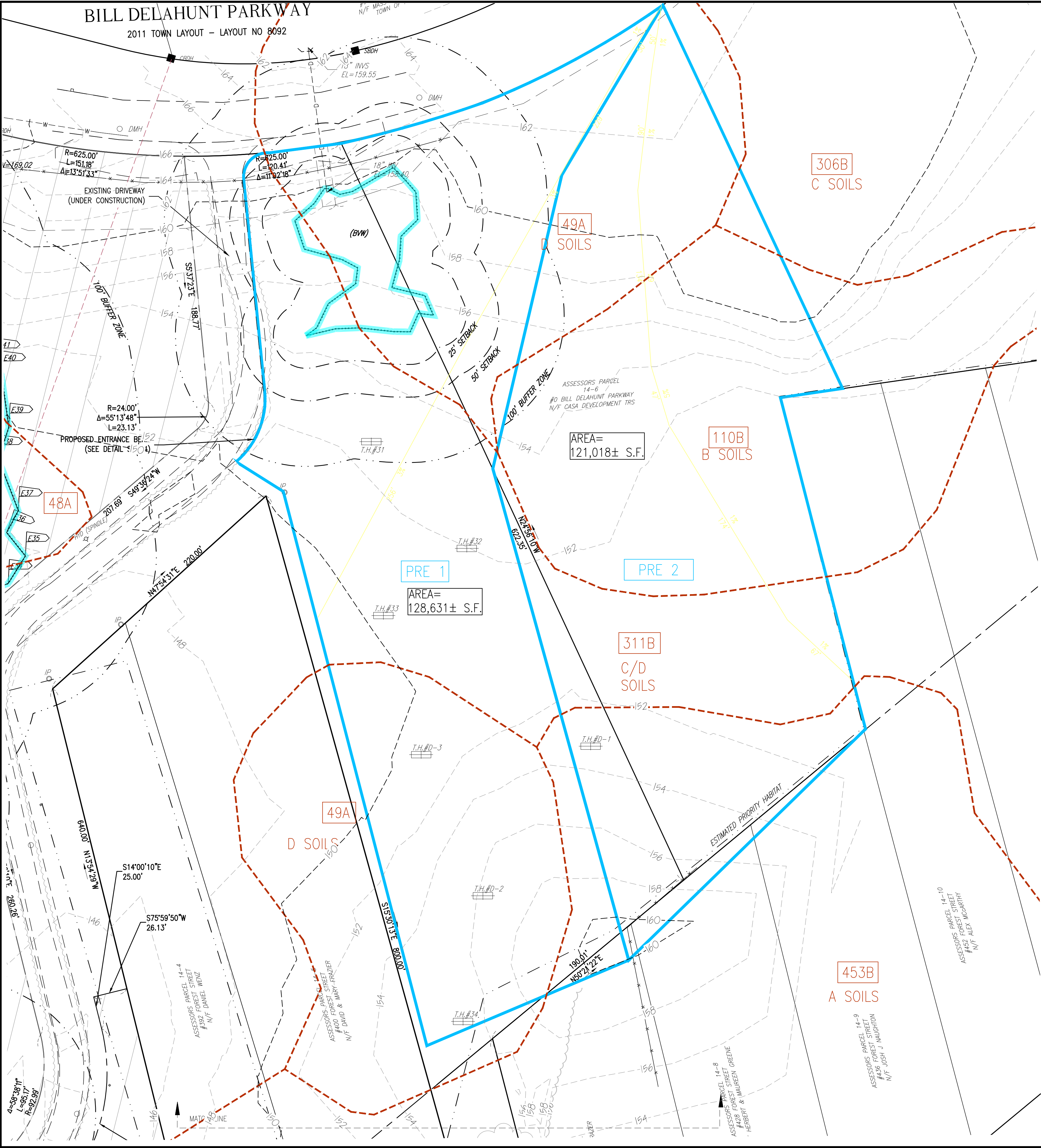
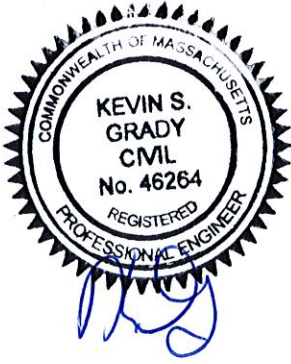




SITE PLAN APPROVAL
ROCKLAND PLANNING BOARD

DATE _____

REVISIONS	
OCTOBER 10, 2021	REMOVE PWS & SEPTIC SYSTEM
OCTOBER 12, 2021	RESPONSE TO PAT BRENNAN (INV 'SH 5 & 6)
OCTOBER 22, 2021	RESPONSE TO BETA REVIEW
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NOVEMBER 19, 2021	ADJUST PIPE NETWORKS
NOVEMBER 29, 2021	RESPONSE TO 11/23/21 BETA REVIEW
DECEMBER 14, 2021	RESPONSE TO 12/10/21 BETA REVIEW & BOH

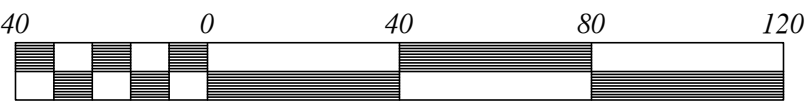


SITE PLAN
LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL, MA 02061

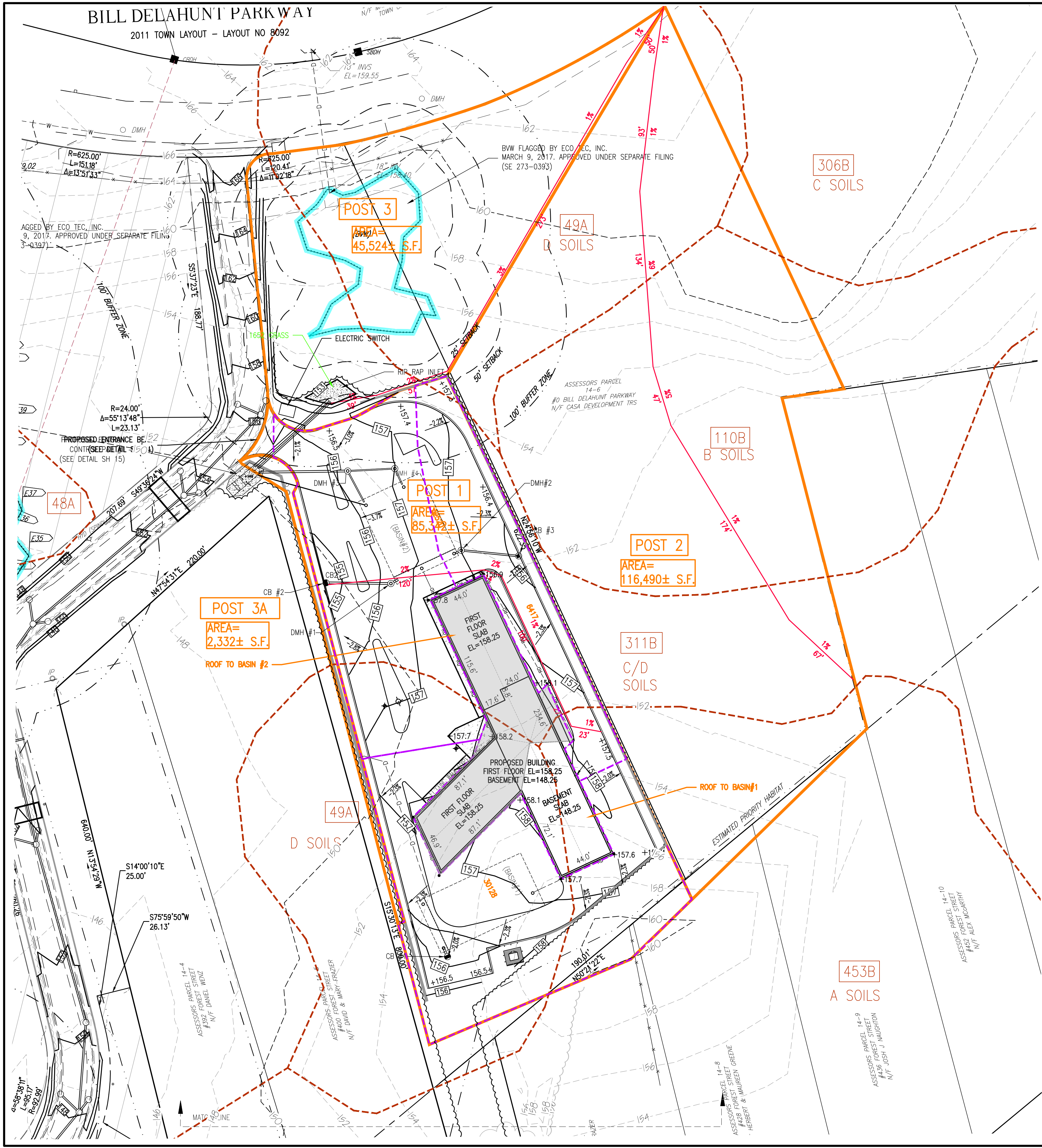
AUGUST 16, 2021
SCALE: 1"=

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



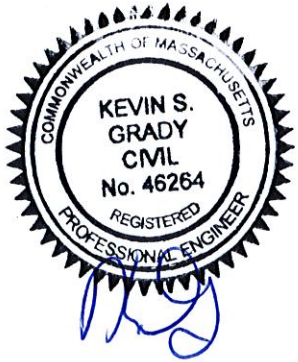
Scale 1" = 40'

PRE-DEVELOPMENT



SITE PLAN APPROVAL
ROCKLAND PLANNING BOARD

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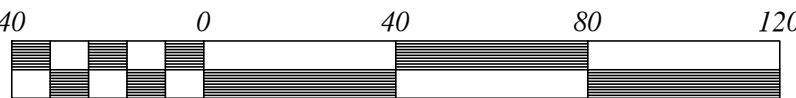


SITE PLAN
LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
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LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL, MA 02061

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Scale 1" = 40'

23.4.6 Access aisles: All accessible spaces shall have access aisles that comply with the following:

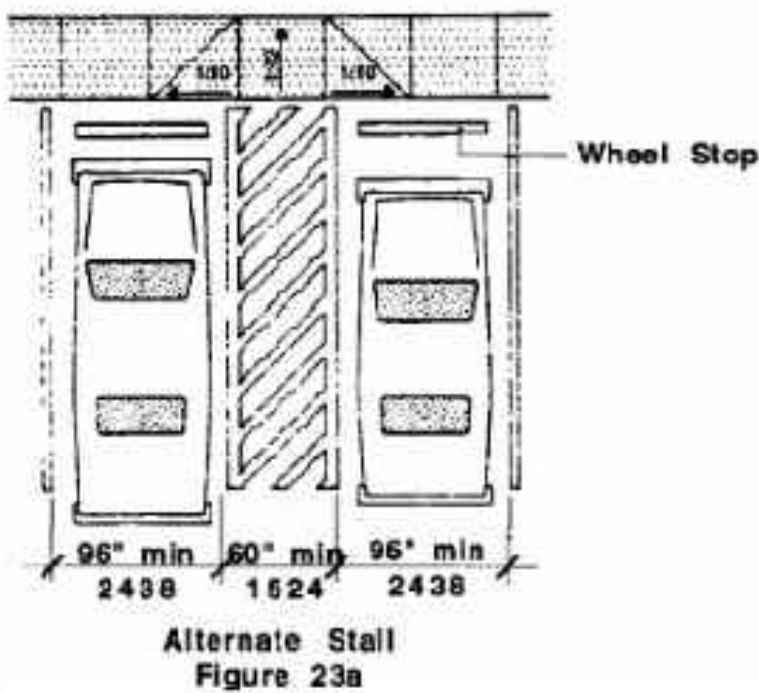
- a. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 521 CMR 20.00: ACCESSIBLE ROUTE.

Exception: For temporary accessible parking, directional signage along the entire accessible route, using the international symbol of accessibility and an arrow, shall be used to direct people to the closest accessible entrance.

- b. Access aisles adjacent to accessible spaces shall be five feet (5' = 1524mm) wide minimum, except adjacent to van accessible spaces the access aisle shall be a minimum of eight feet (8' = 2438mm) wide.

Exception: When temporary accessible parking is located within a field or otherwise unimproved site, when such area has not been improved in accordance with 521 CMR, the spaces shall be located on the least sloping area of the parking lot in conjunction with the temporary accessible parking spaces.

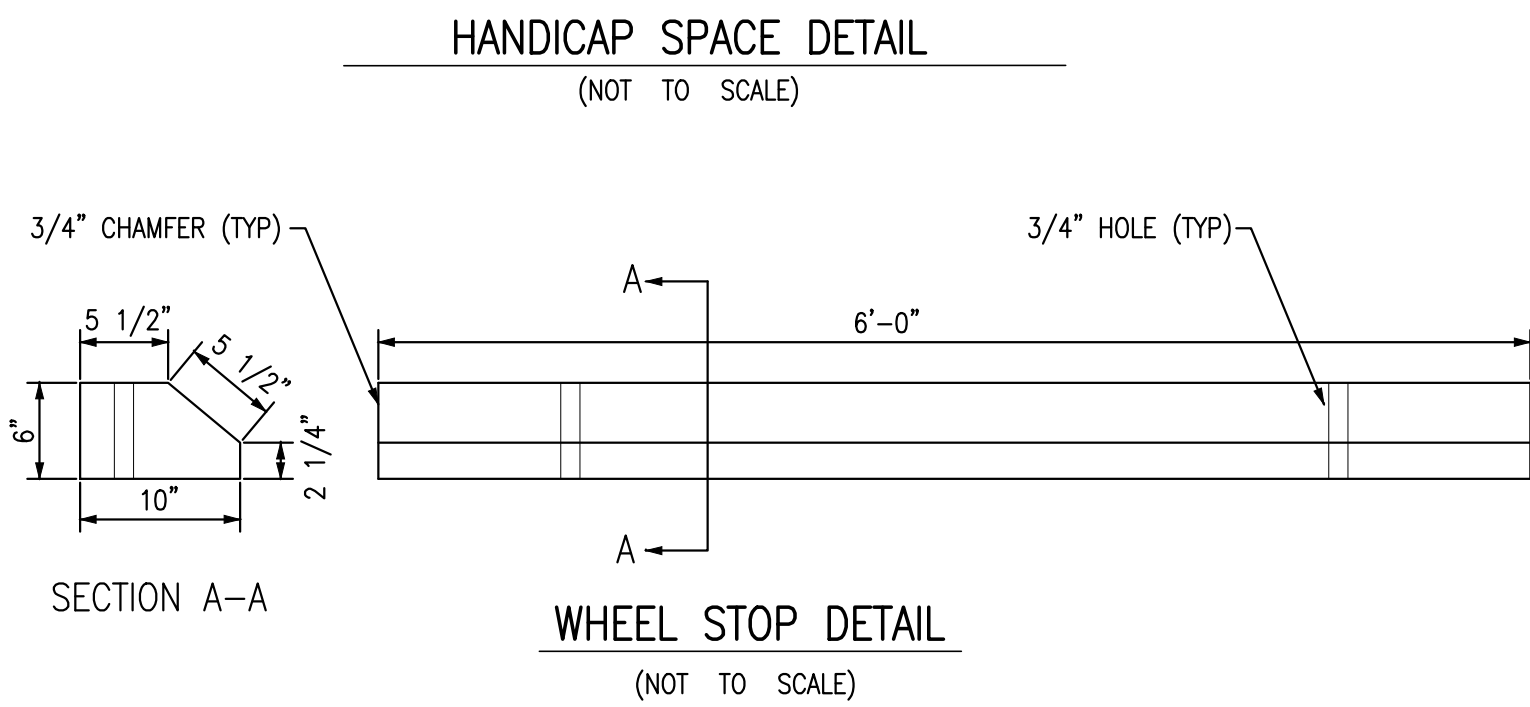
- c. Two accessible parking spaces may share a common access aisle. See Fig. 23a and 23b.



- d. Access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.
e. Access aisles shall be clearly marked by means of diagonal stripes.

23.4.7 Van Accessible spaces shall comply with the following:

- a. Provide minimum vertical clearance of eight feet, two inches (8'2" = 2489mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s). See Fig. 23c.



WATER SUPPLY NOTES

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.

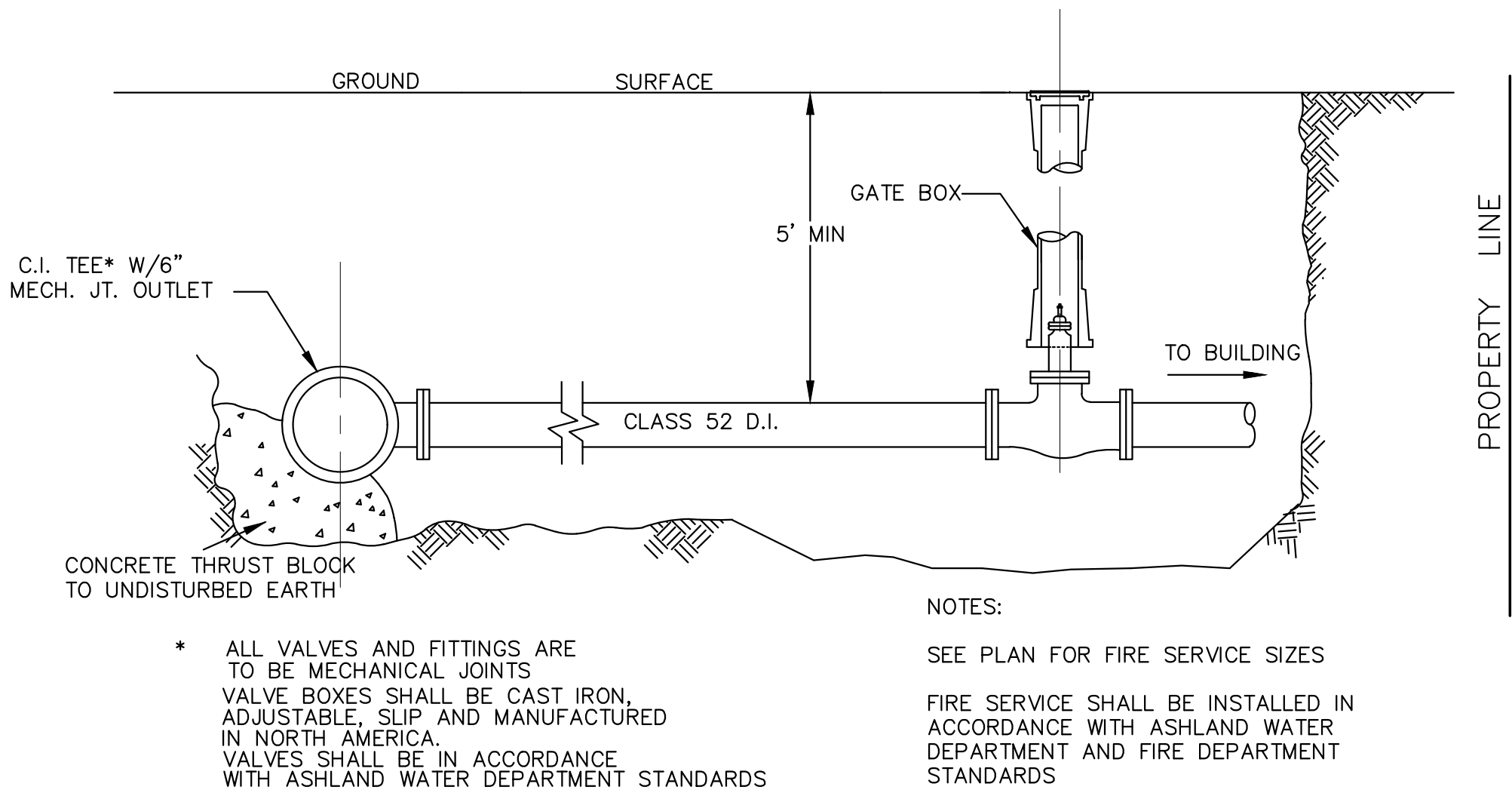
2. THE SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS

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.

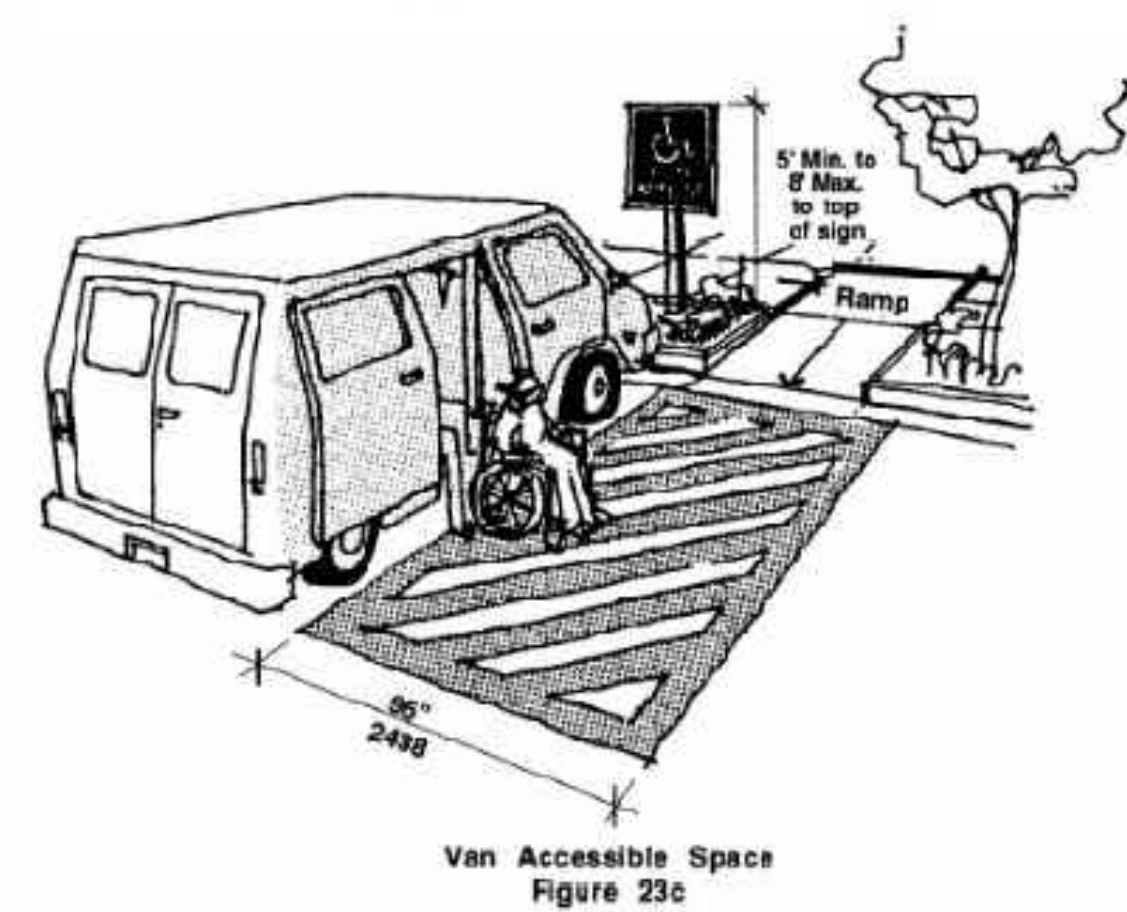
3. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS 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.



* ALL VALVES AND FITTINGS ARE TO BE MECHANICAL JOINTS. VALVE BOXES SHALL BE CAST IRON, ADJUSTABLE, SLIP AND MANUFACTURED IN NORTH AMERICA. VALVES SHALL BE IN ACCORDANCE WITH ASHLAND WATER DEPARTMENT STANDARDS.

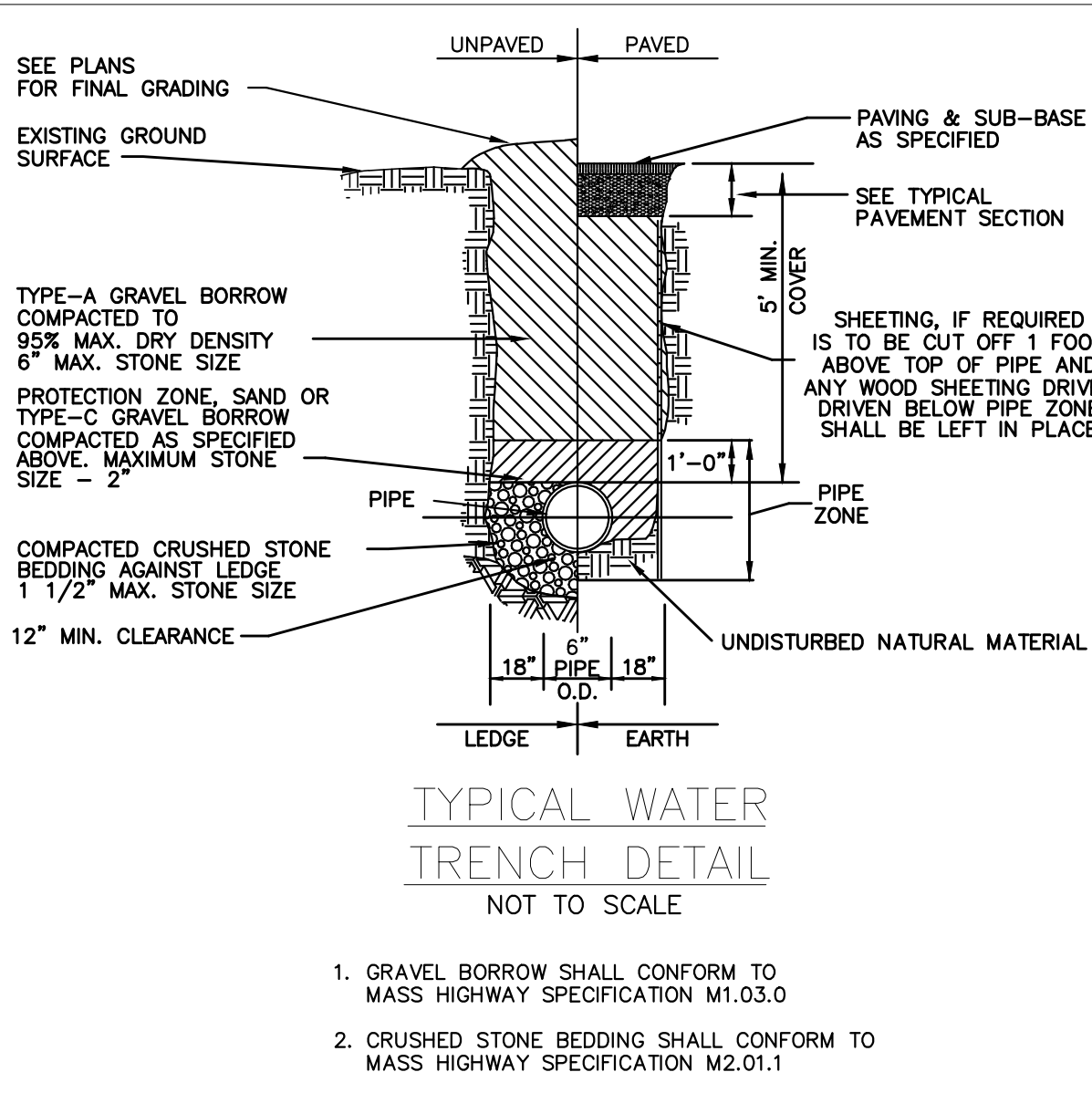
23.00: PARKING AND PASSENGER LOADING ZONES



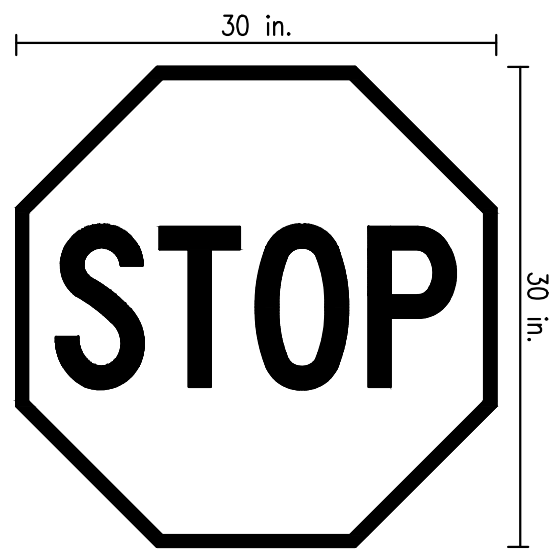
- b. Each space shall have a sign designating it "Van Accessible" as required by 521 CMR 23.6, Signage.
c. All such spaces may be grouped on one level of a parking structure.
d. Eight foot minimum (8' = 2438mm) wide space.
e. Provide an access aisle of eight feet (8' = 2438mm).

ACCESSIBILITY LOADING ZONE (NOT TO SCALE)

UTILITY NOTE:
CLAY DAMS ARE TO BE INSTALLED AT 200 FT INTERVALS ALONG DRIVEWAY ENTRANCE FOR ALL UTILITIES. ADDITIONALLY, CLAY DAMS ARE TO BE INSTALLED AT EACH END OF WETLAND CROSSING FOR ALL UTILITIES.



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

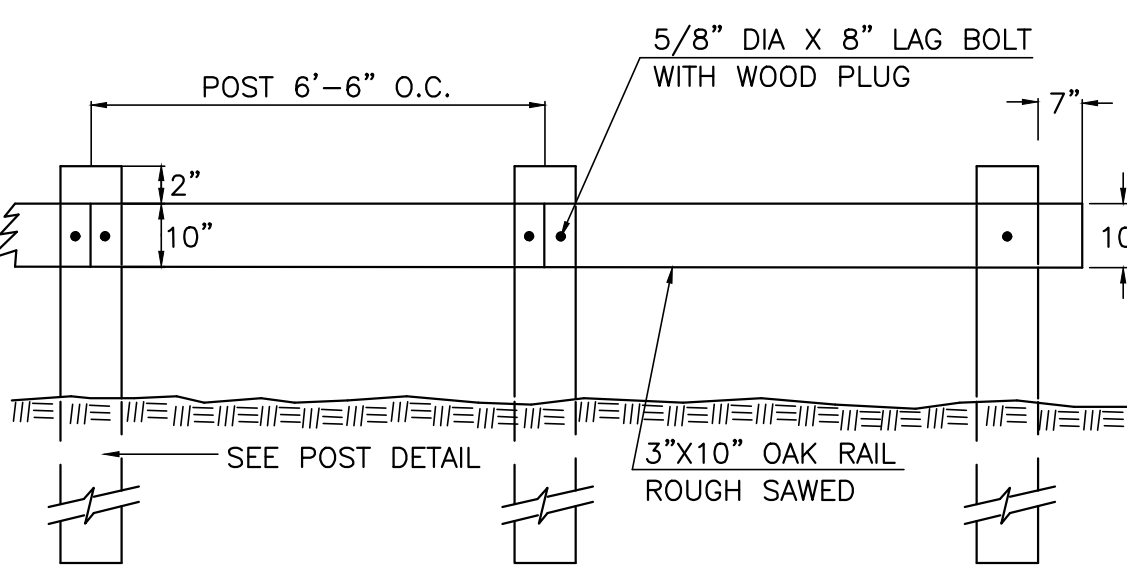
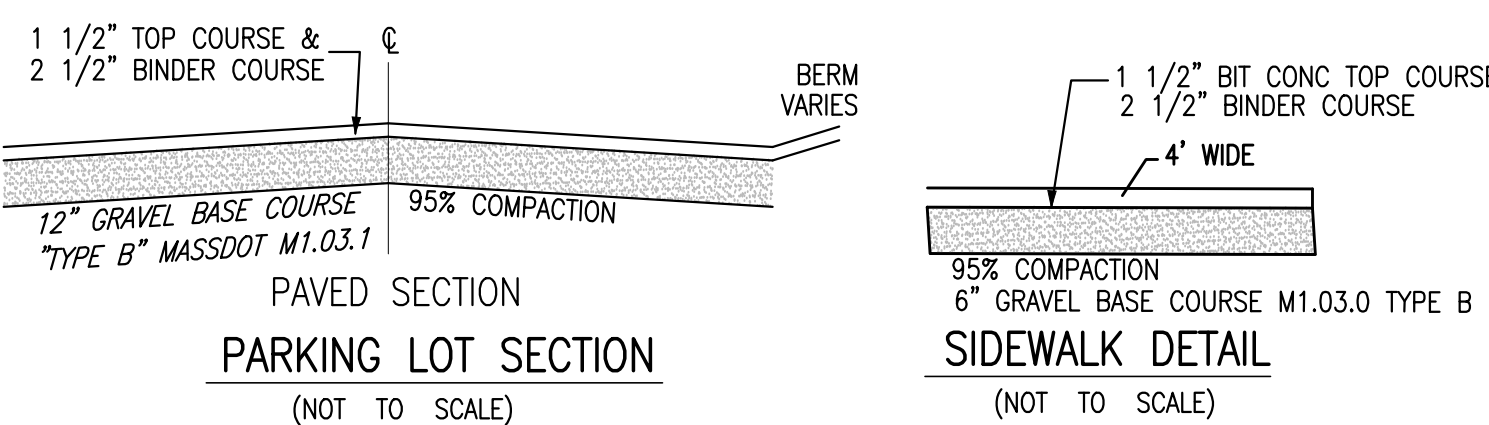


ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES WITH THE EXCEPTION OF BEING DIAMOND GRADE.

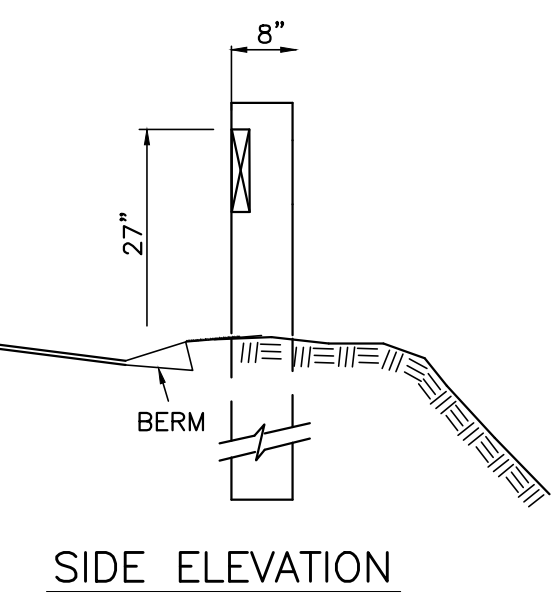
12" WIDE X 12 FT LONG STOP LINE TO BE PLACED 4 FT IN ADVANCE OF NEAREST CROSSWALK.

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.

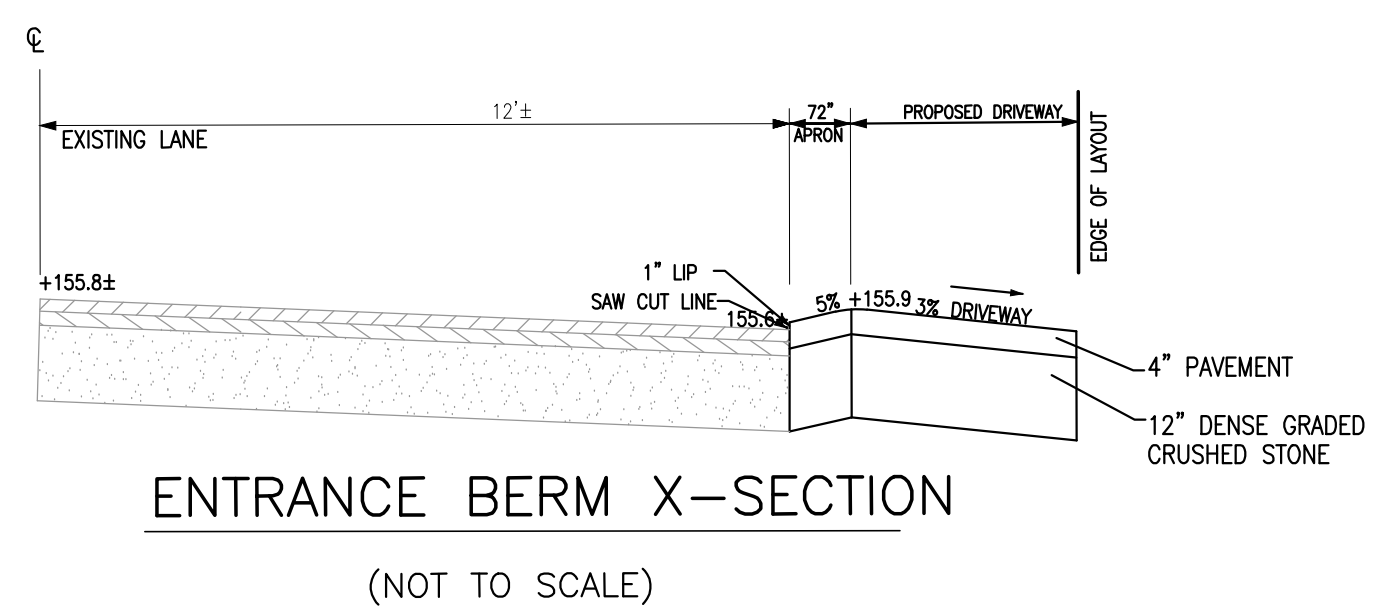
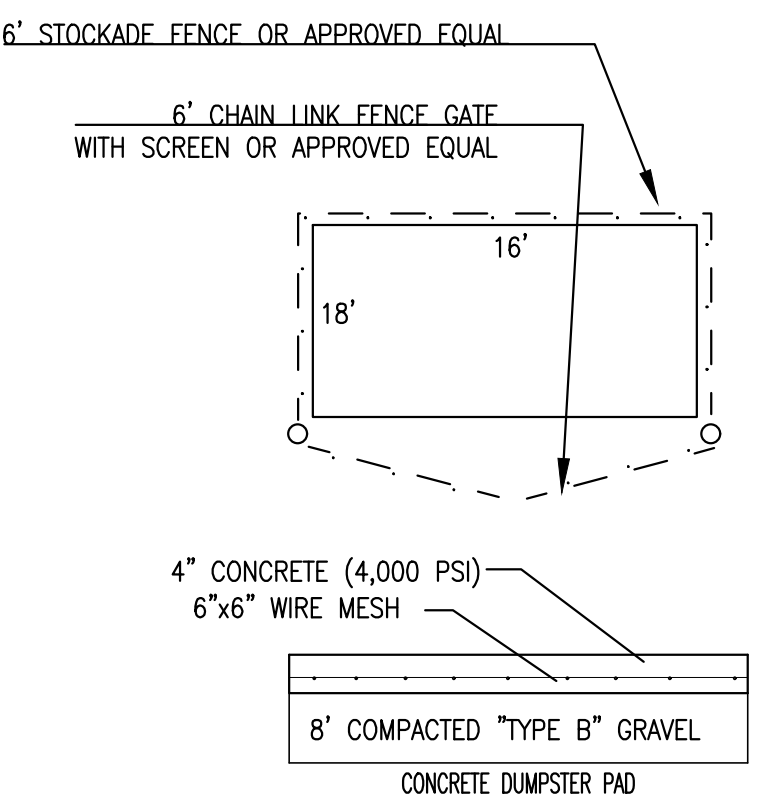
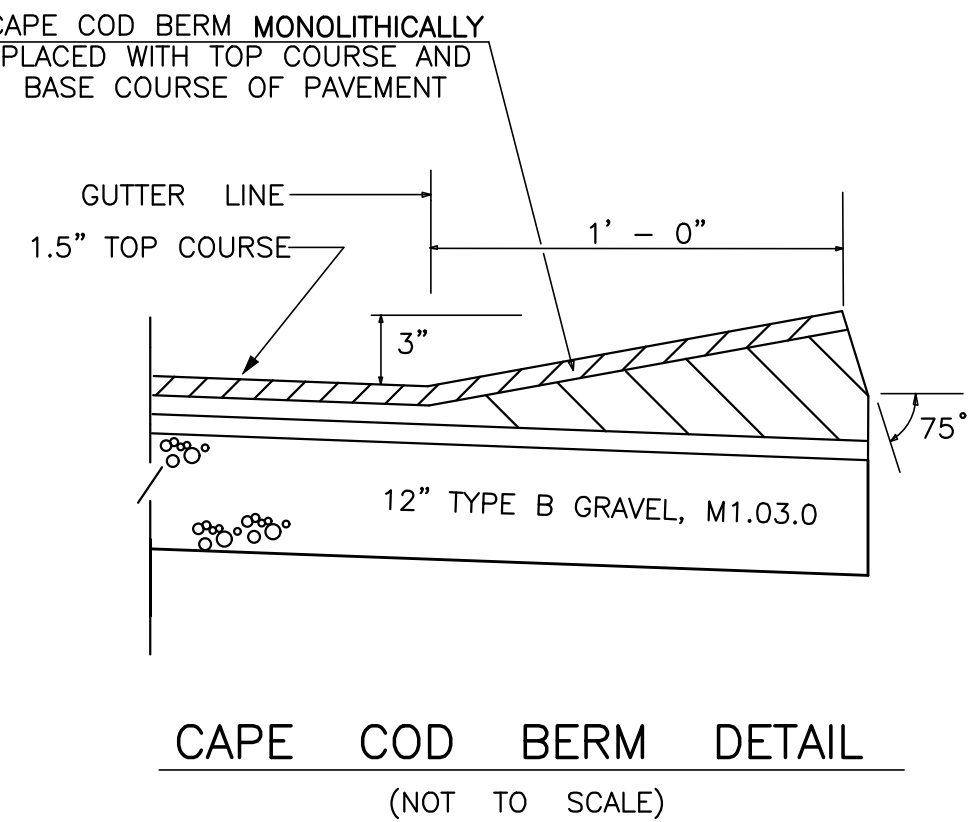
STOP SIGN DETAIL (NOT TO SCALE)



WOOD POST DETAIL



WOOD GUARD RAIL (NOT TO SCALE)



SITE PLAN APPROVAL ROCKLAND PLANNING BOARD

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SITE PLAN LOVELL ACADEMY #80 BILL DELAHUNT PARKWAY ASSESSORS LOT 14-092 ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

AUGUST 16, 2021
SCALE: NTS
JOB No. 17-276

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

CONSTRUCTION SEQUENCE:

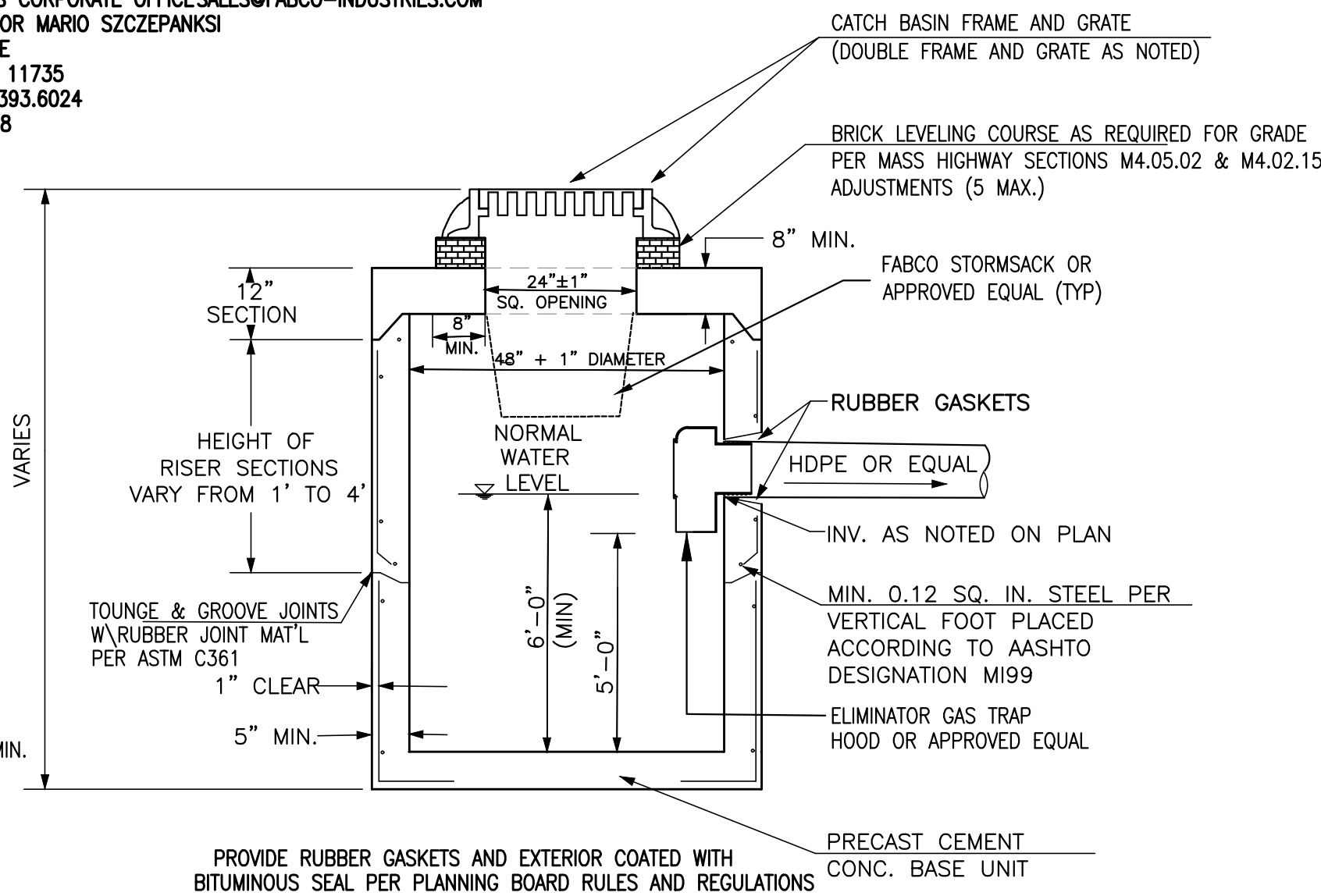
STAKE LIMIT OF WORK CLEARING
INSTALL CONSTRUCTION ENTRANCE
INSTALL SILT SOCK EROSION CONTROL BARRIER
INSTALL TEMPORARY DRAINAGE PIPE
CLEAR AND GRUB SITE AREAS
INSTALL CONSTRUCTION PERIOD SEDIMENT TRAPS
BRING CUT AREAS TO SUBGRADE
STAKE BUILDING PARKING LOT
INSTALL SILT FENCE FOR STOCKPILE AREA
INSTALL FOUNDATION
INSTALL TEMPORARY DRAINAGE AREAS WHERE NECESSARY
INSTALL ELECTRIC, GAS & WATER UTILITIES
INSTALL RETAINING WALLS
PLACE FILL MATERIAL TO BASE COURSE
INSTALL DRAINAGE STRUCTURES
COMPLETE FINISH GRADING
INSTALL ENERGY DISSIPATERS 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

CATCH BASINS TO BE FITTED WITH 15" DEEP FABCO STORMSACKS
SINGLE GRATE BASIN PART NUMBER 8748-6A
DOUBLE GRATE BASIN PART NUMBER 9748-1A
CONTRACTOR TO CONFIRM SIZING WITH MANUFACTURER PRIOR TO ORDERING

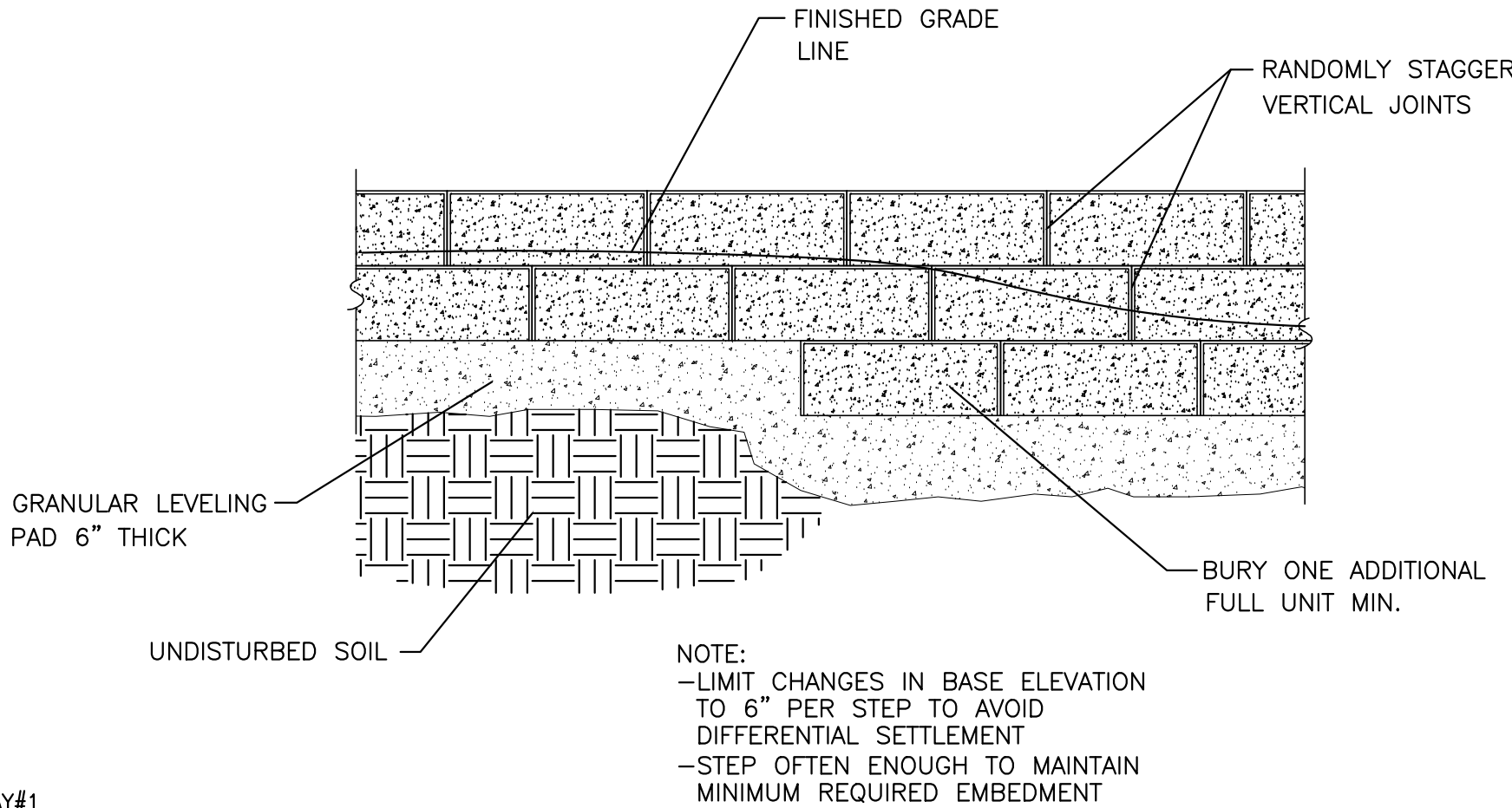
FABCO INDUSTRIES CORPORATE OFFICESALES@FABCO-INDUSTRIES.COM
ROB WILLIAMSON OR MARIO SZCZEPANKSI
24 CENTRAL DRIVE
FARMINGDALE, NY 11735
TELEPHONE: 631.393.6024
FAX: 631.501.5528

CATCH BASIN
GENERAL NOTES:

1. PROVIDE 24" x 24" OPENING AND LE BARON LF248-2 FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB) OR APPROVED EQUAL.
2. CATCH BASIN HOOD WILL NOT BE INSTALLED.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENT.
4. MORTAR ALL JOINTS.
5. PROVIDE "V" KNOCKOUTS FOR PIPES W/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ. IN. LINEAR FT. AND 0.12 SQ. IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST CONCRETE MANHOLE SECTIONS"



FLAT-TOP PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)



STEPPING BASE DETAIL

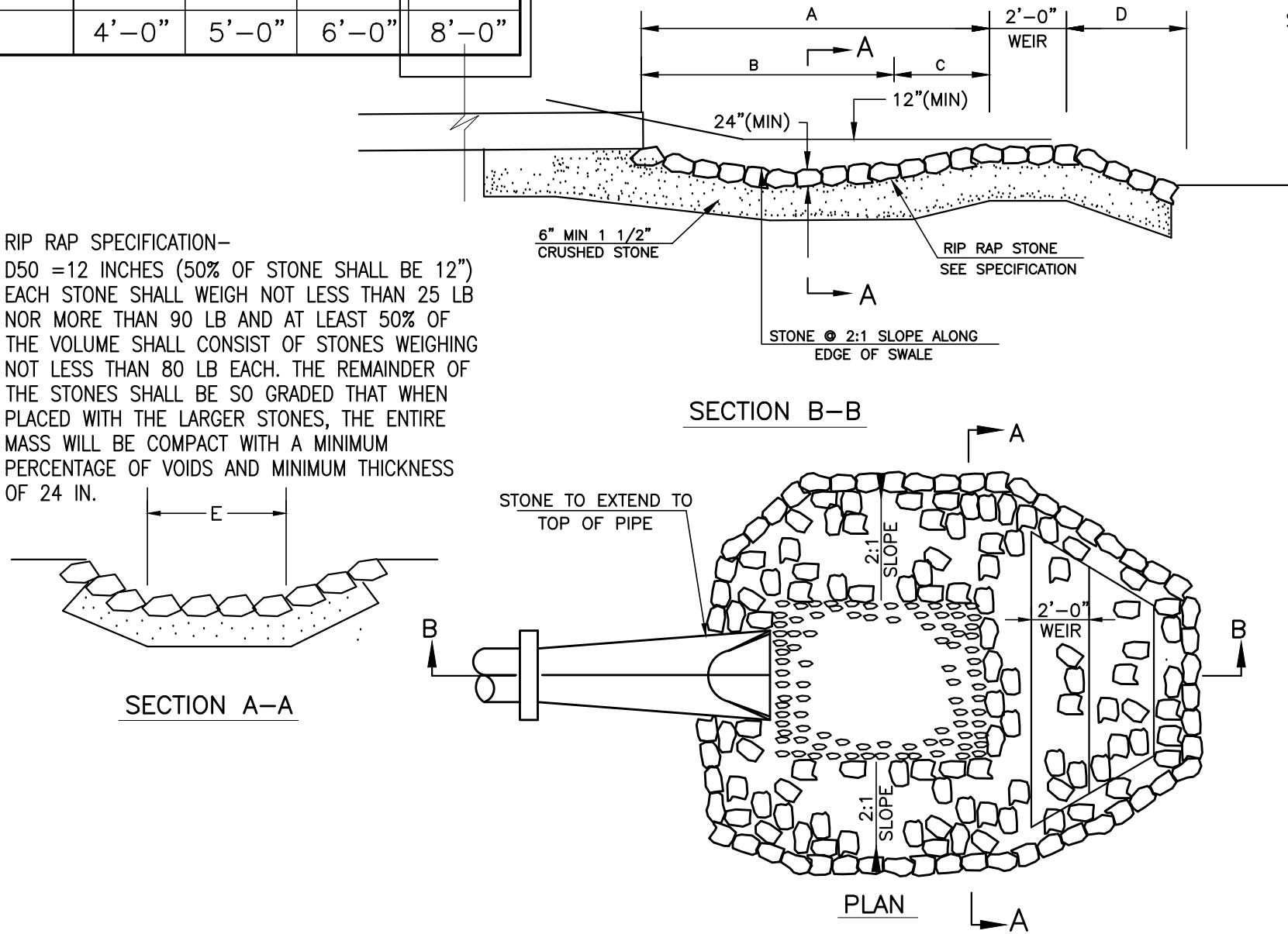
SCALE: NONE

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.

PIPE DIA.	12"	15"	18"	20"
A	10'-0"	12'-6"	15'-0"	20'-0"
B	7'-6"	9'-6"	11'-3"	15'-0"
C	2'-6"	3'-0"	3'-9"	5'-0"
D	3'-0"	4'-0"	4'-6"	6'-0"
E	4'-0"	5'-0"	6'-0"	8'-0"

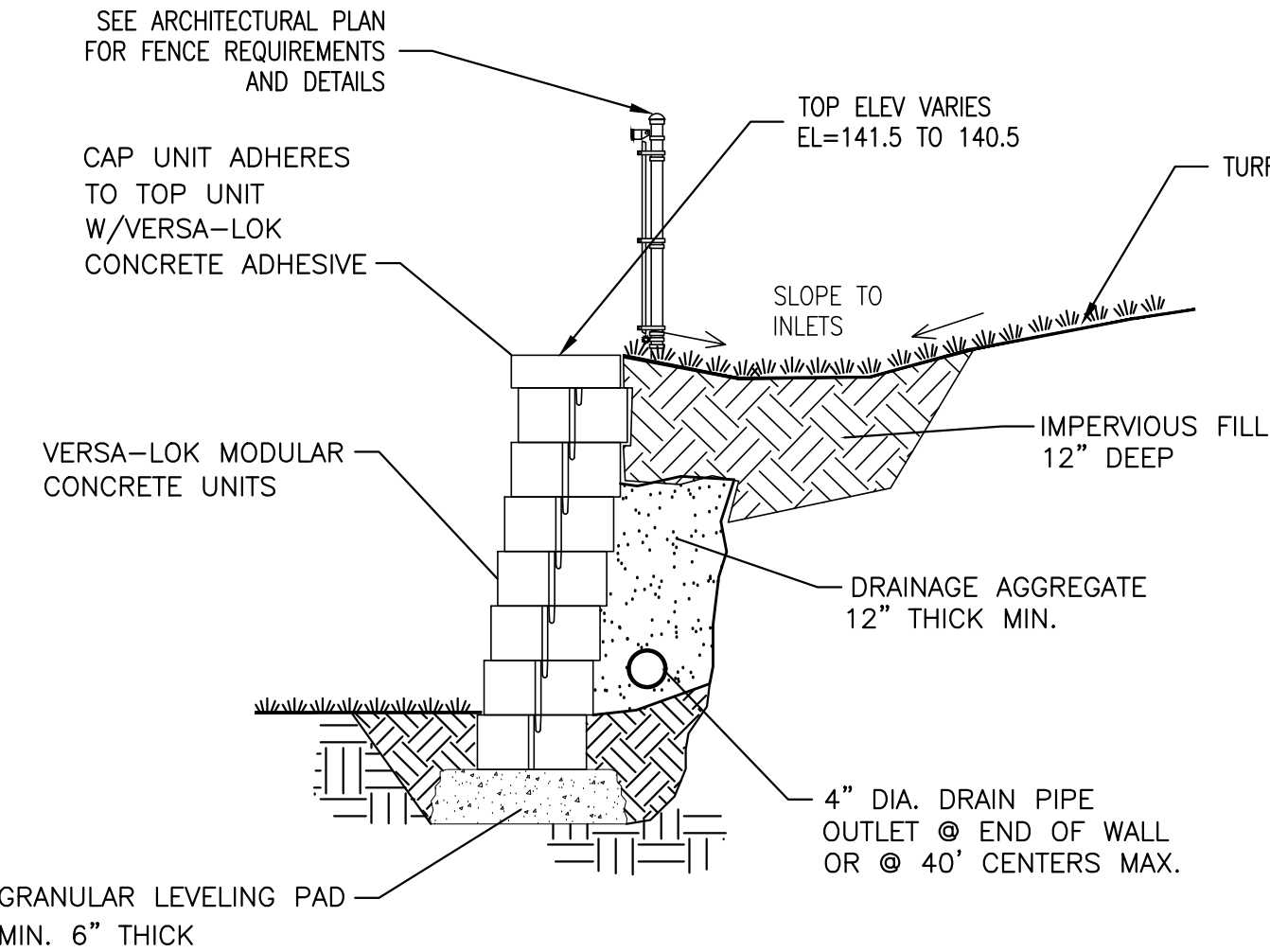
PROPOSED SPILLWAY#1



DRIVEWAY CROSSING PIPEDetail - SILT TRAP, EROSION CONTROL PAD
(NOT TO SCALE)

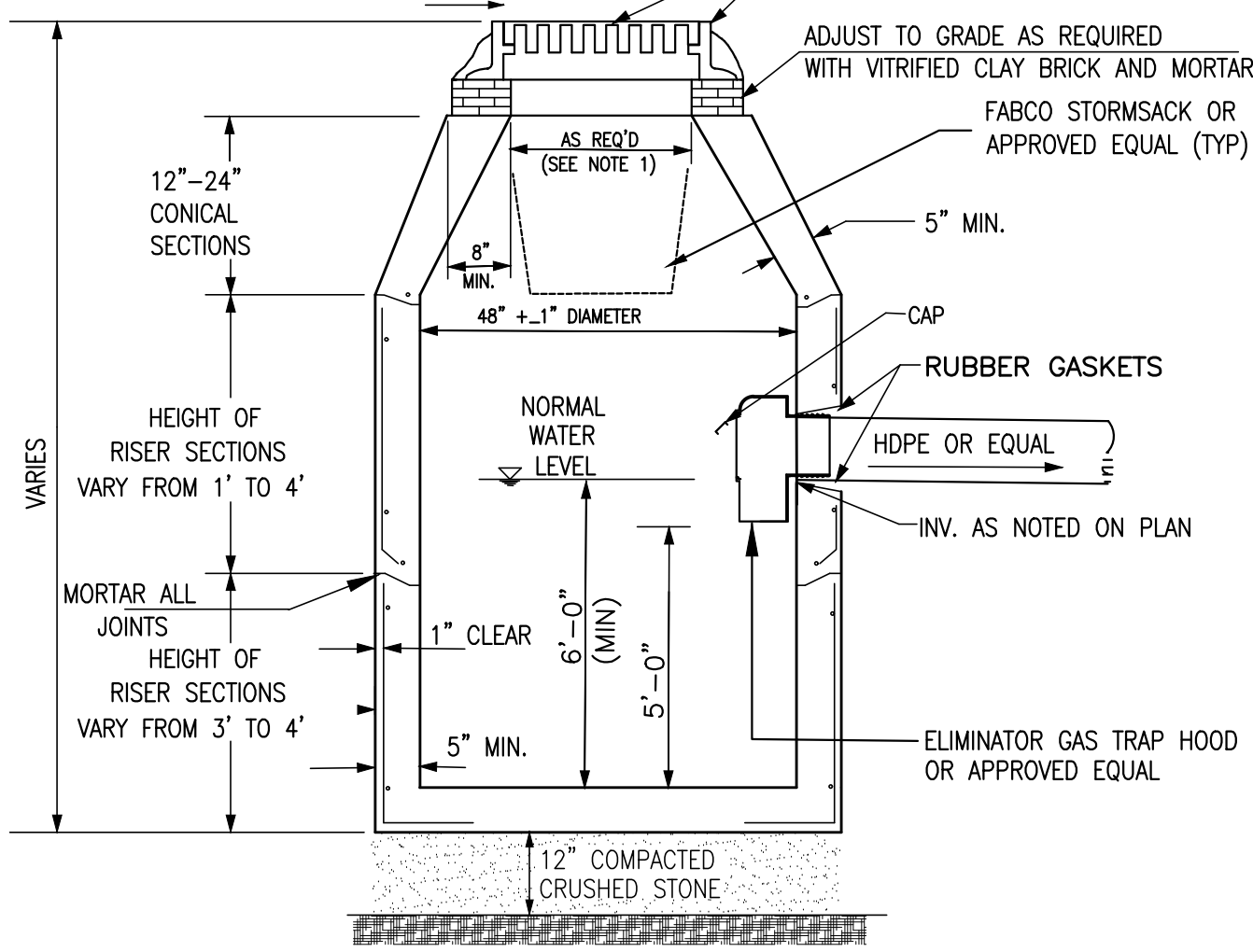
TYPICAL SECTION-UNREINFORCED RETAINING WALL

SCALE: NONE



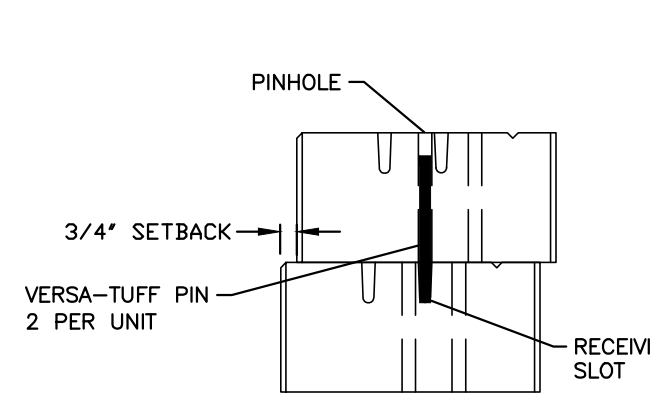
NOTES:

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.



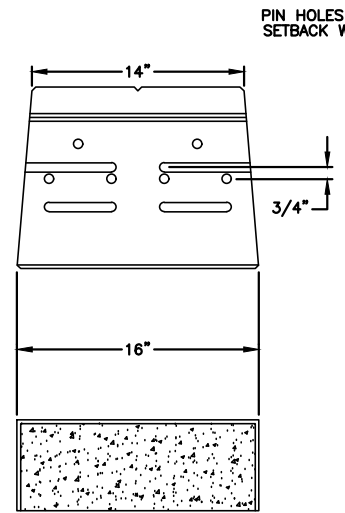
PRECAST CONCRETE CATCH BASIN

(NOT TO SCALE)

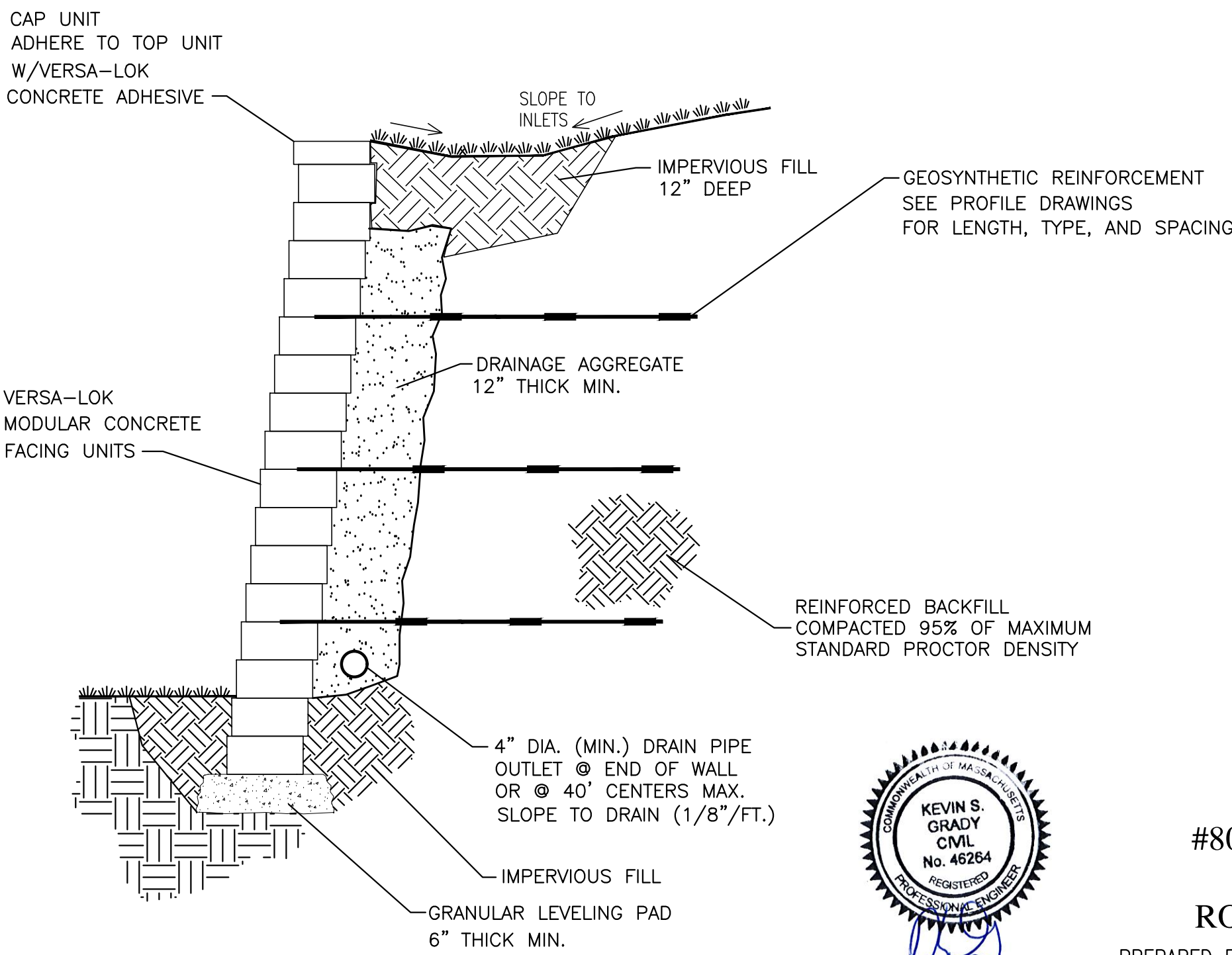


PINNING DETAIL

CROSS SECTION
SCALE: NONE



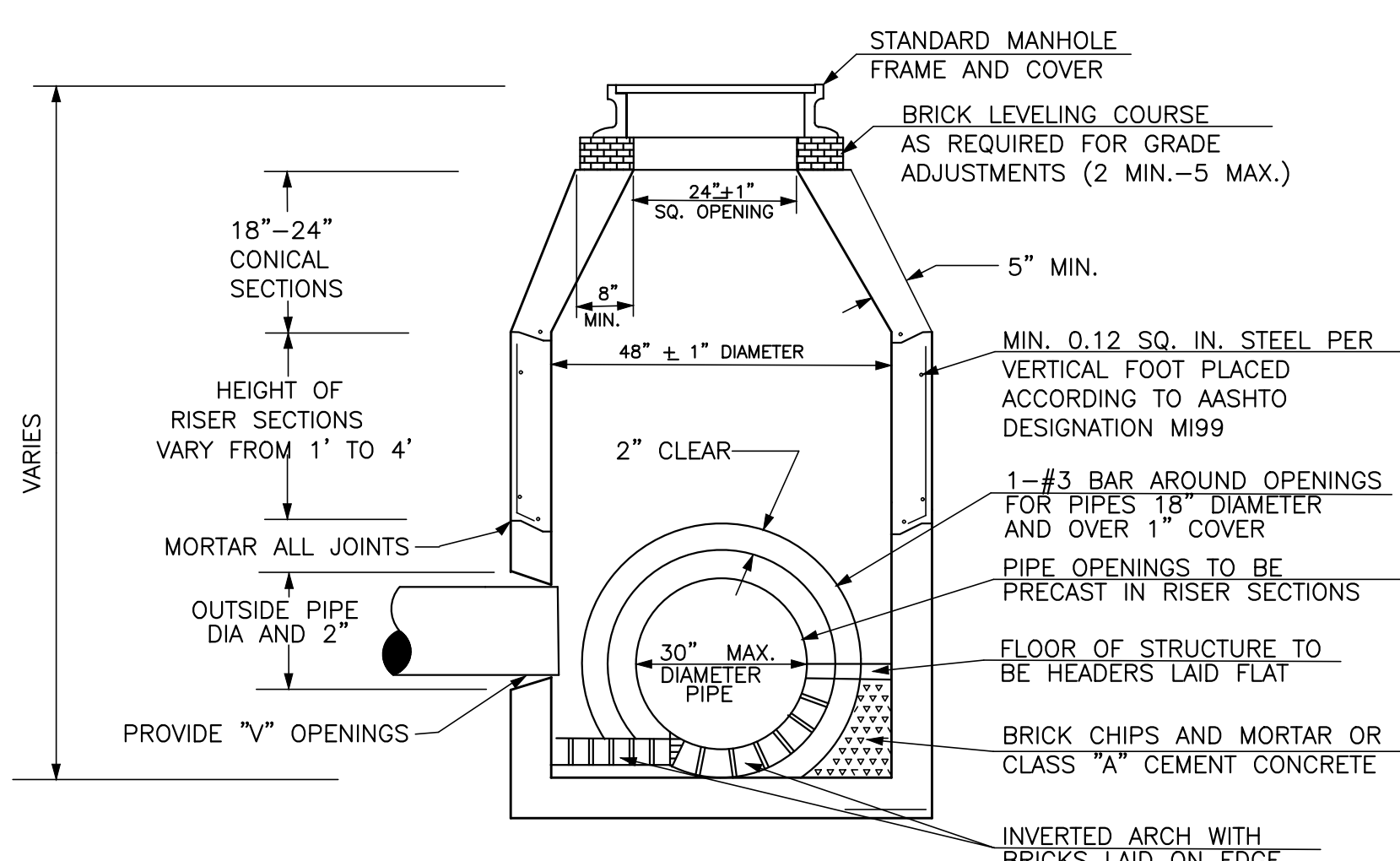
VERSALOK UNIT
UNIT DIMENSIONS
SCALE: NONE



TYPICAL SECTION-REINFORCED RETAINING WALL

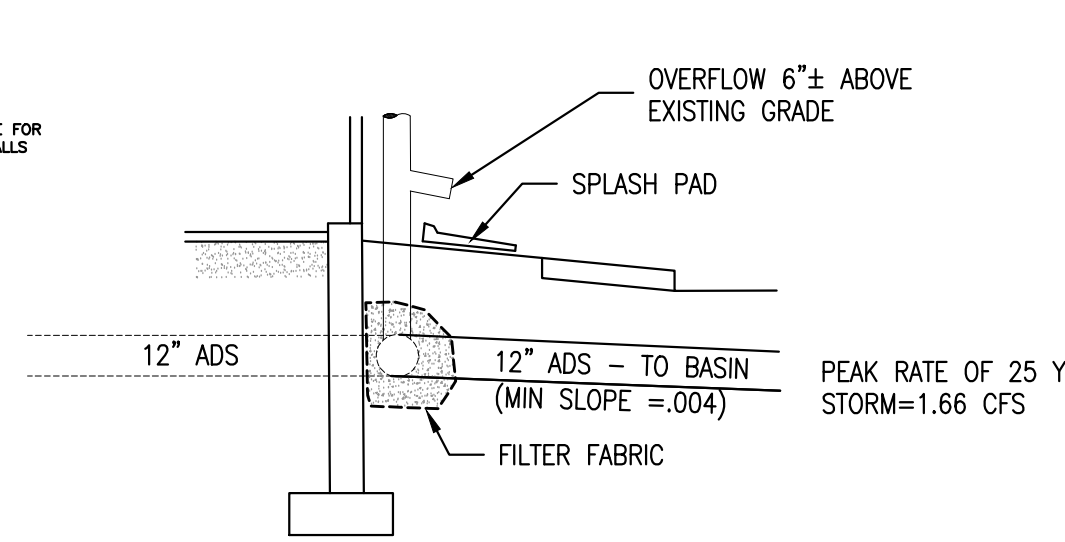
MODULAR CONCRETE UNIT
SCALE: NONE

NOTE:
RETAINING WALL STRUCTURAL ENGINEERING DESIGN TO BE COMPLETED BY OTHERS



PRECAST CONCRETE MANHOLE

(NOT TO SCALE)



ROOF DRAIN DETAIL
(NOT TO SCALE)

SITE PLAN APPROVAL
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SITE PLAN
LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
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Phone (781) 585-2300 Fax (781) 585-2378

ADS
TECHNICAL NOTE
Minimum and Maximum Cover Heights for HP Storm Pipe for Storm Drainage

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 12" through 48-inch (300-1200 mm) installed in traffic areas (AASHTO H-20, H-25, or HL-93 loads) must have at least one foot (0.3m) of cover over the pipe crown, while 60-inch (1500 mm) pipes must have at least 24 inches (0.6m) of cover. 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 composition listed in Appendix A-5, Table A-5-2 of the Drainage Handbook. In Table 1 below, this condition is represented by a Class II material compacted to 95% standard Proctor density or a Class II 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 to 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, peeing 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 HP Storm with AASHTO H-25, H-20, or HL-93 Load

Inside Diameter, ID, (in./mm)	Minimum Cover, R, (in./mm)	Inside Diameter, ID, (in./mm)	Minimum Cover, R, (in./mm)
12 (300)	1 (0.3)	36 (900)	1 (0.3)
15 (375)	1 (0.3)	42 (1065)	1 (0.3)
18 (450)	1 (0.3)	48 (1200)	1 (0.3)
24 (600)	1 (0.3)	60 (1500)	2 (0.6)
30 (750)	1 (0.3)		

- Notes:
1. Minimum covers presented here were calculated assuming Class II backfill material compacted to 95% standard Proctor density or Class II backfill material compacted to 90% standard Proctor density around the pipe, as recommended in Section 5 of the Drainage Handbook, with an additional layer of compacted traffic base sub-base for a final 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.
 2. The minimum covers specified do not include pavement thickness. A pavement section of 6" is typical.
 3. Backfill materials and compaction levels not shown in the table may also be acceptable. Contact ADS for further detail.
 4. Calculators assume no hydrostatic pressure and native soils that are as strong as the specified minimum backfill recommendations.

4840 TRELEMAN BLVD. HILLIARD, OH 43035 (605) 621-0716 www.ads-pipe.com

Dorms-revised 2021-10-20 Type III 24-hr 2-Year Rainfall=3.40"
Prepared by (enter your company name here) Printed 10/21/2021
HydroCAD® 10.00-21 s/n 09955 © 2018 HydroCAD Software Solutions LLC Page 28

Pond 27P: Basin#1 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

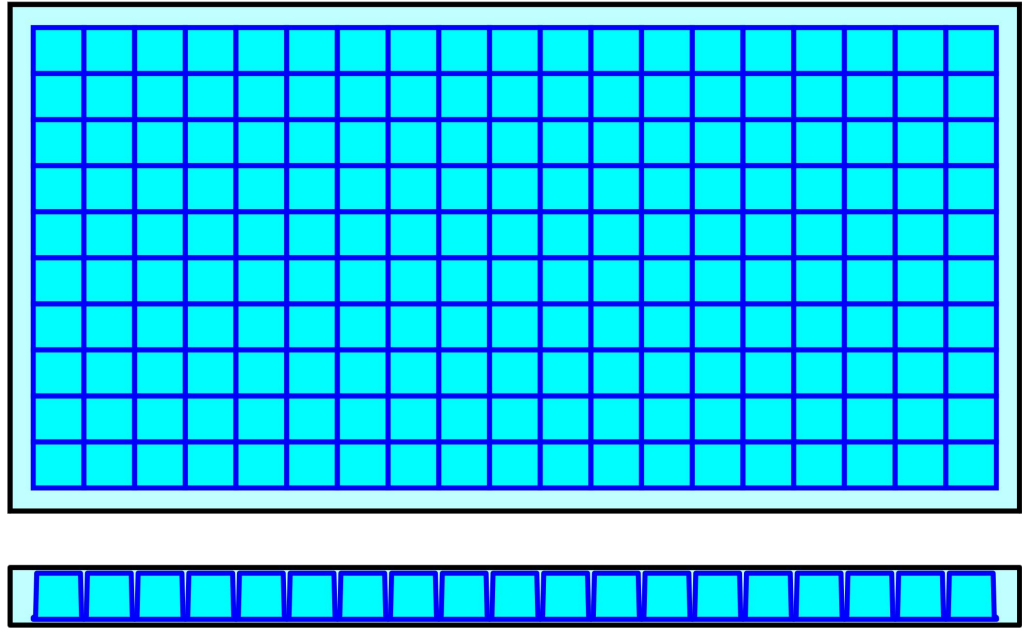
10 Chambers/Row x 4.00' Long = 40.00' Row Length +24.0" End Stone x 2 = 44.00' Base Length
19 Rows x 52.8" Wide + 24.0" Side Stone x 2 = 87.60' Base Width
6.0" Base + 48.0" Chamber Height + 6.0" Cover = 5.00' Field Height

190 Chambers x 44.3 cf = 8,425.5 cf of Chamber Storage
190 Chambers x 58.9 cf = 11,186.5 cf of Displacement

19,272.0 cf of Field - 11,186.5 cf of Chambers = 8,085.5 cf of Stone x 40.0% Voids = 3,234.2 cf of Stone Storage

Chamber Storage + Stone Storage = 11,659.7 cf = 0.268 af
Overall Storage Efficiency = 60.5%
Overall System Size = 44.00' x 87.60' x 5.00'

190 Chambers
713.8 cy Field
299.5 cy Stone



Dorms-revised 2021-11-29 - Option 2 Type III 24-hr 100-Year Rainfall=7.00"
Prepared by (enter your company name here) Printed 11/29/2021
HydroCAD® 10.00-21 s/n 09955 © 2018 HydroCAD Software Solutions LLC

Pond 17P: Basin#2 - Chamber Wizard Field A

Chamber Model = Concrete Galley 4x4x4 (Concrete Galley, UCPI 4x4x4 Galley or equivalent)
Inside= 42.0"W x 43.0"H => 12.67 sf x 3.50'L = 44.3 cf
Outside= 52.8"W x 48.0"H => 14.72 sf x 4.00'L = 58.9 cf

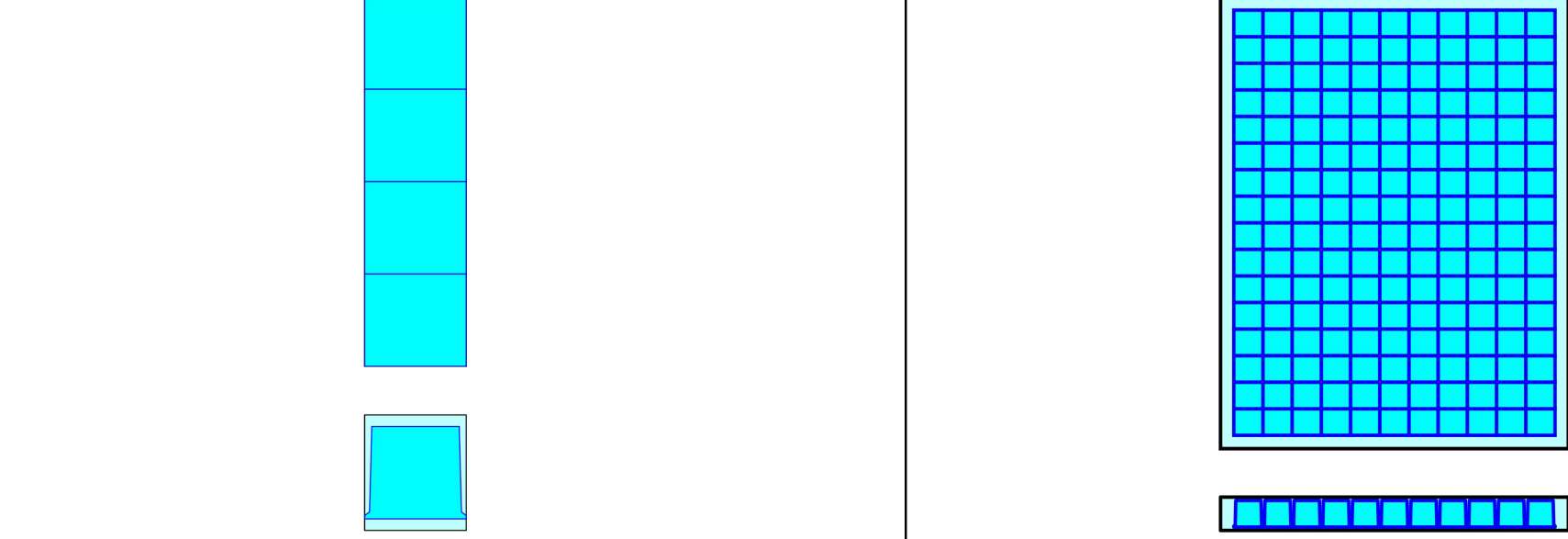
4 Chambers/Row x 4.00' Long = 16.00' Row Length
1 Rows x 52.8" Wide = 4.40' Base Width
6.0" Base + 48.0" Chamber Height + 6.0" Cover = 5.00' Field Height

4 Chambers x 44.3 cf = 177.4 cf of Chamber Storage
4 Chambers x 58.9 cf = 235.5 cf of Displacement

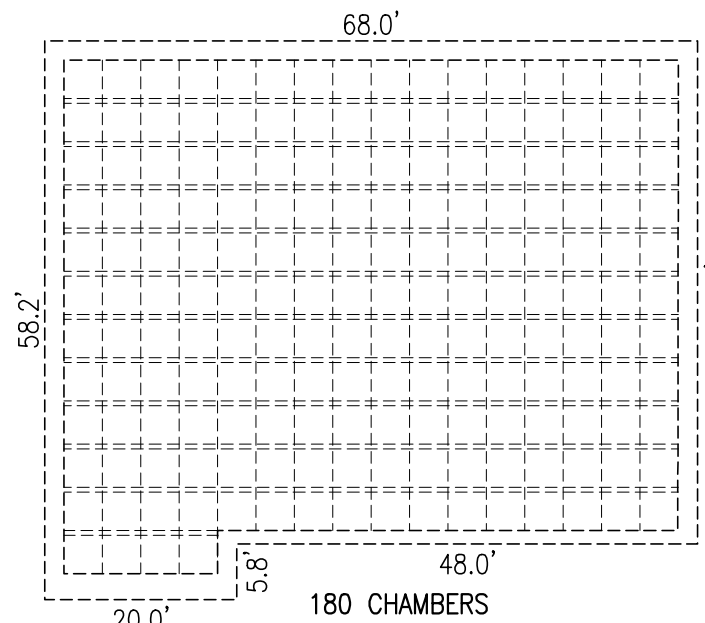
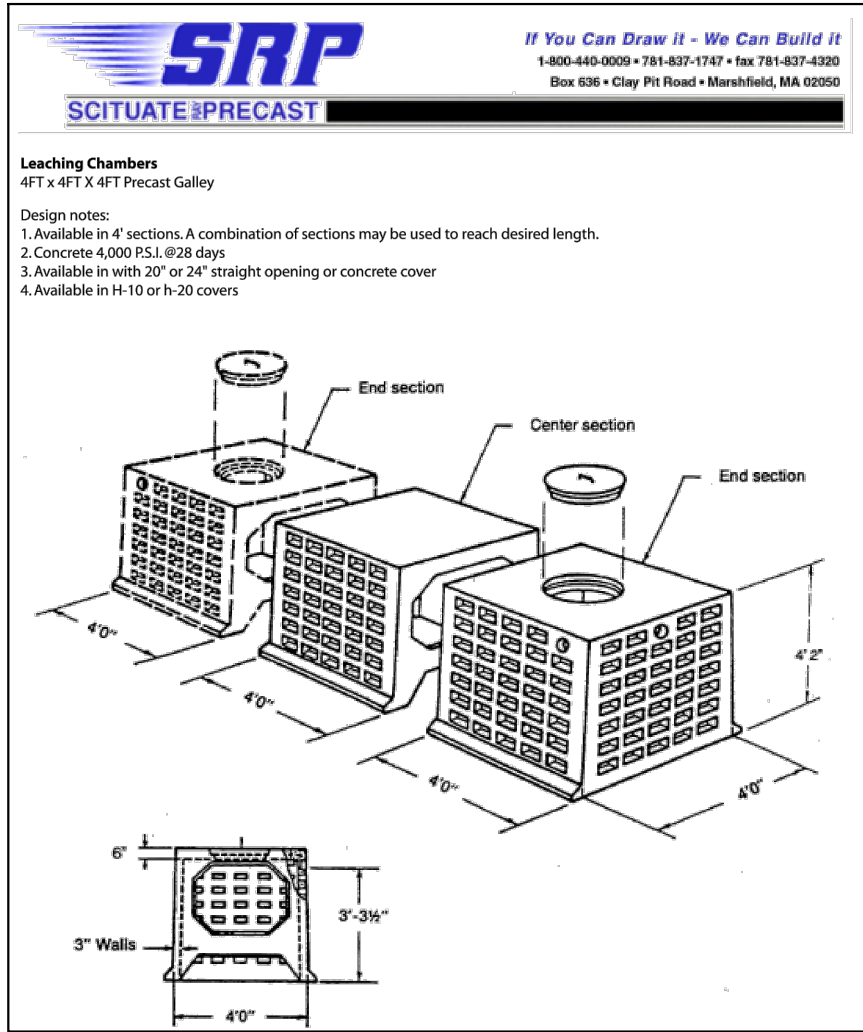
352.0 cf of Field - 235.5 cf of Chambers = 116.5 cf of Stone x 40.0% Voids = 46.6 cf of Stone Storage

Chamber Storage + Stone Storage = 224.0 cf = 0.005 af
Overall Storage Efficiency = 63.6%
Overall System Size = 16.00' x 4.40' x 5.00'

4 Chambers
13.0 cy Field
4.3 cy Stone



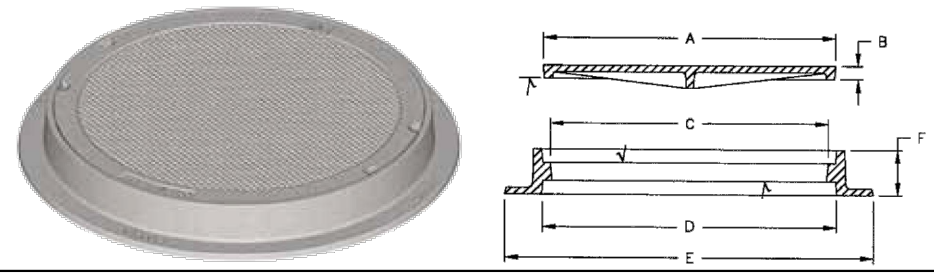
OPTION 2 SUBSURFACE GALLEY



OPTION 2 SUBSURFACE GALLEY

New England Municipal and Construction Castings Massachusetts Municipal Manhole Frames and Covers

V-1600/V-1800 FRAMES AND COVERS



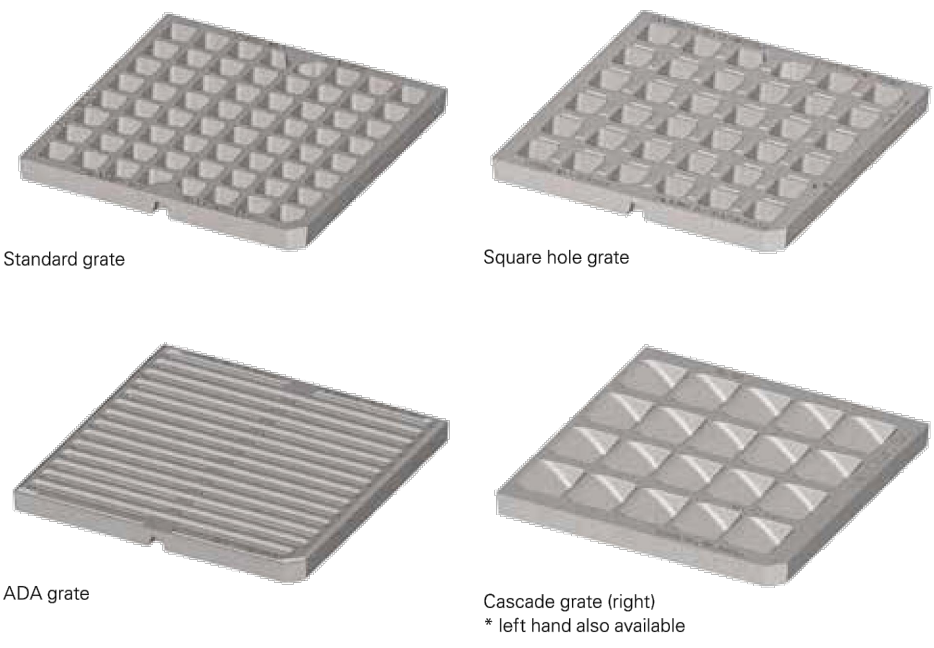
V-1600/V-1800 Frame and Cover Options

Catalog Number	A Cover Diameter	B Cover Thickness	C Clear Opening	D Frame Opening	E Flange Diameter	F Height
V-1600-1	19 1/4	1 1/2	18 1/4	19 1/2	24	4
V-1600-2	23 1/2	1 1/2	22	23 3/4	28 1/2	4

USE EAST JORDAN V-1600-2 OR APPROVED EQUAL
TYPICAL MANHOLE COVER
(NOT TO SCALE)

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

Grates Options



24" x 48" Grate Options

Grate Type	Product Number
Standard grate	OMA552000074
Square hole grate	OMA552000075
Cascade grate (left)	OMA552000076
Cascade grate (right)	OMA552000077
ADA grate	OMA552000078

Note: 2 grates required per frame

24" x 48" Catch Basin Assembly Options

Frame Height	Flanges	Product Number
Standard Grate		
4	3 flange (long flange deleted)	OMA544400001
4	3 flange (short flange deleted)	OMA544400100
4	4 flange	OMA544400001

USE EAST JORDAN STANDARD GRATE & 4 FLANGE FRAME OR APPROVED EQUAL

TYPICAL INLET COVER

(NOT TO SCALE)

SITE PLAN APPROVAL

ROCKLAND PLANNING BOARD



DATE _____

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OCTOBER 10, 2021	REMOVE PWS & SEPTIC SYSTEM
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DECEMBER 14, 2021	RESPONSE TO 12/10/21 BETA REVIEW & BOH

SITE PLAN

LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

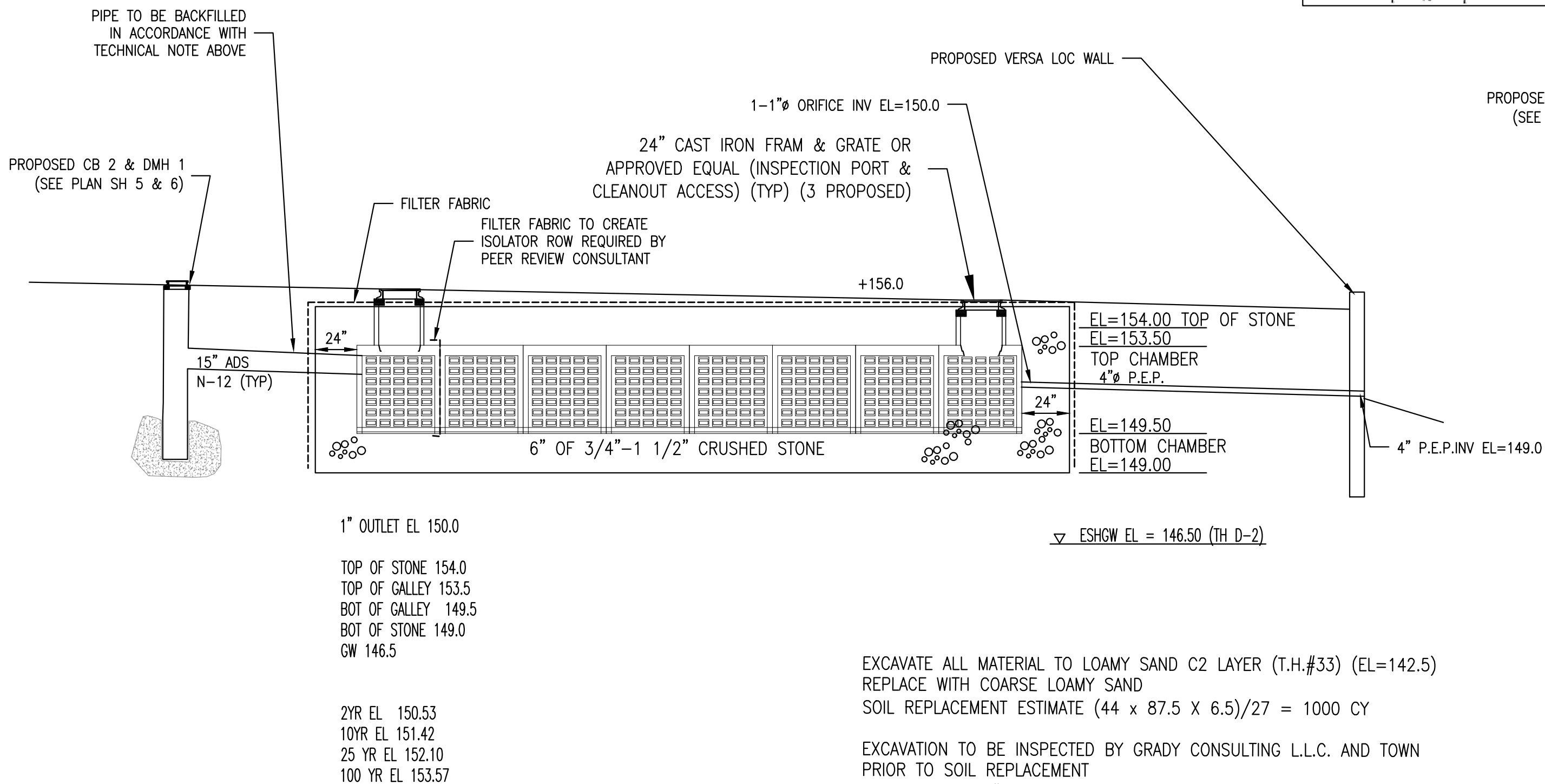
AUGUST 16, 2021
SCALE: NTS
JOB No. 17-276

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

SUBSURFACE GALLEY SYSTEM #1

(NOT TO SCALE)

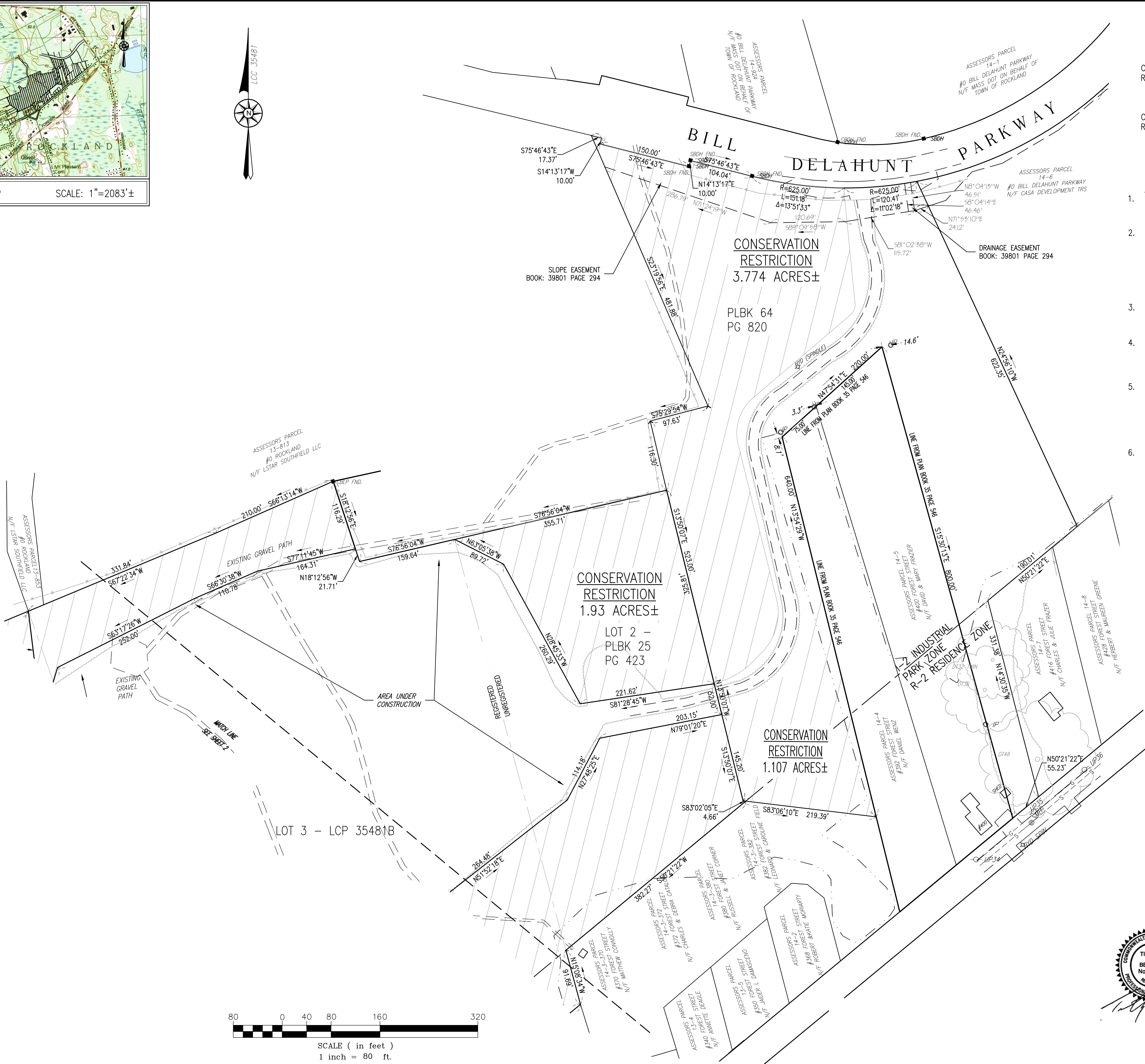
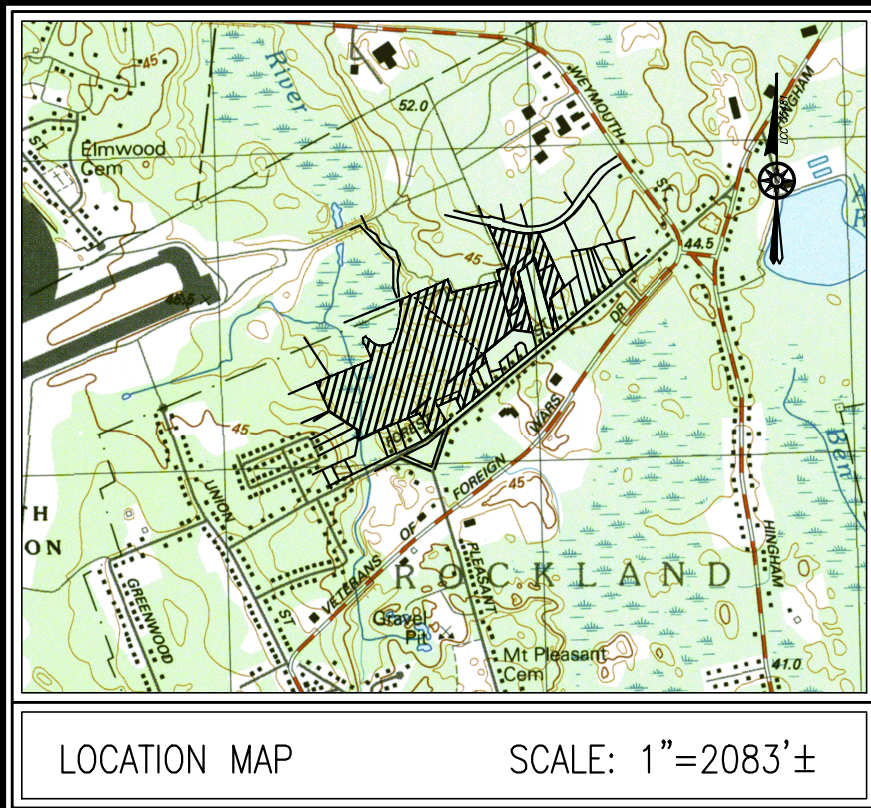


SUBSURFACE GALLEY SYSTEM #1

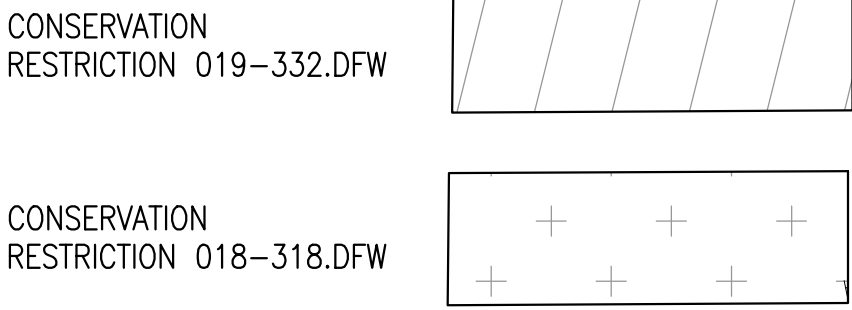
(NOT TO SCALE)

SUBSURFACE GALLEY SYSTEM #2

(NOT TO SCALE)



LEGEND



NOTES

- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY BY GRADY CONSULTING, L.L.C. IN JULY, 2021.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE, AND RECORD INFORMATION, AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- THE SITE IS NOT LOCATED IN A MASS. DEP WELLHEAD PROTECTION AREA (ZONE II, ZONE I, IWPA) BASED ON MASSGIS MAPPING DATED APRIL 2021
- THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAPS 25023C091K AND 25023C093K EFFECTIVE DATE JULY 5, 2021.
- THE SITE IS SUBJECT TO A MASS. ENDANGERED SPECIES ACT CONSERVATION AND MANAGEMENT PERMIT No. 019-332-DFW, DATED 2/7/2019, RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 53623 PAGE 299 AND AN AMENDED PERMIT IN DEED BOOK 53842 PAGE 157 DATED 11/17/2020.
- THE SITE IS SUBJECT TO A MASS. ENDANGERED SPECIES ACT CONSERVATION AND MANAGEMENT PERMIT No. 018-318-DFW, DATED 2/9/2018, RECORDED IN PLYMOUTH COUNTY REGISTRY OF DEEDS BOOK 50147 PAGE 34 AND AN AMENDED PERMIT IN DEED BOOK 53655 PAGE 1, DATED 4/22/2019.

RECORD OWNER:

ASSESSOR PARCEL ID: 13-3, 14-92, 19-108, 19-47
FOREST DELAHUNT DEVELOPMENT LLC
BOB MONAHAN MANAGING PARTNER
276 WEYMOUTH STREET
ROCKLAND MA 02370

PLAN REFERENCES:

- LAND COURT PLAN 35481-A & B
- PLAN BOOK 25 PAGE 423
- PLAN BOOK 64 PAGE 820-822
- PLAN BOOK 64 PAGE 954
- PLAN BOOK 62 PAGE 780
- PLAN BOOK 35 PAGE 546
- PLAN IN BOOK 5154 PAGE 15
- PLAN BOOK 15 PAGE 74

SITE PLAN APPROVAL

DATE

REVISIONS	
OCTOBER 10, 2021	REMOVE PWS & SEPTIC SYSTEM
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NOVEMBER 29, 2021	RESPONSE TO 11/23/2021 BETA REVIEW

SITE PLAN

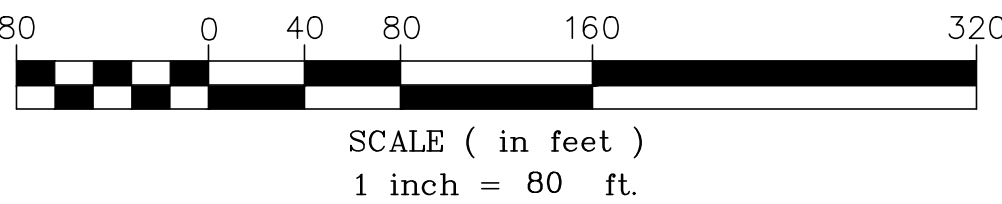
LOVELL ACADEMY
120 BILL DELAHUNT BOULEVARD
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

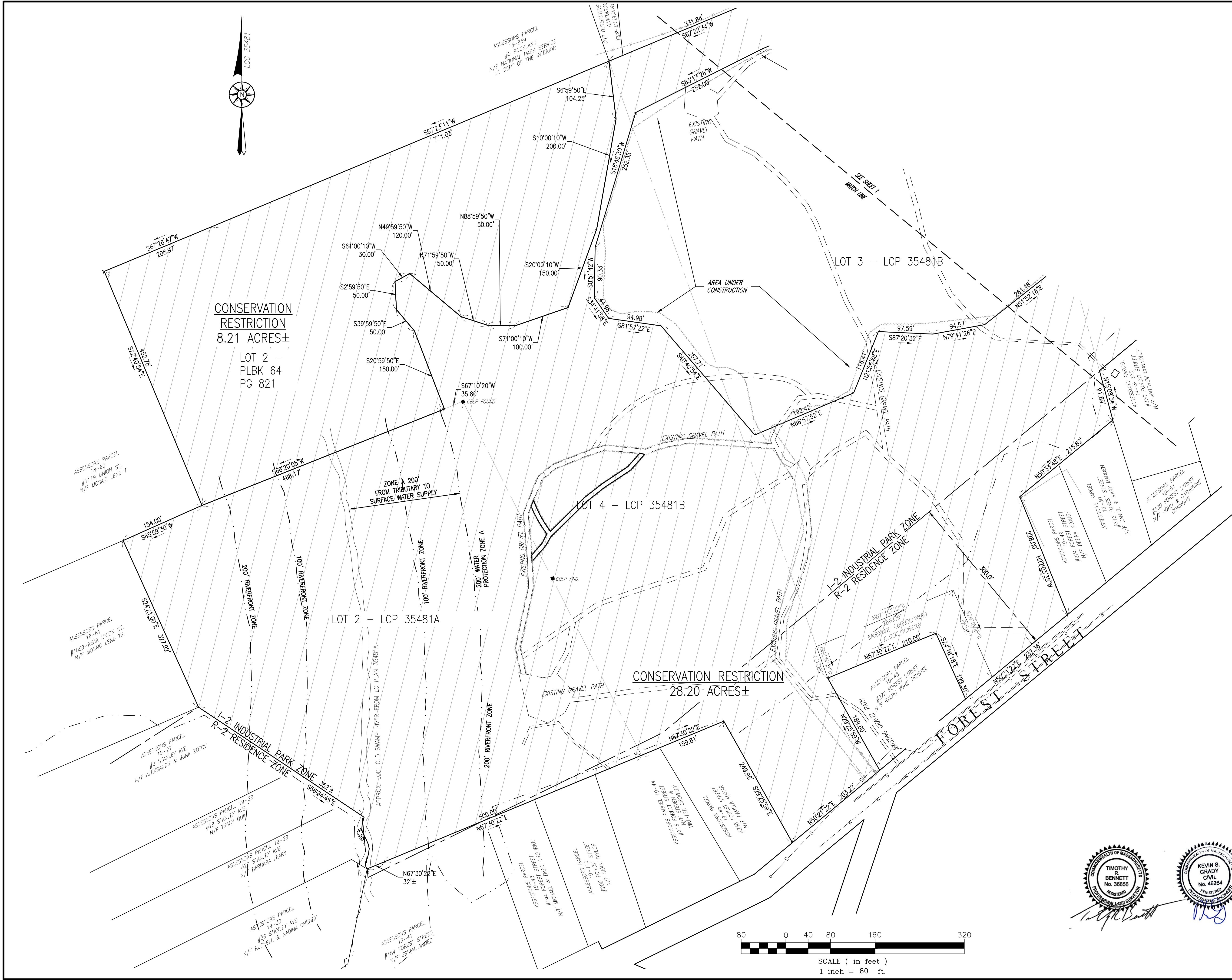
PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

AUGUST 16, 2021
SCALE: 1"= 80'
JOB No. 17-276

GRADY CONSULTING, L.L.C.

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





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120 BILL DELAHUNT BOULEVARD
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

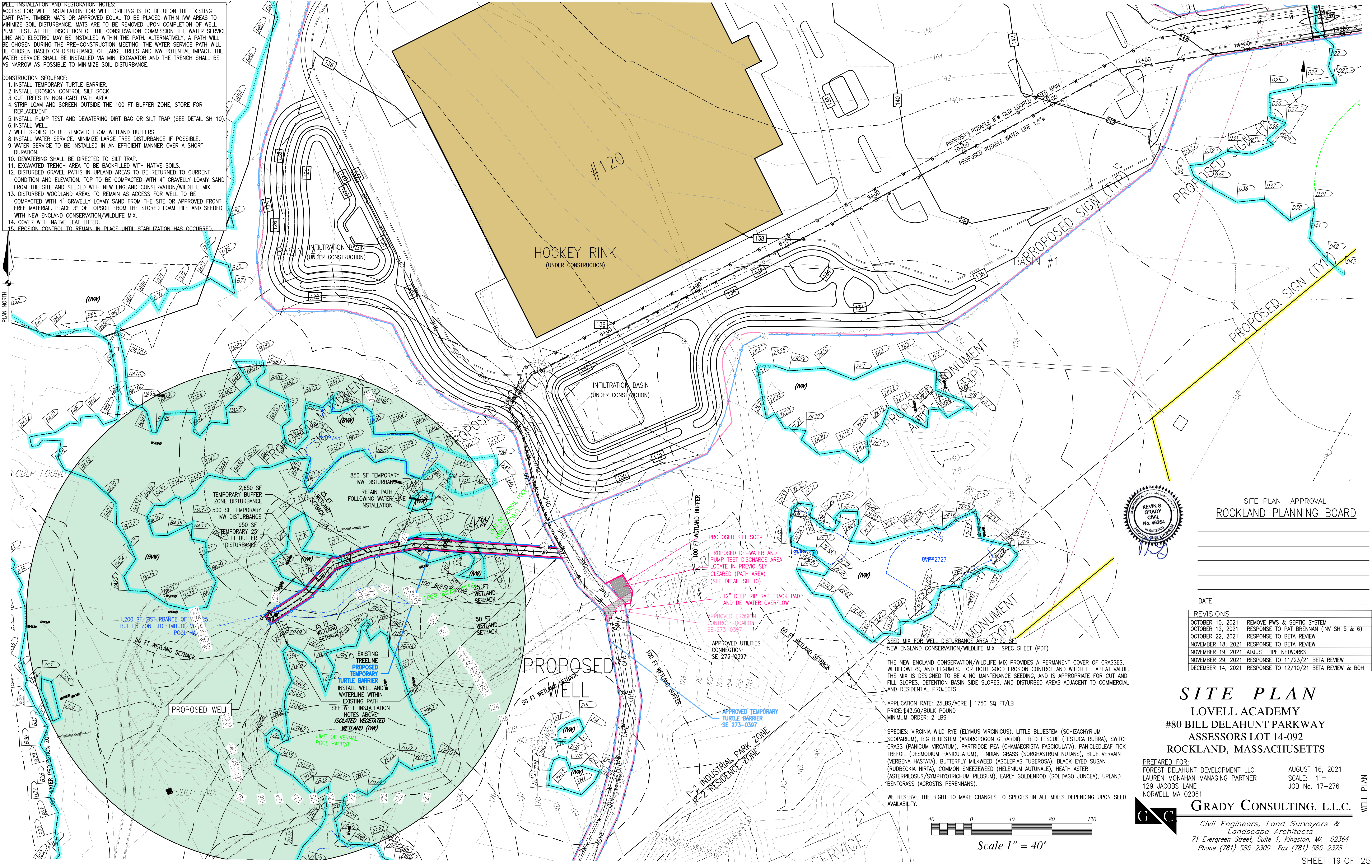
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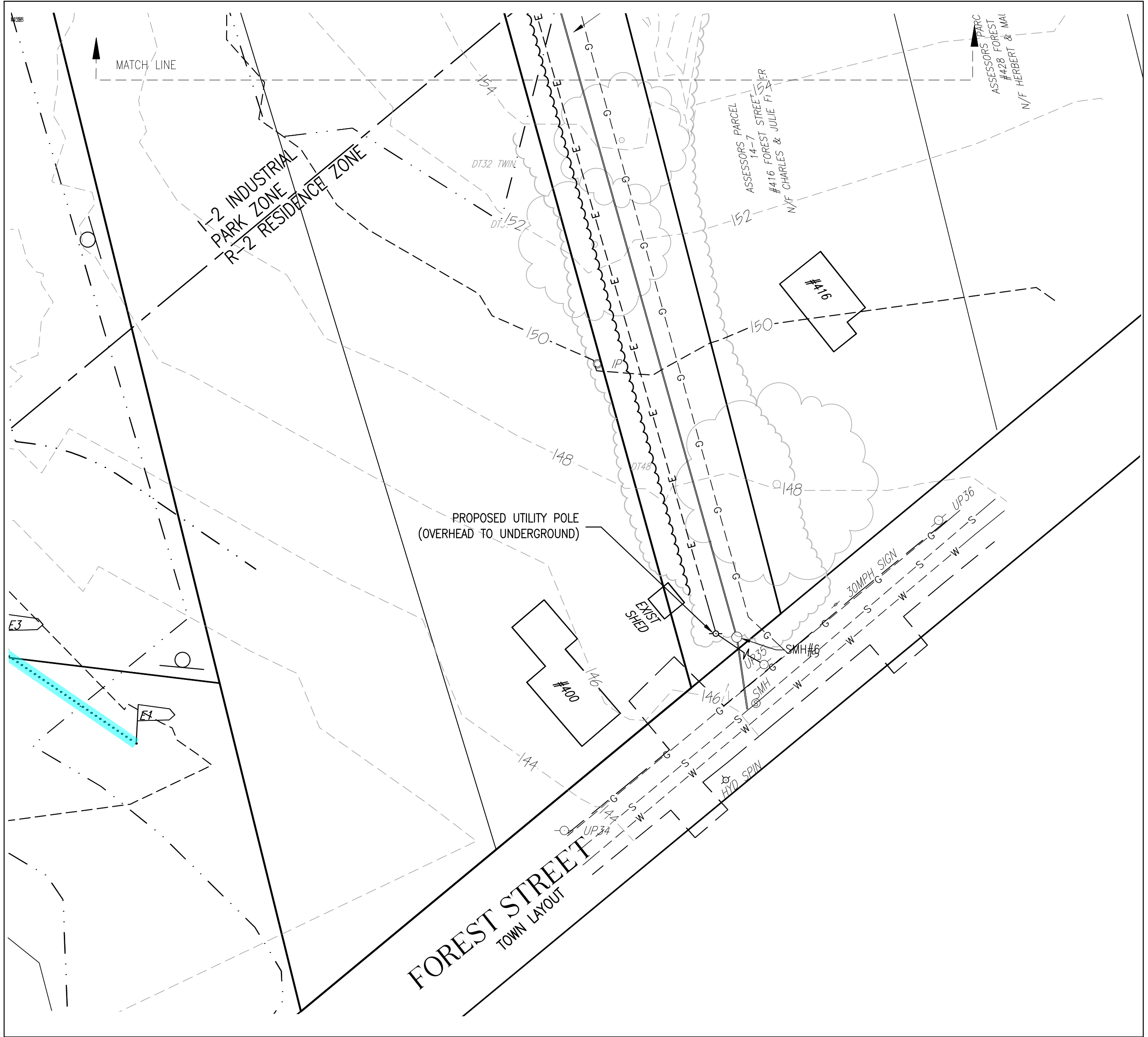
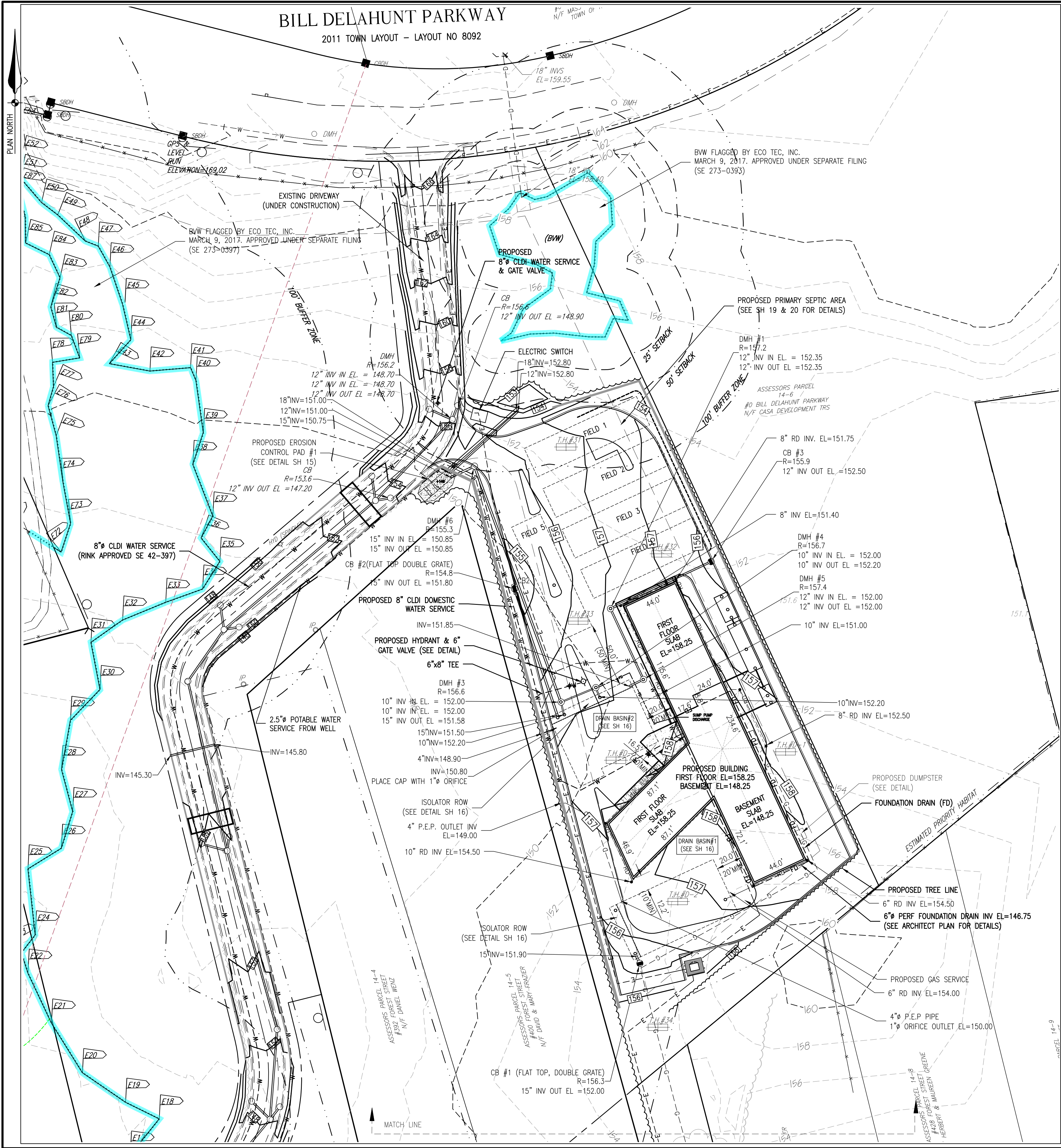
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WELL INSTALLATION AND RESTORATION NOTES:
ACCESS FOR WELL INSTALLATION FOR WELL DRILLING IS TO BE UPON THE EXISTING CART PATH. TIMBER MATS OR APPROVED EQUAL TO BE PLACED WITHIN IWV AREAS TO MINIMIZE SOIL DISTURBANCE. MATS ARE TO BE REMOVED UPON COMPLETION OF WELL PUMP TEST. AT THE DISCRETION OF THE CONSERVATION COMMISSION THE WATER SERVICE LINE AND ELECTRIC MAY BE INSTALLED WITHIN THE PATH. ALTERNATIVELY, A PATH WILL BE CHOSEN DURING THE PRE-CONSTRUCTION MEETING. THE WATER SERVICE PATH WILL BE CHOSEN BASED ON DISTURBANCE OF LARGE TREES AND IWV POTENTIAL IMPACT. THE WATER SERVICE SHALL BE INSTALLED VIA MINI EXCAVATOR AND THE TRENCH SHALL BE AS NARROW AS POSSIBLE TO MINIMIZE SOIL DISTURBANCE.

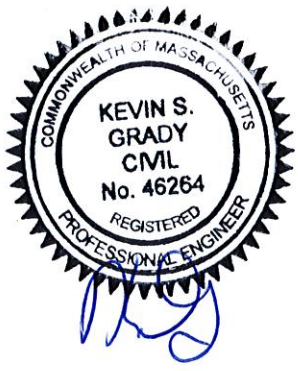
- CONSTRUCTION SEQUENCE:
1. INSTALL TEMPORARY TURTLE BARRIER.
 2. INSTALL EROSION CONTROL SILT SOCK.
 3. CUT TREES IN NON-CART PATH AREA.
 4. STRIP LOAM AND SCREEN OUTSIDE THE 100 FT BUFFER ZONE, STORE FOR REPLACEMENT.
 5. INSTALL PUMP TEST AND DEWATERING DIRT BAG OR SILT TRAP (SEE DETAIL SH 10).
 6. INSTALL WELL.
 7. WELL SPOILS TO BE REMOVED FROM WETLAND BUFFERS.
 8. INSTALL WATER SERVICE. MINIMIZE LARGE TREE DISTURBANCE IF POSSIBLE.
 9. WATER SERVICE TO BE INSTALLED IN AN EFFICIENT MANNER OVER A SHORT DURATION.
 10. DEWATERING SHALL BE DIRECTED TO SILT TRAP.
 11. EXCAVATED TRENCH AREA TO BE BACKFILLED WITH NATIVE SOILS.
 12. DISTURBED GRAVEL PATHS IN UPLAND AREAS TO BE RETURNED TO CURRENT CONDITION AND ELEVATION. TOP TO BE COMPACTED WITH 4" GRAVELLY LOAMY SAND FROM THE SITE AND SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX.
 13. DISTURBED WOODLAND AREAS TO REMAIN AS ACCESS FOR WELL TO BE COMPACTED WITH 4" GRAVELLY LOAMY SAND FROM THE SITE OR APPROVED FRONT FREE MATERIAL. PLACE 3" OF TOPSOIL FROM THE STORED LOAM PILE AND SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX.
 14. COVER WITH NATIVE LEAF LITTER.
 15. EROSION CONTROL TO REMAIN IN PLACE UNTIL STABILIZATION HAS OCCURRED.





SITE PLAN APPROVAL
ROCKLAND PLANNING BOARD

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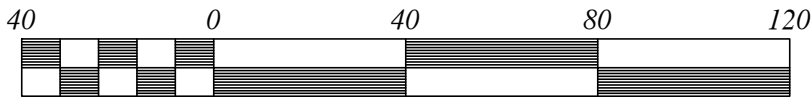
SITE PLAN
LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

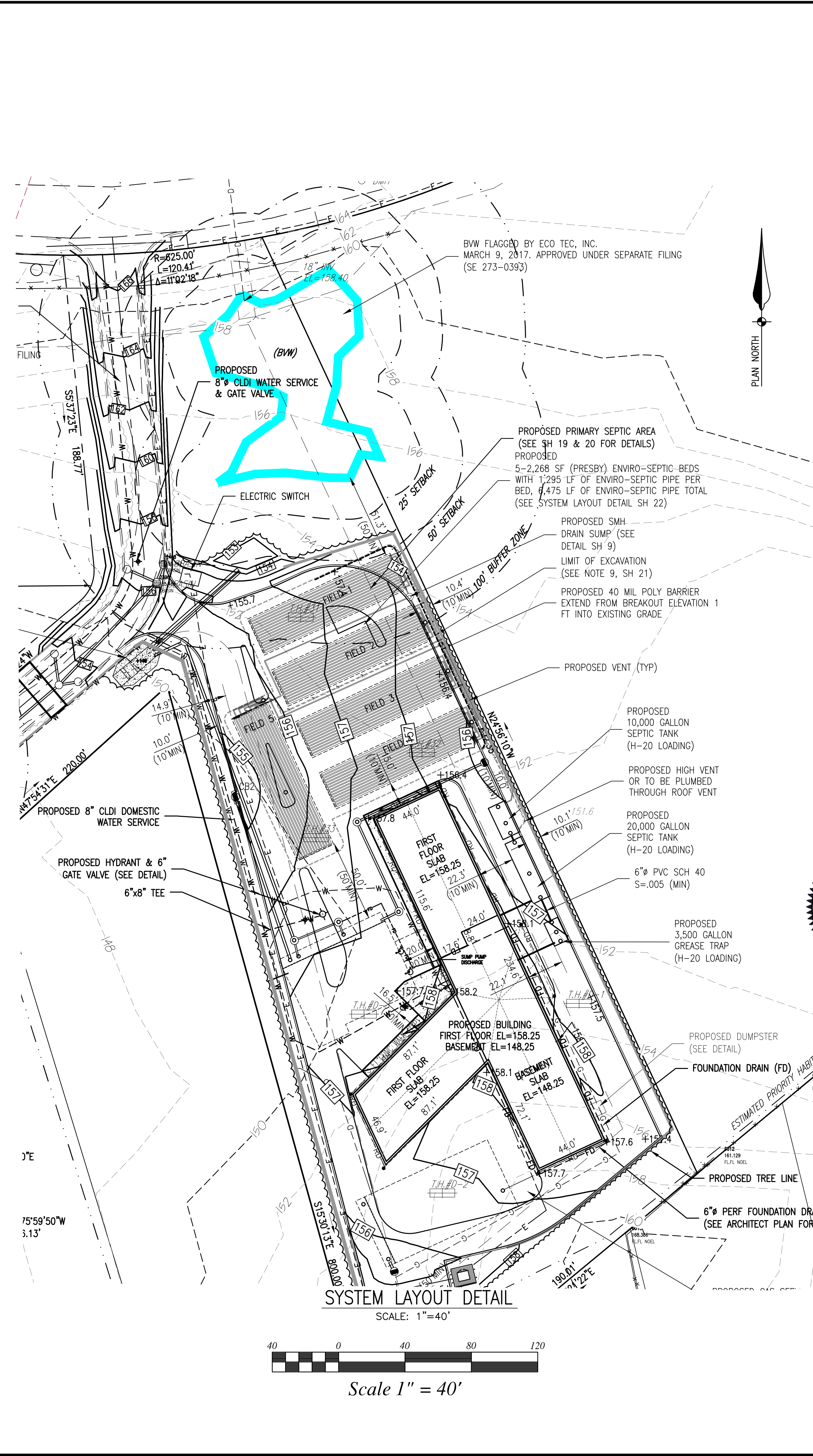
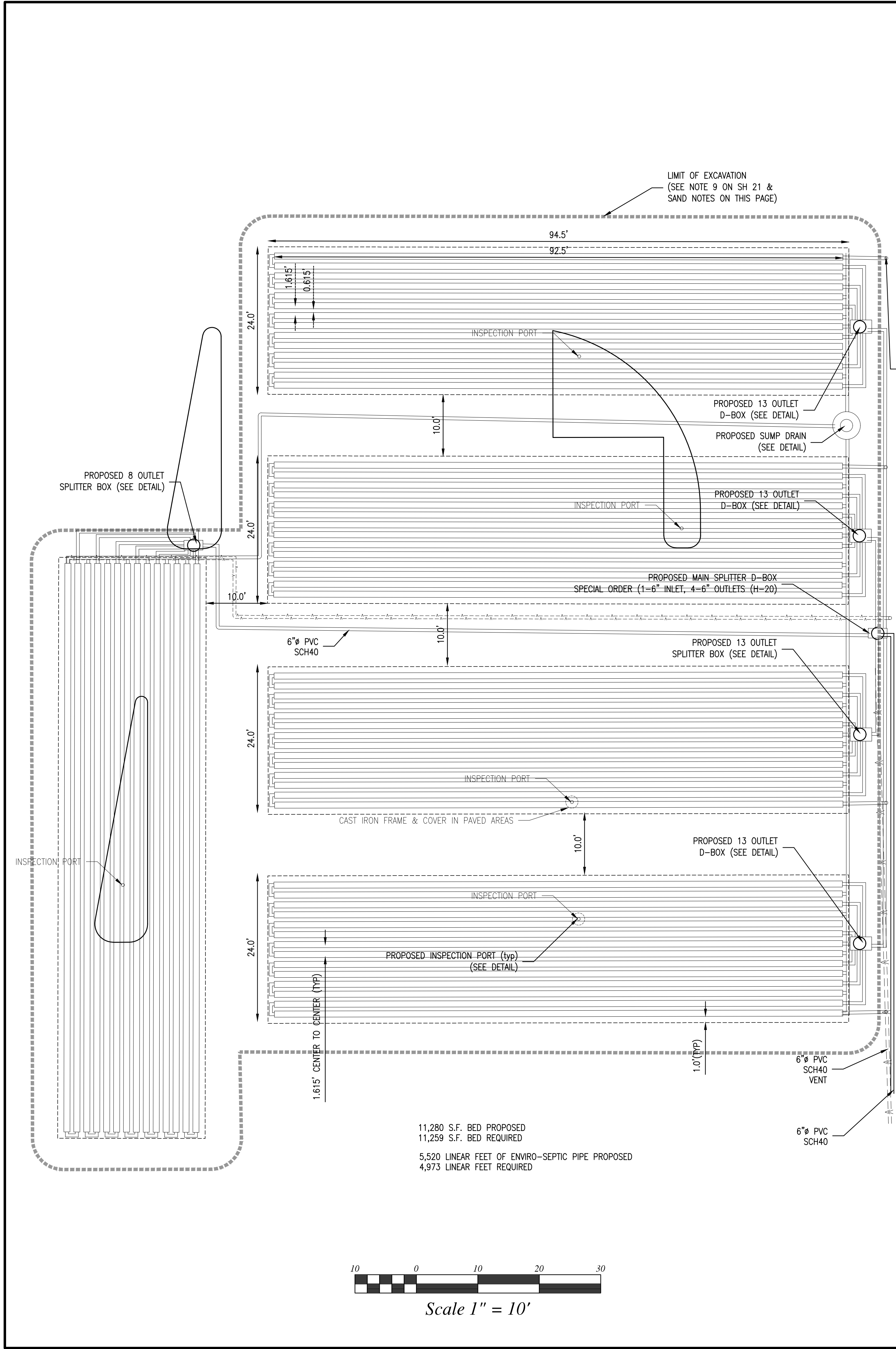
AUGUST 16, 2021
SCALE: 1"= 40'
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71 Evergreen Street, Suite 1, Kingston, MA 02364
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Scale 1" = 40'



SYSTEM NOTES

- 1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. FOR PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC., 143 AIRPORT ROAD, WHITEFIELD, NEW HAMPSHIRE 03598 - PHONE 1-800-473-5298 - WWW.PRESBY-ENVIRONMENTAL.COM
- 2) MINIMUM OF 6" OF MEDIUM TO COARSE SAND WITH LESS THAN 2% PASSING A # 200 SIEVE REQUIRED AROUND CIRCUMFERENCE OF ENVIRO-SEPTIC PIPES. (SEE ENVIRO-SEPTIC & SIMPLE-SEPTIC LEACHING SYSTEMS DESIGN AND INSTALLATION MANUAL FOR COMPLETE SAND AND FILL SPECIFICATIONS.)
- 3) DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- 4) THE SYSTEM IS DESIGNED FOR VEHICLE TRAFFIC.
- 5) NO SNOW REMOVAL, OR DEEP ROOTED VEGETATION IS PERMITTED OVER SYSTEM COMPONENTS UNLESS OTHERWISE SPECIFIED.
- 6) NO DRAINS, HOT TUBS, SAUNAS, GARBAGE DISPOSALS, WATER SOFTENERS, ETC., SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
- 7) THE SYSTEM OWNER SHALL HAVE THE SYSTEM INSPECTED ANNUALLY BY AN OPERATOR TRAINED BY THE COMPANY AND SHALL SUBMIT THE RESULTS OF THAT INSPECTION, ON A TECHNOLOGY CHECKLIST, TO THE LOCAL APPROVING AUTHORITY AND THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- 8) THE SYSTEM OWNER SHALL RECORD AT THE APPROPRIATE REGISTRY OF DEEDS, A NOTICE DISCLOSING THE EXISTENCE OF THE ALTERNATIVE SEPTIC SYSTEM ON THE PROPERTY AND D.E.P.'S APPROVAL OF THE SYSTEM. WHEN THE PROPERTY IS UNREGISTERED LAND THE NOTICE SHALL BE marginally referenced on the owner's deed to the property. WITHIN 30 DAYS OF RECORDING THE NOTICE, THE SYSTEM OWNER SHALL SUBMIT TO THE DEPARTMENT AND THE LOCAL APPROVING AUTHORITY (i) A CERTIFIED REGISTRY COPY OF THE NOTICE BEARING THE BOOK AND PAGE AND (ii) A REGISTRY COPY OF THE OWNER'S DEED TO THE PROPERTY, BEARING THE MARGINAL REFERENCE.
- 9) INSTALLER SHALL BE CERTIFIED BY PRESBY ENVIRONMENTAL INC.

SYSTEM SAND

ALL CONFIGURATIONS OF ENVIRO-SEPTIC REQUIRE A MINIMUM OF 6" OF SYSTEM SAND SURROUNDING THE CIRCUMFERENCE OF THE PIPE WITH A MINIMUM OF 6" OF SAND BELOW THE PIPE.

PERCENTAGE RESTRICTIONS: 35% OR LESS OF THE TOTAL SAND MAY BE GRAVEL 40%-90% OF THE TOTAL SAND IS TO BE COARSE AND VERY COARSE SAND.

GRAVEL QUALITY RESTRICTIONS: NO GRAVEL IS TO EXCEED 3/4" DIAMETER. NO GRAVEL IS SMALLER THAN 2MM/.787" IN DIAMETER. (IT MUST NOT PASS THROUGH A #10 SIEVE.)

COARSE AND QUALITY SAND RESTRICTIONS: NO COARSE SAND IS SMALLER THAN 0.5MM/.0196" IN DIAMETER. (IT MUST NOT PASS THROUGH A #35 SIEVE.)

FINES QUALITY RESTRICTIONS: NO MORE THAN 2% OF THE TOTAL SAND MAY PASS THROUGH A #200 SIEVE.

ASTM STANDARD: C-33 (CONCRETE SAND) MEETS THE ABOVE REQUIREMENTS.

SURROUNDING SAND

SURROUNDING SAND SHOULD BE EITHER SYSTEM SAND OR TITLE 5 FILL, 310 CMR 15.255 (3). ONLY SURROUNDING SAND MAY BE PLACED UNDER RAISED SYSTEMS OR WHERE TOP SOIL AND SOIL HORIZONS WITH ORGANIC MATTER HAVE BEEN REMOVED.

SITE PLAN APPROVAL

ROCKLAND PLANNING BOARD

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LOVELL ACADEMY

#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
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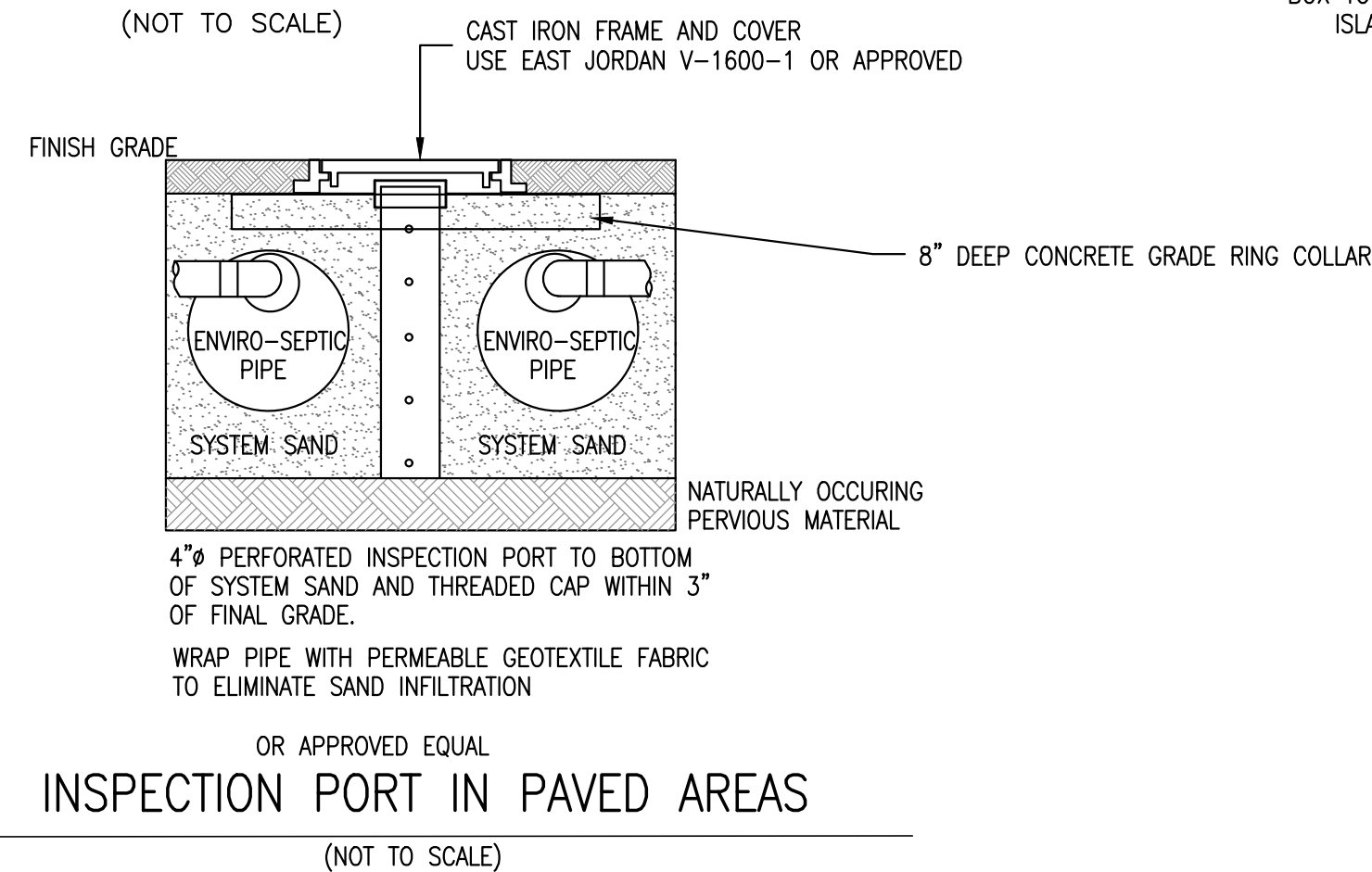
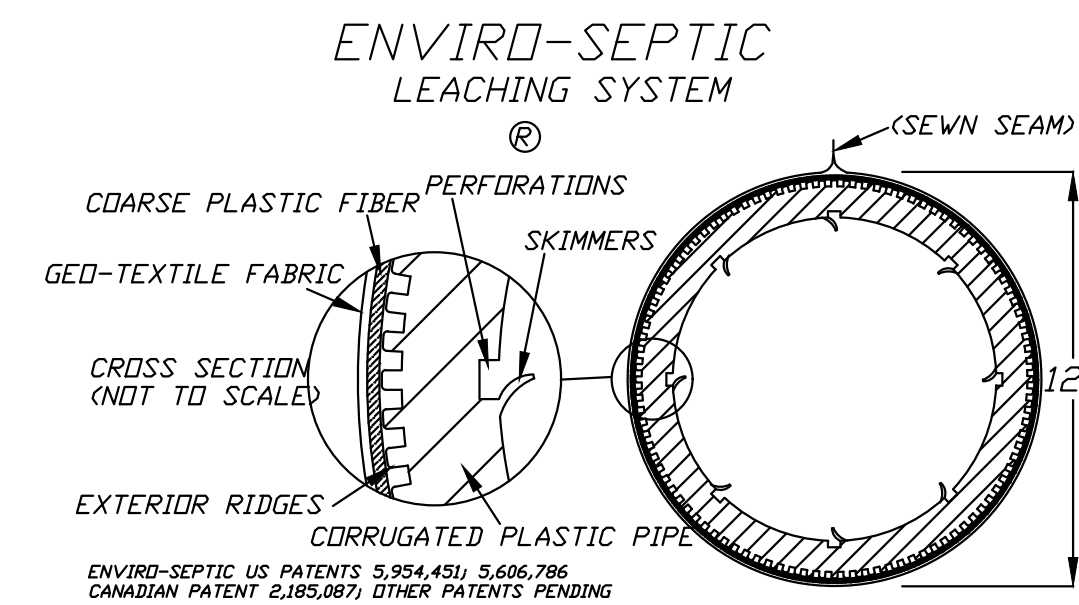
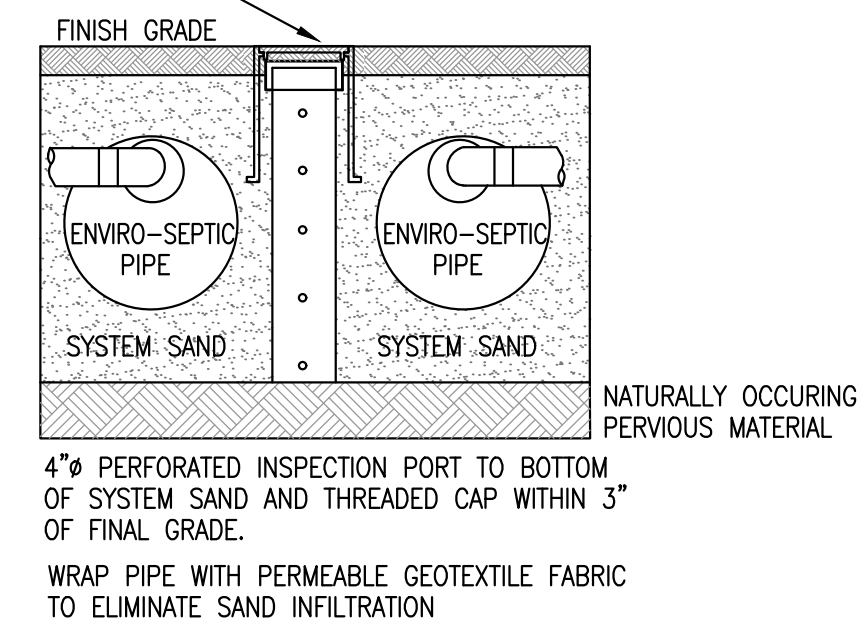
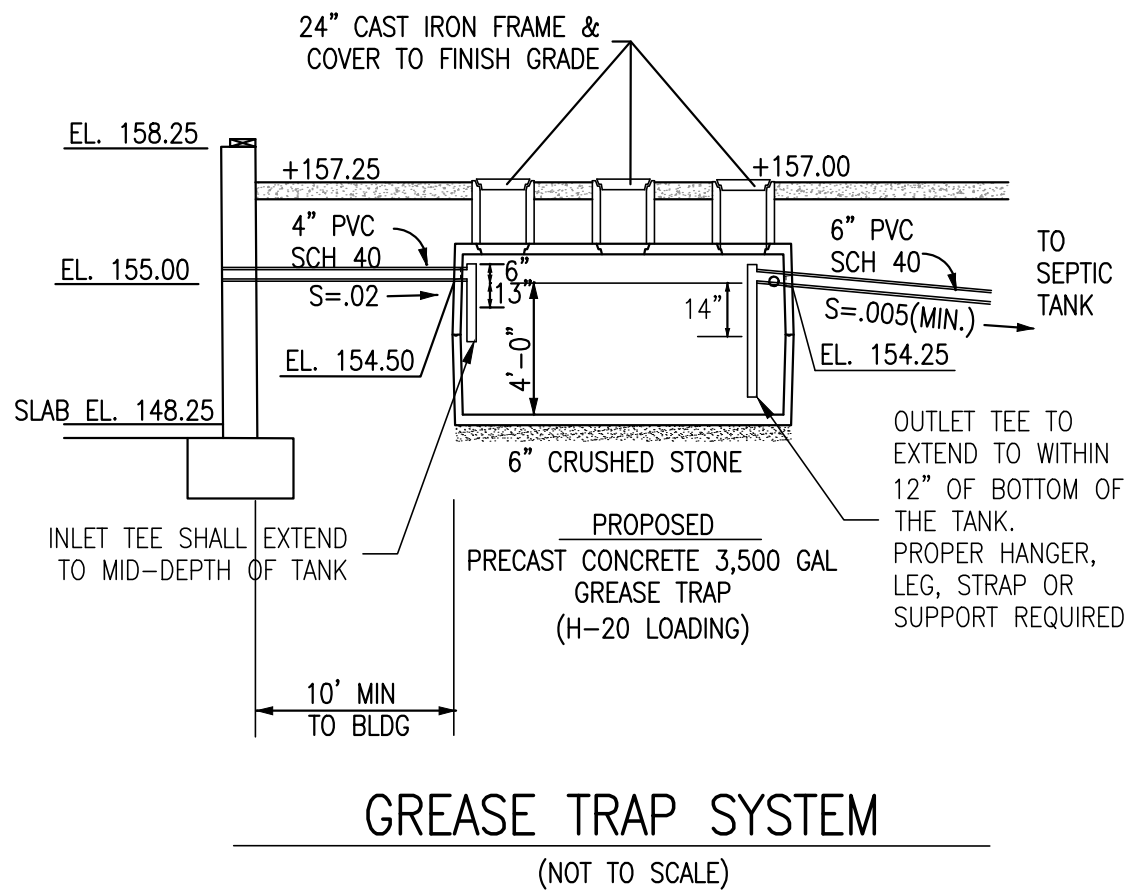
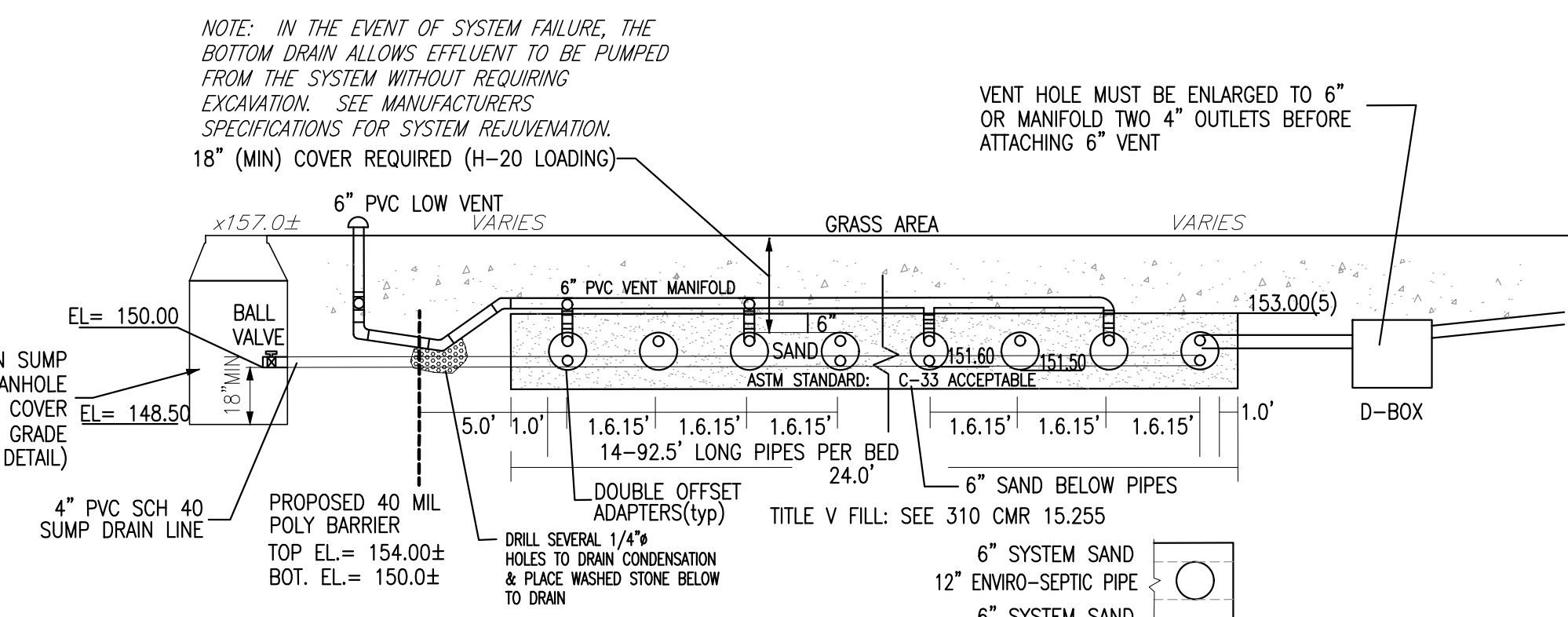
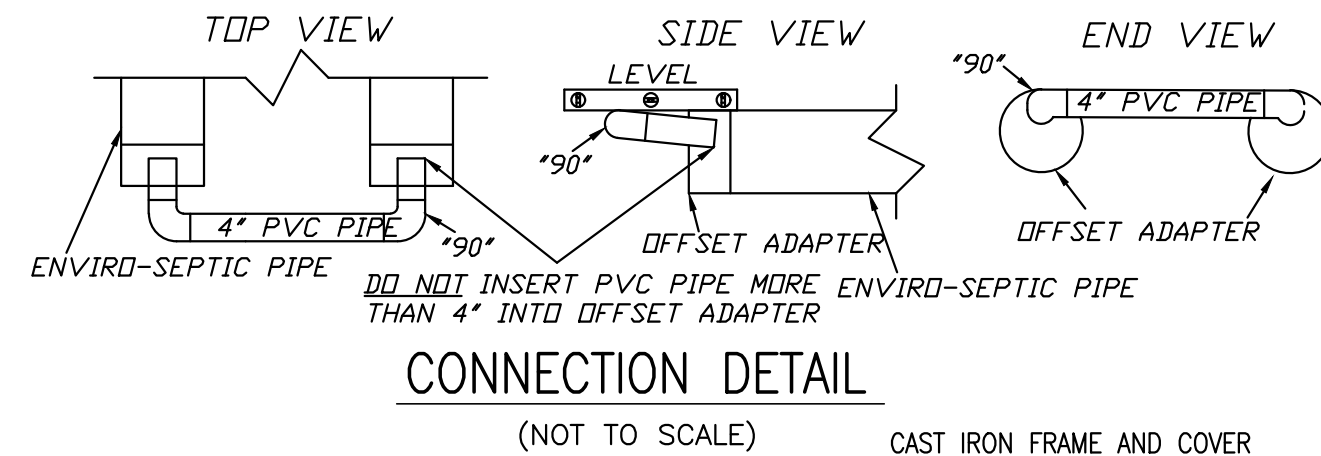
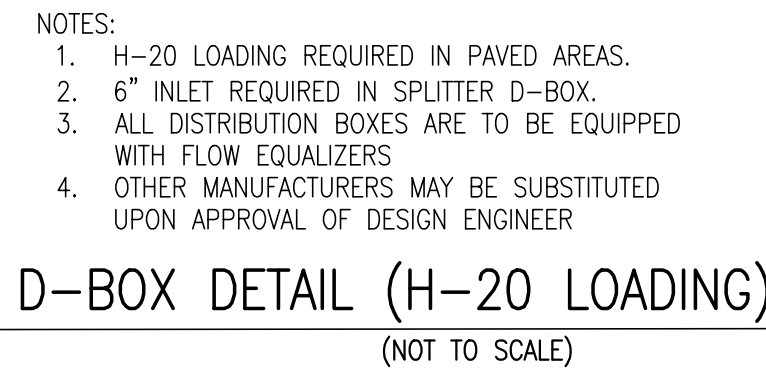
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129 JACOBS LANE
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AUGUST 16, 2021
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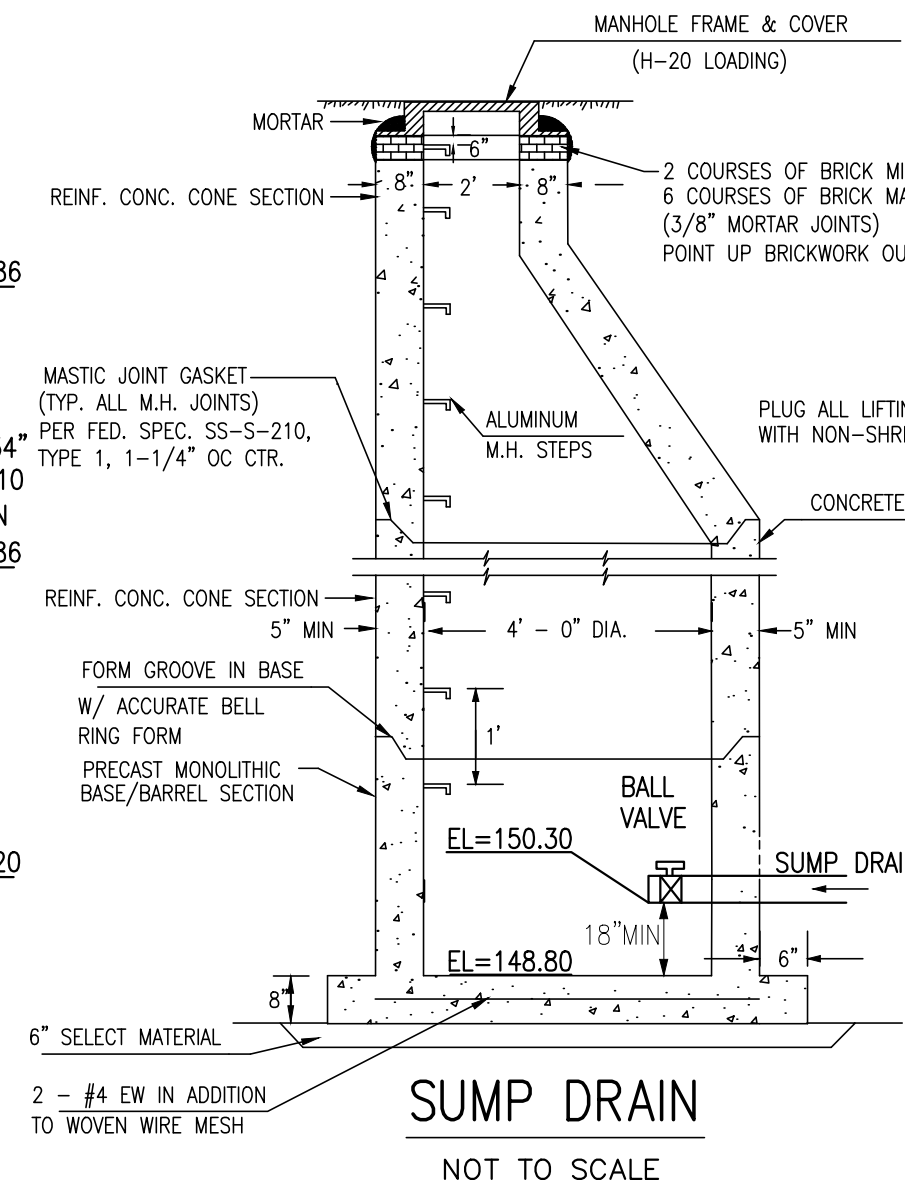
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SHEET 22 OF 25



T.H.#31 EL. 152.64		T.H.#32 EL. 152.00		T.H.#33 EL. 150.22		T.H.#34 EL. 155.41		T.H.#20 EL. 139.10		T.H.#21 EL. 140.20		T.H.#22 EL. 139.20		T.H.#23 EL. 139.40		T.H.#24 EL. 140.20	
0'-6" A LOAM	152.14	0'-6" A LOAM	151.50	0'-6" A LOAM	149.72	0'-6" A LOAM	154.91	0'-56" FILL	134.43	0'-18" FILL	138.70	0'-16" FILL	137.86	0'-16" FILL	138.06	0'-16" FILL	138.86
6'-36" B LOAMY SAND	149.64	6'-36" B LOAMY SAND	149.00	6'-28" B LOAMY SAND	147.89	6'-24" B LOAMY SAND	153.41	56'-72" C1 FINE SANDY LOAM	133.10	18'-116" C1 SANDY LOAM	PERC ⊗	16'-94" C1 SANDY LOAM	PERC ⊗	16'-68" C1 SANDY LOAM		16'-88" C1 SANDY LOAM	PERC ⊗
36"-108" C LOAMY SAND	PERC ⊗	36"-98" C LOAMY SAND	PERC ⊗	28"-92" C LOAMY SAND	⊗	24"-84" C LOAMY SAND	PERC ⊗	72"-156" C SANDY LOAM		116"-138" C LOAMY SAND		94"-132" C GRAVELLY LOAMY SAND		68"-132" C GRAVELLY LOAMY SAND		88"-132" C GRAVELLY LOAMY SAND	
40"-58" P.R.=20 MIN/IN		48"-64" P.R.=17 MIN/IN		36"-54" P.R.=18 MIN/IN	142.55	60"-78" P.R.=19 MIN/IN						26"-44" P.R.=9 MIN/IN	131.36		133.73	16"-34" P.R.=10 MIN/IN	132.86
143.64		143.83		92"-120" C COARSE LOAMY SAND	140.22		148.41		128.10		128.70		128.20		128.40		129.20
D=9'-0" NO MOTTLING WEeping ⊗ 8'-5" (EL=144.14)		D=8'-2" MOTTLING ⊗ 6'-4" (EL=145.67)		D=10'-0" STANDING ⊗ 7'-6" (EL=142.72)		D=7'-0" NO WATER		D=13'-0" MOTTLING ⊗ 3'-6" (EL=136.50)		D=11'-6" MOTTLING ⊗ 3'-2" (EL=137.03)		D=11'-6" MOTTLING ⊗ 3'-2" (EL=136.03)		D=11'-0" MOTTLING ⊗ 2'-4" (EL=137.06)		D=11'-0" MOTTLING ⊗ 2'-6" (EL=137.70)	



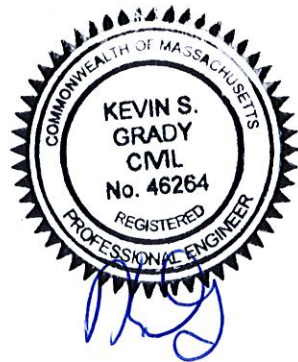
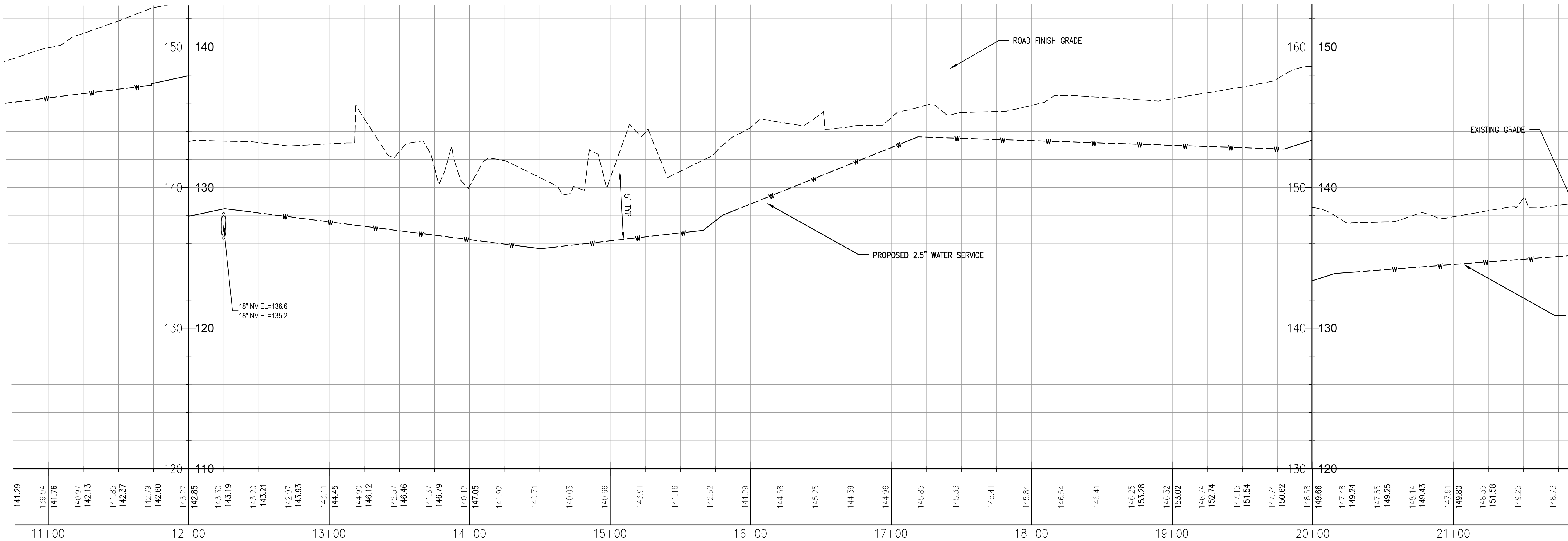
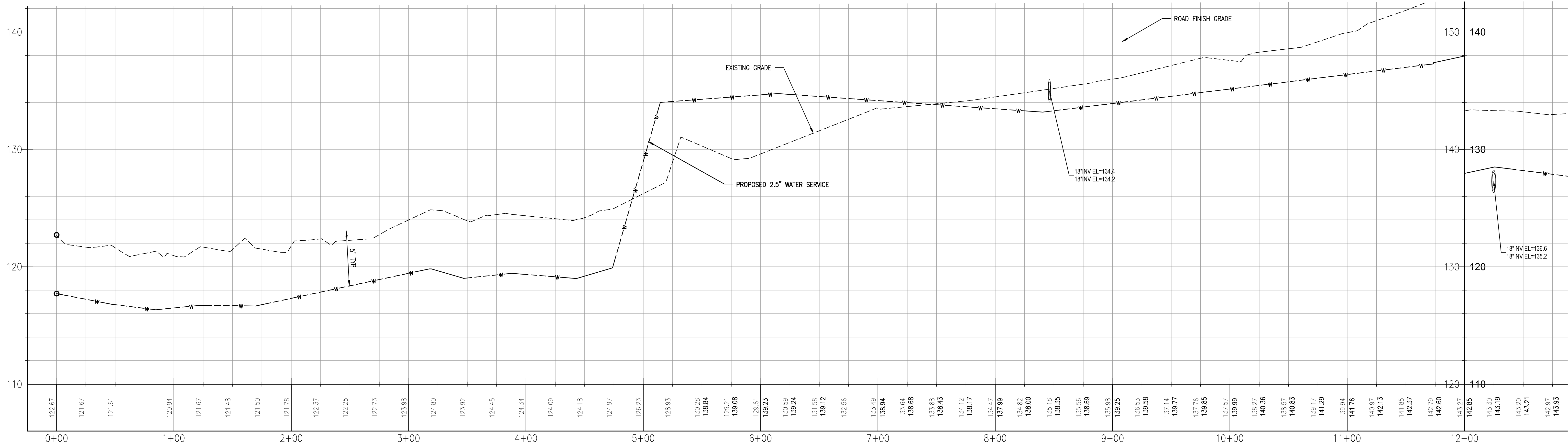
REVISIONS	
OCTOBER 10, 2021	REMOVE PWS & SEPTIC SYSTEM
OCTOBER 12, 2021	RESPONSE TO PAT BRENNAN (INV SH 5 & 6)
OCTOBER 22, 2021	RESPONSE TO BETA REVIEW
NOVEMBER 18, 2021	RESPONSE TO BETA REVIEW
NOVEMBER 19, 2021	ADJUST PIPE NETWORKS
NOVEMBER 29, 2021	RESPONSE TO 11/23/21 BETA REVIEW
DECEMBER 14, 2021	RESPONSE TO 12/10/21 BETA REVIEW & BOH

S I T E P L A N
LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

AUGUST 16, 2021
SCALE: 1"=
JOB No. 17-276

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



SITE PLAN APPROVAL
ROCKLAND PLANNING BOARD

DATE _____

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AUGUST 16, 2021
SCALE: 1"= 40'
JOB No. 17-276

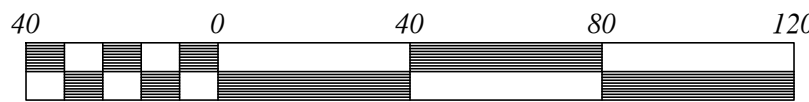


GRADY CONSULTING, L.L.C.

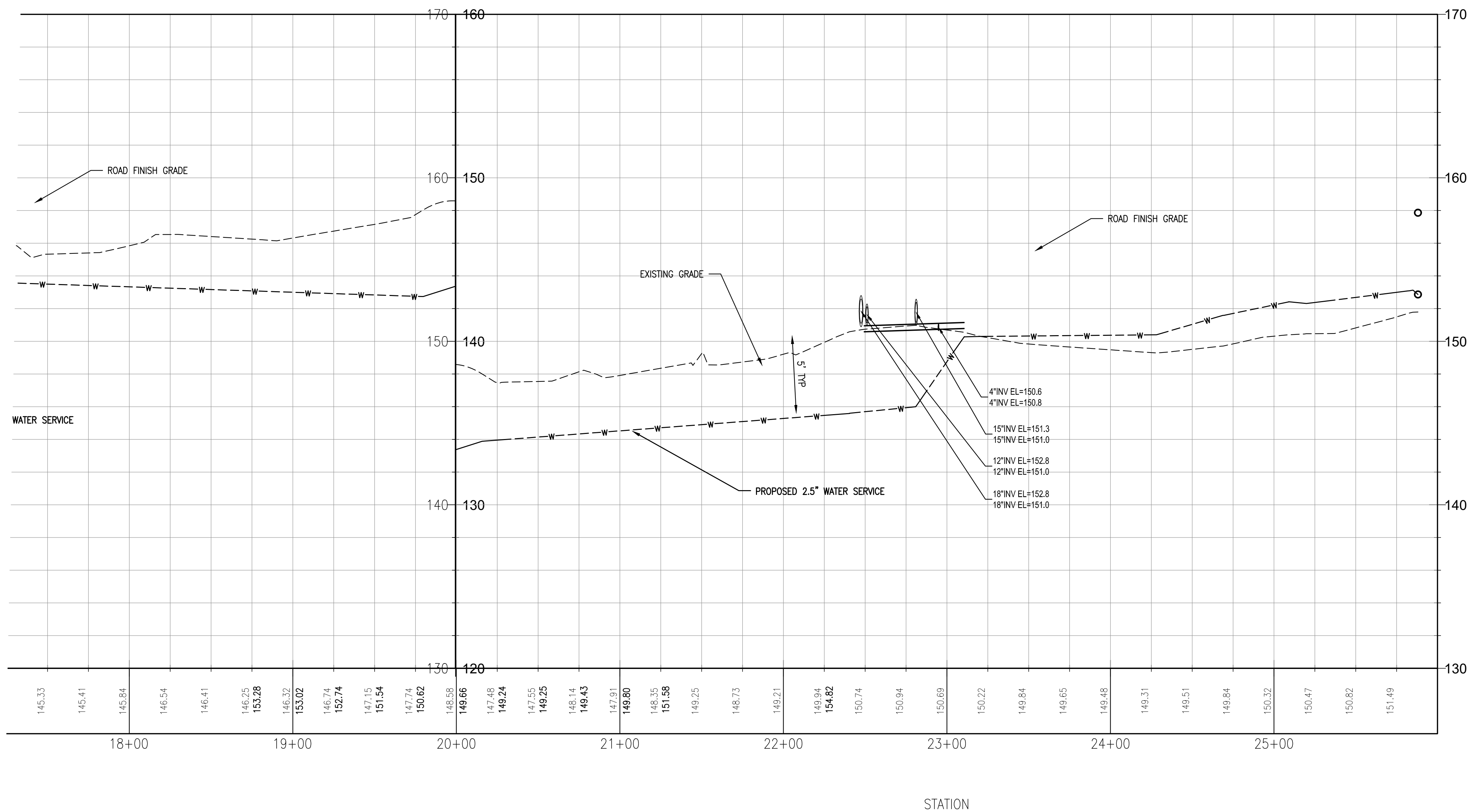
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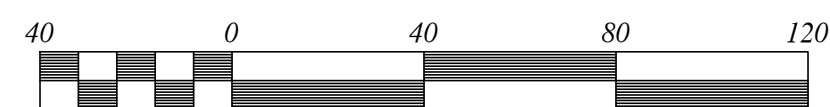
SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



Scale 1" = 40'



SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



Scale 1" = 40'



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