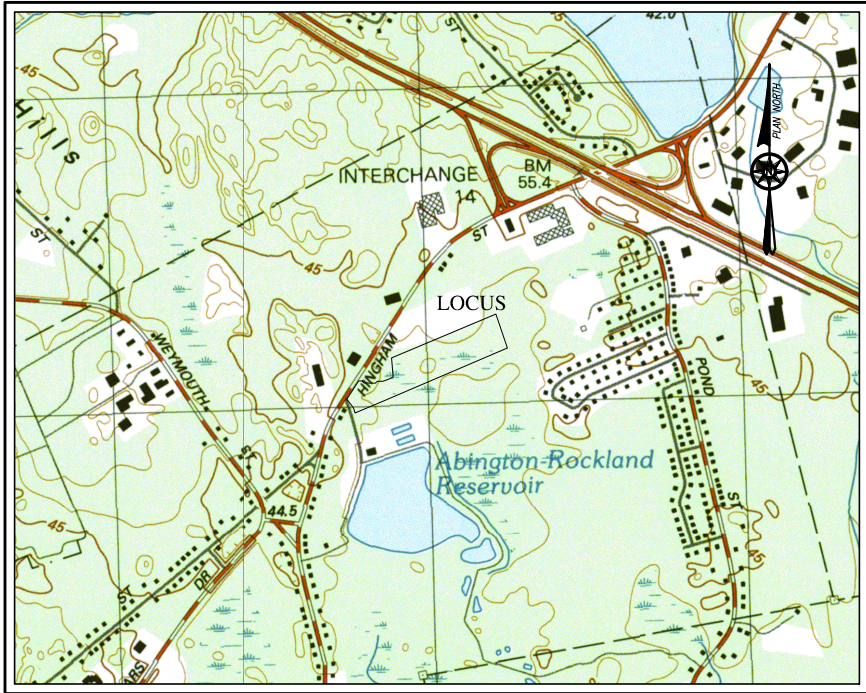


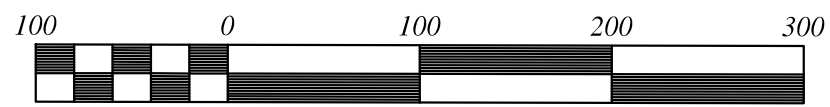
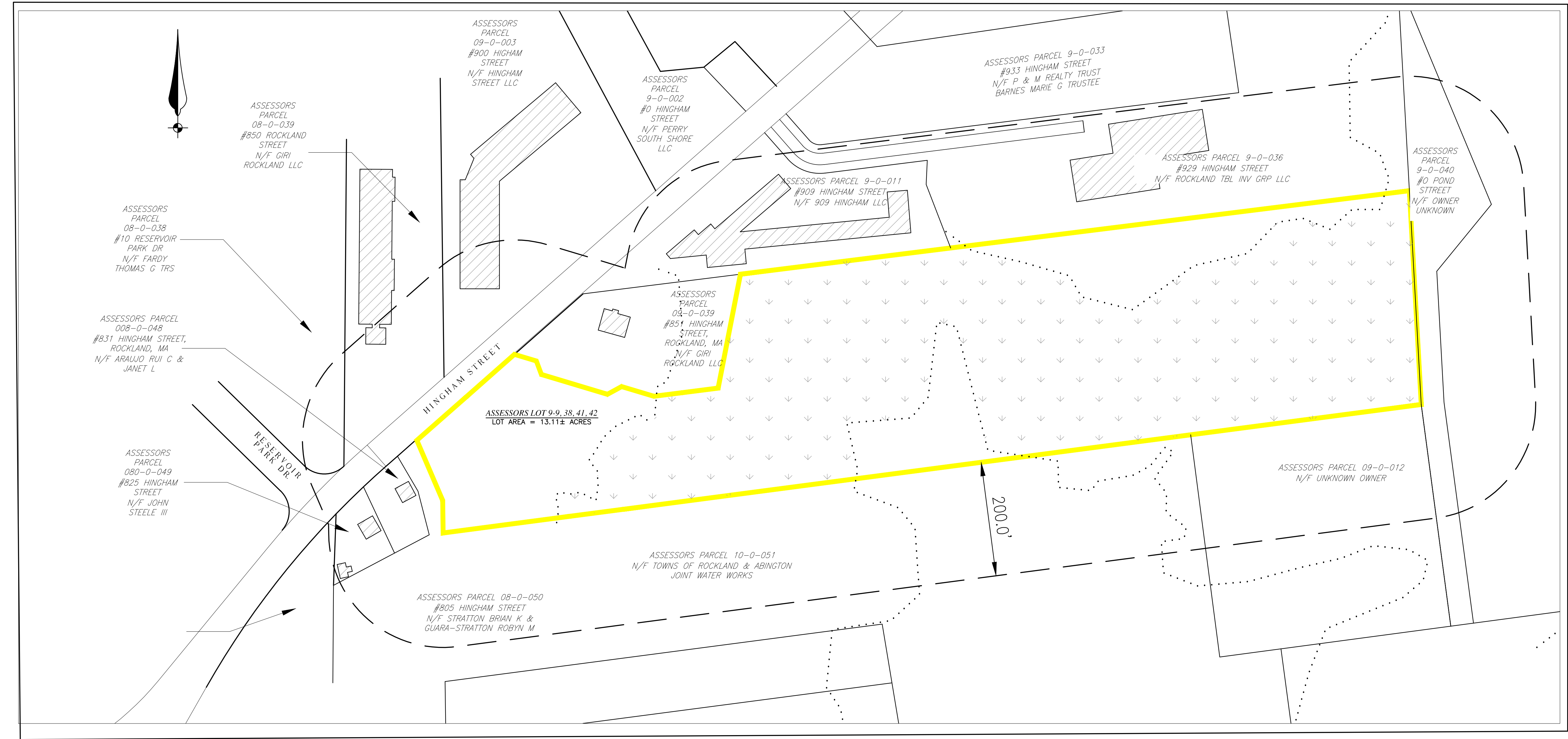


LOCATION MAP SCALE: 1"=2000'±



COPYRIGHT © 2017
PRIMROSE SCHOOL FRANCHISE COMPANY

FOR REGISTRY USE ONLY



Scale 1" = 100'

LEGEND

- PROPERTY LINE _____
- EXISTING STRUCTURE

SHEET INDEX

- | SHEET | TITLE |
|-------|--|
| 1 | TITLE PAGE |
| 2 | ZONING & PARKING |
| 3 | EXISTING CONDITIONS, TESTHOLES |
| 4 | LAYOUT (PARKING) |
| 5 | GRADING 20 SCALE, EROSION CONTROL |
| 6 | GRADING 10 SCALE WALKWAYS |
| 7 | UTILITIES |
| 8 | LANDSCAPE, LIGHTING, EMERGENCY VEHICLE TURNING |
| 9 | DETAILS (DRAINAGE) |
| 10 | DETAILS (DRAINAGE & RETAINING WALL) |
| 11 | DETAILS (PARKING LOT) |
| 12 | DETAILS (UTILITIES) |
| 13 | DETAILS (LANDSCAPE) |
| 14 | EROSION CONTROL & SNOW STORAGE |

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET

ASSESSORS MAP 9 LOTS 9, 38, 41 & 42

ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=100'
JOB No. 20-183



GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

FOR REGISTRY USE ONLY

RECORD OWNER:
DELUCA PROPERTIES LIMITED PARTNERSHIP
885 WASHINGTON STREET
WEYMOUTH MA 02189
CERTIFICATE 121663 - LOT 9
CERTIFICATE 118363 - LOT 38
CERTIFICATE 119222 - LOT 41
CERTIFICATE 121663 - LOT 42



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

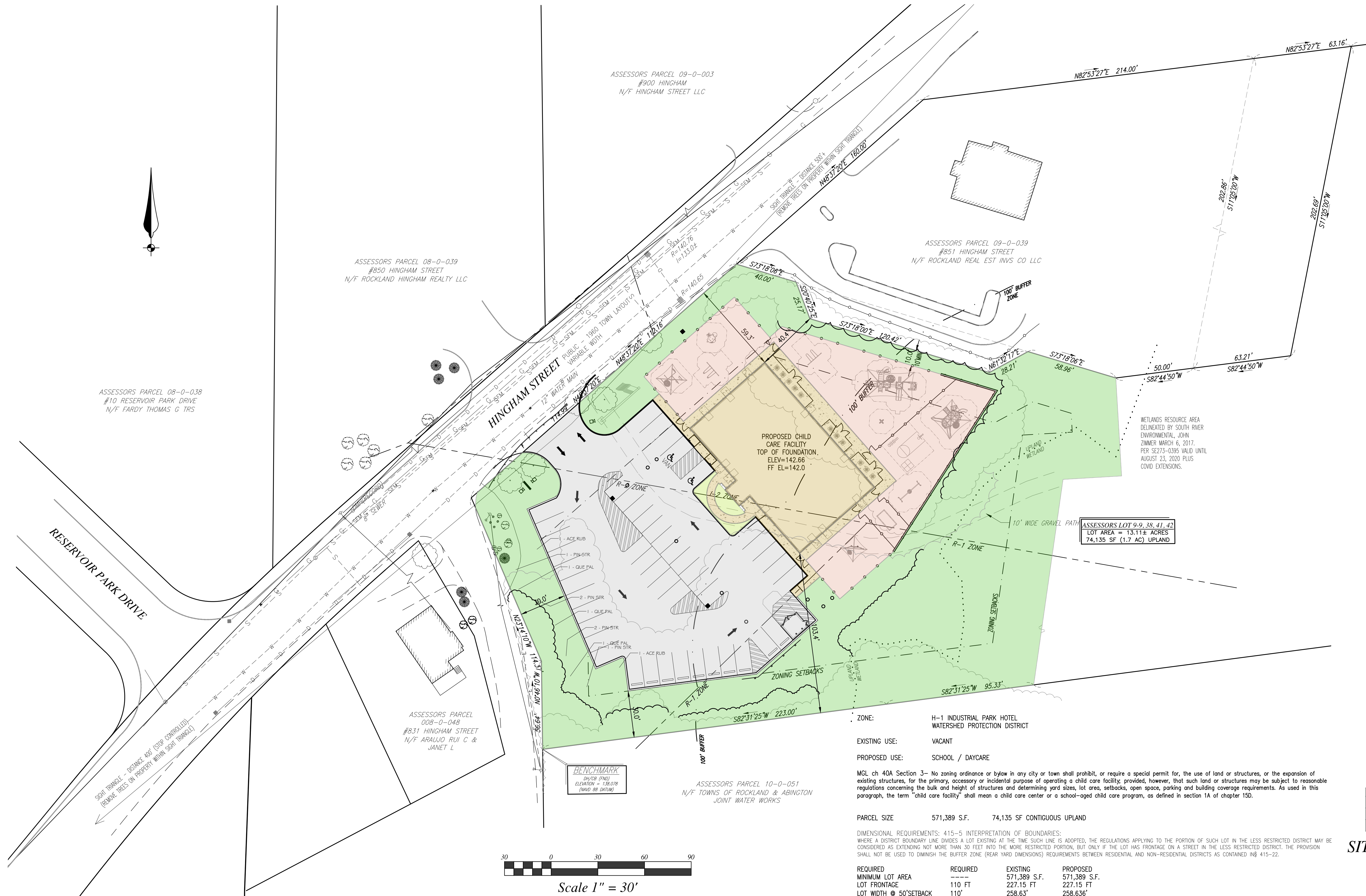
SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=30'
JOB No. 20-183



GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



- WAIVERS FROM THE RULES AND REGULATIONS OF THE ROCKLAND PLANNING BOARD
- SECTION III.C.2.a.1 TO USE HDPE DRAIN PIPE INSTEAD OF CLASS III RCP AND REDUCTION IN PIPE COVER REQUIREMENTS TO LESS THAN 2.5 FT.
 - SECTION III.C.2.F.1 SUBSURFACE DETENTION/RETENTION BASINS SHALL NOT BE PERMITTED WITHOUT A WAIVER.
 - SECTION III.B.1.g.2 TO ALLOW REDUCED SIGHT TRIANGLES FROM 450 FT TO 400 FT.

ZONE: H-1 INDUSTRIAL PARK HOTEL
WATERSHED PROTECTION DISTRICT

EXISTING USE: VACANT

PROPOSED USE: SCHOOL / DAYCARE

MGL ch 40A Section 3- No zoning ordinance or bylaw in any city or town shall prohibit, or require a special permit for, the use of land or structures, or the expansion of existing structures, for the primary, accessory or incidental purpose of operating a child care facility, provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. As used in this paragraph, the term "child care facility" shall mean a child care center or a school-aged child care program, as defined in section 1A of chapter 150.

PARCEL SIZE 571,389 S.F. 74,135 SF CONTIGUOUS UPLAND

DIMENSIONAL REQUIREMENTS: 415-5 INTERPRETATION OF BOUNDARIES:
WHERE A DISTRICT BOUNDARY LINE DIVIDES A LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS APPLYING TO THE PORTION OF SUCH LOT IN THE LESS RESTRICTED DISTRICT MAY BE CONSIDERED AS EXTENDING NOT MORE THAN 30 FEET INTO THE MORE RESTRICTED PORTION, BUT ONLY IF THE LOT HAS FRONTAGE ON A STREET IN THE LESS RESTRICTED DISTRICT. THE PROVISION SHALL NOT BE USED TO DIMINISH THE BUFFER ZONE (REAR YARD DIMENSIONS) REQUIREMENTS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS AS CONTAINED IN § 415-22.

REQUIRED	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	571,389 S.F.	571,389 S.F.	571,389 S.F.
LOT FRONTAGE	110 FT	227.15 FT	227.15 FT
LOT WIDTH @ 50' SETBACK	110'	258.63'	258.63'
FRONT YARD	50 FT	---	59.3 FT
SIDE YARD	30 FT**	---	40.4 FT
REAR YARD	30 FT**	---	103.4 FT
**50 FT ABUTTING RESIDENTIAL DISTRICT			
MAX. BUILDING COVERAGE	50%	---	1.2%
BUILDING HEIGHT	3	---	2
STORIES	36 FT	---	30
HEIGHT			

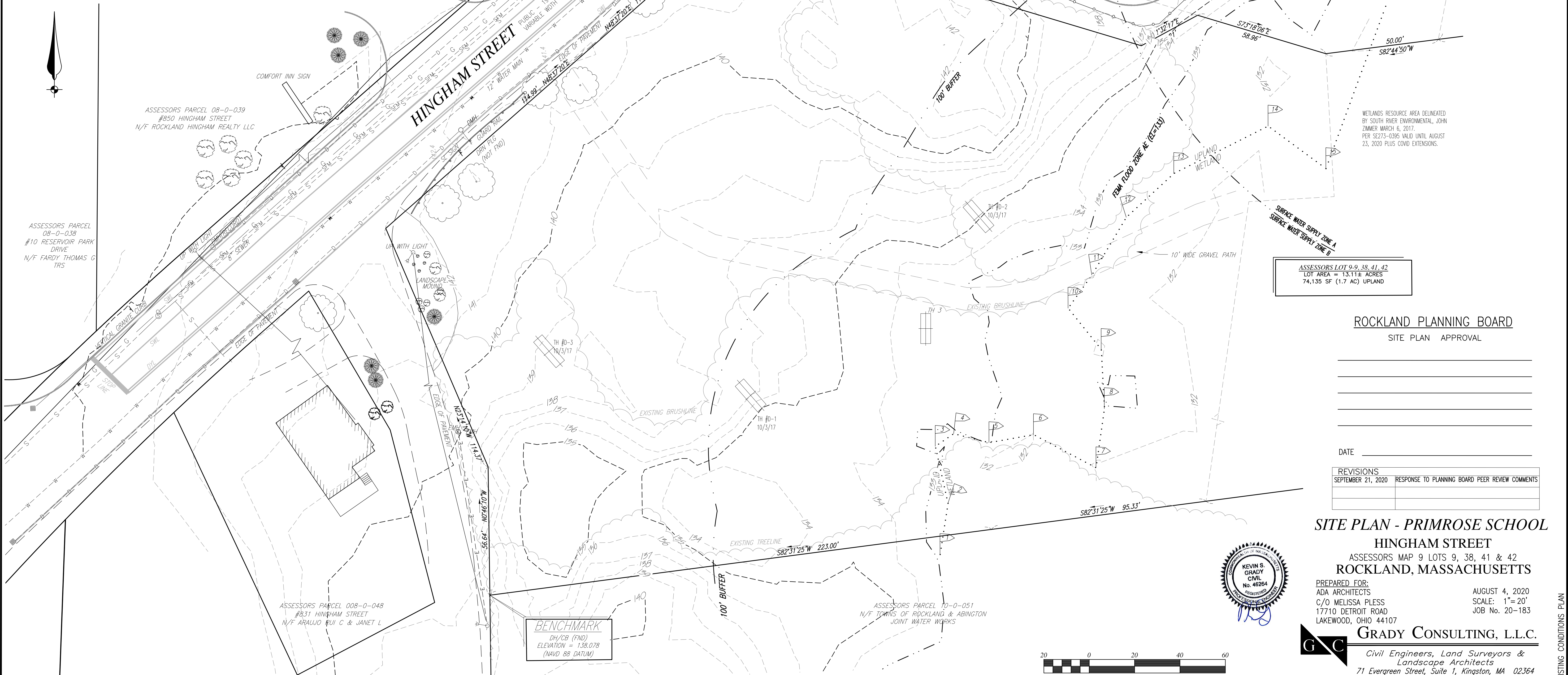
ZBL 415-35 - OFF STREET PARKING REQUIREMENTS: D.(4) SCHOOLS 1.5 SPACES PER CLASSROOM AND 1 SPACE FOR EVERY NON-PROFESSIONAL EMPLOYEE
REQUIRED PARKING: 14 CLASSROOMS , 10 NON-PROFESSIONAL EMPLOYEES
REQUIRED: 14x1.5 + 10 = 31 SPACES REQUIRED
PROPOSED = 47 SPACES PROPOSED (30% ALLOWED TO BE COMPACT 9'x18': 14 ALLOWED, 14 PROPOSED)

ZONING PLAN

T.H.#1 EL. 140.46	T.H.#2 EL. 137.33	T.H.#3 EL. 132.93	T.H.#D-1 EL. 136.27	T.H.#D-2 EL. 135.06	T.H.#D-3 EL. 139.34
0"-78" FILL	0"-42" FILL	0"-10" FILL	0"-36" FILL	0"-6" FILL	0"-40" FILL
133.96	133.83	132.10	133.27	133.93	136.00
78"-86" A LOAM	42"-54" C1 FINE LOAMY SAND	10"-60" C1 FINE SAND	36"-50" C1 GRAVELLY SAND	6"-10" A LOAM	40"-44" A LOAM
133.29	132.83	127.93	132.10	133.60	135.67
86"-106" B LOAMY SAND	54"-70" C GRAVELLY COARSE SAND	60"-84" C GRAVELLY COARSE SAND	50"-96" C2 MEDIUM TO COARSE SAND	24"-48" C1 GRAVELLY SAND	44"-100" C1 GRAVELLY LOAMY SAND
131.62	131.49	125.93	130.34	128.93	131.00
106"-120" C GRAVELLY COARSE SAND	D= 5'-10" MOTTLING 4'-6" (EL=132.83) WEeping 5'-0" (EL=132.33)	D= 7'-0" MOTTLING 2'-4" (EL=130.60) WEeping 3'-0" (EL=129.93) STANDING 5'-0" (EL=127.93)	D= 8'-0" MOTTLING 3'-4" (EL=132.93) NO WEeping OR STANDING WATER	D= 8'-4" MOTTLING 2'-10" (EL=132.77) WEeping 7'-2" (EL=127.89) STANDING 7'-5" (EL=127.64)	D= 9'-6" MOTTLING 4'-6" (EL=134.84) NO WEeping OR STANDING WATER
D= 10'-0" MOTTLING 8'-10" (EL=131.62) WEeping 8'-10" (EL=131.62)					

SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING, L.L.C. APRIL 13, 2017.
SOIL LOGS

SOILS TESTING BY KEVIN GRADY, GRADY CONSULTING, L.L.C. WITNESSED BY HENRY NOVER, P.E. OCTOBER 3, 2017.



ASSESSORS LOT 9-9, 38, 41, 42
LOT AREA = 13.11± ACRES
74,135 SF (1.7 AC) UPLAND

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

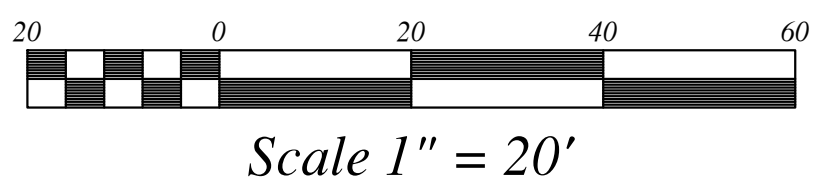
REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



EXISTING CONDITIONS PLAN

SIGNAGE DETAILS (SEE SHEET 11)

ASSESSORS PARCEL 09-0-003
#900 HINGHAM
N/F HINGHAM STREET LLC

ASSESSORS PARCEL 09-0-039
#851 HINGHAM STREET
N/F ROCKLAND REAL EST INVS CO LLC

FOR REGISTRY USE ONLY

WETLANDS RESOURCE AREA DELINEATED
BY SOUTH RIVER ENVIRONMENTAL, JOHN
ZIMMER MARCH 6, 2017.
PER SE273-0395 VALID UNTIL AUGUST
23, 2020 PLUS COVID EXTENSIONS.

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1" = 20'
JOB No. 20-183

GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



LAYOUT PLAN

NOTE:
ALL FILL MATERIAL SHALL BE CLEAN FILL DIRT FREE FROM CONTAMINANTS AND POLLUTANTS. FILL DIRT MUST MEET SPECIFICATIONS FOR GRADATION OUTLINED BY THE PROJECT'S GEOTECHNICAL ENGINEER. THE SUPPLIER OF CLEAN FILL SHALL CERTIFY IN WRITING THAT THE FILL IS VIRGIN MATERIAL FROM A COMMERCIAL OR NON-COMMERCIAL SOURCE AND THAT ALL OF THE MATERIALS IN THE FILL DIRT ARE NATURAL AND DO NOT CONTAIN ANY ADDITIVES OR DANGEROUS MATERIALS SUCH AS REFUSE, RUBBLE, MUCK, METAL, GLASS, WOOD OR OTHER FOREIGN MATERIALS.

FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE	
REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

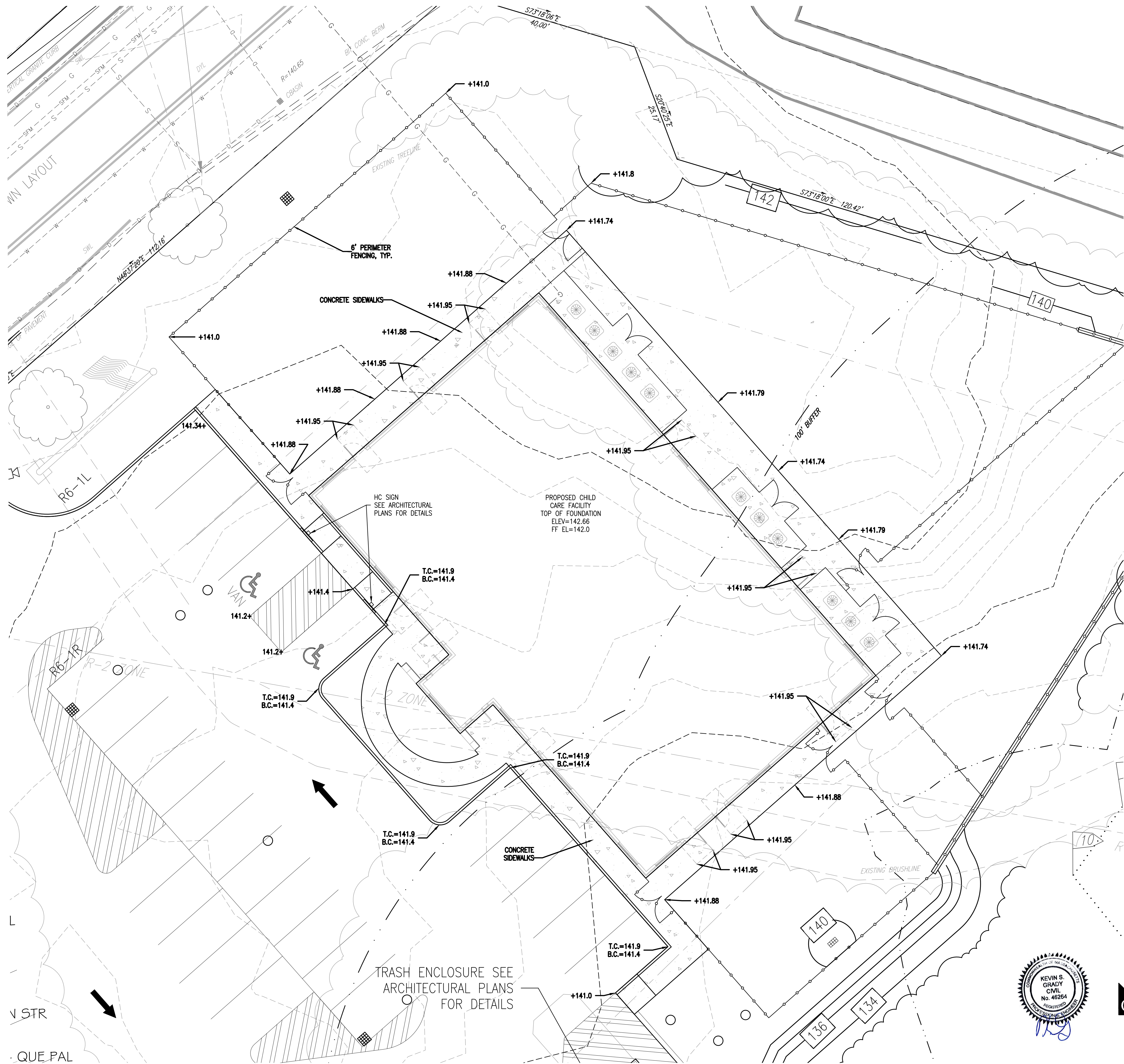
AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



GRADING PLAN

FOR REGISTRY USE ONLY



NOTE:
CONCRETE AREAS AT EXTERIOR DOORS SHALL BE FLUSH WITH FINISH FLOOR AND HAVE A 1% MAXIMUM SLOPE AWAY FROM THE BUILDING. THIS AREA SHALL BE 5'x5' AND EXTEND 1'-6" PAST THE LATCH SIDE OF THE DOOR. ADJACENT CONCRETE SHALL BE FLUSH AND SLOPE AWAY AT 2%.

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

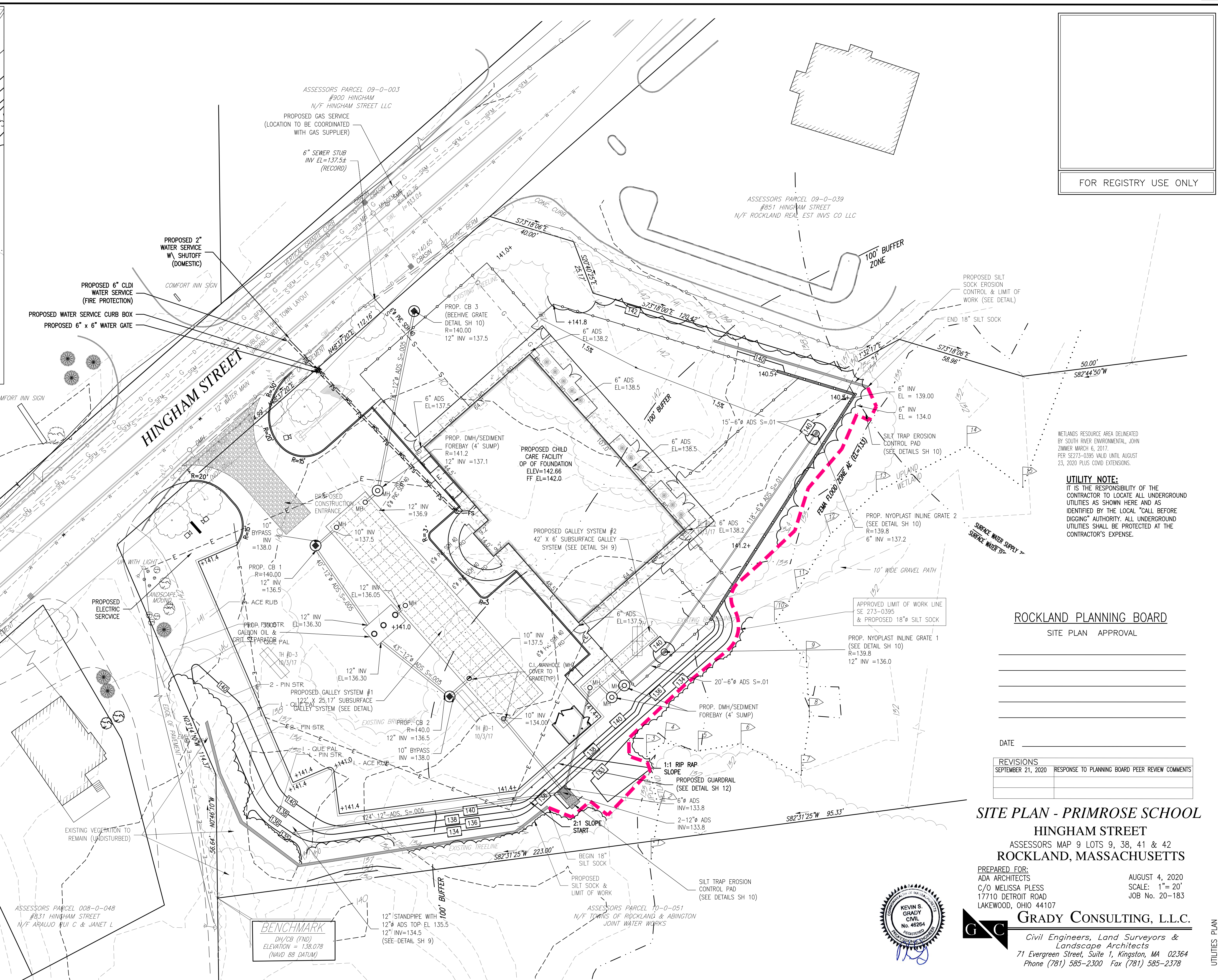
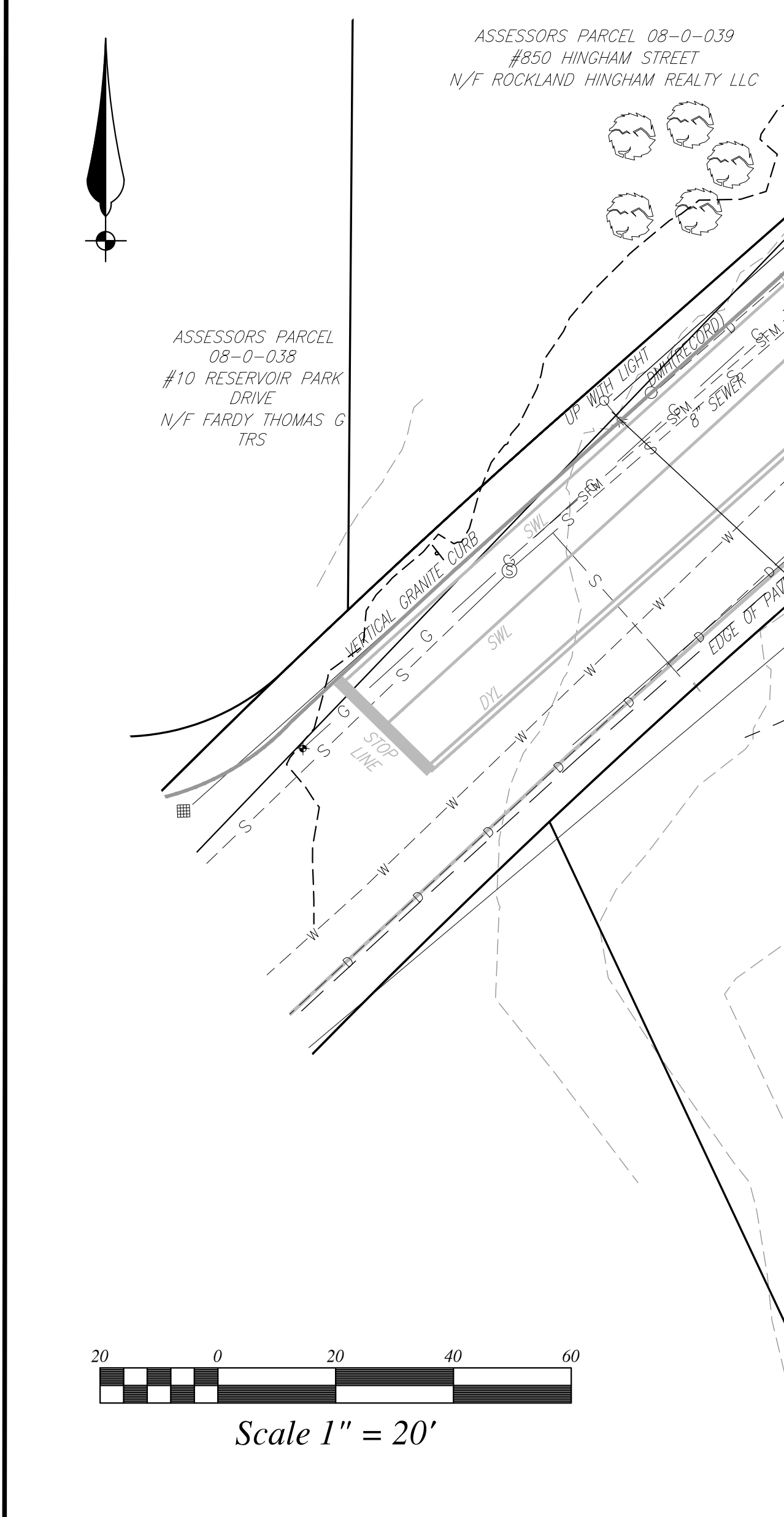
SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107
AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



GRADING PLAN

SCALE 1" = 10'



FOR REGISTRY USE ONLY

WETLANDS RESOURCE AREA DELINEATED
BY SOUTH RIVER ENVIRONMENTAL, JOHN
ZIMMER MARCH 6, 2017.
PER SE273-0395 VALID UNTIL AUGUST
23, 2020 PLUS COVID EXTENSIONS.

UTILITY NOTE:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES AS SHOWN HERE AND AS IDENTIFIED BY THE LOCAL "CALL BEFORE DIGGING" AUTHORITY. ALL UNDERGROUND UTILITIES SHALL BE PROTECTED AT THE CONTRACTOR'S EXPENSE.

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____	
REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENT

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET

ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44130

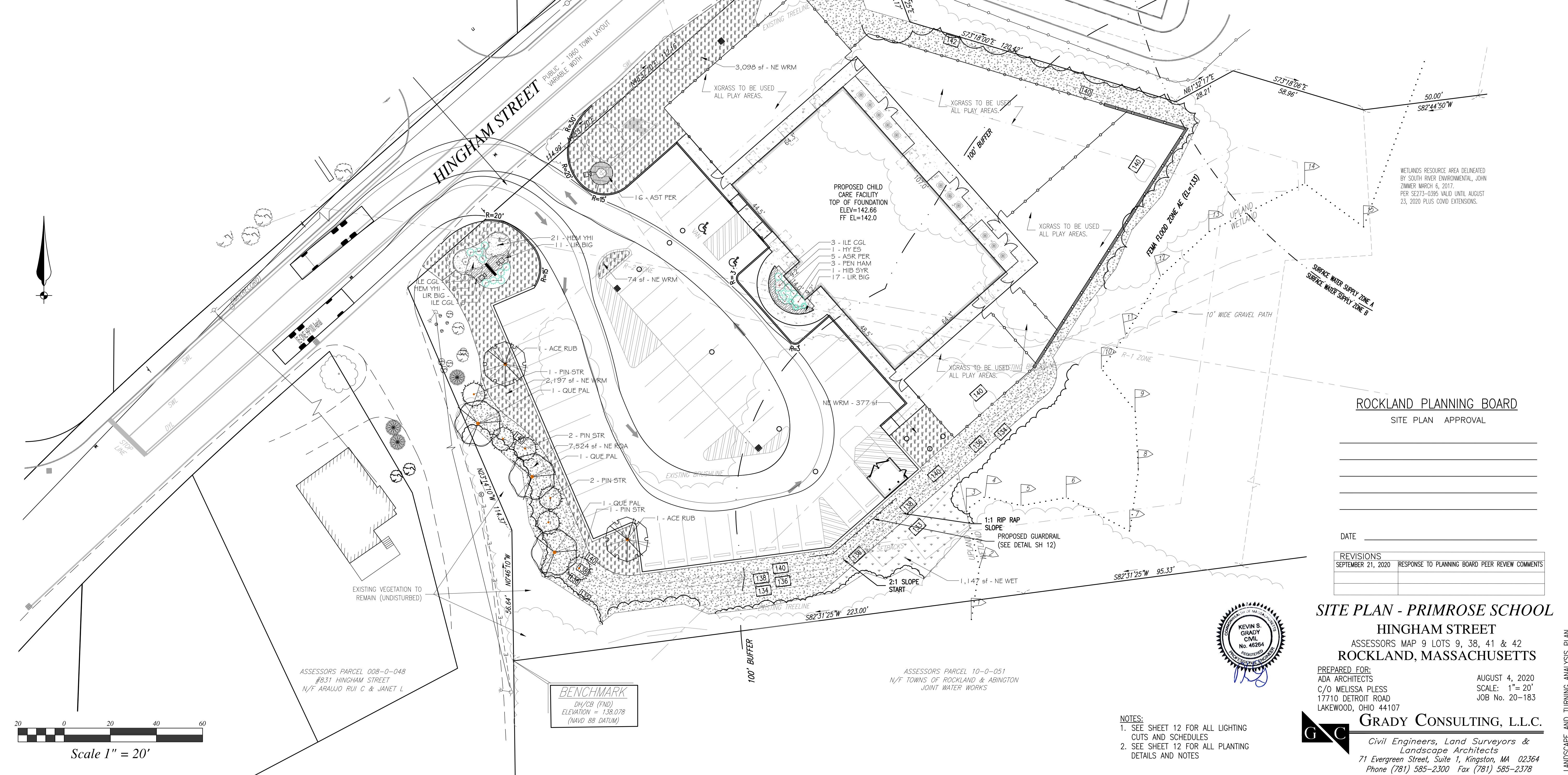
 GRADY CONSULTING, L.L.C.

*Civil Engineers, Land Surveyors &
Landscape Architects*
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

UTILITIES PLAN

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
ACE RUB	2	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	3" CAL	
QUE PAL	3	QUERCUS PALUSTRIS / PIN OAK	B & B	3" CAL	
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
PIN STR	6	PINUS STROBUS / WHITE PINE	B & B		6-7' HGT.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP.
HIB SYR	1	HIBISCUS SYRIACUS 'LUCY' / ROSE OF SHARON TREE FORM	B & B	4-5' HGT.	
HY ES	1	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' TM / BAILMER HYDRANGEA	B & B	2-2.5' SPR.	
ILE CGL	12	ILEX CRENATA 'GREEN LUSTRE' / GREEN LUSTER JAPANESE HOLLY	B & B	18-24" HGT.	
ANNUALS/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP.
ASR PER	5	ASSORTED PERENNIALS / TO BE SELECTED BY GC	1 GAL.		
GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP.
PEN HAM	3	PENNISETUM ALOPECUROIDES 'HADELN' / HAMELN DWARF FOUNTAIN GRASS	3 GAL.		
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	
AST PER	16	ASSORTED PERENNIALS / ASSORTED PERENNIALS	1 GAL.		
HEM YHI	39	HEMEROCALLIS X / HYBRID DAYLILY	1 GAL.		
LIR BIG	39	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL.		
NE WRM	5,668 SF	N.E. NATIVE WARM SEASON GRASS MIX / LOAM, FINE GRADE & SEED	SEED		
NE ROA	7,524 SF	N.E. ROADSIDE MATRIX / LOAM, FINE GRADE & SEED	SEED		
NE WET	1,147 SF	N.E. WET MIX / LOAM, FINE GRADE & SEED	SEED		



FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

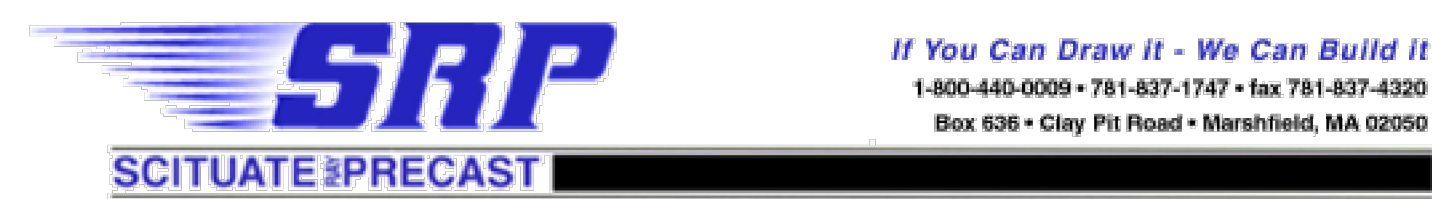
REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107
AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

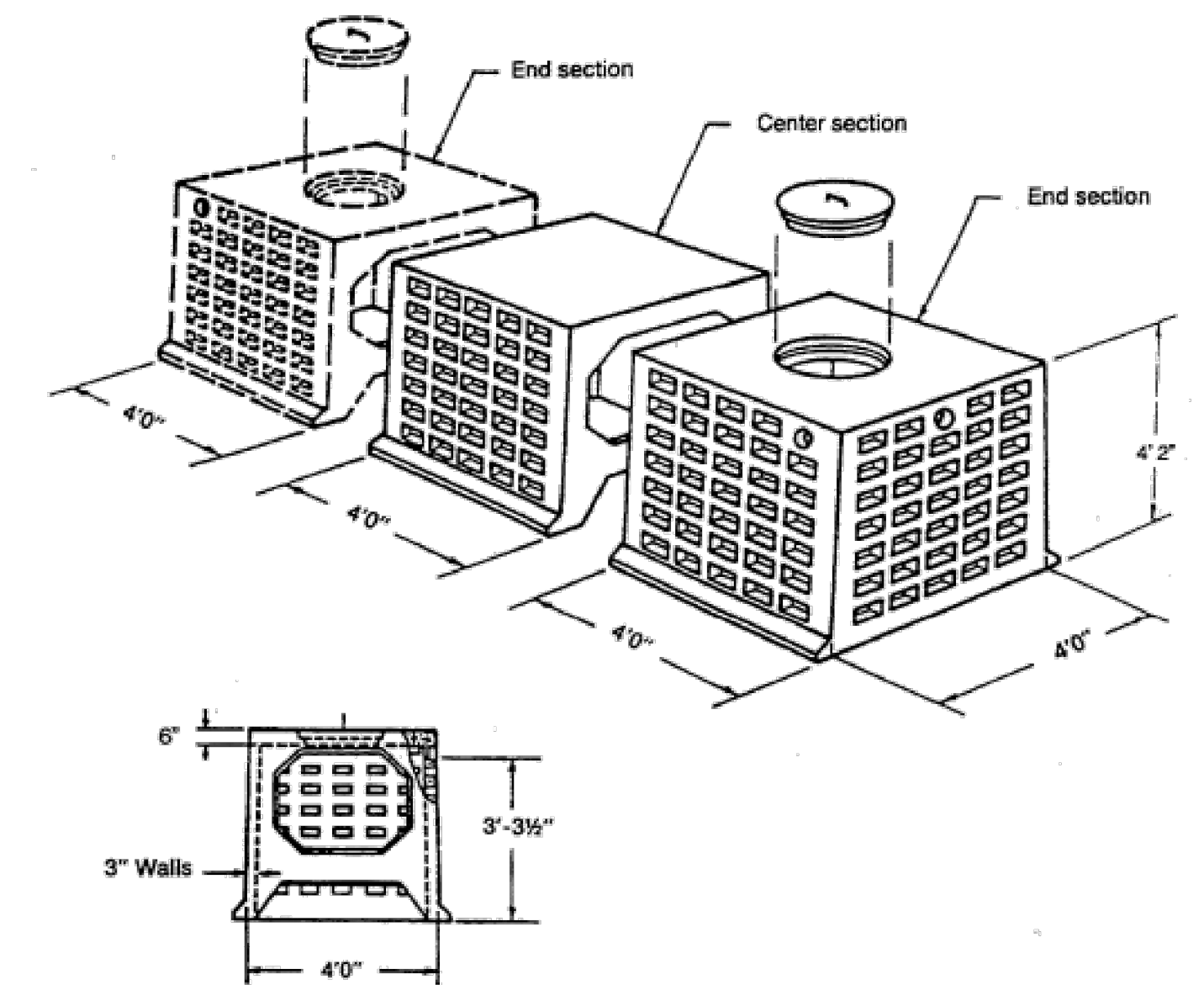
- NOTES:
- SEE SHEET 12 FOR ALL LIGHTING CUTS AND SCHEDULES
 - SEE SHEET 12 FOR ALL PLANTING DETAILS AND NOTES

LANDSCAPE AND TURNING ANALYSIS PLAN



Design notes:

1. Available in 4' sections. A combination of sections may be used to reach desired length.
2. Concrete 4,000 P.S.I. @28 days
3. Available in with 20" or 24" straight opening or concrete cover
4. Available in H-10 or h-20 covers



WWW.SCITUATECOMPANIES.COM

SCITUATE COMPANIES
 120 CLAY PIT ROAD
 MARSHFIELD, MA 02050
 PHONE # 1-800-440-0009
 FAX # 781-637-4320

CONTRACTOR: _____ JOB NAME: _____

DATE: _____ DRAWING: ST-3K-20 DRAWING BY: C. J. SCOTT

3,000 GALLON SEPTIC TANK

	FLOOR	VERT. FT	FLAT. TOP
WEIGHT	10,000 lbs.	3,400 lbs.	13,000 lbs.
VOLUME		838 gal.	

DESIGN NOTES:

1. CONCRETE 5,000 PSI. @ 28 DAYS
2. HS-20-44 LOADING WITH 12" - 60" OF COVER
3. REINFORCING ASTM A-615 GRADE 60
4. CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
5. EXTERIOR BITUMINOUS COATING AS REQUIRED
6. BOTTOM WEIGHT=18,000lbs./TOP WEIGHT=18,000lbs.

NPCCA
 Precast ... The Concrete Solution.

PROPOSED 12" INLET INV EL.=136.30
PROPOSED 12" OUTLET INV EL.=136.00
 KNOCK OUTS FOR 6" OR 8" INLET/OUTLET

1 FT x 1/4 FT ORIFICE OR APPROVED EQUAL

6.5'

3.5'

3.0'

LIQUID LEVEL

10" INVERTED ELBOW

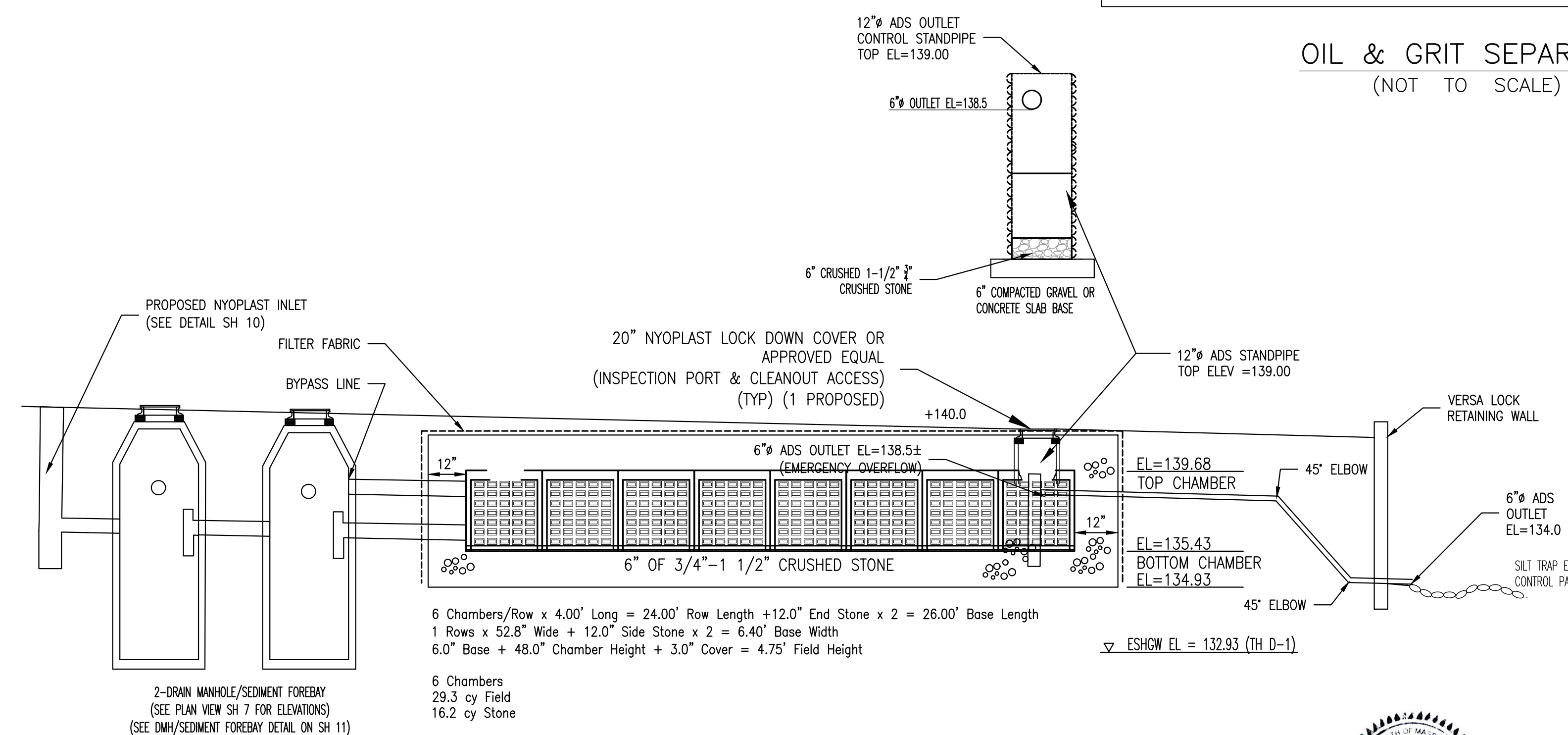
POOL STORAGE IN 1ST COMPARTMENT = 217 CF REQUIRED



▽ ESHGW EL = 132.93 (TH D-1)

Event (cfs)	Inflow (cfs)	Outflow (cfs)	Discarded (cfs)	Primary (feet)	Elevation	Storage (cubic-feet)
2-Year	2.43	0.20	0.20	0.00	136.39	2,754
10-Year	3.52	0.21	0.21	0.00	137.23	4,616
25-Year	4.27	0.22	0.22	0.00	137.91	6,113
100-Year	5.52	0.29	0.24	0.05	139.15	8,584

SUBSURFACE GALLEY SYSTEM #1 DETAILS
(NOT TO SCALE)



Event (cfs)a	Inflow (cfs)	Discarded (feet)	Elevation	Storage (cubic—feet)
2—Year	0.01	0.01	134.94	1
10—Year	0.07	0.04	135.48	38
25—Year	0.17	0.05	136.52	148
100—Year	0.39	0.08	138.83	392

SUBSURFACE GALLEY SYSTEM #2

(NOT TO SCALE)

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=AS NOTED
JOB No. 20-183

GRADY CONSULTING, L.L.C.

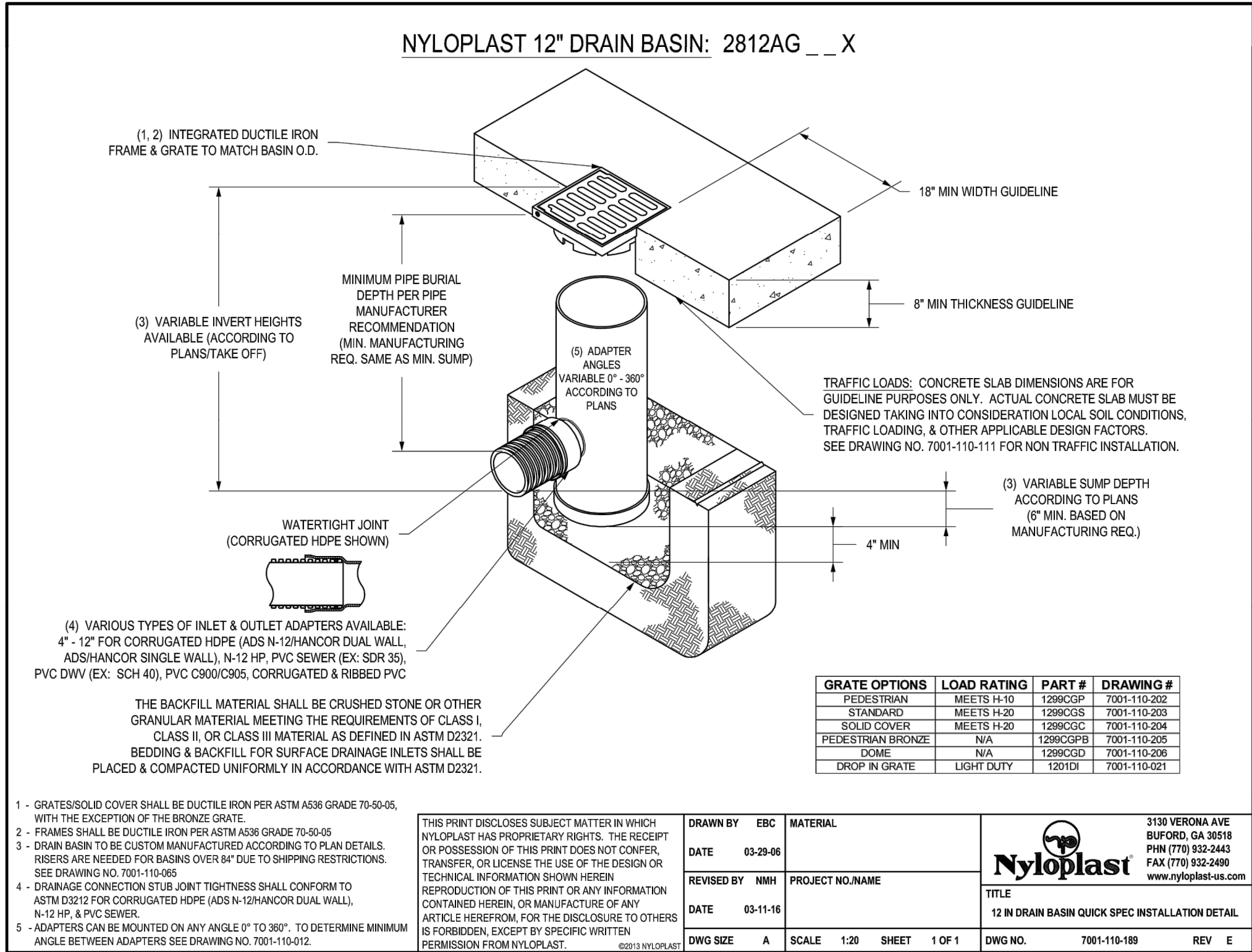
*Civil Engineers, Land Surveyors &
Landscape Architects*

71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

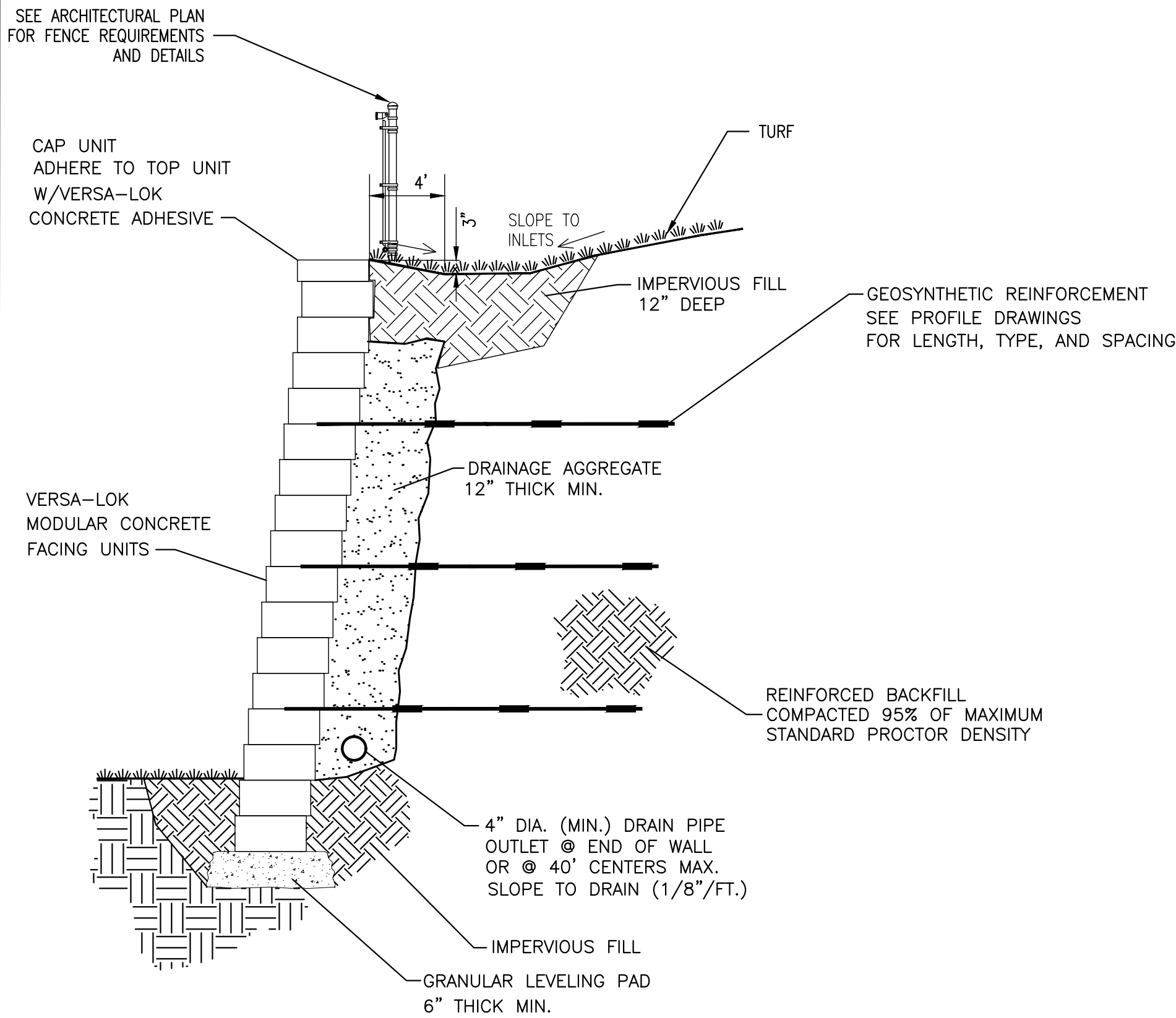
DETAILS: DRAINAGE



FOUO/CONFIDENTIAL



All drain basins used inside the playground shall be Nyloplast 12" x 6" N-12 and SW (2712AG6N) inline drains with 12" square H-10 rated pedestrian grates with locking covers. NO metal inlet covers or manhole can occur in playgrounds.



TYPICAL SECTION—REINFORCED RETAINING WALL
MODULAR CONCRETE UNIT
SCALE: NONE

NOTE:
STRUCTURAL ENGINEERING DESIGN TO BE COMPLETED BY OTHERS

New England Municipal and Construction Castings Massachusetts Municipal Drainage Frames and Grates

BEEHIVE FRAMES AND GRATES



OMA801300020 22" x 6" frame and beehive grate

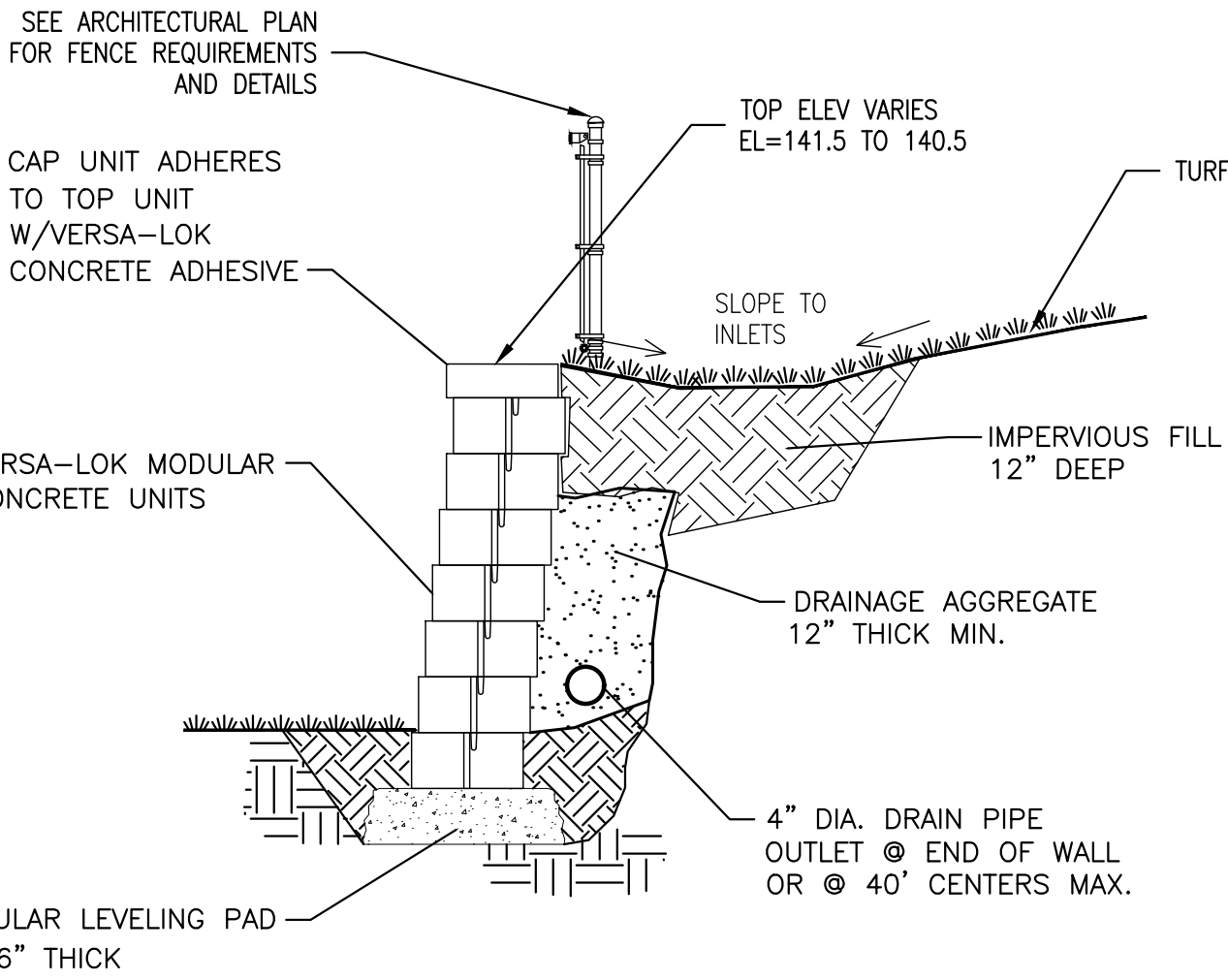
EJ BEEHIVE GRATE OR APPROVED EQUAL

BEEHIVE GRATE (CB#3)
(NOT TO SCALE)

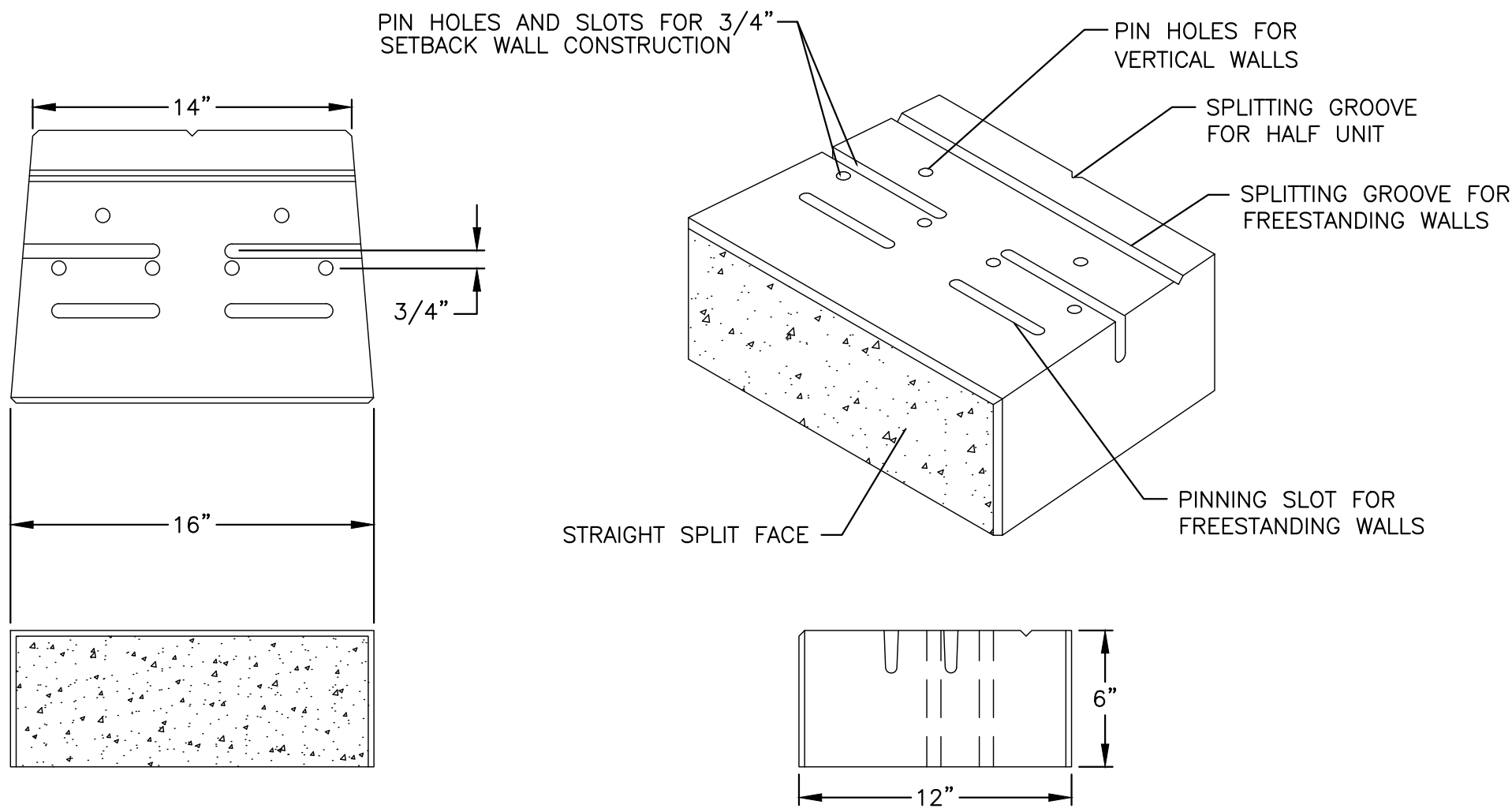
Beehive Assembly Options

Frame Height	Flange Size	Grate Size	Grate Height	Product Number
6	28 1/4	22	7	OMA801300020
7	35 7/16	26	6	OMN120500025

Note: all dimensions are in inches.



TYPICAL SECTION—UNREINFORCED RETAINING WALL
SCALE: NONE



VERSA-LOK UNIT
UNIT DIMENSIONS
SCALE: NONE

ADS

TECHNICAL NOTE

Minimum and Maximum Burial Depth for Single Wall Corrugated HDPE Pipe

TN 2.03
July 2009

Introduction

The information in this document is designed to provide answers to general cover height questions; the data provided is not intended to be used for project design. The design procedure described in the Structures section (Section 2) of the Drainage Handbook provides detailed information for analyzing most common installation conditions. This procedure should be utilized for project specific designs.

The two common cover height concerns are minimum cover in areas exposed to vehicular traffic and maximum cover heights. Either may be considered "worst case" scenario from a loading perspective, depending on the project conditions.

Minimum Cover in Traffic Applications

Pipe diameters from 3- through 24-inch (75-600 mm) installed in traffic areas (AASHTO H-25 or HS-25 loads) must have at least one foot (0.3m) of cover over the pipe crown. The backfill envelope must be constructed in accordance with the Installation section (Section 5) of the Drainage Handbook and the requirements of ASTM D2321. The backfill envelope must be of the type and compaction listed in Table 2-3 of the Drainage Handbook. In Table 1 below, this condition is represented by a Class III material compacted to 90% standard Proctor density, although other material can provide similar strength at slightly lower levels of compaction. Structural backfill material should extend six inches (0.15m) over the crown of the pipe; the remaining cover should be appropriate for the installation and as specified by the design engineer. If settlement or rutting is a concern, it may be appropriate to extend the structural backfill to grade. Where pavement is involved, sub-base material can be considered in the minimum burial depth. While rigid pavements can be included in the minimum cover, the thickness of flexible pavements should not be included in the minimum cover.

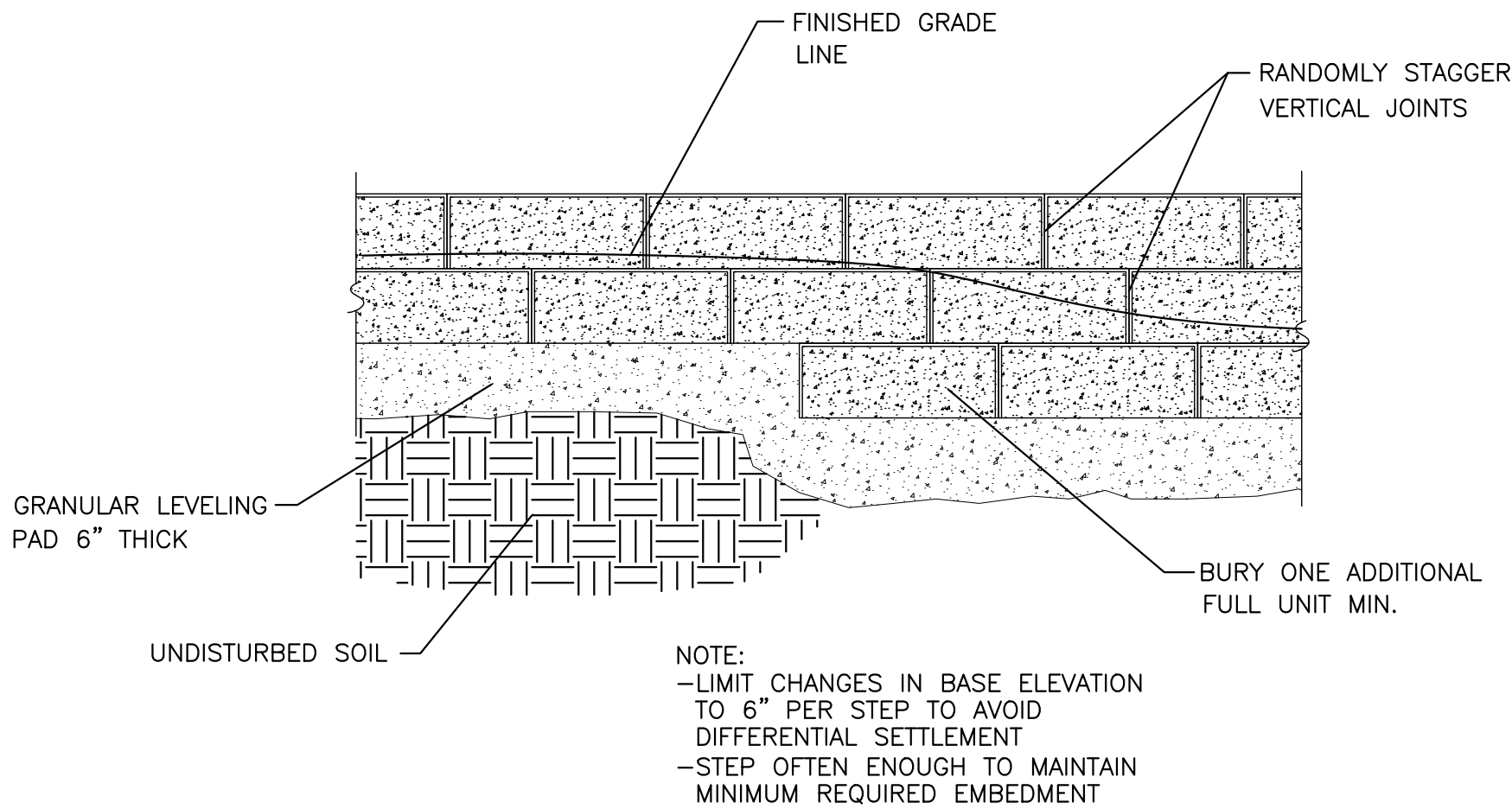
Additional information that may affect the cover requirements is included in the Installation section (Section 5) of the Drainage Handbook. Some examples of what may need to be considered are temporary heavy equipment, construction loading, paving equipment and similar loads that are less than the design load, the potential of pipe flotation, and the type of surface treatment which will be installed over the pipe zone.

Table 1
Minimum Cover Requirements for ADS Single Wall Highway and Heavy Duty Pipe with AASHTO H-25 or HS-25 Load

Inside Diameter, ID, in. (mm)	Minimum Cover ft. (m)	Inside Diameter, ID, in. (mm)	Minimum Cover ft. (m)
3 (75)	1 (0.3)	24 (600)	1 (0.3)
4 (100)	1 (0.3)	12 (300)	1 (0.3)
6 (150)	1 (0.3)	15 (375)	1 (0.3)
8 (200)	1 (0.3)	18 (450)	1 (0.3)
10 (250)	1 (0.3)		

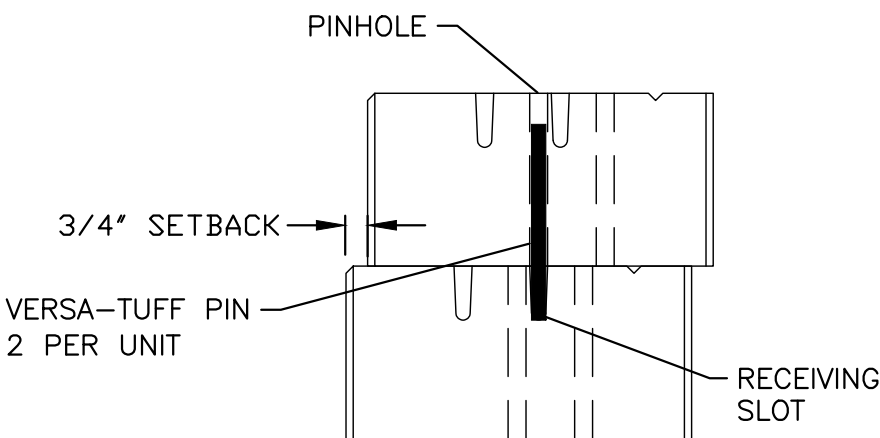
Note: Minimum covers presented here were calculated assuming Class III backfill material compacted to 90% standard Proctor density around the pipe and a minimum of 6-inches (0.15m) structural backfill over the pipe crown, as recommended in Section 5 of the Drainage Handbook, with an additional layer of compacted traffic lane sub-base for a total cover as required. In shallow traffic installations, especially where pavement is involved, a good quality compacted material to grade is required to prevent surface settlement and rutting.

4640 TRUEMAN BLVD. HILLIARD, OH 43026 (800) 821-6710 www.ads-pipe.com 1
ATN203 © ADS 2009



STEPPING BASE DETAIL

SCALE: NONE



PINNING DETAIL

CROSS SECTION
SCALE: NONE



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"= AS NOTED
JOB No. 20-183

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

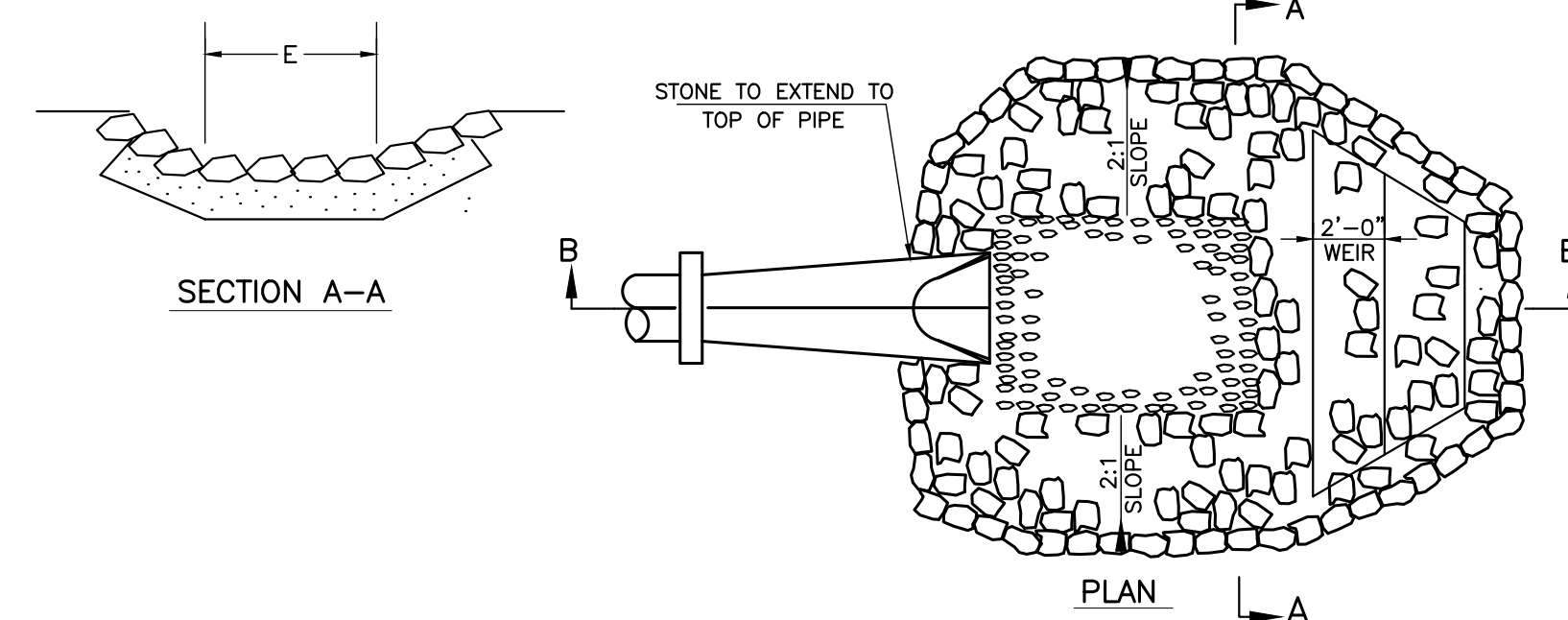
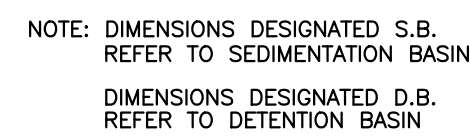
DETAILS DRAINAGE

GENERAL:

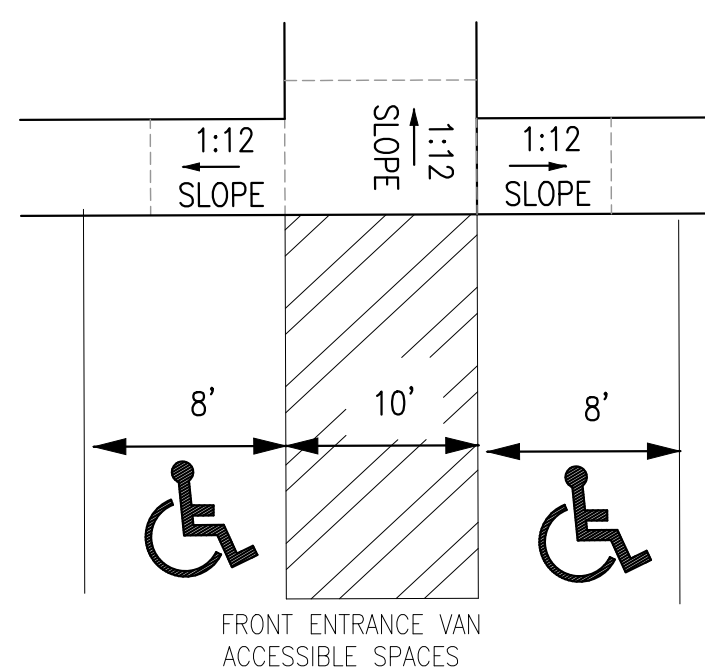
1. TOPOGRAPHIC DATA BY GRADY CONSULTING. L.L.C.
2. REFERENCE: ASSESSORS MAP 9 LOT 9, 38, 41, 42.
3. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND OTHER UTILITY PERMITS AND VERIFY THE PROPOSED LOCATIONS OF UTILITIES.
5. CONTRACTOR SHALL NOTIFY "DIG SAFE" (1-888-344-7233) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION.
6. UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE DEPARTMENT OR COMPANY. THE CONTRACTOR SHALL NOTIFY THE ROCKLAND D.P.W. AT LEAST 4 DAYS PRIOR TO CONSTRUCTION OF DRAINAGE & WATER SYSTEMS.
7. ALL STUMPS SHALL BE DISPOSED OFF SITE.

1. CONTACT THE DESIGN ENGINEER FOR APPROVAL OF ANY CONSTRUCTION PHASE CHANGES.
2. CONTRACTOR TO AVOID SOILS COMPACTION WITHIN DRAINAGE SYSTEM AREA. CONTRACTOR SHOULD AVOID MACHINERY OR VEHICLE USE OVER STORM WATER SYSTEMS.

STAKE LIMIT OF WORK CLEARING
INSTALL CONSTRUCTION ENTRANCE
INSTALL SILT SOCK EROSION CONTROL BARRIER
CLEAR AND GRUB SITE AREAS
BRING CUT AREAS TO SUBGRADE
FILL SITE TO SUBGRADE
TEMPORARILY SEED DISTURBED AREAS THAT WILL REMAIN UNFINISHED DURING CONSTRUCTION
LOAM AND SEED DRAINAGE BASIN
STAKE BUILDING PARKING LOT & DRAINAGE BASIN LOCATION
INSTALL SILT FENCE FOR STOCKPILE AREA
INSTALL FOUNDATION
INSTALL TEMPORARY DRAINAGE AREAS WHERE NECESSARY
INSTALL ELECTRIC, GAS & WATER UTILITIES
PLACE FILL MATERIAL TO BASE COURSE
INSTALL DRAINAGE STRUCTURES
COMPLETE FINISH GRADING
INSTALL ENERGY DISSIPATORS AND CONNECT ALL OUTLETS
COMPLETE BUILDING CONSTRUCTION
INSTALL/RASE MANHOLE STRUCTURES (DRAIN, SEWER) TO FINISH GRADE
LOAM & SEED DISTURBED AREAS, MULCH AND PLANT LANDSCAPE AREAS
INSTALL FINISH PAVEMENT COAT
SCHEDULE FINAL SITE INSPECTION FOR CERTIFICATION
REMOVE SEDIMENT CONTROLS



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL



30 in.

30 in.

STOP

STOP SIGN DETAIL
(NOT TO SCALE)

SIGN LEGEND	
R1-1	
R6-1L	
R6-1R	

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
 ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

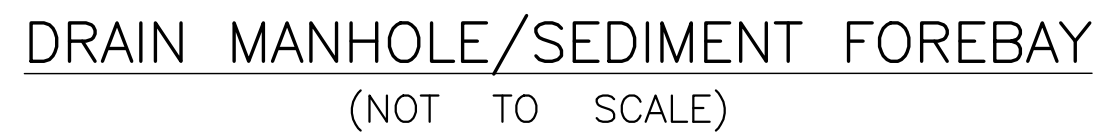
PREPARED FOR:
 ADA ARCHITECTS
 C/O MELISSA PLESS
 17710 DETROIT ROAD
 LAKEWOOD, OHIO 44107

AUGUST 4, 2020
 SCALE: 1"= AS NOTED
 JOB No. 20-183


GRADY CONSULTING, L.L.C.

*Civil Engineers, Land Surveyors &
 Landscape Architects*
 71 Evergreen Street, Suite 1, Kingston, MA 02364
 Phone (781) 585-2300 Fax (781) 585-2378

1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W/ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & COATED WITH APPROVED BLACK ASPHALTUM.



1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W. OR SEWER DEPARTMENT
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF ROCKLAND AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DE-WATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A STREET OPENING PERMIT AND A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF ROCKLAND D.P.W. (UNLESS SEWER CONNECTION IS NOT IN R.O.W.)
5. SEWER MAINS TO BE PVC SCH 40 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF ROCKLAND D.P.W. AND SEWER DIVISION OF TIMING OF CONSTRUCTION
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THE CONTRACTOR MUST INSTALL DETECTABLE "GREEN" MARKING TAPE, APPROXIMATELY ONE (1) FOOT ABOVE THE PROPOSED SEWER MAIN FOR ITS ENTIRE LENGTH.
9. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF ROCKLAND SEWER DIVISION.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPILED AND SUBMITTED TO THE ROCKLAND D.P.W.
11. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
12. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWN.
13. CONTRACTOR TO VERIFY EXISTING SEWER ELEVATIONS.

1. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER, OR APPURTENANCE THERETO WHICH WOULD PERMIT THE PASSAGE OF ANY WASTEWATER OR POLLUTED WATER INTO THE POTABLE SUPPLY.
2. THE SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS
 - A. LAID IN A SEPARATE TRENCH, AND
 - B. THE ELEVATION OF THE TOP(CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM(INVERT) OF THE WATER MAIN.
3. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
4. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS.



1. GRAVEL BORROW SHALL CONFORM TO
MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO
MASS HIGHWAY SPECIFICATION M2.01.1



PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=AS NOTED
JOB No. 20-183

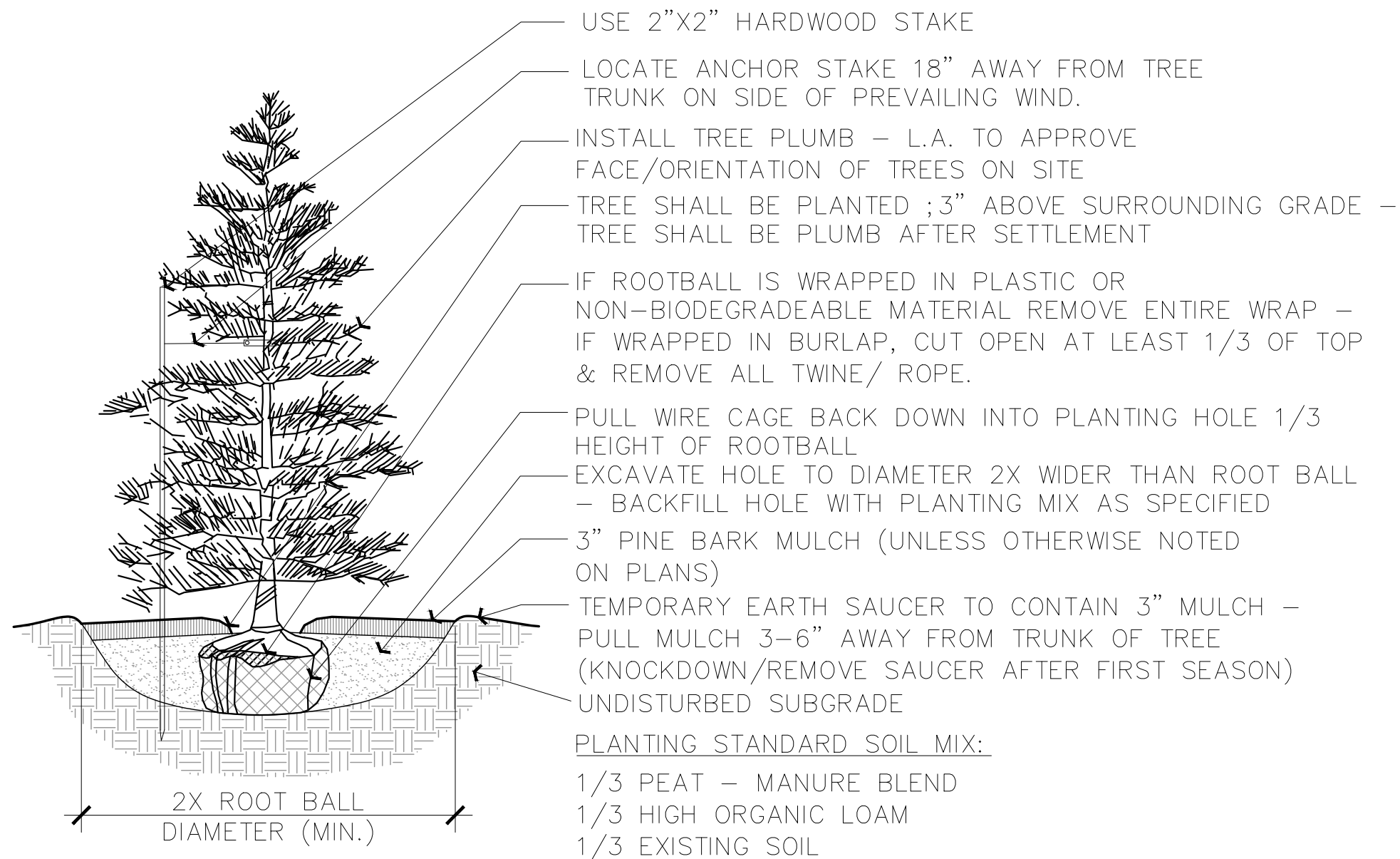
 GRADY CONSULTING, L.L.C.

*Civil Engineers, Land Surveyors &
Landscape Architects*

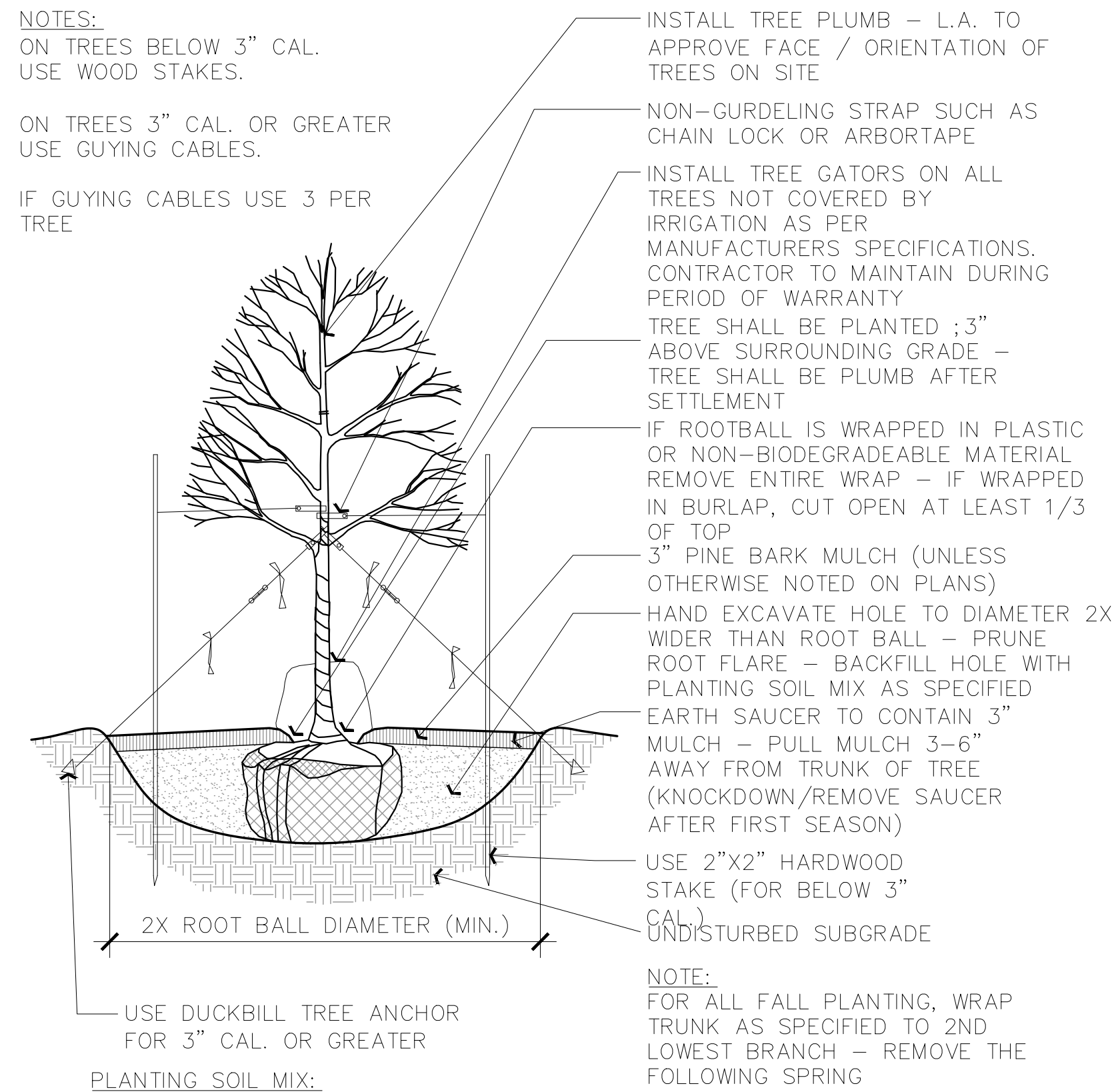
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



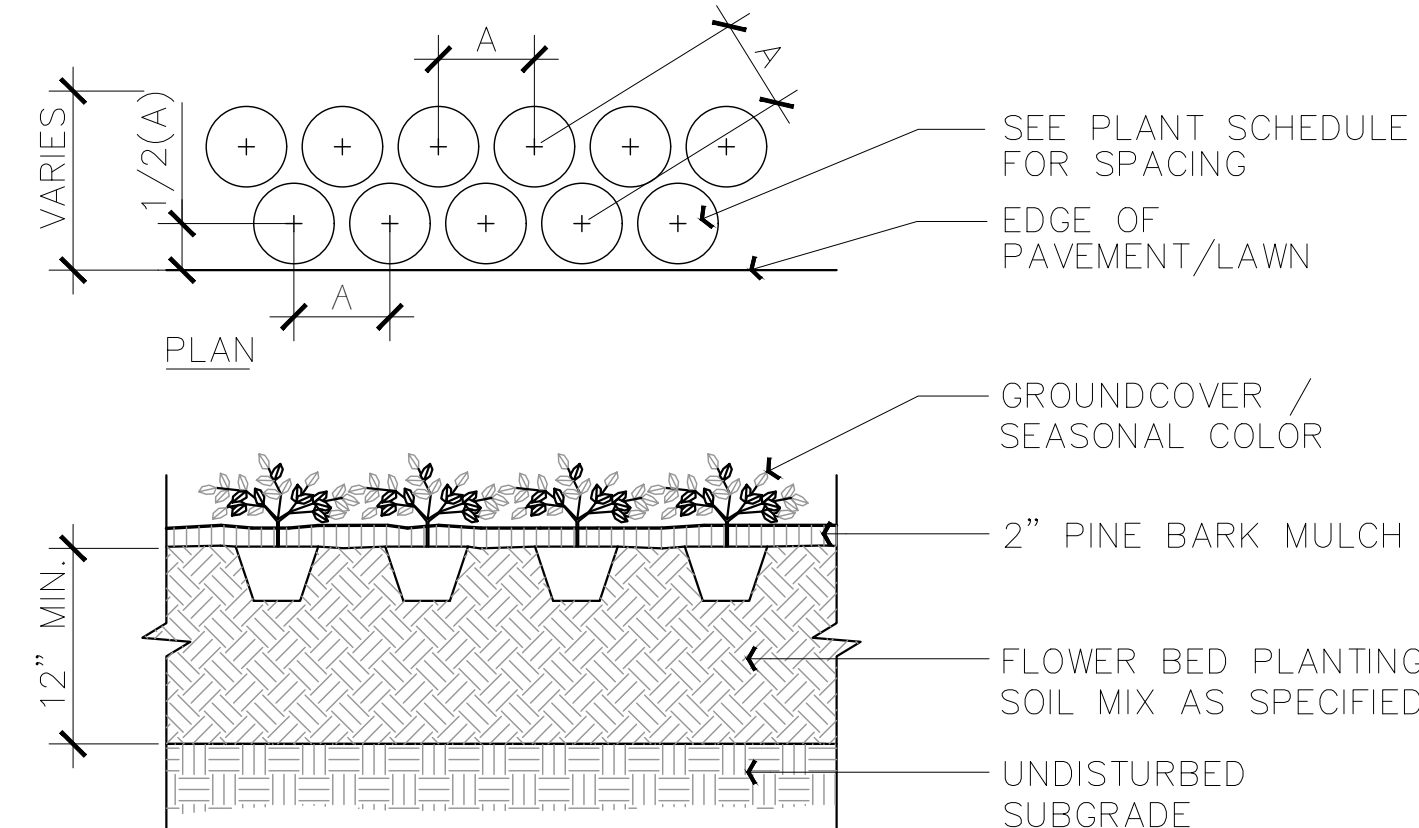
DETAILS WATER SEWER EROSION CONTROL



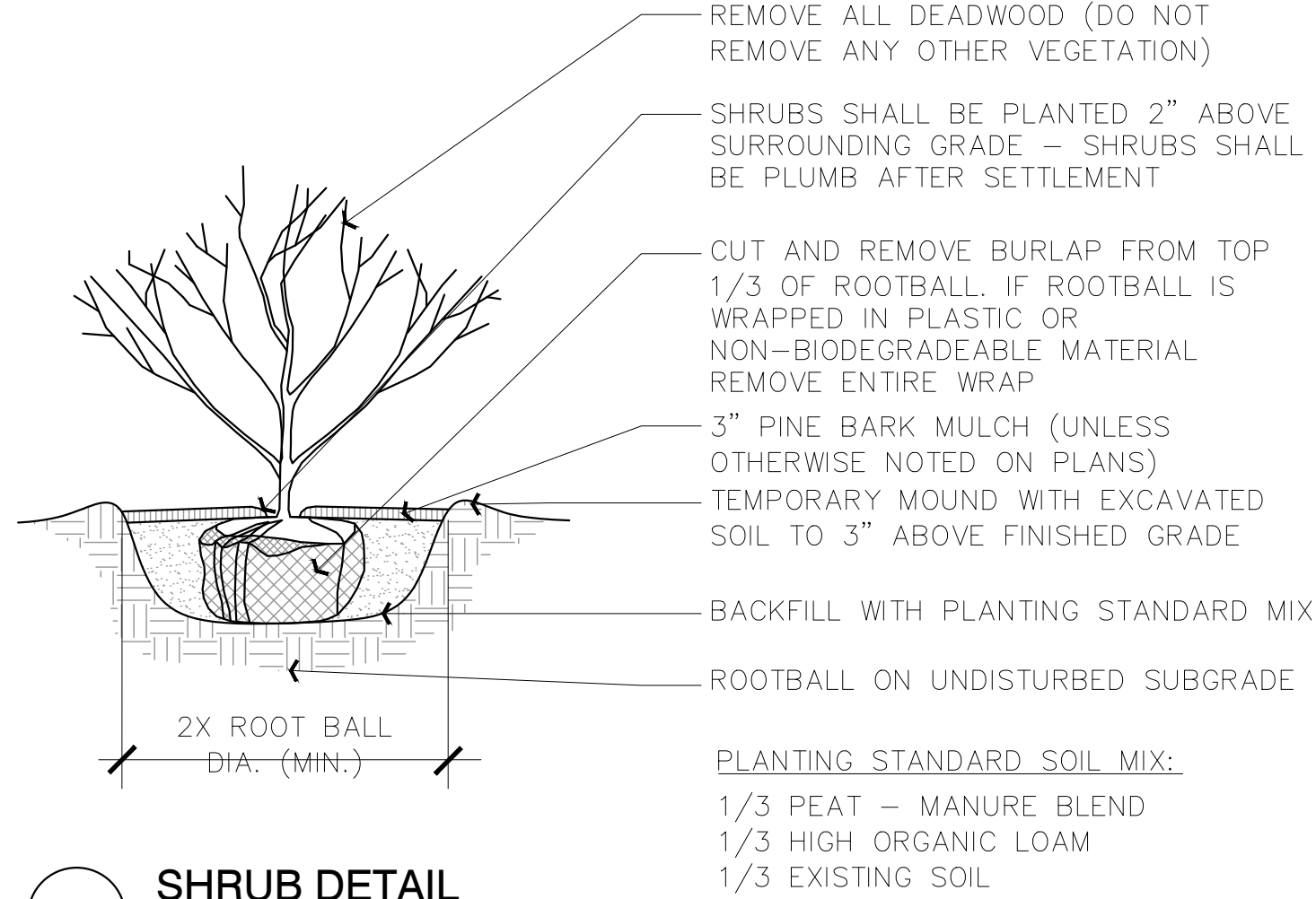
EVERGREEN TREE DETAIL
1/2" = 1'-0" 329343.04-01



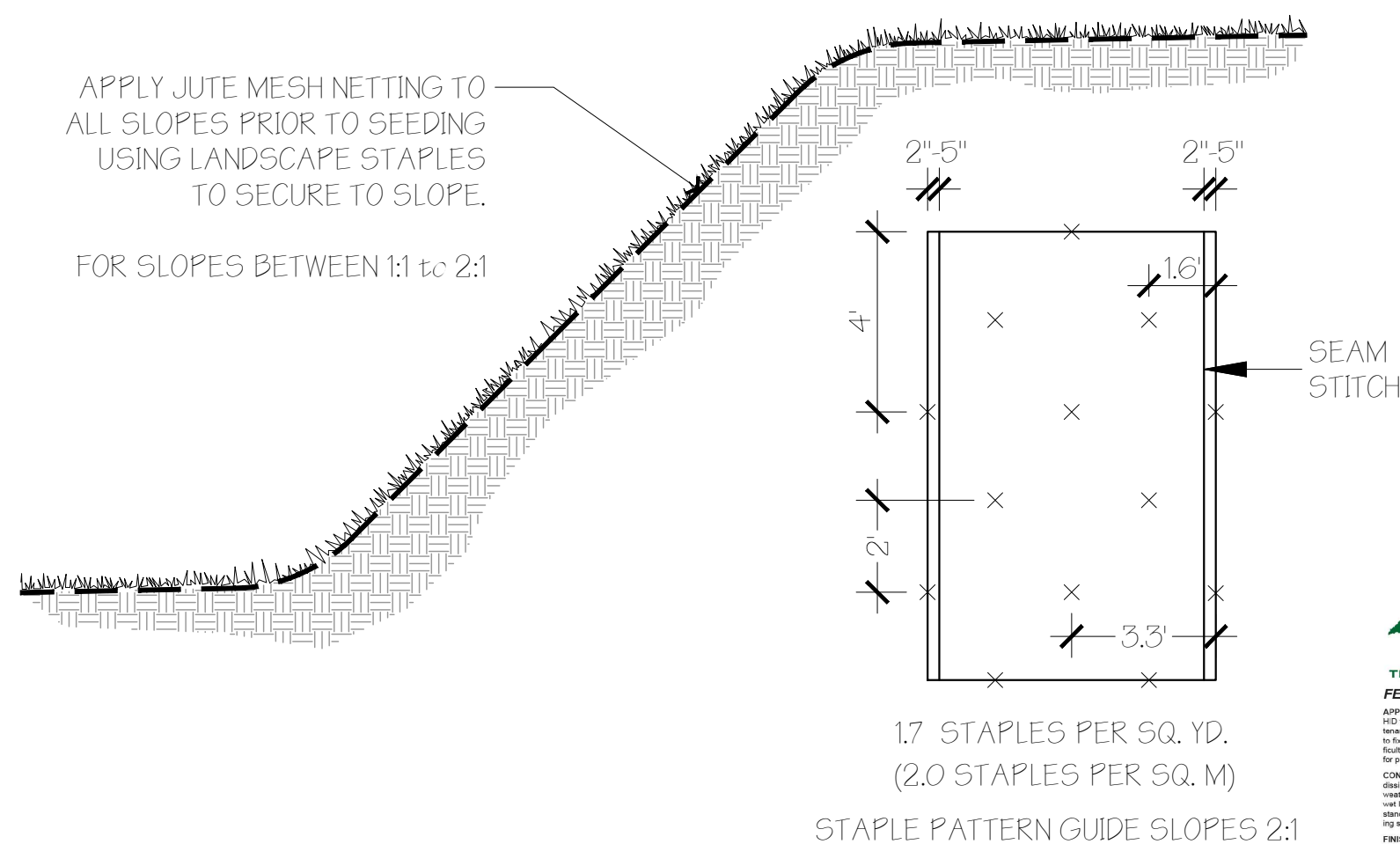
SHADE / FLOWERING TREE DETAIL
1/2" = 1'-0" 329343.01-01



SEASONAL COLOR / PERENNIAL / GROUND COVER
1" = 1'-0" 329302.02-01



SHRUB DETAIL
1" = 1'-0" 329333.00-02



JUTE MESH SLOPE
1" = 1'-0" 312508-01

LOCATION	DEPTH	DESCRIPTION
GENERAL PLANTING BEDS	6"	1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
FLOWER BEDS	6"	SCREENED LOAM 1/3 PEAT - MANURE BLEND LIME - PELATIZED OR GROUND (50 LB. PER 100 SF.) GROUND BONE MEAL (50 LB. PER 100 SF.) 10-10-10 INORGANIC FERTILIZER (50 LB. PER 5000 SF.)
LAWNS - SOD & SEED	6"	6" SCREENED LOAM
PITS/TREE WELLS "STANDARD MIX" FOR BACKFILL	12"	SOIL MIX 'A' - 1/3 PEAT - MANURE BLEND 1/3 HIGH ORGANIC LOAM 1/3 EXISTING SOIL
PITS/TREE WELLS "LITE WEIGHT MIX"	12"	70% LIGHT WEIGHT SHALE 10% COMPOST
PITS/TREE WELLS "STRUCTURAL MIX"	12"	SOIL MIX 'C' - MIX COMPOSITION TO BE SUPPLIED BY LANDSCAPE ARCHITECT.

SCHEDULE OF TOPSOILS & ADDITIVES
1" = 1'-0" 329301.03-01

PLANTING NOTES

- NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION
- ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO OR THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
- APPLY AN APPROVED ANTI-DESSICANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- NEVER CUT A LEADER.
- TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
- WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.
- CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
- ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE ARCHITECT IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
- ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO THE SPREADING OF MULCH.
- ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVIDE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL SELECT OR COORDINATE THE SELECTION OF THE APPROPRIATE PLANTS AT LOCAL NURSERIES. GRADY CONSULTING HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
- PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
- CONTRACTOR SHALL (IF APPLICABLE) REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM).

FOR REGISTRY USE ONLY

LED LIGHTING
FEATURES & SPECIFICATIONS

Applications: LED lighting is a long-term lighting solution for a wide range of applications. It is a cost-effective, energy-efficient, and long-lasting lighting solution. It is ideal for residential, commercial, and industrial applications. It is also ideal for outdoor lighting applications. It is a great choice for anyone looking for a long-term lighting solution.

Benefits: LED lighting offers many benefits, including:

- Energy efficiency: LED lighting uses up to 90% less energy than traditional incandescent lighting.
- Long life: LED lighting has a long life expectancy, typically lasting up to 50,000 hours.
- Low heat: LED lighting produces very little heat, making it safe for use in enclosed spaces.
- Dimmable: Many LED lighting products are dimmable, allowing you to control the brightness of the lights.
- Environmentally friendly: LED lighting is made from recyclable materials and does not contain any hazardous substances.

LSMT Scintilar High Lumen Output Area Light

PHOTOMETRICS

Beam Spread: 120°

Light Output: 10,000 lumens

Color Temperature: 5000K

LSMT Scintilar High Lumen Output Area Light

PHOTOMETRICS

Beam Spread: 120°

Light Output: 10,000 lumens

Color Temperature: 5000K



ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____

REVISIONS	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS
SEPTEMBER 21, 2020	

SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET

ASSESSORS MAP 9 LOTS 9, 38, 41 & 42

ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

GRADY CONSULTING, L.L.C.

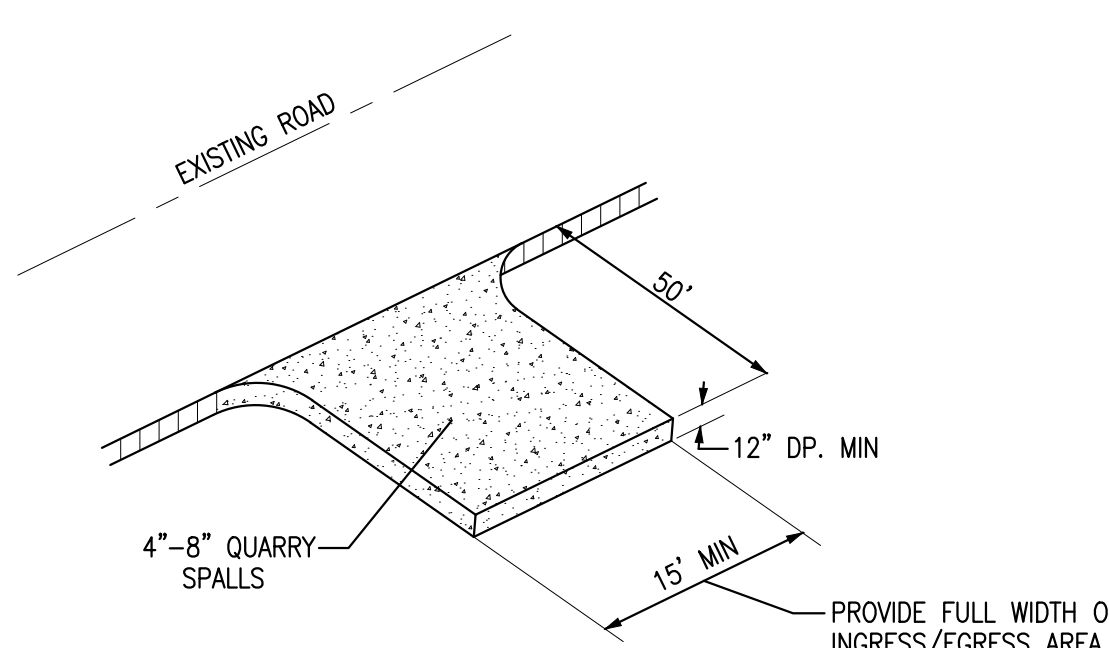
Civil Engineers, Land Surveyors & Landscape Architects

71 Evergreen Street, Suite 1, Kingston, MA 02364

Phone (781) 585-2300 Fax (781) 585-2378



DETAILS LANDSCAPE



CONSTRUCTION ENTRANCE
(NOT TO SCALE)

INSTALL RAISED ENTRANCE BERM AT
EDGE OF PAVEMENT TO RETAIN
ROADWAY DRAINAGE IN ROADWAY
(SEE DETAILS SH 8)

ASSESSORS PARCEL 09-0-003
#900 HINGHAM
N/F HINGHAM STREET LLC

ASSESSORS PARCEL 09-0-039
#851 HINGHAM STREET
N/F ROCKLAND REAL EST INVS CO LLC

ASSESSORS PARCEL 08-0-039
#850 HINGHAM STREET
N/F ROCKLAND HINGHAM REALTY LLC

ASSESSORS PARCEL
08-0-038
#10 RESERVOIR PARK
DRIVE
N/F FARDY THOMAS G
TRS

ASSESSORS PARCEL 008-0-048
#831 HINGHAM STREET
N/F ARAUJO RUI C & JANET L

ASSESSORS PARCEL 10-0-051
N/F TOWNS OF ROCKLAND & ABINGTON
JOINT WATER WORKS

BENCHMARK
DH/CB (FND)
ELEVATION = 138.078
(NAVD 88 DATUM)

FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE	
REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

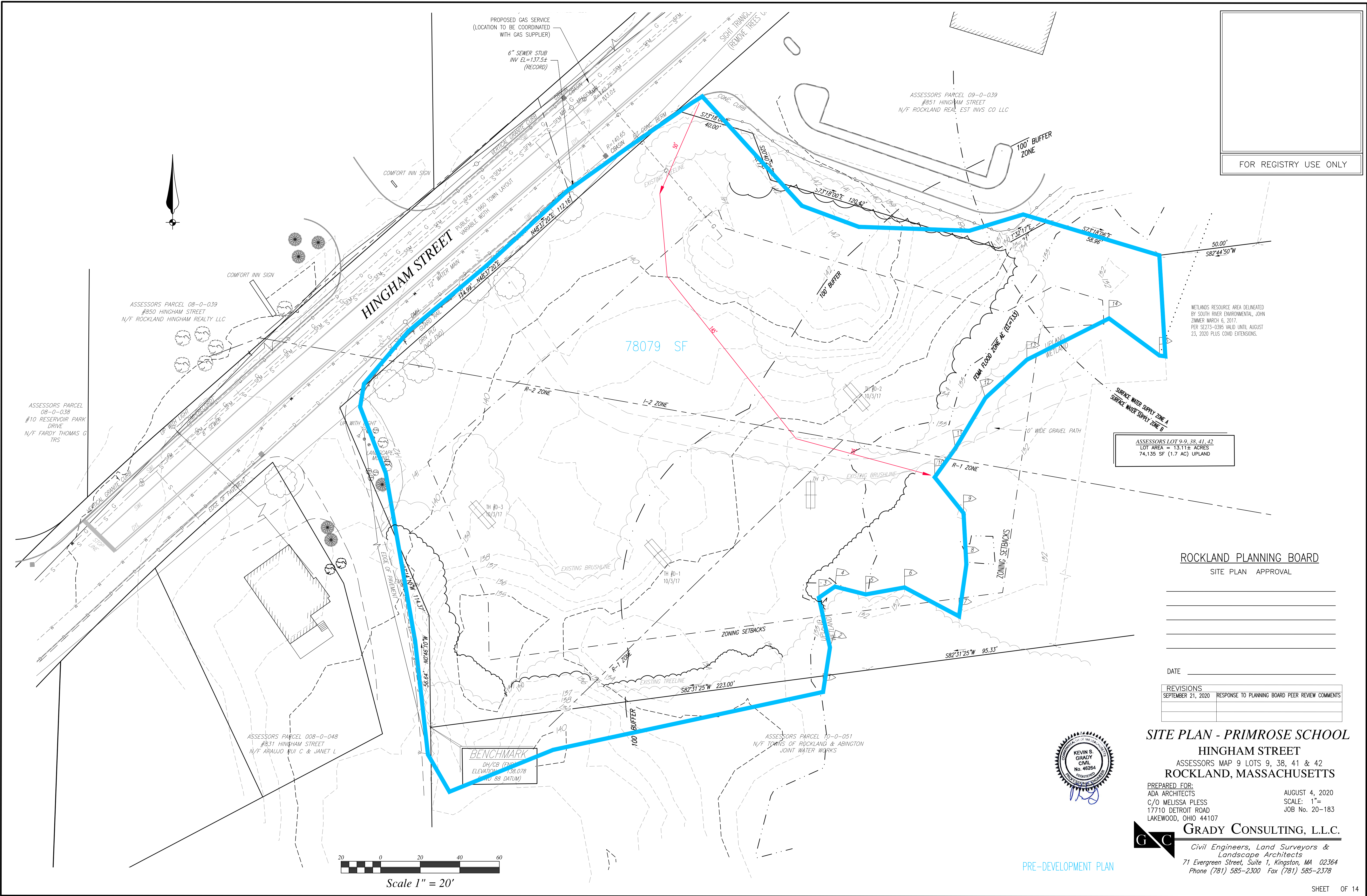
PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



EROSION CONTROL & CONSTRUCTION PHASE PLAN



FOR REGISTRY USE ONLY

WETLANDS RESOURCE AREA DELINEATED
BY SOUTH RIVER ENVIRONMENTAL, JOHN
ZIMMER MARCH 6, 2017.
PER SE273-0395 VALID UNTIL AUGUST
23, 2020 PLUS COVID EXTENSIONS.

ASSESSORS LOT 9-9, 38, 41, 42
LOT AREA = 13.11± ACRES
74,135 SF (1.7 AC) UPLAND

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=

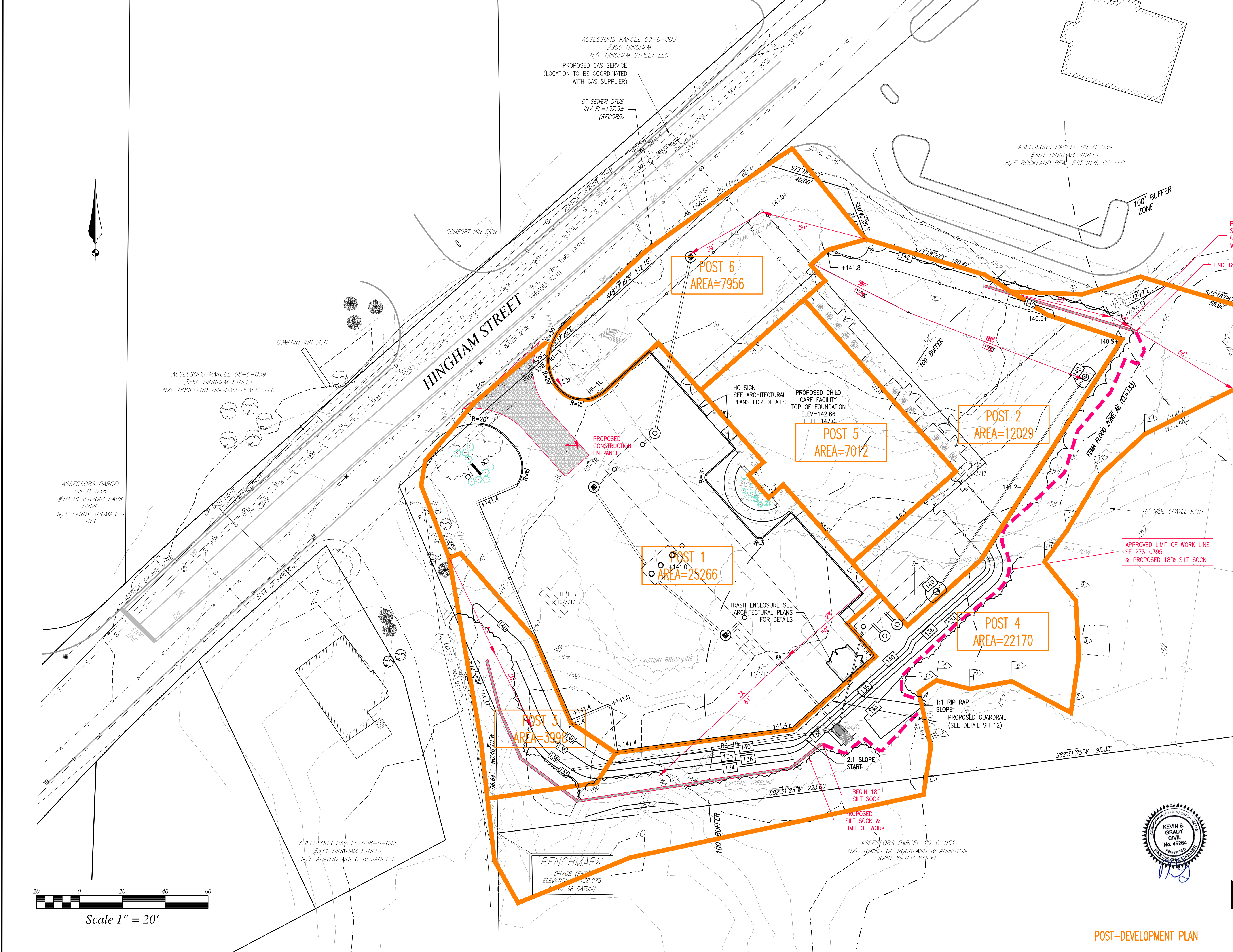
JOB No. 20-183

GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

PRE-DEVELOPMENT PLAN

FOR REGISTRY USE ONLY



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS

SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
SCALE: 1"=_____
JOB No. 20-183

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



POST-DEVELOPMENT PLAN