

Planning Received 6/17/24

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. PROPOSED UTILITIES AND CONSTRUCTION METHODS UNDER AREAS SUBJECT TO TRAFFIC LOADING SHALL BE INSTALLED TO WITHSTAND ALL TRAFFIC LOADING. THE 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.

WAIVER REQUESTS:

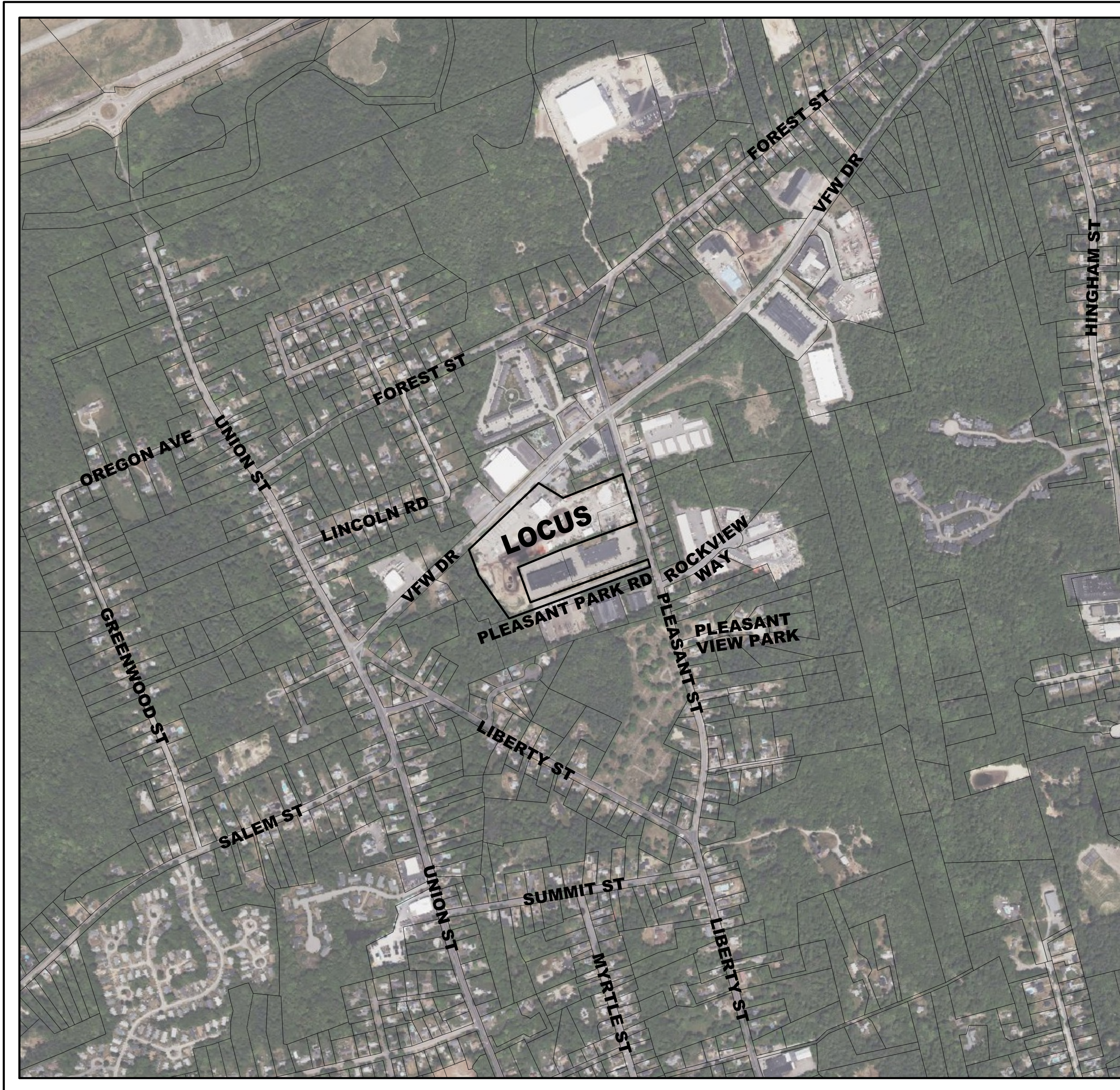
THE FOLLOWING WAIVERS ARE REQUESTED FROM THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND:

1. FROM SECTION III.C.2.e.1 TO ALLOW DRAINAGE PIPE OTHER THAN RCP (ADS N-12 HDPE PROPOSED) WITH LESS THAN 2.5' OF COVER.
2. FROM SECTION III.C.2.f.1 TO ALLOW A SUBSURFACE INFILTRATION SYSTEM TO CONTROL STORMWATER RUNOFF FROM THE PROPOSED IMPROVEMENTS.

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	6-13-24
X	EXISTING CONDITIONS PLAN	6-13-24
P	PROPOSED CONDITIONS PLAN	6-13-24
E	EROSION CONTROL PLAN	6-13-24
D	SITE DETAILS	6-13-24
V	VEHICLE TURNING PLAN	6-13-24
L	LIGHTING PLAN*	6-13-24

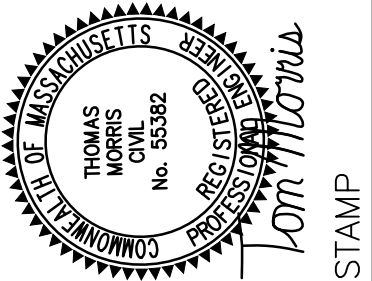
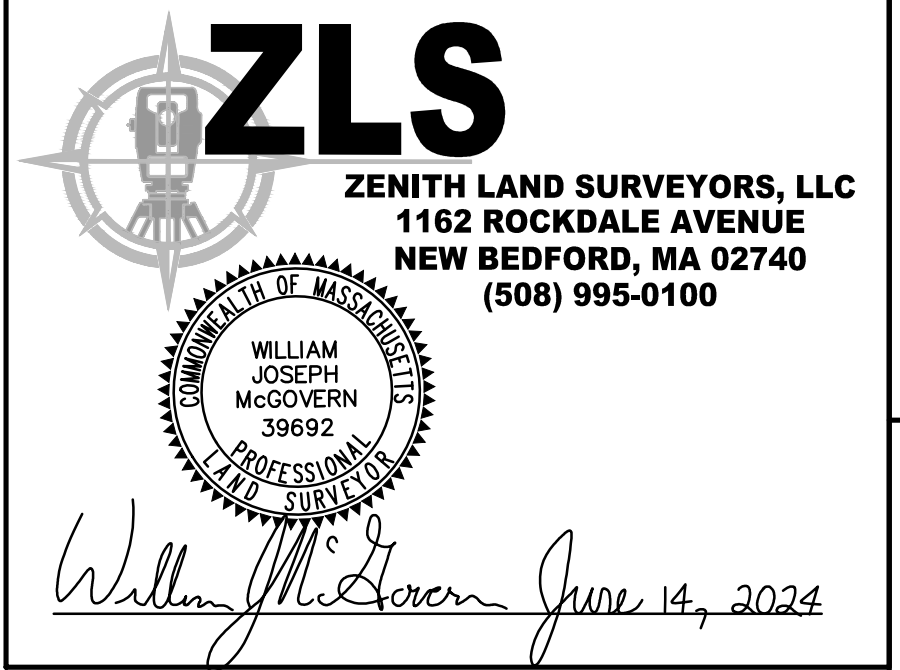
* LIGHTING PLAN BY BENJAMIN P. ROWE



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	
	TREE LINE	
	STONE WALL	
	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	
	RFRAR	

COVER SHEET

**171 VFW DRIVE
ROCKLAND, MASSACHUSETTS
ROCKLAND STATION LLC**

**171 VFW DRIVE
ROCKLAND, MA 02370**

3. \Civil Engineering Projects\Rockland\V.I.N. Drive\171 V.I.N. Drive\DWG\Site Plan - 171 V.I.N. Dr - Rockland with stamp.dwg

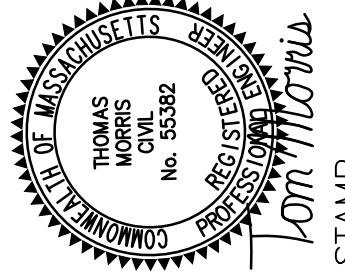
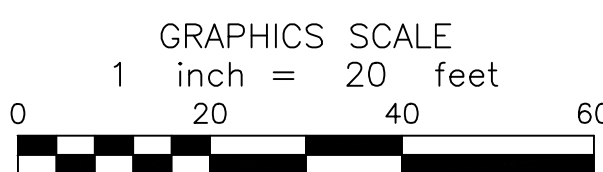
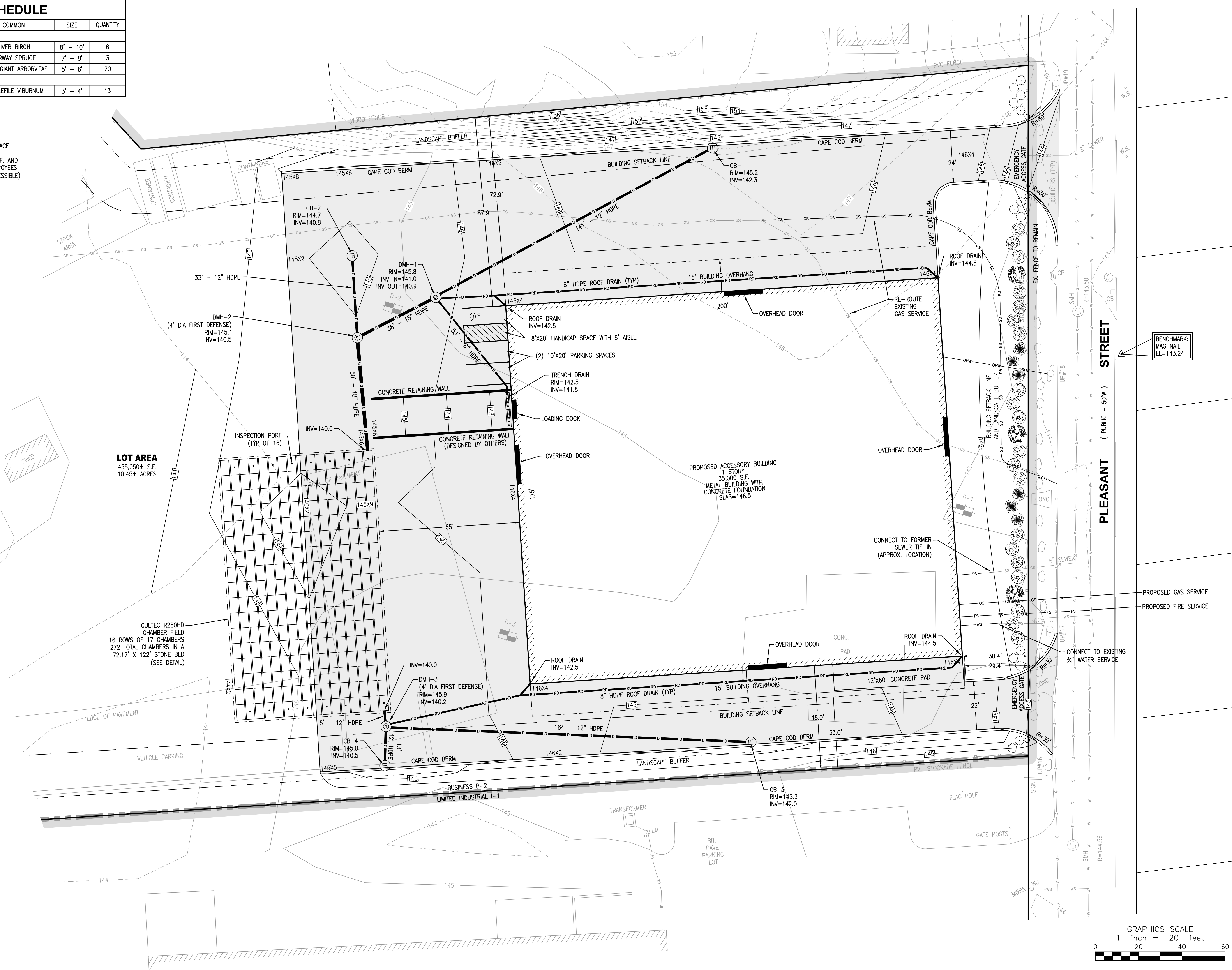
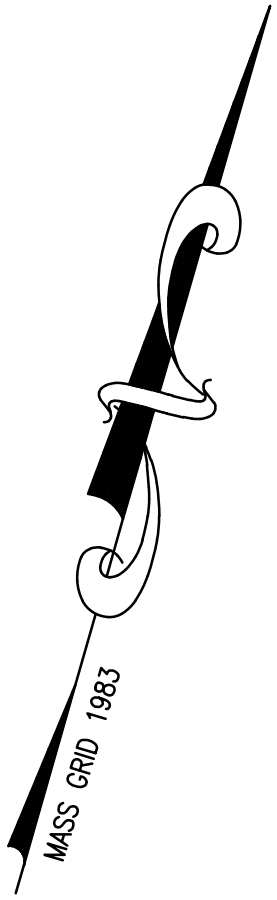
JUNE 6, 2024
REVISED JUNE 14, 2024



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)



DATE STAMPED



REV.	DATE	DESCRIPTION	BY	APP.
1	6-14-24	PER REVIEW COMMENTS	TEM	JLB

DRAWN BY:	TEM	DATE:	6-6-24
DESIGNED BY:	TEM	PROJECT NUMBER	1302-01-01
CHECKED BY:	JLB	DRAWING SCALE	1" = 20'
APPROVED BY:		SHEET ID	

SHEET NAME:	PROPOSED CONDITIONS PLAN
PROJECT SITE:	171 VFV DRIVE ROCKLAND, MASSACHUSETTS
OWNER INFO:	ROCKLAND STATION LLC 171 VFV DRIVE ROCKLAND, MASSACHUSETTS 01866

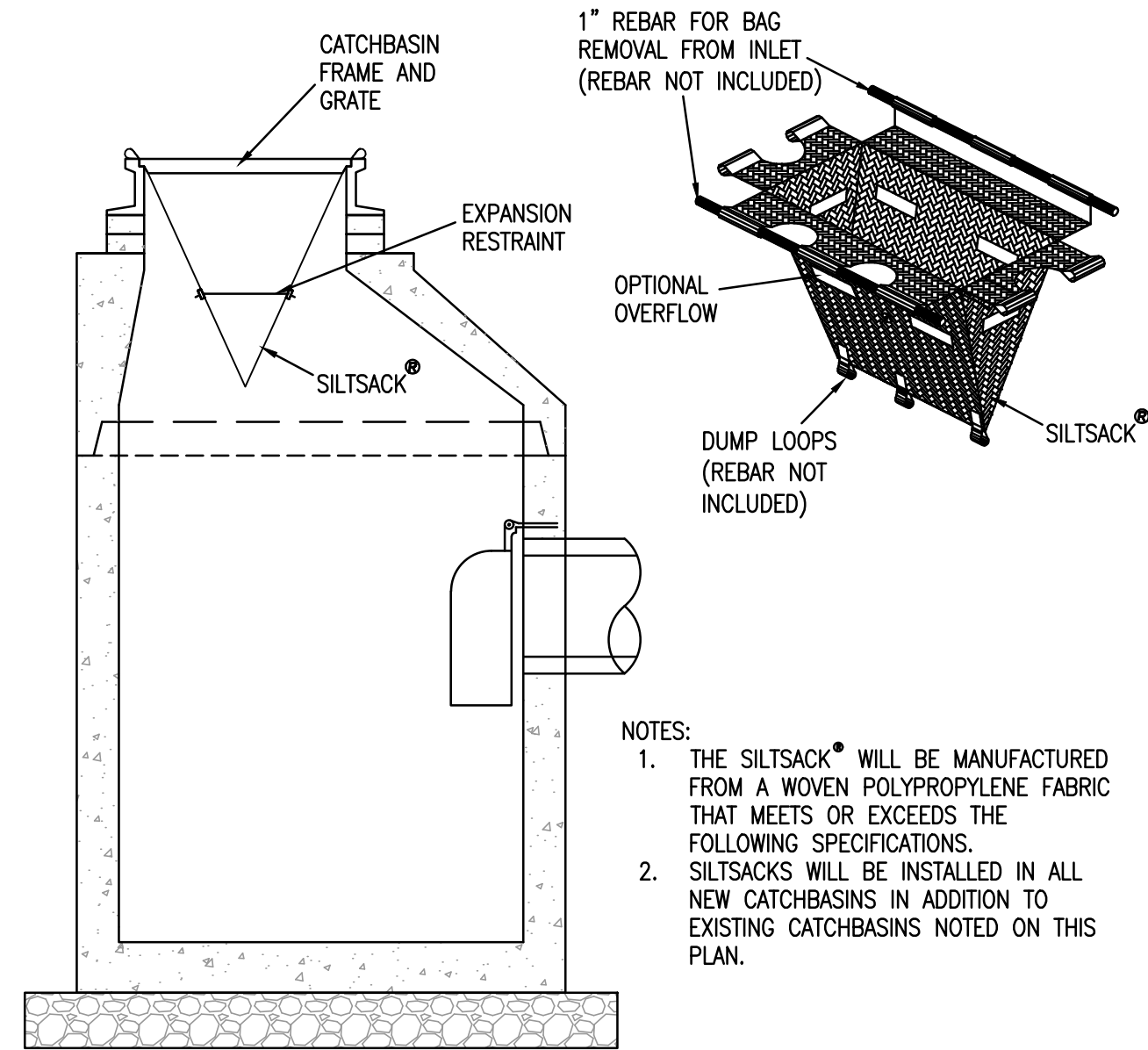
Rockland, MA 02370
JLB

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.

1. EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO STUMP REMOVAL AND CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL MUNICIPAL REGULATIONS. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. A STAKED FILTER SOCK DAM SHALL BE INSTALLED DOWN GRADIENT OF ALL DRAINAGE OUTFALLS.
3. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF DEEMED NECESSARY BY THE OWNER OR AGENTS OF THE OWNER.
4. CATCH BASINS WILL BE PROTECTED WITH FILTER SOCKS THROUGHOUT THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED. SILT SOCKS SHOULD BE INSTALLED UNDER GRATE OPENING UNTIL PAVEMENT IS IN PLACE AND GROUND SURFACE IS STABILIZED.
5. SEEDING MIXTURE FOR FINISHED GRASSSED AREAS WILL BE AS FOLLOWS: 45% KENTUCKY BLUE GRASS, 45% CREEPING RED FESCUE, 10% PERENNIAL RYEGRASS. SEED TO BE APPLIED AT A RATE OF 4 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15, AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED, TO CONTROL EROSION.
6. AREAS THAT ARE NOT THE LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRASSING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.
7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.
8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.
9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.
10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, AND NOTIFYING THE PLANNING BOARD OF ANY TRANSFER OF THIS RESPONSIBILITY. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST. THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND CONSERVATION COMMISSION OFFICE ON A MONTHLY BASIS.
12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF THE CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC AND ADJUTING PROPERTIES.
14. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.
15. FILTER SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.
16. WHERE DEWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATER-COURSED TERRITORIES AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SUFFICIENT PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.
17. EROSION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND ALL INDIVIDUAL HOME BUILDERS.
18. ANY SLOPE GREATER THAN 3:1 SHALL BE STABILIZED WITH STUMP GRINDINGS (OR EQUIVALENT) AND INSPECTED ON A WEEKLY BASIS THROUGHOUT THE CONSTRUCTION PERIOD. ANY EROSION OR SLUMPING DISCOVERED SHALL BE REPAIRED AND STABILIZED IMMEDIATELY. INSPECTIONS SHALL CONTINUE UNTIL THE SLOPE IS CONSIDERED FULLY STABILIZED.

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.

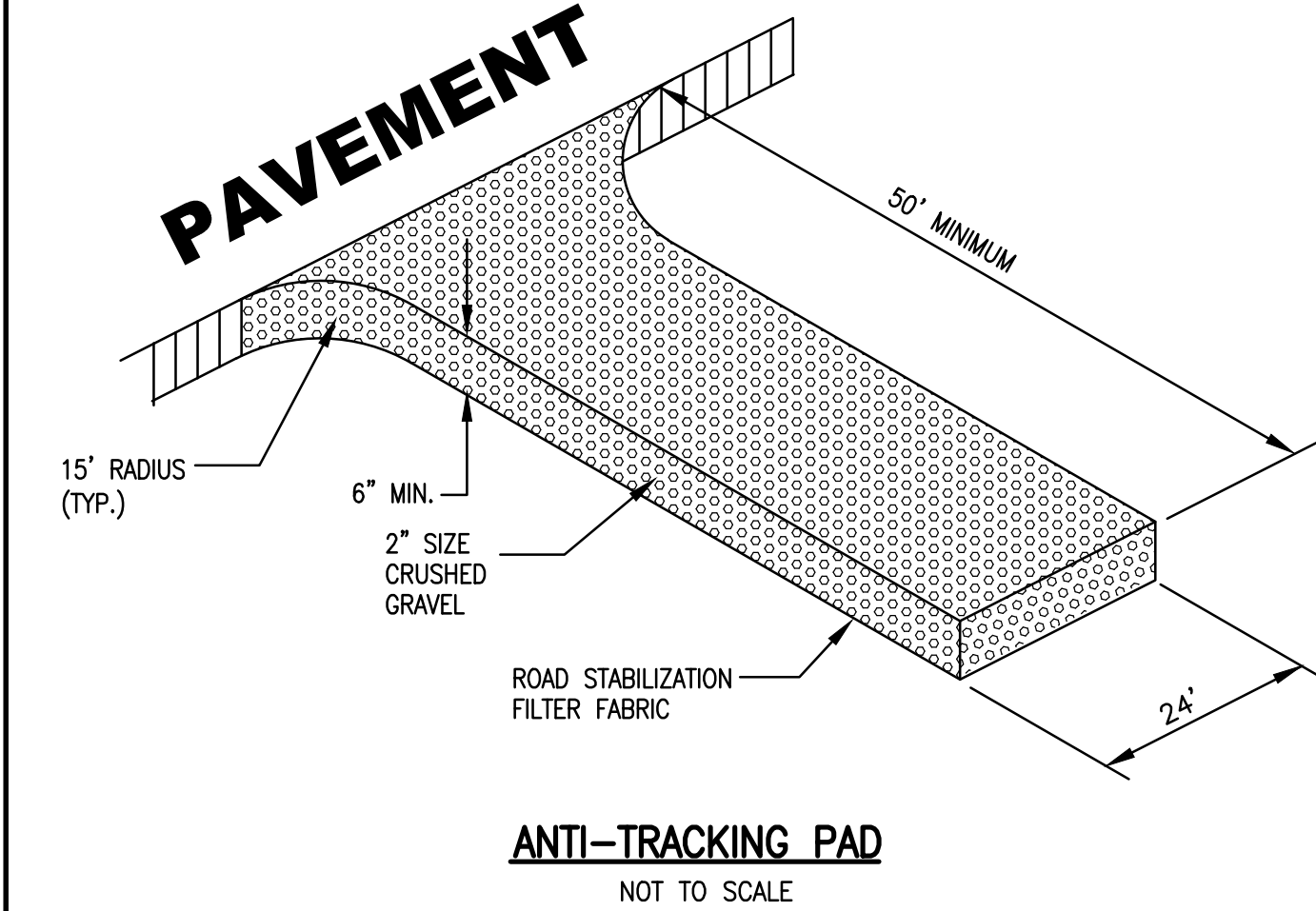
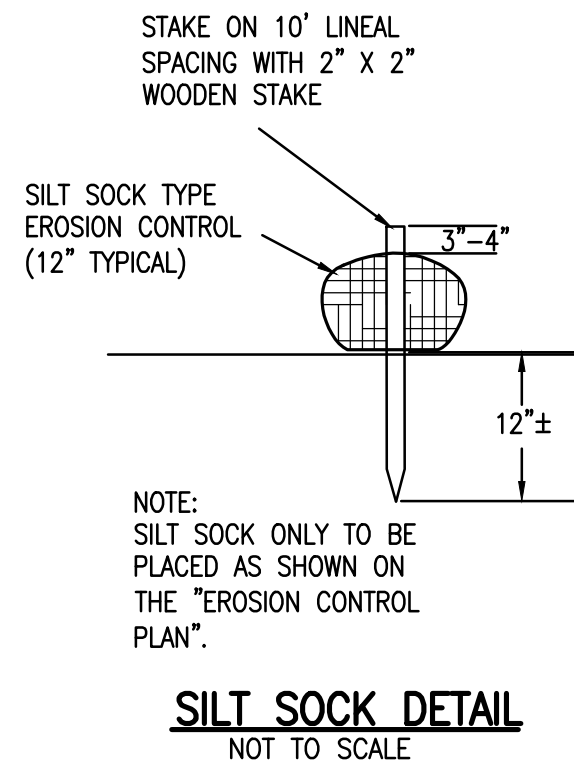
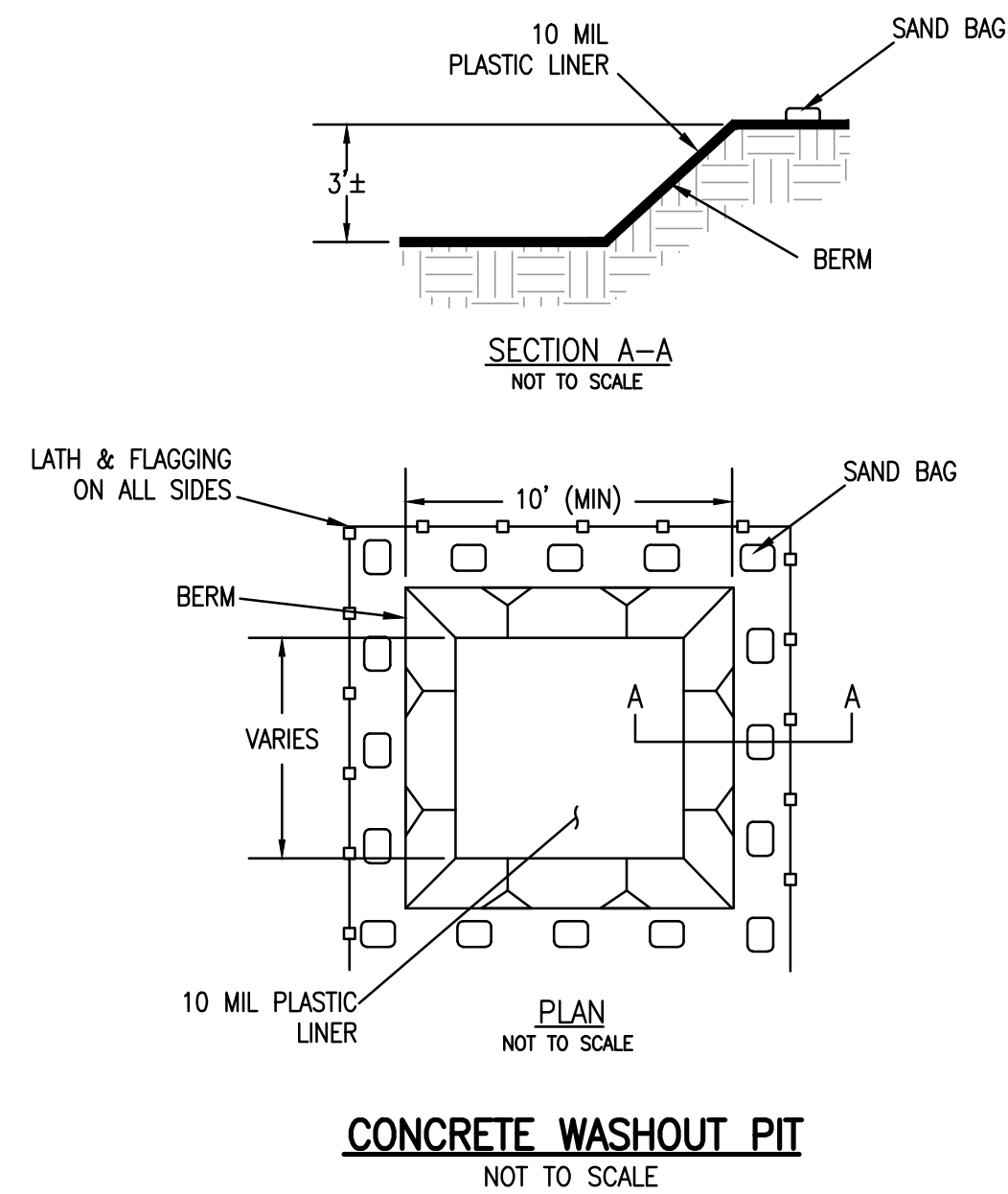
1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE EROSION CONTROL SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER 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.



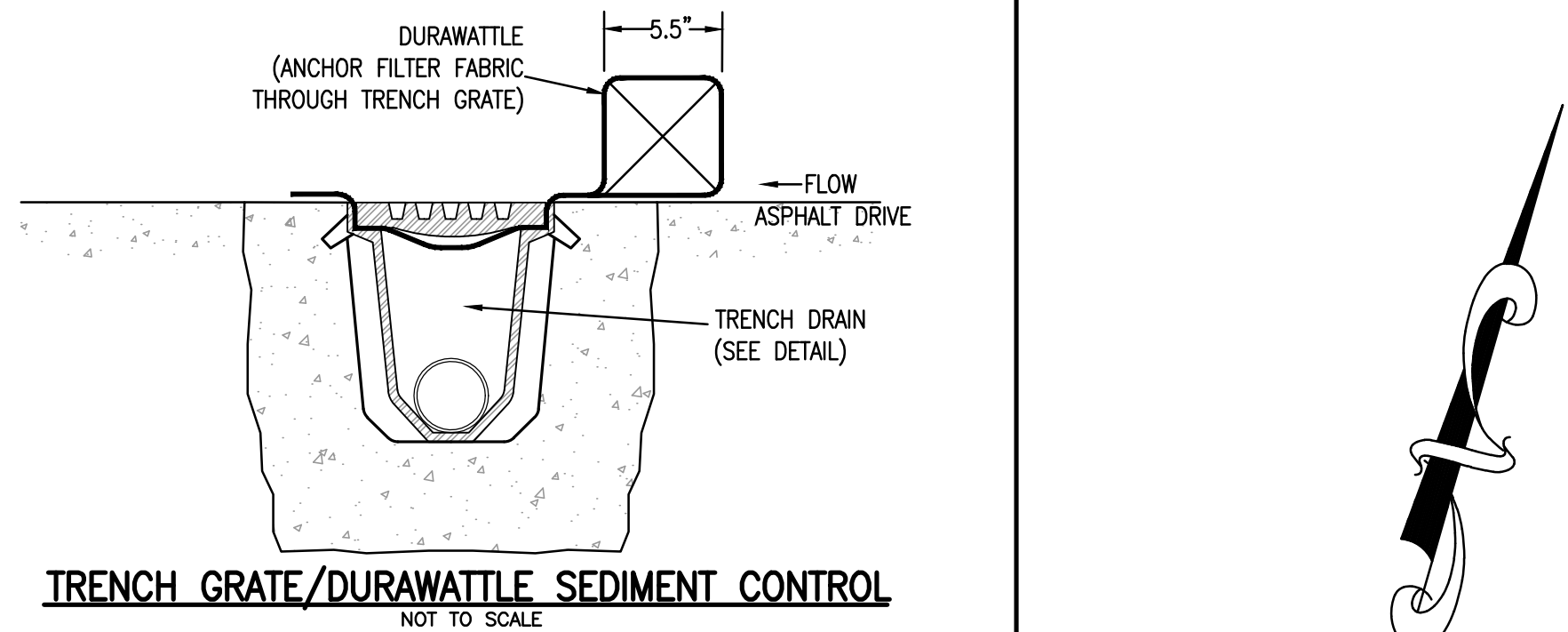
SILTSACK[®] REGULAR FLOW

PROPERTIES	TEST METHOD	UNITS	TEST RESULTS
GRAB TENSILE	ASTM D-4632	LBS	167.5X300
GRAB ELONGATION	ASTM D-4632	%	10X15
PUNCTURE STRENGTH	ASTM D-4533	LBS.	900
TRAPEZOID TEAR	ASTM D-4533	LBS.	65X90
UV RESISTANCE (Ø500 HRS)	ASTM D-4355	%	96
AOS	ASTM D-4751	US SIEVE	30
FLOW RATE	ASTM D-4491	GAL/MIN/FT ²	66
PERMITTIVITY	ASTM D-4491	SEC-1	0.862

NOT TO SCALE



CONSTRUCTION VEHICLES SHALL ENTER THROUGH THE EXISTING SITE OFF VFW DRIVE. PROVIDE ANTI-TRACKING PAD OFF EXISTING PAVEMENT.



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

DATE	REV.	DATE	DESCRIPTION	BY	APP.
6-6-24	1	6-14-24	PER REVIEW COMMENTS	TEM	JLB
DESIGNED BY: PROJECT NUMBER 6-6-24 1302-01-01 CHECKED BY: TEM JLB 1" = 30' APPROVED BY: E JLB					

EROSION CONTROL PLAN

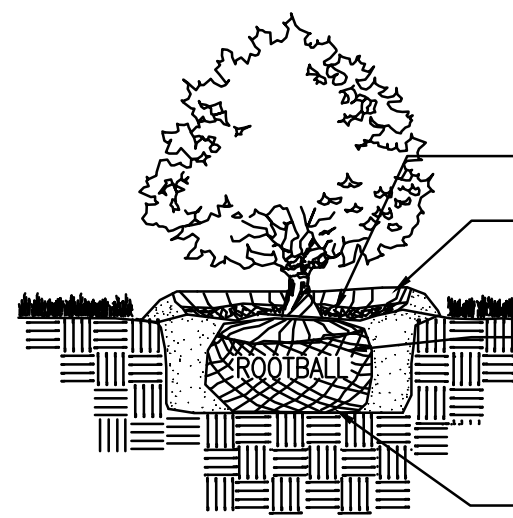
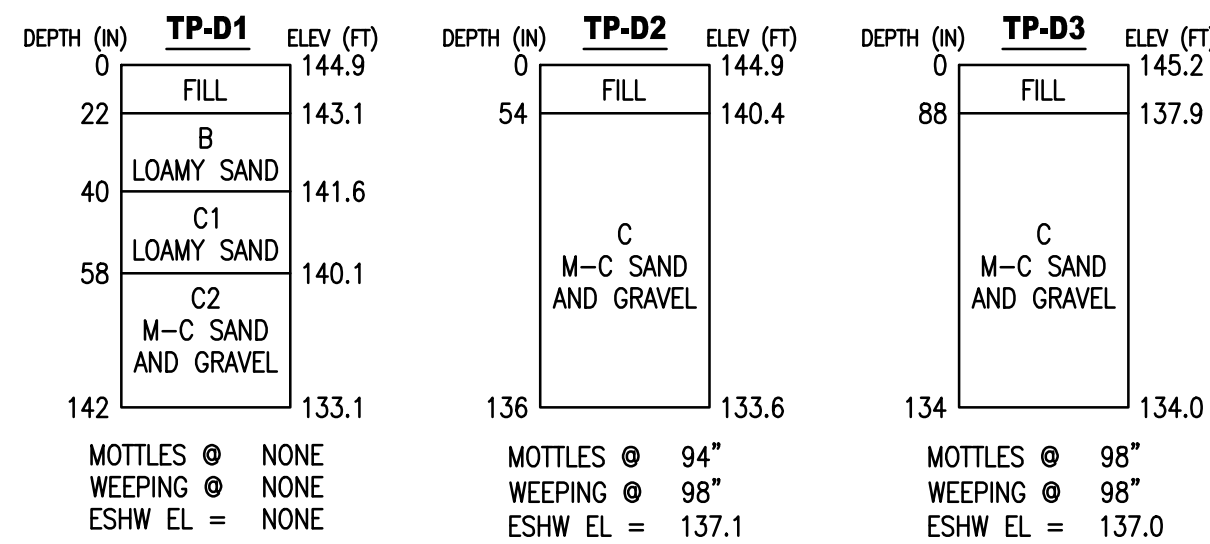
171 VFW DRIVE
ROCKLAND, MASSACHUSETTS

ROCKLAND STATION LLC
171 VFW DRIVE
ROCKLAND, MA 02370

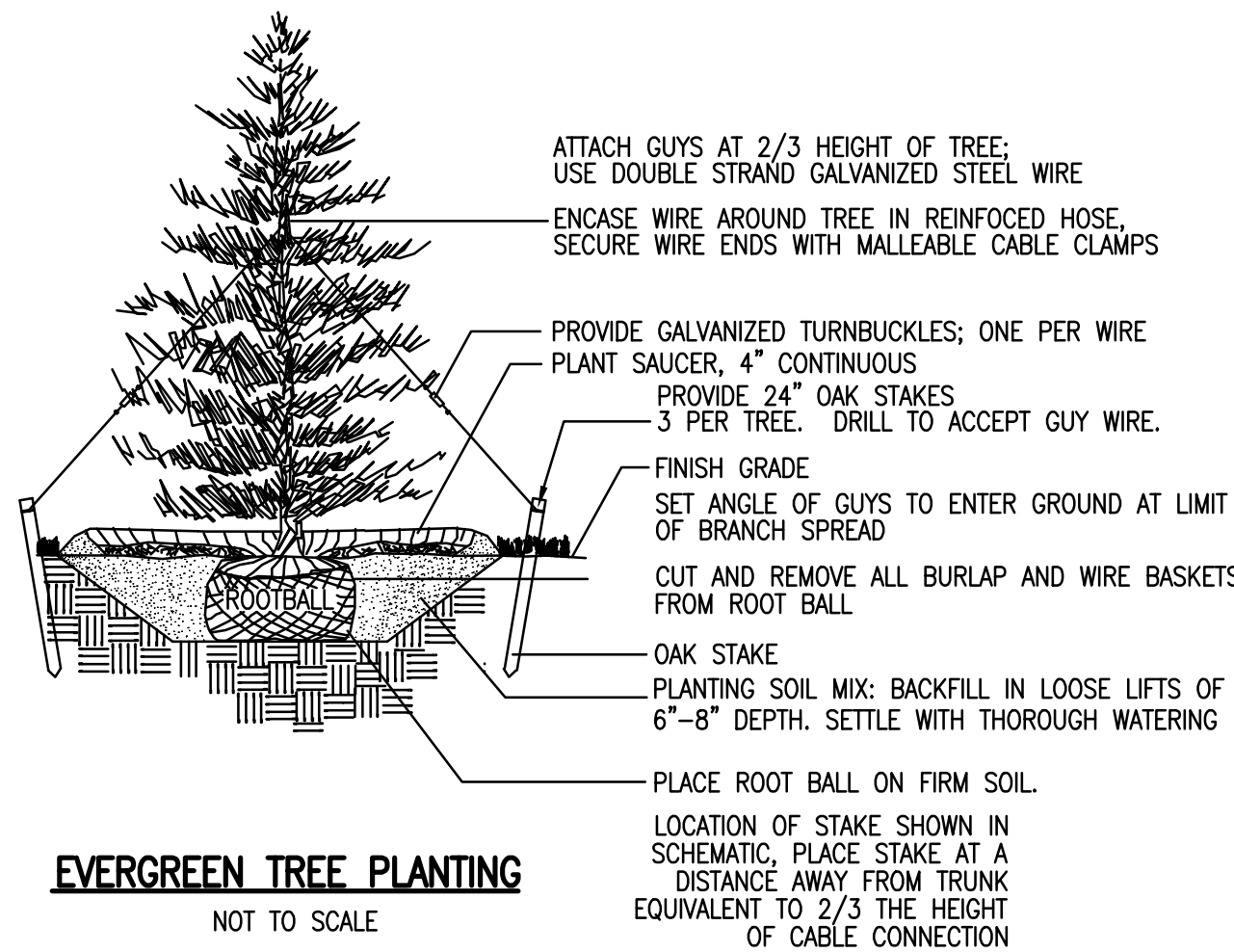
SHEET NAME:
PROJECT SITE:
OWNER INFO:

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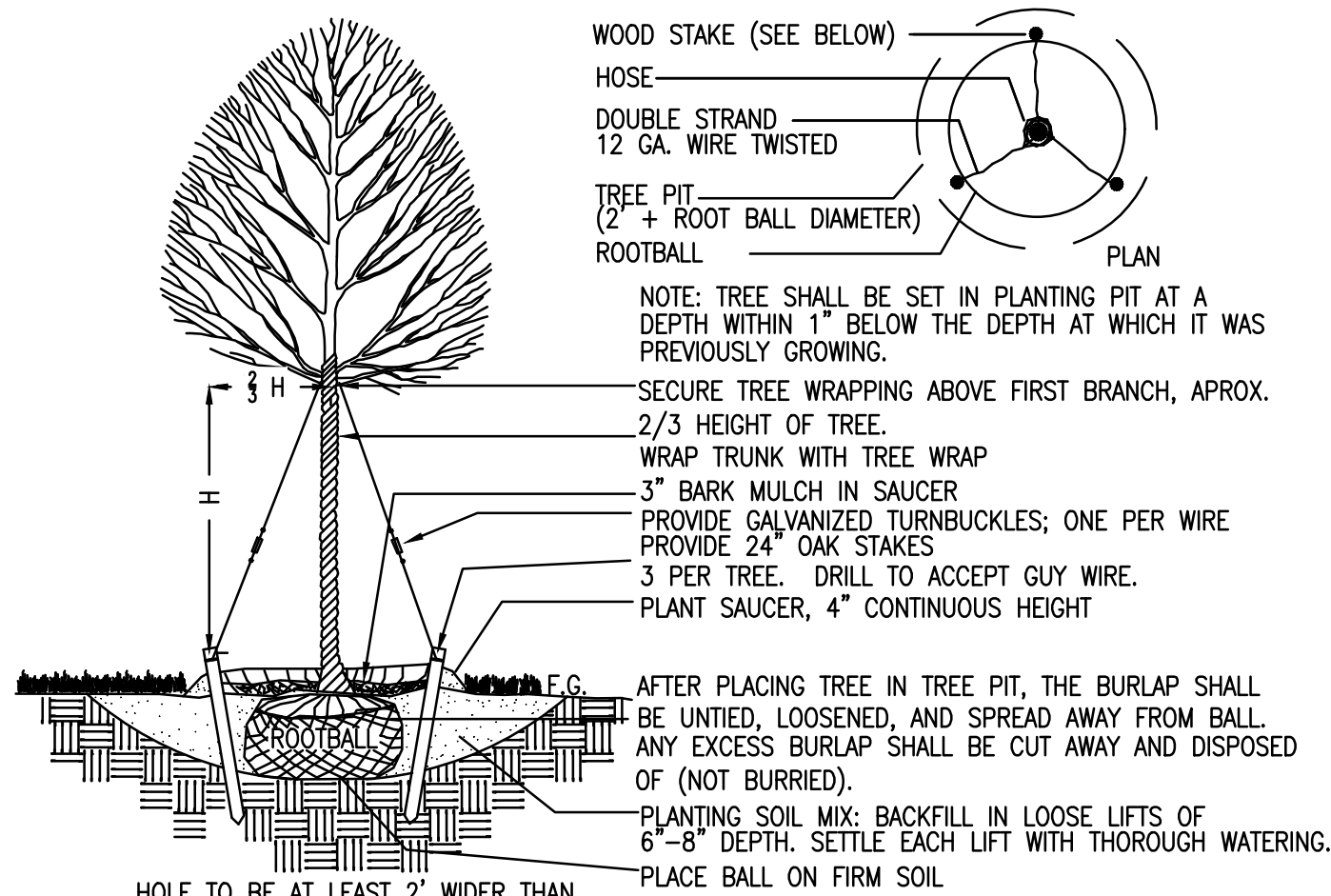
DATE: 5-22-24
PERFORMED BY: NYLES ZAGER, P.E./S.E., ZENITH CONSULTING ENGINEERS



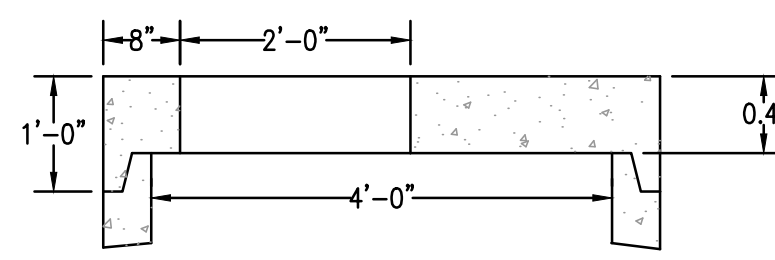
TYPICAL SHRUB PLANTING
NOT TO SCALE



EVERGREEN TREE PLANTING
NOT TO SCALE

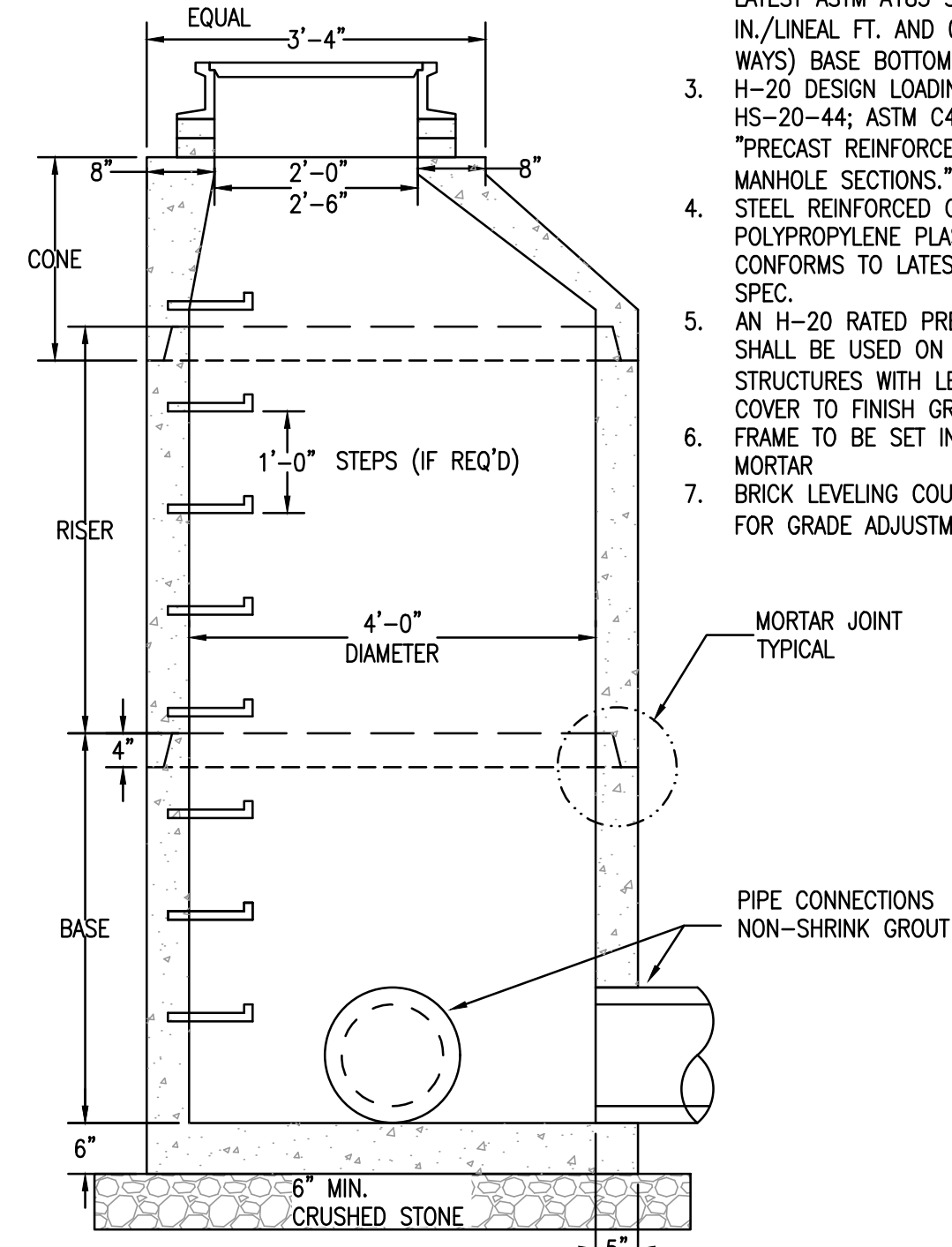


DECIDUOUS TREE PLANTING AND STAKING



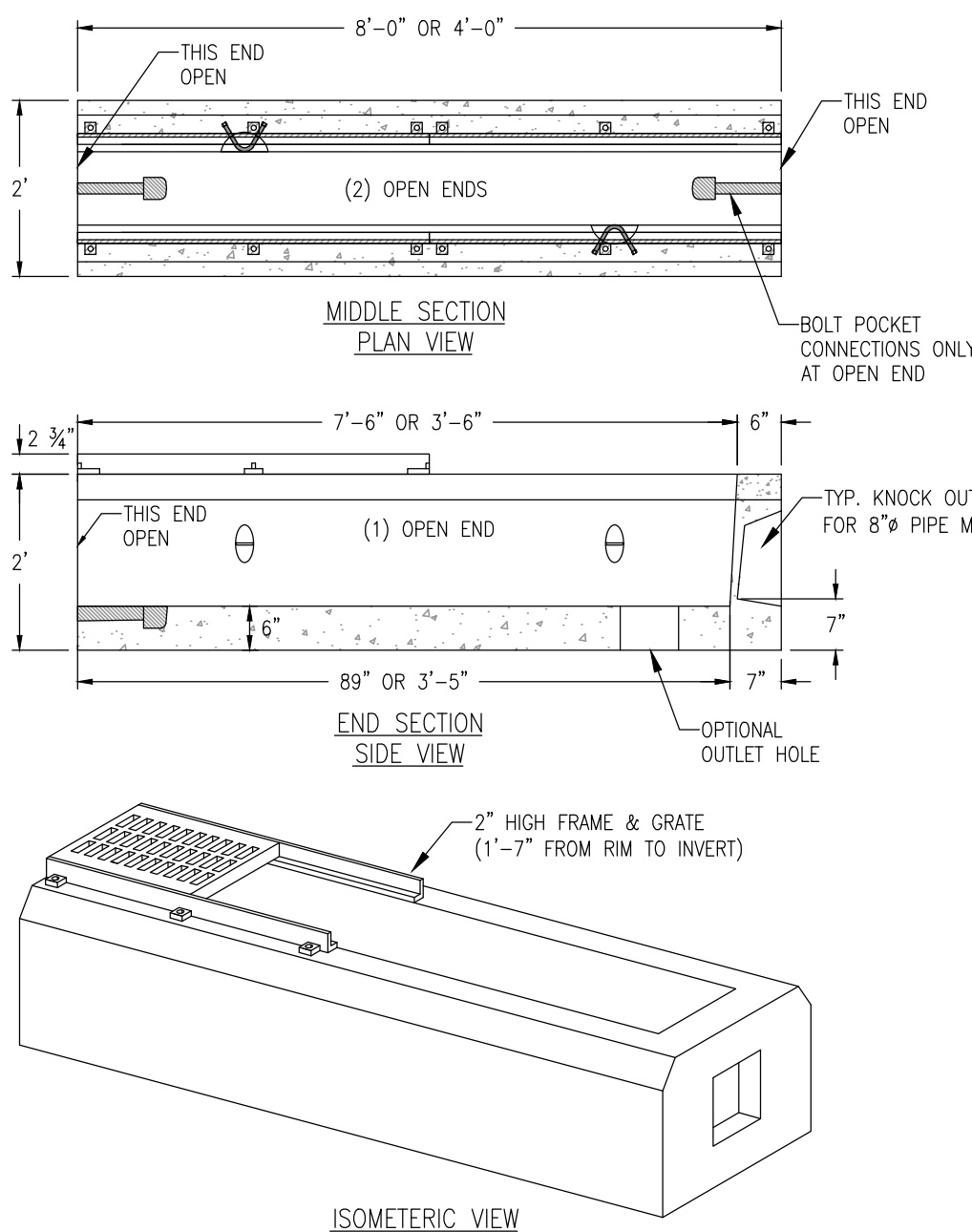
OPTIONAL TOP SLAB

DRAIN MANHOLE FRAME &
COVER BY EAST JORDAN
IRONWORKS OR APPROVED



PRECAST CONCRETE DRAIN MANHOLE
NOT TO SCALE

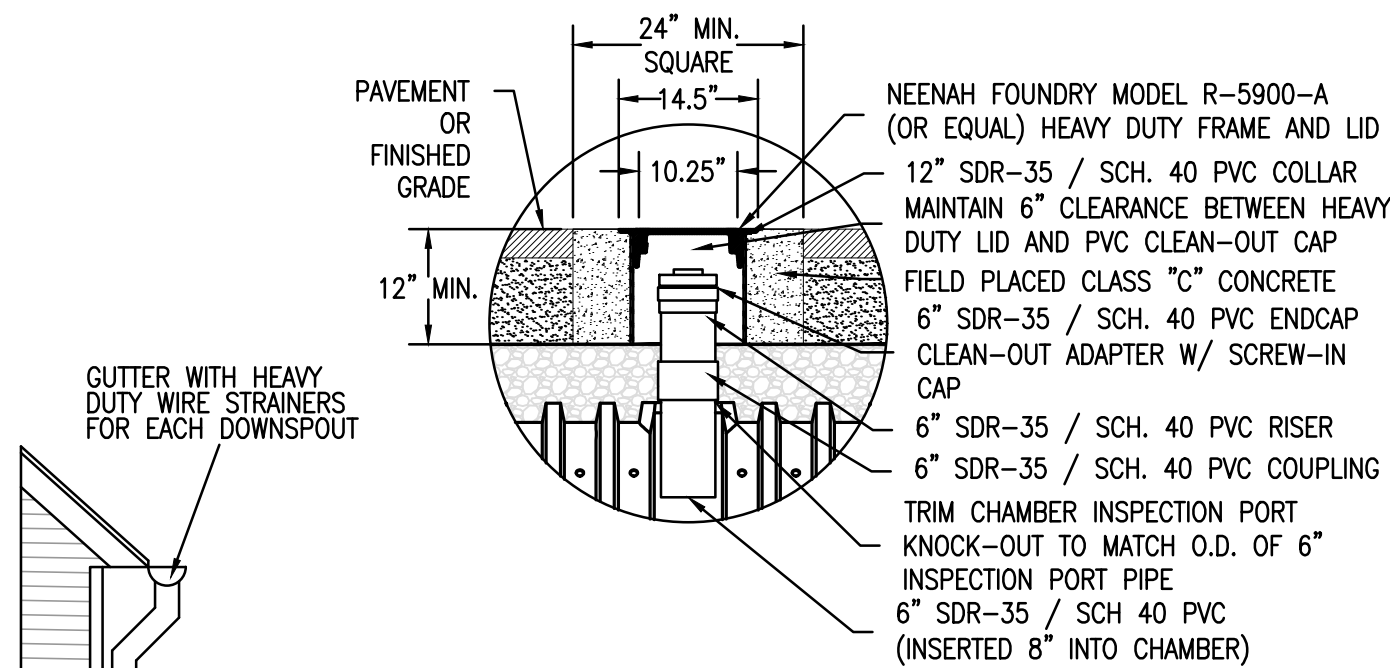
1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. REINFORCED STEEL CONFORMS TO LATEST ASTM A185 SPEC. 0.12 SQ. IN./LINEAL FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
3. H-20 DESIGN LOADING PER ASHTO HS-20-44; ASTM C478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."
4. STEEL REINFORCED COPOLYMER POLYPROPYLENE PLASTIC STEP CONFORMS TO LATEST ASTM C478 SPEC.
5. AN H-20 RATED PRE-CAST FLAT TOP SHALL BE USED ON ALL DRAINAGE STRUCTURES WITH LESS THAN 3' OF COVER TO FINISH GRADE.
6. FRAME TO BE SET IN A FULL BED OF MORTAR
7. BRICK LEVELING COURSE AS REQUIRED FOR GRADE ADJUSTMENTS (5 MAXIMUM)



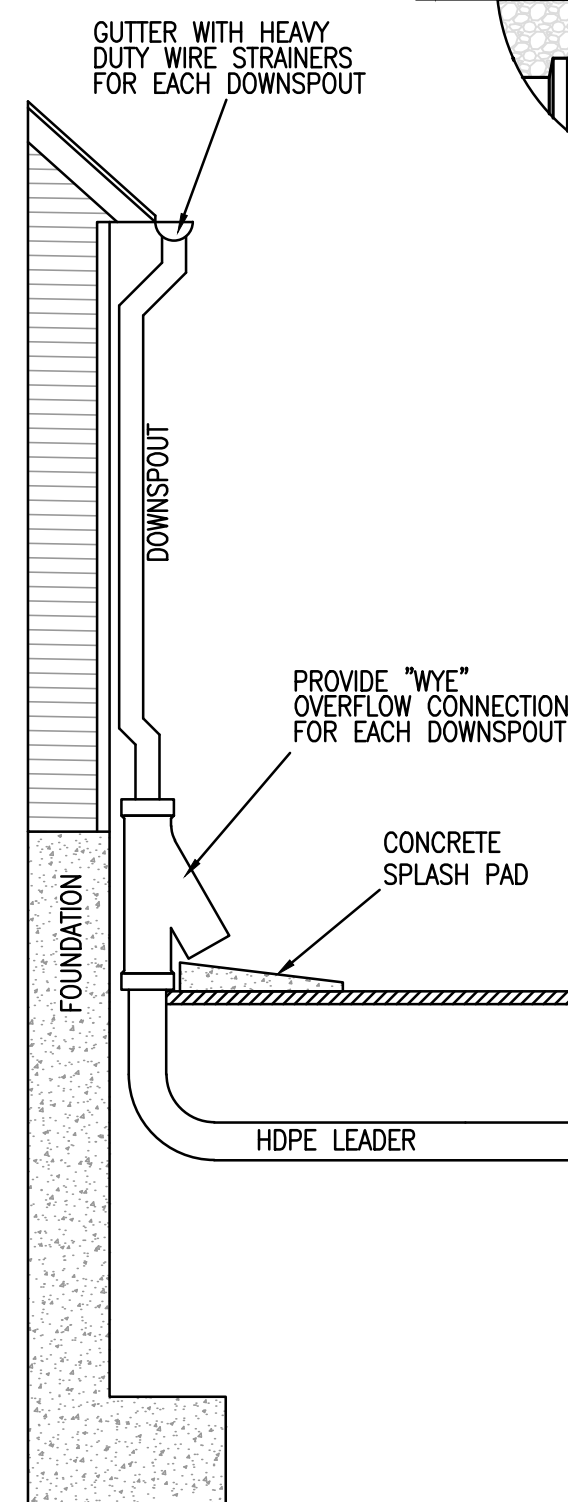
TRENCH GRATE
NOT TO SCALE

12" x 18" TRENCH DRAIN		
ITEM CODE	SECTION TYPE	WEIGHT
TD-8	MIDDLE	3,000#
TD-8	END	3,030#

TRENCH GRATE BY SHEA CONCRETE SHOWN
CONTRACTOR MAY USE APPROVED EQUAL
(CHECK WITH ENGINEER).



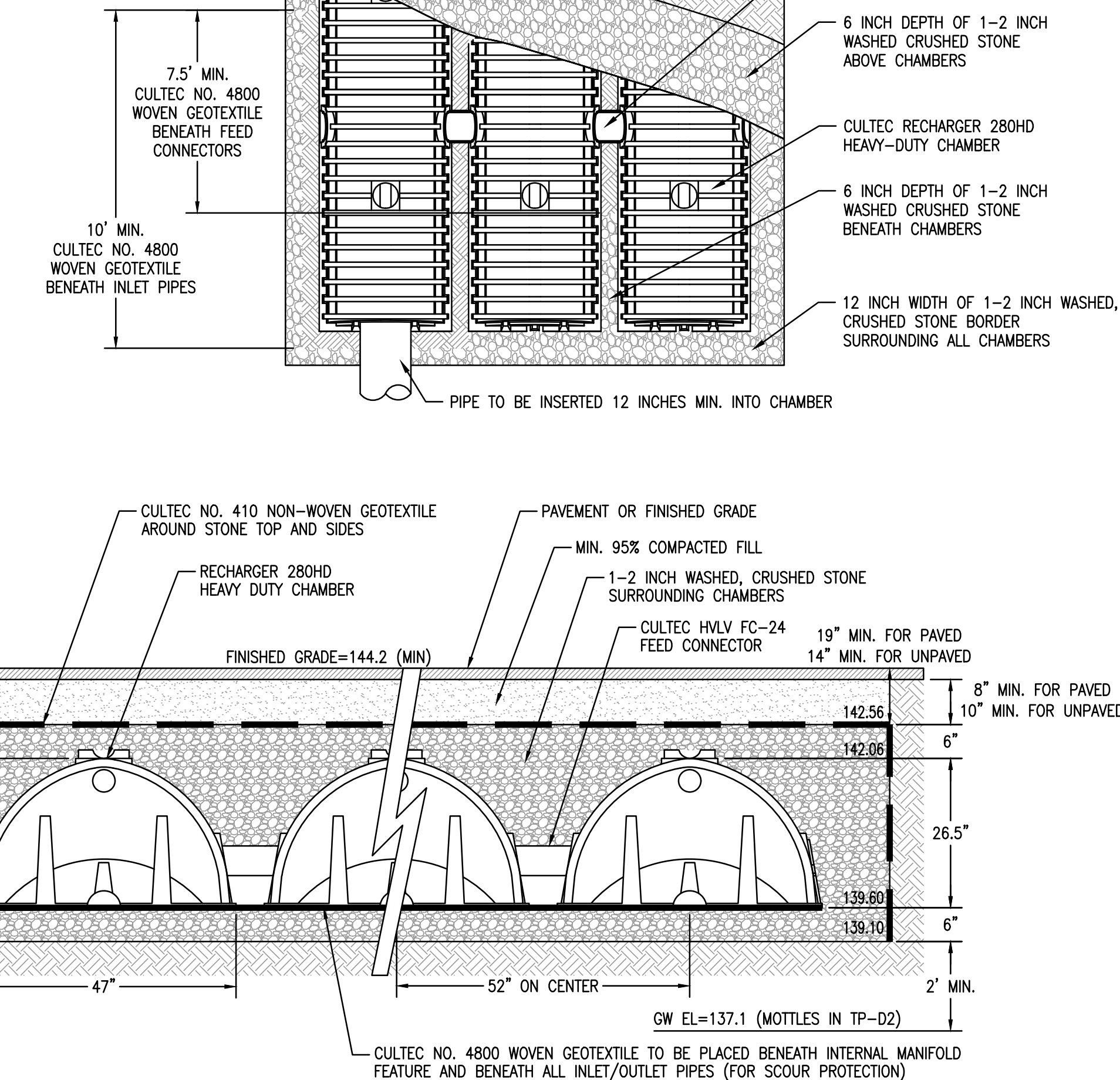
INSPECTION PORT DETAIL
NOT TO SCALE



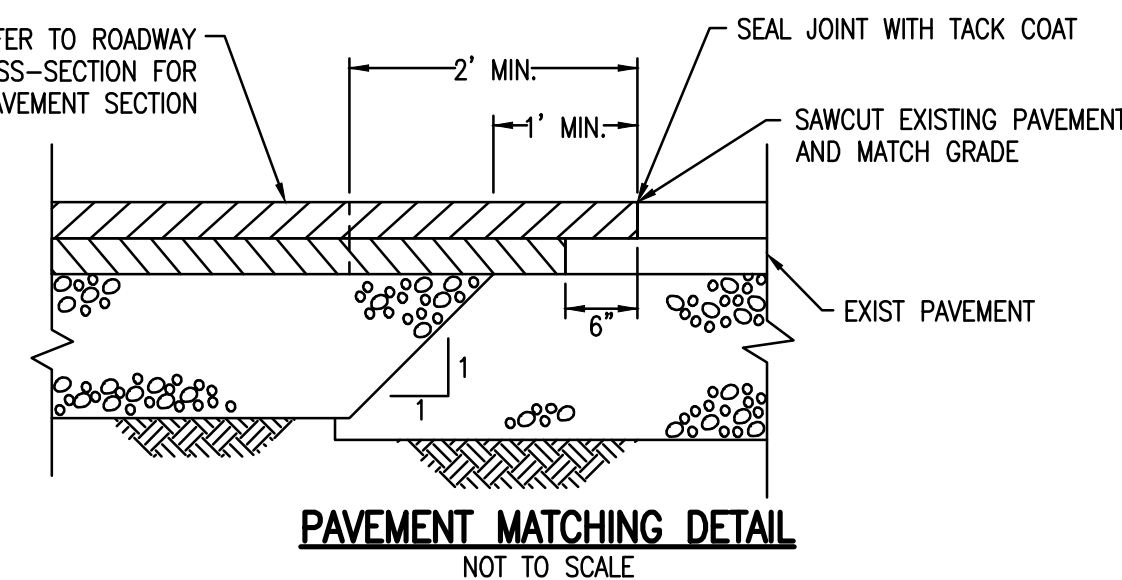
DOWNSPOUT DETAIL
NOT TO SCALE

1. TOPSOIL AND SUBSOIL SHALL BE REMOVED BENEATH CHAMBER SYSTEMS AND REPLACED WITH TITTLE 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.

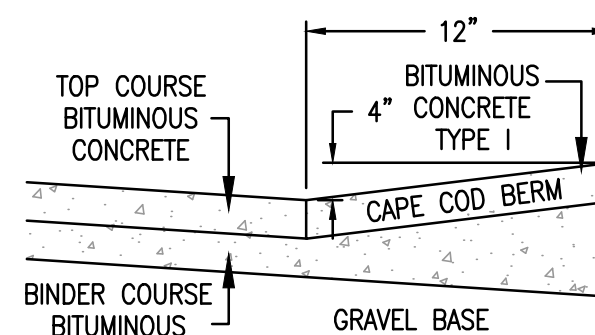
1. THE INSPECTION OF THE GUTTER SYSTEM AND HEAVY DUTY WIRE STRAINERS ARE TO BE CONDUCTED A MINIMUM OF 4 TIMES PER YEAR. DURING THAT TIME LEAVES AND DEBRIS SHALL BE CLEANED FROM GUTTERS AND STRAINERS.
2. THE INFILTRATION CHAMBERS SHALL BE INSPECTED A MINIMUM OF 1 TIME PER YEAR. THE INSTALLATION OF AN 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.



CULTEC R280HD CHAMBER FIELD DETAILS
NOT TO SCALE



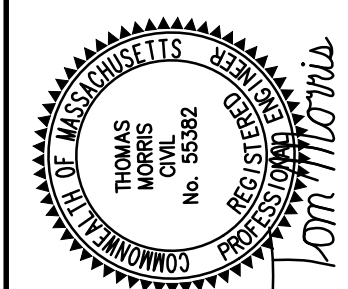
PAVEMENT MATCHING DETAIL
NOT TO SCALE



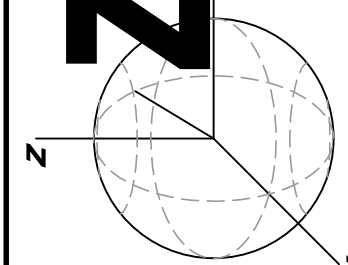
CAPE COD BERM DETAIL
NOT TO SCALE

1½" TYPE I-1 TOP BIT CONC
2½" TYPE I-1 BINDER BIT CONC
6" GRAVEL (M2.01.7)
12" GRAVEL TYPE C (M1.03.0)
LAID AND COMPACTED IN TWO 6" LIFTS

PAVEMENT CROSS-SECTION
NOT TO SCALE

P.E. STAMP
PUM

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



DATE:	REV.	DATE	DESCRIPTION	BY	APP.
6-6-24	1	6-14-24	PER REVIEW COMMENTS	TEM	JLB
DESIGNED BY:	PROJECT NUMBER				
TEM	1302-01-01				
CHECKED BY:	DRAWING SCALE				
JLB	NOT TO SCALE				
APPROVED BY	SHEET ID				
JLB	D				

SITE DETAILS

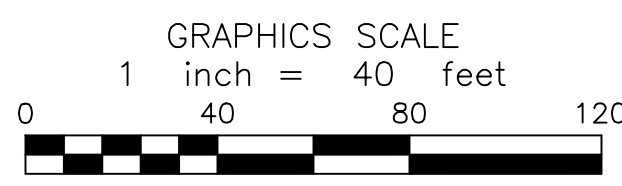
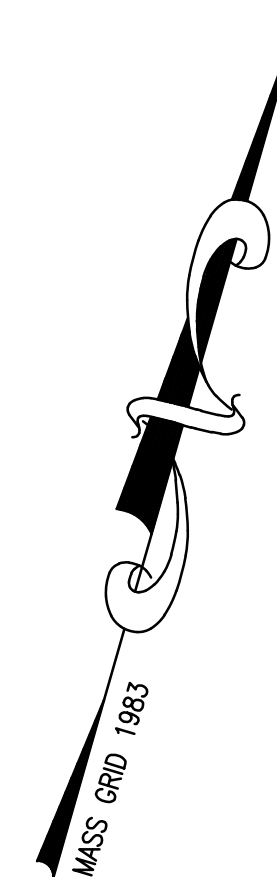
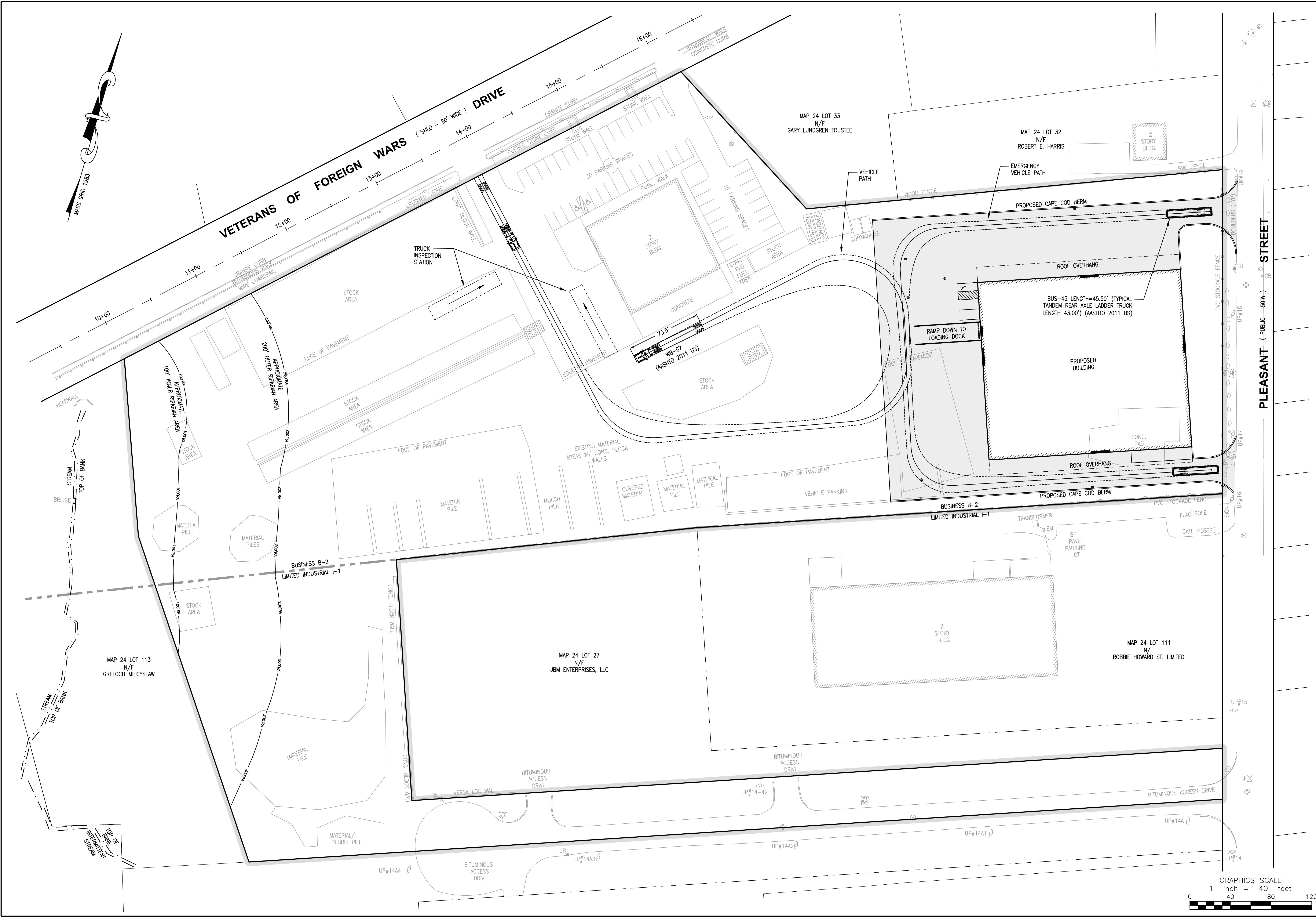
**171 VFW DRIVE
ROCKLAND, MASSACHUSETTS
ROCKLAND STATION LLC
171 VFW DRIVE
ROCKLAND, MA 02370**

SHEET NAME:

PROJECT SITE:

OWNER INFO:

S:\Civil Engineering Projects\Rockland\V.F.W. Drive\171 V.F.W. Drive\DWG\Site Plan - 171 VFW Dr - Rockland with stampr.dwg



171 VFW DRIVE

ROCKLAND, MASSACHUSETTS

ROCKLAND STATION LLC

171 VFW DRIVE

ROCKLAND, MA 02370

PROJECT SITE:

OWNER INFO:

VEHICLE TURNING PLAN

171 VFW DRIVE

ROCKLAND, MASSACHUSETTS

ROCKLAND STATION LLC

171 VFW DRIVE

ROCKLAND, MA 02370

SHEET NAME:

PROJECT SITE:

OWNER INFO:

DATE: 6-6-24

REVISION: 1

DATE: 6-14-24

DESCRIPTION: PER REVIEW COMMENTS

BY: TEM

APP: JLB

DESIGNED BY: TEM

CHECKED BY: JLB

APPROVED BY: JLB

PROJECT NUMBER: 1302-01-01

DRAWING SCALE: 1" = 40'

SHEET ID: V

MAP 24 LOT 111

N/F

ROBBIE HOWARD ST. LIMITED

MAP 24 LOT 27

N/F

JBM ENTERPRISES, LLC

MAP 24 LOT 32

N/F

ROBERT E. HARRIS

MAP 24 LOT 33

N/F

GARY LUNDGREN TRUSTEE

MAP 24 LOT 113

N/F

GRELOCH MIECYSLAW

SEAL

THOMAS J. HARRIS

REGISTERED PROFESSIONAL ENGINEER

MASSACHUSETTS

NO. 55382

DATE: 6-14-24

PROJECT: 171 VFW DRIVE

SCALE: 1" = 40'

SHEET: V

STAMP

ZENITH CONSULTING ENGINEERS, LLC

3 MAIN STREET LAKEVILLE, MA 02347

PHONE: (508) 947-4208

S:\Civil Engineering Projects\Rockland\171 VFW Drive\DWG\Site Plan - 171 VFW Dr - Rockland with stamp.dwg	VEHICLE TURNING PLAN		DATE: 6-6-24	REV. 1	DATE: 6-14-24	DESCRIPTION: PER REVIEW COMMENTS	BY: TEM	APP: JLB
	171 VFW DRIVE		PROJECT NUMBER: 1302-01-01					
	ROCKLAND, MASSACHUSETTS		CHECKED BY: JLB					
	ROCKLAND STATION LLC		APPROVED BY: JLB					