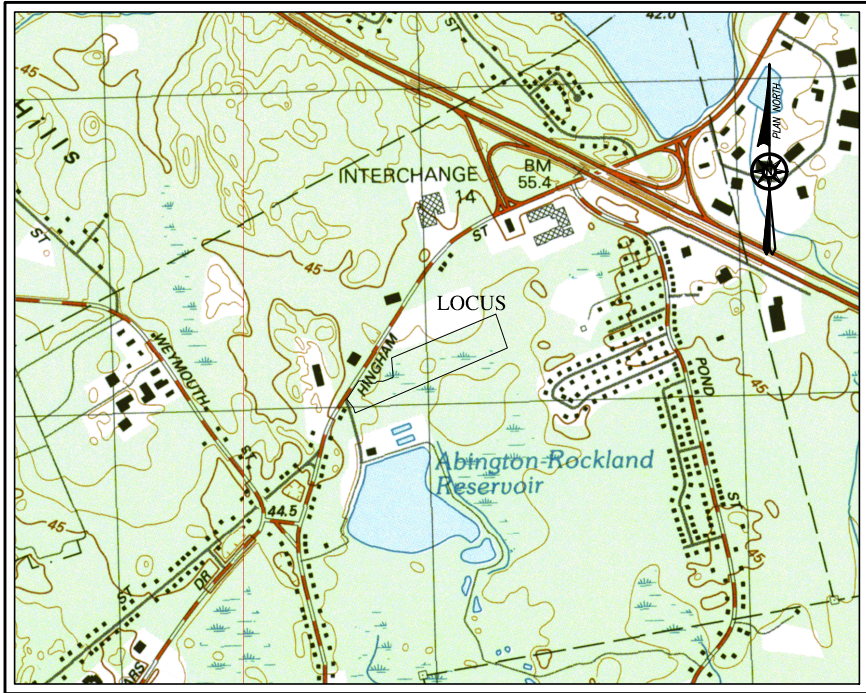
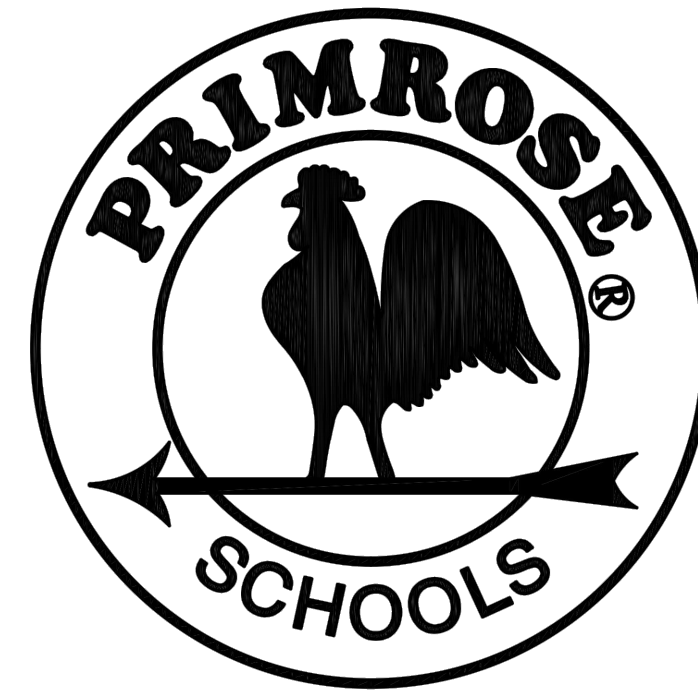




LOCATION MAP SCALE: 1"=2000'±



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PRIMROSE SCHOOL FRANCHISE COMPANY

RCVD Planning 3.25.21



LEGEND

- PROPERTY LINE —————
- EXISTING STRUCTURE

SHEET INDEX

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

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE _____

REVISIONS	
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JANUARY 11, 2021	RESPONSE TO CONSERVATION PEER REVIEW COMMENTS
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SITE PLAN - PRIMROSE SCHOOL

HINGHAM STREET

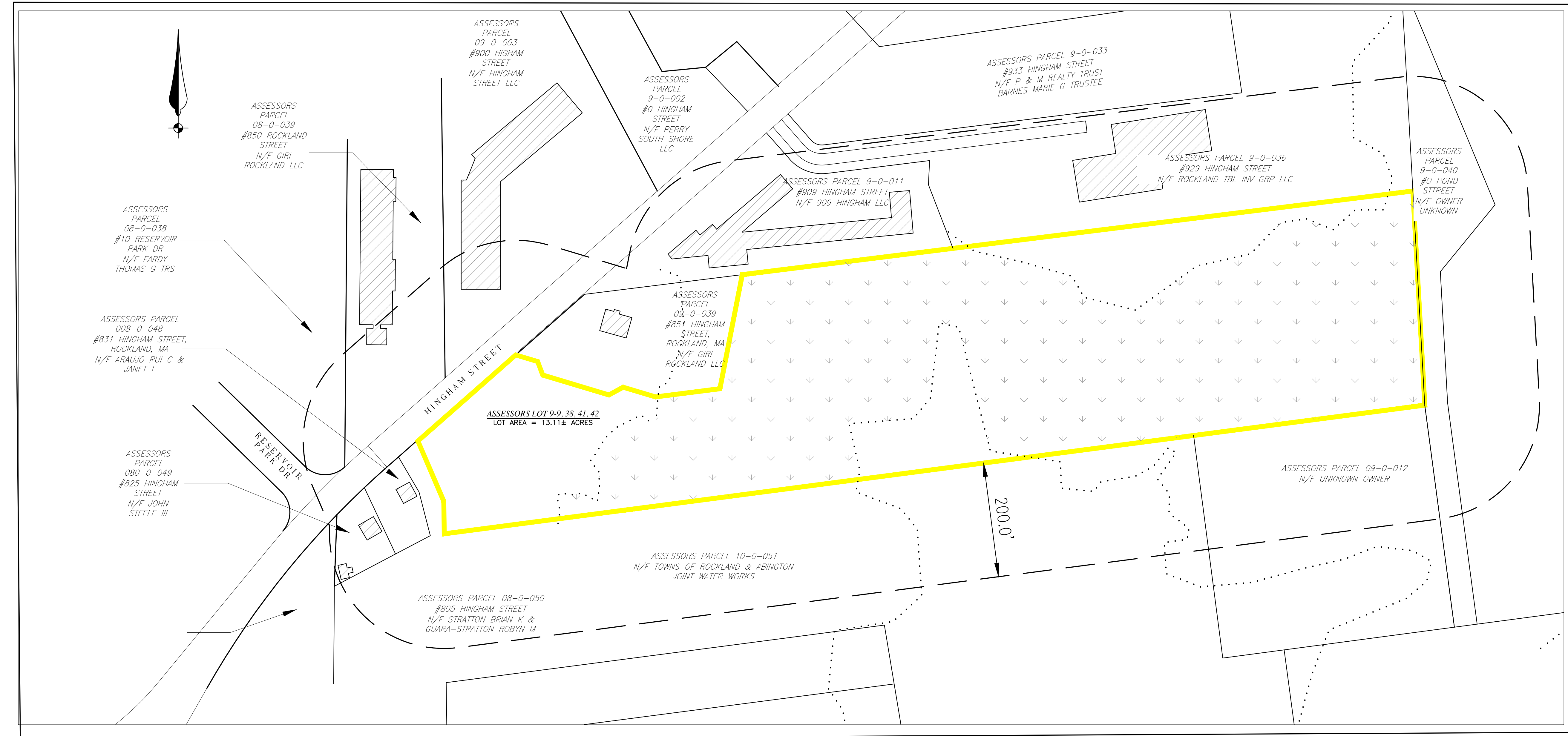
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42

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



Scale 1" = 100'

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

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HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
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17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

AUGUST 4, 2020
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ZONE: H-1 INDUSTRIAL PARK HOTEL
WATERSHED PROTECTION DISTRICT
EXISTING USE: VACANT
PROPOSED USE: SCHOOL / DAYCARE

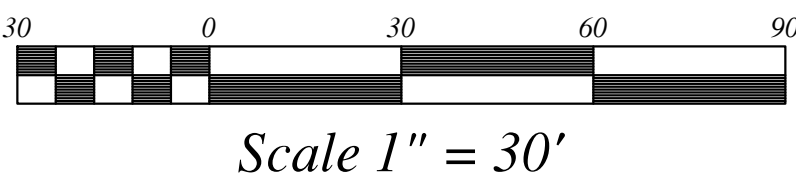
MGL ch 40A Section 3- No zoning ordinance or bylaw in any city or town shall prohibit, or require a special permit for, the use of land or structures, or the expansion of existing structures, for the primary, accessory or incidental purpose of operating a child care facility, provided, however, that 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	59.3 FT
SIDE YARD	30 FT**	40.4 FT	40.4 FT
REAR YARD	30 FT**	103.4 FT	103.4 FT
**50 FT ABUTTING RESIDENTIAL DISTRICT			
MAX. BUILDING COVERAGE	50%	1.2%	1.2%
BUILDING HEIGHT	3	2	2
STORIES	36 FT	30	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)



- 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.

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

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 08-0-038
#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

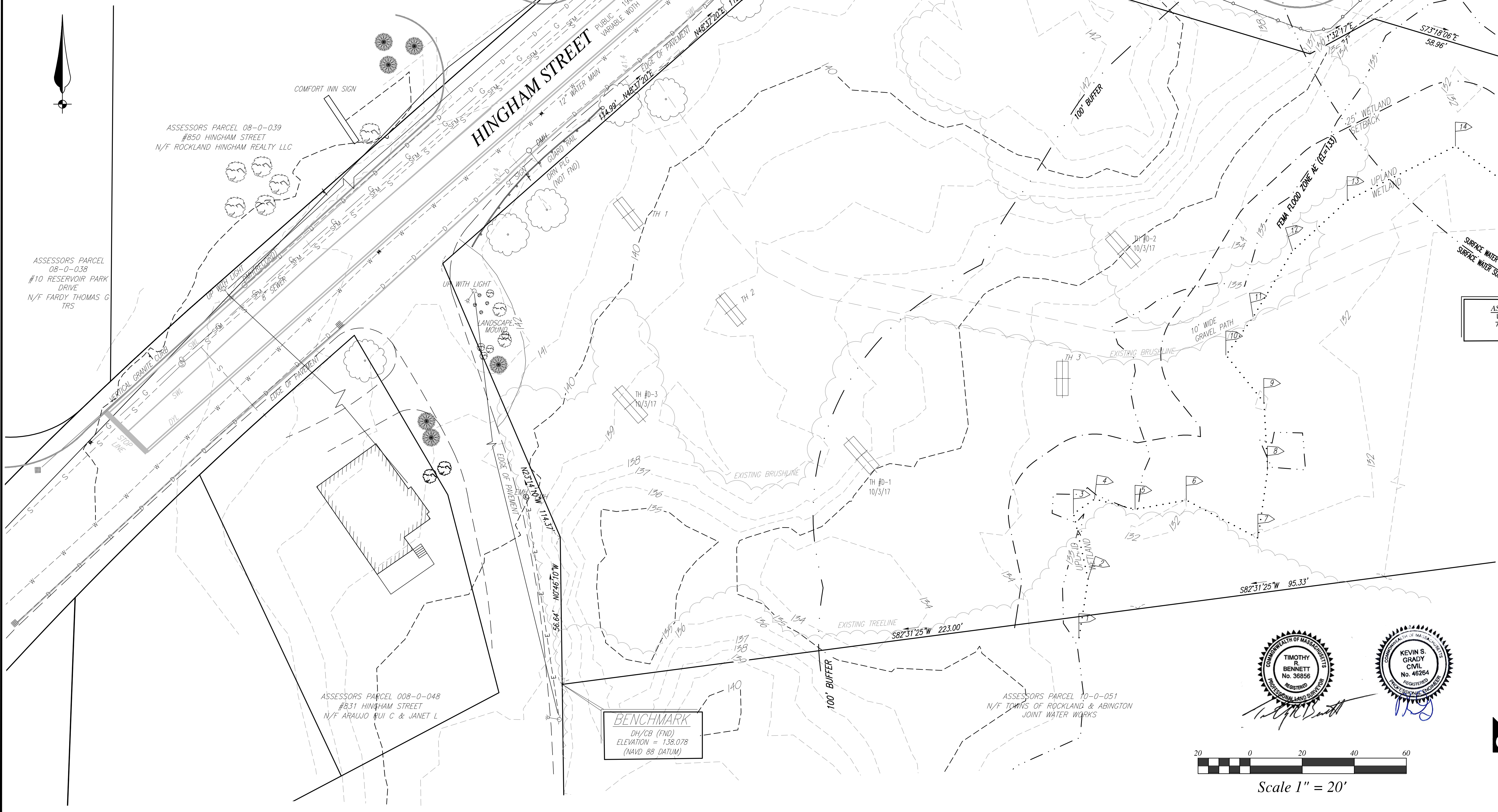
BENCHMARK
CH/CR (FND)
ELEVATION = 138.078
(NAD 83 DATUM)

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

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

ZONING PLAN

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



FOR REGISTRY USE ONLY

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

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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

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71 Evergreen Street, Suite 1, Kingston, MA 02361
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

XGRASS VOLUME MODEL
0.1 FT CONTOURS

FOR REGISTRY USE ONLY

SEE ARCHITECTURAL PLANS FOR
ALL PLAYGROUND STRUCTURES
AND FENCING

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

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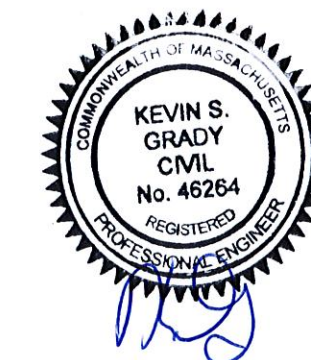
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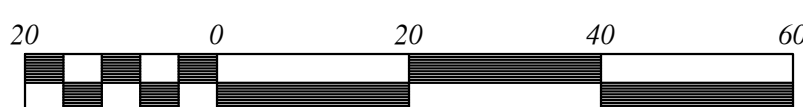
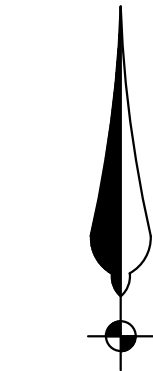
AUGUST 4, 2020
SCALE: 1"= 20'
JOB No. 20-183

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LAYOUT PLAN



Scale 1" = 20'

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

MONUMENT SIGN (SEE
ARCHITECTURAL PLANS FOR
DETAILS)

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

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

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

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.

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

XGRASS VOLUME MODEL
0.1 FT CONTOURS

FOR REGISTRY USE ONLY

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

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

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#831 HINGHAM STREET
N/F ARAUJO RUI C & JANET L

BENCHMARK
DH/CB (FND)
ELEVATION = 138.078
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ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

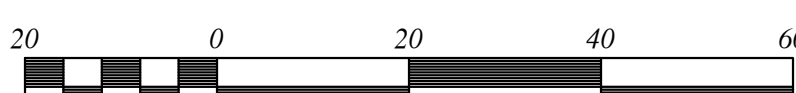
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HINGHAM STREET
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71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



Scale 1" = 20'

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 _____

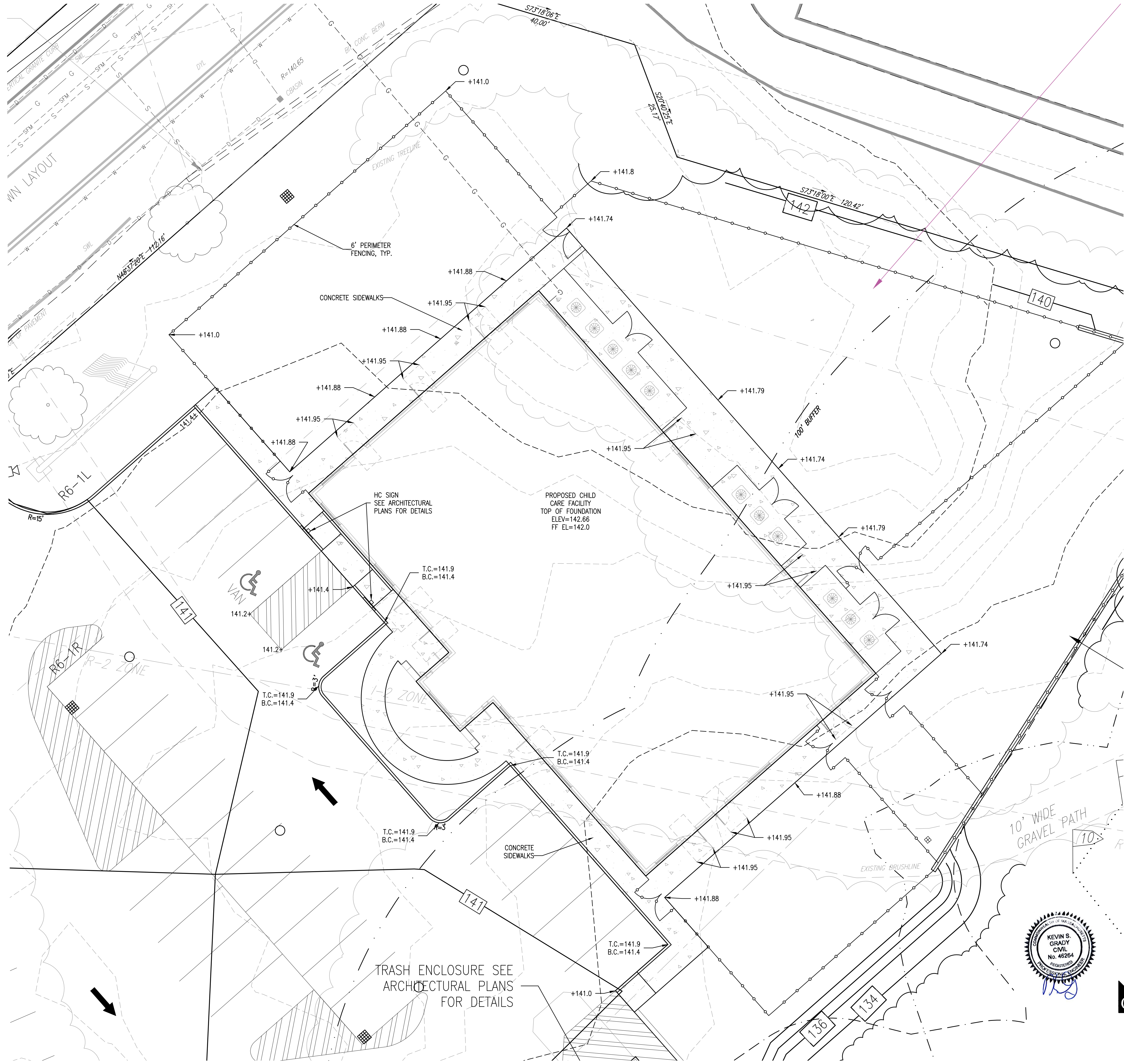
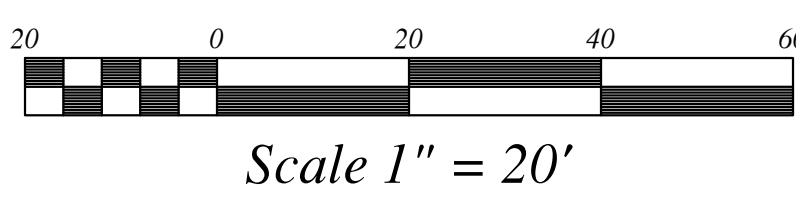
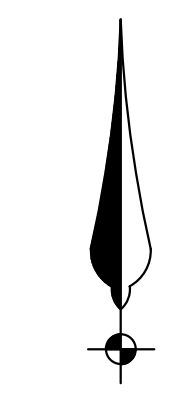
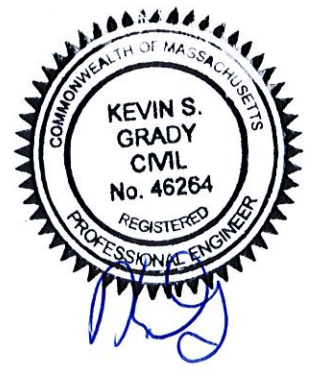
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GRADING PLAN

FOR REGISTRY USE ONLY

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
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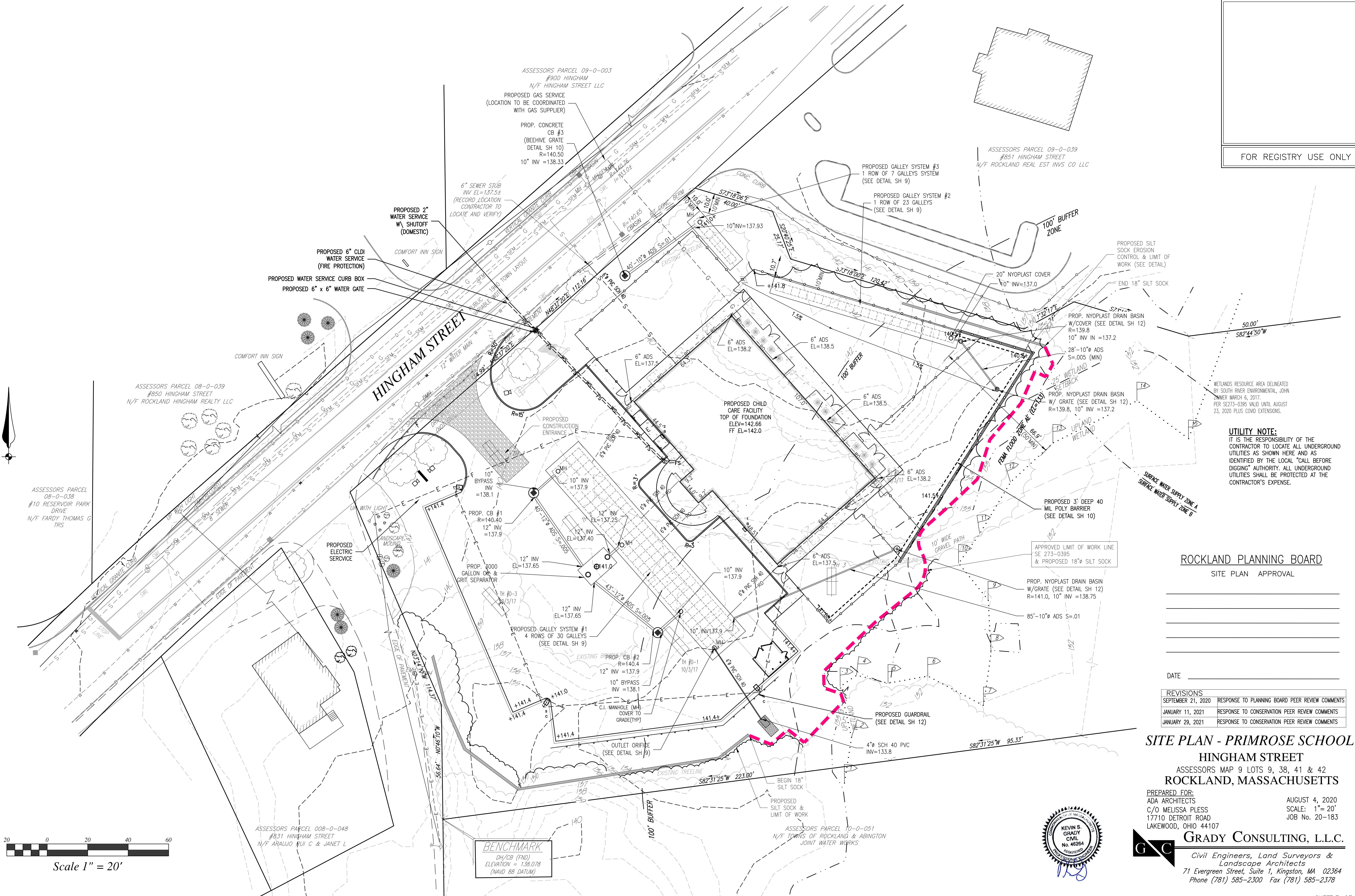
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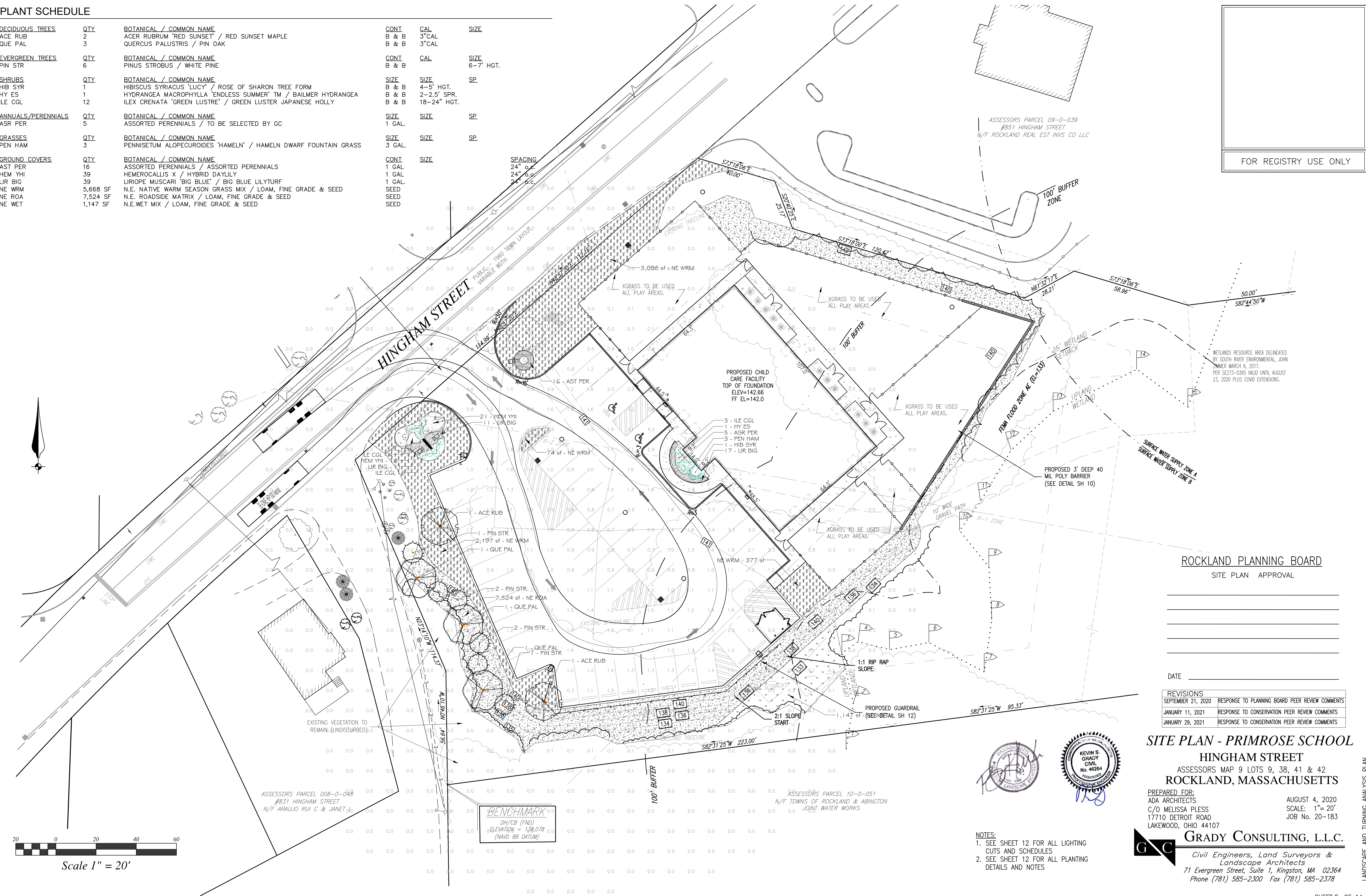
UTILITIES PLAN



Scale 1" = 20'

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		



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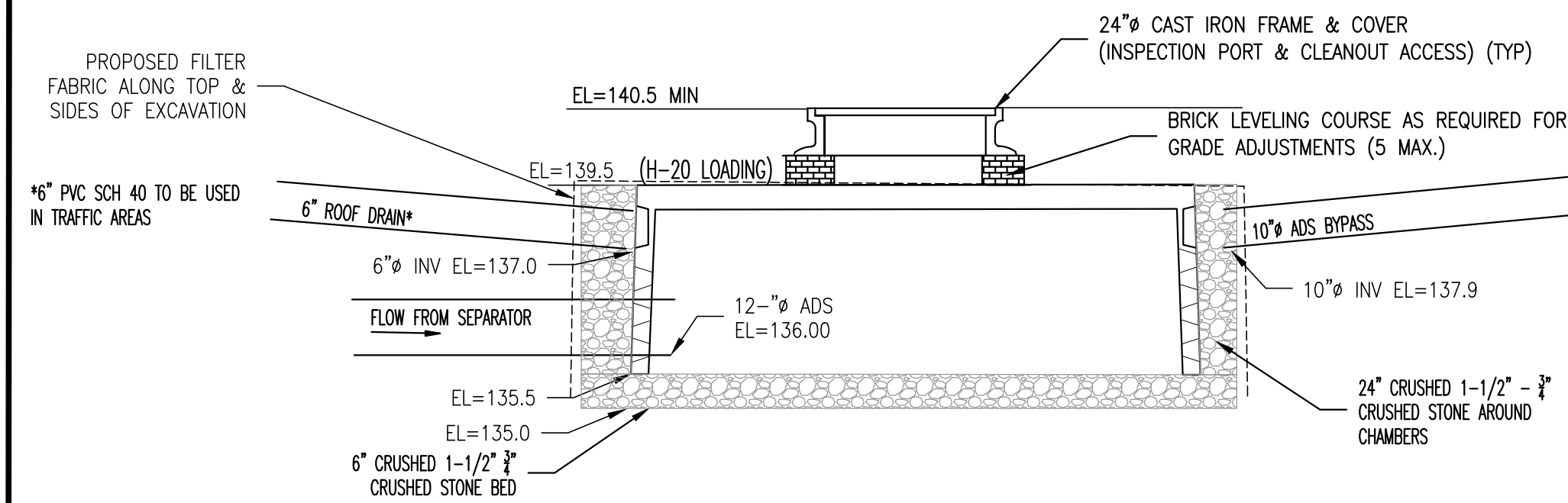
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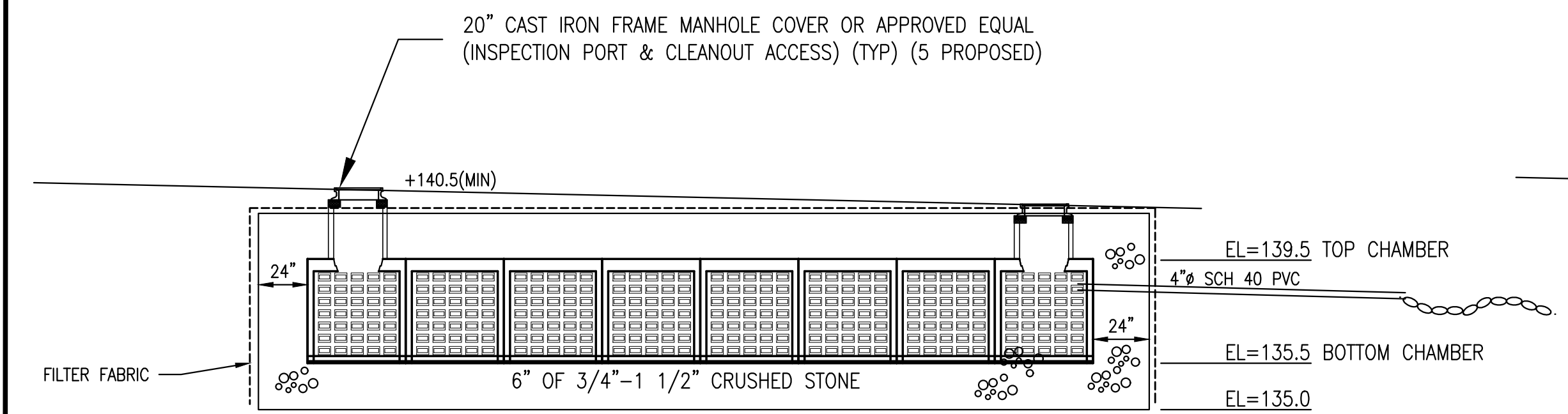
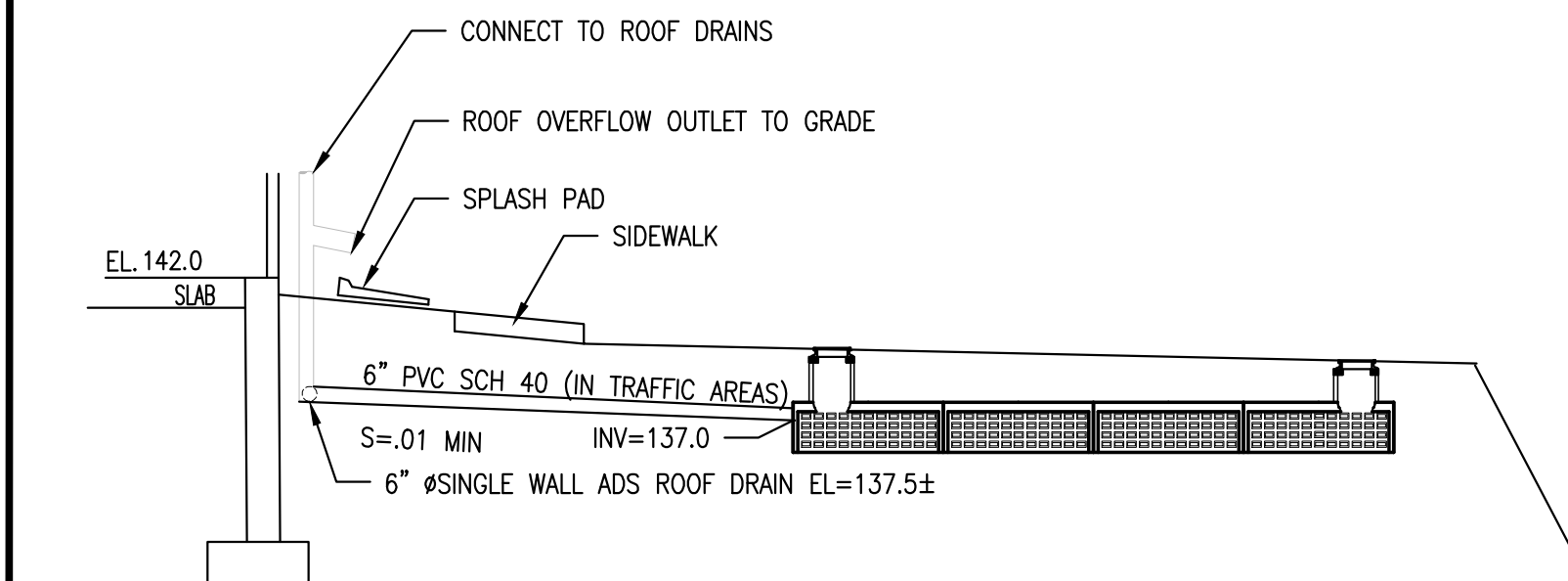
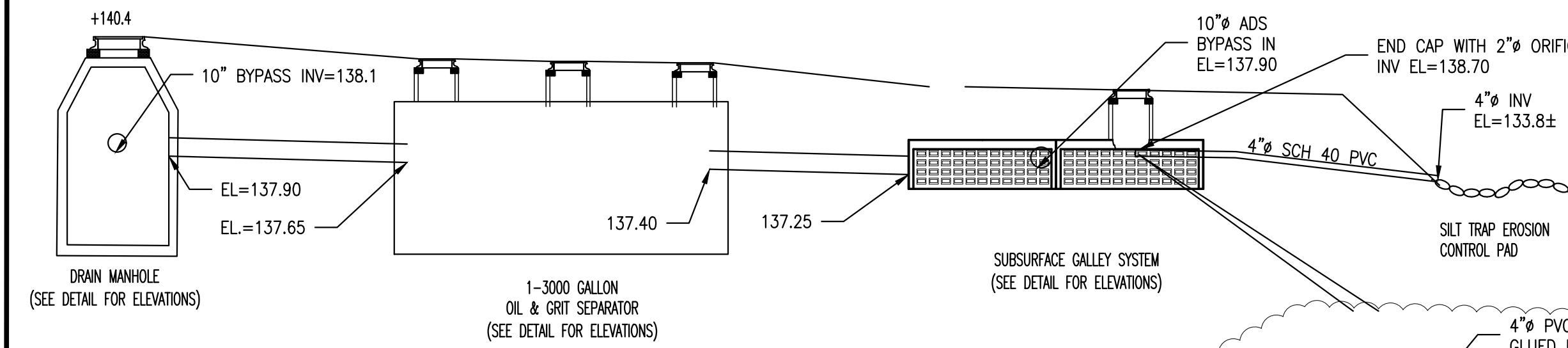
NOTES:
1. SEE SHEET 12 FOR ALL LIGHTING
CUTS AND SCHEDULES
2. SEE SHEET 12 FOR ALL PLANTING
DETAILS AND NOTES

LANDSCAPE AND TURNING ANALYSIS PLAN



▽ ESHGW EL = 132.93 (TH D-1)

EXCAVATE ALL MATERIAL TO GRAVELLY SAND C1 LAYER (TH D-1), (EL=133.2±). REPLACE WITH COARSE LOAMY SAND. EXCAVATION TO BE INSPECTED BY GRADY CONSULTING L.L.C. AND TOWN PRIOR TO SOIL REPLACEMENT. APPROXIMATE PERC SAND VOLUME = 2694 (BELOW CHAMBERS) S.F. X (135.0-133.2) / 27 + 20% = 215± C.Y.



52.8" WIDE + 0.5" SPACING = 53.3" C-C ROW SPACING
30 CHAMBERS/ROW X 4.00' LONG = 120.00' ROW LENGTH +24.0" END STONE X 2 = 124.00' BASE LENGTH
4 ROWS X 52.8" WIDE + 0.5" SPACING X 3 + 24.0" SIDE STONE X 2 = 21.73" BASE WIDTH
6.0" BASE + 48.0" CHAMBER HEIGHT = 4.50' FIELD HEIGHT
120 CHAMBERS
449.0 CY FIELD
187.3 CY STONE

Event	Inflow (cfs)	Discarded (cfs)	Primary (cfs)	Elevation (feet)	Storage (cubic-feet)
2-Year	2.48	0.18	0.00	136.79	3067
10-Year	3.60	0.20	0.00	137.87	5077
25-Year	4.37	0.23	0.00	138.70	6602
100-Year	5.57	0.22	0.15	140.93	8409

SUBSURFACE GALLEY SYSTEM #1
(NOT TO SCALE)

GALLEY SYSTEM #2
23 CHAMBERS/ROW X 4.00' LONG = 92.00' ROW LENGTH +24.0" END STONE
X 2 = 96.00' BASE LENGTH
1 ROWS X 52.8" WIDE + 24.0" SIDE STONE X 2 = 8.40' BASE WIDTH
6.0" BASE + 48.0" CHAMBER HEIGHT + 6.0" COVER = 5.00' FIELD HEIGHT
23 CHAMBERS
149.3 CY FIELD
99.2 CY STONE

Event (cfs)	Inflow CFS	Discarded (feet)	Elevation (feet)	Storage (cubic-feet)
2-Year	0.37	0.06	136.55	689
10-Year	0.54	0.07	137.50	1140
25-Year	0.66	0.08	138.21	1474
100-Year	0.84	0.10	139.69	2012

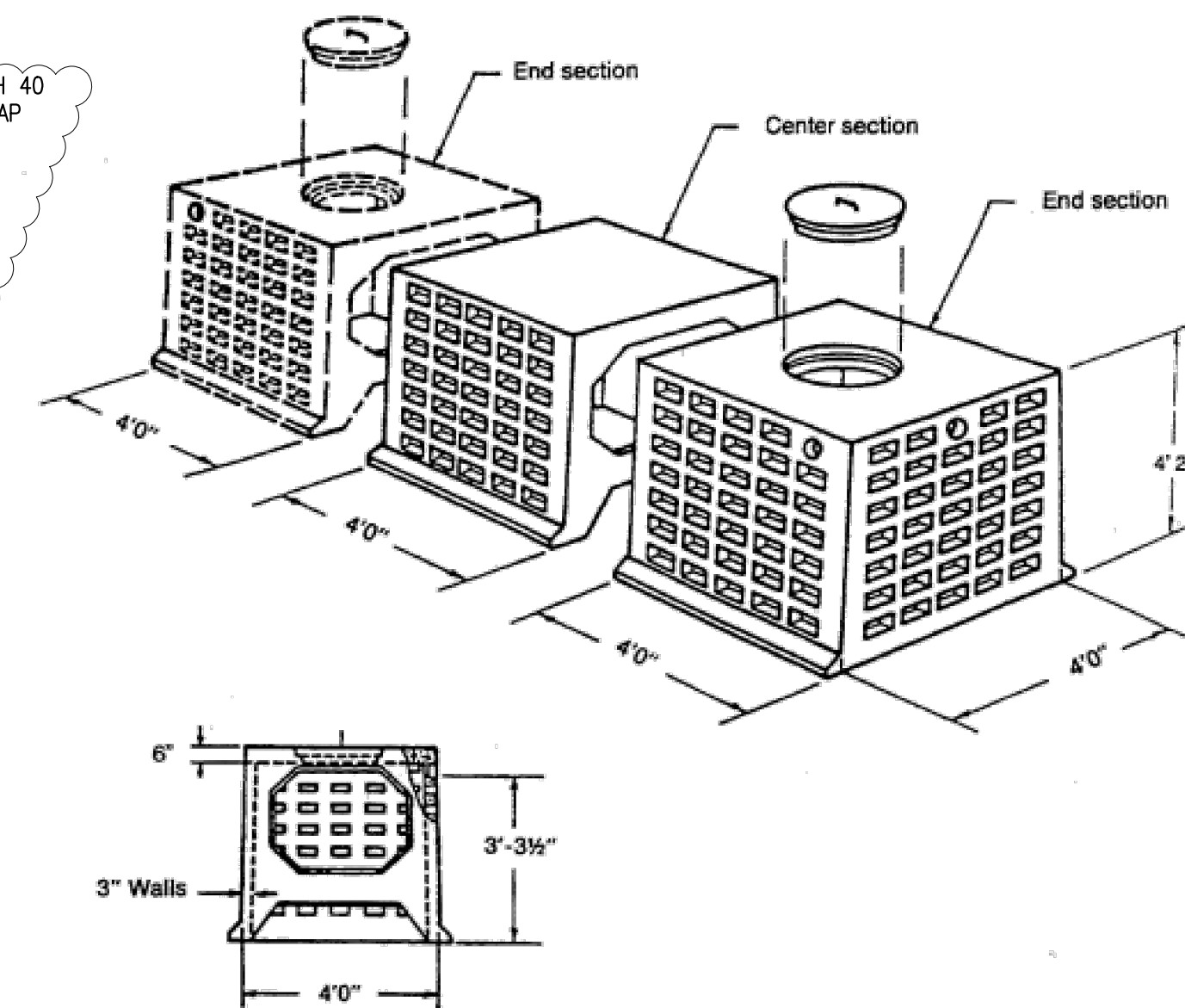
GALLEY SYSTEM #3
7 CHAMBERS/ROW X 4.00' LONG = 28.00' ROW LENGTH +24.0" END STONE
X 2 = 32.00' BASE LENGTH
1 ROWS X 52.8" WIDE + 24.0" SIDE STONE X 2 = 8.40' BASE WIDTH
6.0" BASE + 48.0" CHAMBER HEIGHT + 6.0" COVER = 5.00' FIELD HEIGHT
7 CHAMBERS
49.8 CY FIELD
34.5 CY STONE

Event (cfs)	Inflow CFS	Discarded (feet)	Elevation (feet)	Storage (cubic-feet)
2-Year	0.12	0.02	136.06	150
10-Year	0.18	0.02	136.93	284
25-Year	0.23	0.03	137.70	401
100-Year	0.32	0.03	139.32	622

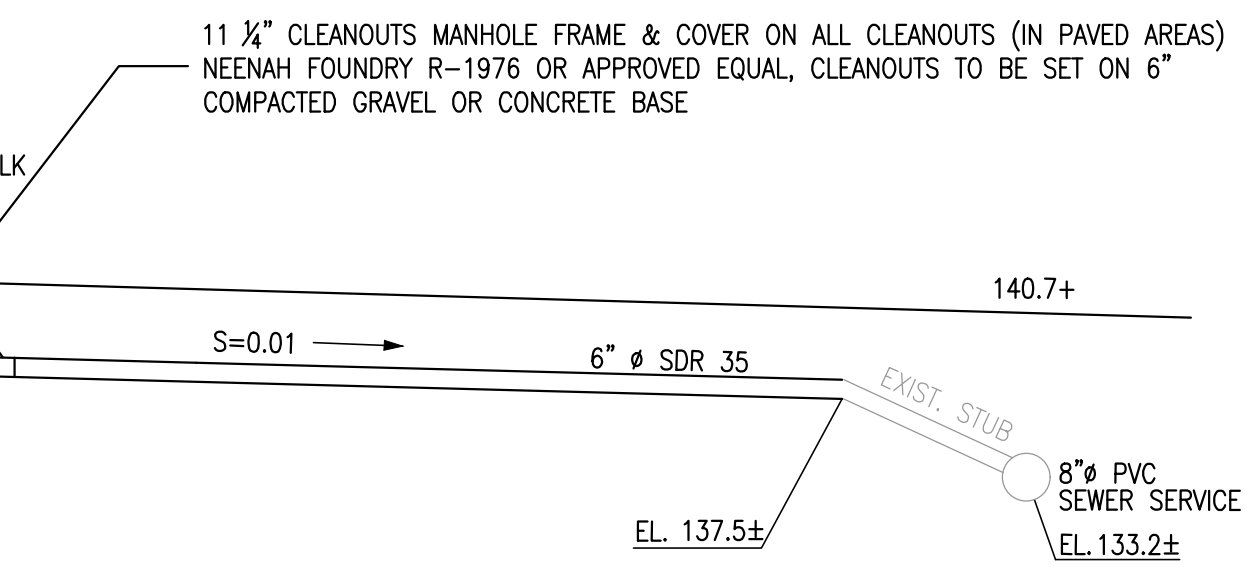
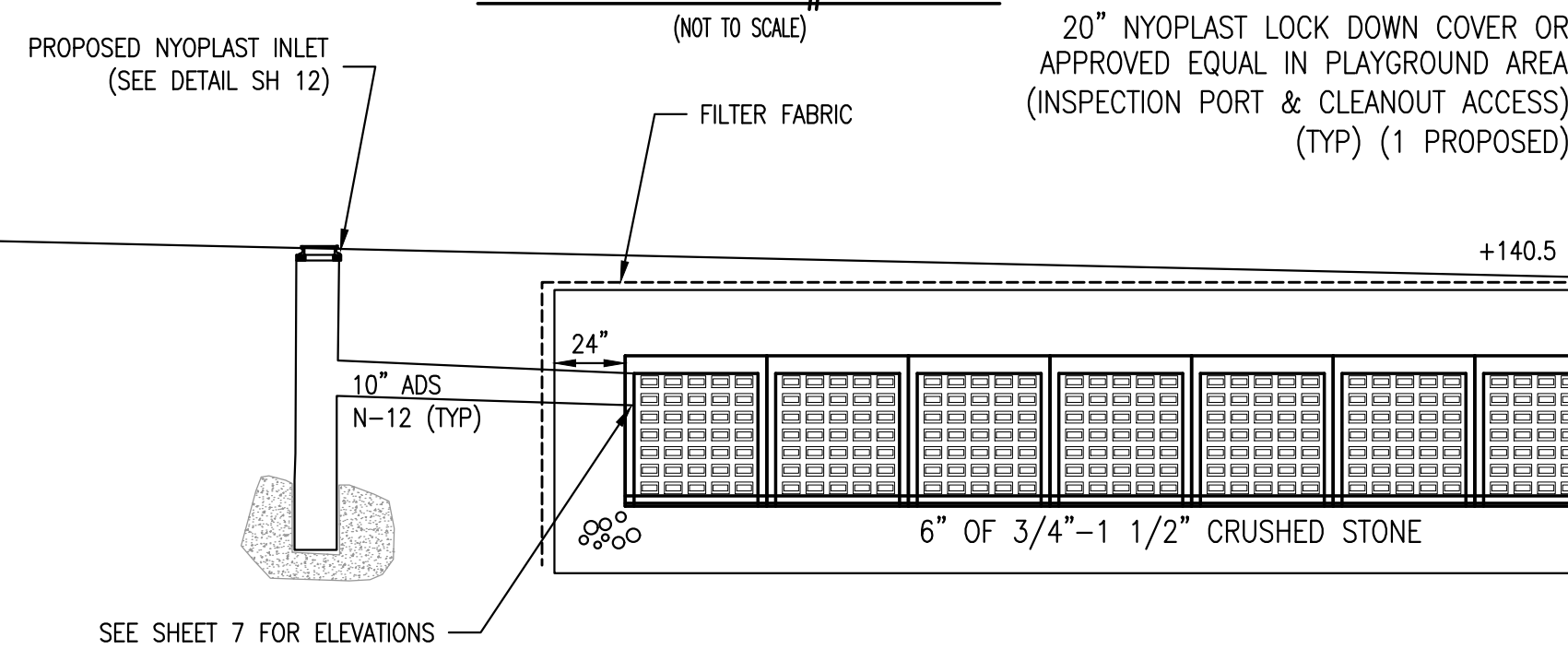
SUBSURFACE GALLEY SYSTEM #2&3
(NOT TO SCALE)



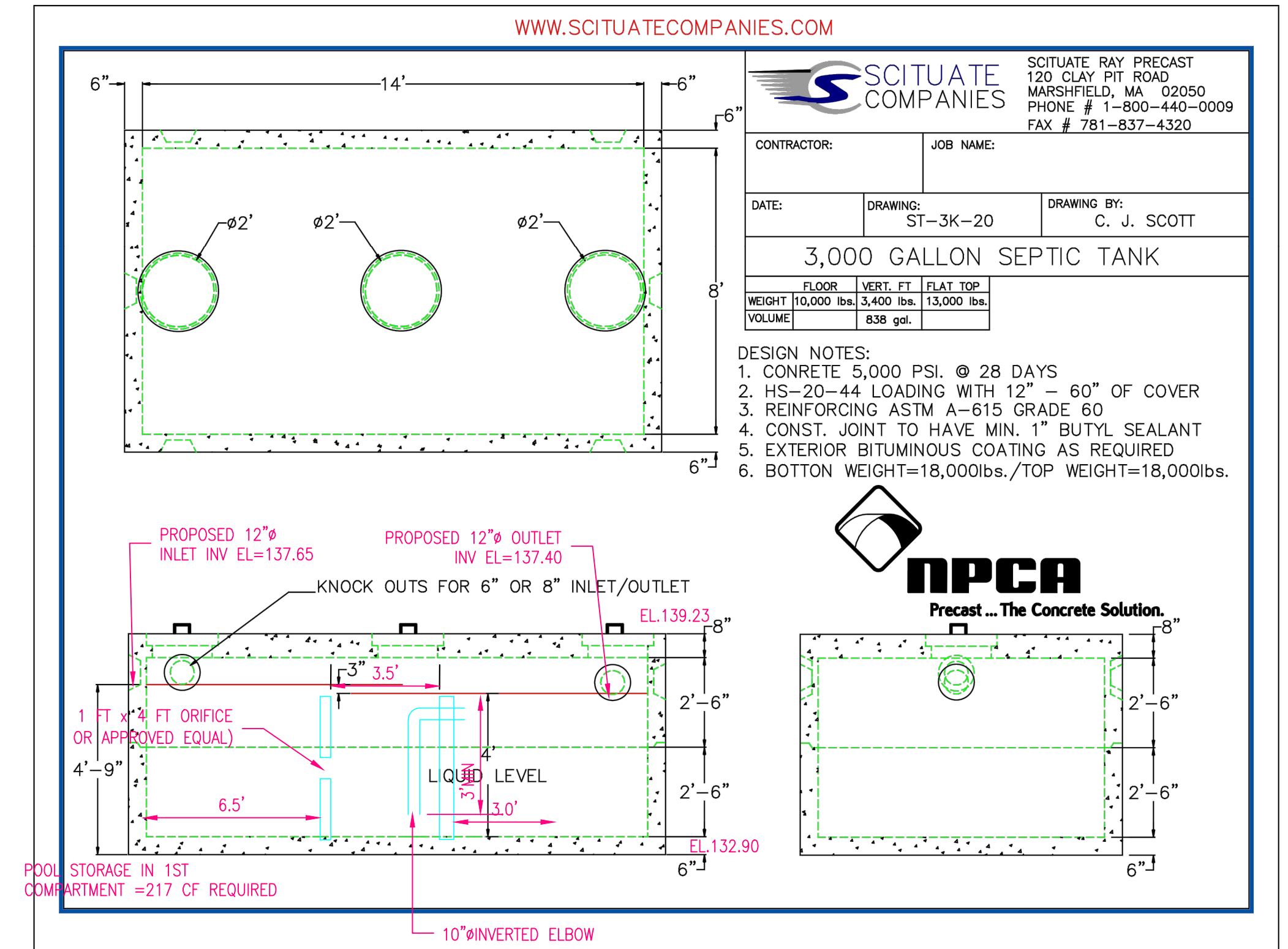
Leaching Chambers
4FT x 4FT X 4FT Precast Galley
Design notes:
1. Available in 4' sections. A combination of sections may be used to reach desired length.
2. Concrete 4,000 P.S.I. @28 days
3. Available in with 20" or 24" straight opening or concrete cover
4. Available in H-10 or H-20 covers



GALLEY SYSTEM #1 DETAIL
(NOT TO SCALE)



SEWER CONNECTION PROFILE
(NOT TO SCALE)



OIL & GRIT SEPARATOR
(NOT TO SCALE)

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL



REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS
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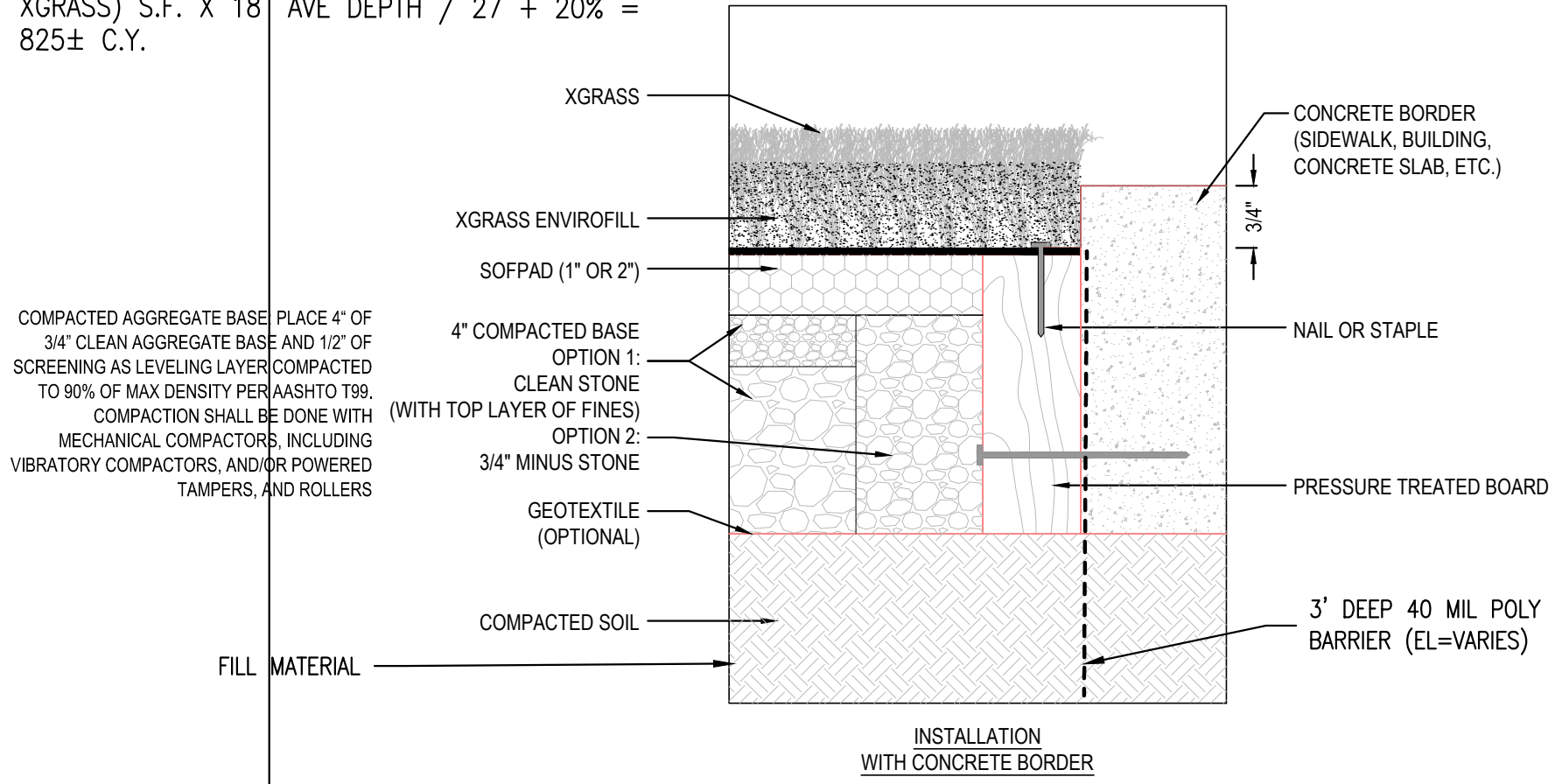
SITE PLAN - PRIMROSE SCHOOL
HINGHAM STREET
ASSESSORS MAP 9 LOTS 9, 38, 41 & 42
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
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C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107
AUGUST 4, 2020
SCALE: 1"= AS NOTED
JOB No. 20-183
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71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



THE RECREATIONAL GROUP
205 BORING DRIVE
DALTON, GA 30721
TOLL FREE: 1-877-881-8477
PHONE: (706) 272-0140
www.recreationalgroup.com

FILL MATERIAL:
EXCAVATE ALL MATERIAL TO SAND C1 LAYER
(EL=133±), REPLACE WITH COARSE LOAMY SAND.
EXCAVATION TO BE INSPECTED BY GRADY
CONSULTING L.L.C. AND TOWN PRIOR TO SOIL
REPLACEMENT
APPROXIMATE VOLUME = 12,377 (BELOW
XGRASS) S.F. X 18" AVE DEPTH / 27 + 20% =
825± C.Y.

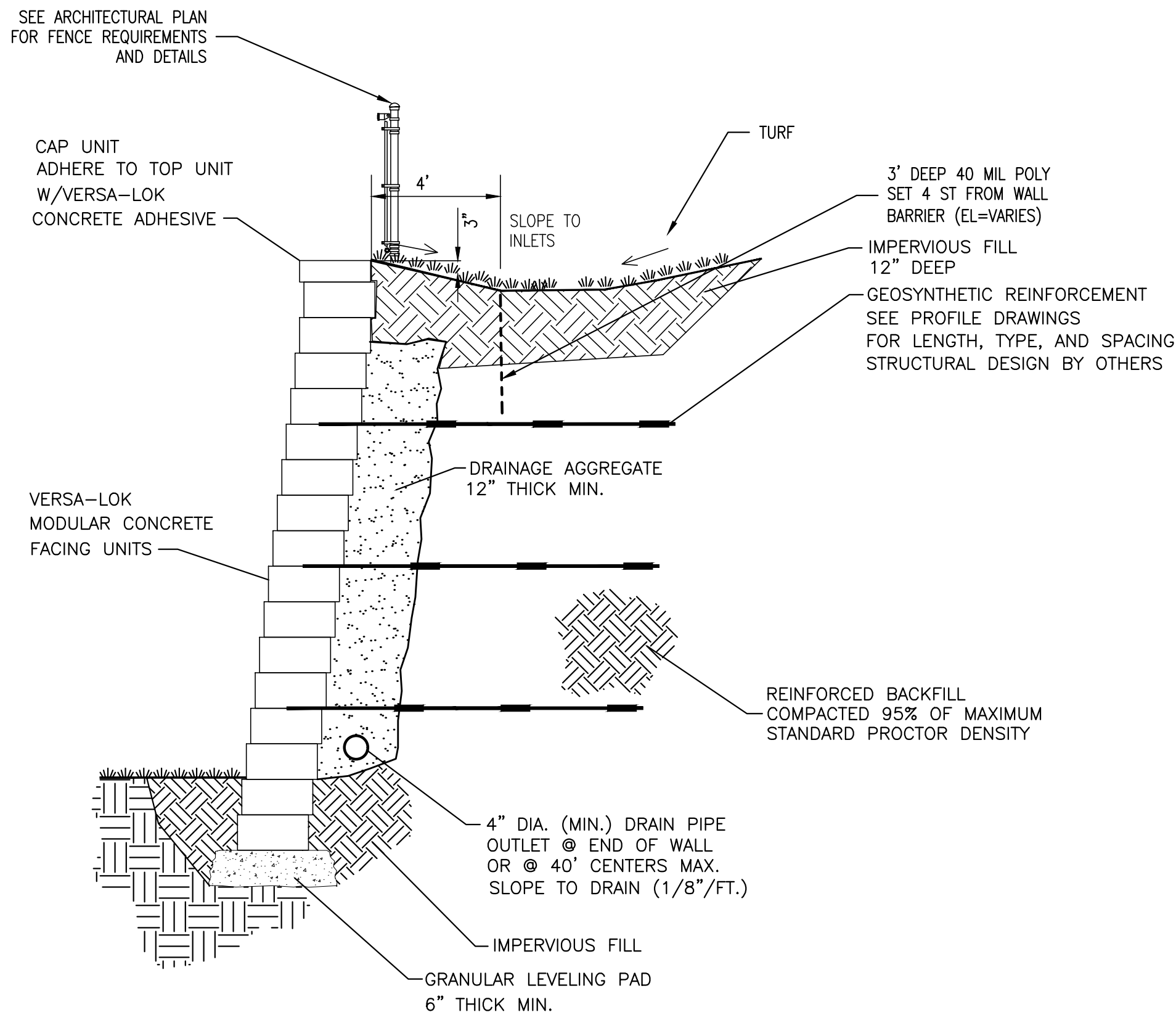


SPECIFICATIONS:
COMPACTED BASE DEPTH: 4"
SOFPAD: 1", 2", OR 4"
INFILL DEPTH: 3/4"
TO ACCOMMODATE THIS APPLICATION, PREPARE SITE 5 3/4" BELOW GRADE WITH 1" SOFPAD,
6 3/4" WITH 2" SOFPAD, OR 8 3/4" WITH 4" SOFPAD.

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER SITE PLAN.

XGRASS® SYNTHETIC TURF FOR PLAY AREAS
XGRASS® SYNTHETIC TURF FOR PLAY AREAS - INSTALLATION OVER AGGREGATE WITH
NAILER BOARD & CONCRETE BORDER

REVISION DATE: 30/01/2021
CADdetails.com



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

NOTE:
STRUCTURAL ENGINEERING DESIGN TO BE COMPLETED BY OTHERS



INNOVATIVE TURF SOLUTIONS

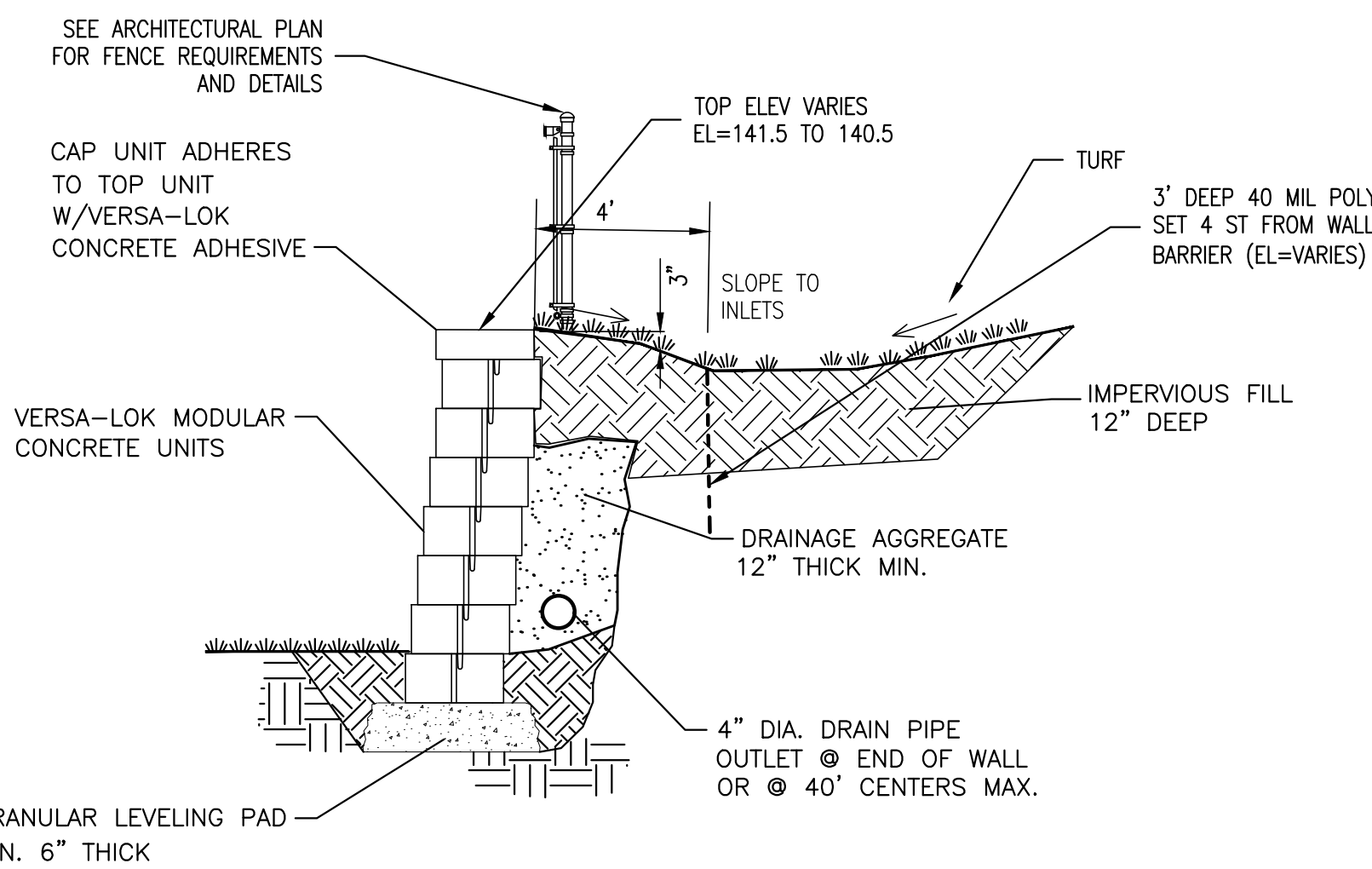
XGRASS PRIME

SPECIFICATIONS:

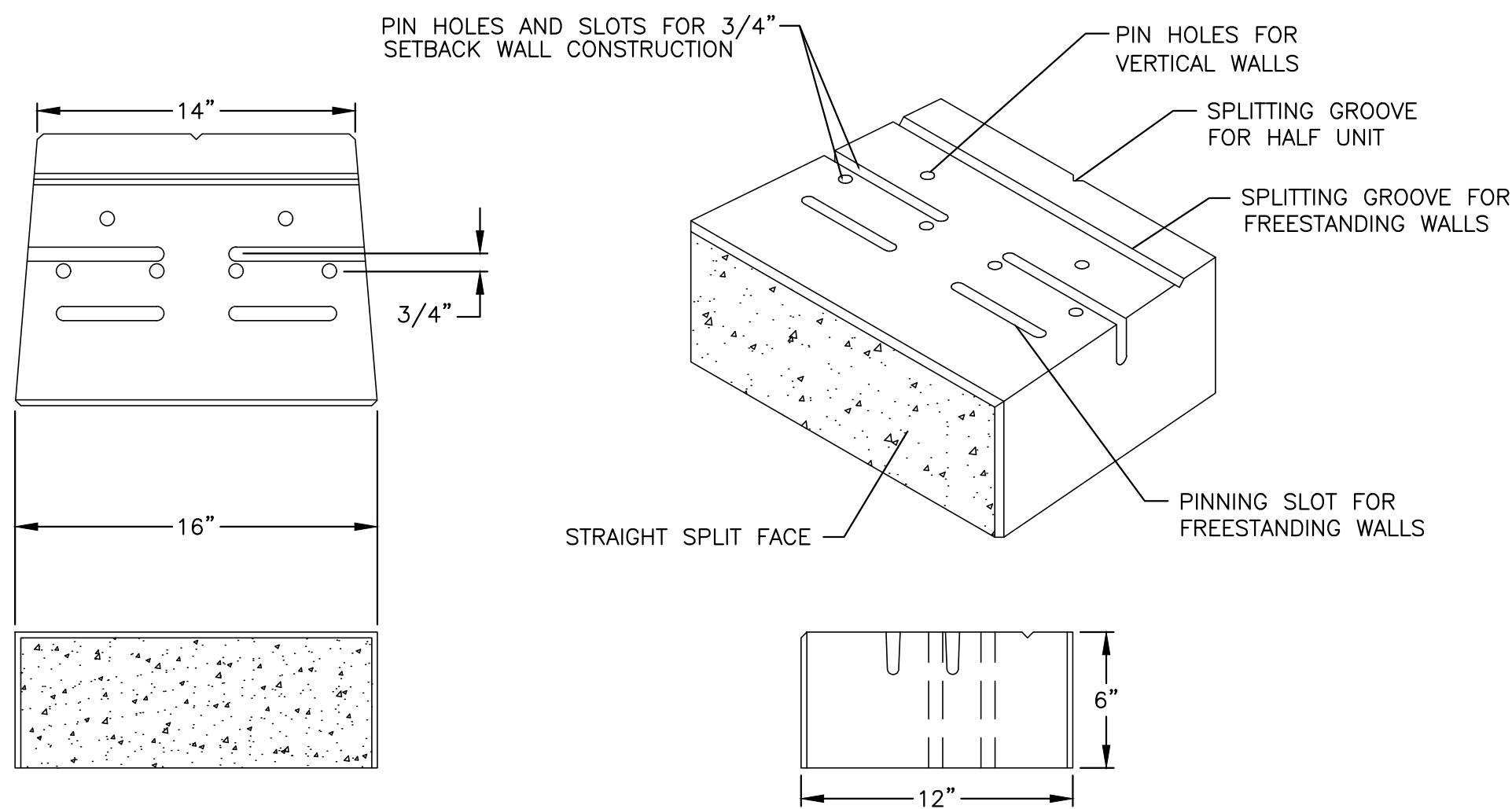
Face Weight: 5.3 oz
Pile Height: 1.5"
Colors: Summer Blend
Thatch: Green
Secondary Backing: Duraflo, 10.0 oz/yd ²
Fiber Type: Omega S, 100% Polyethylene
Fiber Mass: 10800 Denier, 7300 Denier Thatch
Tufting Gauge: 1/4"
Primary Backing: 7.1 oz/yd ² Stabilized Multi-layer Woven Polypropylene
Non Woven Scrim: 2.7 oz/yd ²
Total Weight: 72.7 oz/yd ²

* Specifications provided above are tufted measurements. Final measurements can change during backing processes. Thatch height may vary based on lot. XGRASS is not responsible for typing errors on specifications listed above.

RG | 877.881.8477 | XGRASS.COM



TYPICAL SECTION—UNREINFORCED RETAINING WALL
SCALE: NONE



VERSA-LOK UNIT
UNIT DIMENSIONS
SCALE: NONE



The color in the photograph may appear differently than actual product.
Please request product samples from your sales representative.



BACKING:
DURAFLO



RECYCLABLE
COMPONENTS



HEAT BLOCK
With Heat Block color
options, our turf is cooler
than the competitors'
artificial grass systems.



SHINE BLOCK
Shine Block blade profiles reduce the
reflective quality of the fiber allowing
our grass to appear more like a
healthy, well-trimmed, natural lawn.



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.

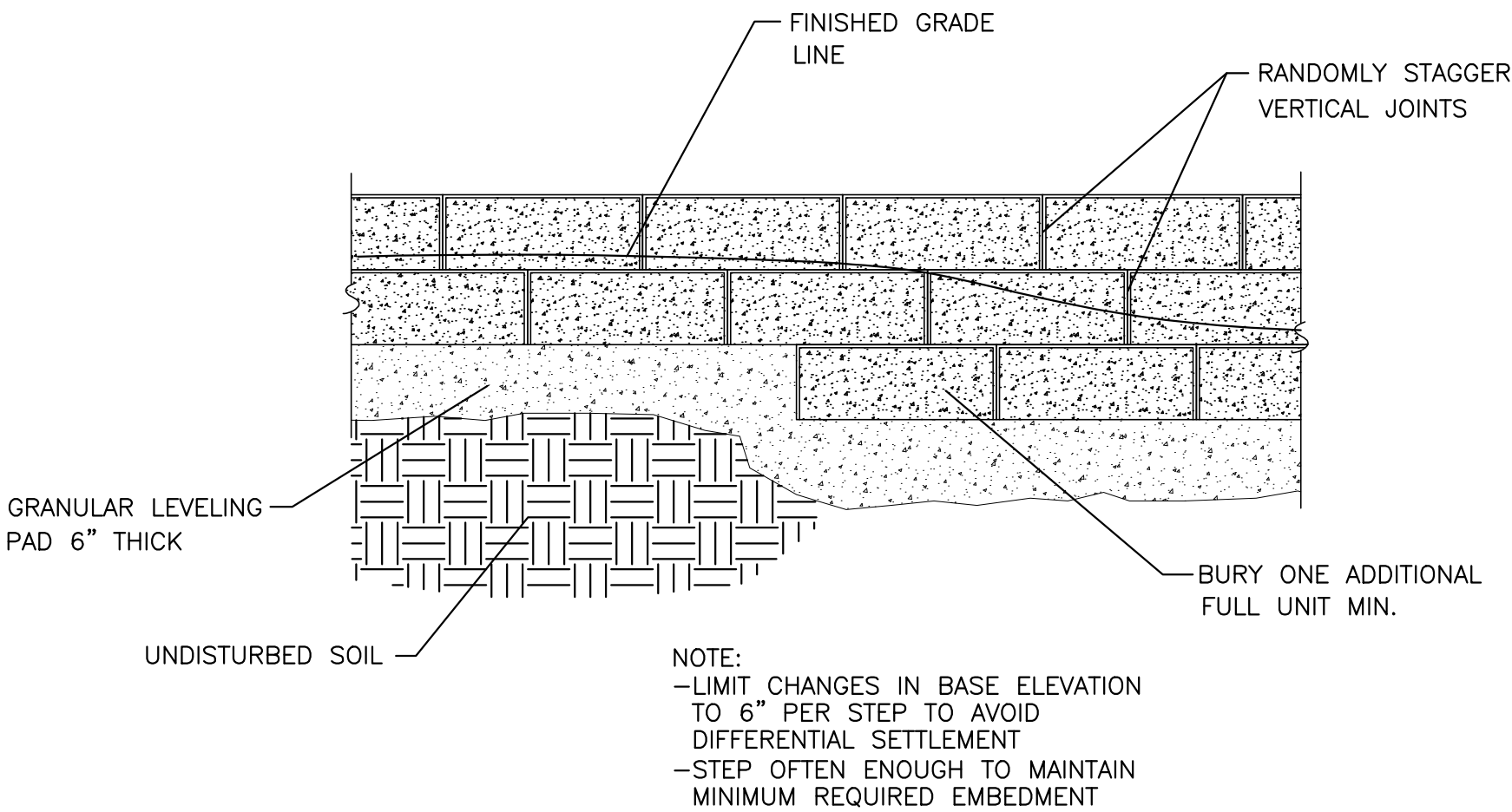
Additional information that may affect the cover requirements is included in the Installation section (Section 5) of the Drainage Handbook. Some examples of what may need to be considered are temporary heavy equipment, construction loading, paving equipment and similar loads that are less than the design 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)		

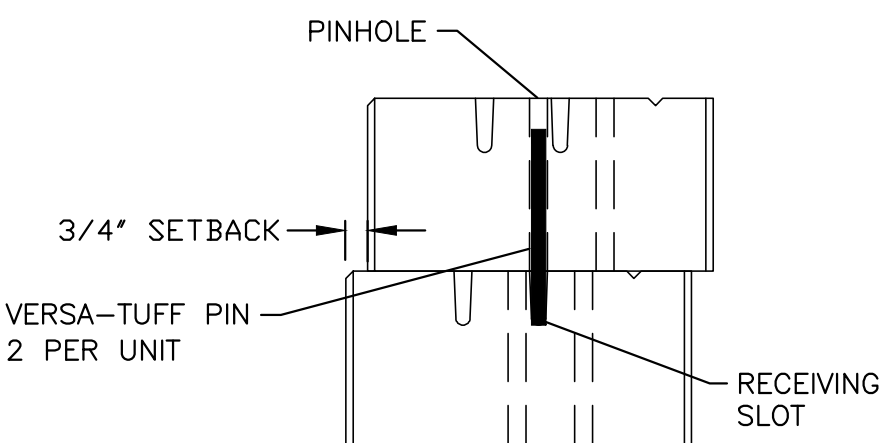
Note: Minimum covers presented here were calculated assuming Class III backfill material compacted to 90% standard Proctor density around the pipe and a minimum of 6-inches (0.15m) structural backfill over the pipe crown, as recommended in Section 5 of the Drainage Handbook, with an additional layer 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

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SITE PLAN - PRIMROSE SCHOOL

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

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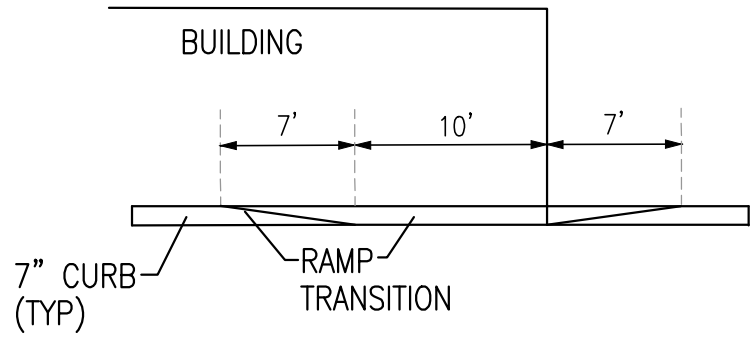
CONSTRUCTION NOTES

- 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.

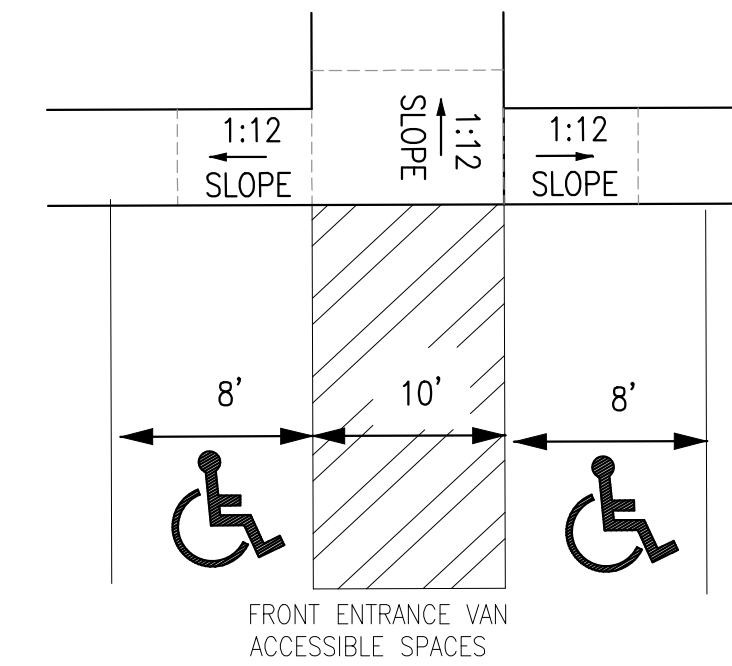
- DRAINAGE SYSTEM NOTES:
1. CONTACT THE DESIGN ENGINEER FOR APPROVAL OF ANY CONSTRUCTION PHASE CHANGES.
 2. CONTRACTOR TO AVOID SOILS COMPACTION WITHIN DRAINAGE SYSTEM AREA. CONTRACTOR SHOULD AVOID MACHINERY OR VEHICLE USE OVER STORM WATER SYSTEMS.

CONSTRUCTION SEQUENCE:

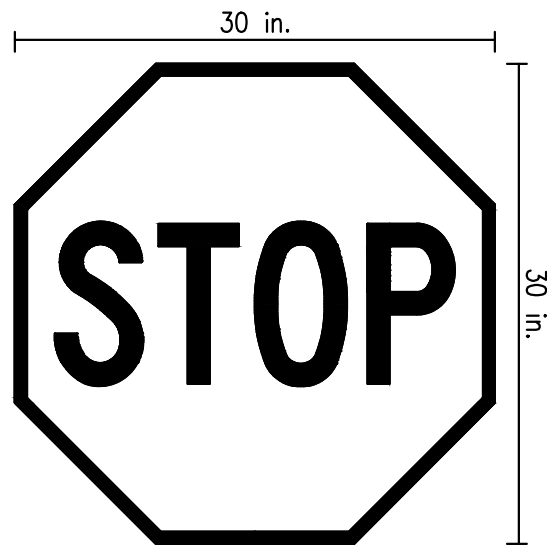
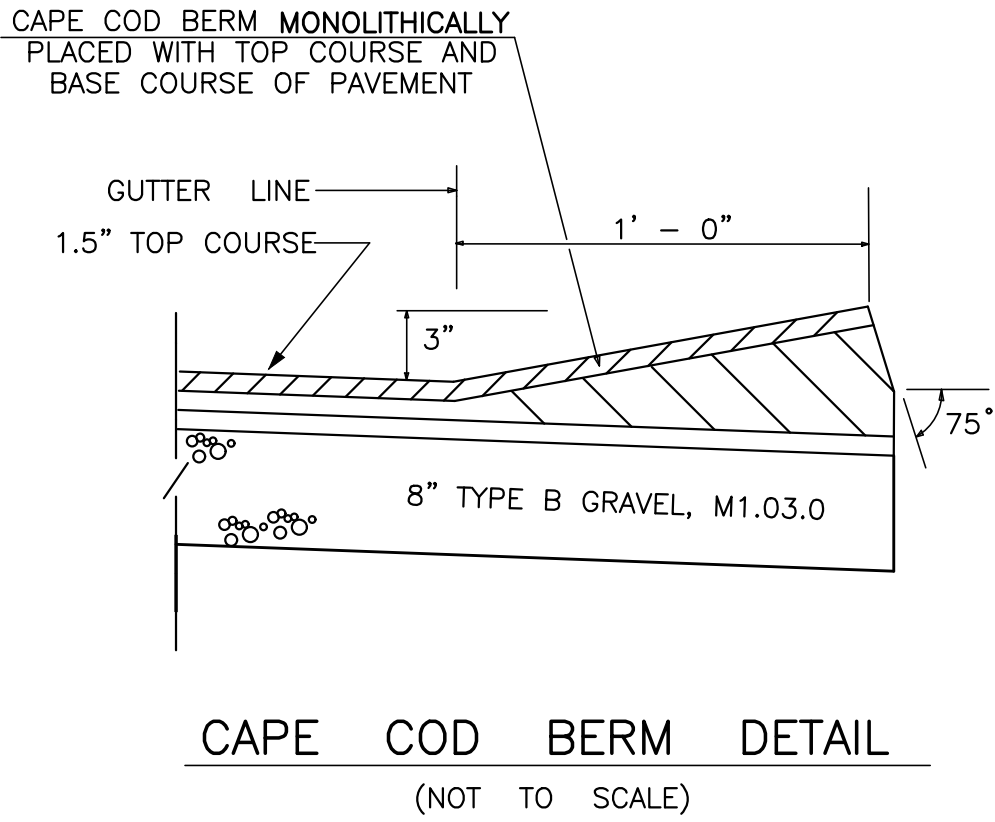
- STAKE LIMIT OF WORK CLEARING
INSTALL CONSTRUCTION ENTRANCE
INSTALL SILT SOCK EROSION CONTROL BARRIER
CLEAR AND GRUB SITE AREAS
BRING CUT AREAS TO SUBGRADE
FILL SITE TO SUBGRADE
TEMPORARILY SEED DISTURBED AREAS THAT WILL REMAIN UNFINISHED DURING CONSTRUCTION
LOAM AND SEED DRAINAGE BASIN
STAKE BUILDING 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/RAISE 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



1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2% (22MIN)
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%
3. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING
4. BROOM FINISH SURFACE AT RIGHT ANGLES TO DIRECTION OF TRAVEL



WHEELCHAIR RAMP & HANDICAP SPACE STRIPING DETAIL
(NOT TO SCALE)

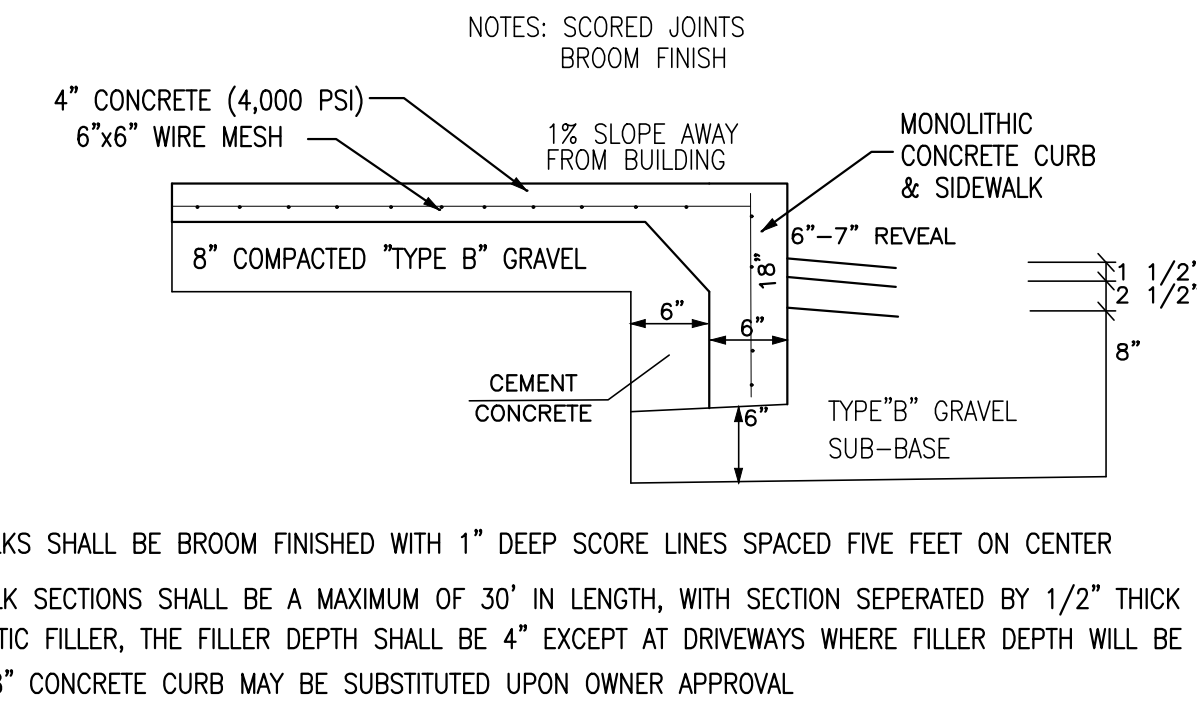


STOP SIGN SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WITH THE EXCEPTION OF BEING DIAMOND GRADE

12" WIDE X 12 FT LONG STOP LINE TO BE PLACED 4 FT IN ADVANCE OF NEAREST CROSSWALK.

IN THE ABSENCE OF MARKED CROSSWALK THE STOP LINE SHALL BE PLACED NO MORE THAN 30 FT NOR LESS THAN 4 FT FROM THE NEAREST EDGE OF THE INTERSECTING TRAVELED WAY.

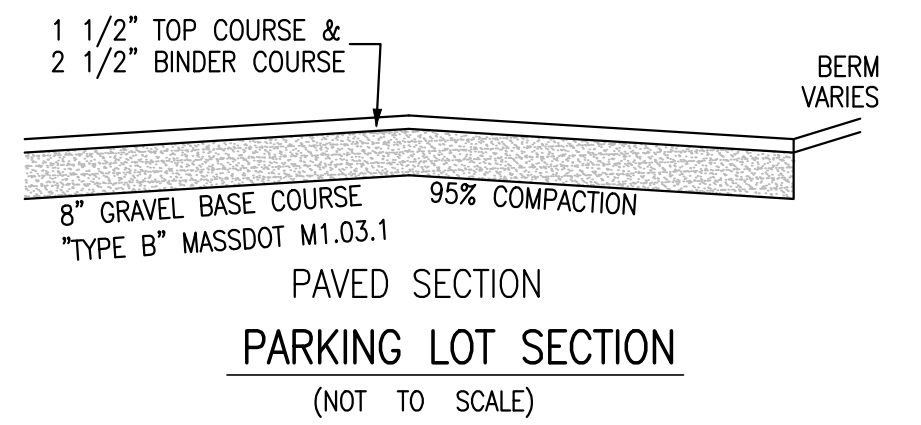
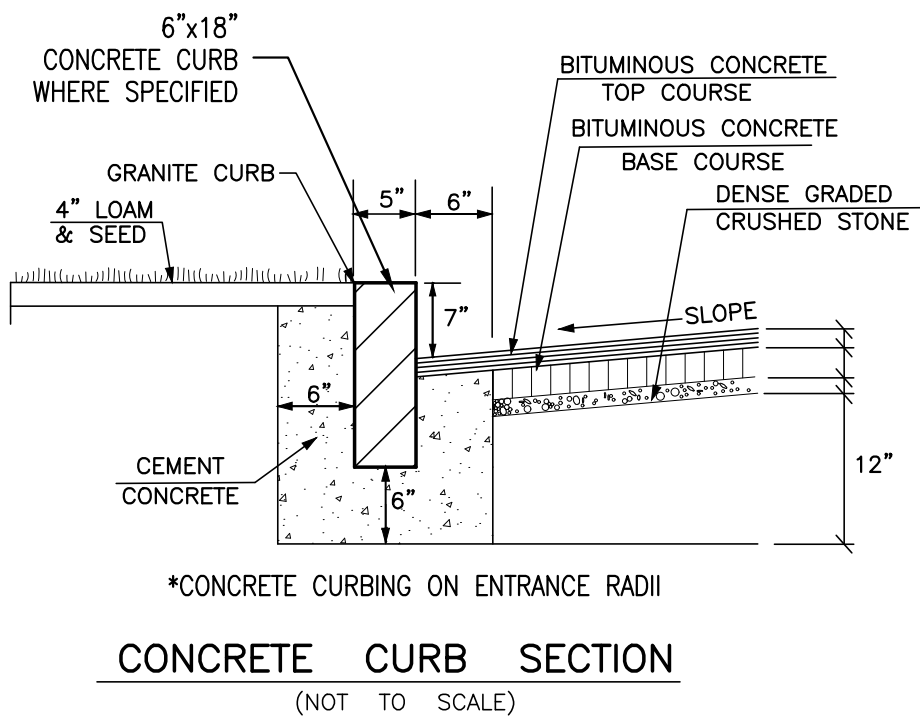
STOP SIGN DETAIL
(NOT TO SCALE)



CONCRETE SIDEWALK DETAIL
(NOT TO SCALE)

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

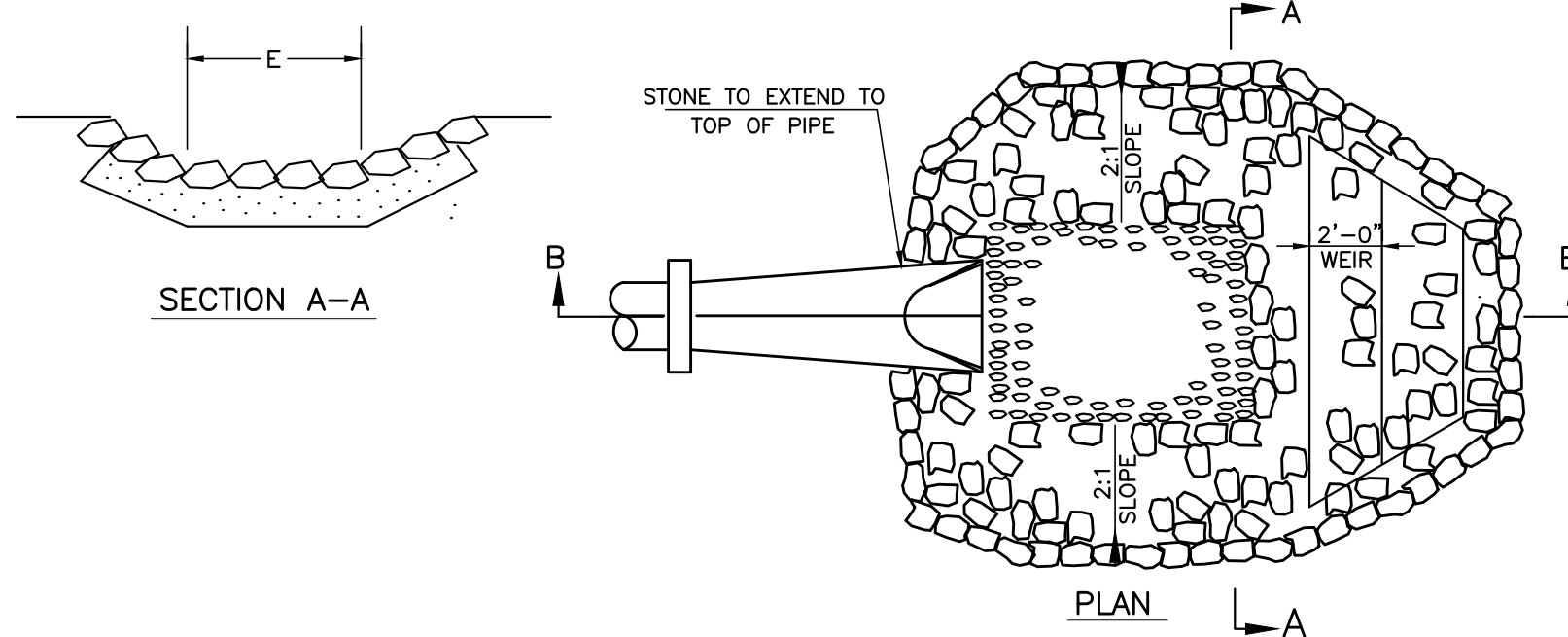
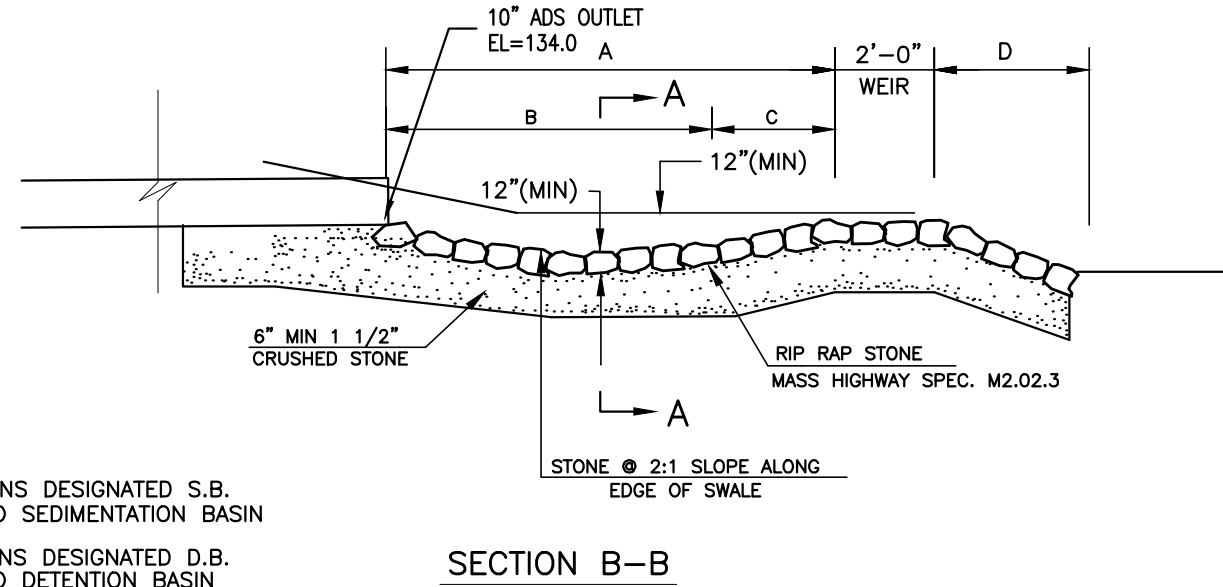
STREET SIGN DETAIL
(NOT TO SCALE)



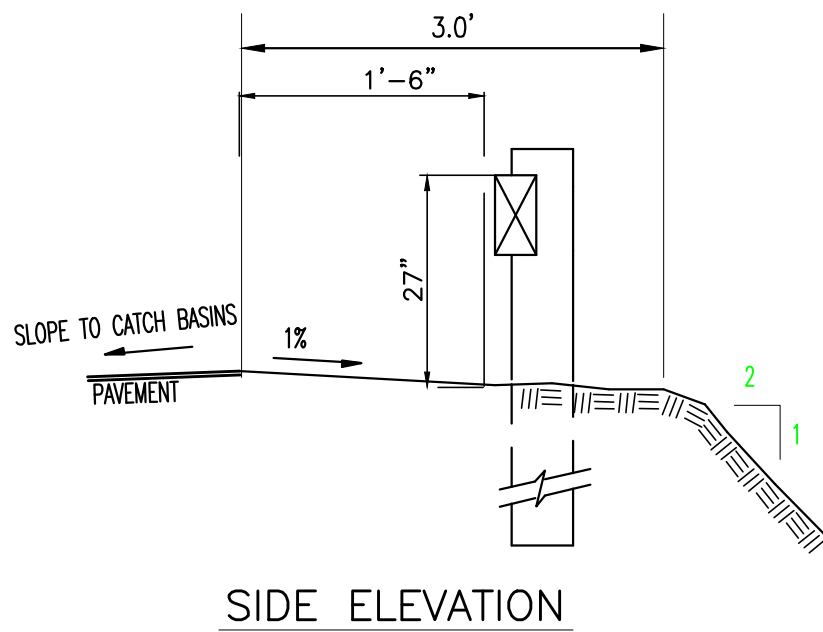
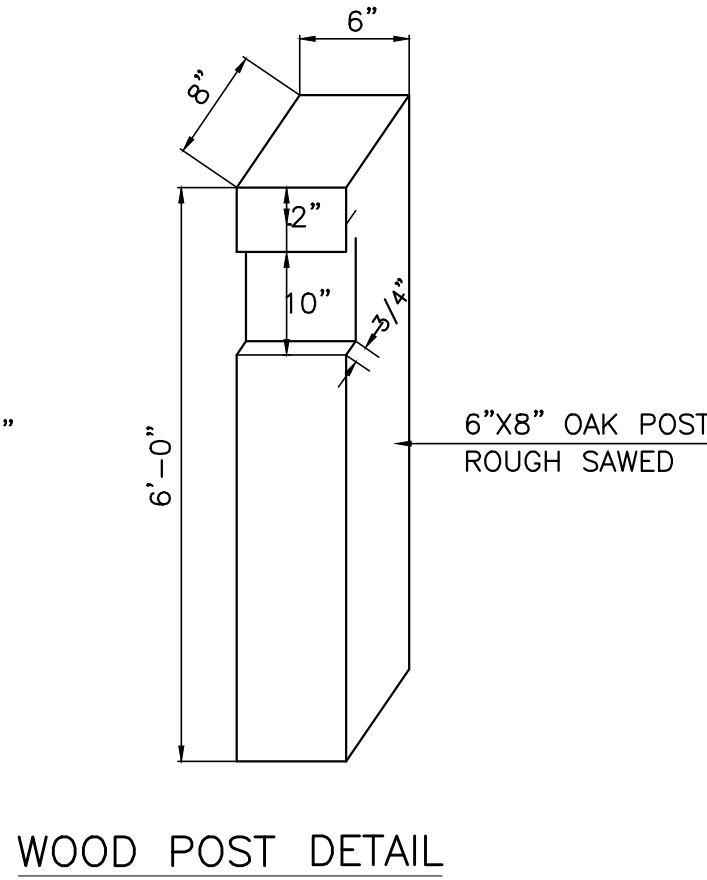
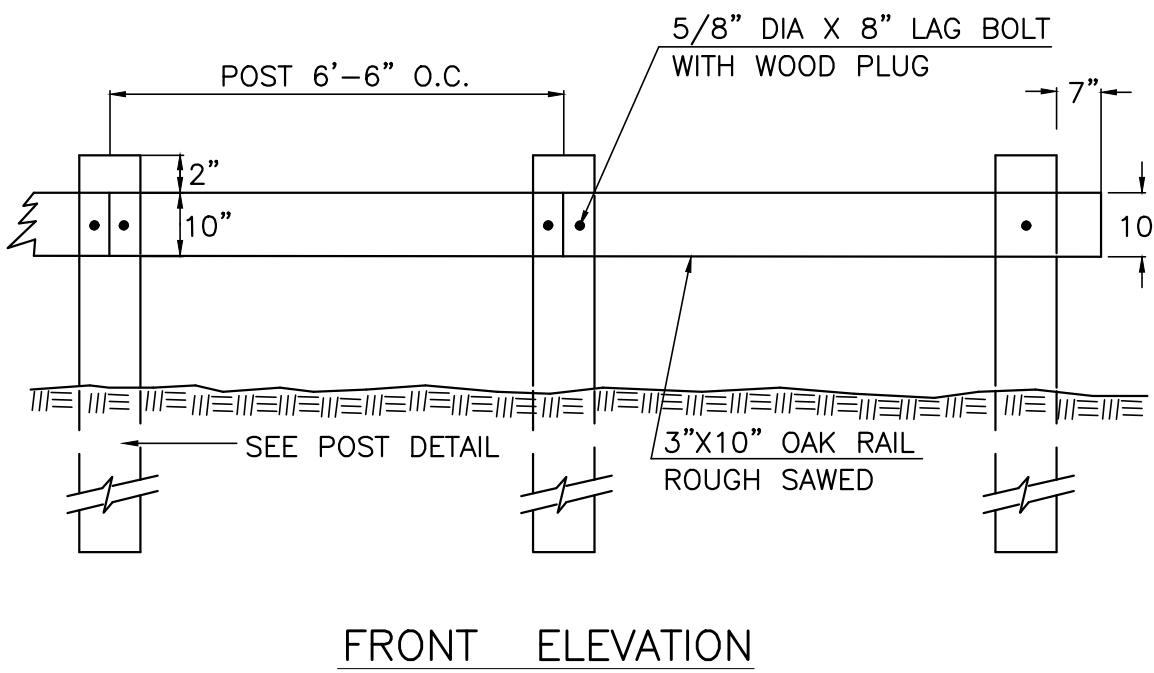
PIPE DIA.	10"
A	5'-0"
B	7'-6"
C	2'-6"
D	3'-0"
E	3'-0"

- NOTES:
1. STONE FOR EROSION CONTROL PADS SHALL COMPLY WITH MDPW MATERIAL SPEC M 2.02.3
 2. STONE BERM FOR SILT TRAP SHALL BE CONSTRUCTED AROUND SIDES OF EROSION CONTROL PADS

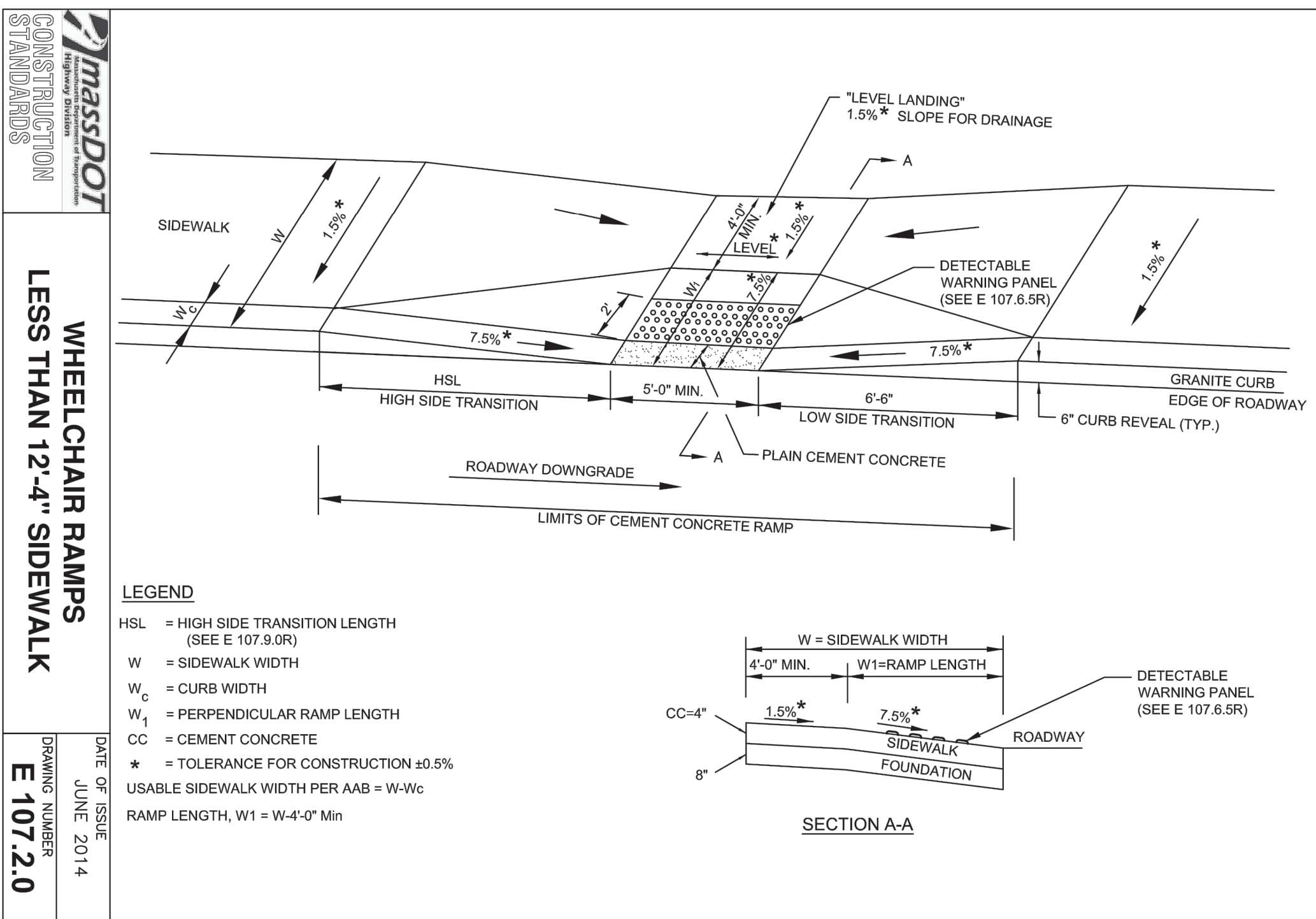
NOTE: DIMENSIONS DESIGNATED S.B. REFER TO SEDIMENTATION BASIN
DIMENSIONS DESIGNATED D.B. REFER TO DETENTION BASIN



DETAIL — SILT TRAP, EROSION CONTROL PAD
(NOT TO SCALE)



WOOD GUARD RAIL
(NOT TO SCALE)



WHEELCHAIR RAMP
(NOT TO SCALE)

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

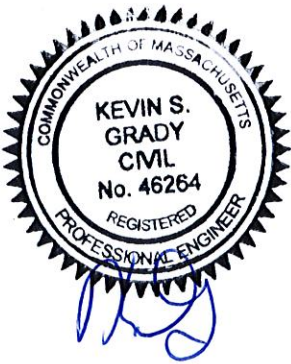
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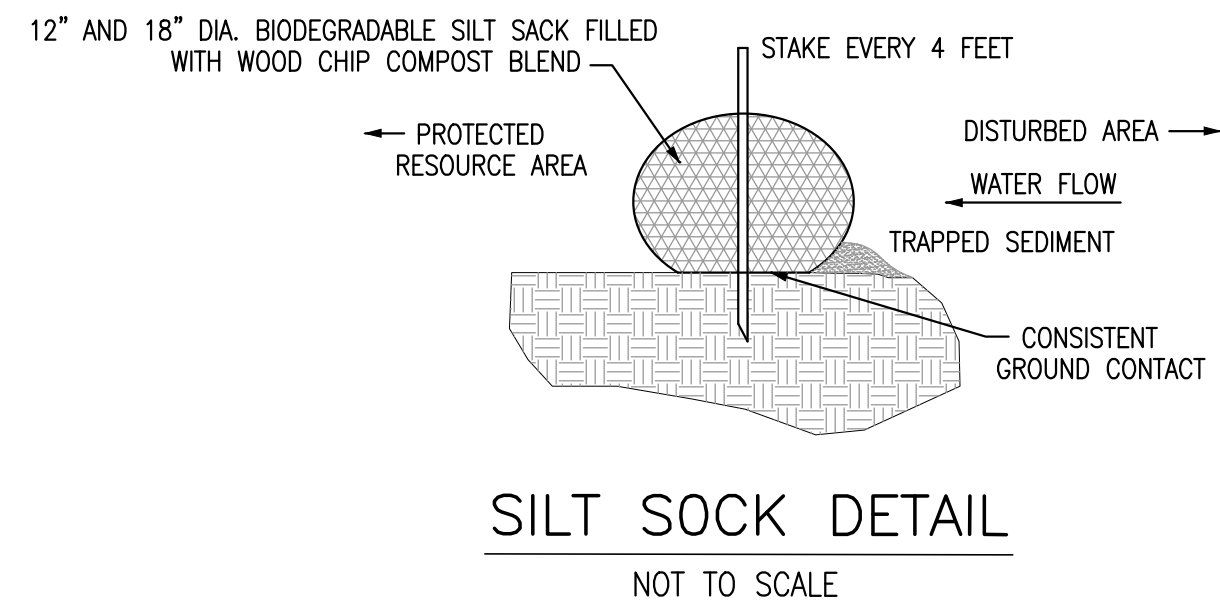
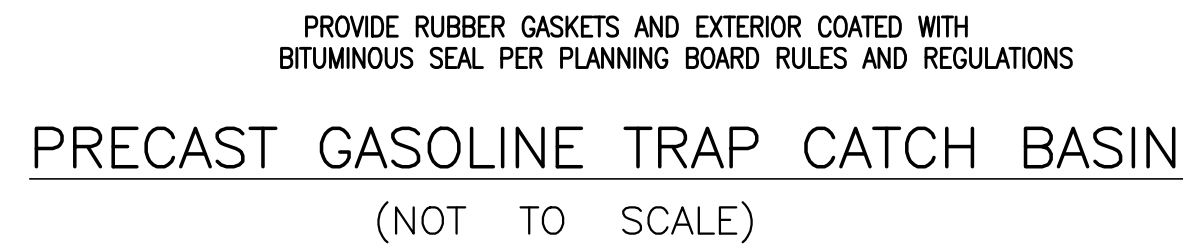
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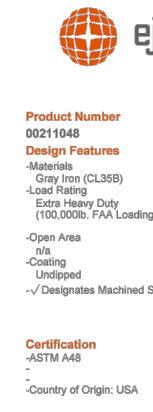


1. PRECAST CONCRETE UNITS TO CONFORM TO THE MASS HIGHWAY SECTION M4.02.14
2. 4000 PSI MINIMUM COMPRESSIVE STRENGTH
3. PRECAST UNITS TO BE HS-20 LOADING
4. EXTERIOR SURFACES TO BE SEALED W/ COLD APPLIED BITUMINOUS SEALER
5. CASTINGS FOR FRAME, GRATES, COVERS & HOODS TO CONFORM TO ASTM A48, GRADE 30 MINIMUM & 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 EXISTING PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
12. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
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.



Drawing Revision
T022008 Designer: JU
090219 Revised By: MAH

Disclaimer
Integra (P&ID), drawings (industrial) and drawings provided for your customer. We reserve the right to modify specifications without prior notice.

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BEEHIVE FRAMES AND GRATES



Note: all dimensions are in inches

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



Drawing Revision
7/10/2006 Designer: JJ
9/9/2012 Revised By:MAH

Disclaimer
Weagra (Isoly), dimensions (reference)
and drawings provided for your guidance. We
reserve the right to modify specifications without
prior notice.

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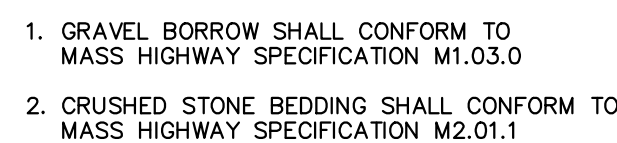
Drawing Revision
25/2006 Designer: TMR
01/4/2019 Revised By: MAH

Disclaimer
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Contact
303 625 4653

GRATES AND COVERS
(NOT TO SCALE)



REVISIONS	
SEPTEMBER 21, 2020	RESPONSE TO PLANNING BOARD PEER REVIEW COMMENTS
JANUARY 11, 2021	RESPONSE TO CONSERVATION PEER REVIEW COMMENTS
JANUARY 29, 2021	RESPONSE TO CONSERVATION PEER REVIEW COMMENTS

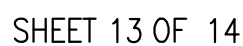
PREPARED FOR:
ADA ARCHITECTS
C/O MELISSA PLESS
17710 DETROIT ROAD
LAKEWOOD, OHIO 44107

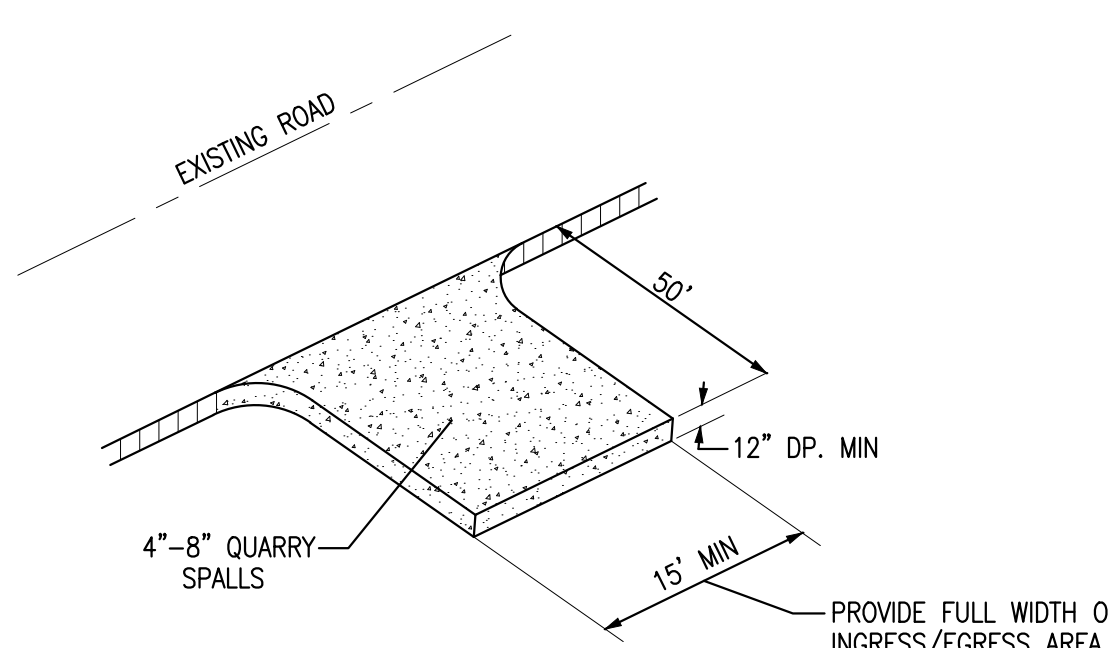
AUGUST 4, 2020
SCALE: 1"=AS NOTED
JOB No. 20-183

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

DESIGNS WATER DRAIN EROSION CONTROL





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
JANUARY 11, 2021	RESPONSE TO CONSERVATION PEER REVIEW COMMENTS
JANUARY 29, 2021	RESPONSE TO CONSERVATION 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.
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Landscape Architects
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EROSION CONTROL & CONSTRUCTION PHASE PLAN