

DEFINITIVE PLANNED UNIT DEVELOPMENT
CONCORD MEADOWS
365 CONCORD STREET
ROCKLAND, MA 02370

SITE SUMMARY:

OWNERS AND PARCEL
INFORMATION:

DANIEL G. & CHRISTINE M.
DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-35
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-46
BOOK:28919, PAGE: 257
ASSESSOR'S PARCEL: 62-36
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-41&42
BOOK: 48716, PAGE: 32
ASSESSOR'S PARCEL: 62-43&44
BOOK: 37548, PAGE: 217

DEVELOPER:

CONROCK LLC
PO BOX 1414
DUXBURY, MA 02331

APPLICANT:

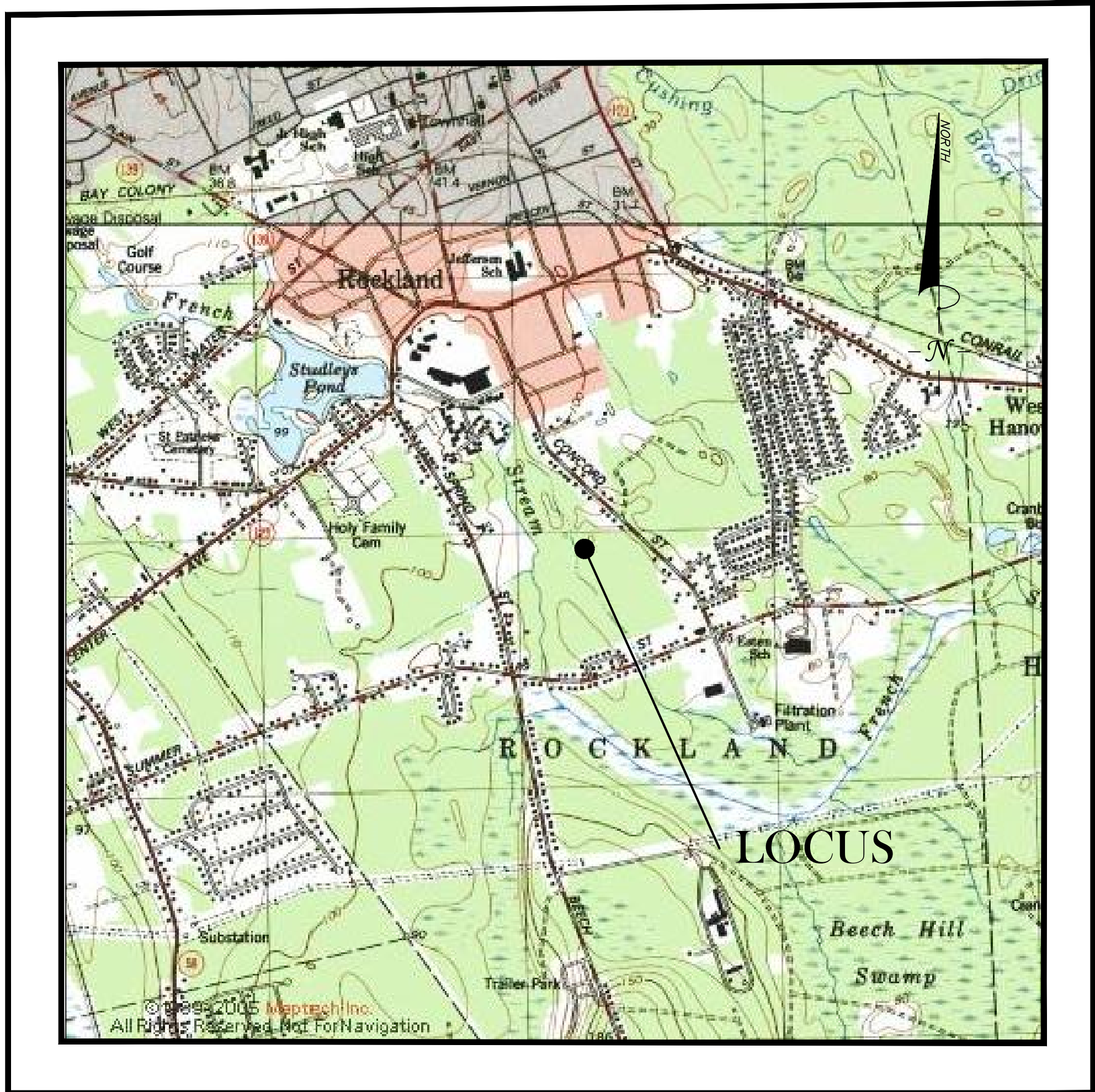
SULLIVAN & COMERFORD, P.C.
80 WASHINGTON STREET
BUILDING B, SUITE 7
NORWELL, MA 02061

ENGINEER AND SURVEYOR:

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MA 02061

ZONING DISTRICT:

RESIDENCE DISTRICT R-1



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

- TITLE SHEET - TS (SHEET 1 OF 14)
EXISTING CONDITIONS PLAN 1 - EC1 (SHEET 2 OF 14)
EXISTING CONDITIONS PLAN 2 - EC2 (SHEET 3 OF 14)
PLANNED UNIT DEVELOPMENT 1 - PUD (SHEET 4 OF 14)
LAYOUT & GRADING - LG (SHEET 5 OF 14)
UTILITIES - UT (SHEET 6 OF 14)
ROADWAY LAYOUT AND PROFILE - RLP (SHEET 7 OF 14)
EROSION CONTROL - ER (SHEET 8 OF 14)
DETAIL SHEET 1 - DT1 (SHEET 9 OF 14)
DETAIL SHEET 2 - DT2 (SHEET 10 OF 14)
DETAIL SHEET 3 - DT3 (SHEET 11 OF 14)
DETAIL SHEET 4 - DT4 (SHEET 12 OF 14)
DETAIL SHEET 5 - DT5 (SHEET 13 OF 14)
OVERALL OPEN SPACE - OA (SHEET 14 OF 14)

FOR REGISTRY USE ONLY

WAIVERS REQUESTED:

TOWN OF ROCKLAND PLANNING BOARD RULES AND
REGULATIONS:

- SECTION I.H.2.A - BUFFER ZONE - MIN. OF 50' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION I.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.E).
- SECTION III.C.2.E.1 - DRAINAGE STRUCTURES - MINIMUM 2.5 FEET OF COVER SHALL BE REQUIRED OVER DRAIN PIPES.
- SECTION III.B.4.A - DEAD END STREET SHALL NOT PROVIDE ACCESS TO MORE THAN 8 DWELLING UNITS.
- SECTION III.B.4.B - LENGTH OF DEAD-END ROADS SHALL NOT EXCEED 600'.
- SECTION III.C.2.F.10 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED ON SEPARATE LAND PARCELS.
- SECTION III.C.2.F.12 - BASINS FOR STORMWATER MANAGEMENT SHALL BE LOCATED 50' FROM ADJACENT USES, STRUCTURES AND PROPERTY LINES; AND 30' FROM WETLANDS.
- SECTION IV.H REQUIRES AT LEAST THREE TREES FOR EVERY ONE HUNDRED FEET ON EACH SIDE OF THE ROADWAY.
- SECTION III.C.2.F.8 REQUIRES A MAXIMUM BASIN SIDE SLOPE OF 3:1 (HORIZONTAL TO VERTICAL).
- SECTION III.C.2.F.4 REQUIRES A MINIMUM OF ONE FOOT OF FREEBOARD IN BASINS DURING THE 100-YEAR STORM.

LEGEND		
NOT TO SCALE		
— w — w —	PROPOSED WATER MAIN	
— g — g —	PROPOSED GAS MAIN	
— s — s —	PROPOSED SEWER MAIN	
— t/e/c —	PROPOSED TELEPHONE/ ELECTRIC/CABLE	
----	FEMA FLOOD ZONE	
⬇	WETLAND	
①	PROPOSED LOT	
--- 88 ---	EXISTING CONTOUR LINE	
⊕ HYD	PROPOSED HYDRANT	
○ SMH	PROPOSED SEWER MANHOLE	

DRAWING REVISIONS		
8	1/25/22	CONSERVATION REVIEW COMMENTS
7	1/7/22	CONSERVATION REVIEW COMMENTS
6	12/23/21	CONSERVATION REVIEW COMMENTS
5	11/30/21	CONSERVATION REVIEW COMMENTS
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

2. SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.

3. VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

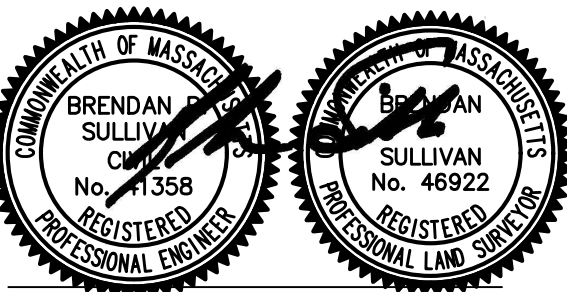
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

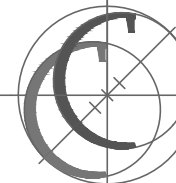
ROCKLAND TOWN CLERK

DATE

TITLE SHEET

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

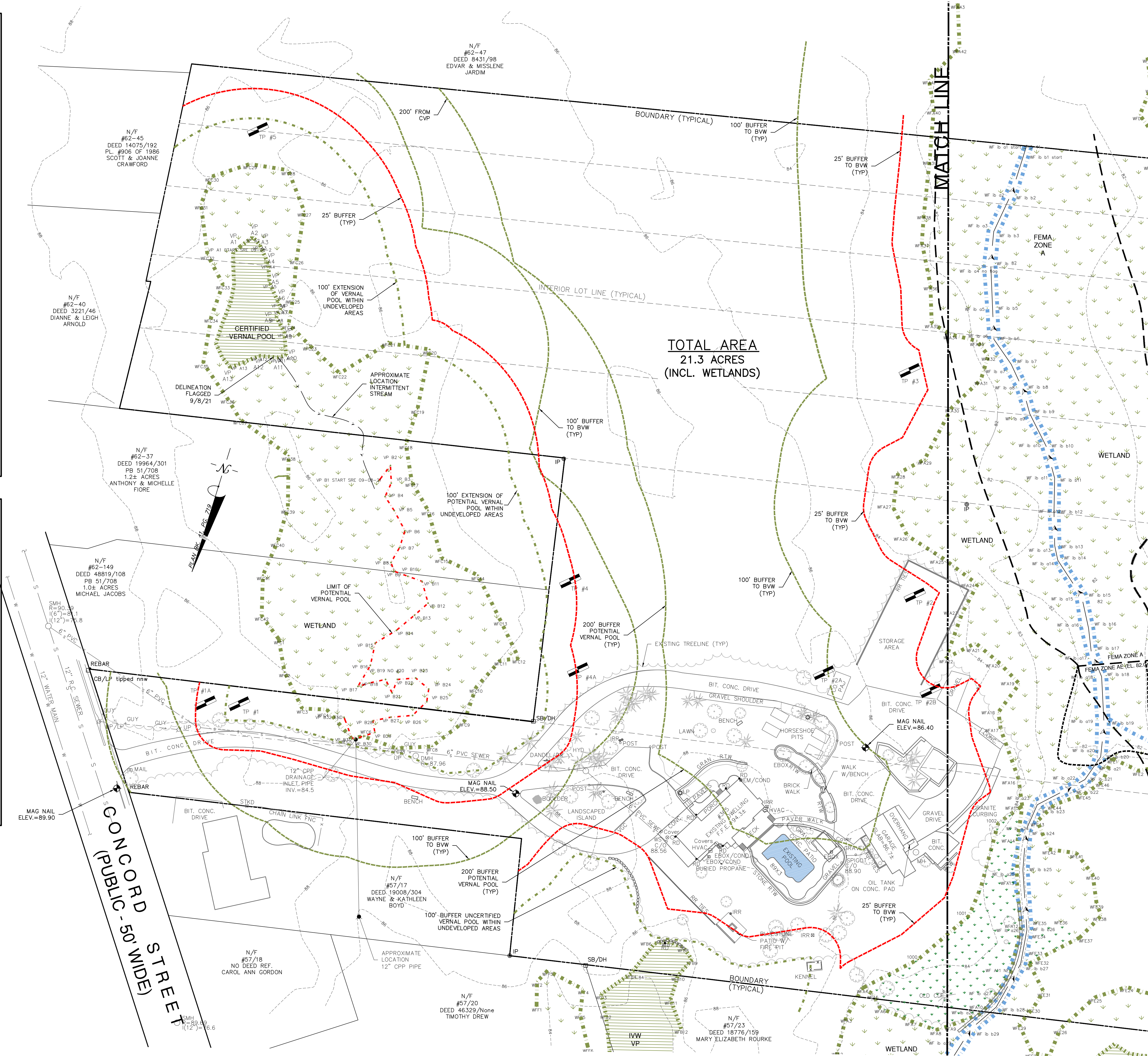
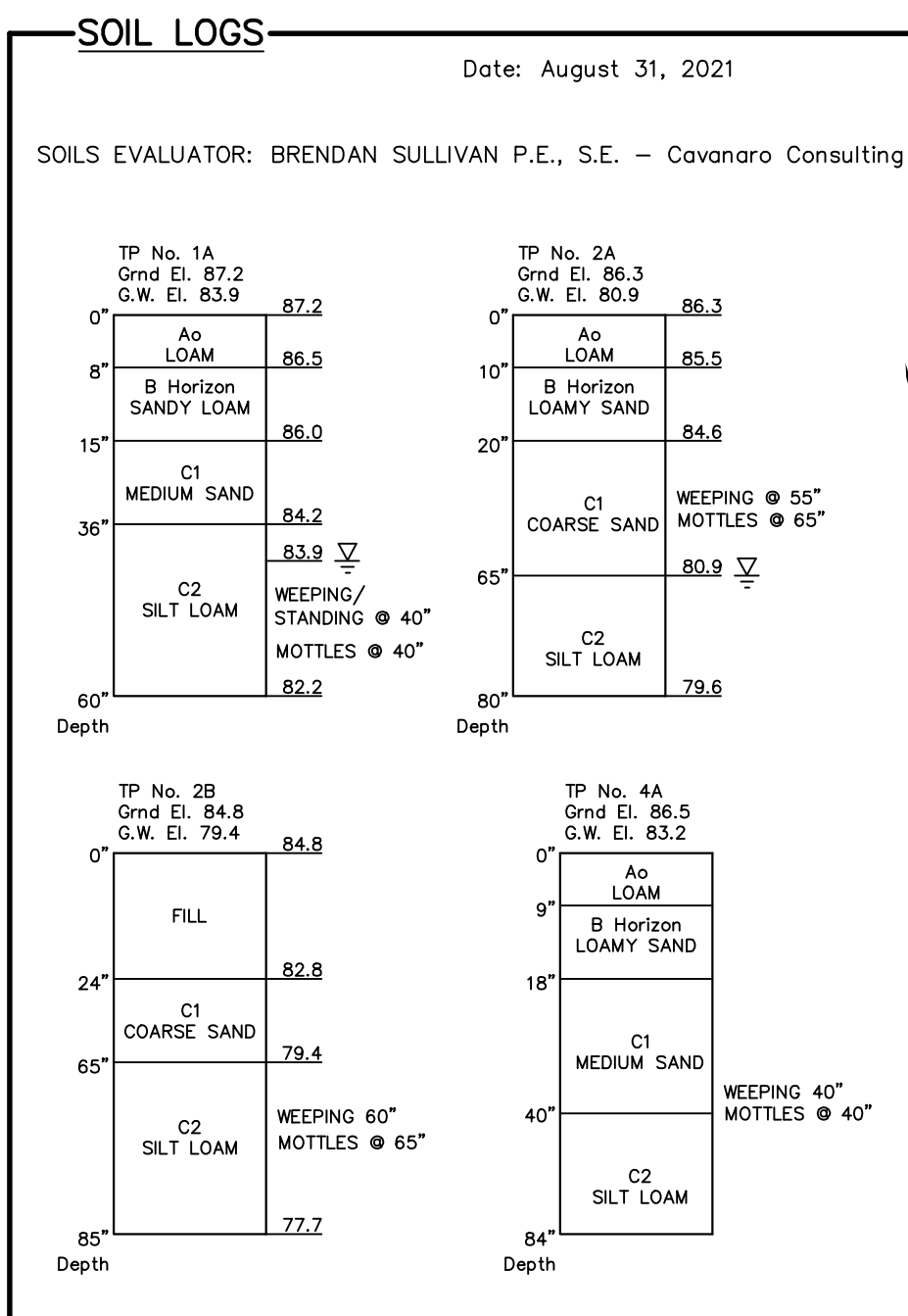
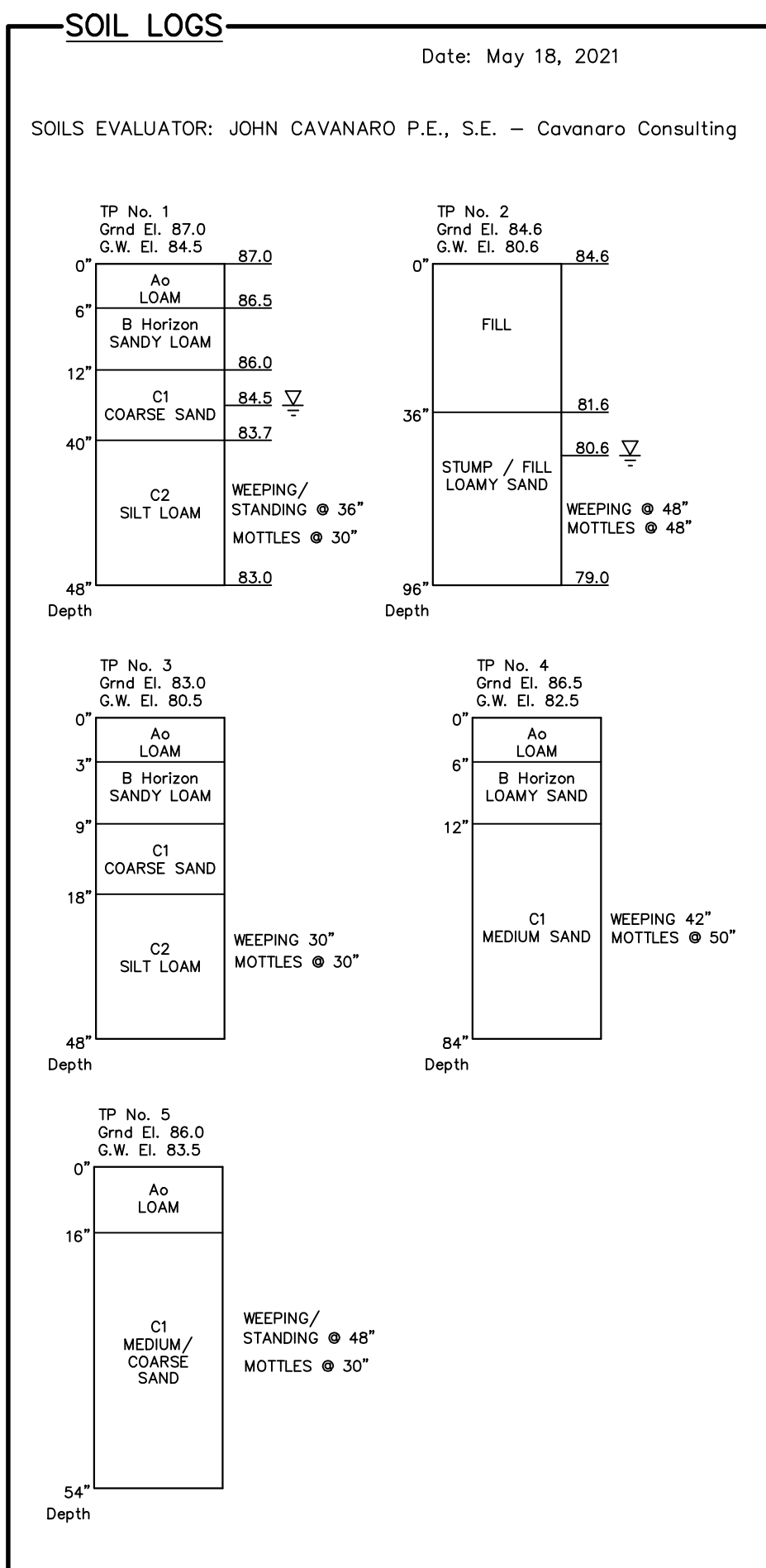
CHECKED BY : BPS/JCC

SHEET NO. 1 OF 14

FILENAME:

W:\PRJ\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

TS



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
8	1/25/22	CONSULTANT NOI REVIEW COMMENTS
7	1/7/22	CONSULTANT NOI REVIEW COMMENTS
6	12/23/21	CONSULTANT NOI REVIEW COMMENTS
5	11/30/21	CONSULTANT NOI REVIEW COMMENTS
4	9/23/21	CONSULTANT NOI REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS

SURVEY NOTES:

- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.
- SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
- VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

1/25/22
DATE

1 I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK _____ DATE _____

SCALE: 1" = 40'

0' 20' 40' 80' 120'

EXISTING CONDITIONS 1

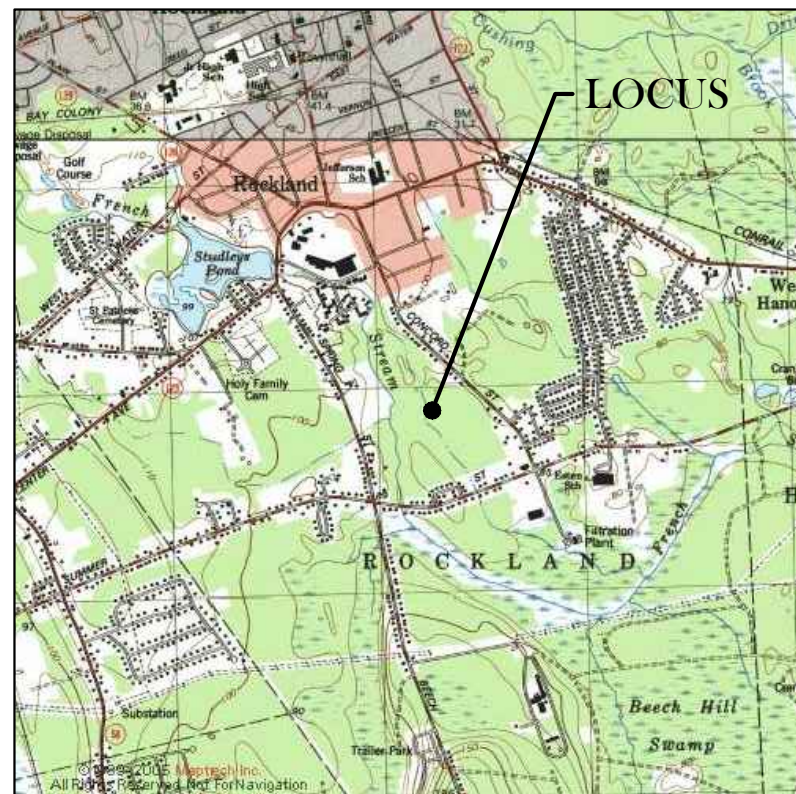
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

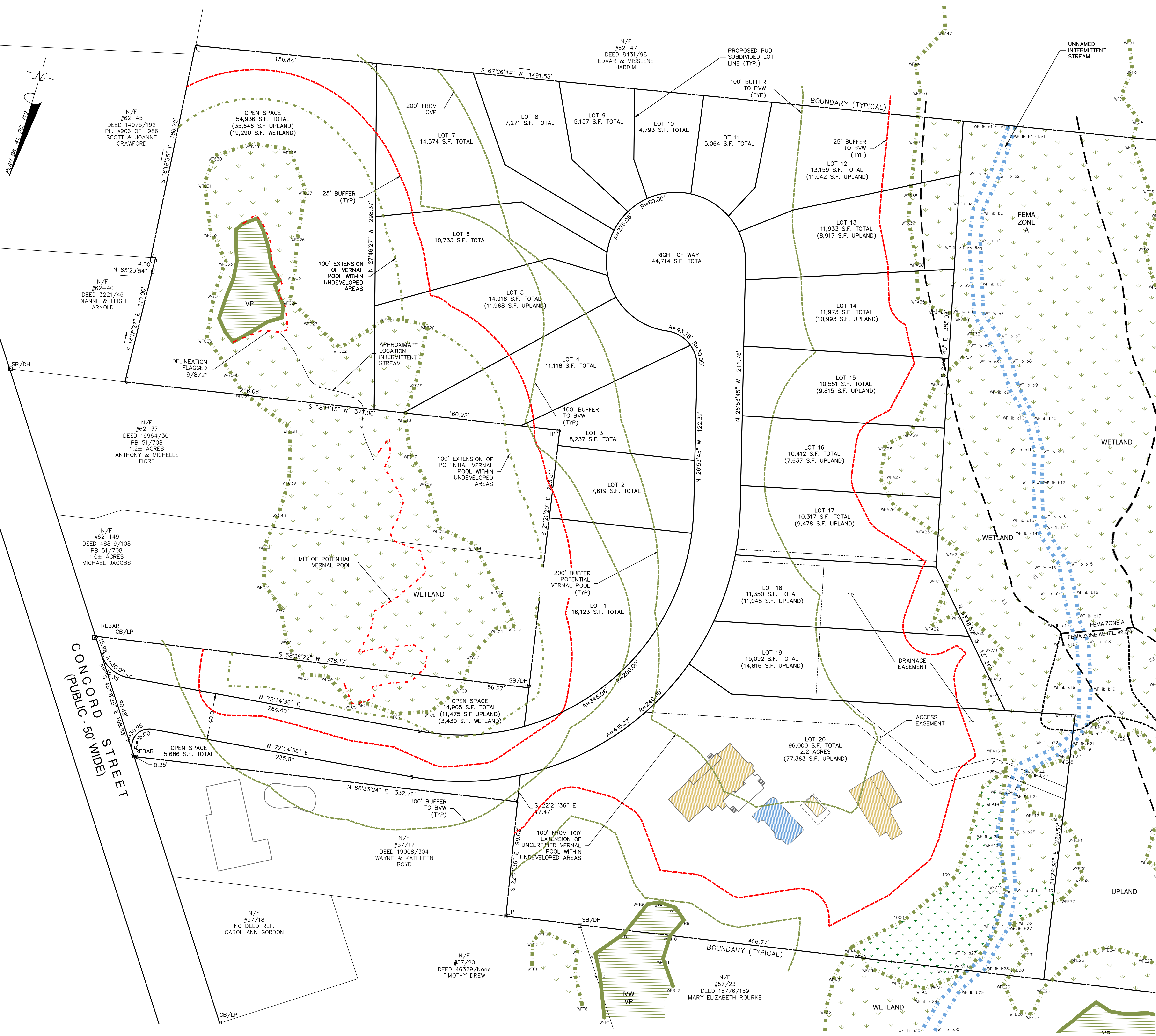
PREPARED FOR: CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103
SCALE : AS SHOWN
DATE : 6/1/21
DESIGNED BY : CCH
DRAWN BY : CCH/MCM
CHECKED BY : BPS/JCC

DRAWING NO.
EC1
SHEET NO. 2 OF 14
FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



LOCUS: CONCORD STREET - ROCKLAND, MA



DRAWING REVISIONS

NO.	DATE	DESCRIPTION
8	1/25/22	CONSERVATION REVIEW COMMENTS
7	1/7/22	CONSERVATION REVIEW COMMENTS
6	12/23/21	CONSERVATION REVIEW COMMENTS
5	11/30/21	CONSERVATION REVIEW COMMENTS
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS

ACTION **DATE** **DESCRIPTION**

SURVEY NOTES:

- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.
- SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.
- VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

WETLANDS NOTES:

- RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.
- I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.
- I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.
- I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.

1/25/22

DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK _____ DATE _____

SCALE: 1" = 40'

PLANNED UNIT DEVELOPMENT 1

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103 **DRAWING NO.**

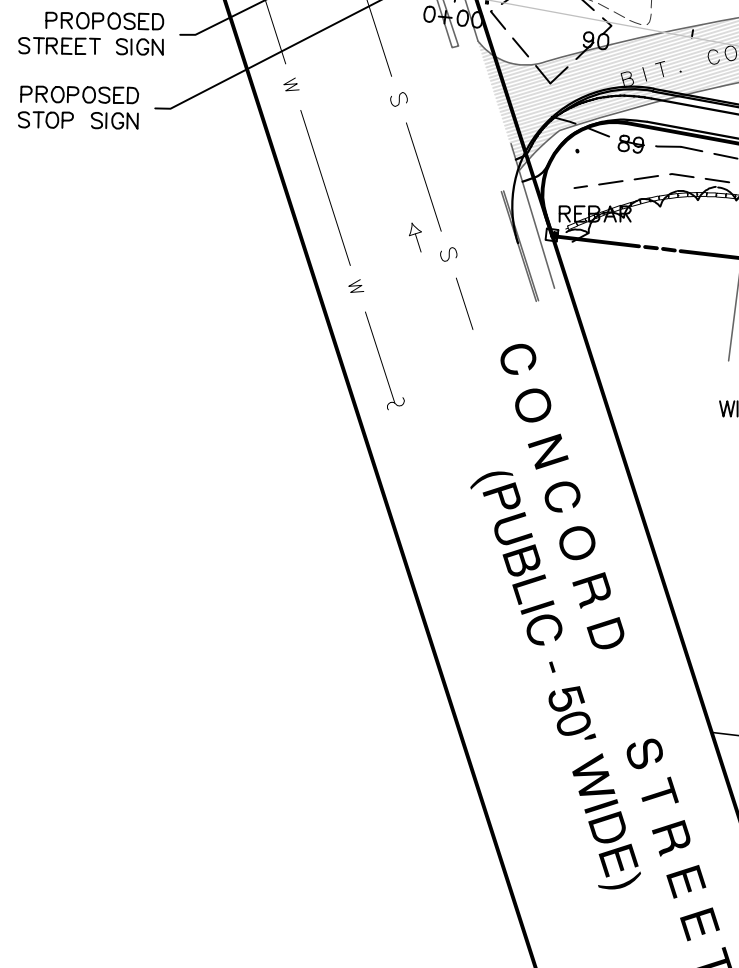
SCALE : AS SHOWN **PUD**

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM **SHEET NO.** 4 OF 14

CHECKED BY : BPS/JCC **FILENAME:** W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

2. SURVEY WAS CONDUCTED FROM JANUARY 2012 THRU SEPTEMBER 2021 USING BOTH LEICA ROBOTIC TOTAL STATION AND SOKKIA GPS UNIT.

3. VERTICAL CONTROL DATUM NAVD 88 AND HORIZONTAL CONTROL IS MASSACHUSETTS STATE PLANE COORDINATES NAD83.

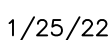
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2018.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE
TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE
OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND



BRENDAN P. SULLIVAN, P.E., P.L.S.

DATE _____

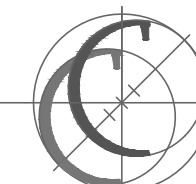
I HEARBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK DATE

DATE _____



687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



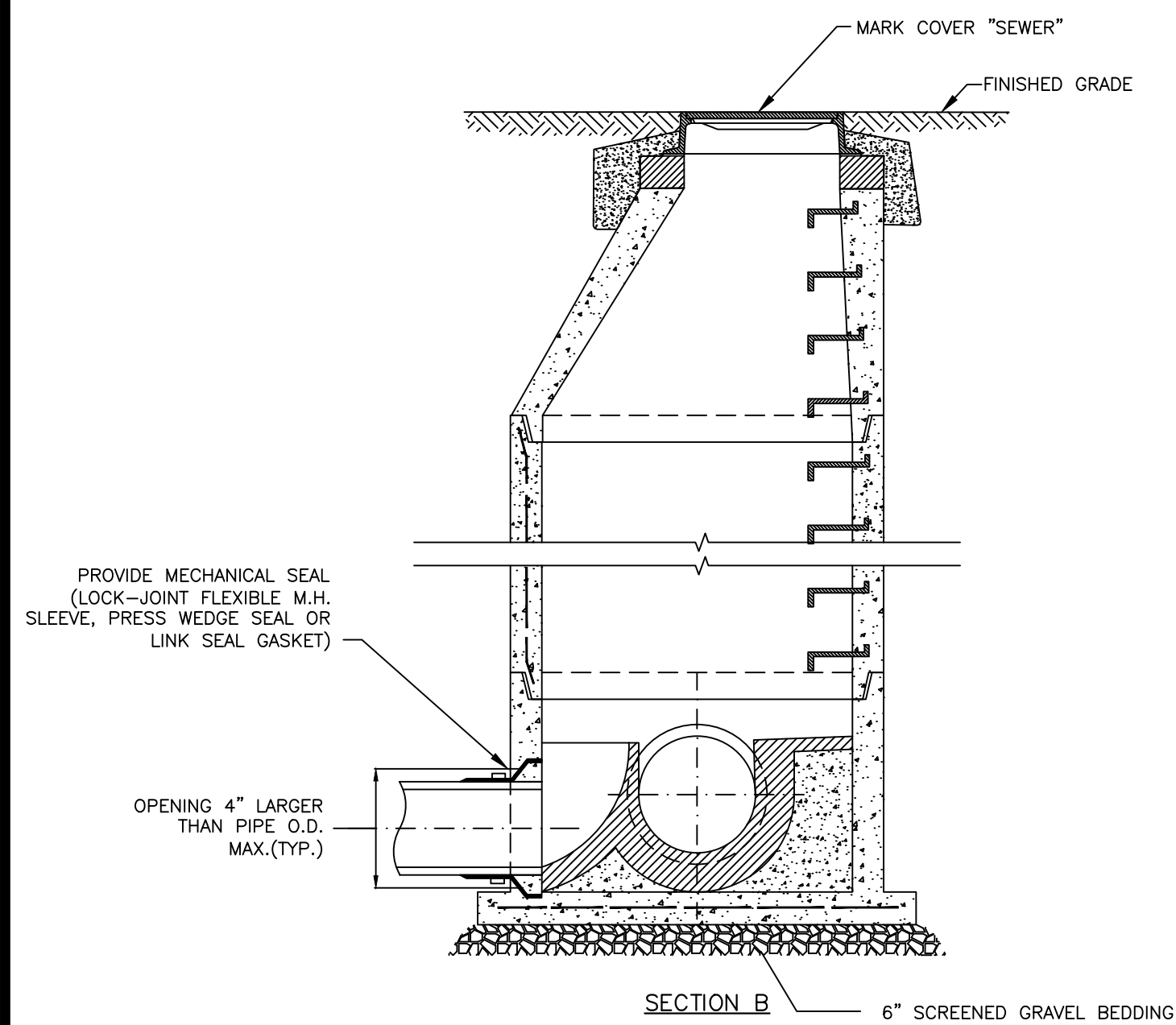
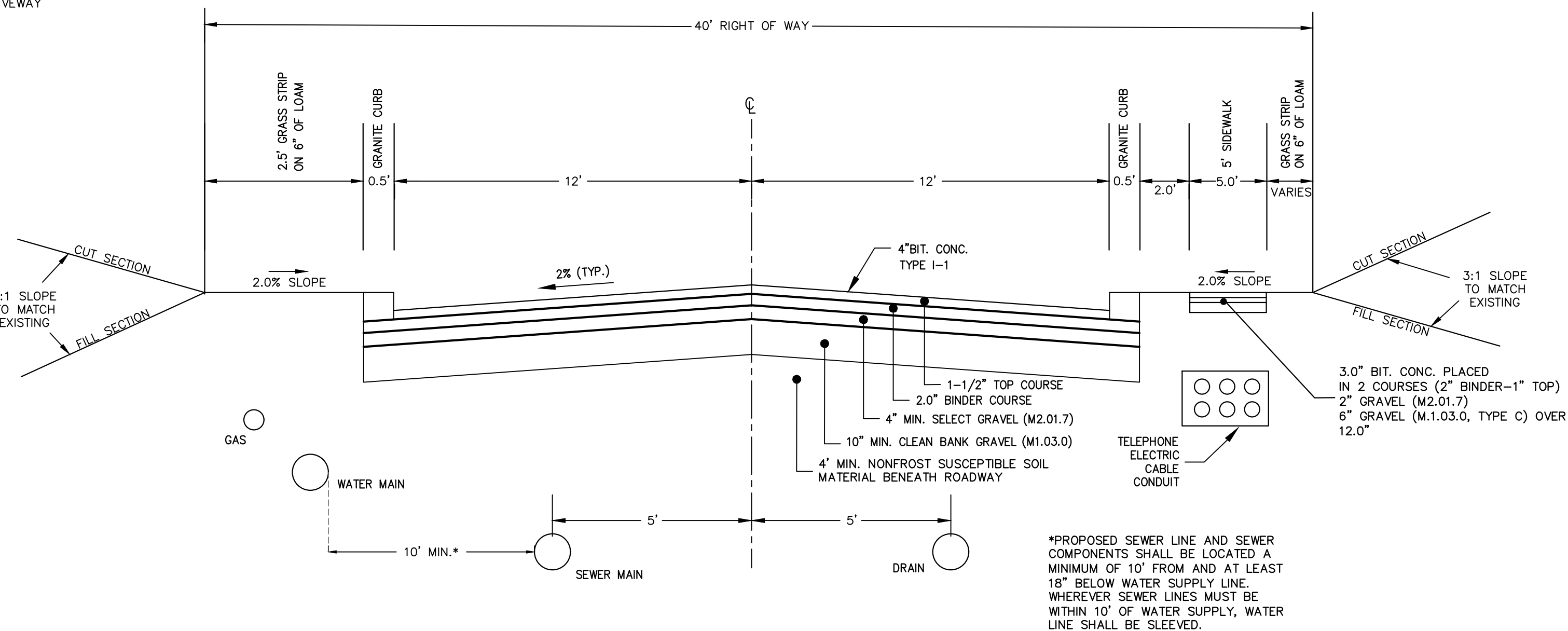
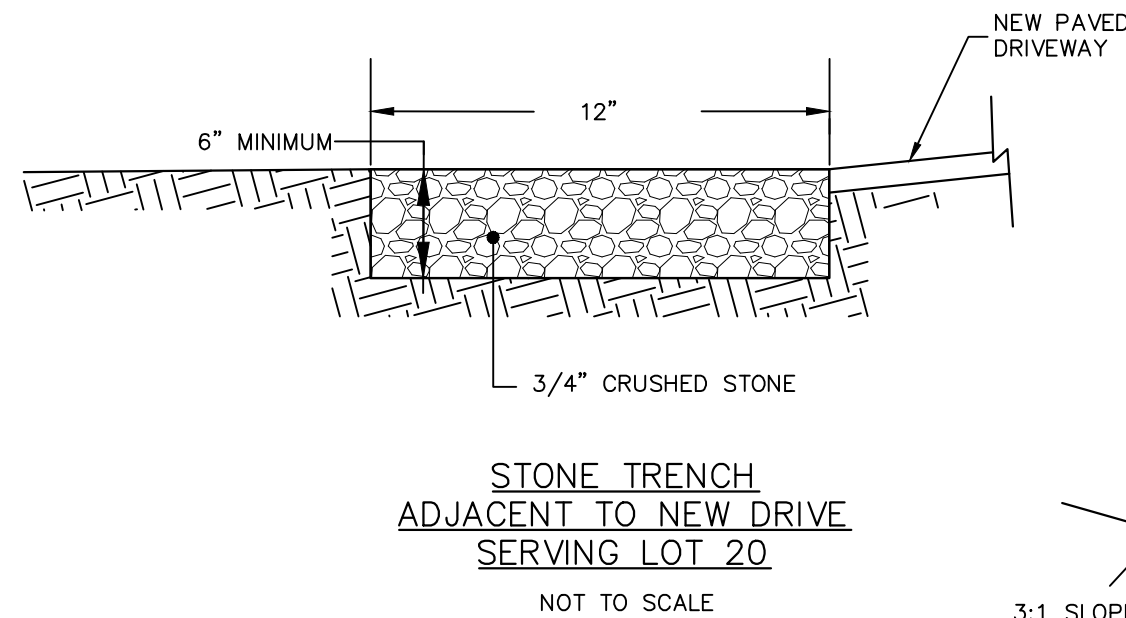
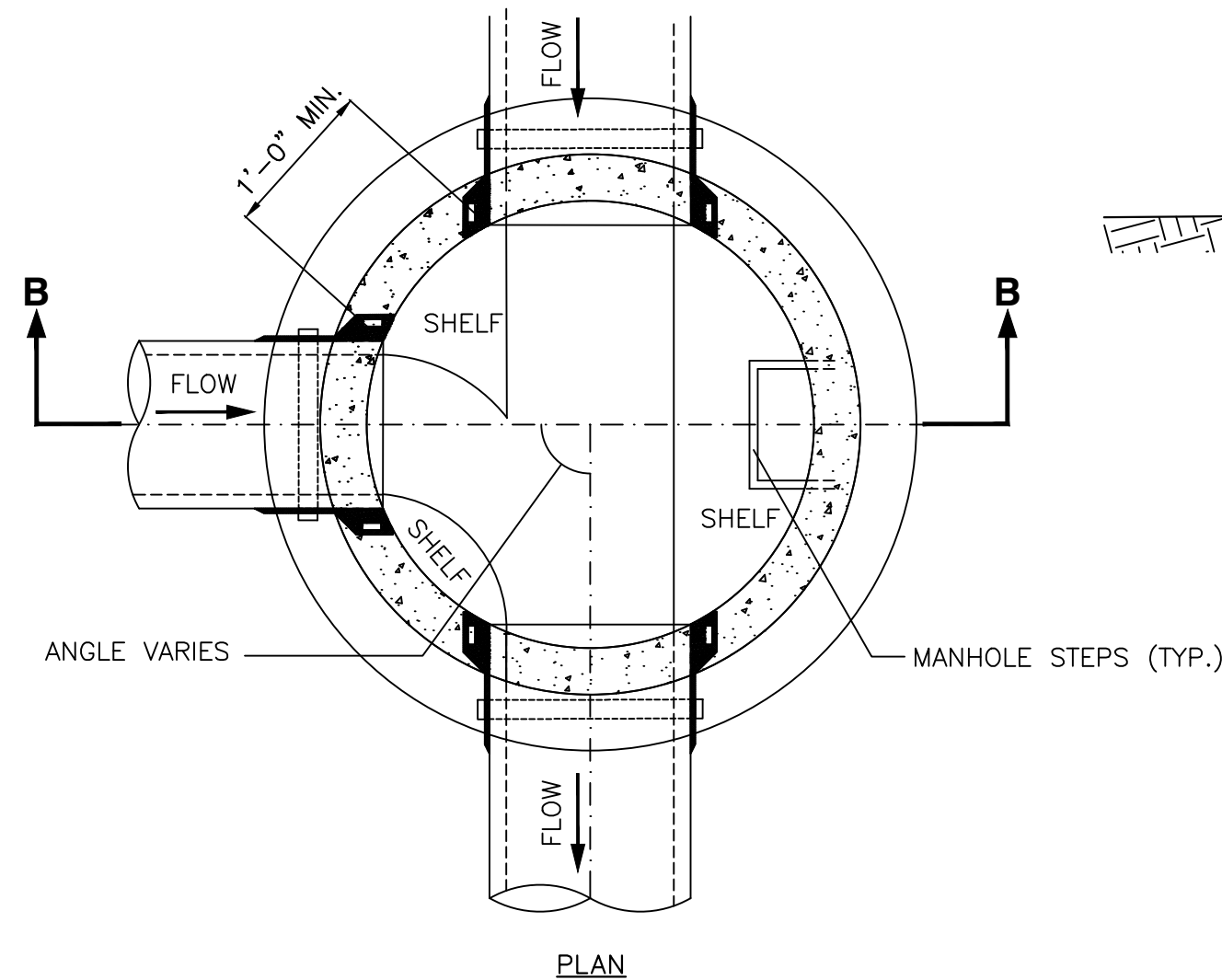
CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

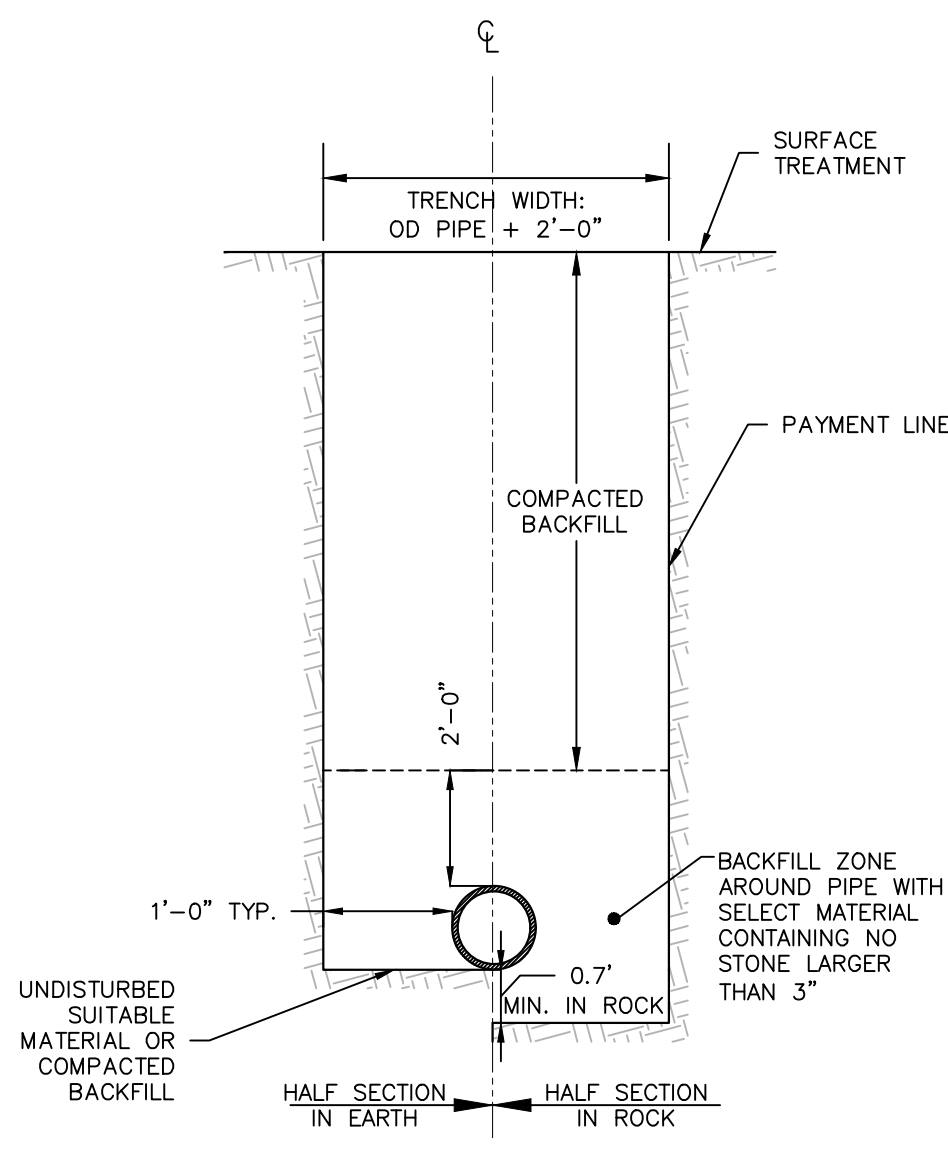
LG

FILENAME:
W:\PR\2019\19.103\DWG\DEF-SUB\DEF-ECO

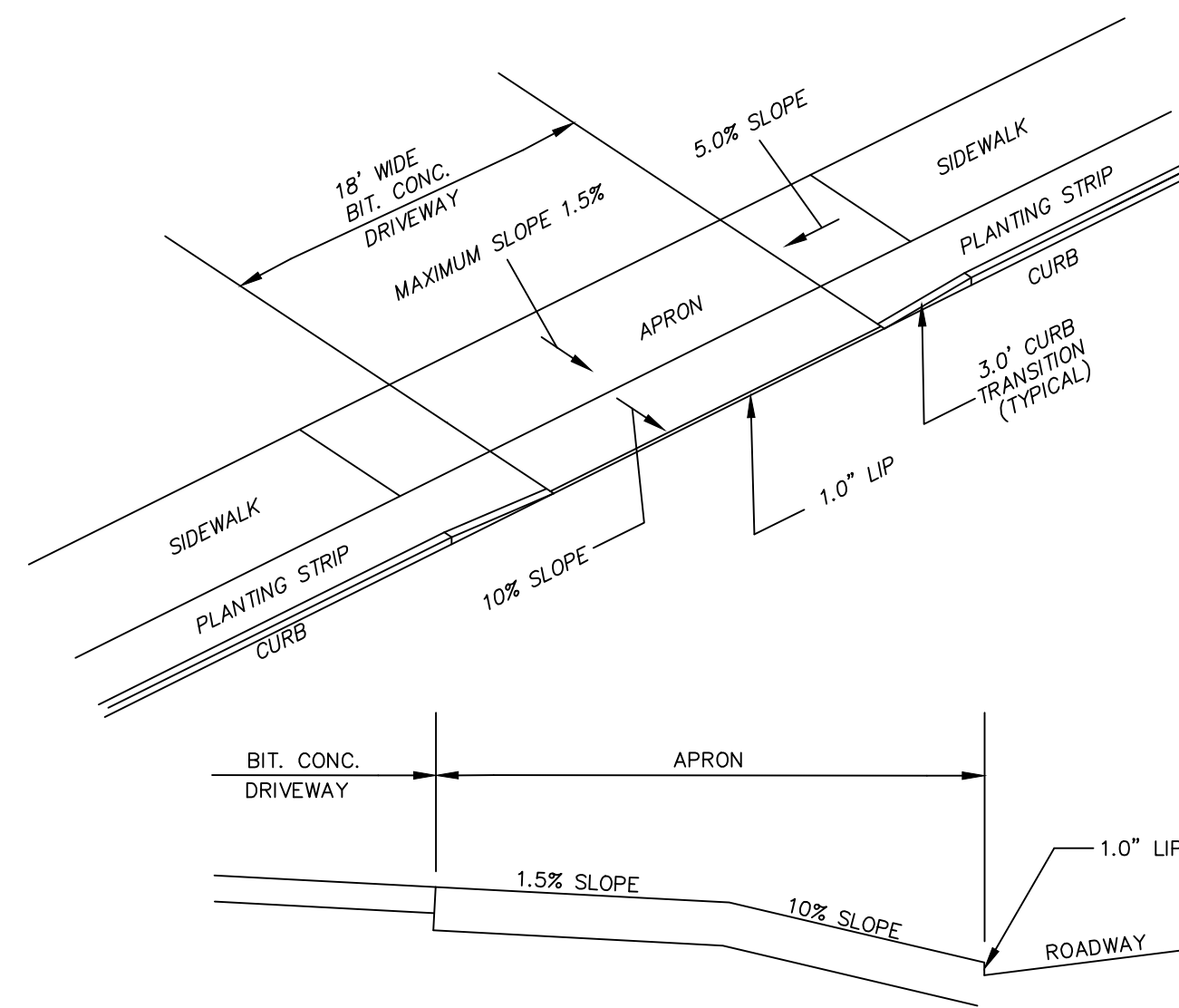




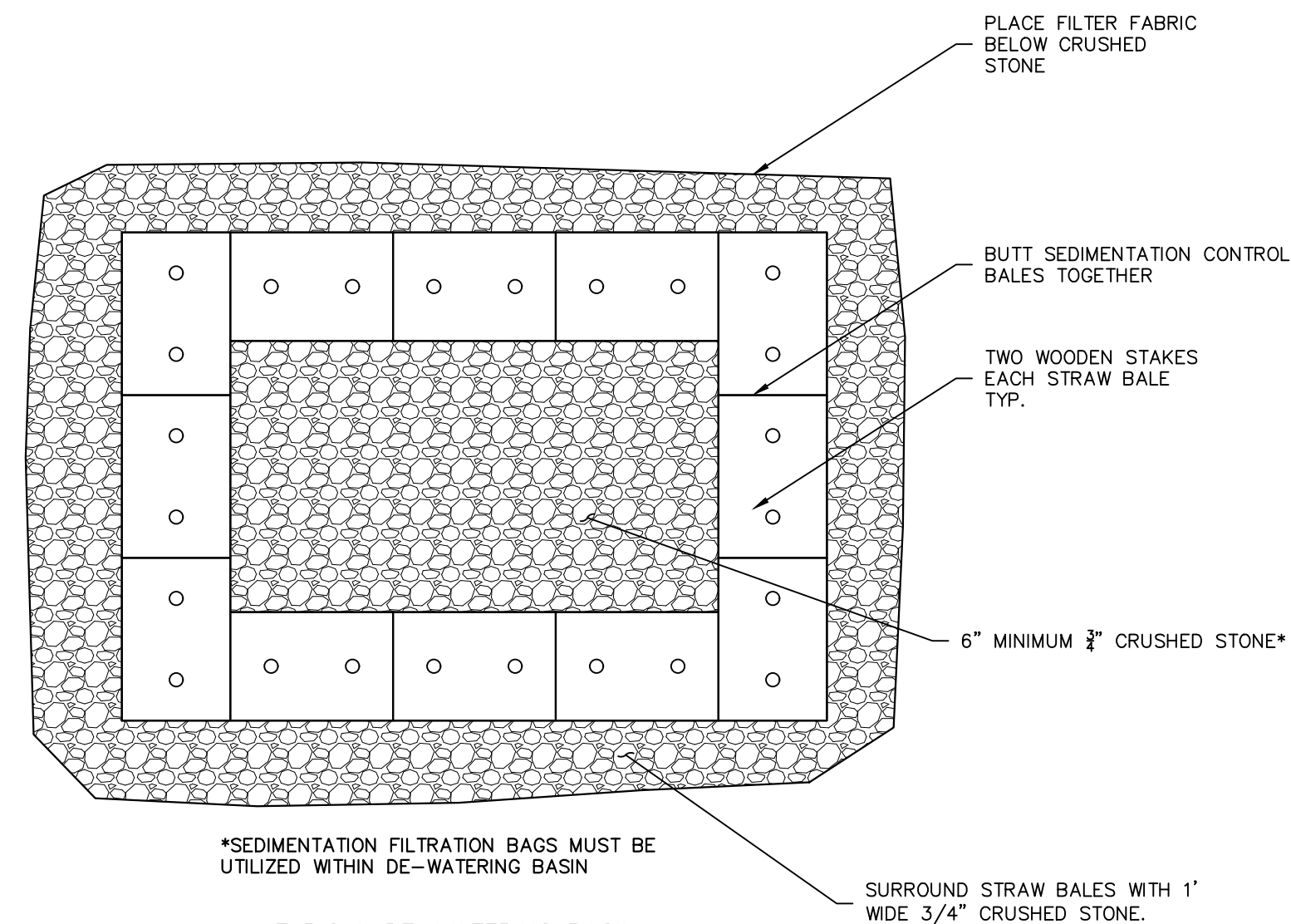
PRECAST CONCRETE SEWER MANHOLE
N.T.S.



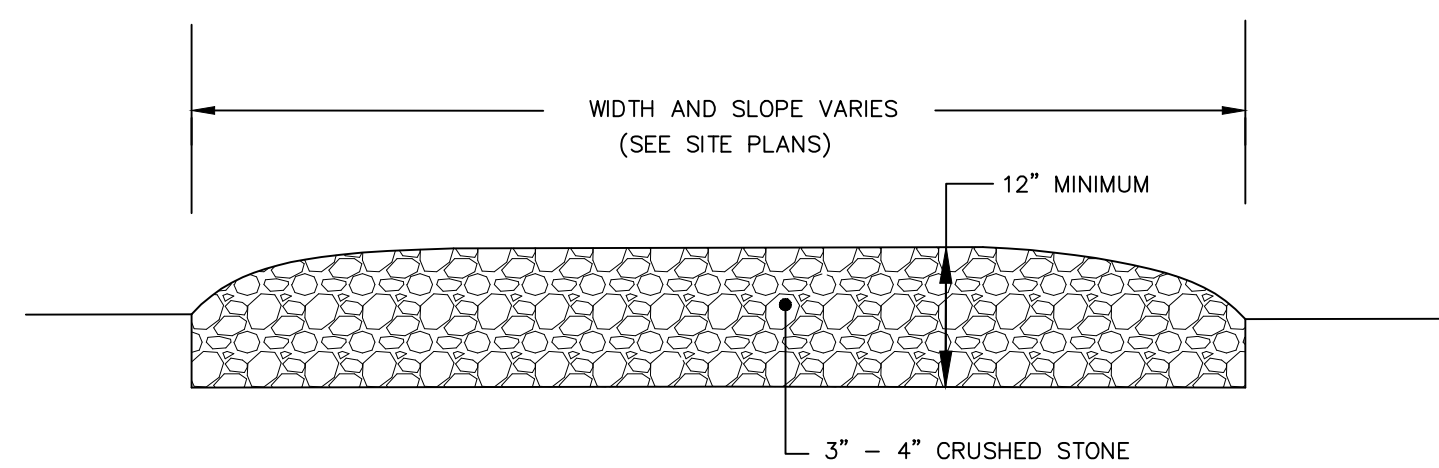
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



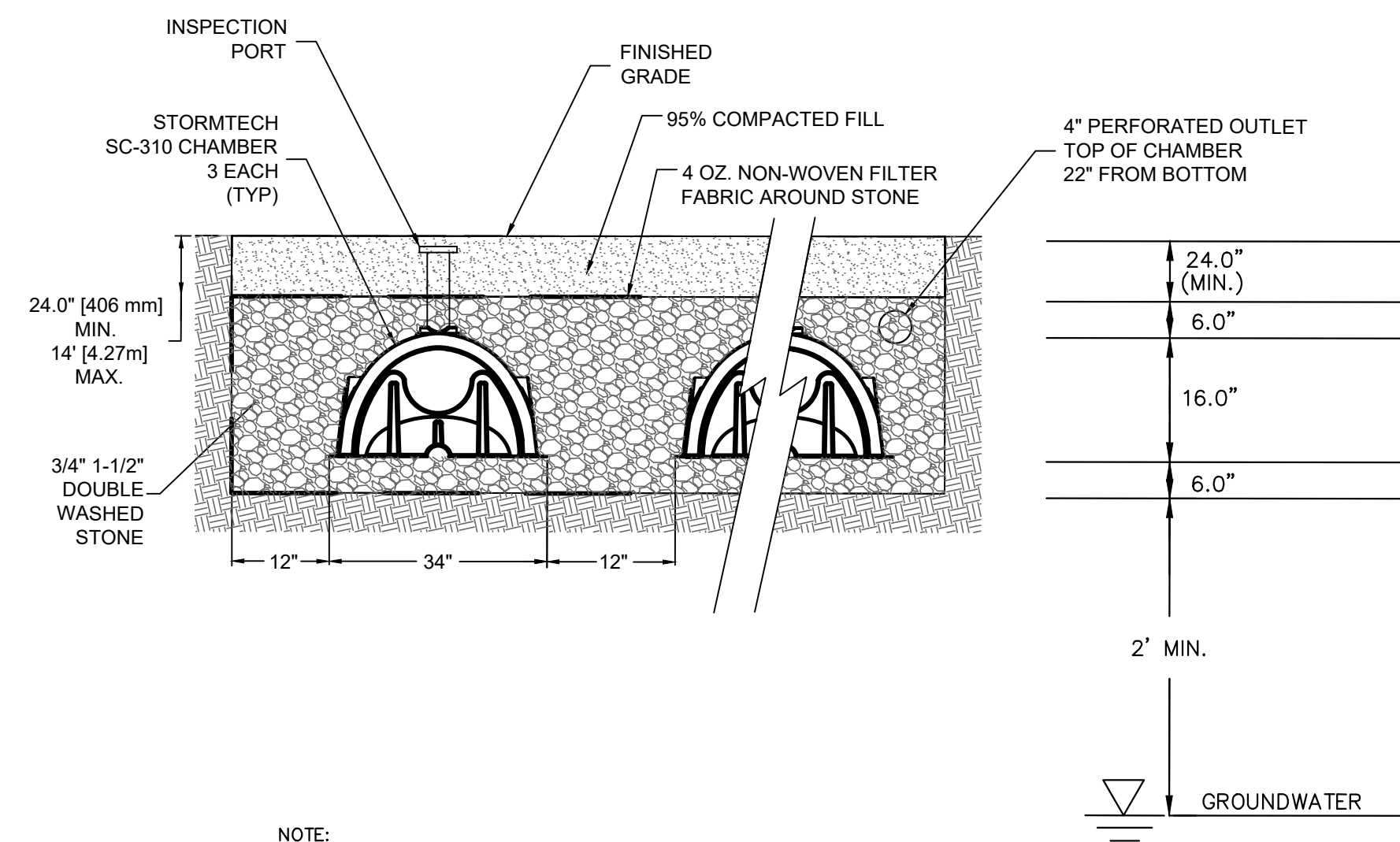
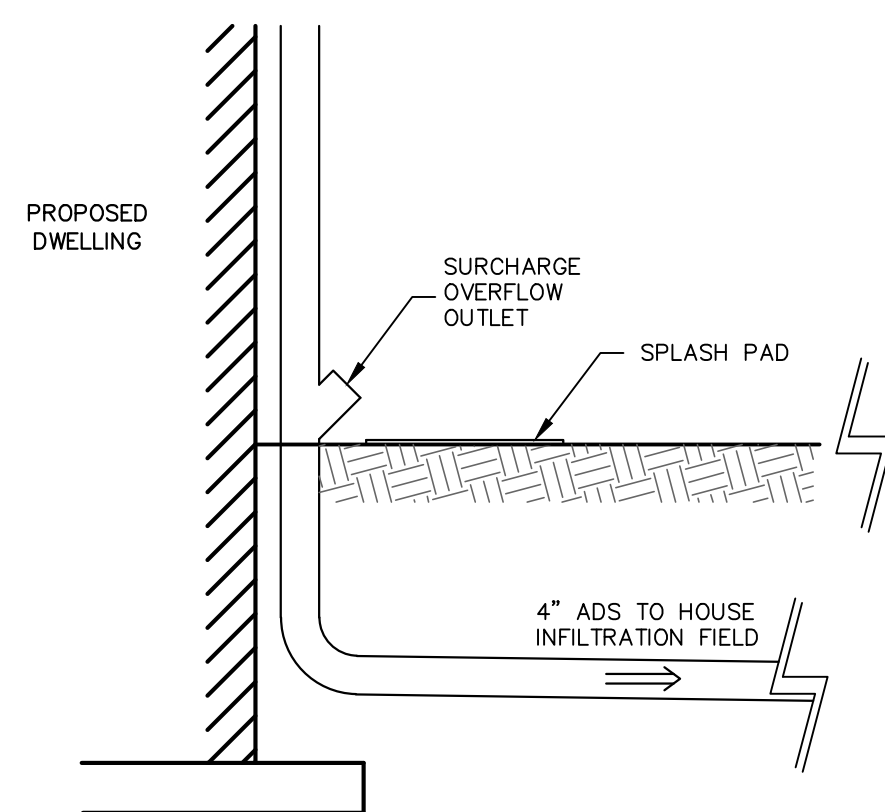
DRIVEWAY TYPICAL DETAIL
NOT TO SCALE



TYPICAL DE-WATERING BASIN
NOT TO SCALE

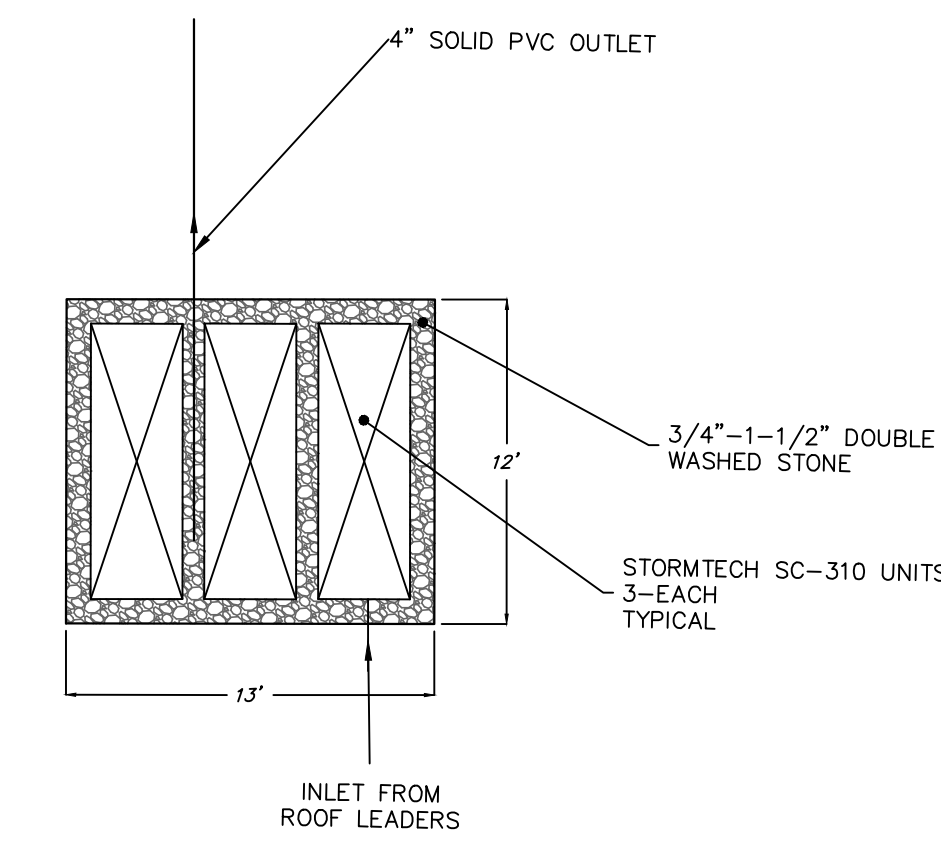


CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTE:
THE AREA AROUND SURFACE OF THE INDIVIDUAL
HOME INFILTRATION SYSTEM SHALL BE GRADED
AWAY FROM HOMES AND ADJACENT PROPERTIES.

TYPICAL HOUSE INFILTRATION BED - CROSS SECTION
NOT TO SCALE



TYPICAL HOUSE INFILTRATION BED - PLAN VIEW
NOT TO SCALE

DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
7	1/25/22	CONSERVATION REVIEW COMMENTS
6	12/23/21	CONSERVATION REVIEW COMMENTS
5	11/30/21	CONSERVATION REVIEW COMMENTS
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181K DATED JULY 6, 2021.

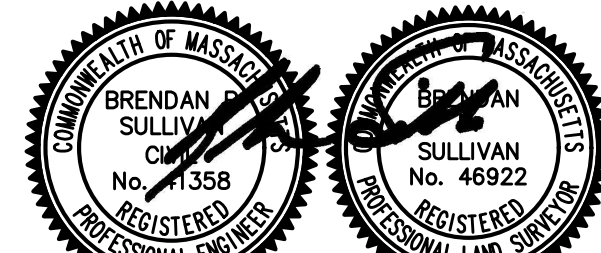
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

1/25/22

DATE

APPROVED BY ROCKLAND PLANNING BOARD

DATE: _____

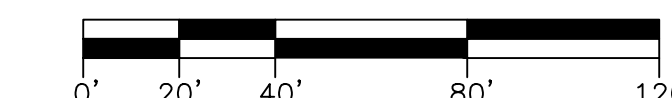
SIGNED: _____

I HERBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK

DATE

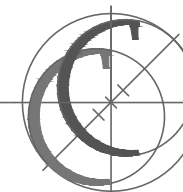
SCALE: 1" = 40'



DETAIL SHEET 1

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 6/1/21

DESIGNED BY : CCH

DRAWN BY : CCH/MCM

CHECKED BY : BPS/JCC

DRAWING NO.

DT1

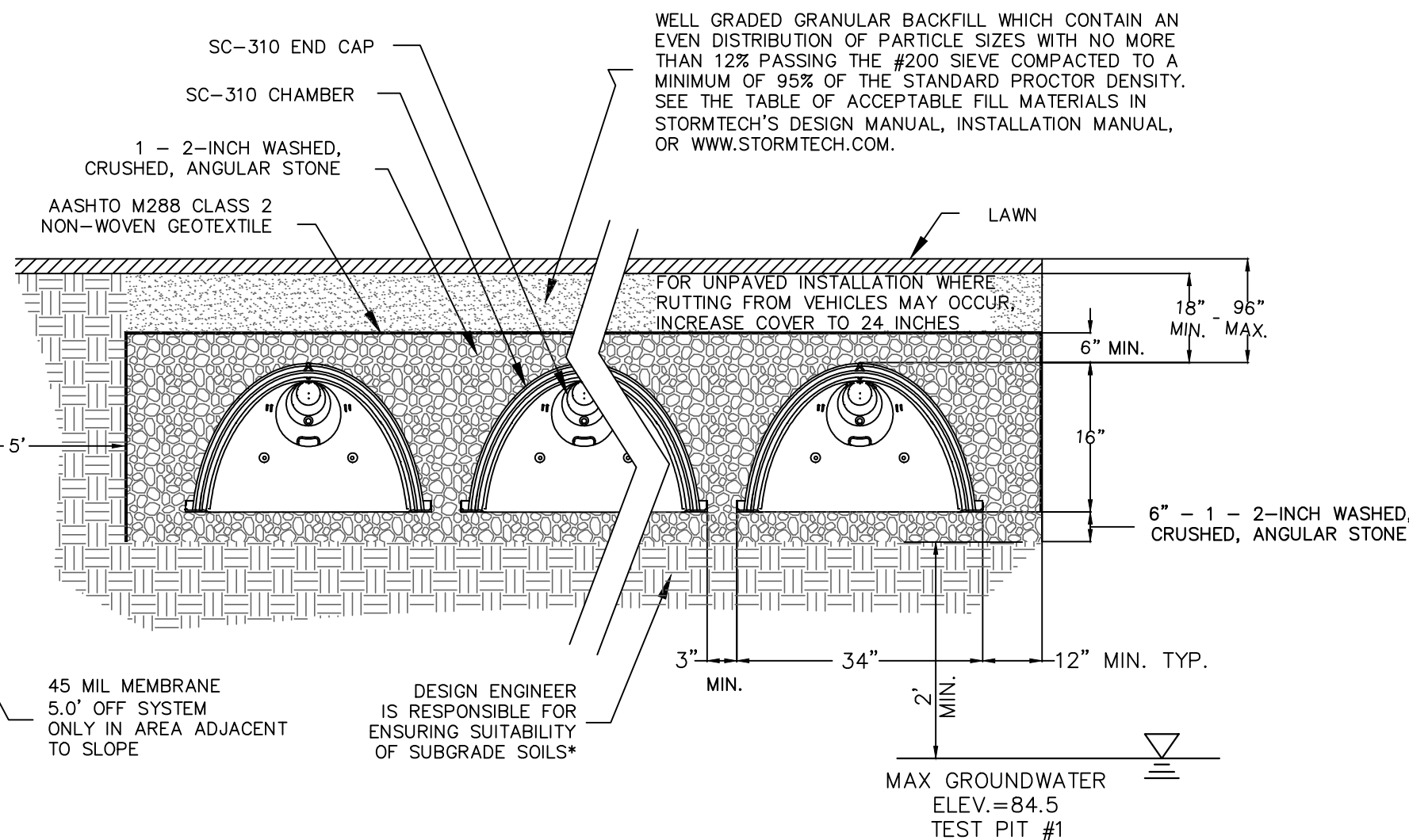
SHEET NO. 9 OF 14

FILENAME:

W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

FOR REGISTRY USE ONLY





STORMTECH SC-310-3 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL
NOT TO SCALE



Concrete Pipe Division

Stormceptor® Overview

The Stormceptor System is a water quality device used to remove total suspended solids (TSS) and free oil (FO) efficiently from stormwater. Stormceptor takes the place of a conventional manhole or inlet structure within a storm drain system. The Stormceptor will capture the majority of the pollutants which are carried in the initial flows of the stormwater. A key advantage of Stormceptor compared to other water quality controls in a storm sewer is the patented internal by-pass which prevents the re-suspension and scouring of captured material during infrequent high flow conditions.

Stormceptor has two components:

- lower chamber
- upper chamber

Stormwater flows into the Stormceptor via the storm sewer pipe. Average flows are diverted into the lower chamber by a weir and drop pipe arrangement (Figure 1). The drop pipe is configured to discharge water longitudinally along the lower chamber wall. Water flows through the lower chamber to the outlet pipe, which is submerged similar to the drop inlet pipe. Water flows up through the outlet pipe based on the head at the inlet weir, and is discharged back into the upper chamber downstream of the weir. The downstream section of the upper chamber is connected to the outlet sewer pipe.

Oil and other liquids with a specific gravity less than water will rise in the lower chamber and become trapped since the outlet pipe is submerged. Sediment will settle to the bottom of the chamber by gravitational forces. The circular design of the lower chamber is critical to prevent turbulent eddy currents and to promote settling.

During high flow conditions, stormwater in the upper chamber will overflow the weir and be conveyed to the outlet sewer directly (Figure 2). Water, which overflows the weir, creates a backwater effect on the outlet pipe (head stabilization between the inlet drop pipe and outlet riser pipe) ensuring that excessive flow will not be forced into the lower chamber which could scour or re-suspend the captured material. The by-pass is an integral part of the Stormceptor since other oil / grit separators have been noted to scour during high flow conditions (Schuler and Shepp, 1993).

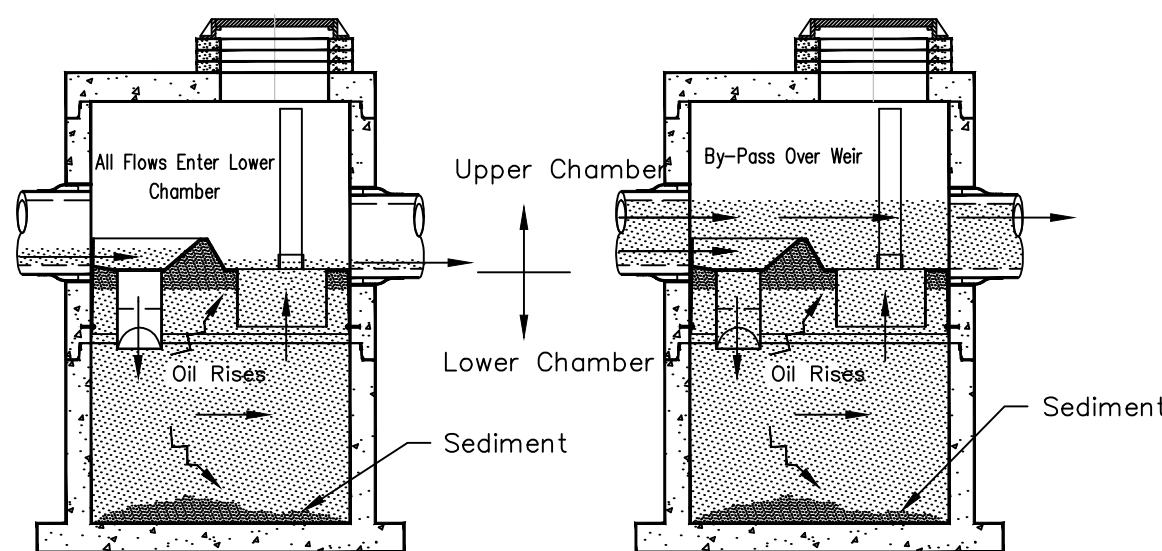
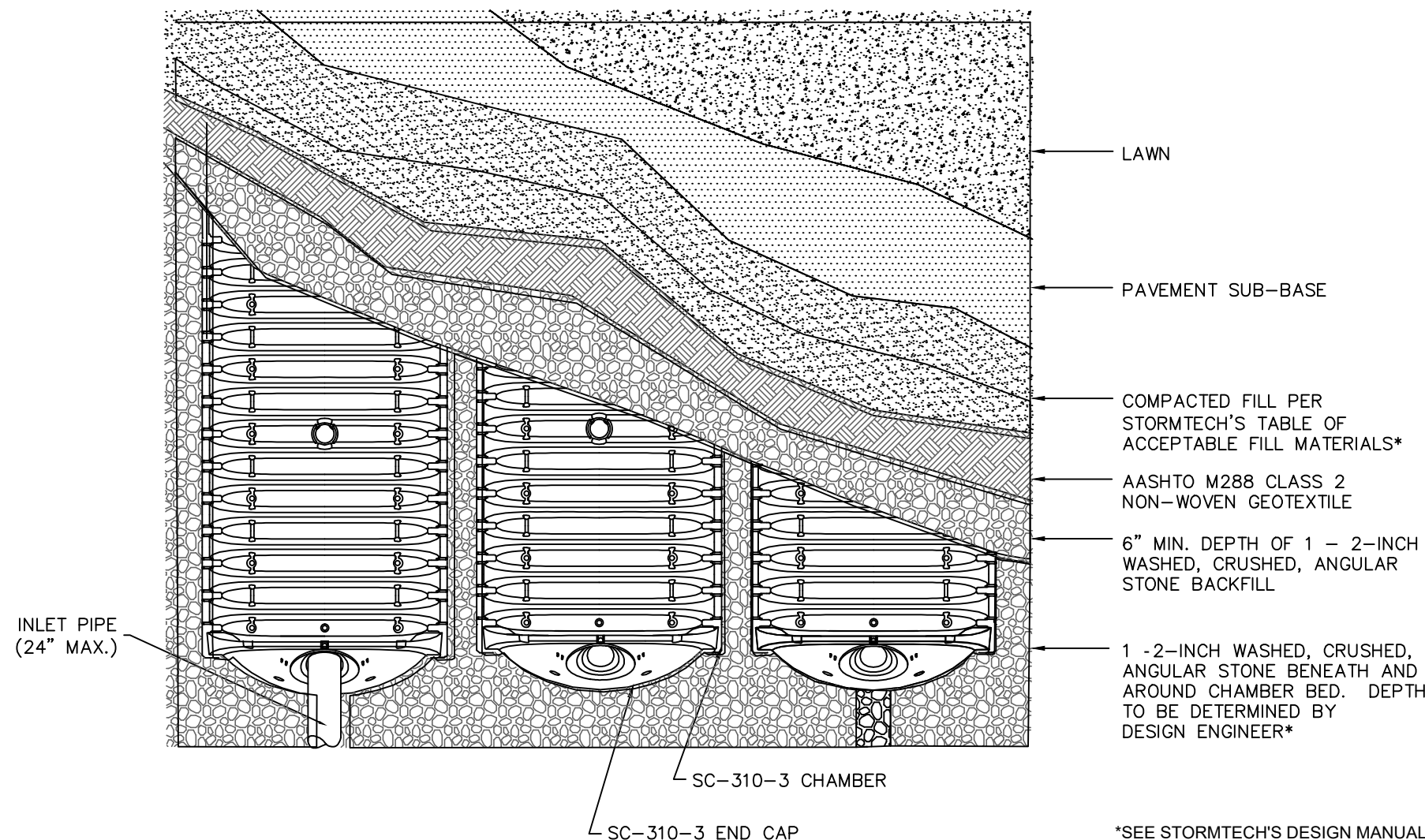


Figure 1 Stormceptor Operation During Average Flow Conditions Figure 2 Stormceptor Operation During High Flow Conditions

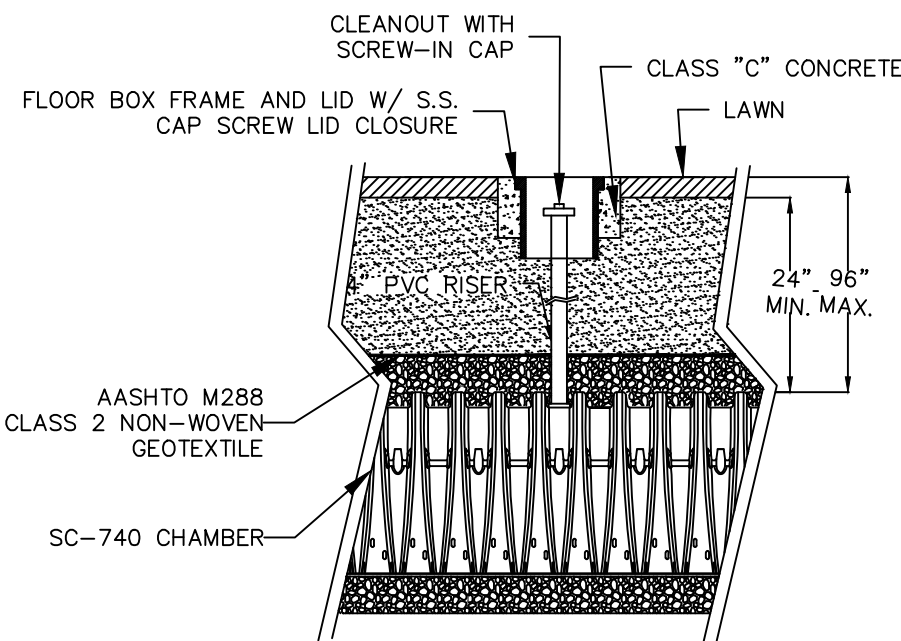
STORMCEPTOR MODEL NO. STC 450i
NOT TO SCALE



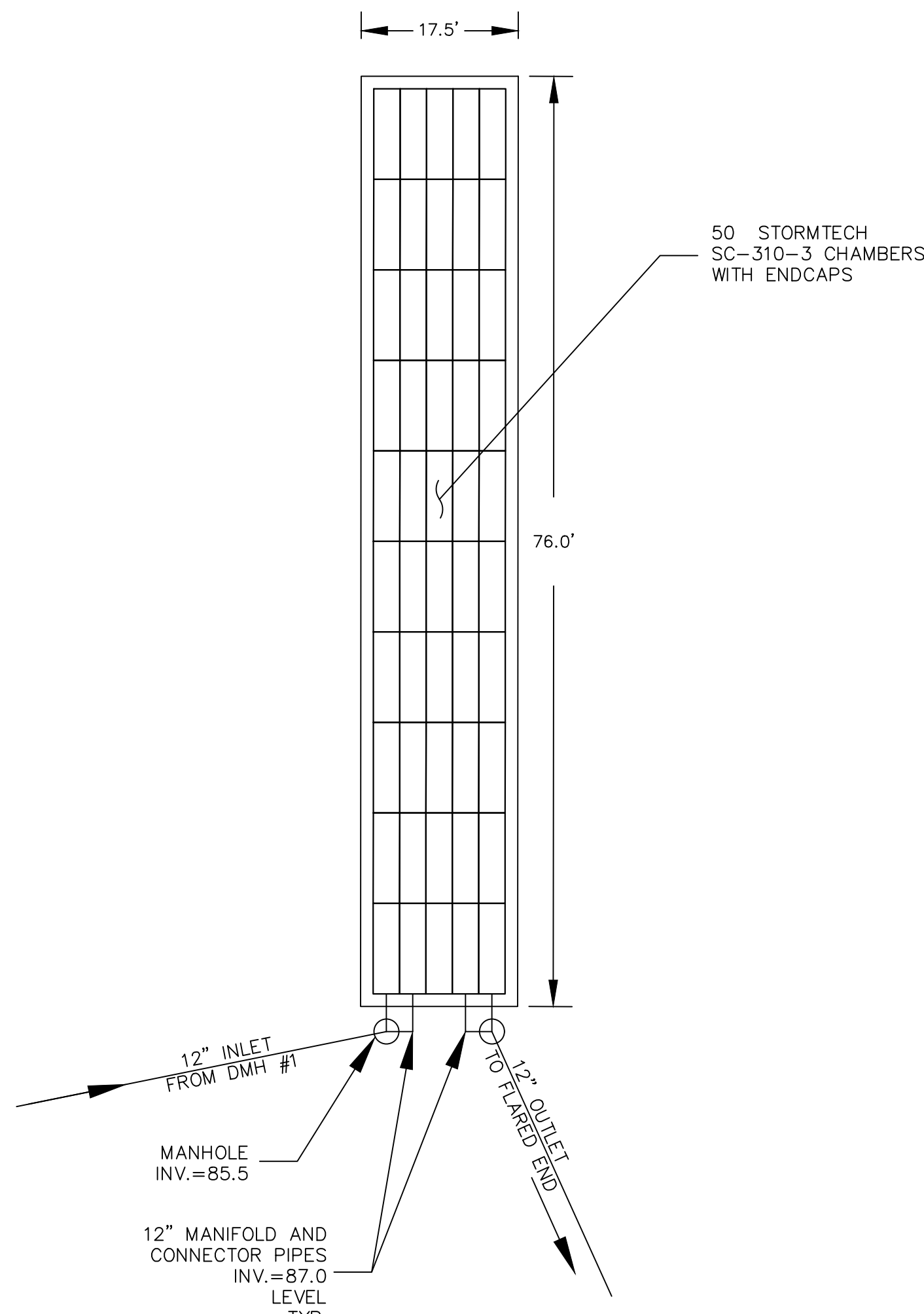
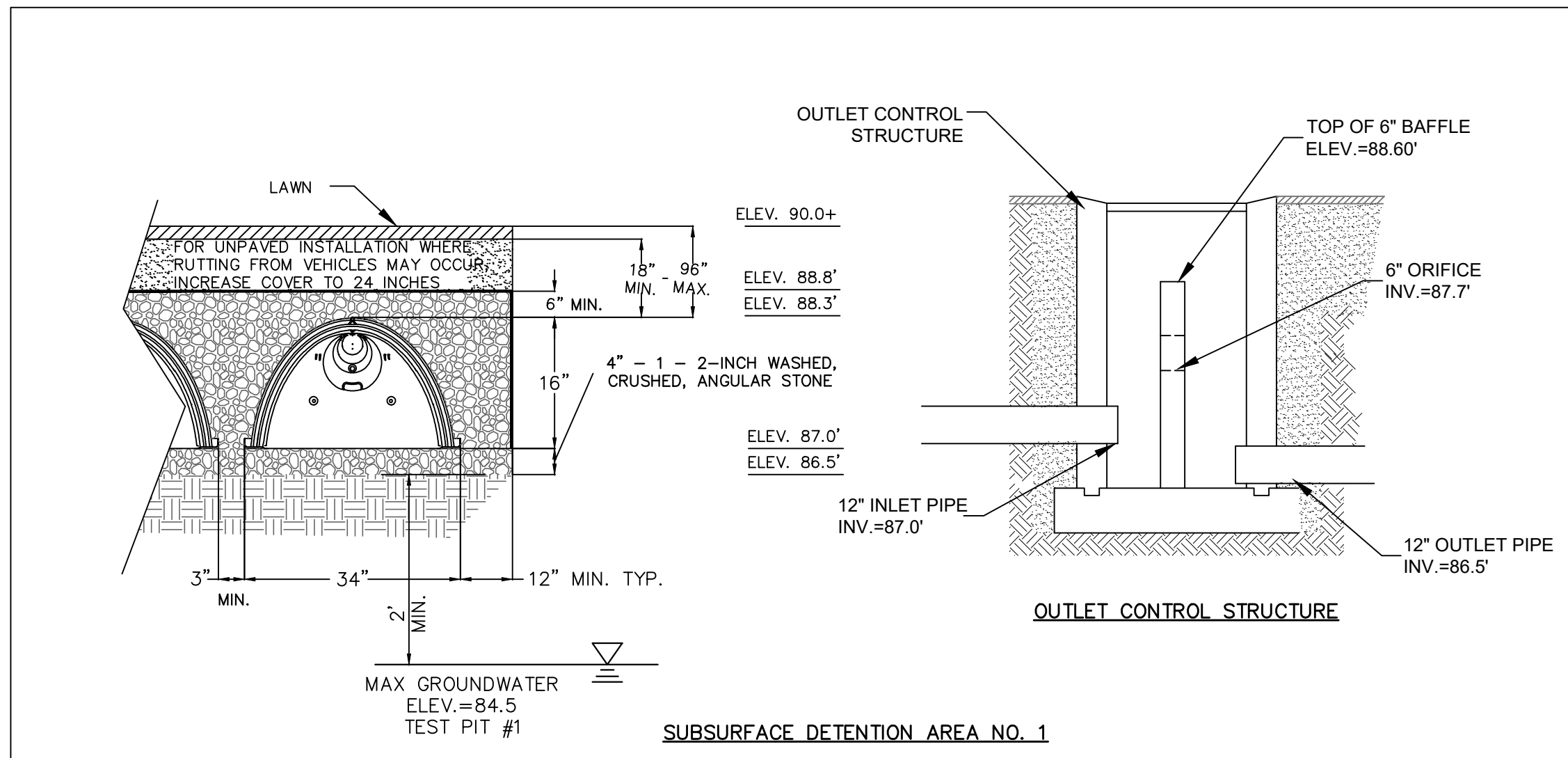
STORMTECH SC-310-3 CHAMBER SYSTEM
PLAN VIEW DETAIL
NOT TO SCALE

INFILTRATION FIELD 1 - DETAILS

NOT TO SCALE



STORMTECH SC-310-3 CHAMBER SYSTEM
INSPECTION PORT DETAIL
NOT TO SCALE



DRAWING REVISIONS		
8	1/25/22	CONSERVATION REVIEW COMMENTS
7	1/7/22	CONSERVATION REVIEW COMMENTS
6	12/23/21	CONSERVATION REVIEW COMMENTS
5	11/30/21	CONSERVATION REVIEW COMMENTS
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.

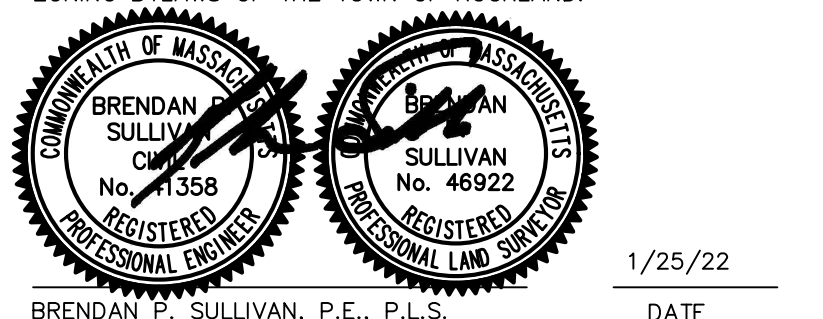
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BY LAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S. 1/25/22 DATE

APPROVED BY
ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

I HERBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK DATE

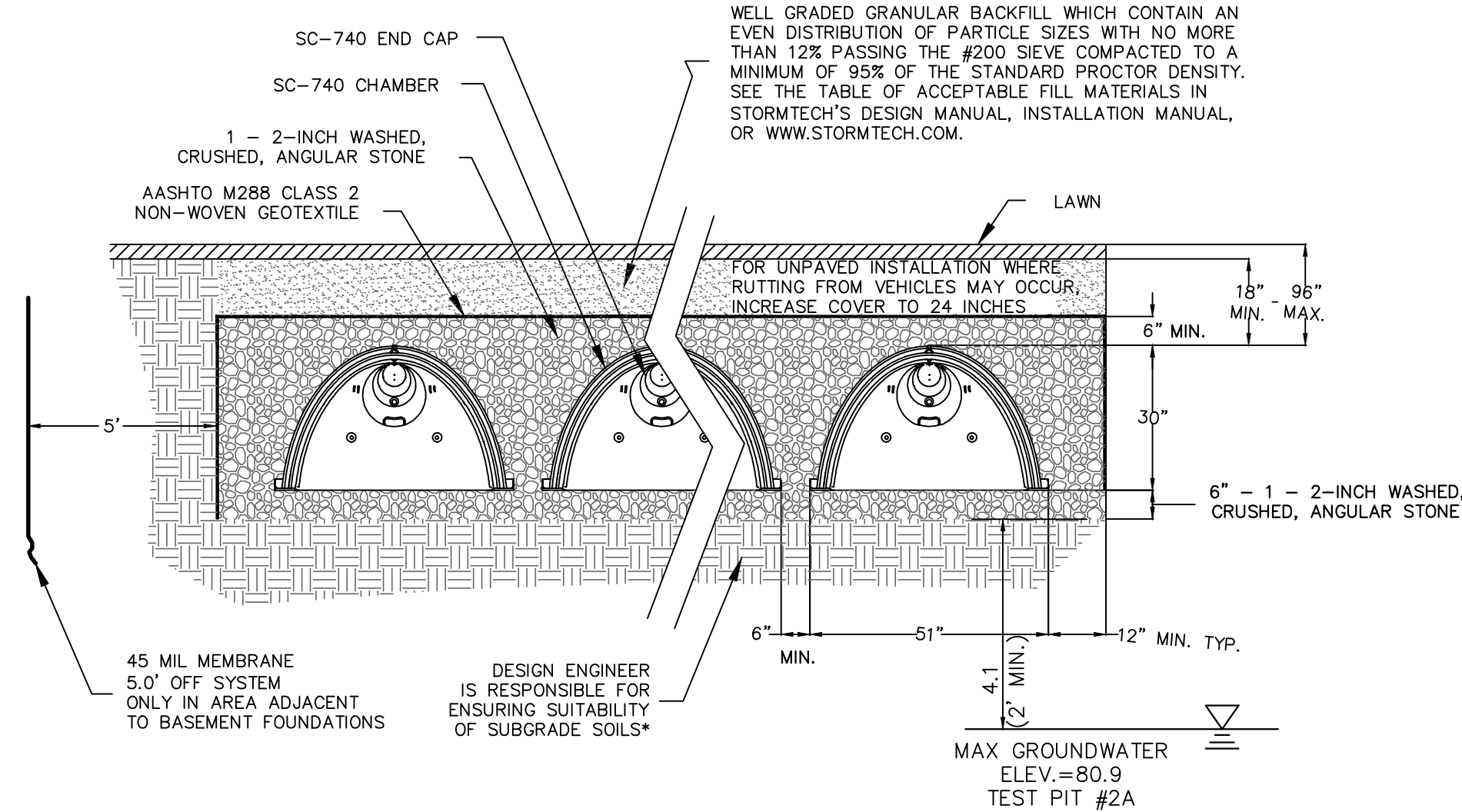
DETAIL SHEET 3

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186

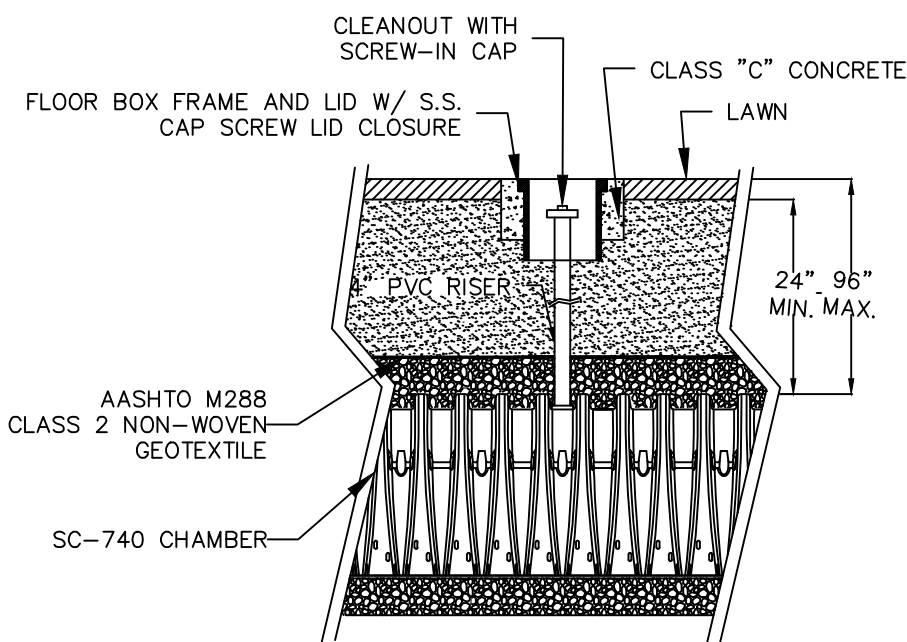
CONCORD MEADOWS
DEFINITIVE PUD PLAN
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

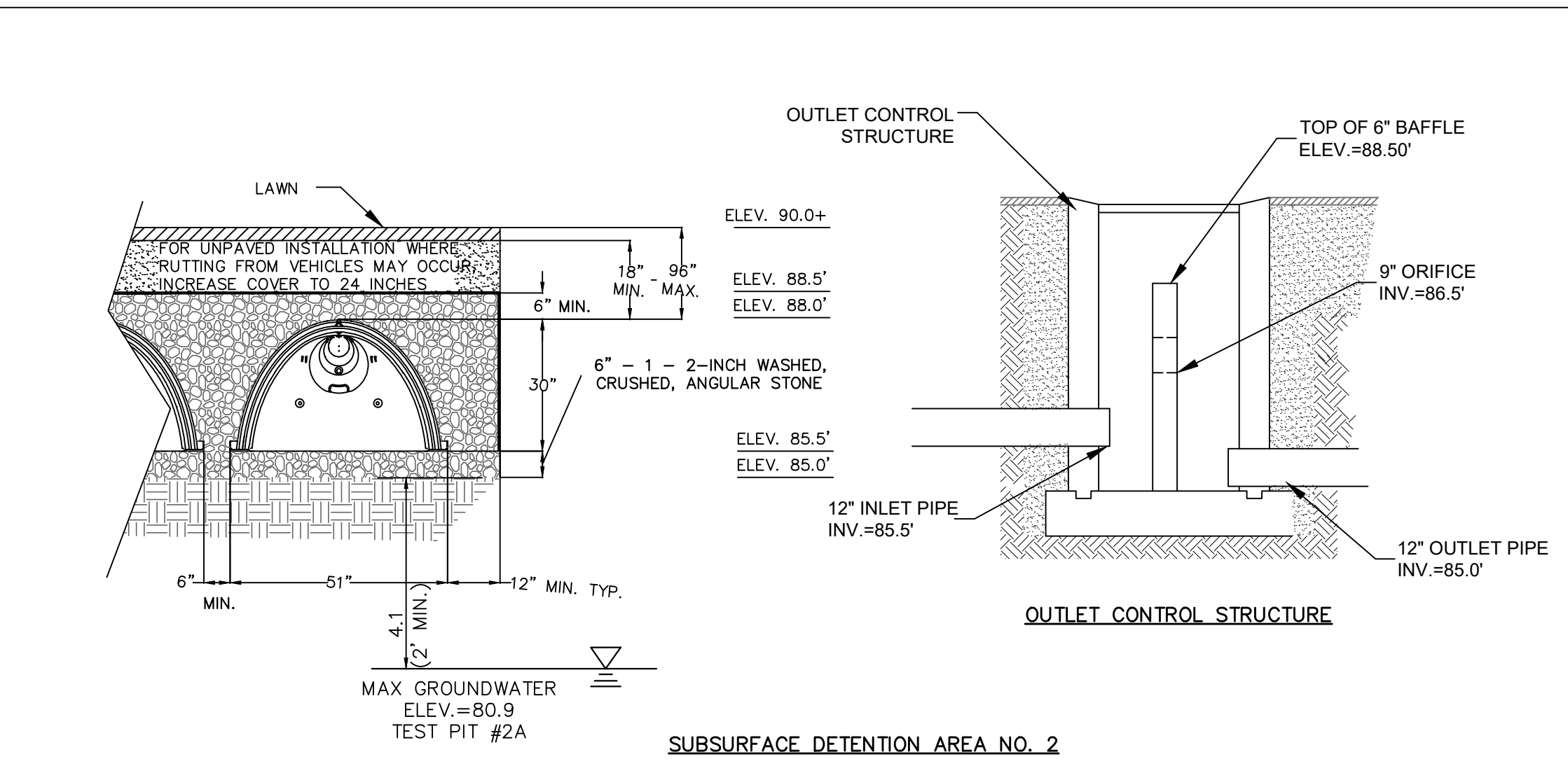
PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	DT3
DATE : 6/1/21	
DESIGNED BY : CCH	
DRAWN BY : CCH/MCM	SHEET NO. 11 OF 14
CHECKED BY : BPS/JCC	FILENAME: W:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG



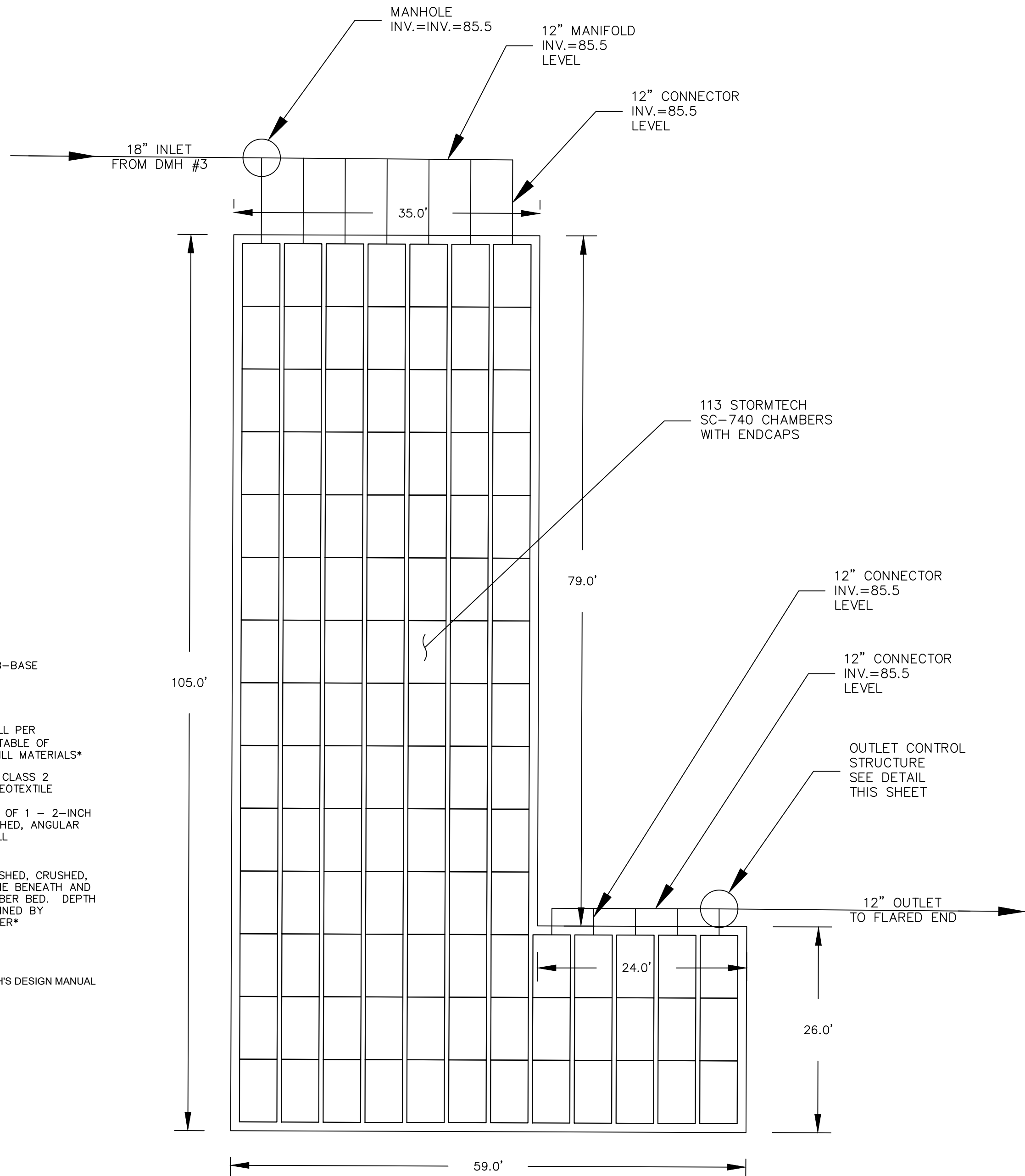
**STORMTECH SC-740 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL**
NOT TO SCALE



**STORMTECH SC-740 CHAMBER SYSTEM
INSPECTION PORT DETAIL**
NOT TO SCALE



SUBSURFACE DETENTION AREA NO. 2



**STORMTECH SC-740 CHAMBER SYSTEM
PLAN VIEW DETAIL**
NOT TO SCALE

INFILTRATION FIELD 2 - DETAILS
NOT TO SCALE



Concrete Pipe Division

Stormceptor® Overview

The Stormceptor System is a water quality device used to remove total suspended solids (TSS) and free oil (IPH) efficiently from stormwater. Stormceptor takes the place of a conventional manhole or inlet structure within a storm drain system.

The Stormceptor will capture the majority of the pollutants which are carried in the initial flows of the stormwater. A key advantage of Stormceptor compared to other water quality controls in a storm sewer is the patented internal by-pass which prevents the re-suspension and scouring of captured material during infrequent high flow conditions.

Stormceptor has two components:

- lower chamber
- upper chamber

Stormwater flows into the Stormceptor via the storm sewer pipe. Average flows are diverted into the lower chamber by a weir and drop pipe arrangement (Figure 1). The drop pipe is configured to discharge water tangentially along the lower chamber wall. Water flows through the lower chamber to the outlet pipe, which is submerged similar to the drop inlet pipe. Water flows up through the outlet pipe based on the head of the inlet weir, and is discharged back into the upper chamber downstream of the weir. The downstream section of the upper chamber is connected to the outlet sewer pipe.

Oil and other liquids with a specific gravity less than water will rise in the lower chamber and become trapped since the outlet pipe is submerged. Sediment will settle to the bottom of the chamber by gravitational forces. The circular design of the lower chamber is critical to prevent turbulent eddy currents and to promote settling.

During high flow conditions, stormwater in the upper chamber will overflow the weir and be conveyed to the outlet sewer directly (Figure 2). Water, which overflows the weir, creates a backwater effect on the outlet pipe (head stabilization between the inlet drop pipe and outlet riser pipe) ensuring that excessive flow will not be forced into the lower chamber which could scour or re-suspend the captured material. The by-pass is an integral part of the Stormceptor since other oil / grit separators have been noted to scour during high flow conditions (Schueler and Shepp, 1993).

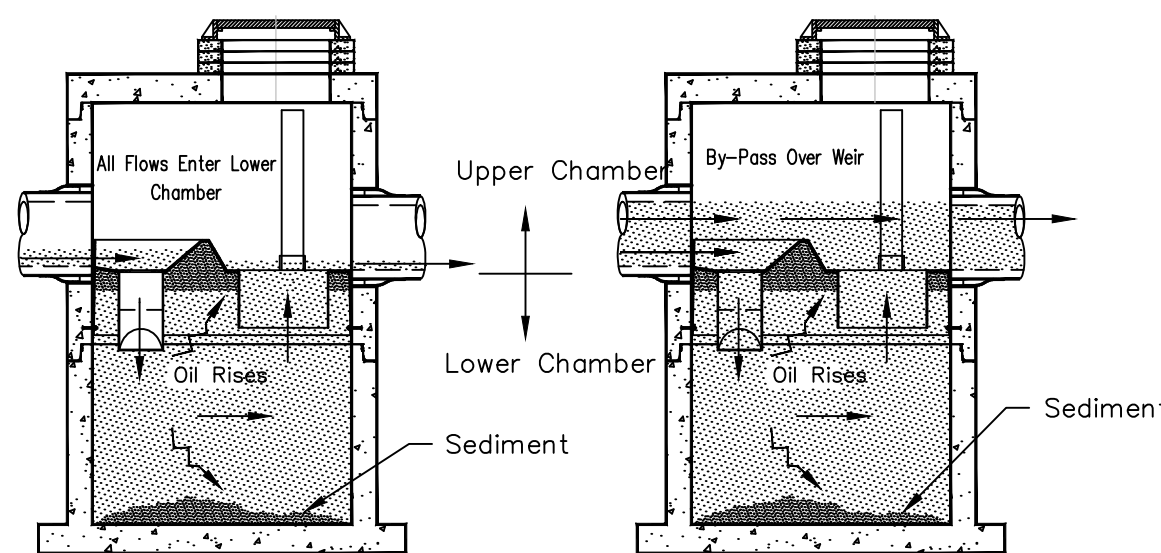


Figure 1
Stormceptor Operation During Average Flow Conditions

Figure 2
Stormceptor Operation During High Flow Conditions

STORMCEPTOR MODEL NO. CDS 2015-4
NOT TO SCALE

DRAWING REVISIONS		
8	1/25/22	CONSERVATION REVIEW COMMENTS
7	1/7/22	CONSERVATION REVIEW COMMENTS
6	12/23/21	CONSERVATION REVIEW COMMENTS
5	11/30/21	CONSERVATION REVIEW COMMENTS
4	9/23/21	CONSERVATION REVIEW COMMENTS
3	8/9/21	REVIEW COMMENTS
2	7/15/21	CONSERVATION
1	6/21/21	REVIEW ENGINEER COMMENTS
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

1. LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181K DATED JULY 6, 2021.

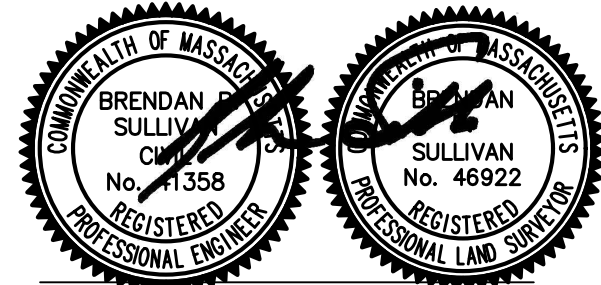
WETLANDS NOTES:

1. RESOURCE AREAS SHOWN HEREON WERE APPROVED BY AN ORDER OF RESOURCE AREA DELINEATION BY THE ROCKLAND CONSERVATION COMMISSION, SE 273-0400 ISSUED ON JANUARY 11, 2019.

I CERTIFY THAT THE SURVEY PERFORMED CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING SET FORTH IN 250 CMR SECTION 6.01 AND 6.02.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS AND MASSACHUSETTS LAND COURT.

I CERTIFY THAT THIS PLAN WITH THE WAIVERS HEREIN REQUESTED CONFORMS WITH THE RULES AND REGULATIONS OF THE PLANNING BOARD OF THE TOWN OF ROCKLAND, MASSACHUSETTS UNDER THE SUBDIVISION CONTROL LAW AND ZONING BYLAWS OF THE TOWN OF ROCKLAND.



BRENDAN P. SULLIVAN, P.E., P.L.S.

1/25/22
DATE

APPROVED BY ROCKLAND PLANNING BOARD

DATE: _____

SIGNED: _____

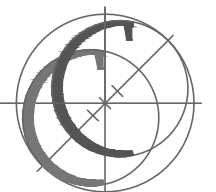
I HEREBY CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

ROCKLAND TOWN CLERK DATE

DETAIL SHEET 4

CAVANARO CONSULTING

687 MAIN STREET
P.O. BOX 5175
NORWELL, MASSACHUSETTS 02061
PHONE: 781.659.8187
FAX: 781.659.8186



CONCORD MEADOWS DEFINITIVE PUD PLAN 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	DT4
DATE : 6/1/21	
DESIGNED BY : CCH	SHEET NO. 12 OF 14
DRAWN BY : CCH/MCM	
CHECKED BY : BPS/JCC	FILENAME: w:\PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

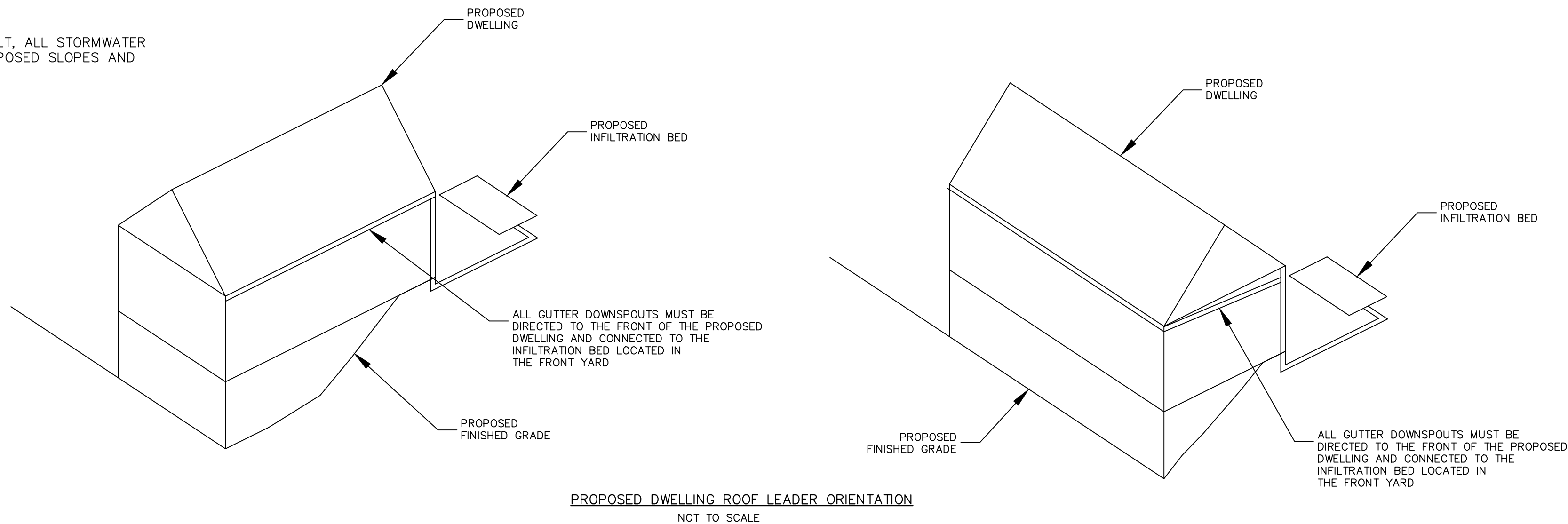
PROPOSED RESIDENTIAL DEVELOPMENT
365 CONCORD STREET – ROCKLAND, MA 02370
STORMWATER MANAGEMENT SYSTEM'S OWNER: CONROCK LLC
SYSTEM OWNER'S ADDRESS: 365 CONCORD STREET, ROCKLAND, MA 02370
PARTY RESPONSIBLE FOR OPERATIONS AND MAINTENANCE: OWNERS OF 365 CONCORD STREET, ROCKLAND, MA 02370

EMERGENCY CONTACT INFORMATION:

CONSTRUCTION SEQUENCING:

IN THE ANTICIPATION OF, OR DURING A HEAVY RAIN EVENT OR DURING A RAIN EVENT IN COMBINATION WITH SNOWMELT, ALL STORMWATER CONTROLS SHALL BE CHECKED TO ENSURE ADEQUATE PROTECTION AND CAPACITY IS AVAILABLE TO PROTECT ALL EXPOSED SLOPES AND BUFFER ZONES.

IF SPRAY GUNS ARE USED, THEY WILL BE CLEANED ON A REMOVABLE TARP.

DATE _____

FILENAME:
W: \PR\2019\19.103\DWG\DEF.SUB\DEF.ECON.DWG

DRAWING REVISIONS		
1	12/23/21	CONSERVATION REVIEW COMMENTS
ACTION	DATE	DESCRIPTION

