

Planning Received 6/11/24

SITE PLAN

171 VFW DRIVE

ROCKLAND, MASSACHUSETTS

SITE NOTES:

1. THE SITE IS LISTED ON THE TOWN OF ROCKLAND ASSESSORS PROPERTY RECORD CARDS AS PARCEL ID 24-34-0 (#171 VFW DR) AND 24-29-0 (#216 PLEASANT ST).
2. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION WAS TAKEN FROM A FIELD SURVEY BY ZENITH LAND SURVEYORS, LLC.
3. PLYMOUTH COUNTY REGISTRY OF DEEDS:
DEED REFERENCE: BOOK 44749 PAGE 216
PLAN REFERENCE: STATE HIGHWAY LAYOUT #5454
PLAN REFERENCE: BOOK 45 PAGE 410
PLAN REFERENCE: BOOK 14 PAGE 581
PLAN REFERENCE: BOOK 24 PAGE 115
PLAN REFERENCE: BOOK 23 PAGE 441
4. THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 25023C0093K, MAP REVISED 7-6-2021.
5. THE SITE IS NOT LOCATED IN A PRIORITY HABITAT AND ESTIMATED HABITAT AS SHOWN ON THE MASSACHUSETTS NATURAL HERITAGE ATLAS 15TH EDITION EFFECTIVE DATE AUGUST, 2021.
6. THERE ARE NO KNOWN WETLANDS WITHIN 100' NOR ANY STREAM, BROOK OR RIVER WITHIN 200' OF THE PROPOSED WORK.
7. THE PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACC).
8. THE SITE IS NOT LOCATED IN A ZONE II TO A PUBLIC WATER SUPPLY WELL.
9. THE SITE IS PARTIALLY IN A ZONE A TO A SURFACE WATER SUPPLY AREA, ALL PROPOSED WORK IS OUTSIDE OF THIS AREA.
10. THE SITE IS PARTIALLY LOCATED IN A PUBLIC WATER SUPPLY WATERSHED OUTSTANDING RESOURCE WATER AREA (ORW).

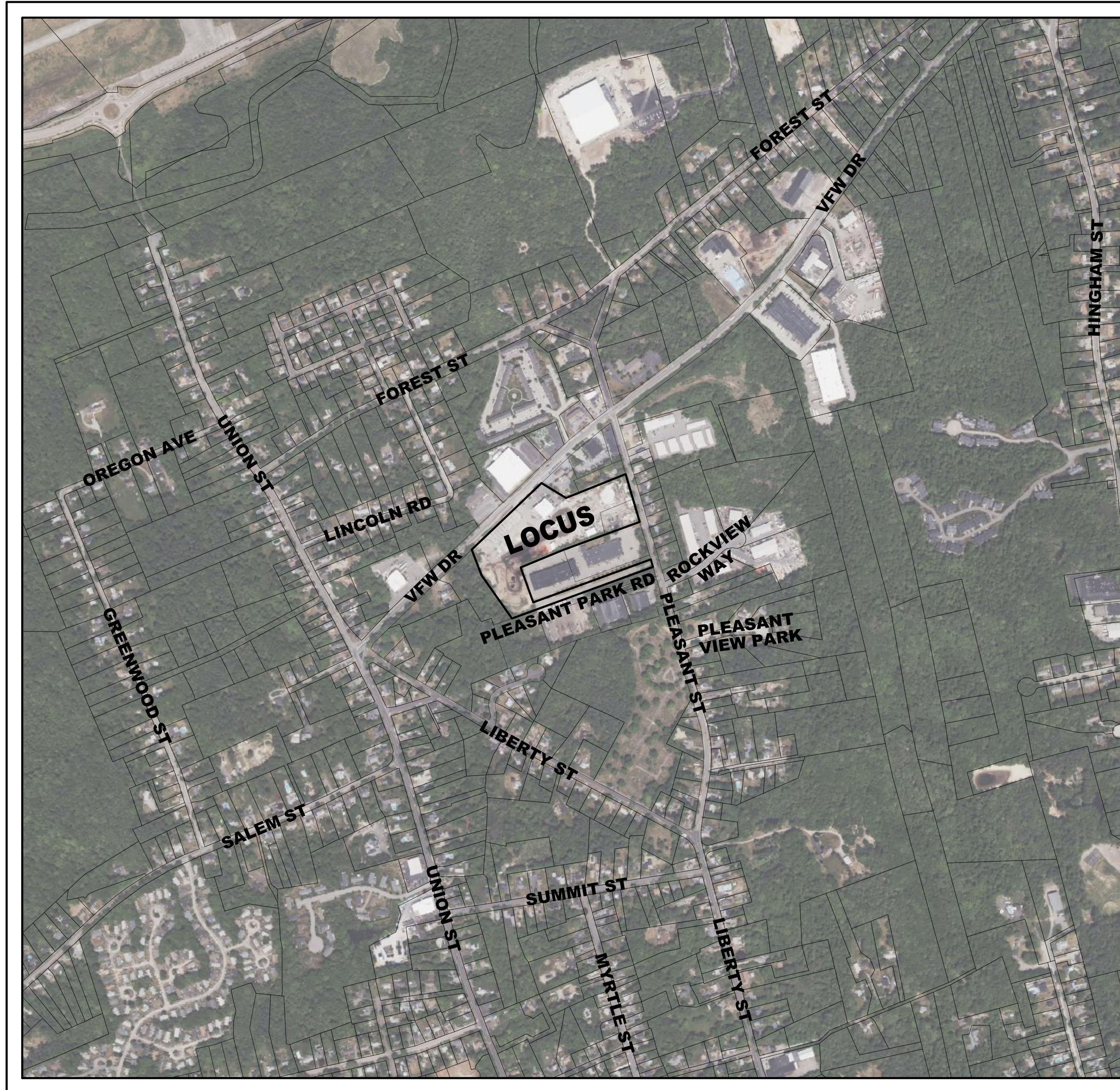
CONSTRUCTION NOTES:

1. A NPDES PERMIT MUST BE OBTAINED FOR THIS PROJECT PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY ZENTH CONSULTING ENGINEERS, LLC. OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY WATER TABLE ELEVATIONS AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES FROM THE PLAN.
4. IT IS THE CONTRACTORS' RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
5. SITE IS TO BE SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
6. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
7. PROJECT UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND H-20 LOADING TRUCK STANDARDS. CONTRACTOR SHALL VERIFY THAT ALL STRUCTURES COMPLY TO THIS STANDARD.
8. WHERE ALL CONCRETE STRUCTURES INTERCEPT THE SEASONAL HIGH GROUNDWATER TABLE, THE CONTRACTOR SHALL SEAL THE ENTIRE STRUCTURE WITH WATERPROOF SEALER.
9. IF APPLICABLE, ANY RETAINING WALLS SHALL BE DESIGNED BY A MASSACHUSETTS REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
10. ALL WORK SHALL CONFORM TO THE TOWN OF ROCKLAND RULES AND REGULATIONS AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY AND BRIDGES, MOST CURRENT VERSION OF PLAN SET.

ZONING SUMMARY AND COMPLIANCE TABLE (ZONE B-2)		
CRITERIA	REQUIRED	PROPOSED
LOT AREA	NONE	455,050± S.F.
UPLAND AREA	22,000 S.F.	455,050± S.F.
FRONTAGE	110'	318.95'
LOT WIDTH	110'	318.35'
FRONT BUILDING SETBACK	20'	29.4'
SIDE BUILDING SETBACK	30'	33.0'
REAR BUILDING SETBACK	30'	> 30'
BUILDING COVERAGE	80%	10%
BUILDING HEIGHT	3 STORIES / 36'	35.33'

SCHEDULE OF DRAWINGS		
SHEET ID	PLAN TITLE	LATEST REVISION DATE
C	COVER SHEET	—
X	EXISTING CONDITIONS PLAN	—
P	PROPOSED CONDITIONS PLAN	—
E	EROSION CONTROL PLAN	—
D	SITE DETAILS	—
V	VEHICLE TURNING PLAN	—
L	LIGHTING PLAN*	—

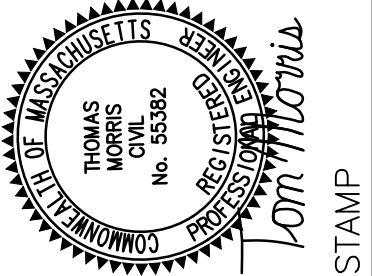
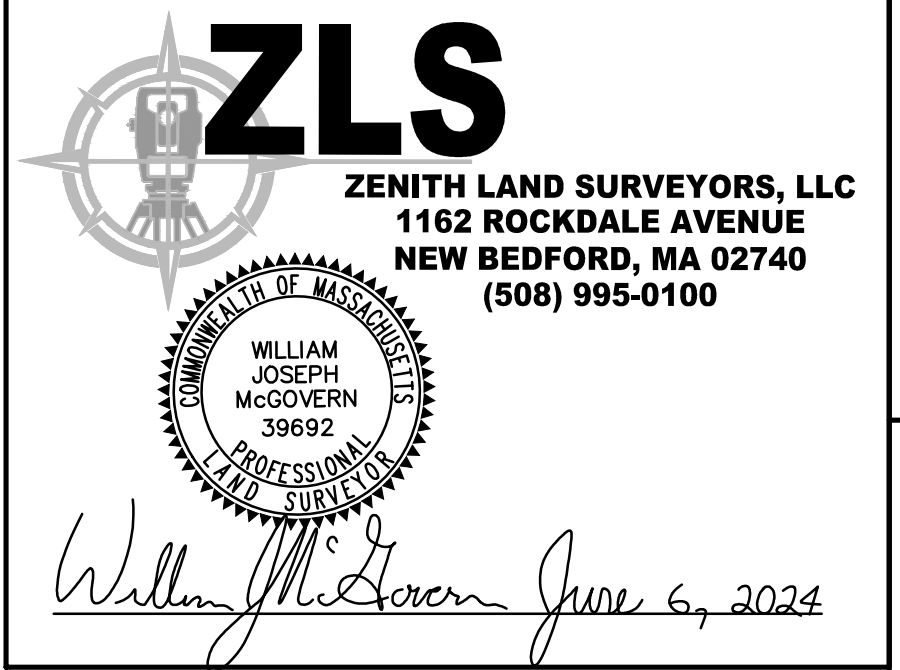
* LIGHTING PLAN BY BENJAMIN P. ROWE



LOCUS PLAN
SCALE: 1"=500'

OWNER/APPLICANT
ROCKLAND STATION LLC
171 VFW DRIVE
ROCKLAND, MA 02370

SURVEY COMPANY OF RECORD:



P.L. STAMP

STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
	BUILDING	
	CONTOUR	
	SPOT GRADE	
	DRAINAGE BOUNDARY	
	TIME OF CONCENTRATION	
	SILT FENCE/SILT SOCK	
	HAYBALE LINE	
	CHAINLINK FENCE	
	STOCKADE FENCE	
	WIRE FENCE	
	GUARDRAIL	
	RAILROAD TRACKS	
	SIGN	
	MAILBOX	
	TEST PIT	
	UNKNOWN MANHOLE	
	DRAINAGE PIPE	
	ROOF DRAIN PIPE	
	CATCH BASIN	
	DOUBLE GRATE CATCH BASIN	
	CURB INLET	
	DRAIN MANHOLE	
	FLARED END	
	GAS MAIN	
	GAS SERVICE	
	GAS MANHOLE	
	GAS GATE/VALVE	
	GAS METER	
	CABLE	
	ELEC/TELE/CABLE	
	OVERHEAD WIRES	
	UNDERGROUND ELECTRIC	
	UNDERGROUND TELEPHONE	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	HANDHOLE	
	ELECTRIC METER	
	TRANSFORMER	
	UTILITY POLE	
	GUY POLE	
	GUY WIRE	
	LIGHT POLE	
	FLOOD LIGHT	
	TRAFFIC SIGNAL	
	GRAVITY SEWER MAIN	
	FORCE SEWER MAIN	
	SEWER SERVICE	
	SEWER MANHOLE	
	SEWER VALVE	
	FIRE SUPPRESSION SERVICE	
	WATER MAIN	
	WATER SERVICE	
	HYDRANT	
	WATER GATE/VALVE	
	WATER SHUTOFF	
	WELL	
	WATER MANHOLE	
	MONITORING WELL	
	TREELINE	
	STONEWALL	
	WETLAND LINE	
	TOP OF BANK	
	FLOOD ZONE	
	EDGE OF WATER	
	ZONE A BOUNDARY	
	NATURAL HERITAGE BOUNDARY	
	WRPD BOUNDARY	
	25' BUFFER	
	50' BUFFER	
	75' BUFFER	
	100' BUFFER	
	150' BUFFER	
	100' RIPARIAN ZONE	
	200' RIPARIAN ZONE	
	WETLAND FLAG	
	BENCHMARK	
	CONTROL POINT	
	MAG NAIL	
	DRILLHOLE	
	CONCRETE BOUND	
	STONE BOUND	
	IRON PIPE	
	BERAP	

SHEET NAME:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
COVER SHEET 171 VFW DRIVE ROCKLAND, MASSACHUSETTS ROCKLAND STATION LLC 171 VFW DRIVE ROCKLAND, MA 02370	DRAWN BY:	TEM	6-6-24			
	DESIGNED BY:	PROJECT NUMBER				
	CHECKED BY:	1302-01-01				
		DRAWING SCALE				
OWNER INFO:	JLB	1" = 500'				
	APPROVED BY	SHEET ID				
	JLB	C				

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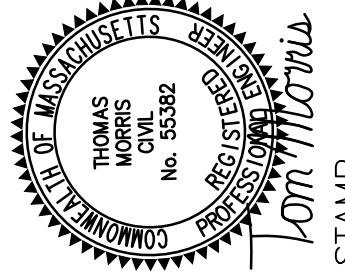
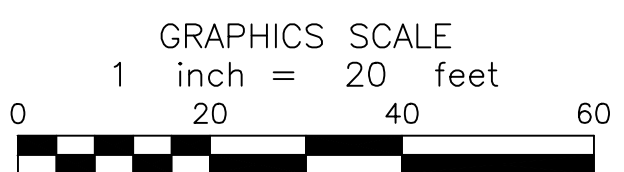
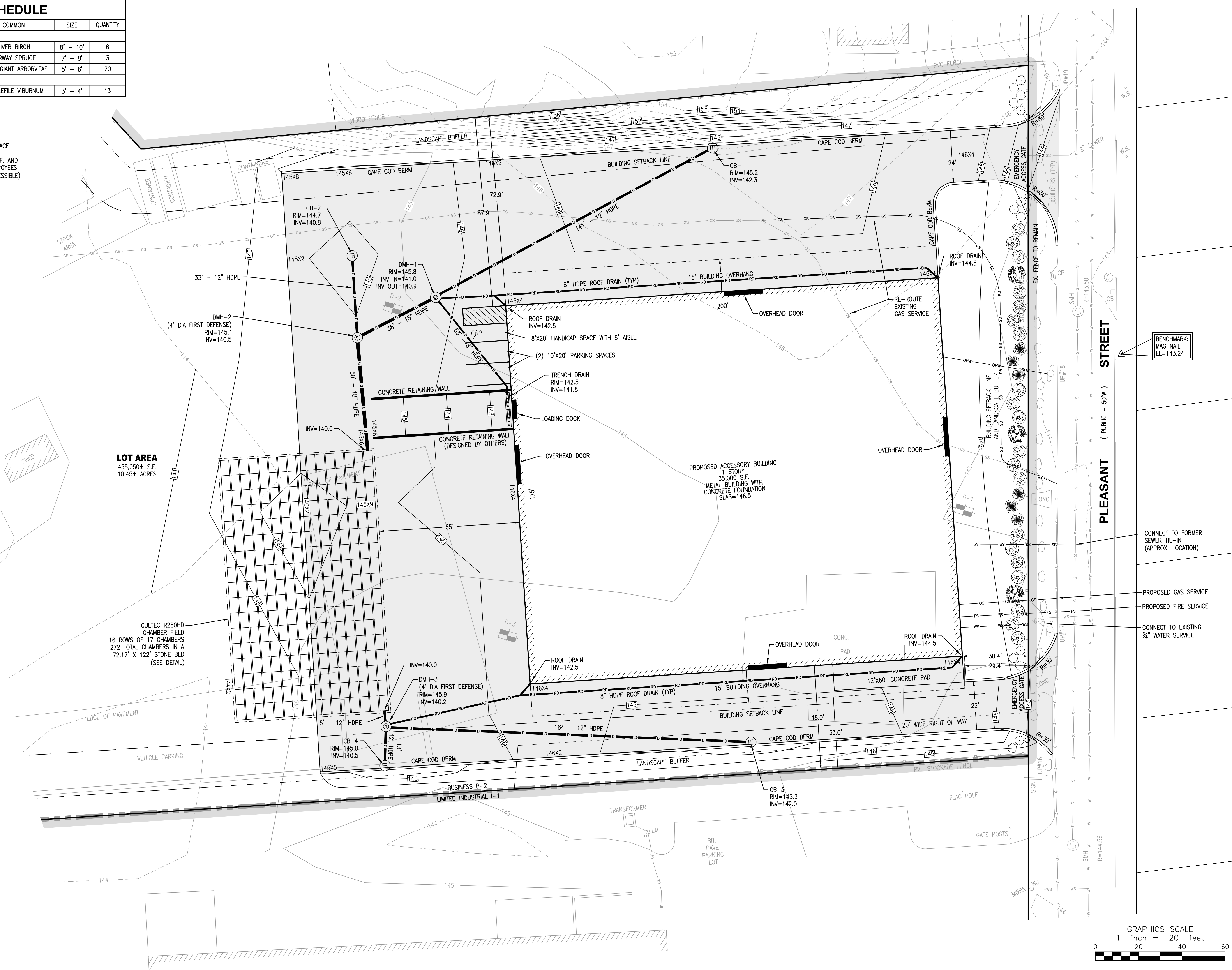
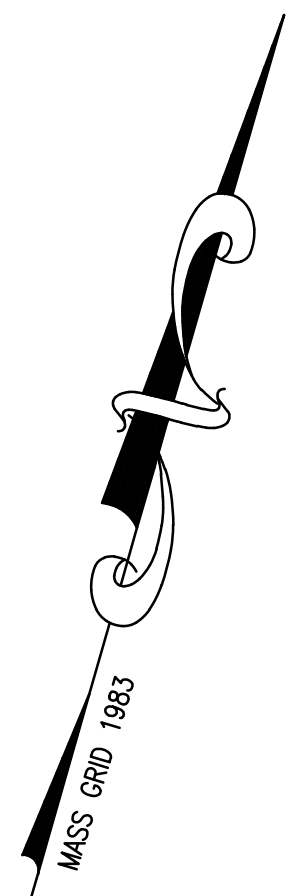
JUNE 6, 2024



PLANTING SCHEDULE				
SYMBOL	LATIN	COMMON	SIZE	QUANTITY
TREES				
	BETULA NIGRA	RIVER BIRCH	8' – 10'	6
	PICEA ABIES	NORWAY SPRUCE	7' – 8'	3
	THUJA PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5' – 6'	20
SHRUBS				
	VIBURNUM LICATUM VAR. TOMENTOSUM	DOUBLEFILE VIBURNUM	3' – 4'	13

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THE PROPOSED BUILDING WILL HAVE AN OFFICE SPACE
LESS THAN 250 S.F. AND 4 EMPLOYEES
PROFESSIONAL OFFICE: 1 SPACE PER 250 S.F. AND
1 SPACE PER 2 EMPLOYEES
PROVIDED: 3 SPACES (INCLUDES 1 VAN ACCESSIBLE)



10/11/2011



DATE:	6-6-24	REV.	DATE	DESCRIPTION	BY	APP.
TECH DRAWN BY:	PROJECT NUMBER					
DESIGNED BY:	1302-01-01					
TEMP	DRAWING SCALE					
CHECKED BY:	1" = 20'					
JLB						
APPROVED BY:	SHEET ID					

PROPOSED CONDITIONS PLAN

SHEET NAME:

PROJECT SITE:

OWNER INFO:

ROCKLAND, MA 02370

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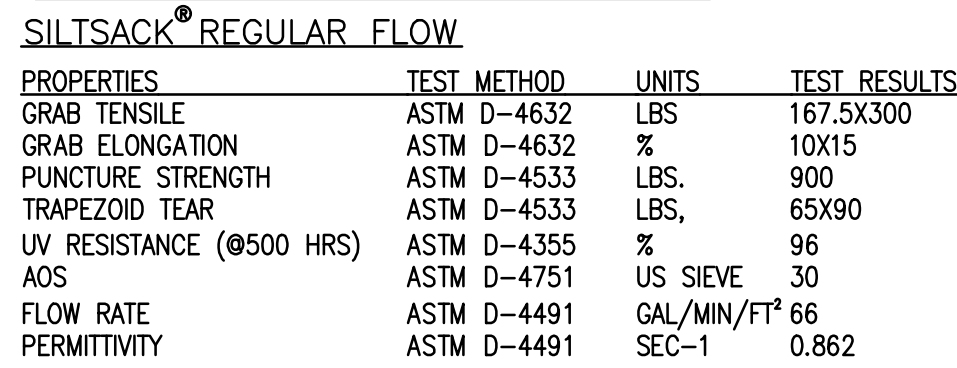
JLB

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION TO OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

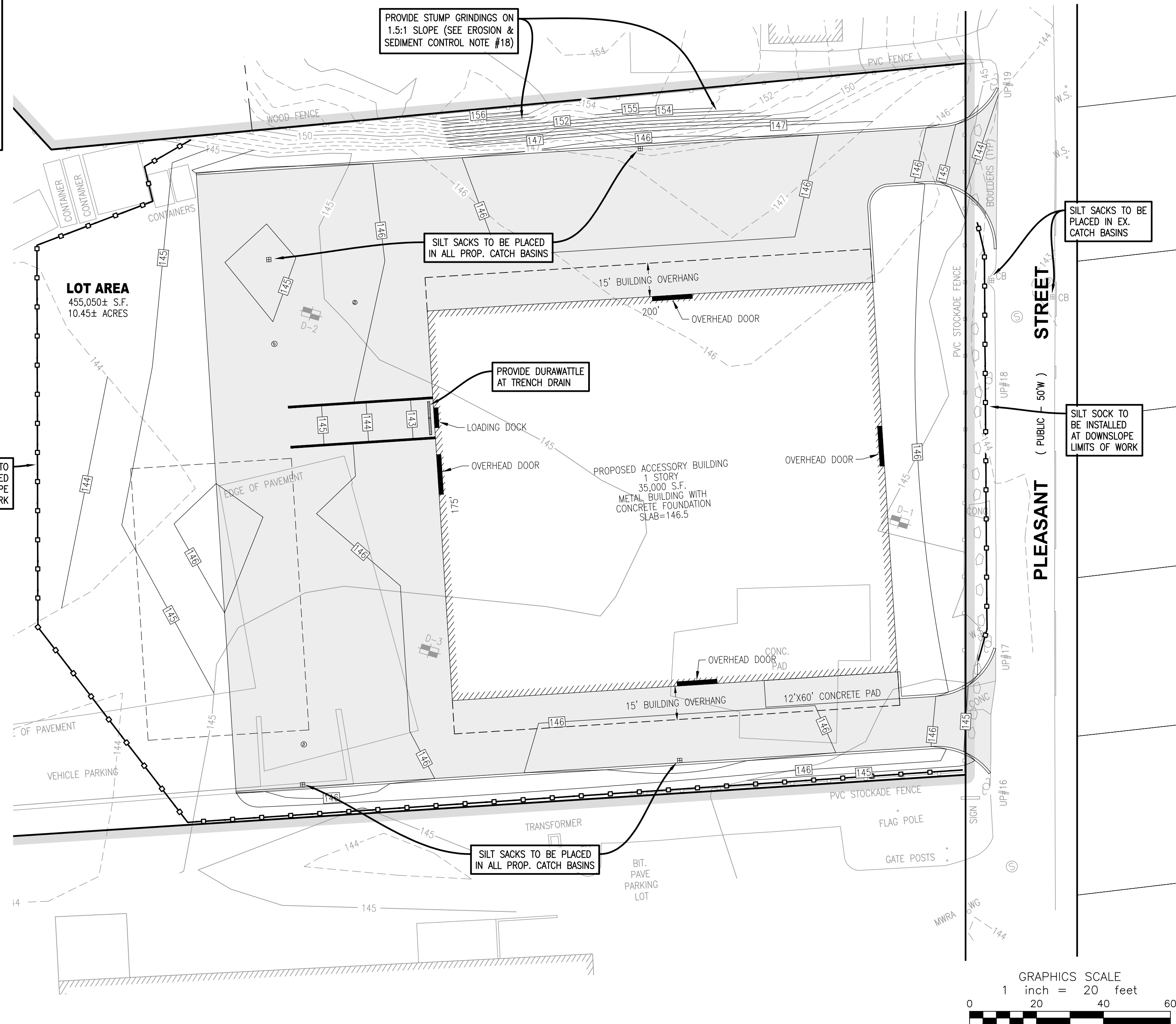
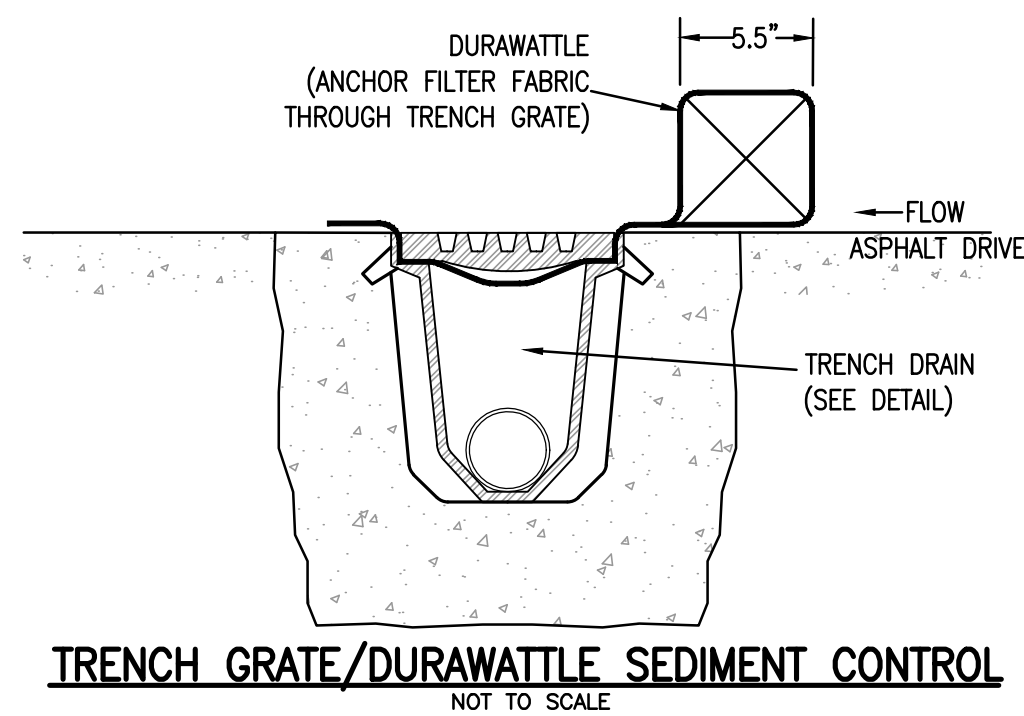
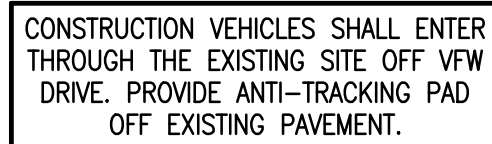
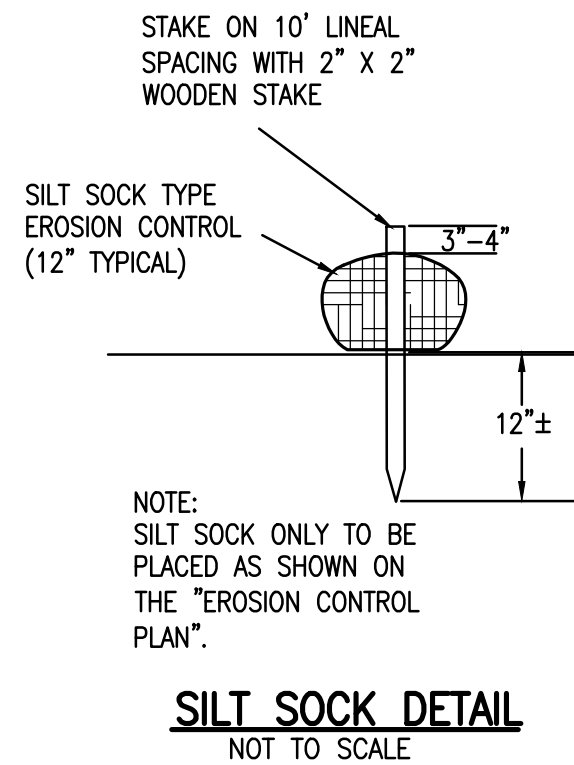
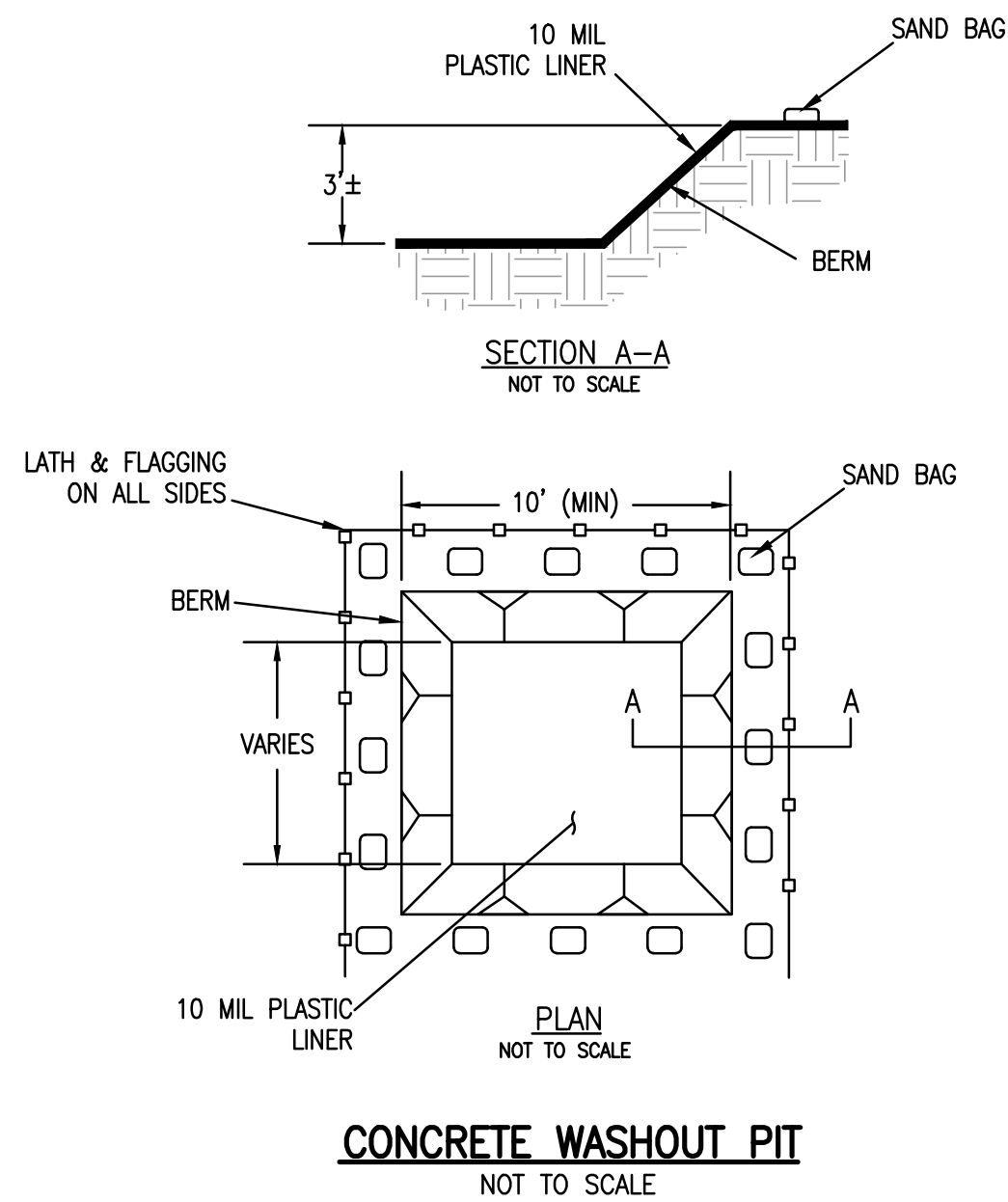
- ### OPERATION AND MAINTENANCE SCHEDULE

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

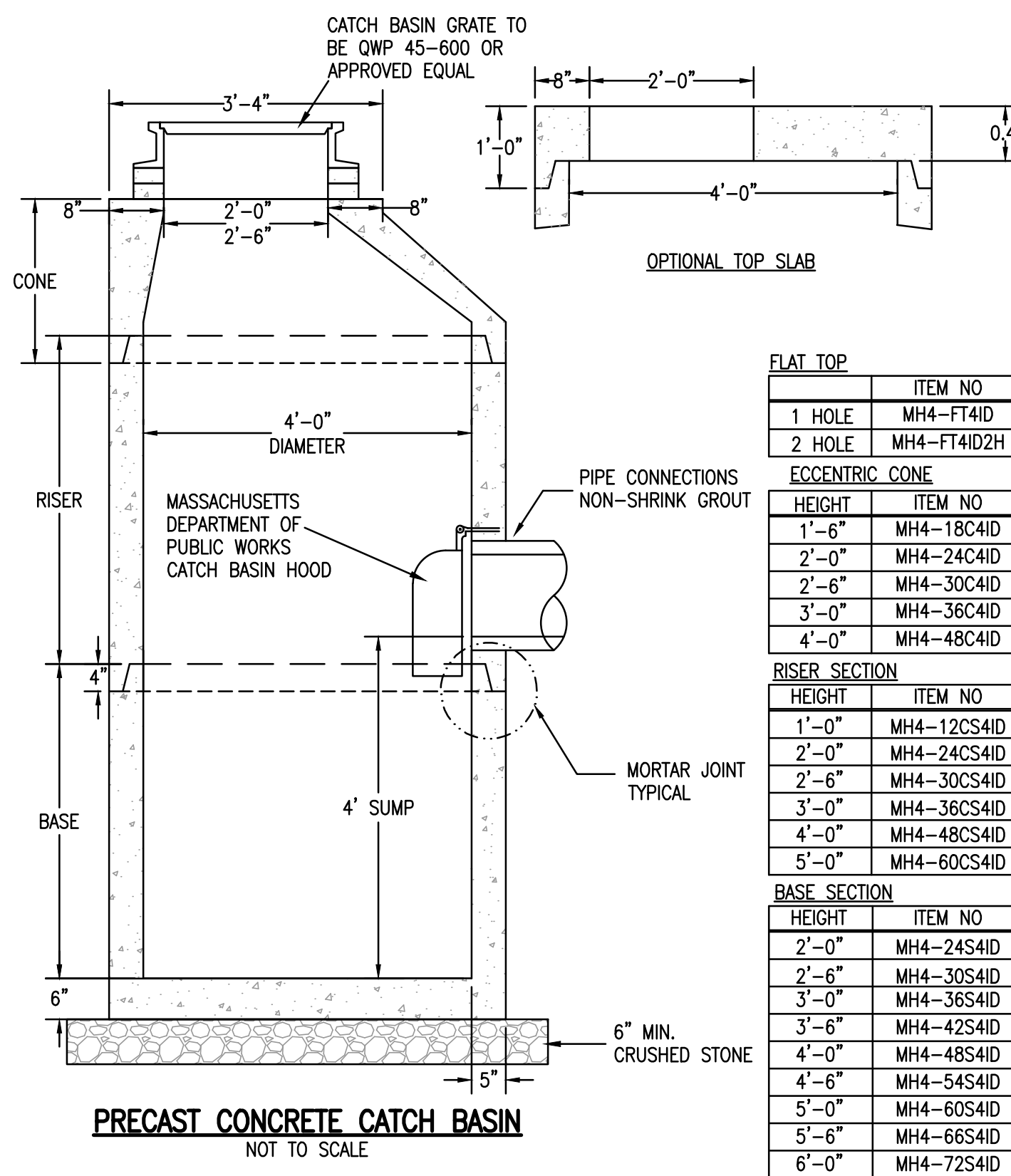
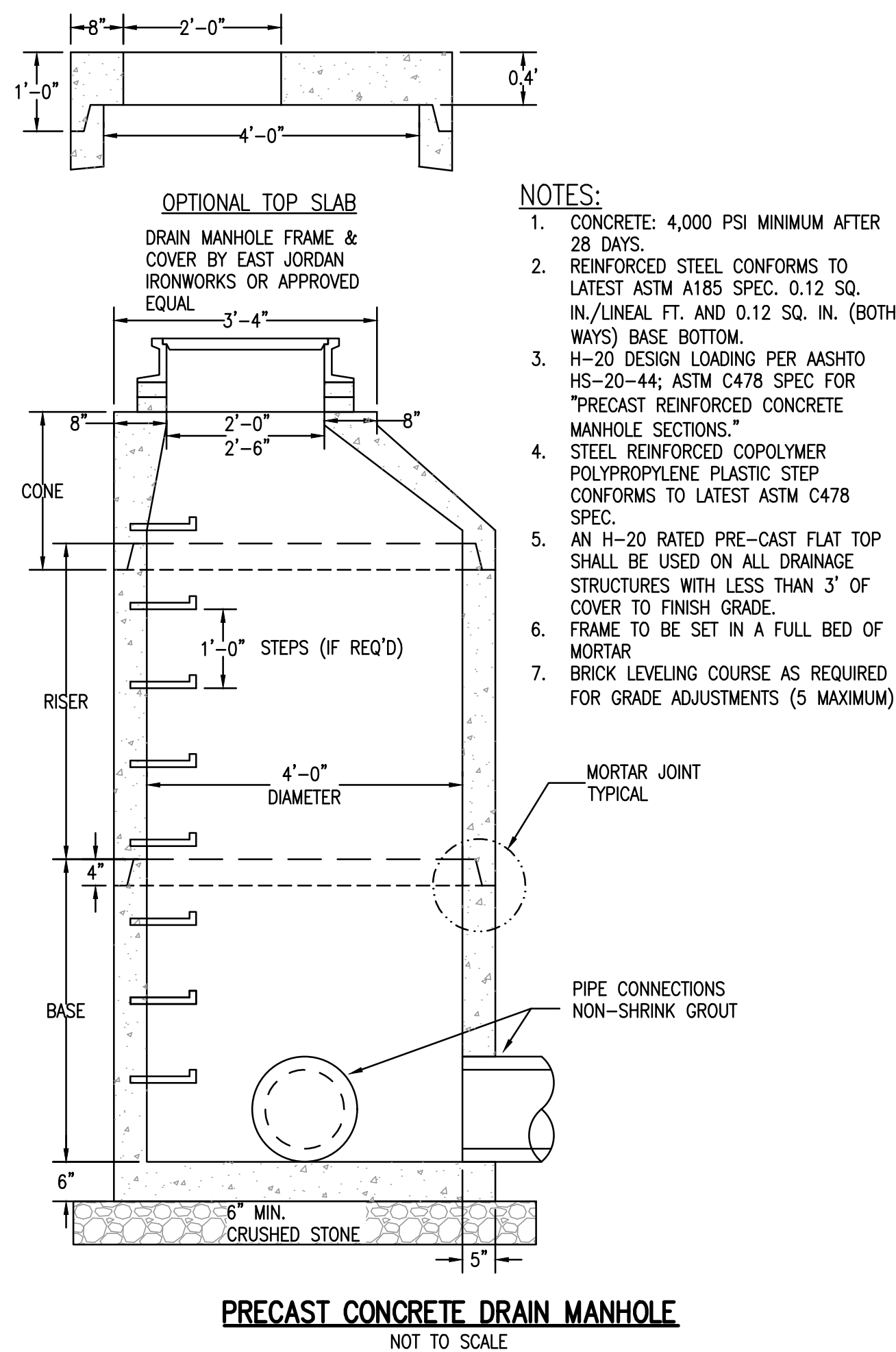
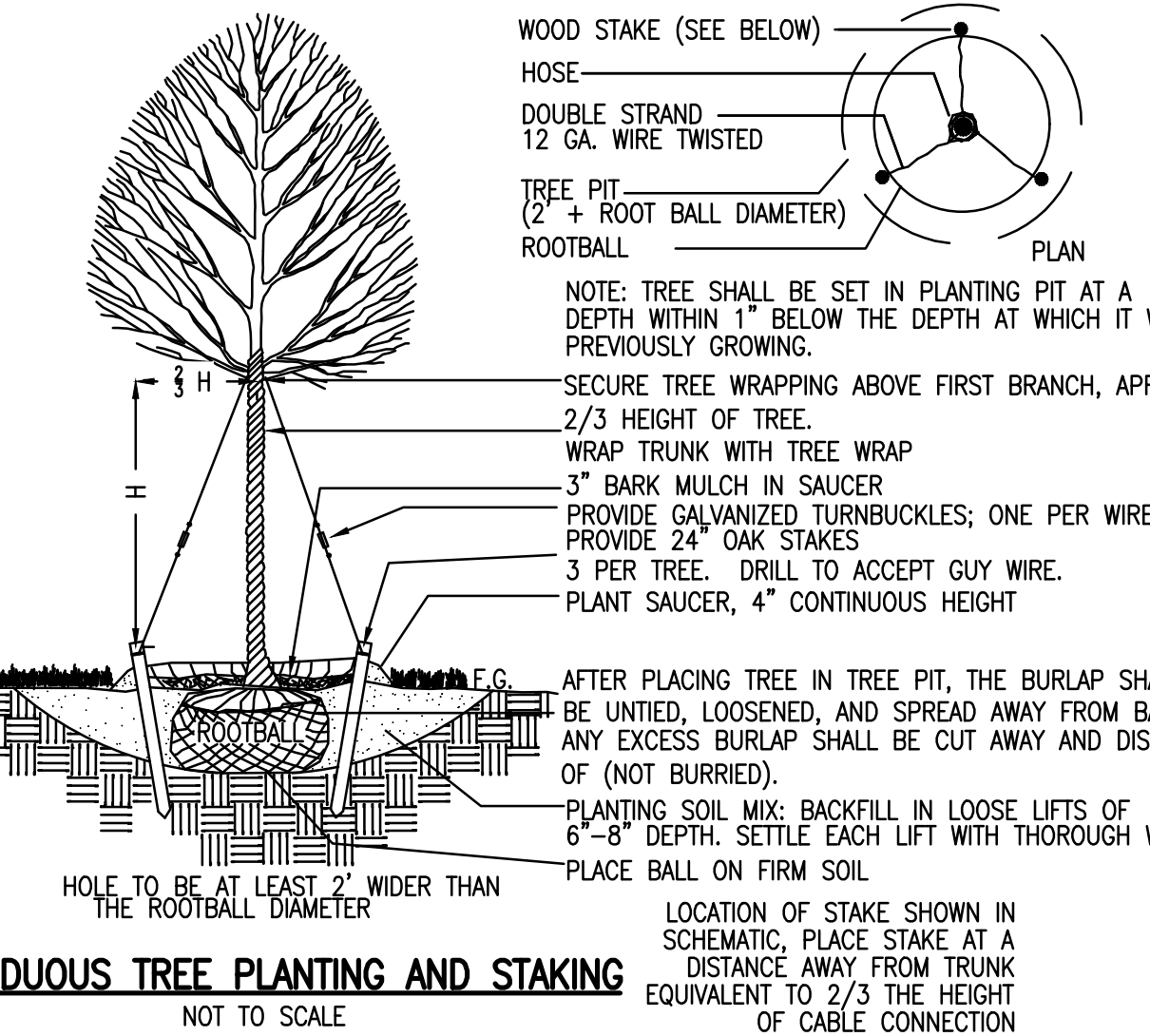
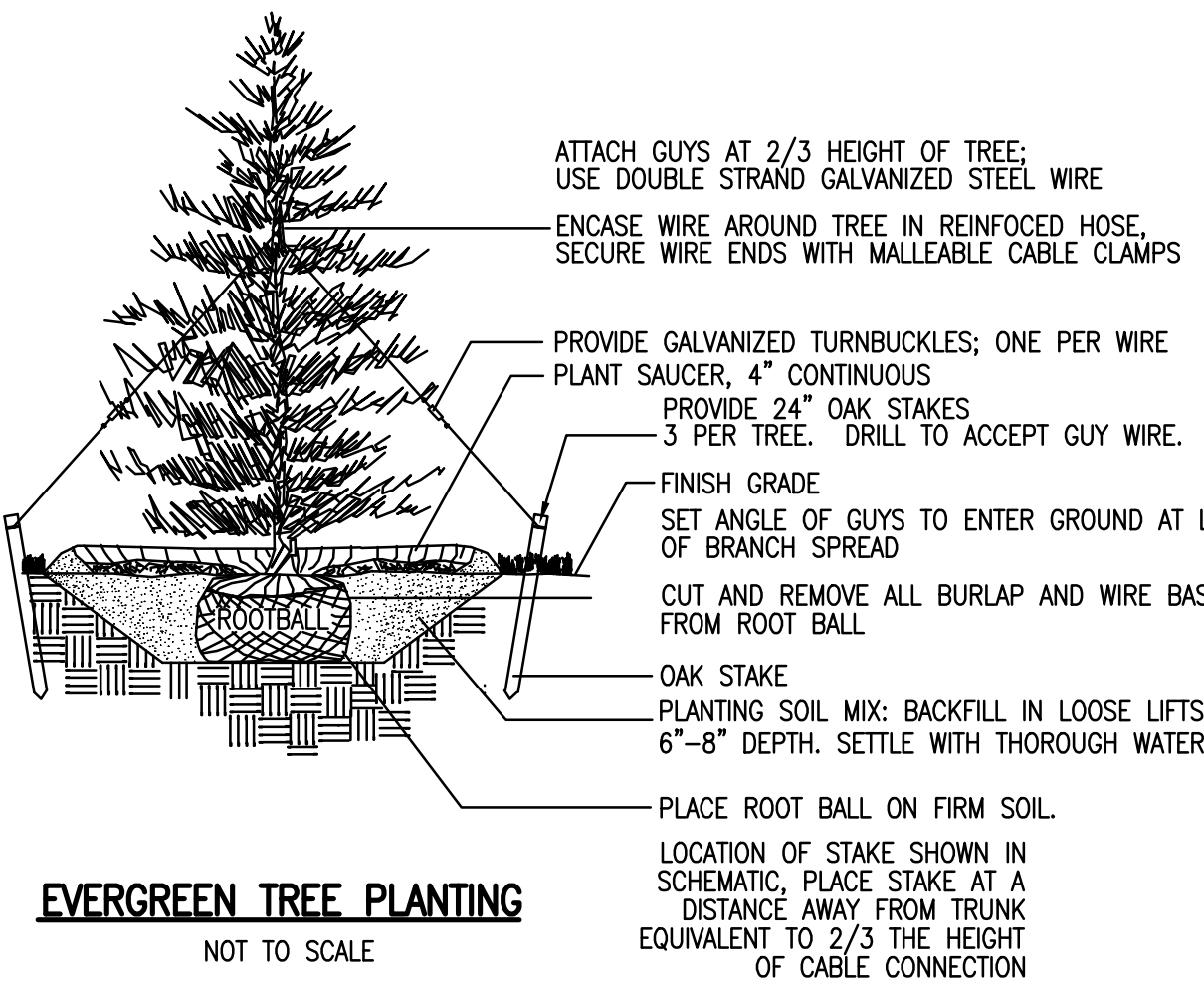
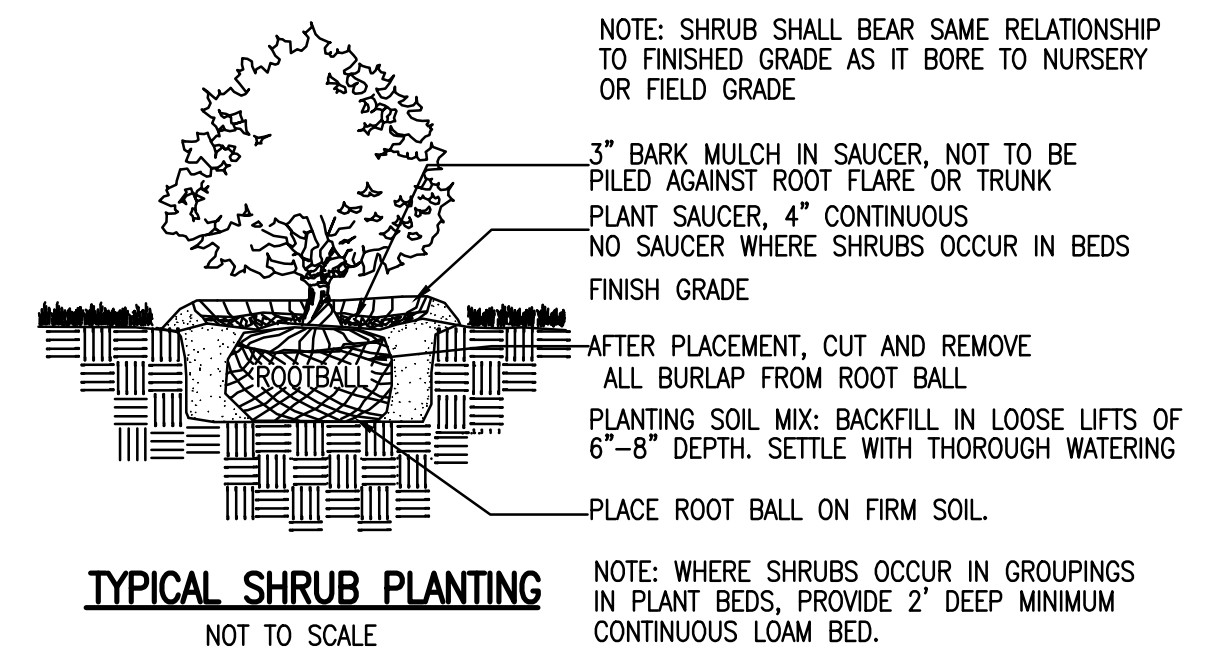
1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE CATCH BASINS, FIRST DEFENSE UNITS AND INFILTRATION SYSTEM SHALL BE INSPECTED WEEKLY DURING CONSTRUCTION. ANY SEDIMENT BUILDUP OF EIGHT (8) INCH DEPTH IN THE STRUCTURES SHALL BE PROMPTLY REMOVED BY HAND OR MECHANICAL METHODS AND ALL DEBRIS REMOVED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
3. THE ANTI-TRACKING PAD SHALL BE INSPECTED DAILY. THE STONE AND SEDIMENT MUST BE REMOVED AND REPLACED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENT FROM PLEASANT STREET. DAILY SWEEPING SHALL BE PERFORMED AS NEEDED TO REMOVE ANY SEDIMENT IN PLEASANT STREET.
4. THIS SCHEDULE MUST BE ADHERED TO BY THE OWNER AND/OR CONTRACTOR UNTIL THE PROJECT IS FINISHED AND FULLY STABILIZED.



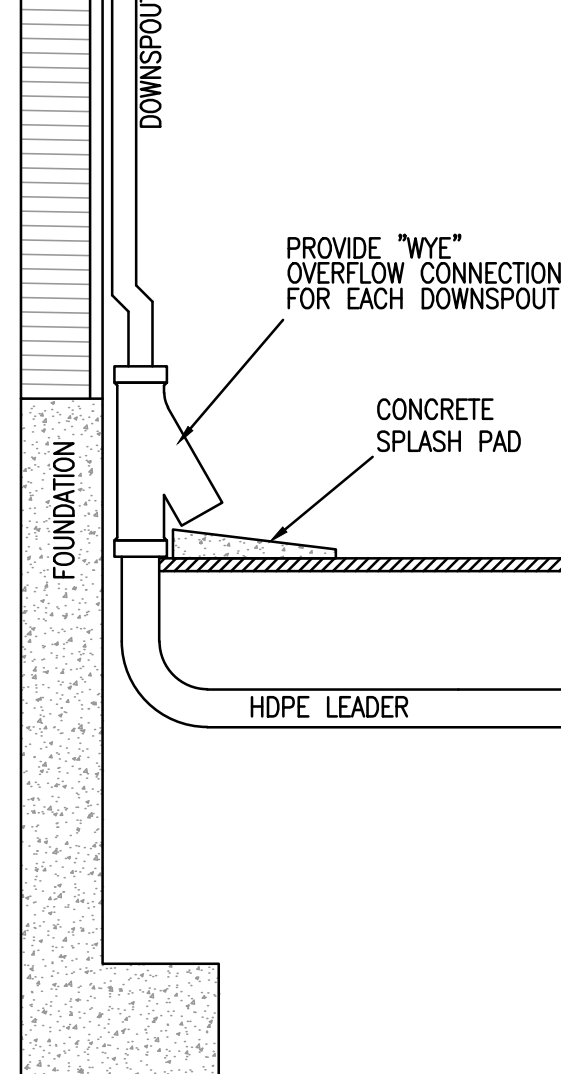
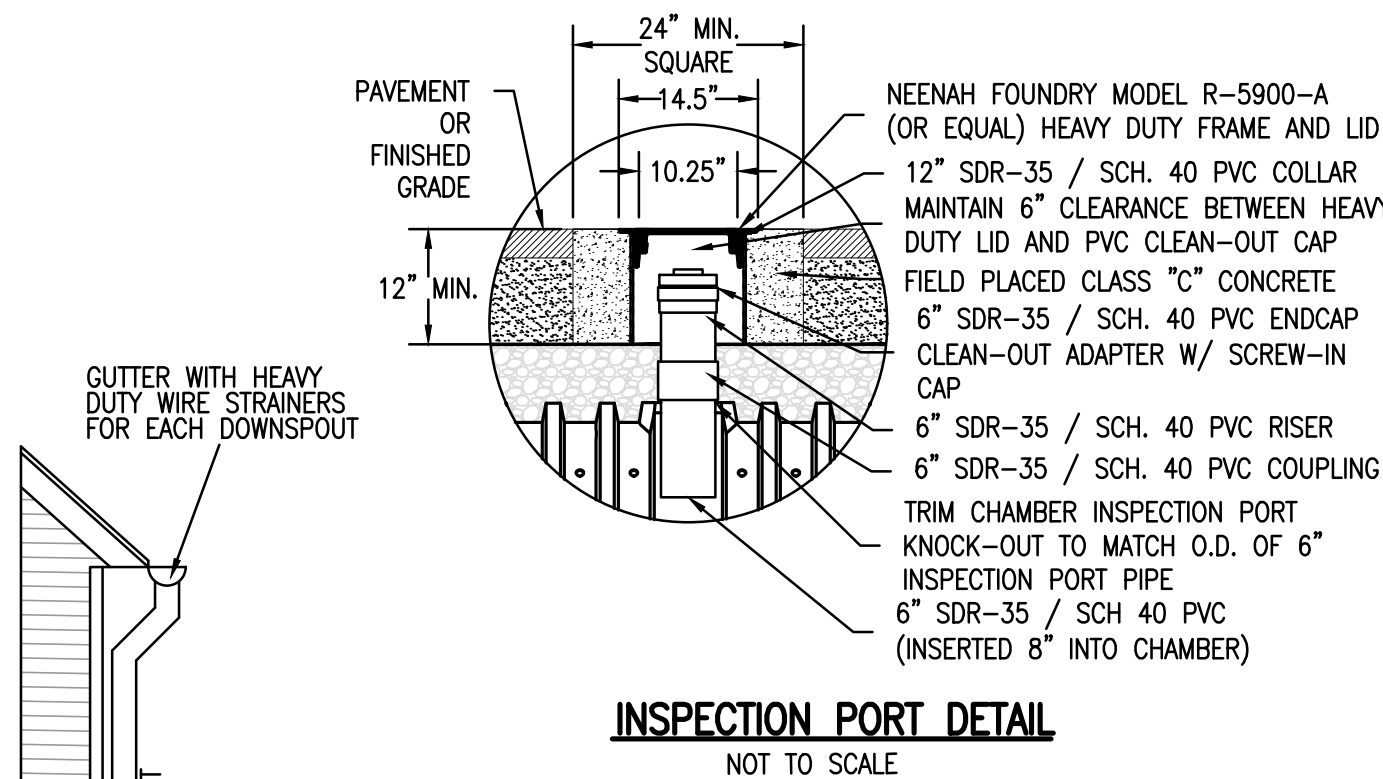
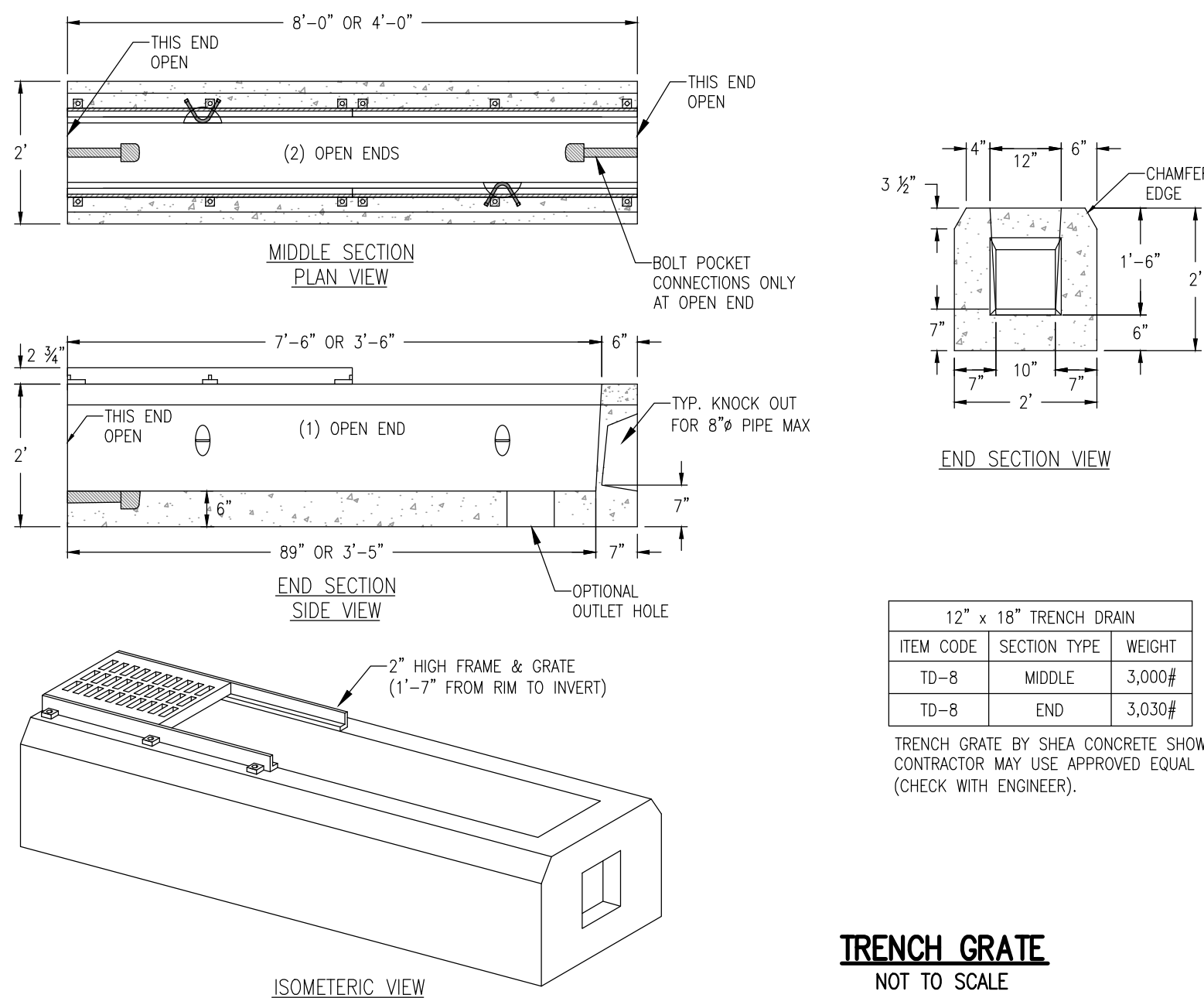
DETAIL OF INLET SEDIMENT CONTROL DEVICE ("SILT SACK")
NOT TO SCALE



DATE: 5-22-24
PERFORMED BY: NYLES ZAGER, P.E./S.E., ZENITH CONSULTING ENGINEERS

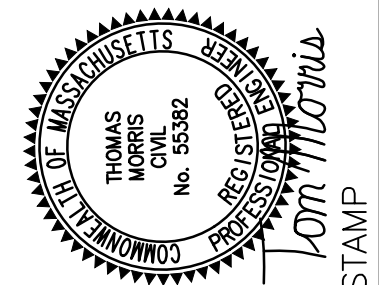
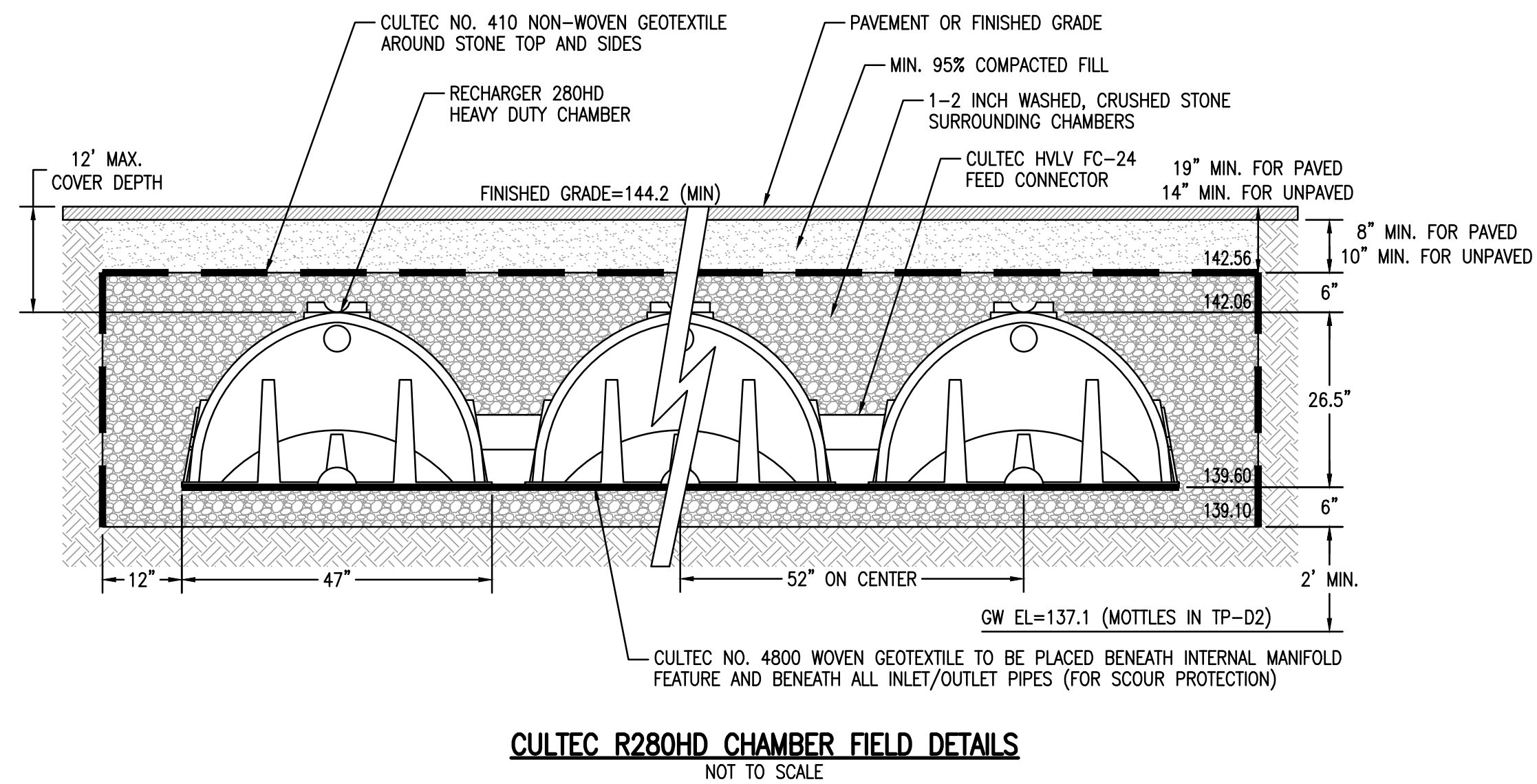
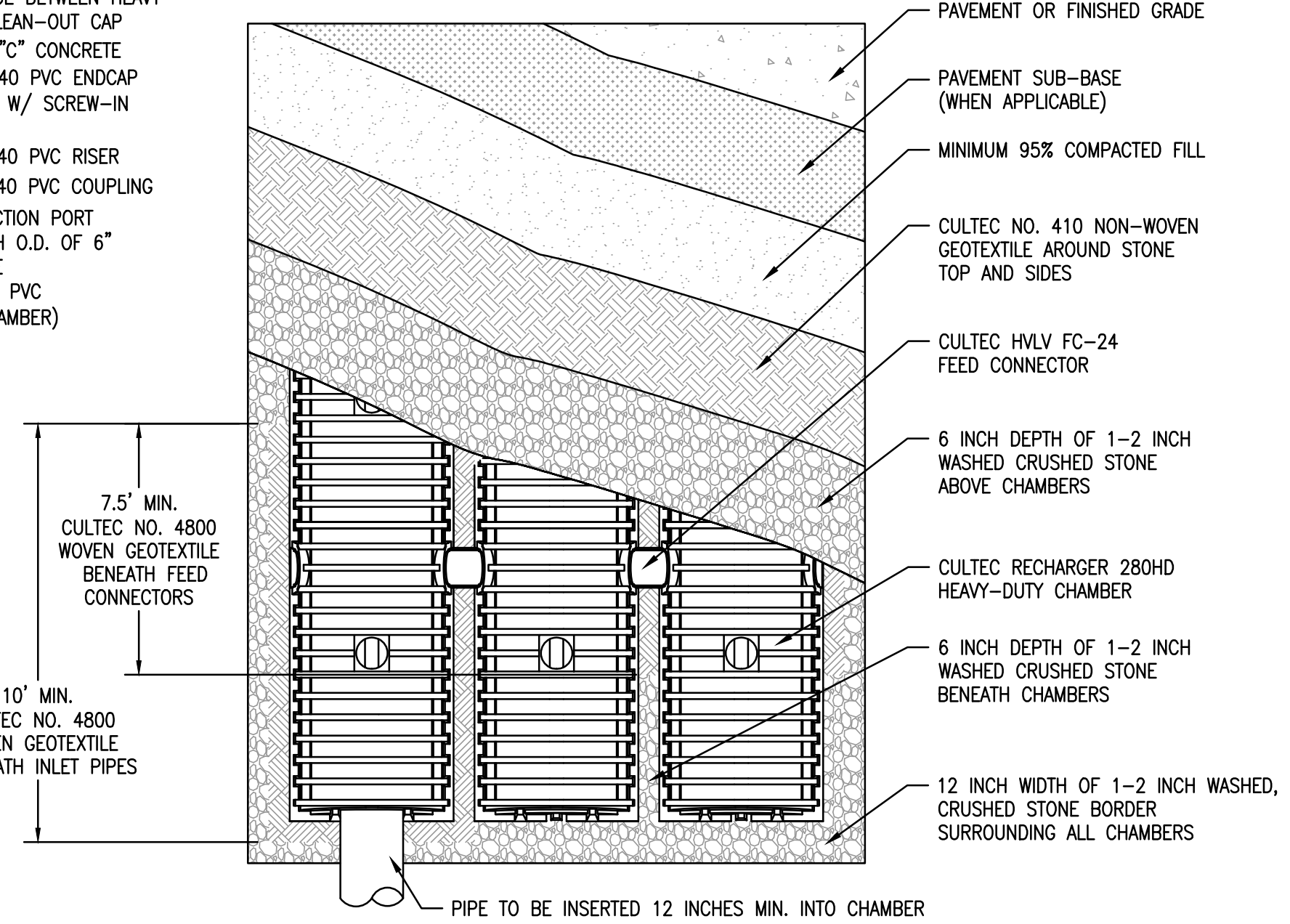
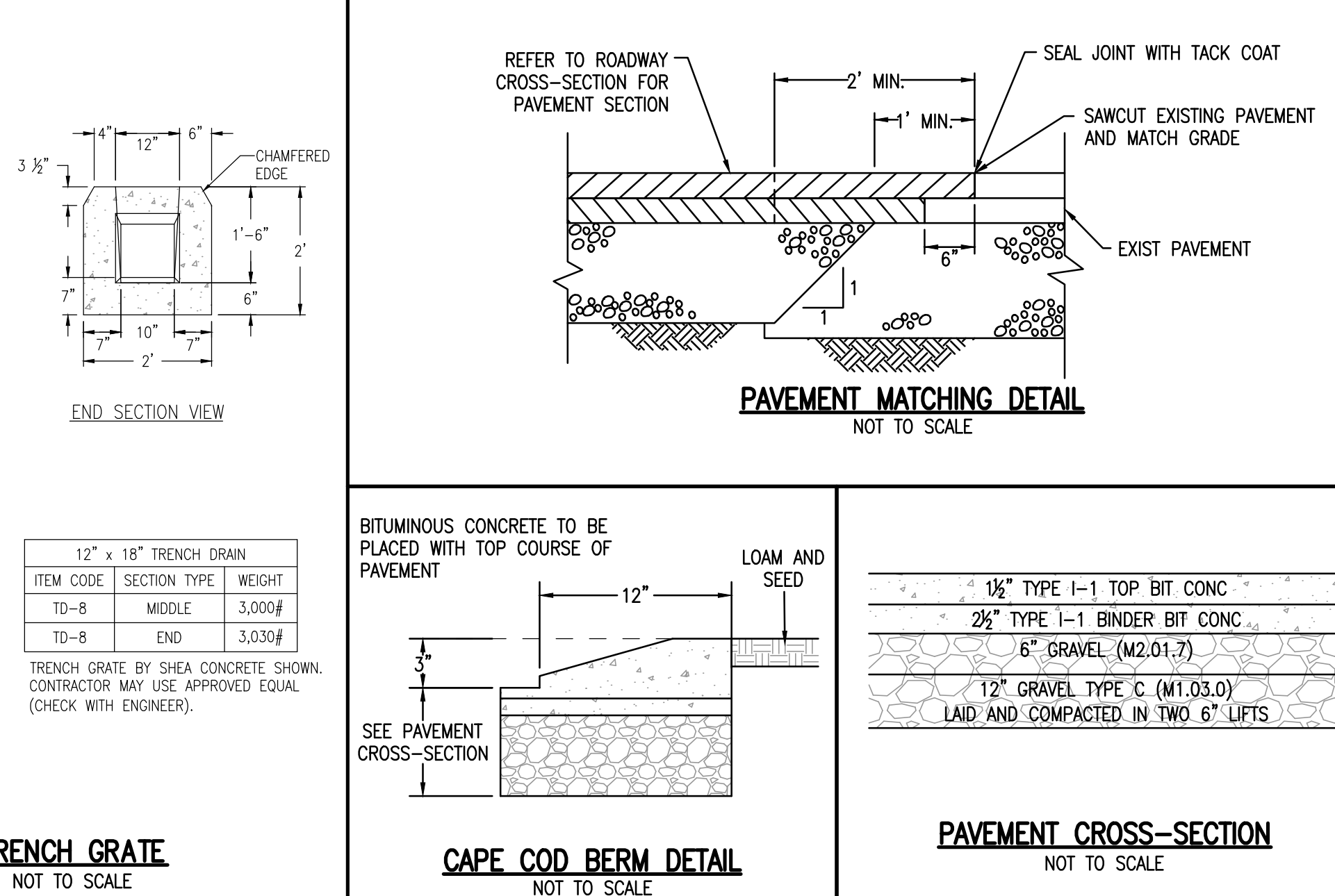


- NOTES:**
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
 2. REINFORCED STEEL: ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTHWAYS) BASE BOTTOM.
 3. H-20 DESIGN LOADING PER AASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
 4. H-20 RATED PRE-CAST FLAT TOP SHALL BE USED ON DRAINAGE STRUCTURES WITH LESS THAN 3" OF COVER TO FINISH GROUND.
 5. FRAME TO BE SET IN A FULL BED OF MORTAR
 6. BRICK LEVELING COURSE AS REQUIRED FOR GRADE ADJUSTMENTS (5 MAXIMUM)
 7. MASSACHUSETTS STANDARD CATCH BASIN HOOD SHALL BE INSTALLED ON OUTLET PIPE.



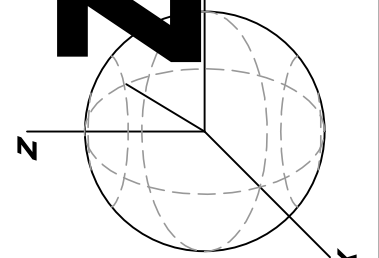
- INFILTRATION SYSTEM CONSTRUCTION NOTES:**
1. TOPSOIL AND SUBSOIL SHALL BE REMOVED BENEATH CHAMBER SYSTEMS AND REPLACED WITH TITLE 5 SAND UP TO THE ELEVATION AT THE BOTTOM OF THE CHAMBERS.
 2. HEAVY DUTY WIRE STRAINERS ARE TO BE INSTALLED AT ALL DOWN SPOUTS. THIS IS TO PREVENT LEAVES AND OTHER DEBRIS FROM CLOGGING DOWN SPOUT.

- OPERATION AND MAINTENANCE:**
1. THE INSPECTION OF THE GUTTER SYSTEM AND HEAVY DUTY WIRE STRAINERS ARE TO BE CONDUCTED A MINIMUM OF 4 TIMES PER YEAR. DURING THAT TIME LEAVES AND DEBRIS SHALL BE CLEANED FROM GUTTERS AND STRAINERS.
 2. THE INFILTRATION CHAMBERS SHALL BE INSPECTED A MINIMUM OF 1 TIME PER YEAR. THE INSTALLATION OF AN INSPECTION PORT TO GRADE WILL ALLOW EASY ACCESS FOR INSPECTION. AS PART OF THE INSPECTION ALL DEBRIS AND LEAVES ARE TO BE REMOVED FROM THE CHAMBERS.



P.E. STAMP

ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



DATE:	REV.	DATE	DESCRIPTION	BY	APP.
DRAWN BY: TEM		6--6--24			
DESIGNED BY: TEM		PROJECT NUMBER 1302-01-01			
CHECKED BY: JLB		DRAWING SCALE NOT TO SCALE			
APPROVED BY: JLB		SHEET ID D			

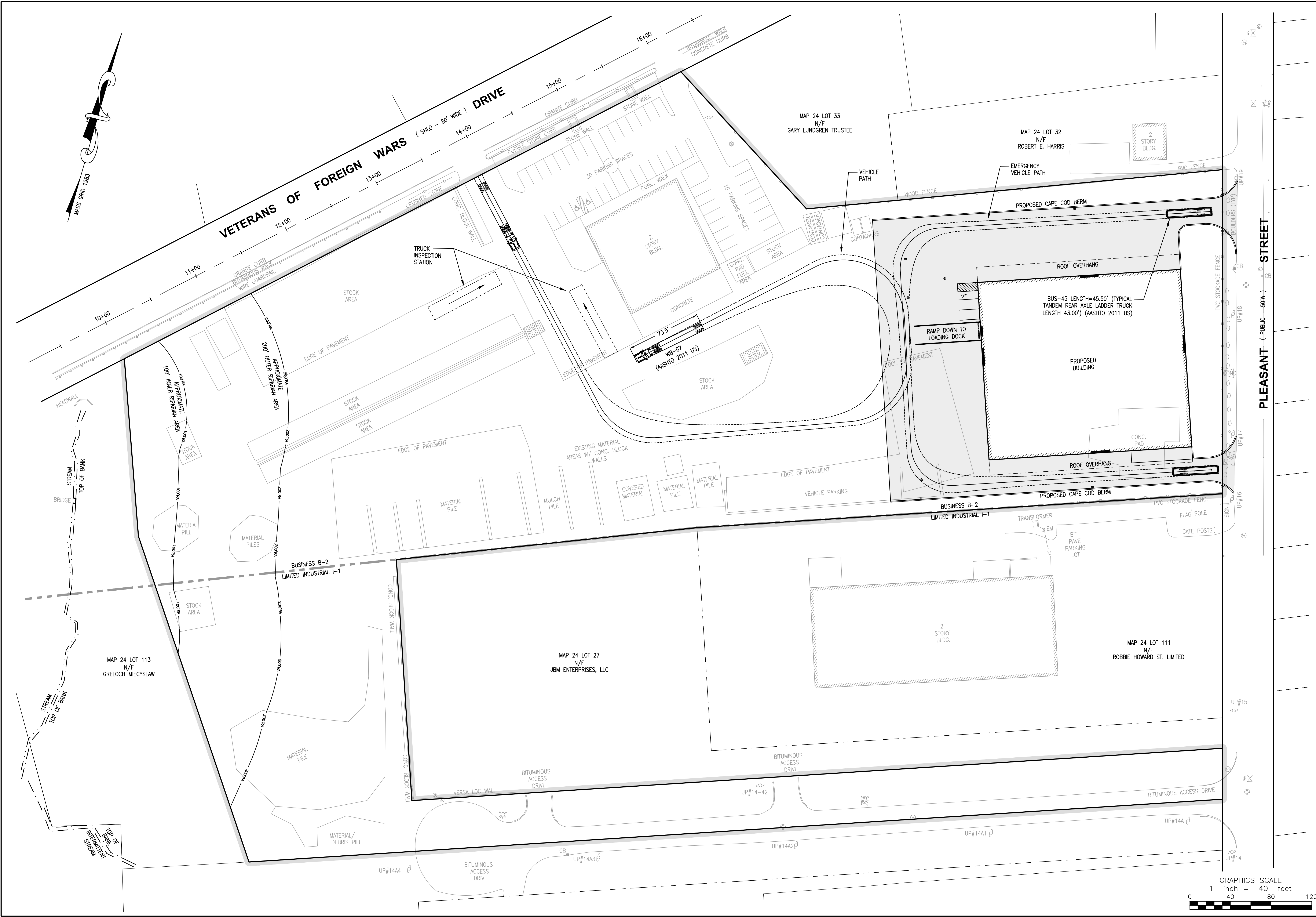
SITE DETAILS

171 VFW DRIVE
ROCKLAND, MASSACHUSETTS

ROCKLAND STATION LLC
171 VFW DRIVE
ROCKLAND, MA 02370

SHEET NAME:
PROJECT SITE:
OWNER INFO:

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171 VFW DRIVE
ROCKLAND, MASSACHUSETTS
ROCKLAND STATION LLC
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PROJECT SITE:
OWNER INFO:

VEHICLE TURNING PLAN

171 VFW DRIVE
ROCKLAND, MASSACHUSETTS
ROCKLAND STATION LLC
171 VFW DRIVE
ROCKLAND, MA 02370

PROJECT SITE:
OWNER INFO:

DATE: 6-6-24
PROJECT NUMBER: 1302-01-01
DRAWING SCALE: 1" = 40'
SHEET ID: V

REV. DATE DESCRIPTION BY APP.

DESIGNED BY: TEM
CHECKED BY: JLB
APPROVED BY: JLB

THOMAS LUNDGREN
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
No. 55382

JOHN HARRIS
REGISTERED PROFESSIONAL ENGINEER
MASSACHUSETTS
No. 55382

P.E. STAMP

3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

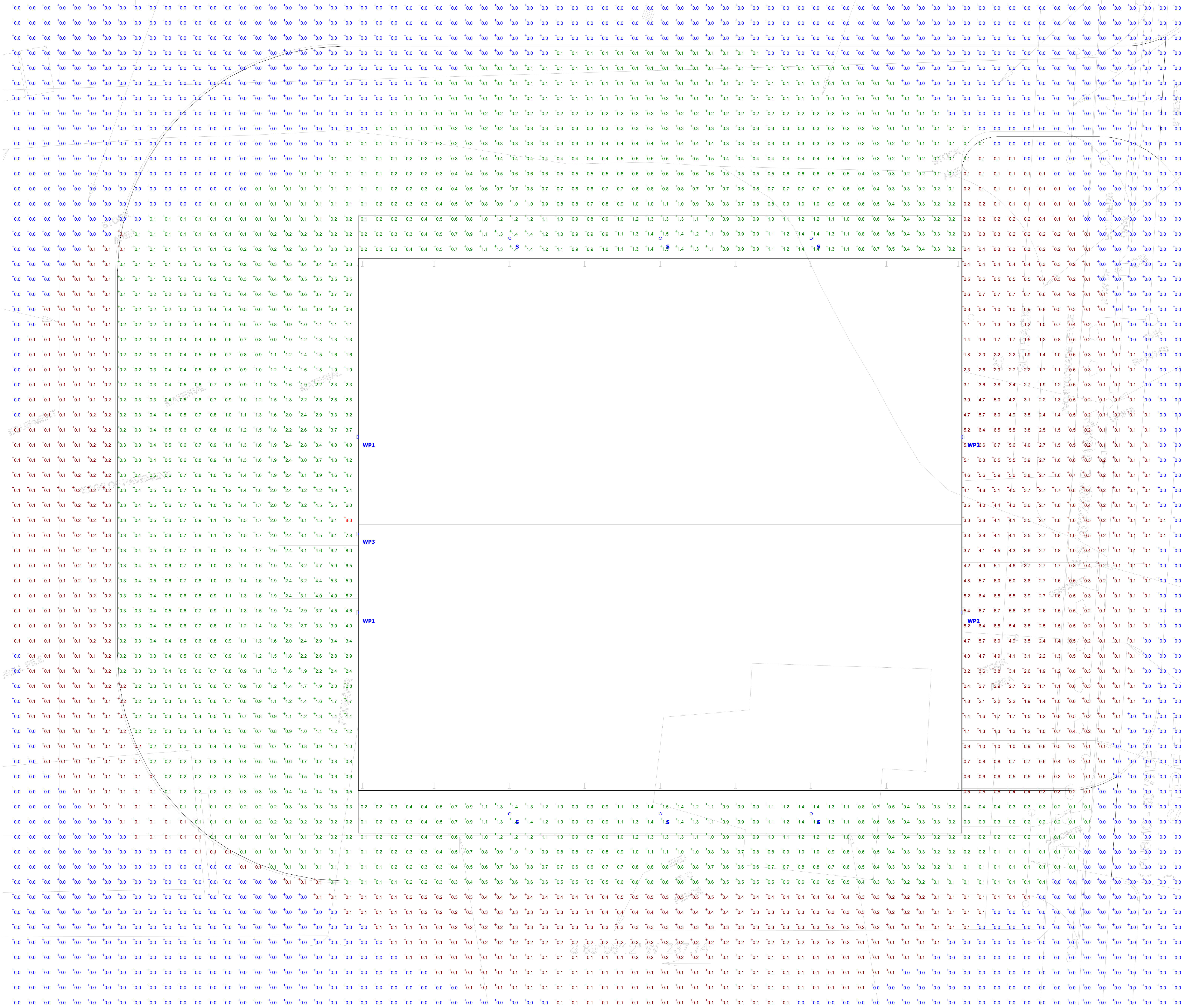
ZENITH CONSULTING ENGINEERS, LLC

S:\Civil Engineering Projects\Rockland\171 VFW Drive\DWG\Site Plan - 171 VFW Dr - Rockland with stamp.dwg



DISCLAIMER:

-THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.



Plan View
Scale - 1" = 12ft

NOTES:

- REFLECTANCES ASSUMED:
WALL: 50
GROUND: 20

- MOUNTING HEIGHTS:
TYPE WP1 / WP2: 26'-0" AFG
TYPE WP3: 8'-0" AFG
TYPE S: 26'-0" AFG

- TASK HEIGHT: 0" AFG
- CALCULATION POINT SPACING: 5'X5' OC

SCHEDULE

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Light Loss Factor	Wattage
	S	6	Luminis Canada Inc.	SN1100C-L1L32-K30-VOLTAGE-FINISH	Scena - Ceiling Round 11in	0.9	38.3
	WP1	2	Lithonia Lighting	WDGE3 P4 30K 80CRI RFT VOLTAGE MOUNTING XX FINISH	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, FORWARD THROW OPTIC	0.9	87.8914
	WP2	2	Lithonia Lighting	WDGE3 P4 30K 80CRI R2 VOLTAGE MOUNTING XX FINISH	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 OPTIC	0.9	87.8914
	WP3	1	Lithonia Lighting	WDGE2 P3 30K 80CRI R3 VOLTAGE MOUNTING XX FINISH	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 3 MEDIUM OPTIC	0.9	32.1375

STATISTICS						
DESCRIPTION	SYMBOL	AVG.	MAX	MIN.	MAX/MIN	AVG/MIN
Pavement	+	0.6 fc	8.3 fc	0.0 fc	N/A	N/A
Boundary	+	0.5 fc	8.3 fc	0.0 fc	N/A	N/A