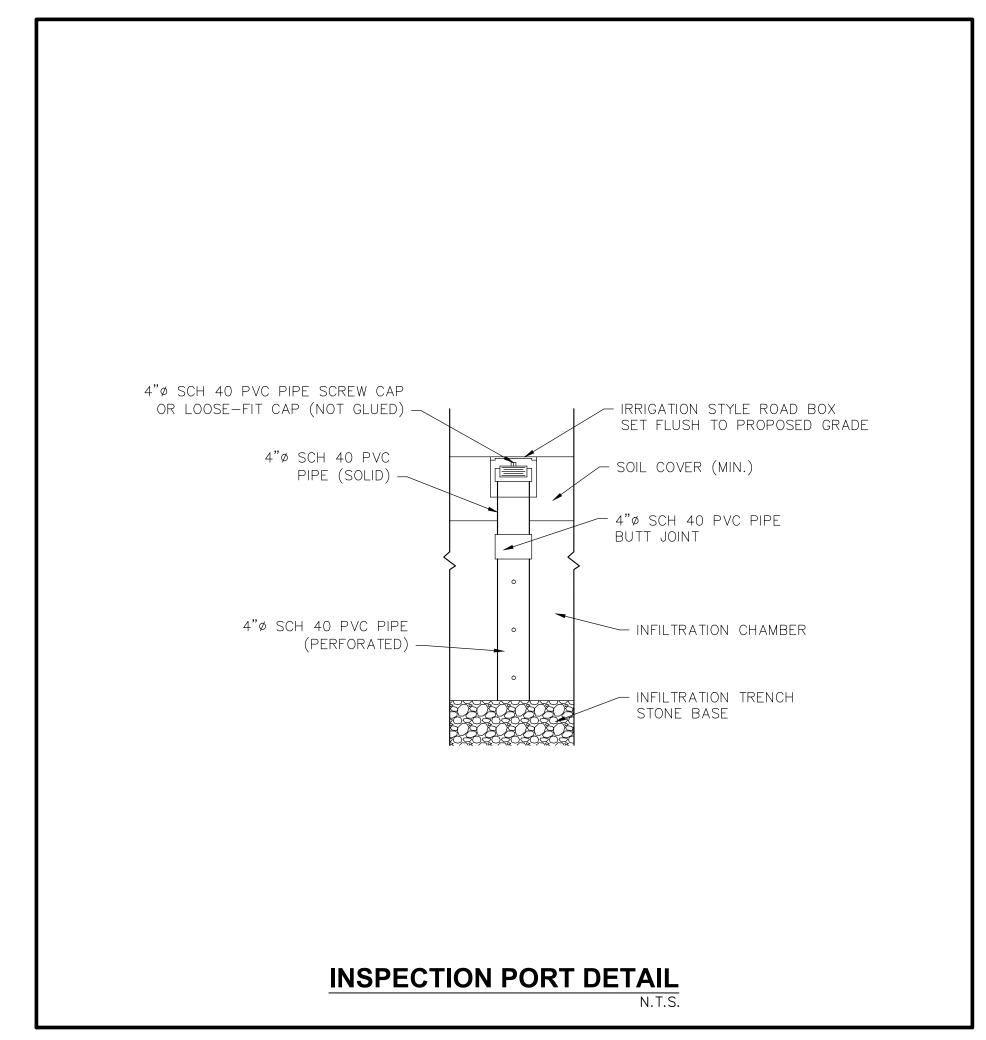
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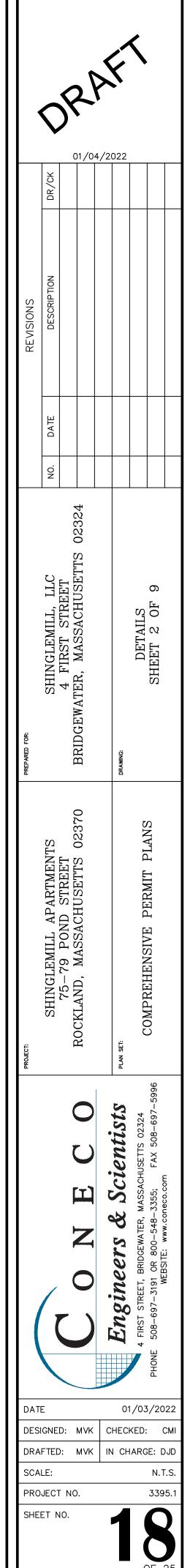


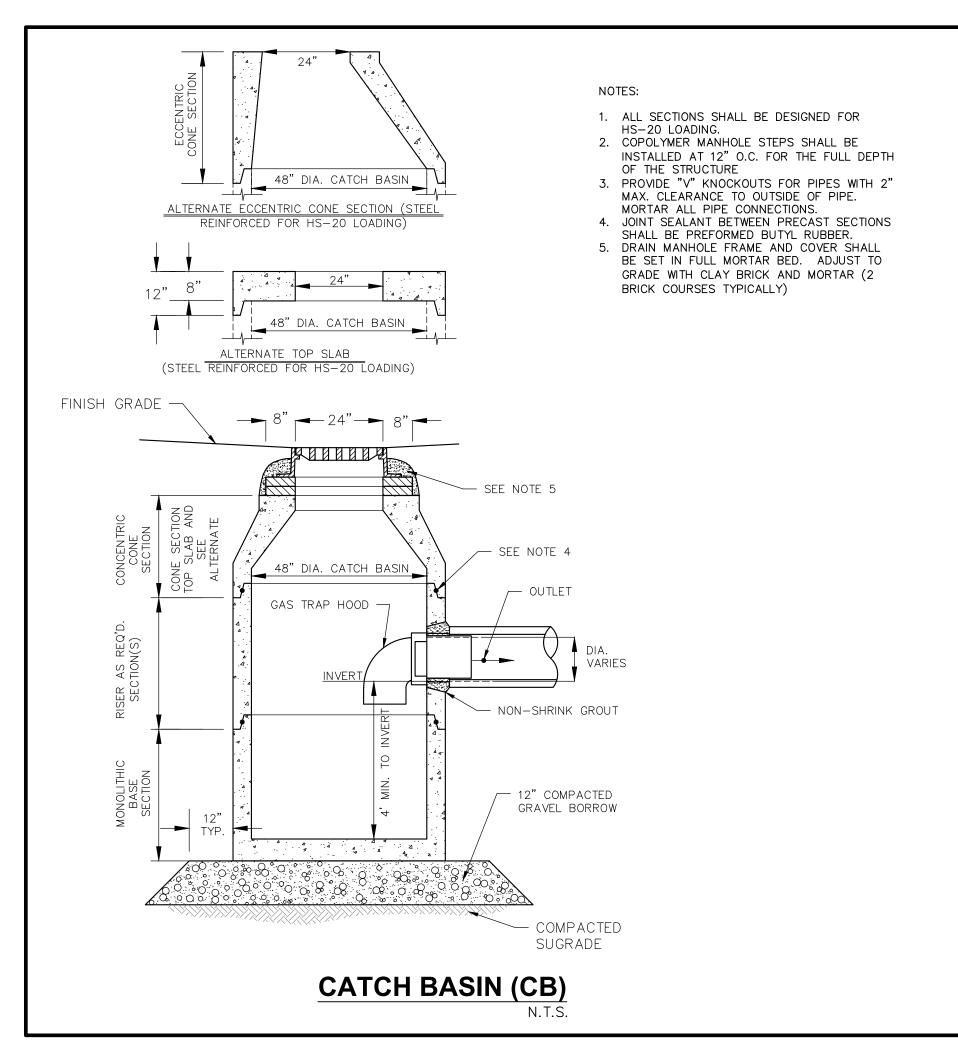


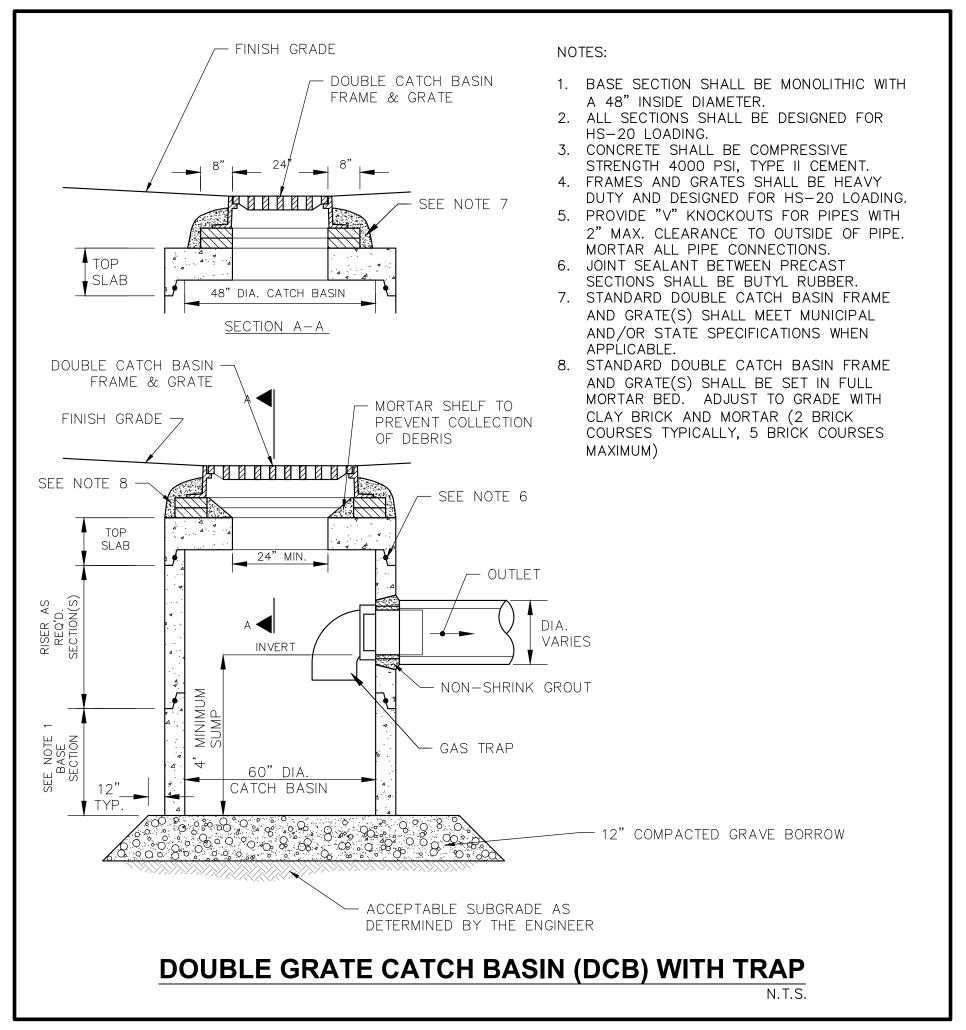


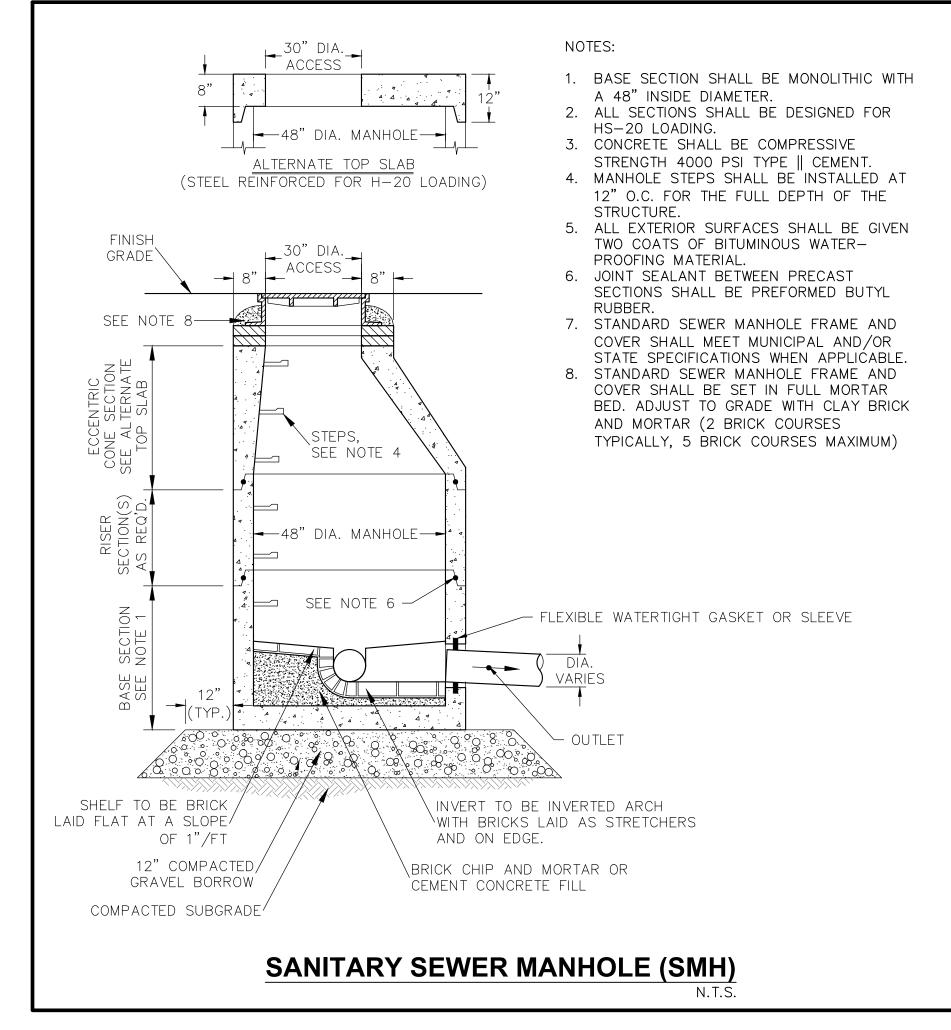


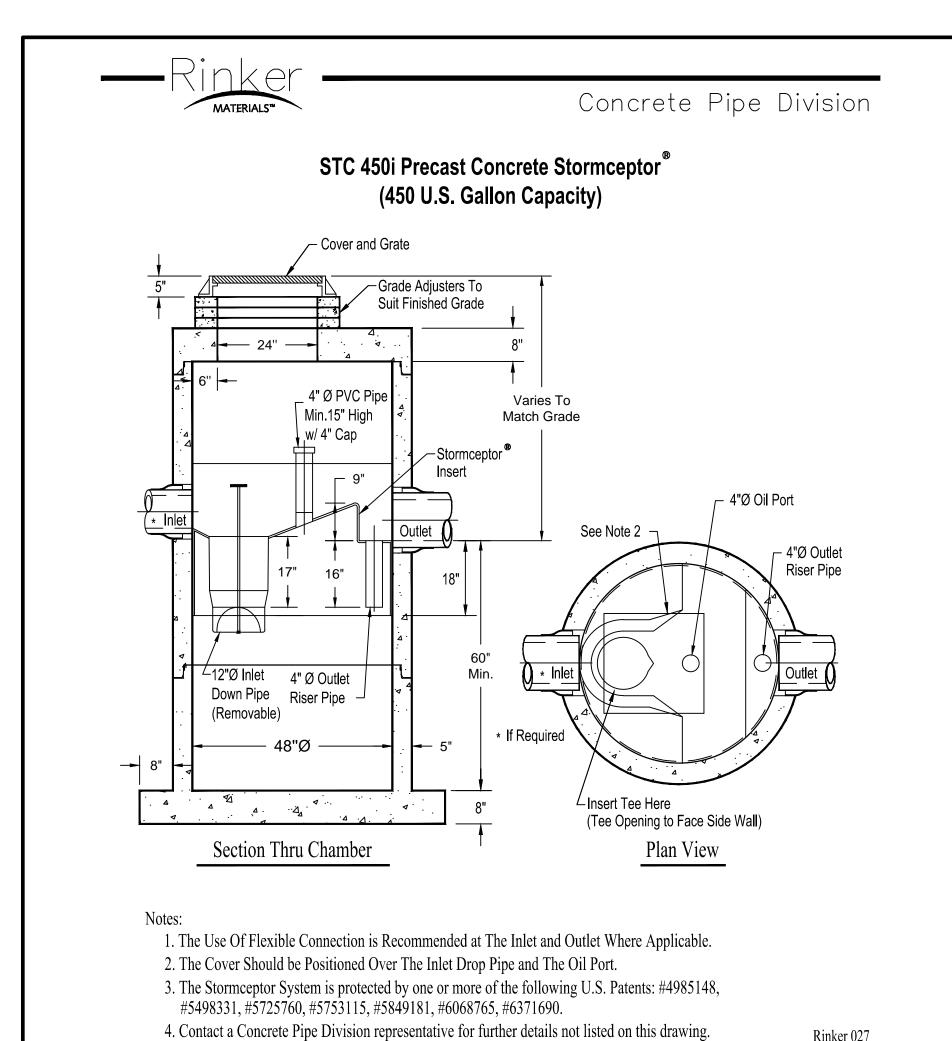


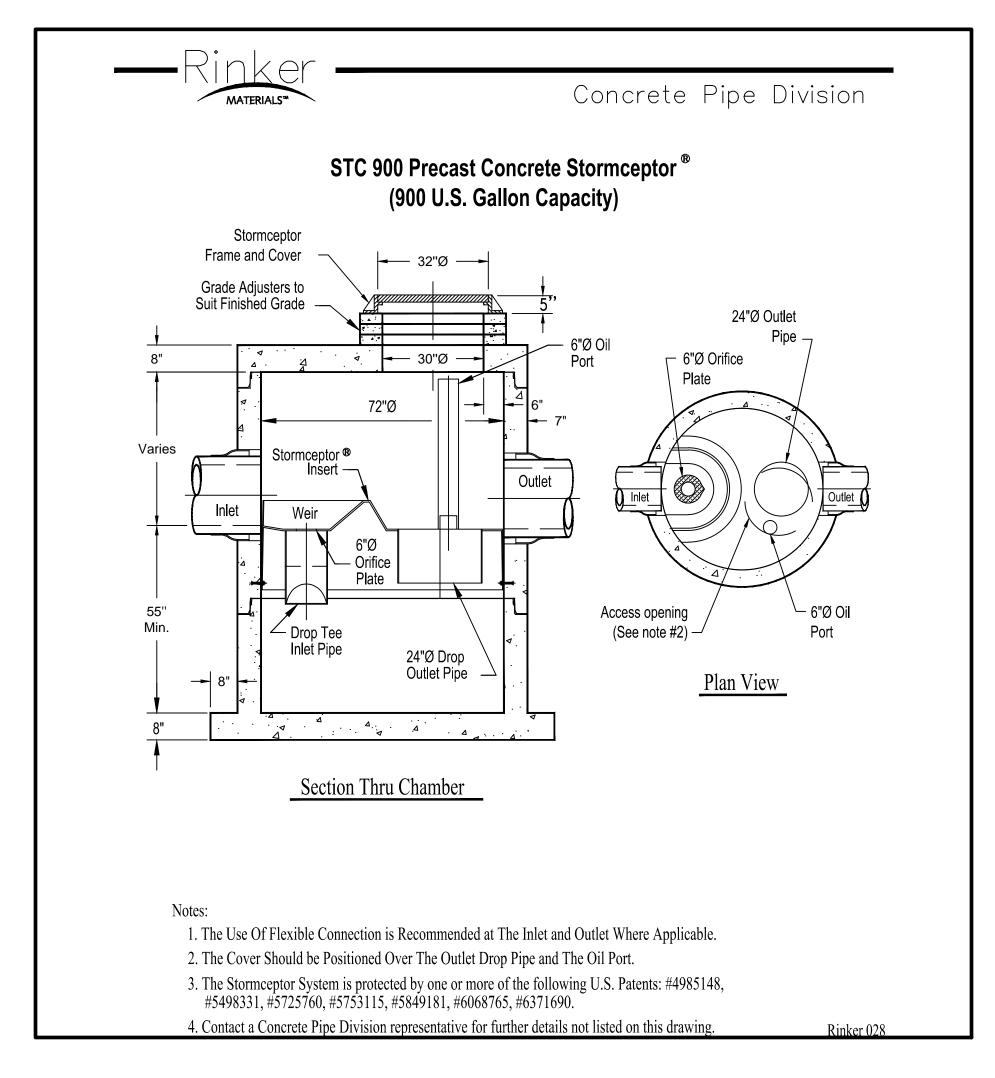


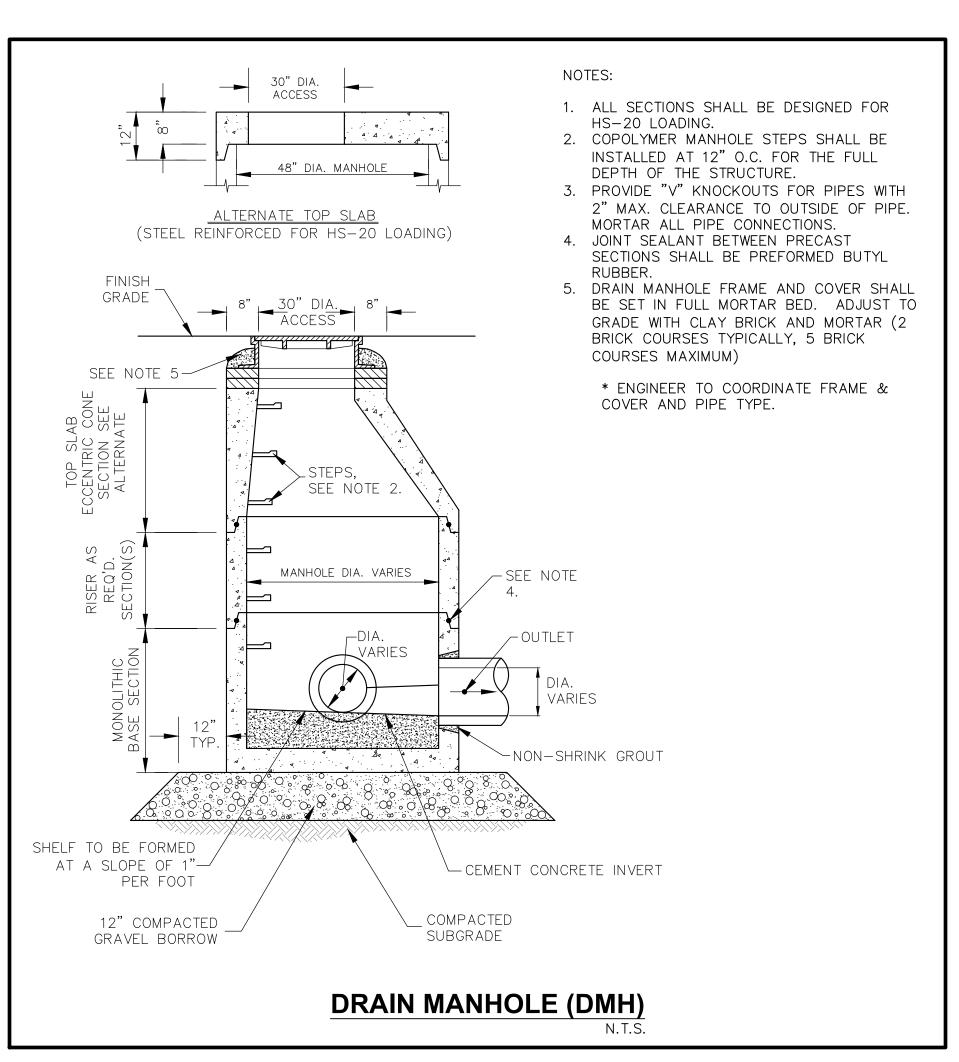


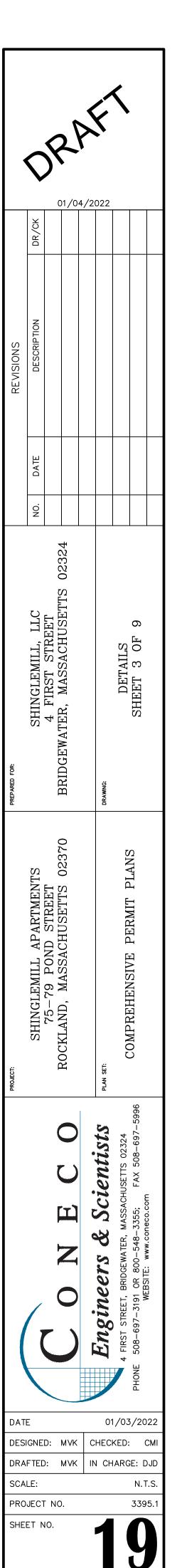


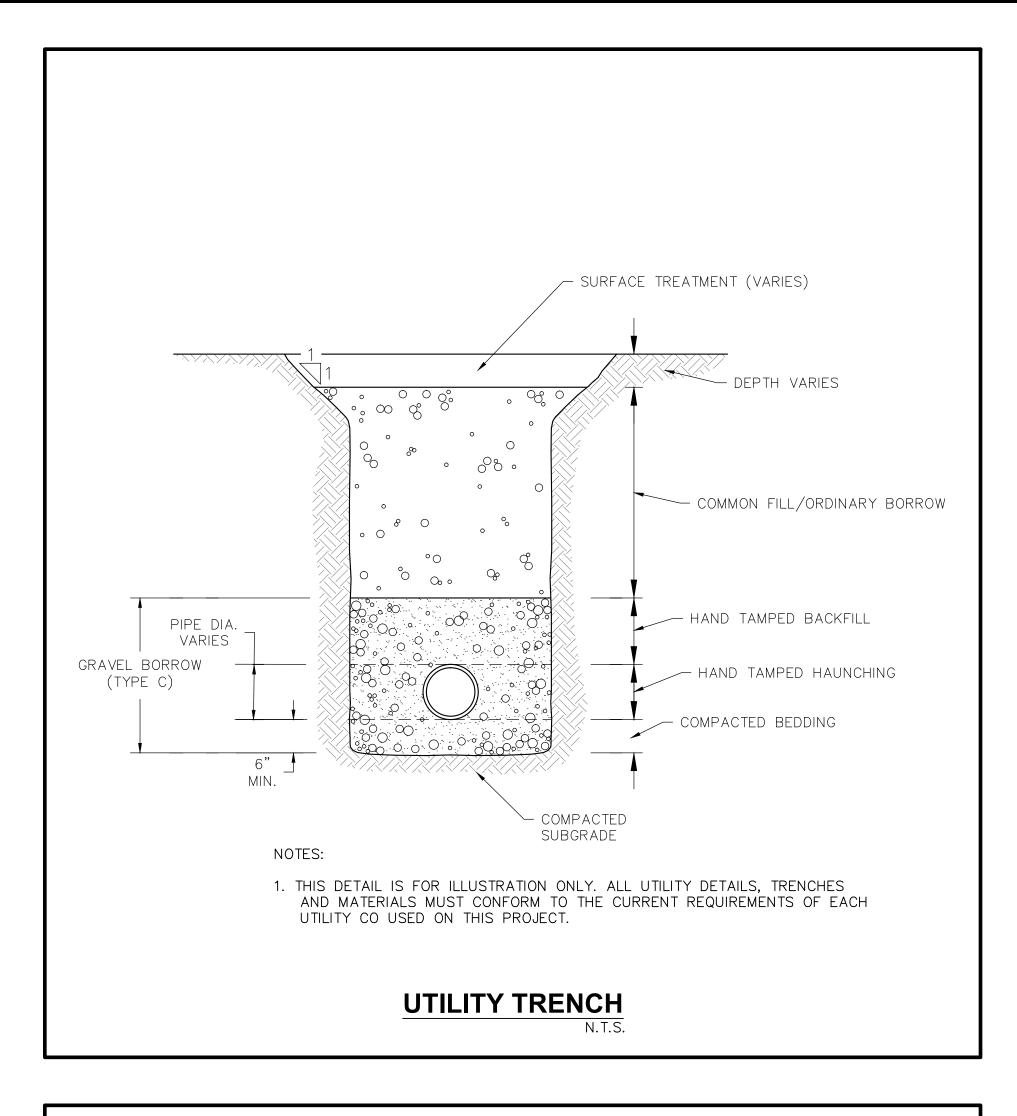


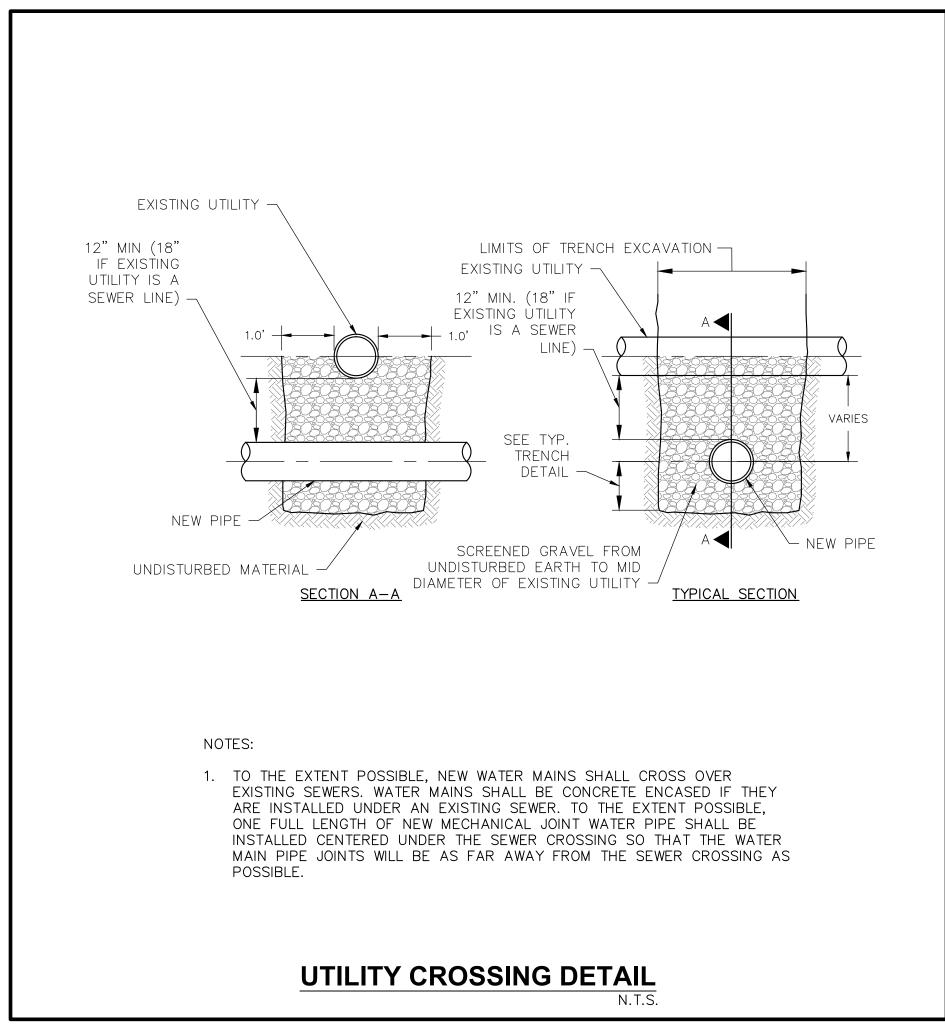


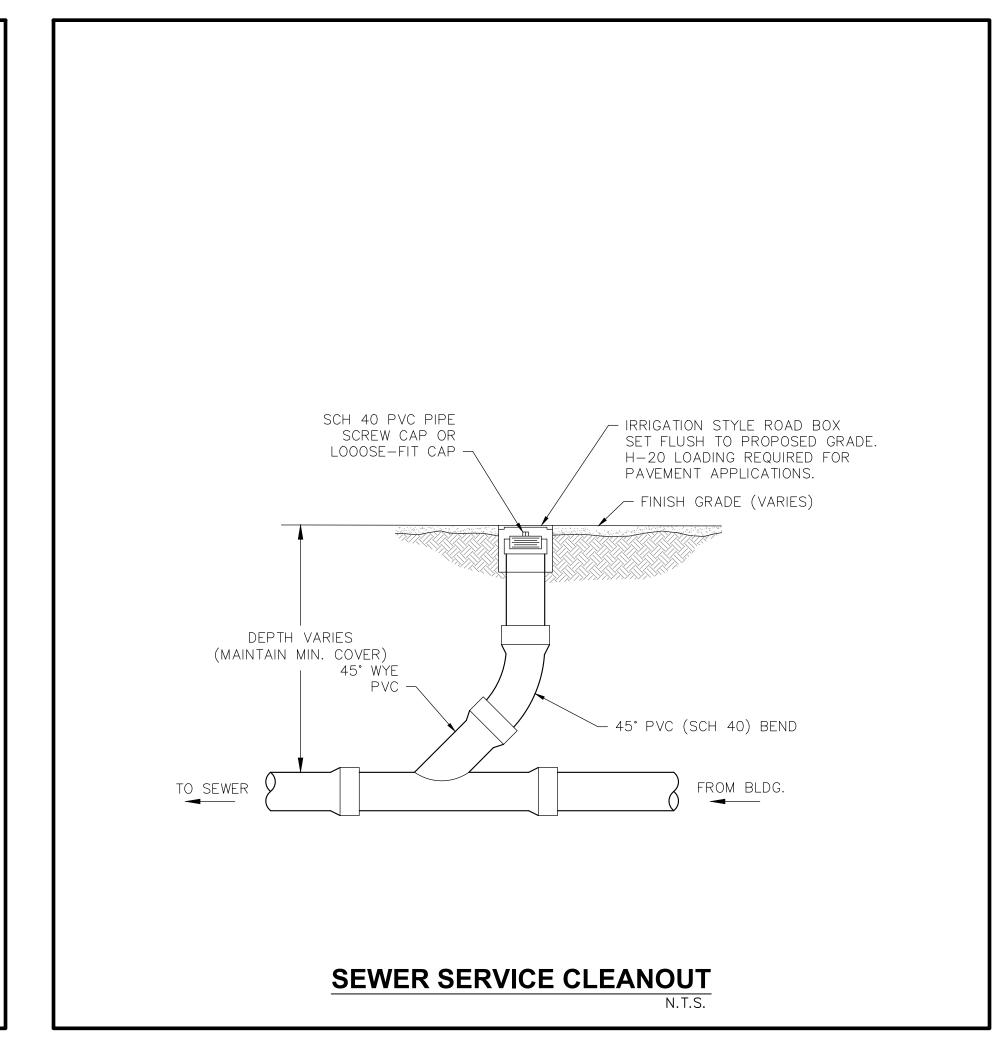


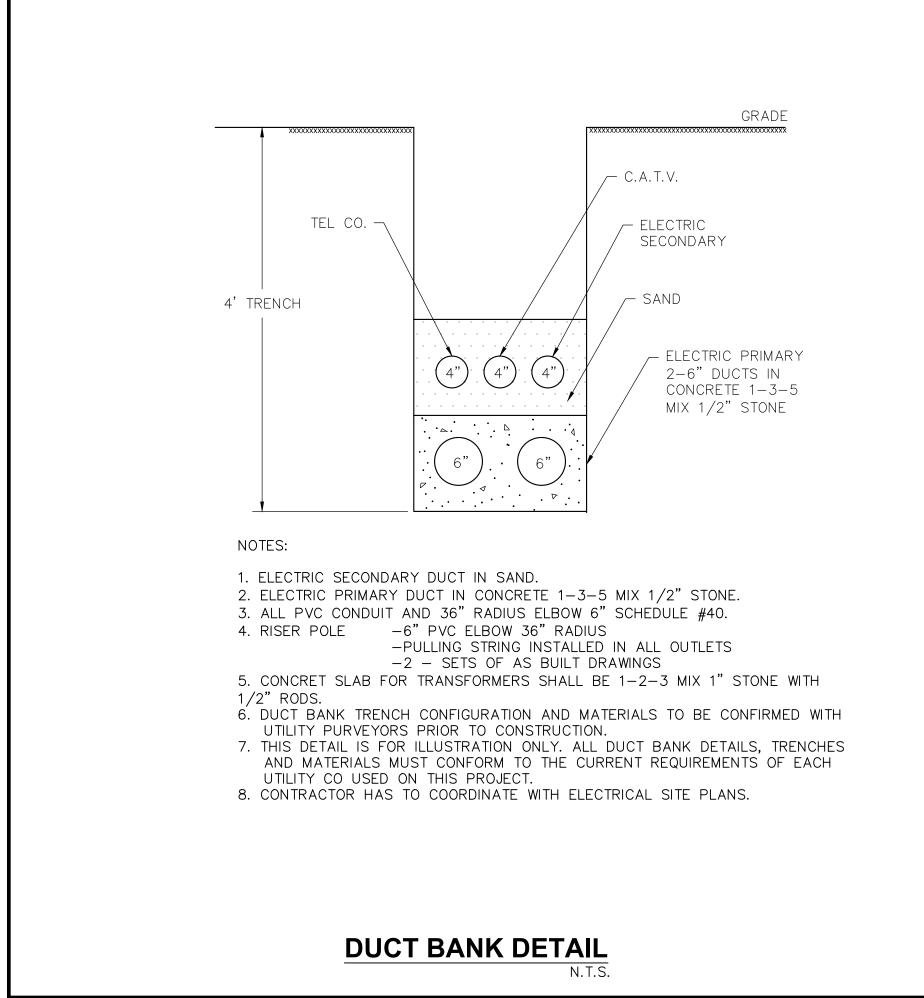


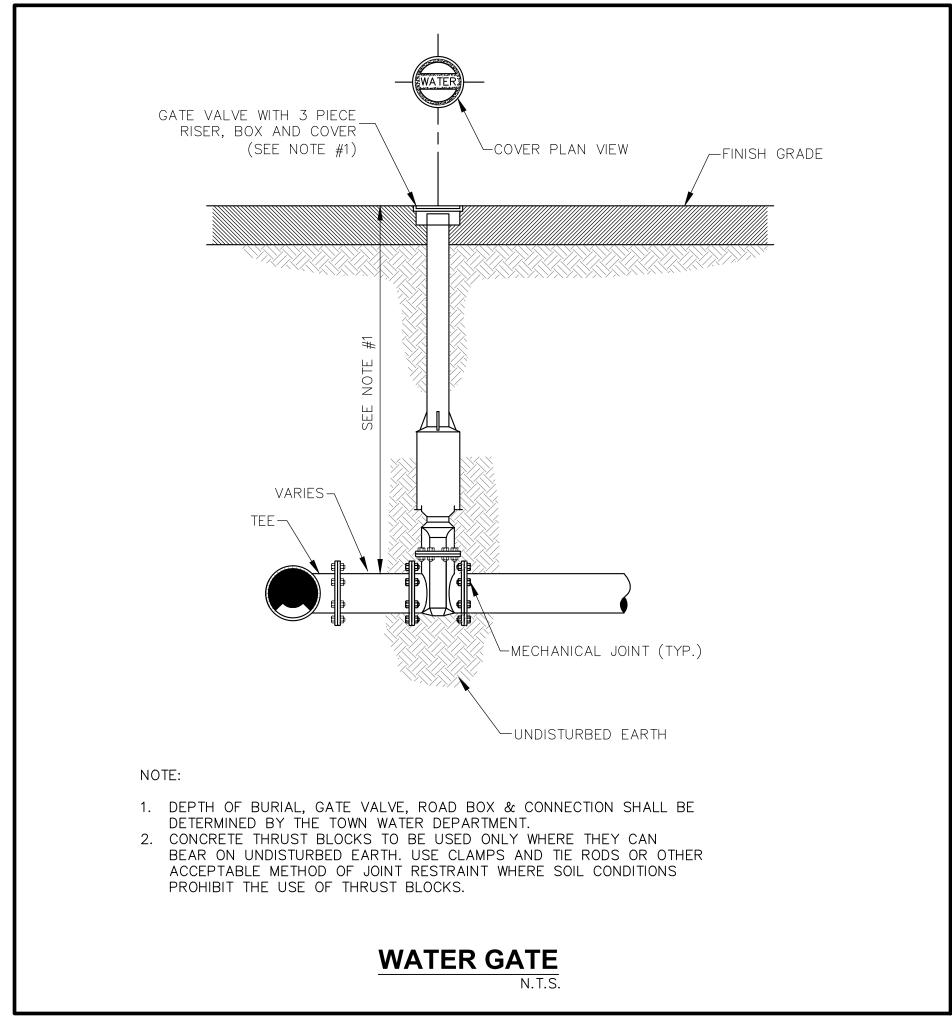


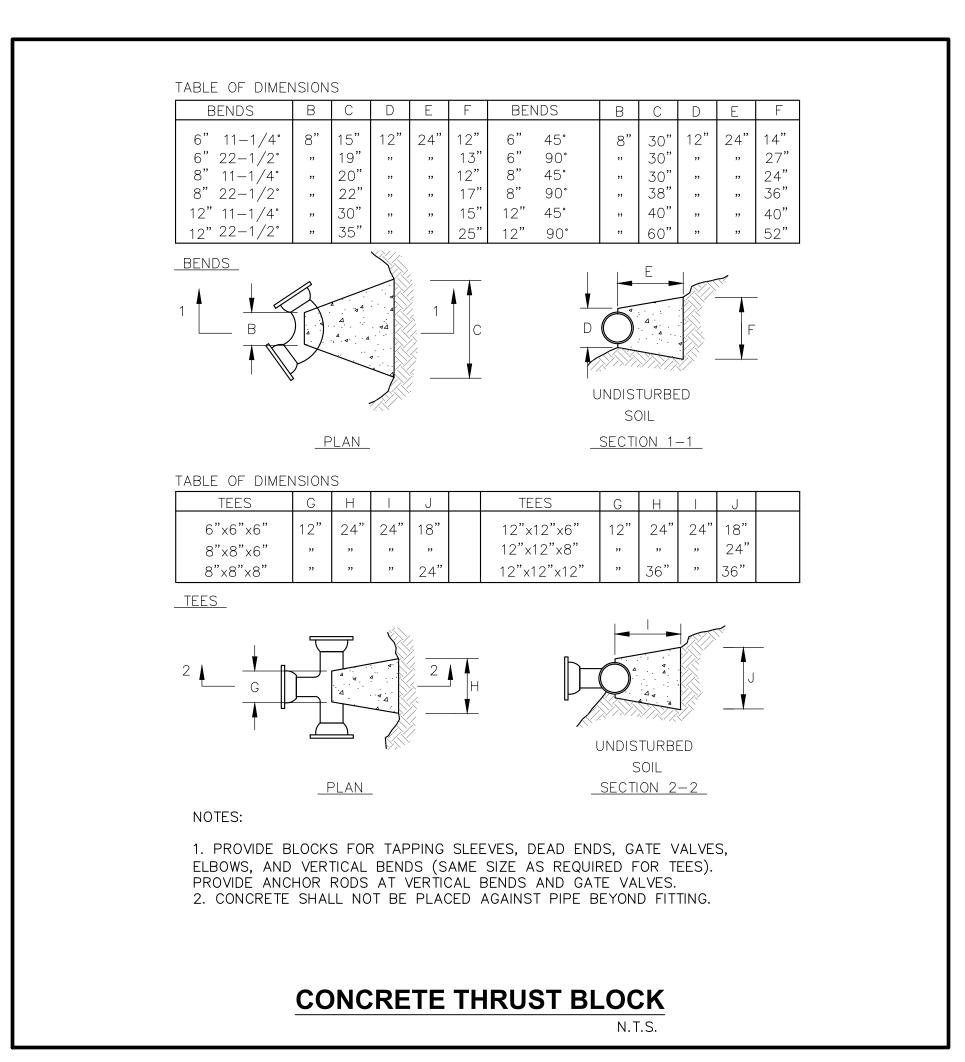


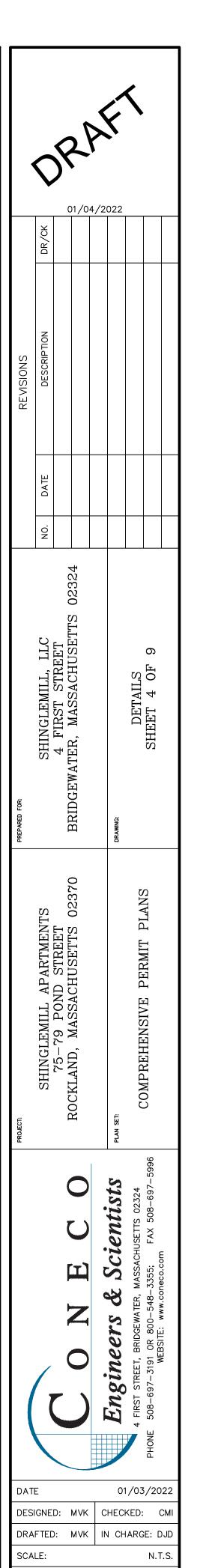






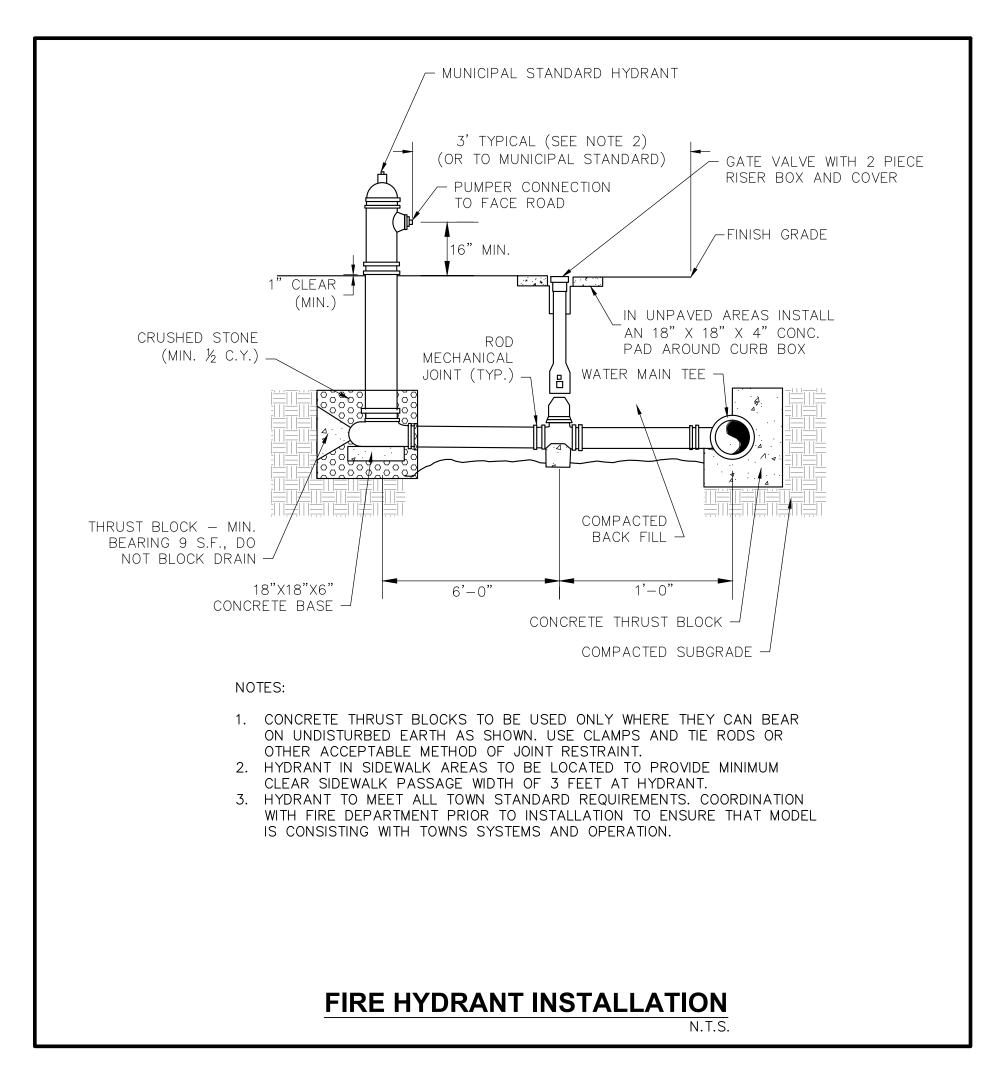


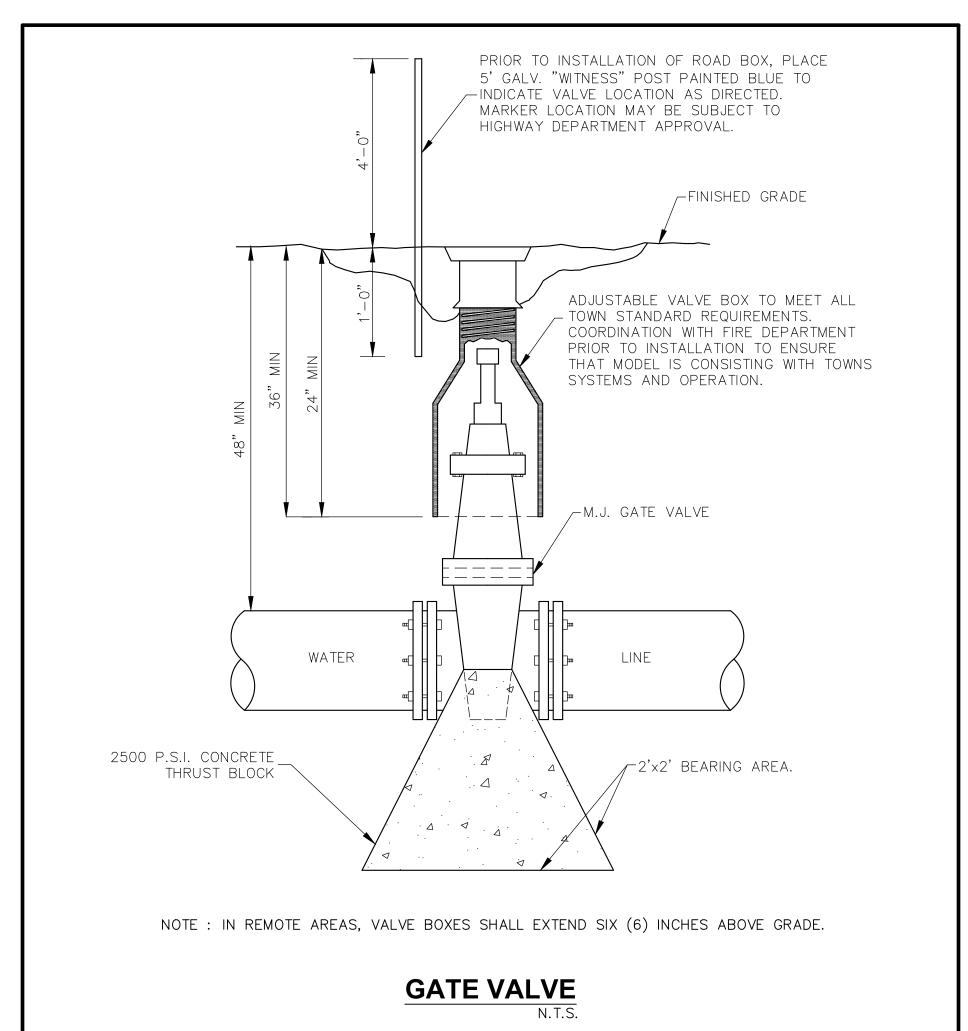


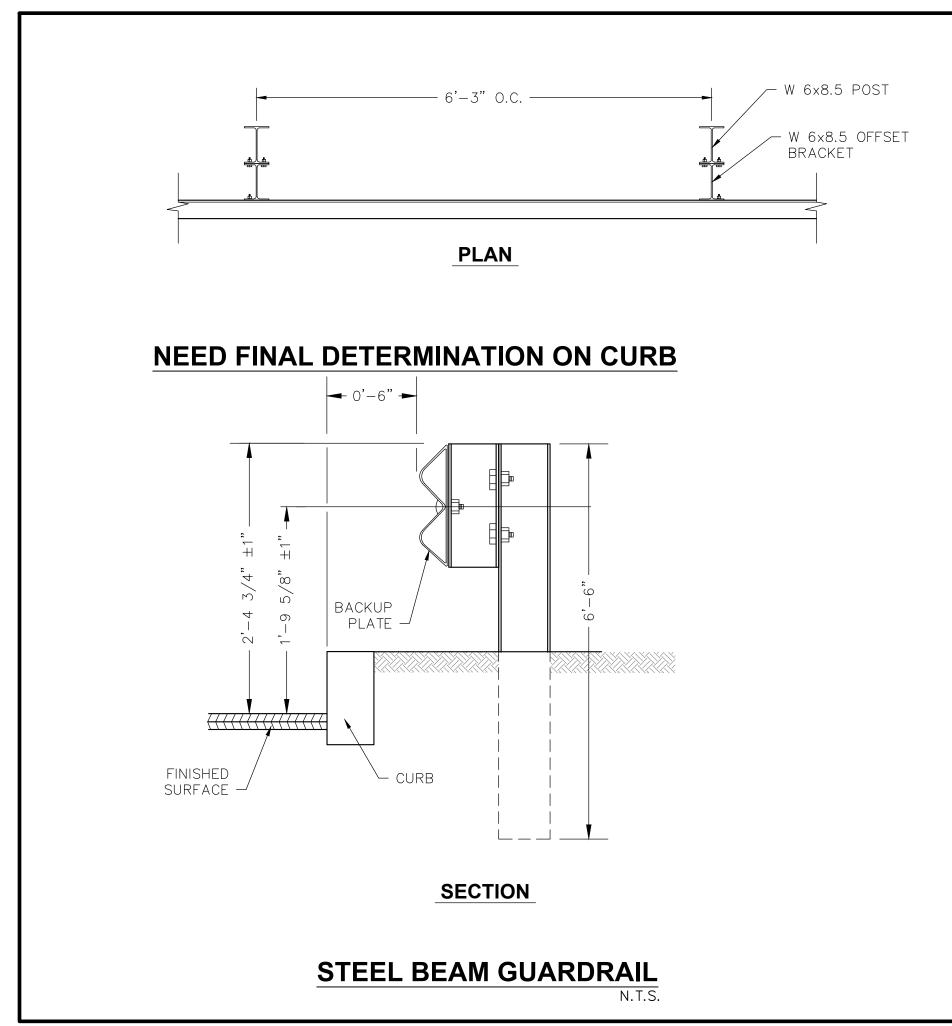


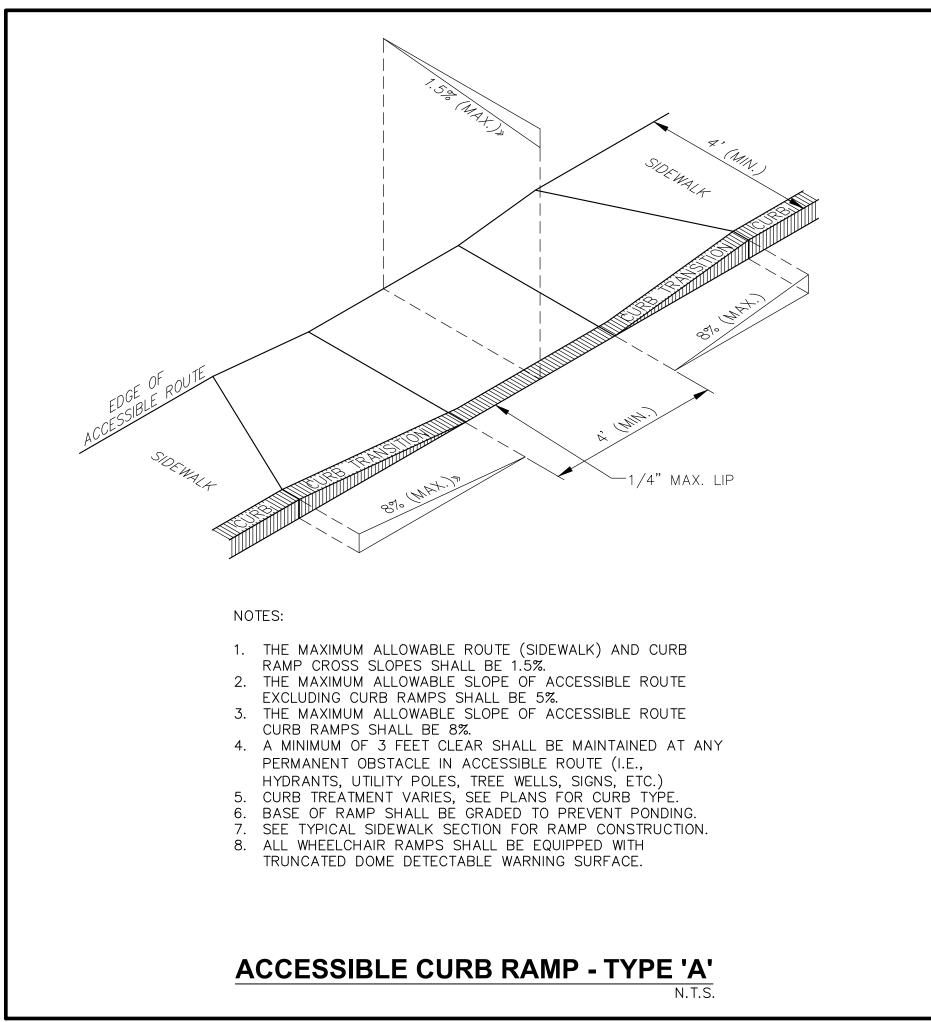
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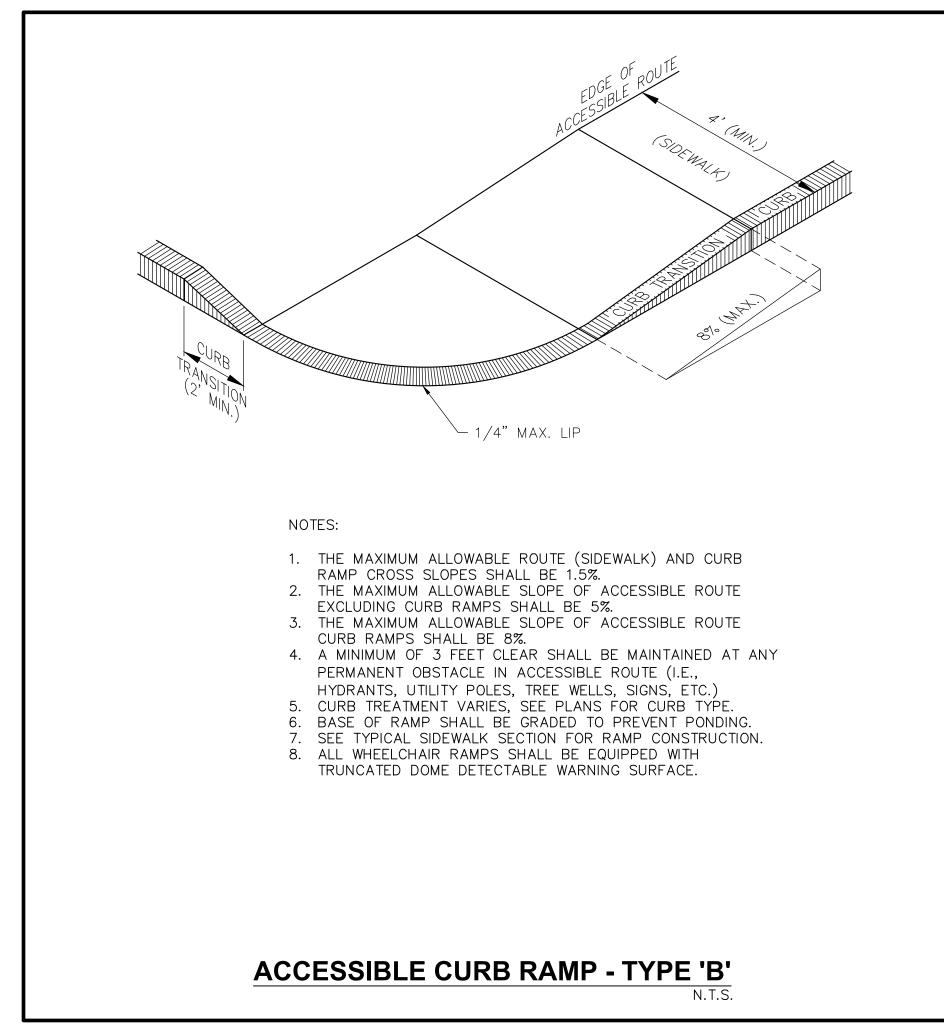
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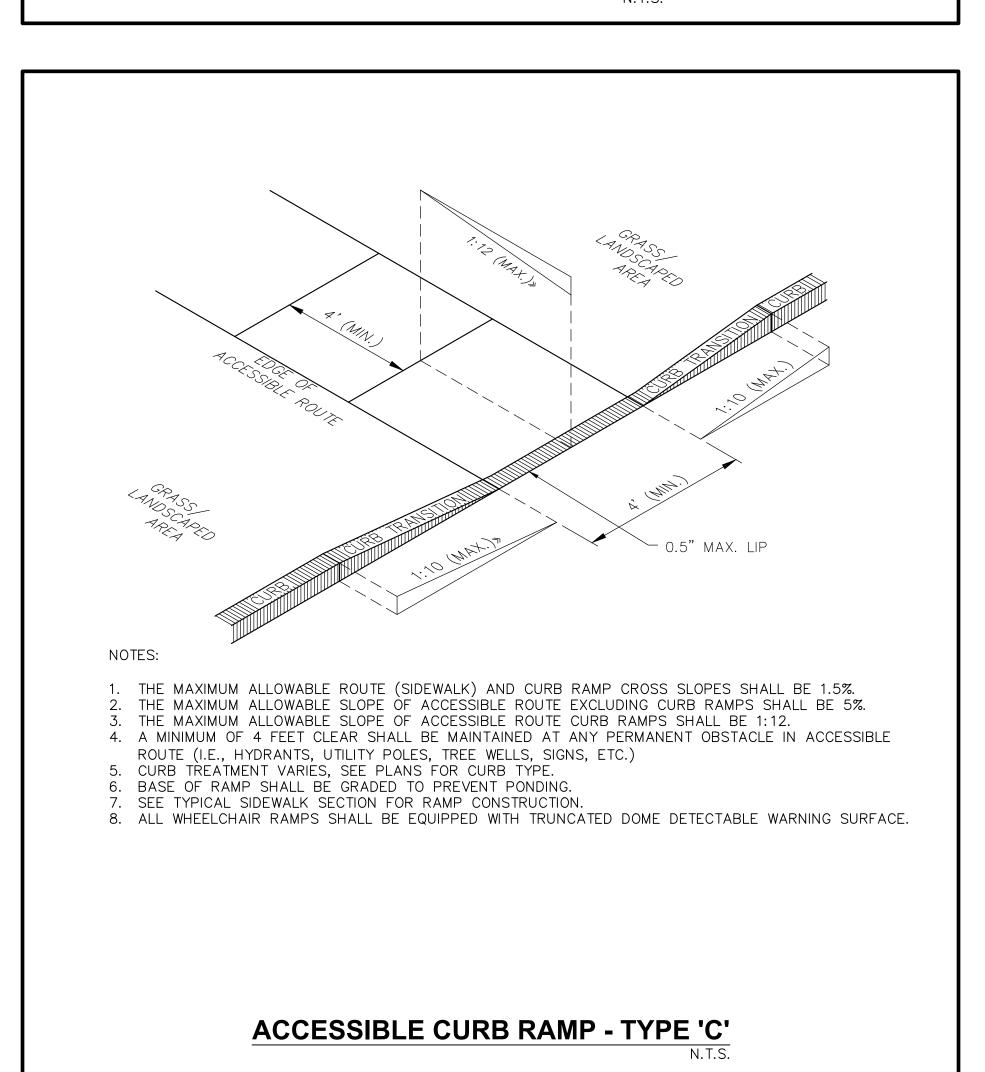


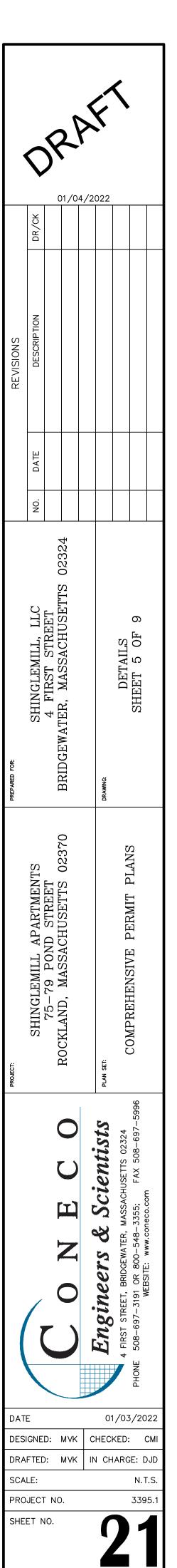


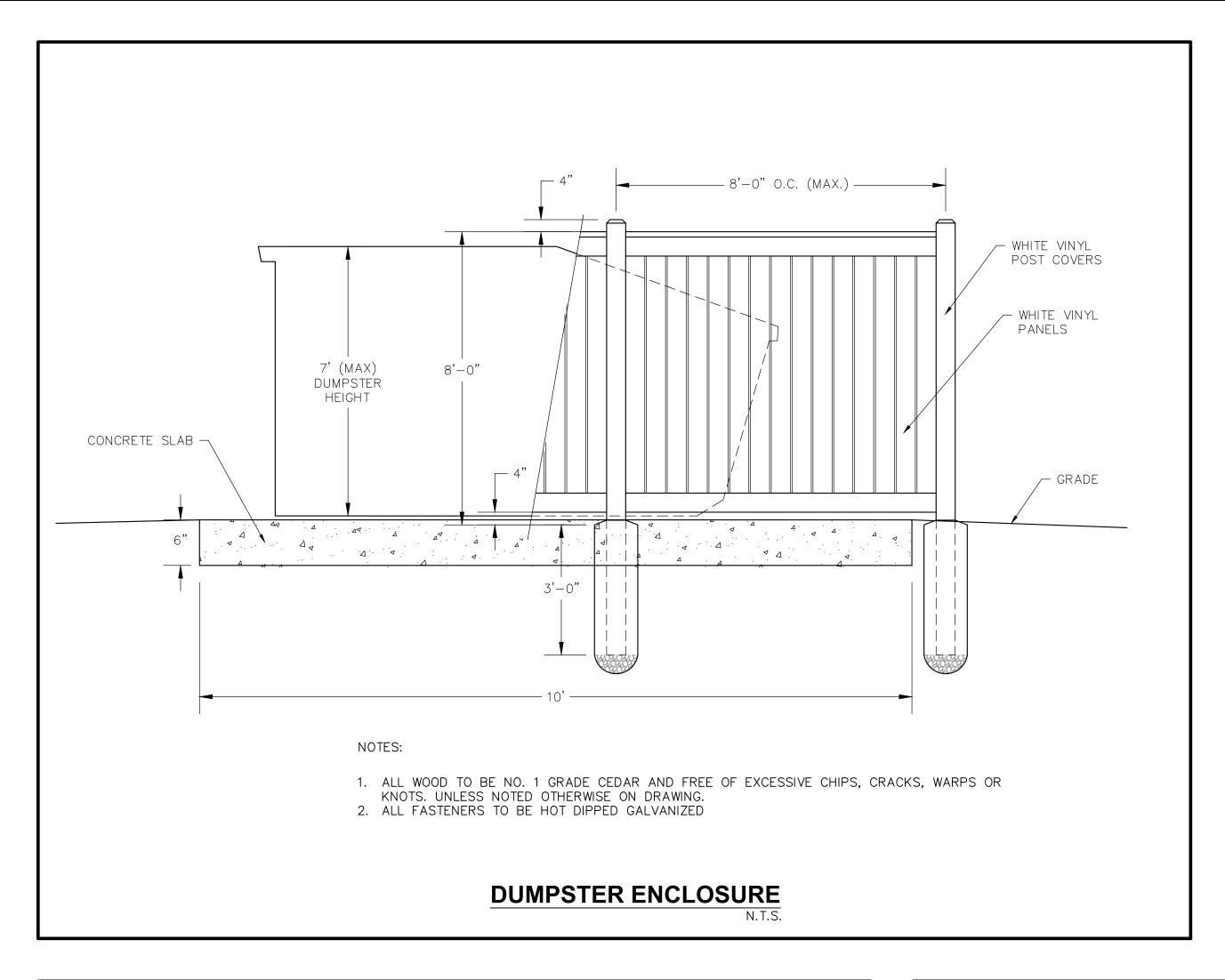


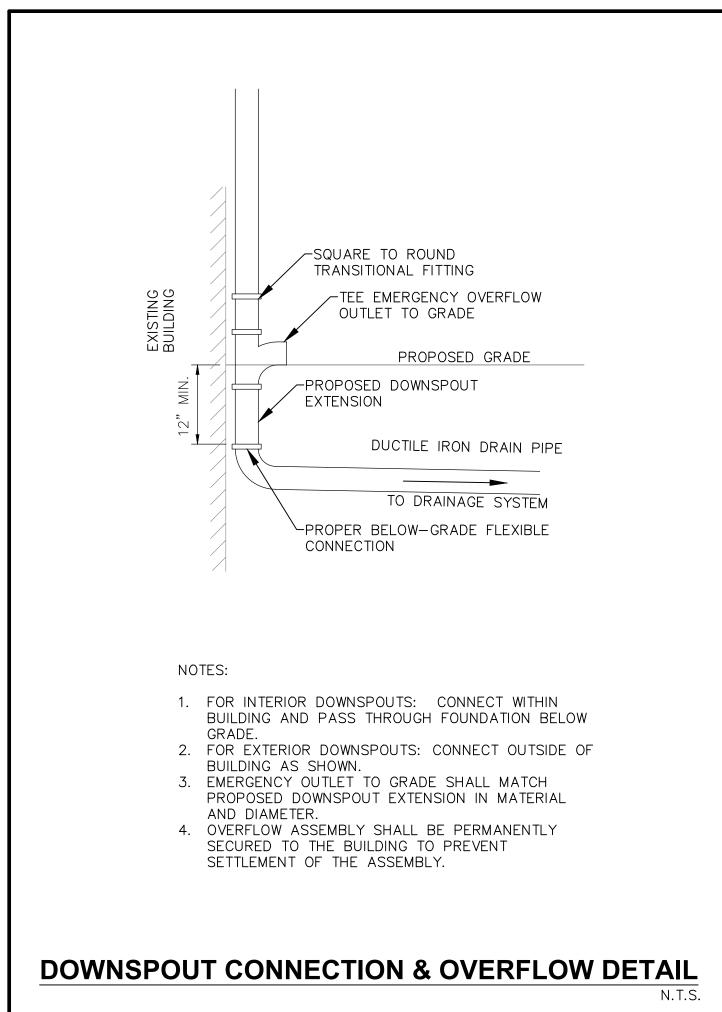


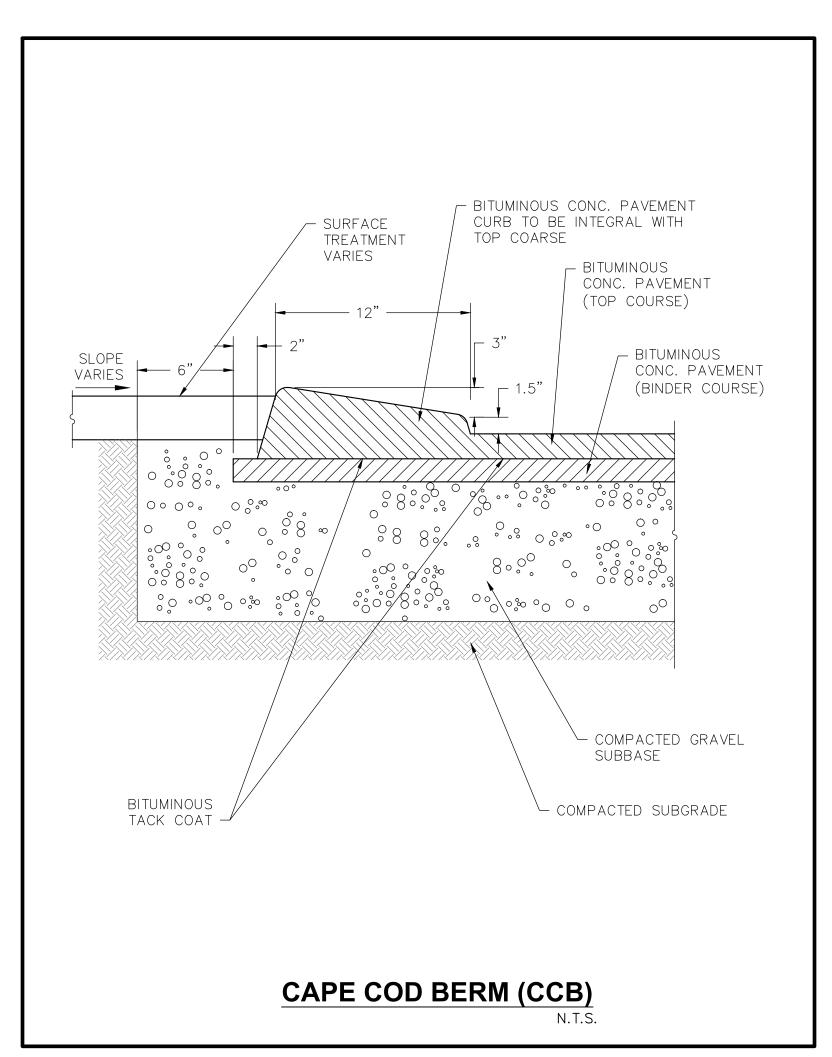


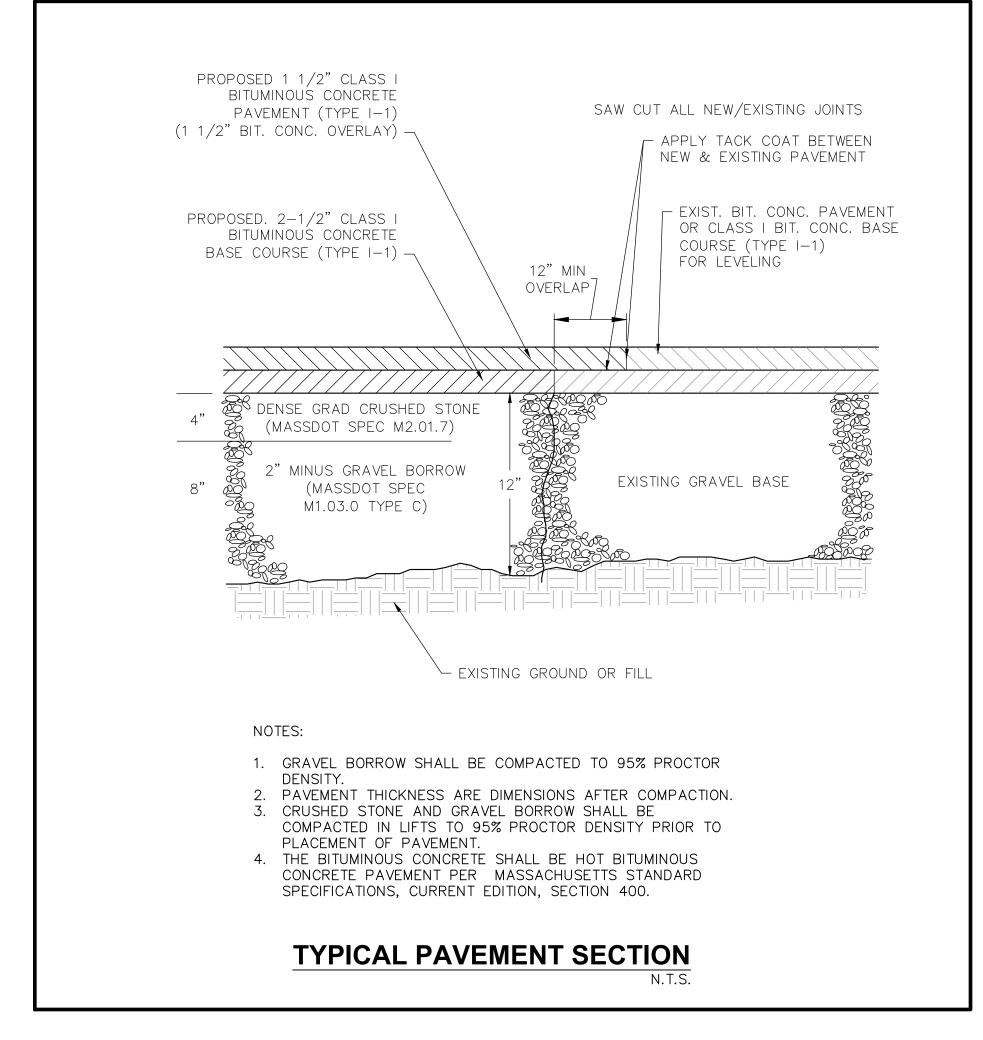


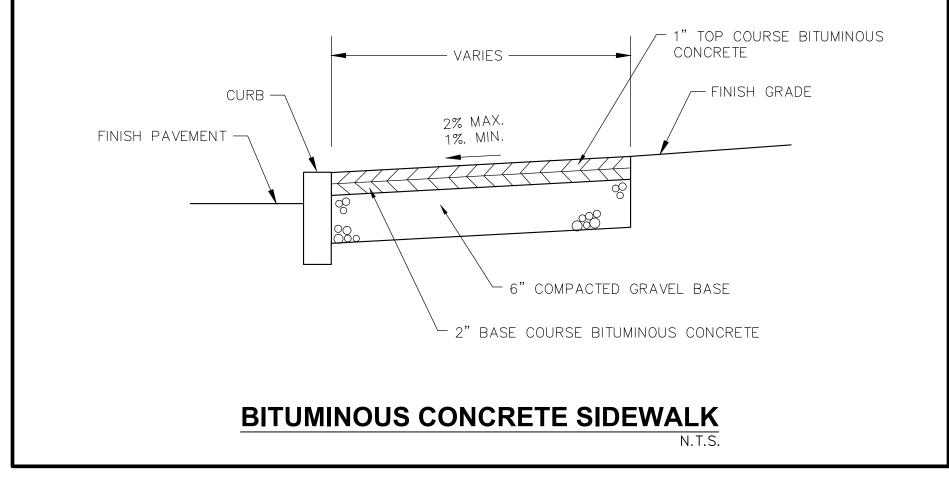


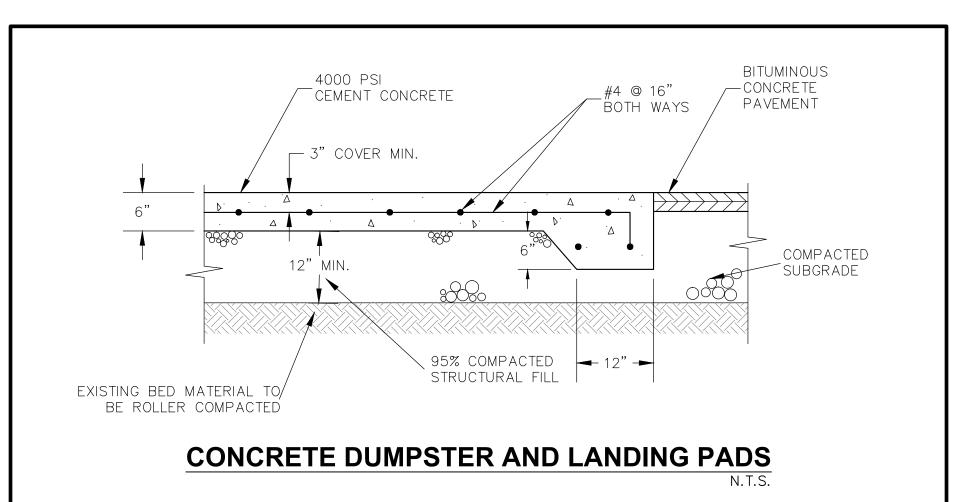


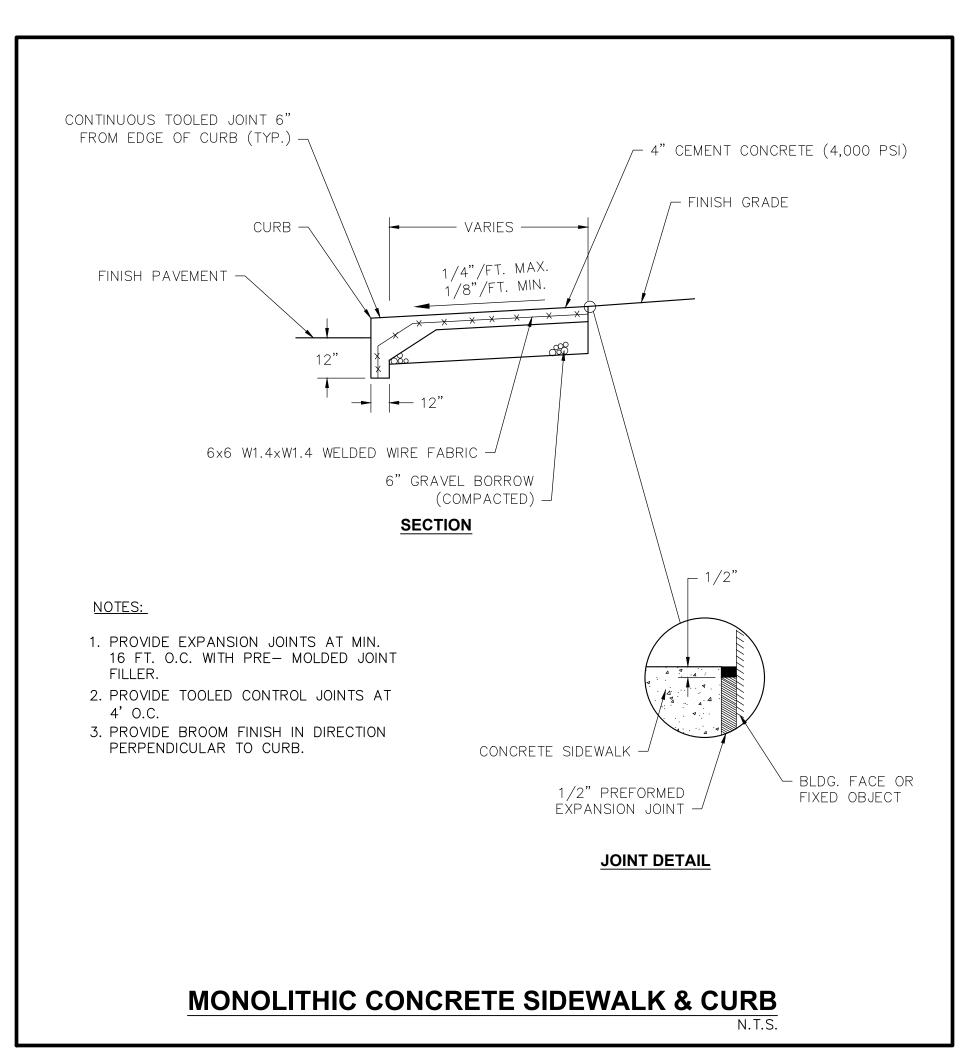


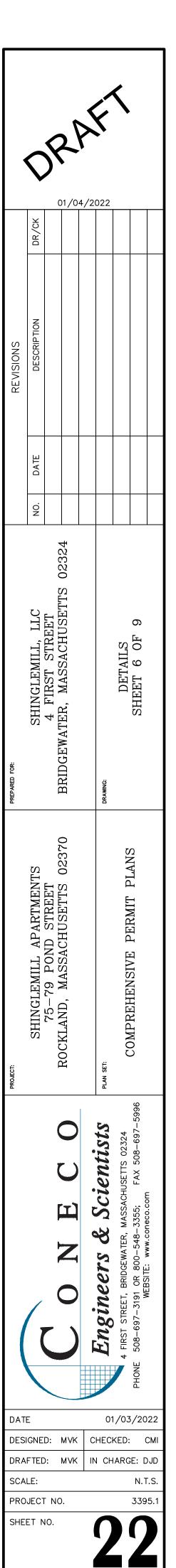


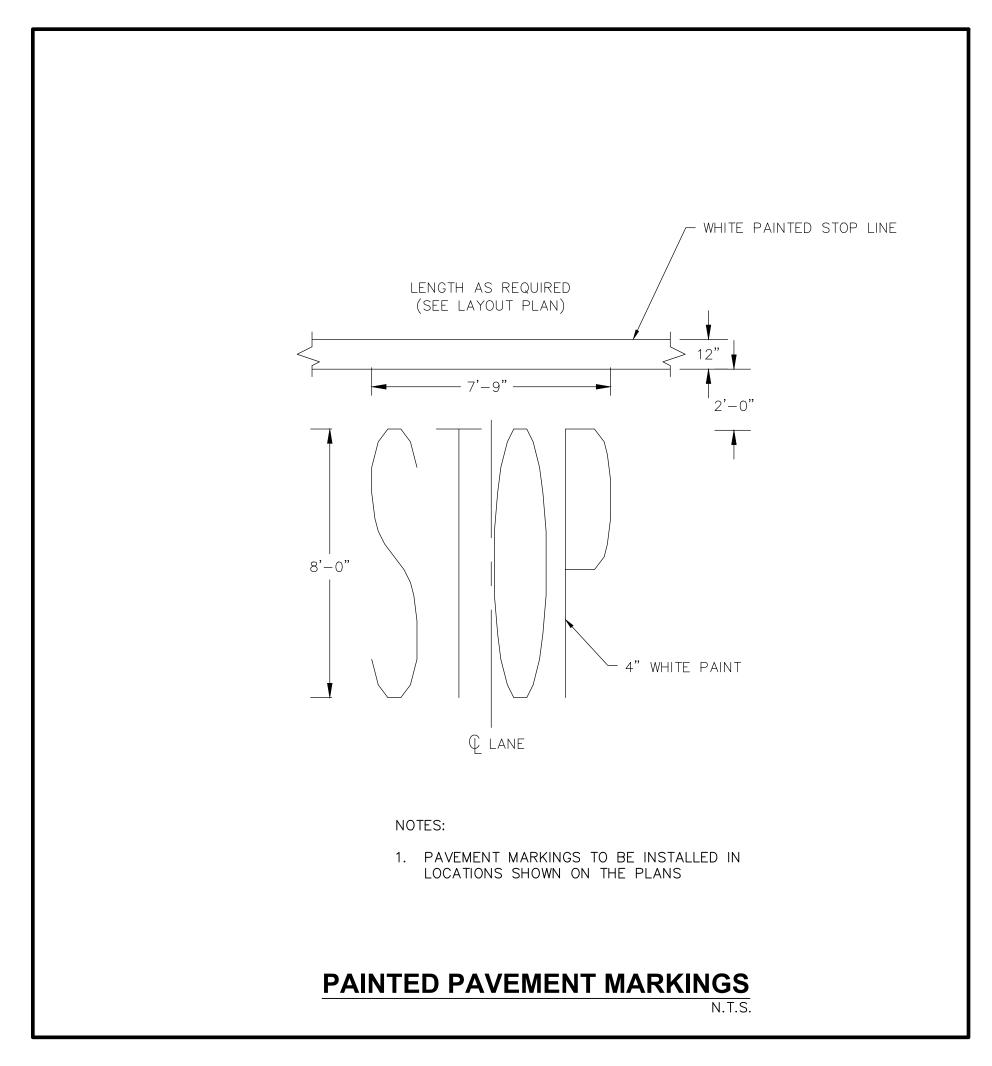


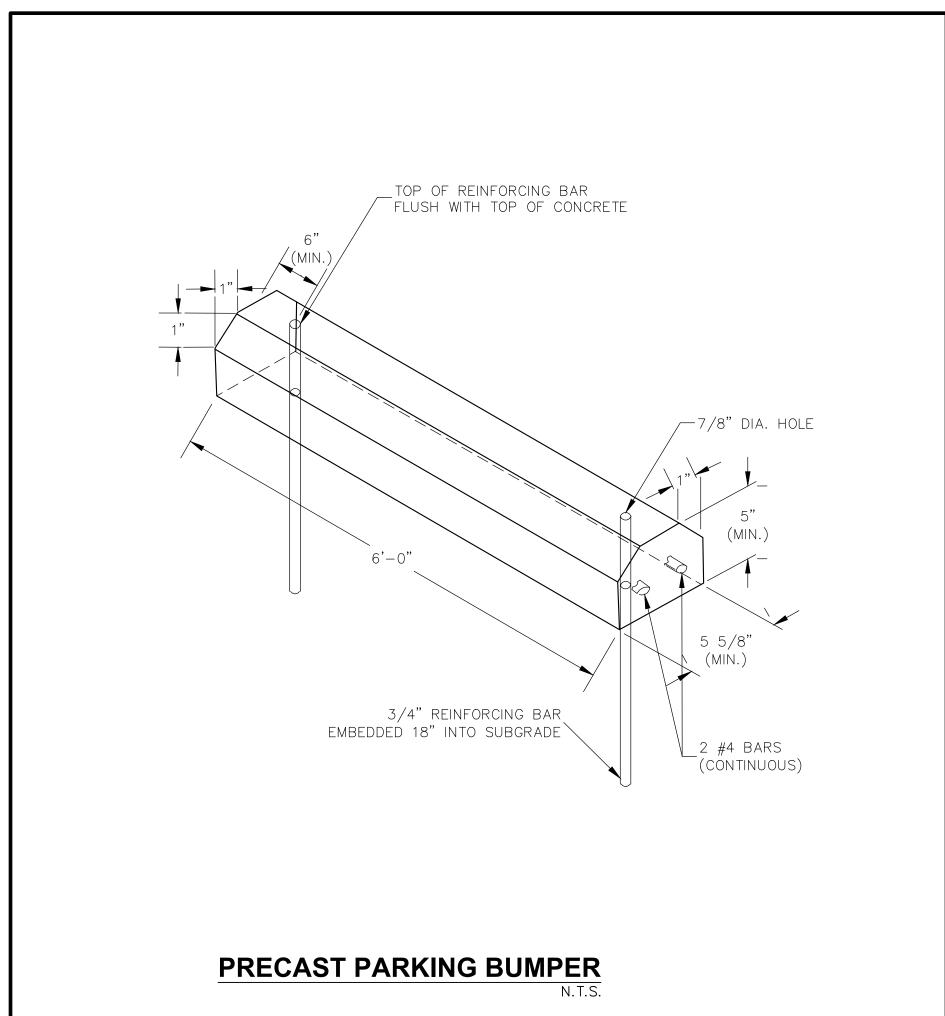


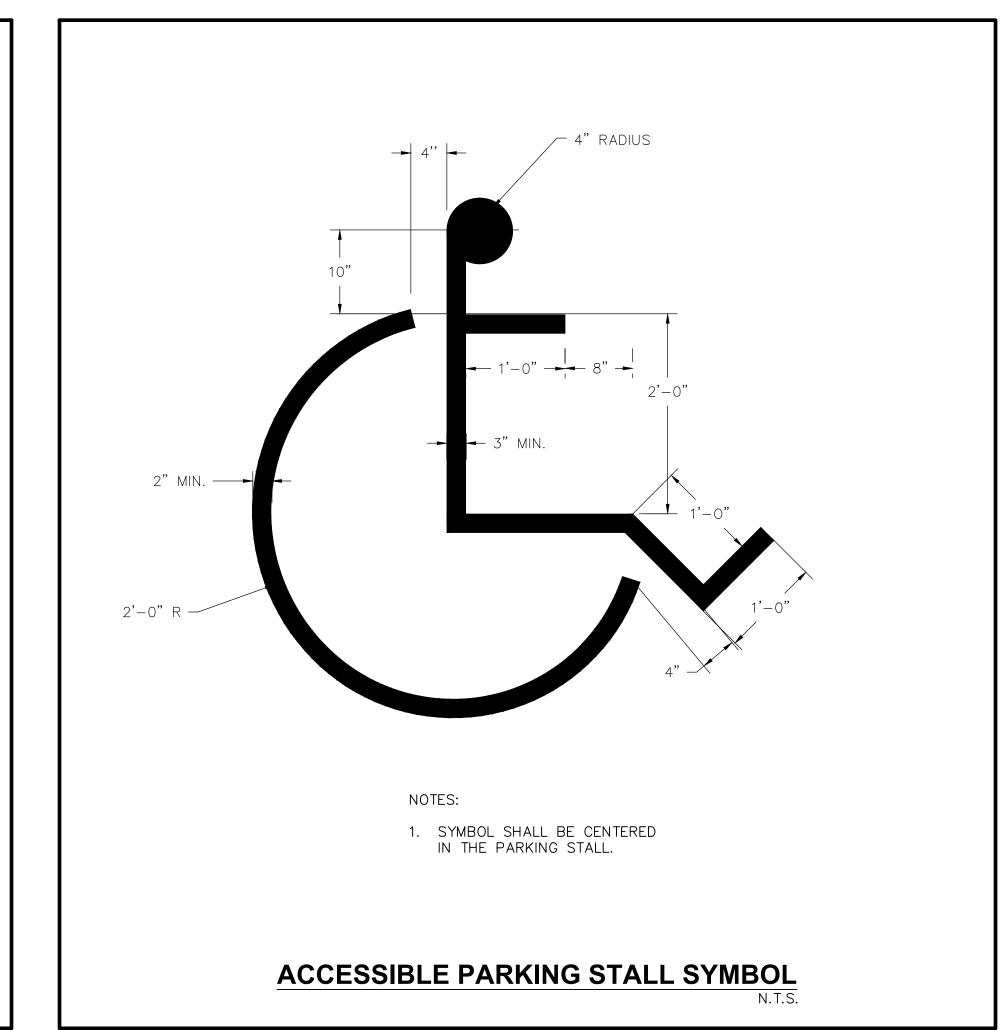


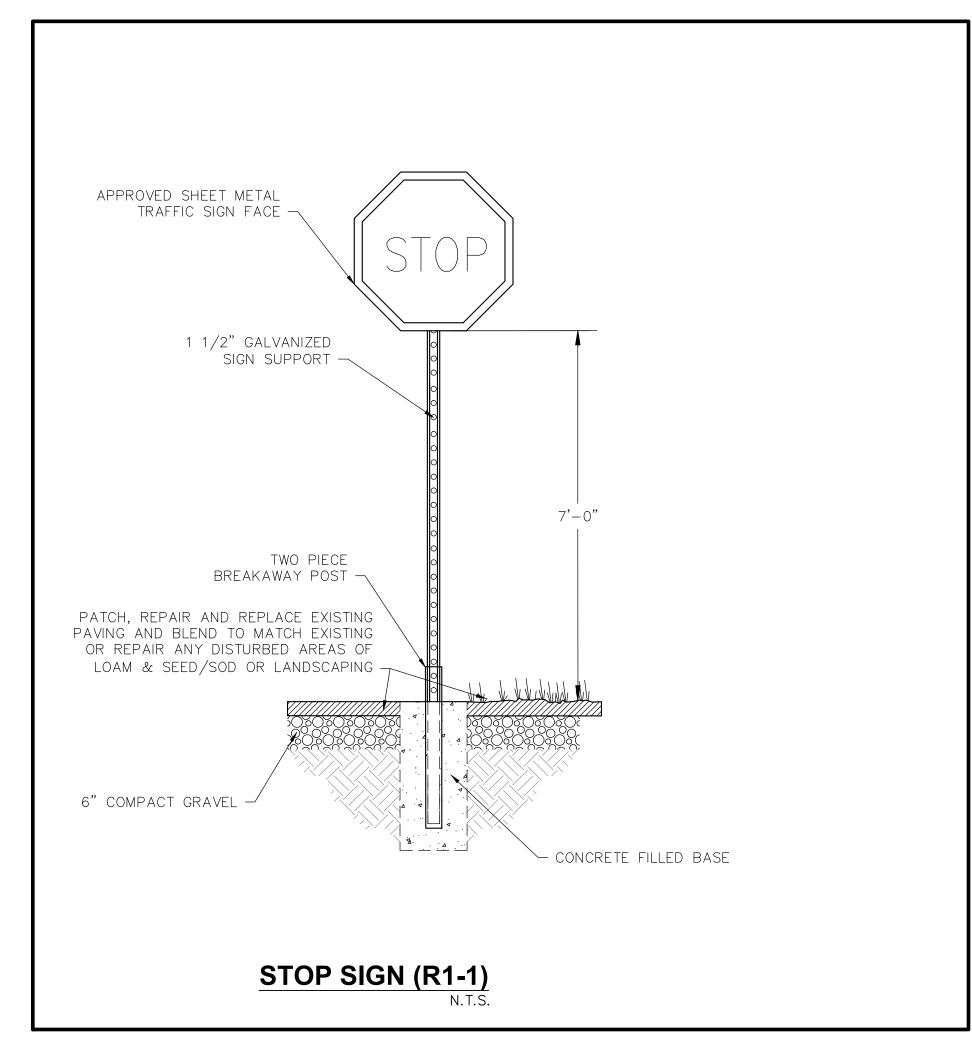


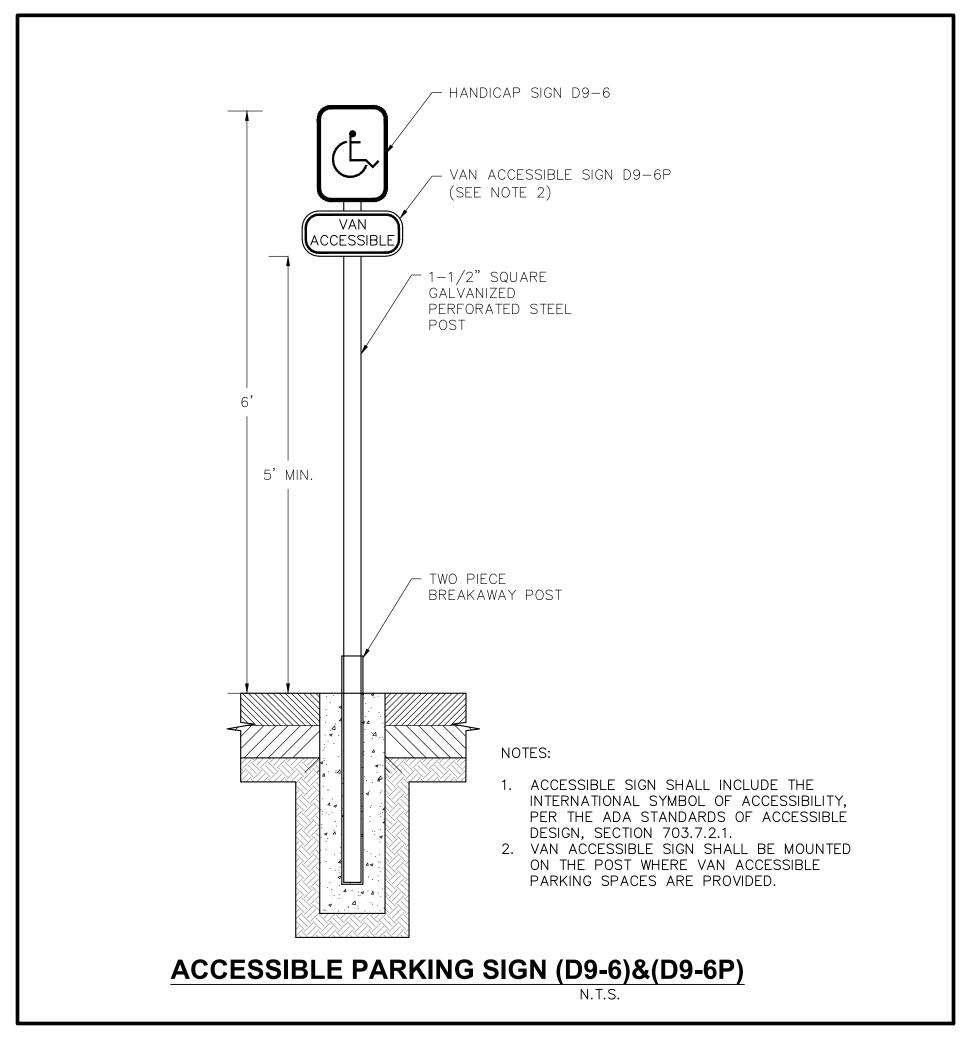


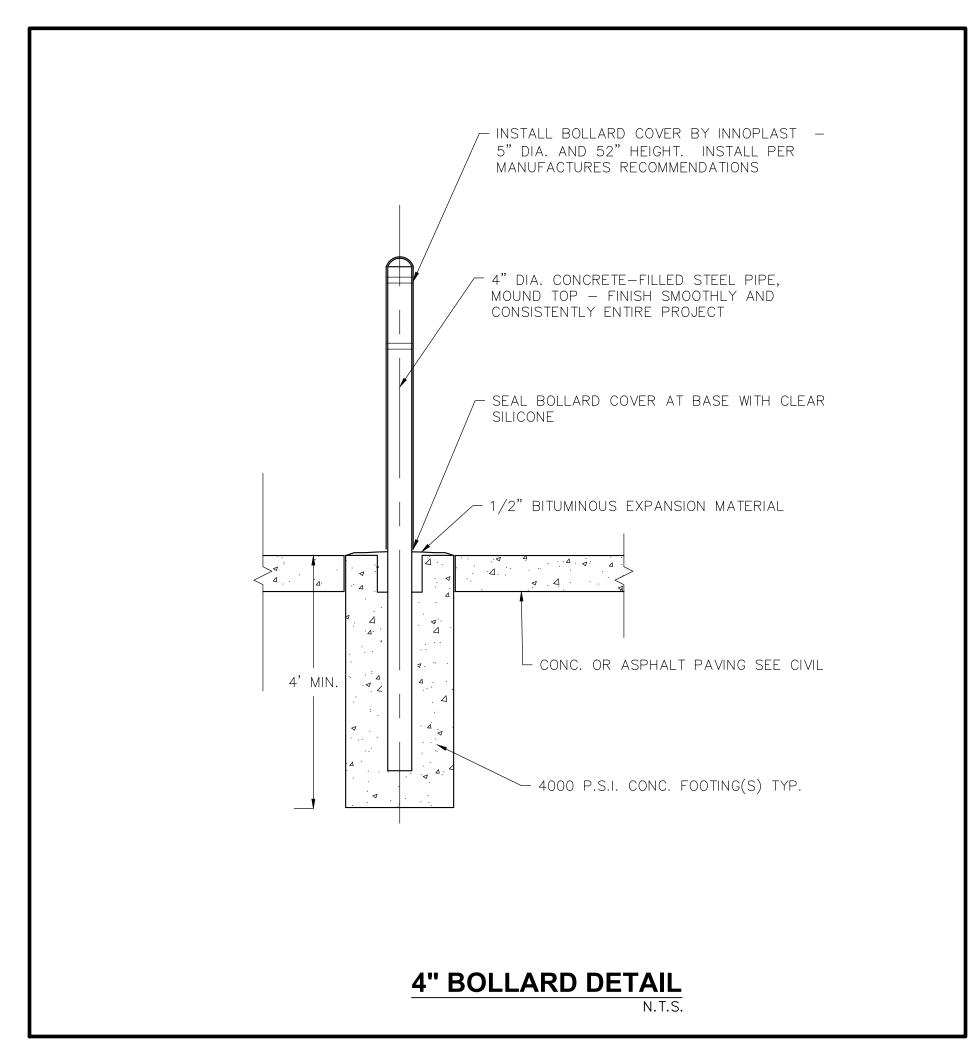


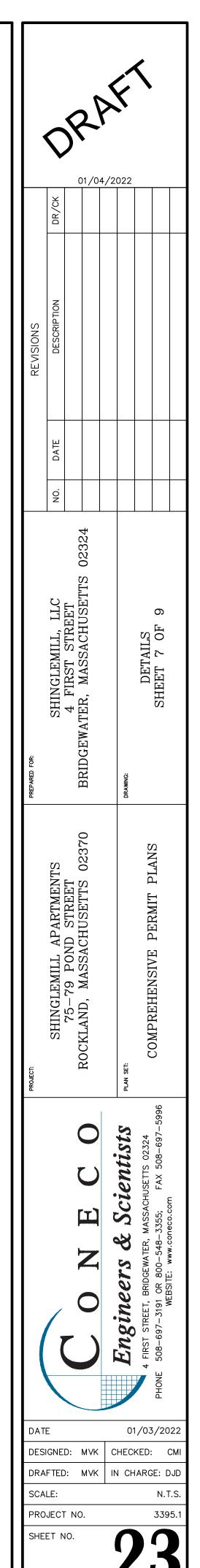


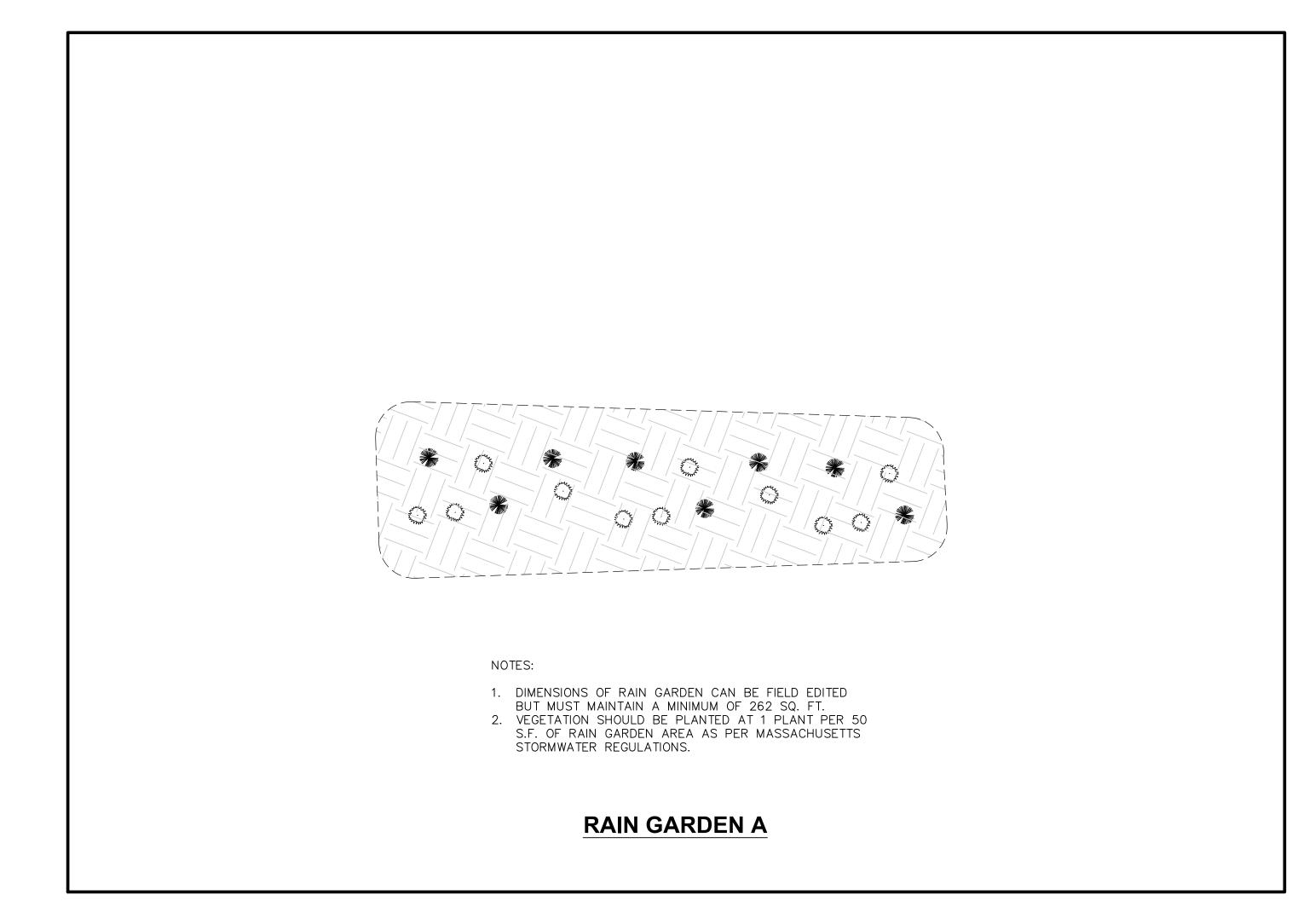












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REVISIONS	DESCRIPTION							
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PREPARED FOR:	PREPARED FOR. SHINGLEMILL, LLC 4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324				DETAILS SHEET 8 OF 9			
PROJECT:	SHINGLEMILL APARTMENTS 75–79 POND STREET ROCKLAND, MASSACHUSETTS 02370				PLAN SET:	SOMDBEHENSING PERMIT	COMPREHENSIVE FERMII FLANS	

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