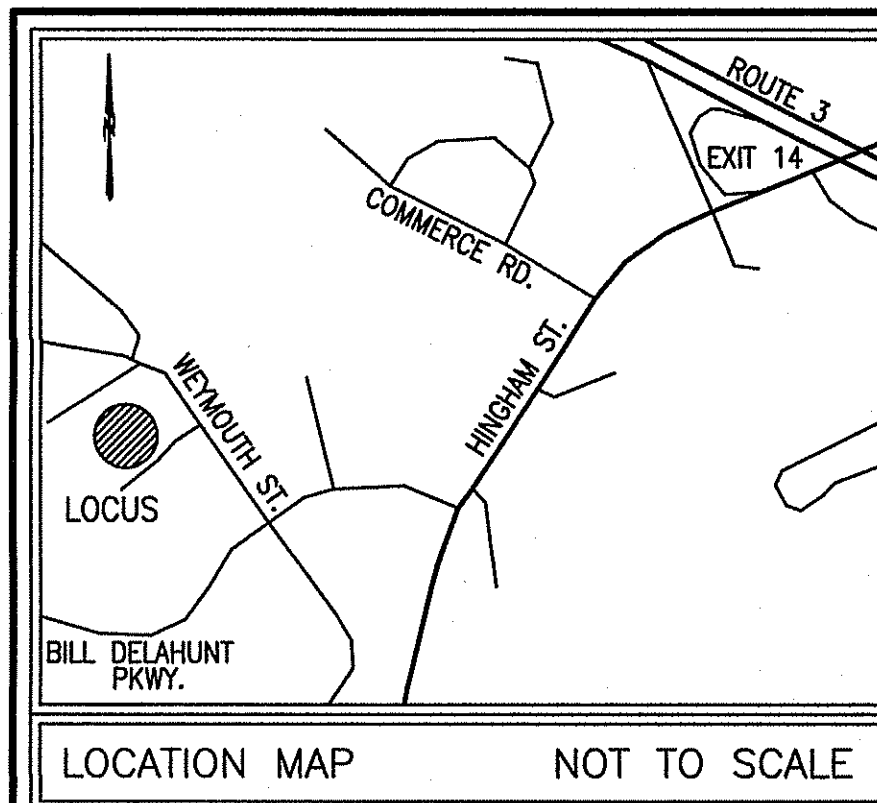




- SURVEY NOTES:**
1. ALL EXISTING CONDITIONS INFORMATION, INCLUDING PERIMETER AND TOPOGRAPHIC INFORMATION WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MCKENZIE ENGINEERING GROUP, INC. IN JANUARY OF 2019.
 2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC.
 4. SUBJECT SITE IS IN THE "INDUSTRIAL PARK-HOTEL (H-1)" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X", AS SHOWN ON F.I.R.M. No. 250230091J, EFFECTIVE JULY 17, 2012.
 6. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

RECORD OWNER:
ASSESSORS MAP 8 LOT 5
#53 AIRPORT PARK DRIVE
JUBB LLC
53 AIRPORT PARK DRIVE
ROCKLAND, MA 02370
DEED BOOK 46217 PAGE 109

Received Planning 8/16/22 @3:07PM

ABBREVIATIONS

FFE FIRST FLOOR ELEVATION
BIT. CONC. BITUMINOUS CONCRETE PAVEMENT
C.C.B. CAPE COD BERM
C.C. CONC. CEMENT CONCRETE
C.I. CAST IRON
C.L. CEMENT LINED
EP. EDGE OF PAVEMENT
BC. BITUMINOUS CONCRETE CURB
(AM) AS MEASURED
RET. WALL RETAINING WALL
CONC. CONCRETE
RCP REINFORCED CONCRETE PIPE
VCC VERTICAL GRANITE CURB
ETW EDGE OF TRAVEL WAY
MTL METAL BERM
VCC VERTICAL CONCRETE CURB
CMP CORRUGATED METAL PIPE
LSA LANDSCAPED AREA
TRANS. TRANSFORMER
GEN. GENERATOR
HDPE HIGH-DENSITY POLYETHYLENE
RD. ROOF DRAIN

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CB/DH CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/DH STONE BOUND

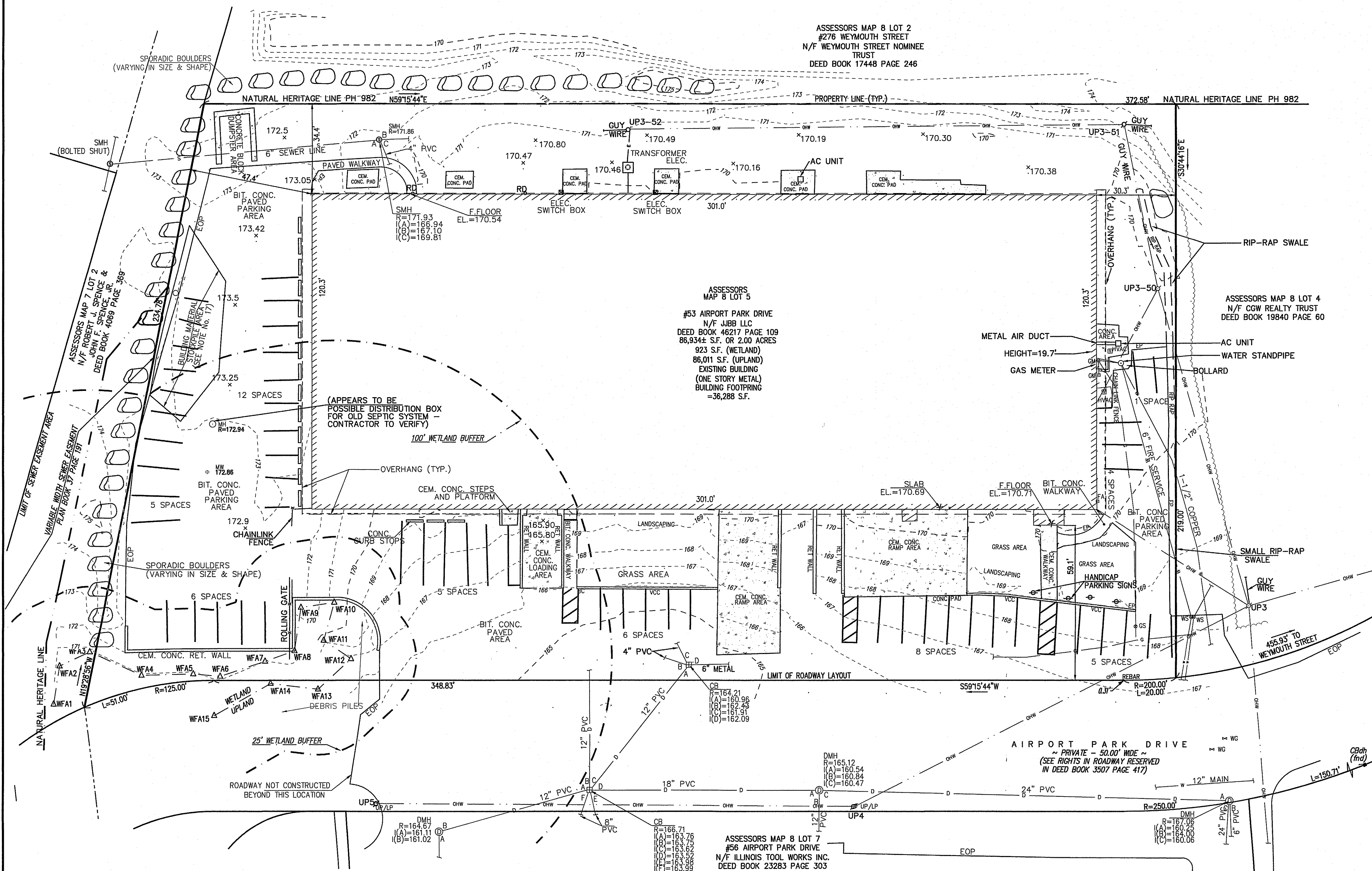
UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- EMH ELECTRIC MANHOLE
- SMH SEWER MANHOLE
- DMH DRAIN MANHOLE
- TMH TELEPHONE MANHOLE
- CBN DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT

- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

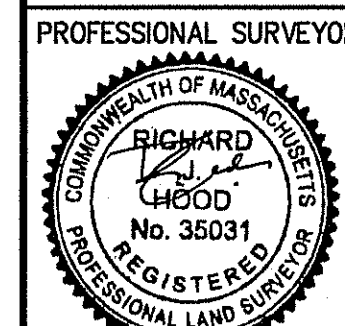
LINE DESIGNATORS

- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- CHAIN LINK FENCE



SITE DEVELOPMENT PLAN

(ASSESSORS MAP 8, LOT 5)
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

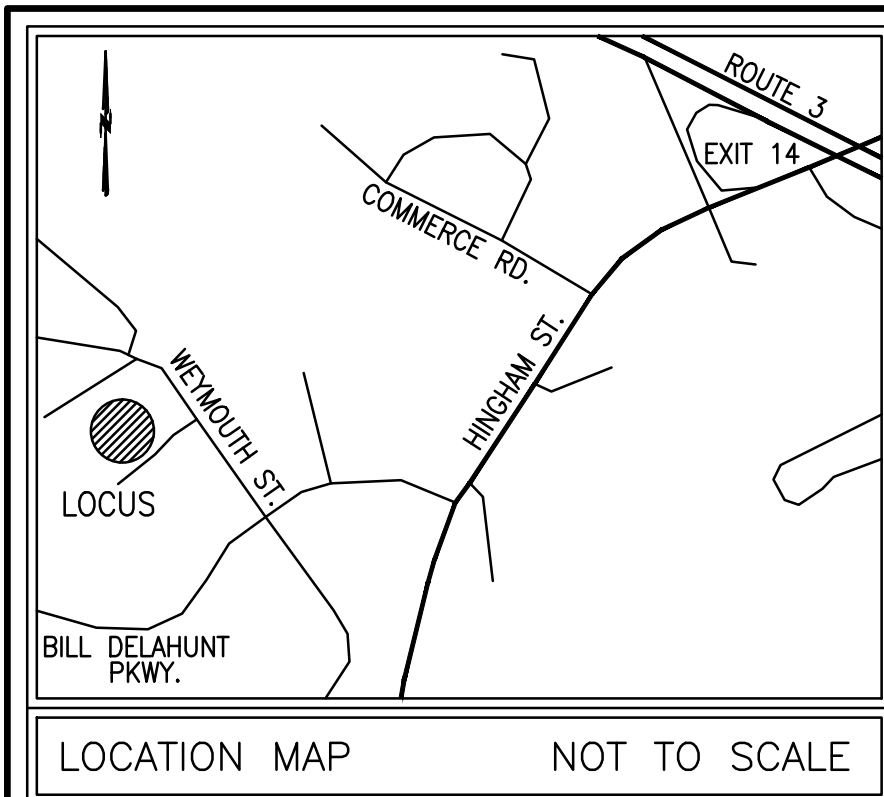


OWNER:
TWO BUDS, LLC
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS 02370

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: R.J.H.
APPROVED BY: R.J.H.
DATE: FEBRUARY 1, 2019
SCALE: 1"=20'
PROJECT NO.: 218-143
DWG. TITLE: EXISTING CONDITIONS PLAN

DWG. NO.: EX-1

© MCKENZIE ENGINEERING GROUP, INC.



- SURVEY NOTES:**
1. ALL EXISTING CONDITIONS INFORMATION, INCLUDING PERIMETER AND TOPOGRAPHIC INFORMATION WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY PERFORMED BY MCKENZIE ENGINEERING GROUP, INC. IN JANUARY OF 2019.
 2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC.
 4. SUBJECT SITE IS IN THE "INDUSTRIAL PARK-HOTEL (H-1)" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
 5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 2502300091J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
 6. UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS, THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.

LAND USAGE TABLES

ARTICLE V - BUILDING, LOT AND GENERAL DISTRICT REGULATIONS

INDUSTRIAL PARK-HOTEL (H-1) ZONING DISTRICT			
CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	--	86,934 S.F.	86,934 S.F.
MAX. LOT COVERAGE	50%	42%	42%
MIN. LOT FRONTAGE	110 FT.	420 FT.	420 FT.
MAX. BUILDING HEIGHT	3 STORIES/36 FT.	19.7 FT.	19.7 FT.
FRONT YARD SETBACK	50 FT.	59.1 FT.	59.1 FT.
REAR YARD SETBACK	30 FT.	34.6 FT.	34.6 FT.
SIDE YARD SETBACK	30 FT.	30.3 FT.	30.3 FT.

PARKING CALCULATIONS

SECTION 415-35 OFF-STREET PARKING

COMPONENT	REQUIRED (ROCKLAND ZONING BYLAW)	REQUIRED
RETAIL SALES AREA	1 PER 300 S.F. (2,300 S.F.) SALES AREA 2,300 / 300 = 7.7 = 8 SPACES	8
EMPLOYEES	1 PER 2 EMPLOYEES: 8 RETAIL EMPLOYEES 8 CULTIVATION/MANUFACTURING EMPLOYEES 3 ADMINISTRATIVE EMPLOYEES 3 SECURITY EMPLOYEES =22 MAX. EMPLOYEES PER SHIFT 22 / 2 = 11 SPACES	11
		PROPOSED
		19
		40

- PARKING NOTES:**
1. EMPLOYEE PARKING DEMAND IS BASED ON THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT.
 2. 40 TOTAL SPACES INCLUDES 3 AAB ACCESSIBLE SPACES 8' X 18' WITH 8' X 18' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 2 (26-50 TOTAL SPACES)
 3. TOWN OF ROCKLAND ZONING BYLAW REQUIRES 10'X20' PARKING SPACES. 30% OF THE TOTAL REQUIRED PARKING MAY BE COMPACT PARKING SPACES SIZED 9'X18'.

-COMPACT PARKING SPACES DELINEATED AS ©
40 SPACES X 30% = 12 COMPACT SPACES
TOTAL PROVIDED BY THIS SUBMISSION = 12 COMPACT SPACES

LEGEND

SURVEY SYMBOLS

- REBAR
- ✓ ANGLE IRON
- CB/DH CONCRETE BOUND WITH DRILL HOLE
- SB STONE BOUND
- SB/DH STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
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- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT

- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

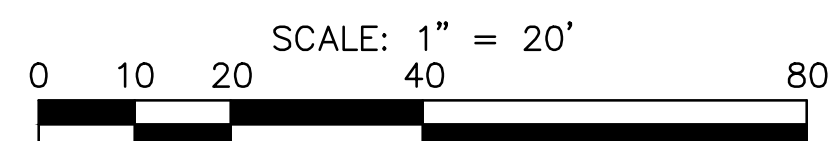
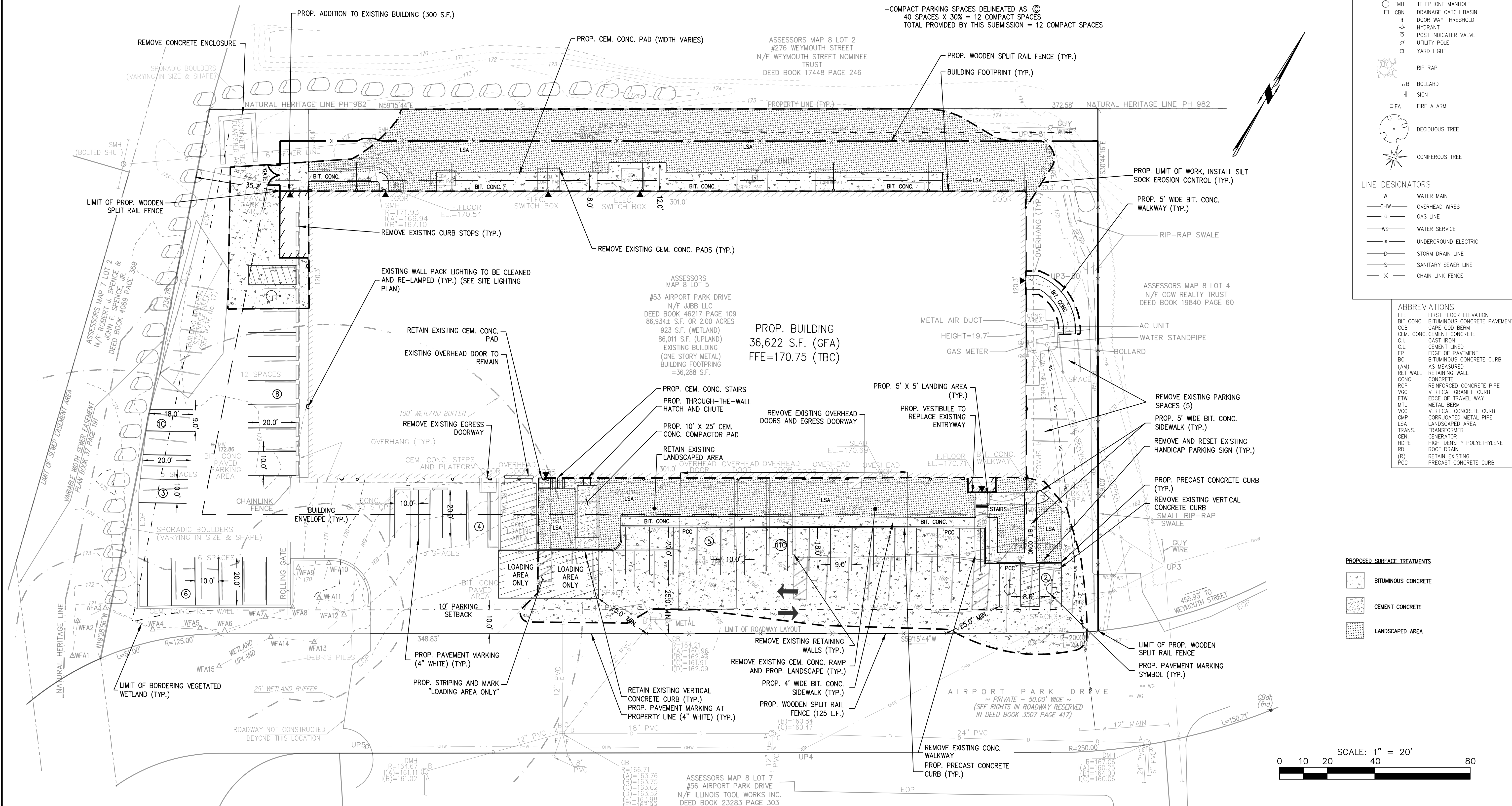
- W WATER MAIN
- OHV OVERHEAD WIRES
- G GAS LINE
- WS WATER SERVICE
- E UNDERGROUND ELECTRIC
- D STORM DRAIN LINE
- S SANITARY SEWER LINE
- X CHAIN LINK FENCE

ABBREVIATIONS

- FFE FIRST FLOOR ELEVATION
- BIT CONC. BITUMINOUS CONCRETE PAVEMENT
- CCB CAPE COD BERM
- CEM. CONC. CEMENT CONCRETE
- C.I. CAST IRON
- C.L. CEMENT LINED
- EP. EDGE OF PAVEMENT
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- (AM) AS MEASURED
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- CONC. CONCRETE
- RCP REINFORCED CONCRETE PIPE
- VCC VERTICAL GRANITE CURB
- ETW EDGE OF TRAVEL WAY
- MTL METAL BERM
- VCC VERTICAL CONCRETE CURB
- CMP CORRUGATED METAL PIPE- TRANS. TRANSFORMER
- GEN. GENERATOR
- HDPE HIGH-DENSITY POLYETHYLENE
- ROOF DRAIN
- (R) RETAIN EXISTING
- PCC PRECAST CONCRETE CURB

PROPOSED SURFACE TREATMENTS

- BITUMINOUS CONCRETE
- CEMENT CONCRETE
- LANDSCAPED AREA



© MCKENZIE ENGINEERING GROUP, INC.

SITE DEVELOPMENT PLAN

(ASSESSOR'S MAP 8, LOT 5)
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



PERMIT PLAN SET

APPLICANT:

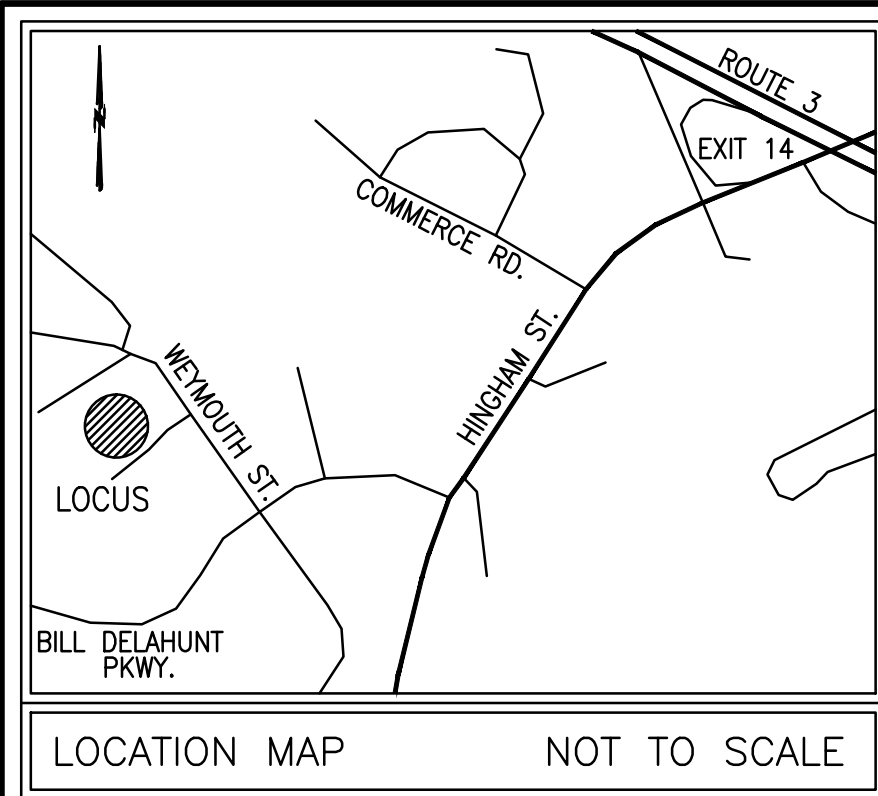
TWO BUDS, LLC
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: DECEMBER 2, 2019
SCALE: 1"=20'
PROJECT NO.: 218-143
DWG. TITLE:

SITE LAYOUT PLAN

DWG. NO.:

C-1



GENERAL UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR WORK.
3. ALL EXISTING UTILITIES WITHIN THE SITE ARE TO REMAIN UNLESS OTHERWISE STATED TO BE REMOVED.
4. THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE ROCKLAND DPW.
5. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROCKLAND DEPARTMENT OF PUBLIC WORK SPECIFICATIONS.

LEGEND

SURVEY SYMBOLS

- REBAR
- ✓ ANGLE IRON
- CB/DH □ CONCRETE BOUND WITH DRILL HOLE
- SB □ STONE BOUND
- SB/DH □ STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ⊕ ELECTRIC HAND HOLE
- ⊕ GUY POLE
- GW GUY WIRE
- ⊕ HVAC UNIT
- ⊕ BUILDING LIGHT W/MAST
- ⊕ BUILDING LIGHT
- ⊕ TRANSFORMER
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- ⊕ DRAINAGE SUMP
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- ⊕ HYDRANT
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LINE DESIGNATORS

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- HDPE HIGH-DENSITY POLYETHYLENE
- ROOF DRAIN
- (R) RETAIN EXISTING
- PCC PRECAST CONCRETE CURB

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN

(ASSESSOR'S MAP 8, LOT 5)
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



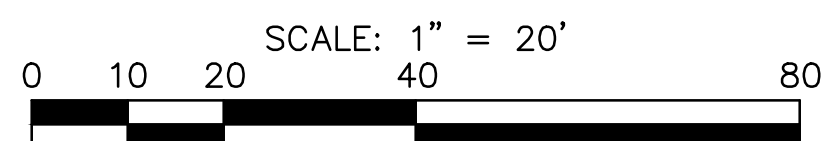
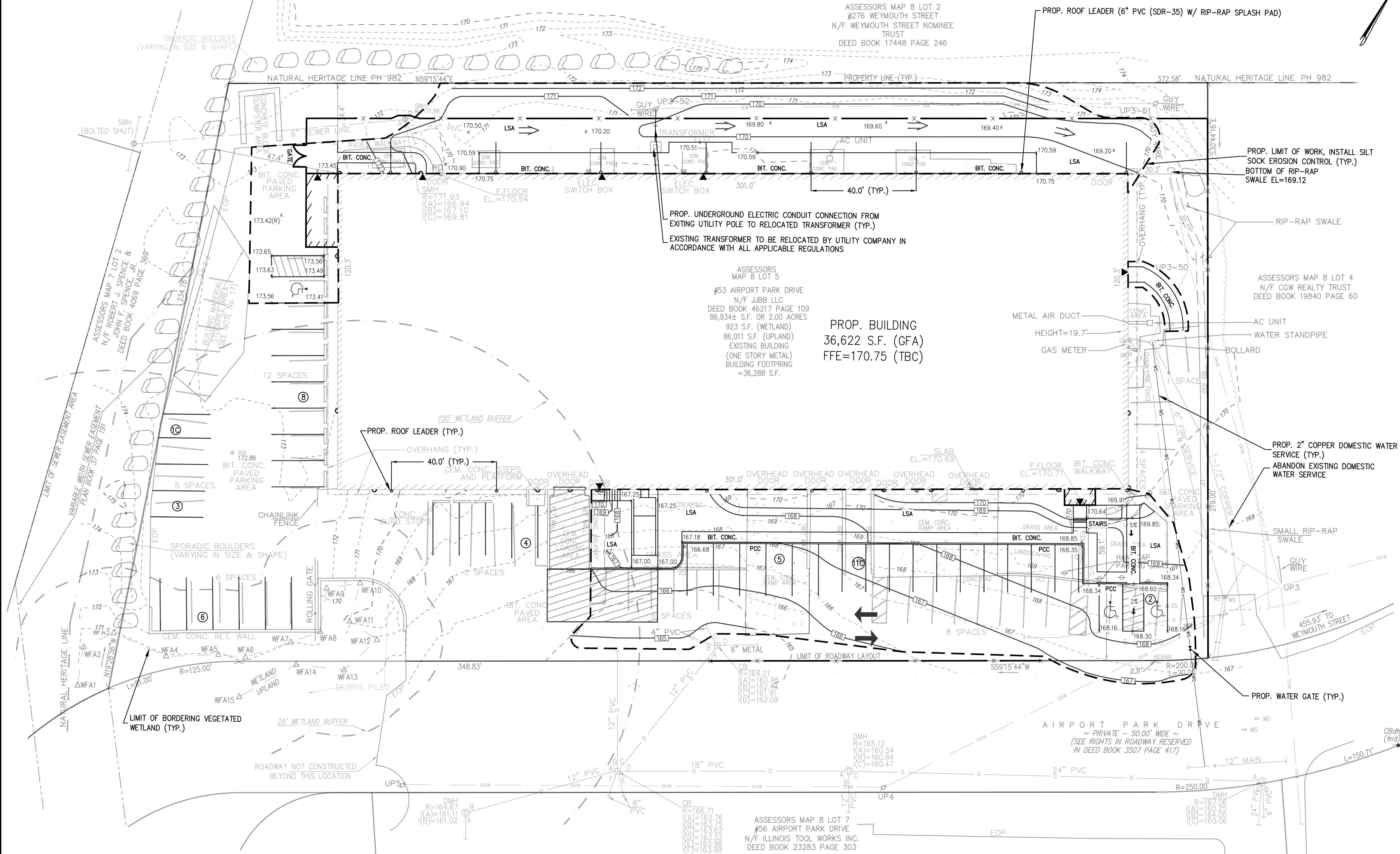
PERMIT PLAN SET

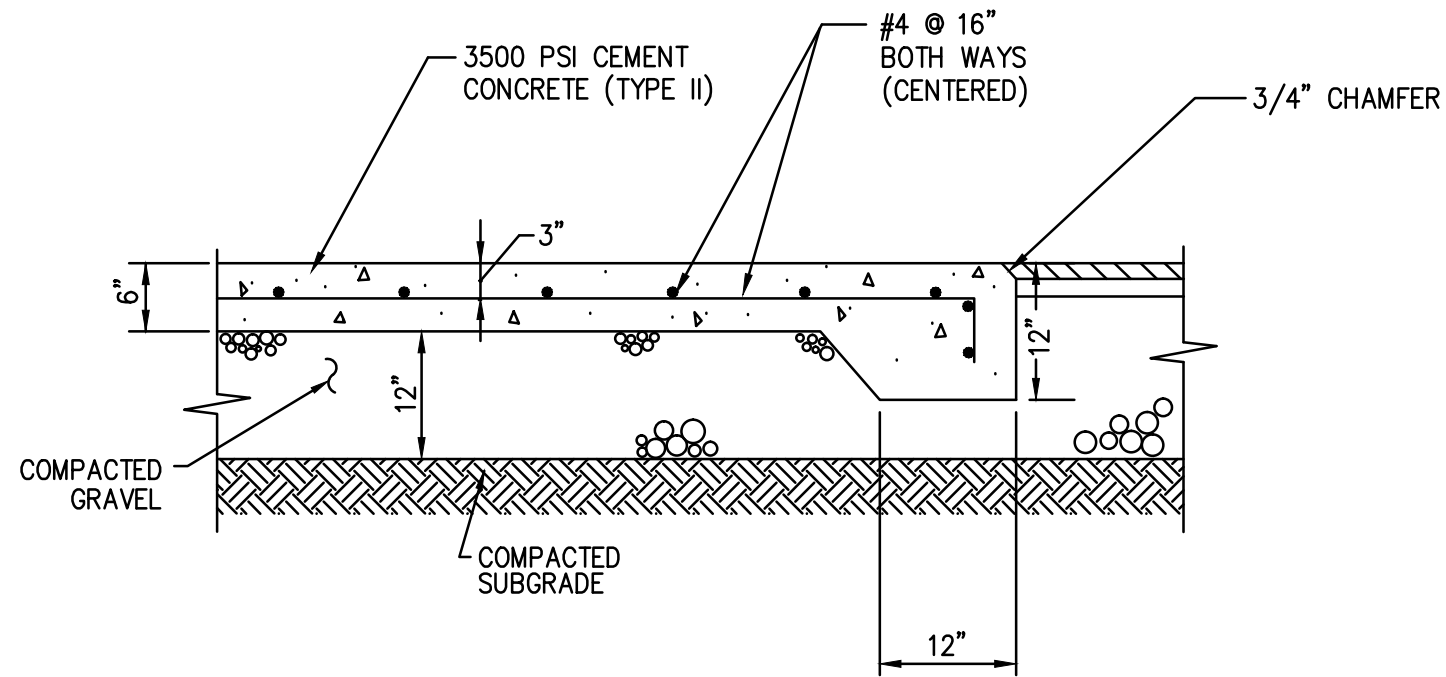
APPLICANT: **TWO BUDS, LLC**
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: DECEMBER 2, 2019
SCALE: 1" = 20'
PROJECT NO.: 218-143
DWG. TITLE:

GRADING AND UTILITY PLAN

DWG. NO.: **C-2**



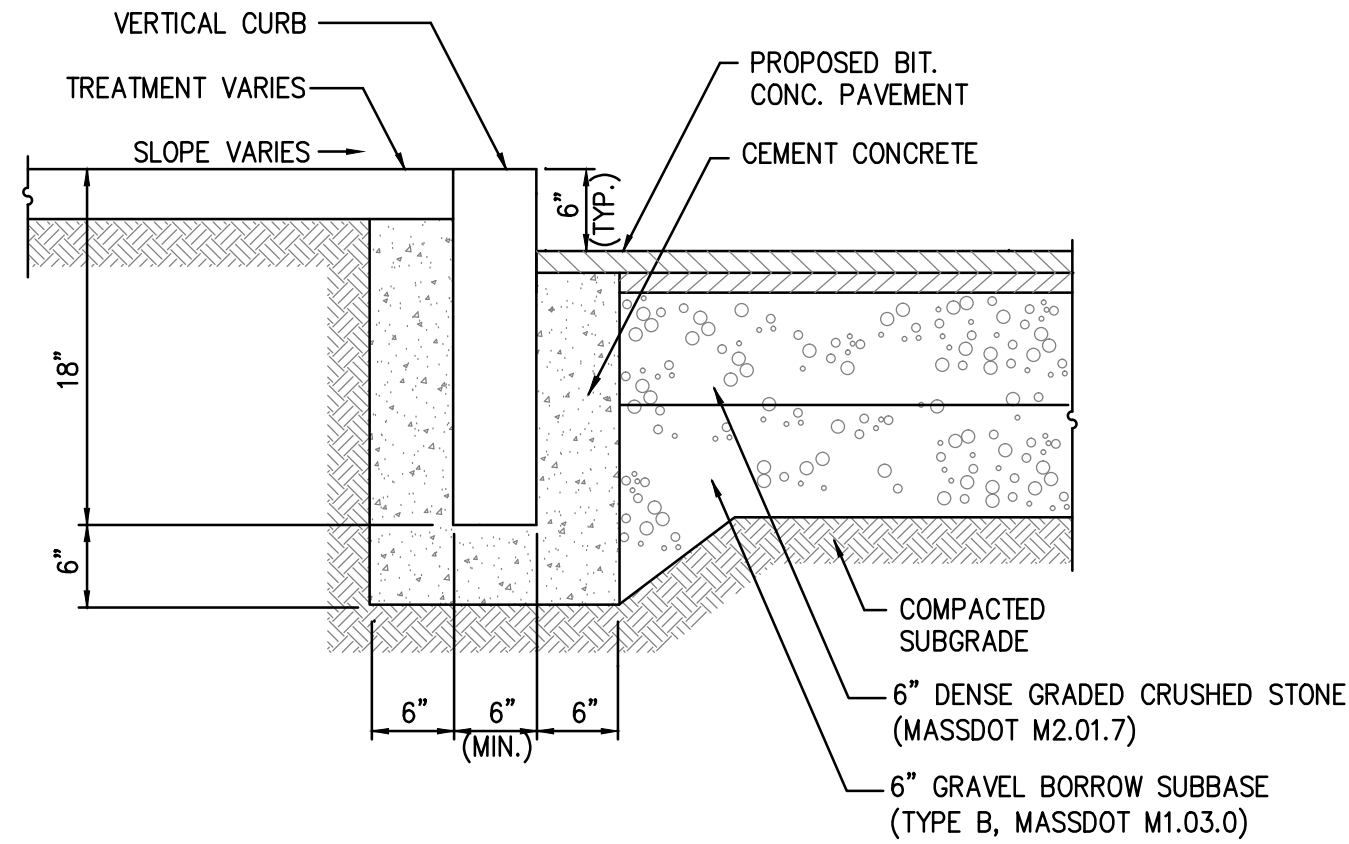


NOTES:

1. SIZE OF PAD TO BE AS INDICATED ON PLANS. CONSTRUCTION JOINTS TO BE SET AT INTERVALS OF 1/3 OF LENGTH.

CEMENT CONCRETE PAD DETAIL

SCALE: N.T.S.

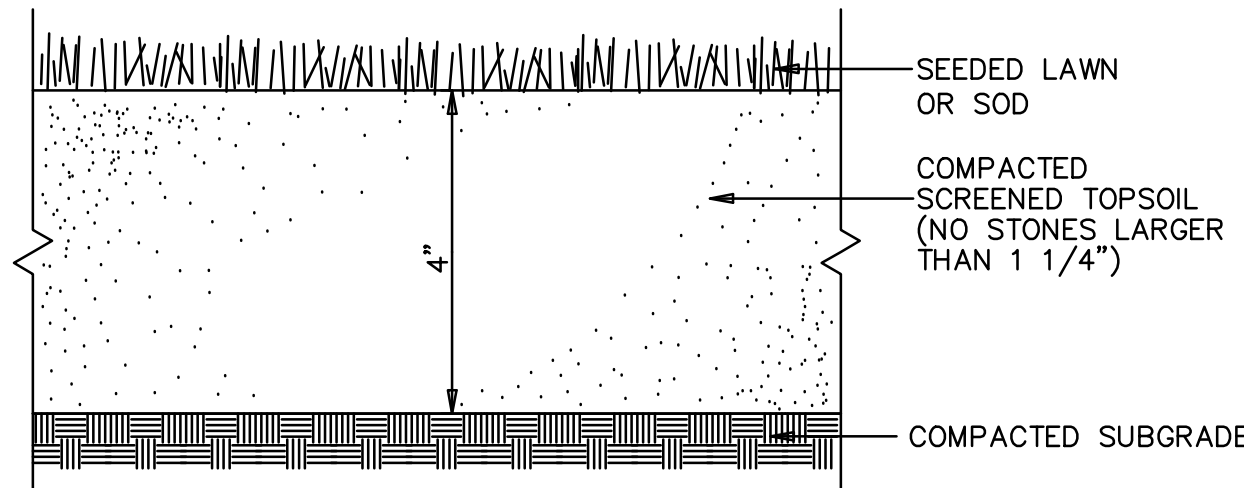


NOTES:

1. ALL WORK SHALL COMPLY WITH TOWN OF ROCKLAND SPECIFICATION FOR PORTLAND CEMENT CONCRETE SIDEWALKS. LATEST REVISION.
2. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE MATERIALS.

VERTICAL CURB DETAIL

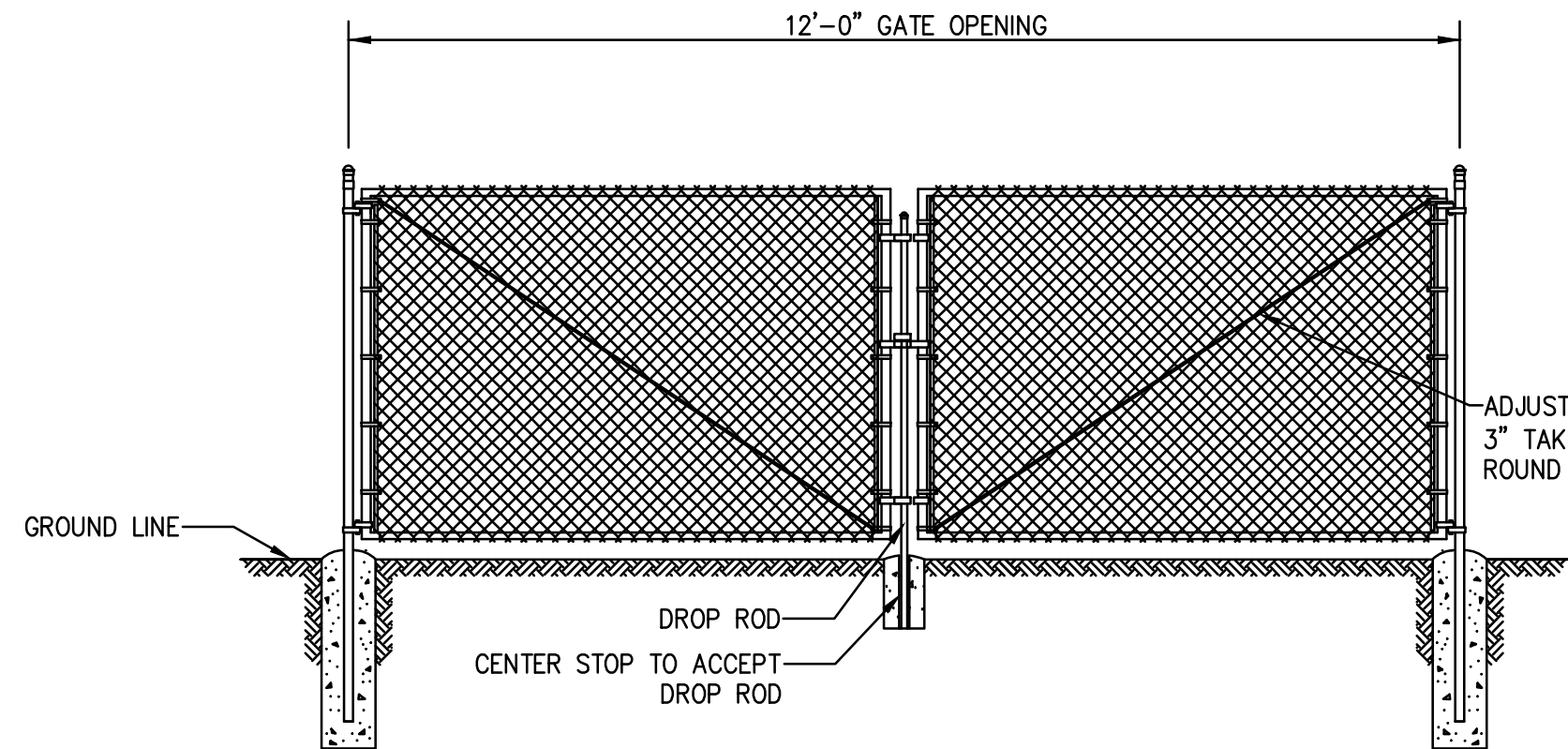
SCALE: N.T.S.



NOTE: LOAM & SEED MATERIAL SHALL CONFORM TO MASSDOT MATERIAL SPECIFICATIONS M1.05.0, M1.07.0, M1.08.1, AND CONSTRUCTION METHODS 751.80 TO 751.83

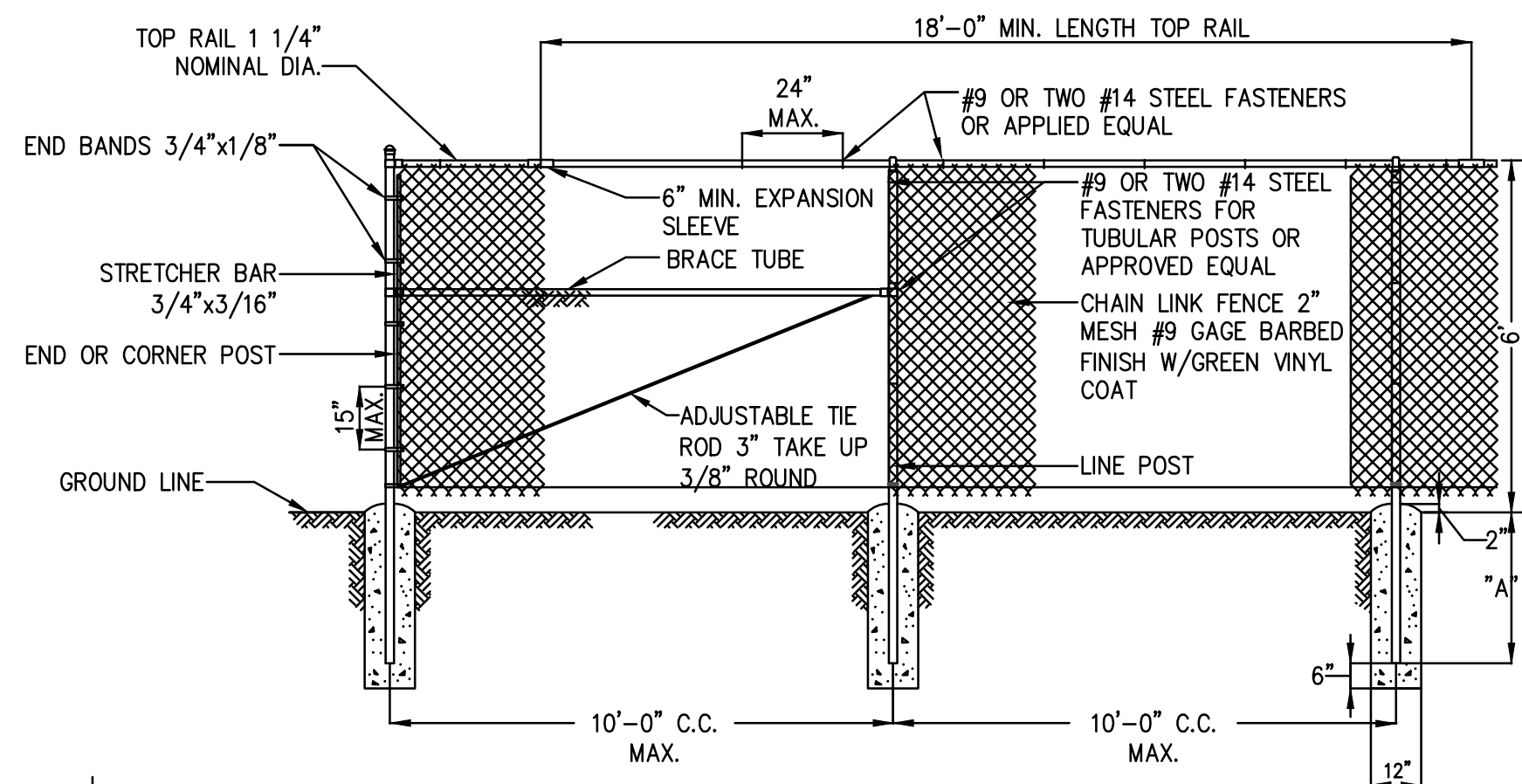
SEEDING OR SODDED LAWN DETAIL

SCALE: N.T.S.



TYPICAL CHAIN LINK FENCE GATE DETAIL

SCALE: N.T.S.



TYPICAL CHAIN LINK FENCE DETAIL

SCALE: N.T.S.

END OR CORNER POSTS: NOMINAL 2\"/>

LINE POSTS: NOMINAL 1-1/2\"/>

BRACE TUBES NOMINAL 1-1/4\"/>

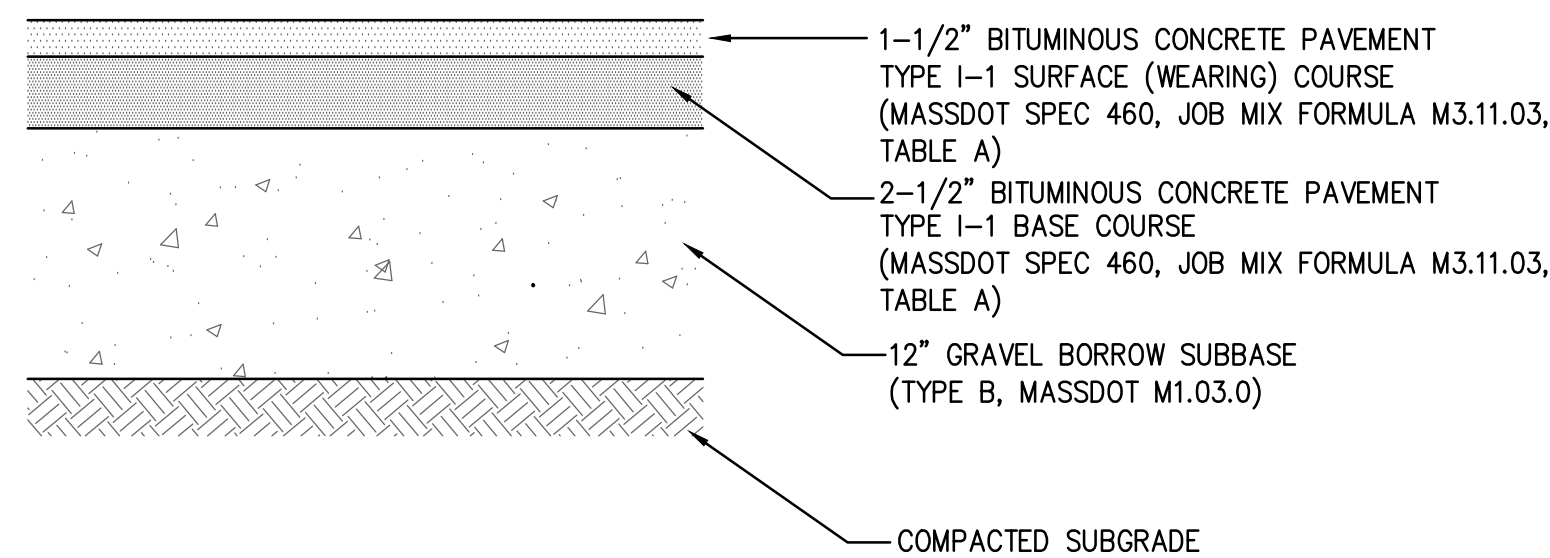
LINE GATE & END POST BASE ("A") 2'-6\"/>

STRETCHER BARS LENGTH TO BE 1 INCH LESS THAN FULL HEIGHT OF FABRIC. ONE STRETCHER BAR FOR EACH GATE & END POST & TWO STRETCHER BARS FOR CORNER & BRACING.

NOTES:

1. ROUND BASES MAY BE SUBSTITUTED FOR THE SQUARE BASES SHOWN BY USING FIBER TUBULAR
2. FORMS.
3. BRACING NOT REQUIRED FOR 3'0\"/>

CONCRETE TO BE 4,000 P.S.I. FIBER REINFORCED.

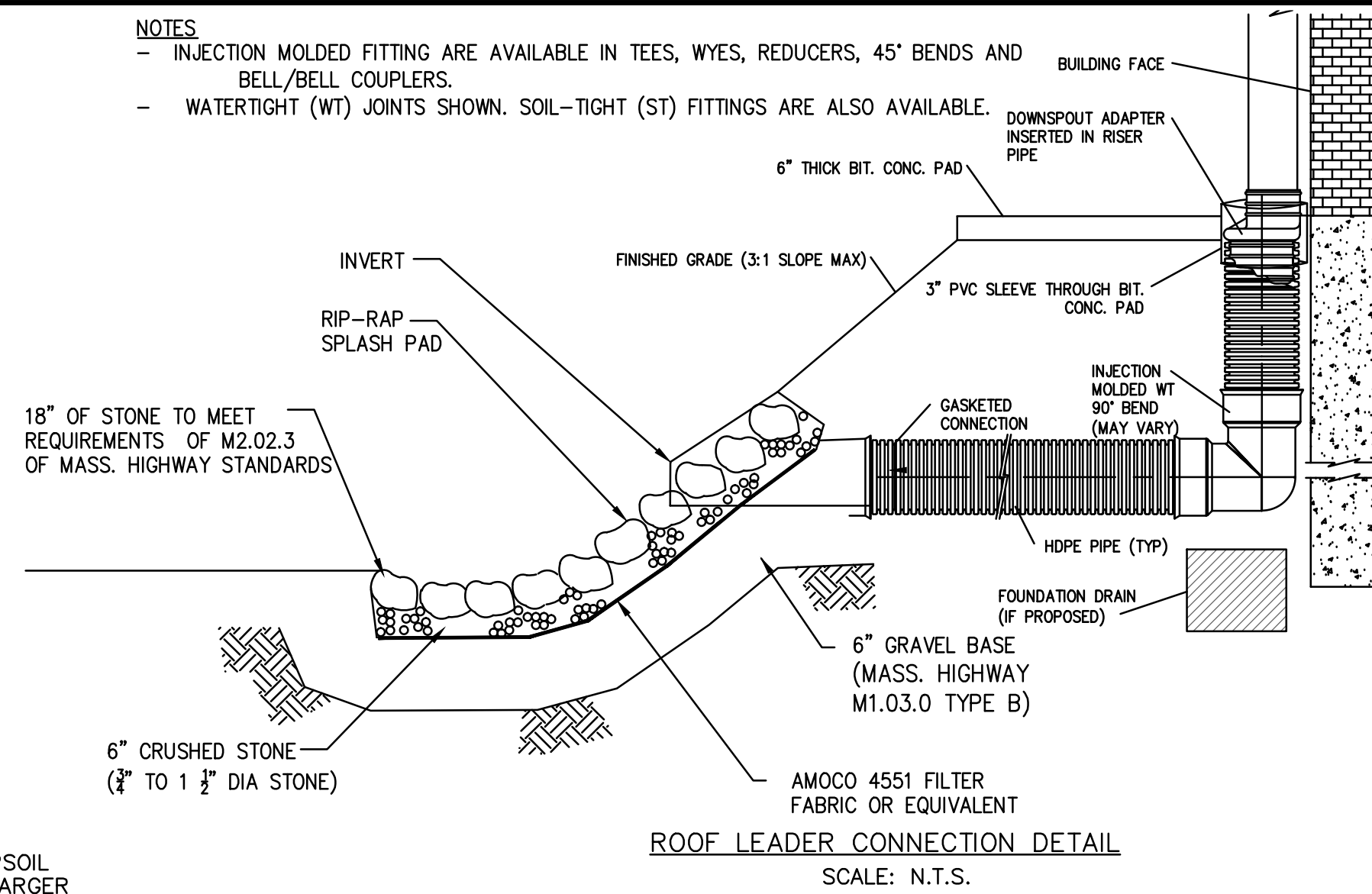


PARKING AREA PAVEMENT DETAIL

NOTES:

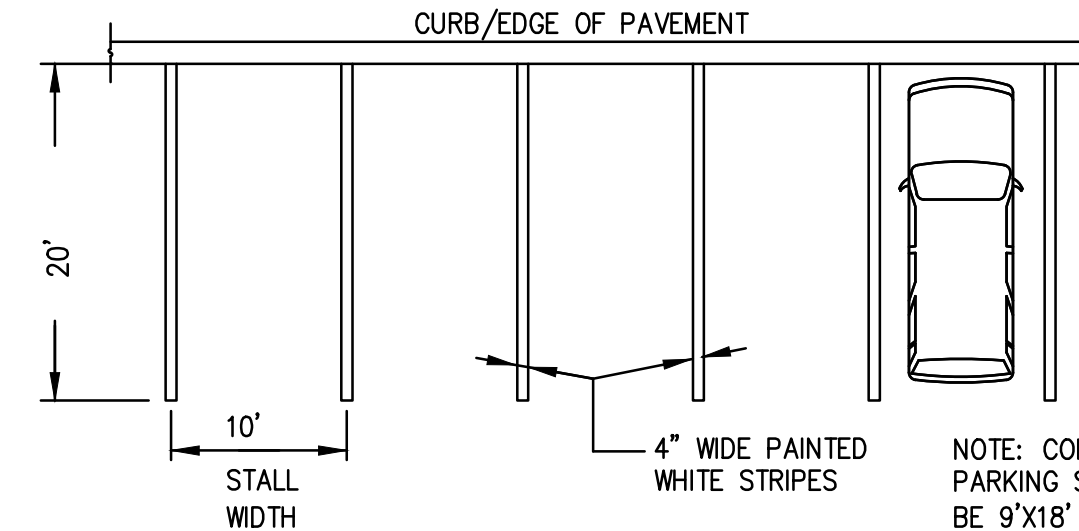
- INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45\"/>

- WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.



ROOF LEADER CONNECTION DETAIL

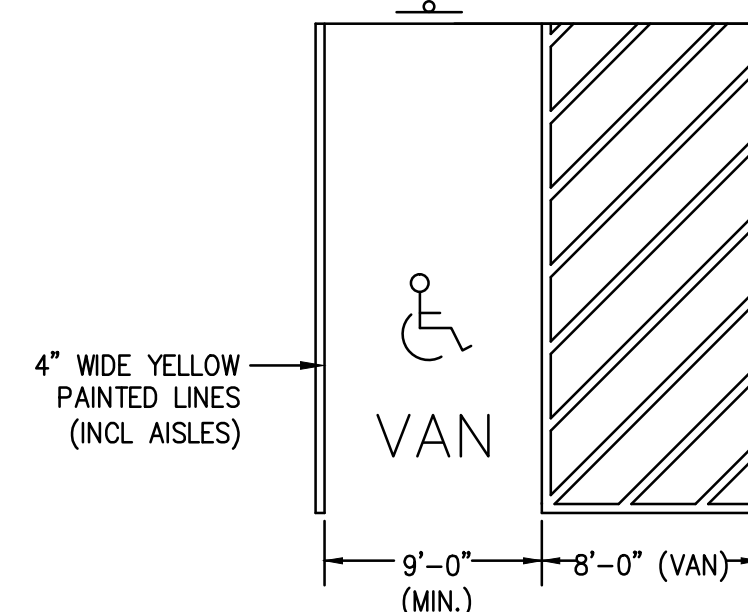
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STANDARD SPACE

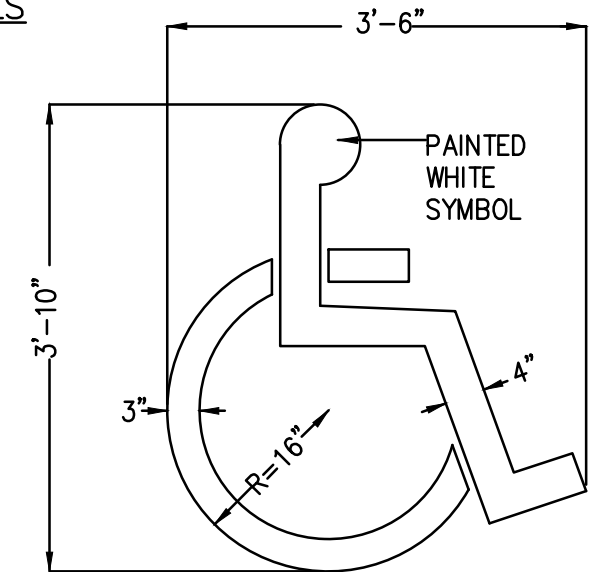
TYPICAL STRIPING DETAILS

SCALE: N.T.S.



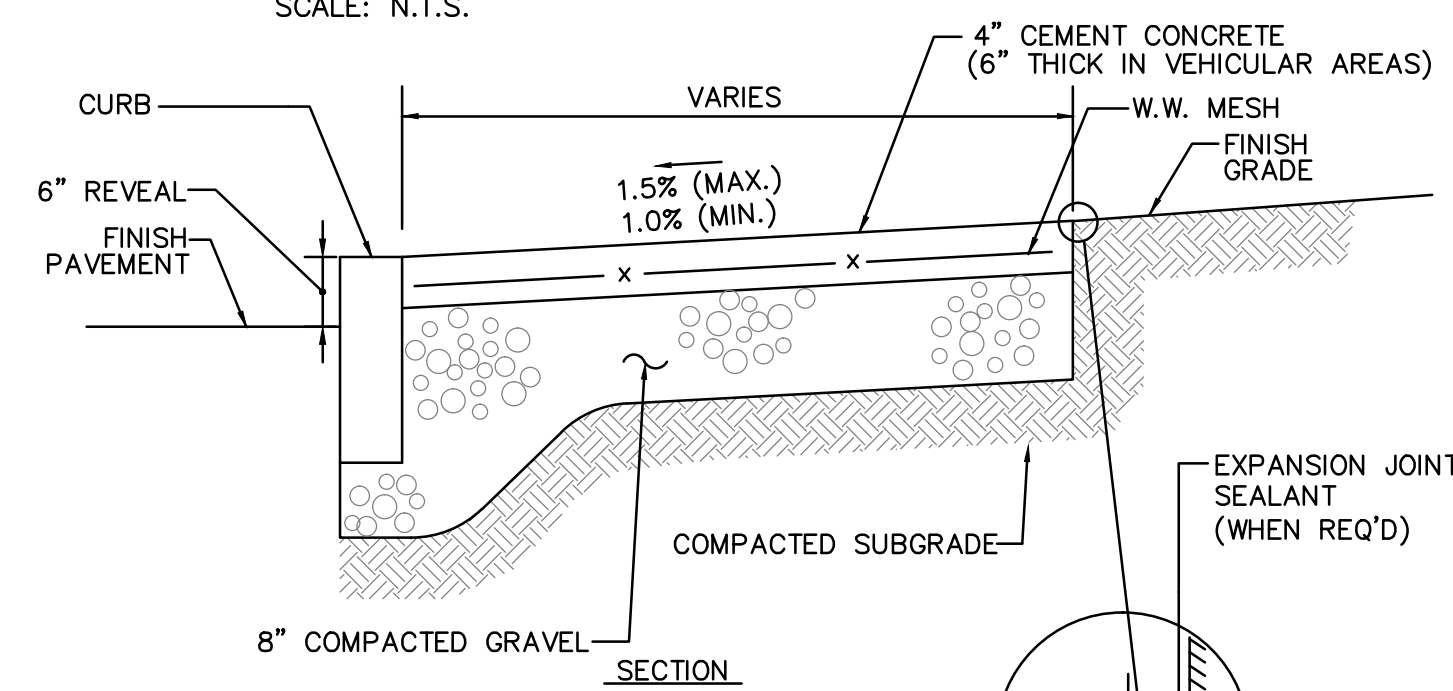
HANDICAP PARKING STALL DETAIL

SCALE: N.T.S.



PAINTED HANDICAP SYMBOL DETAIL

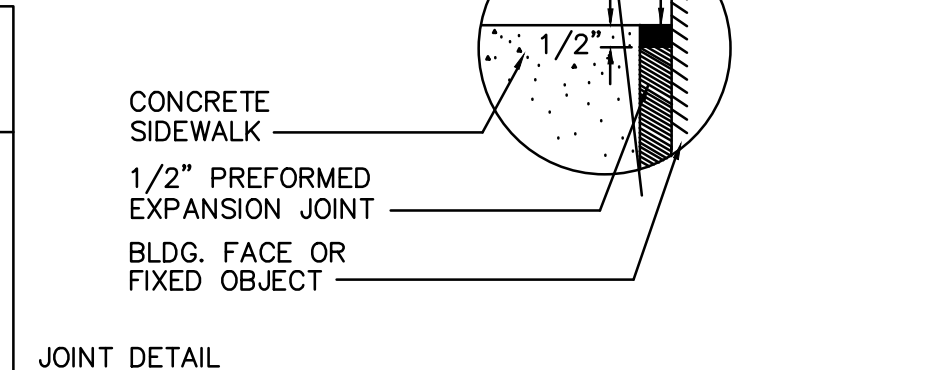
SCALE: N.T.S.



SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOLDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6\"/>

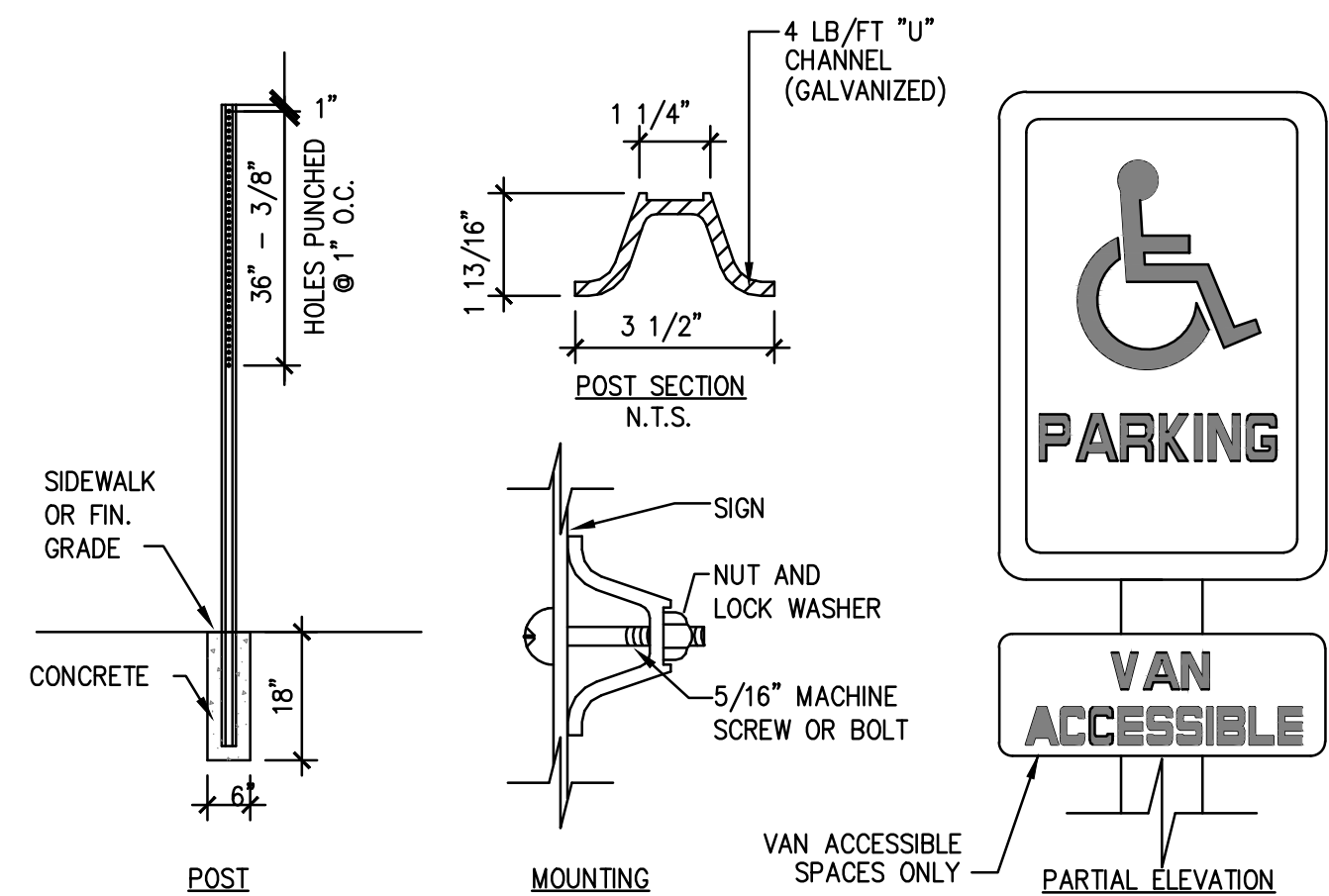


JOINT DETAIL

BITUMINOUS CONCRETE

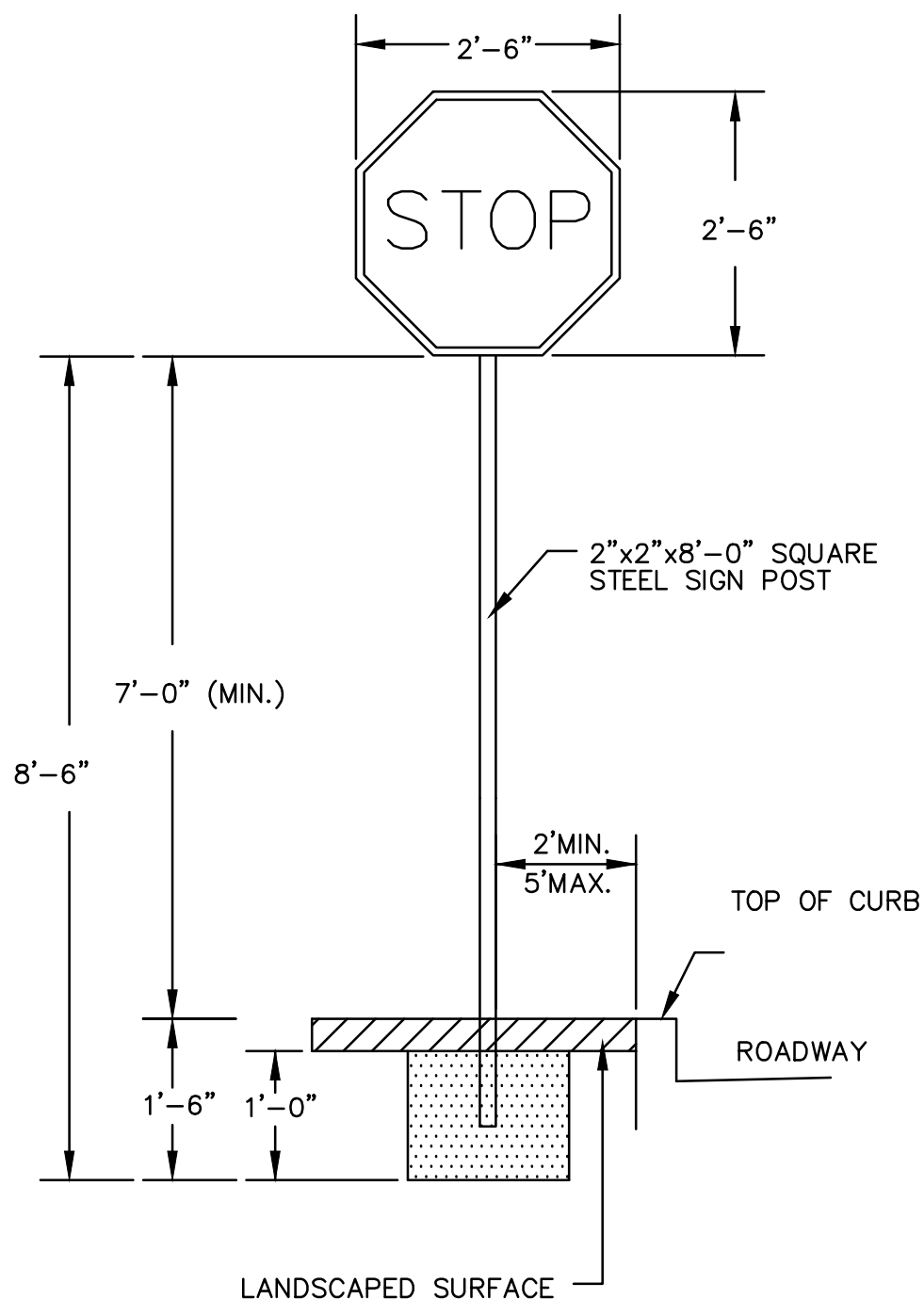
SIDEWALK DETAIL

SCALE: N.T.S.



SIGN DETAIL

SCALE: N.T.S.



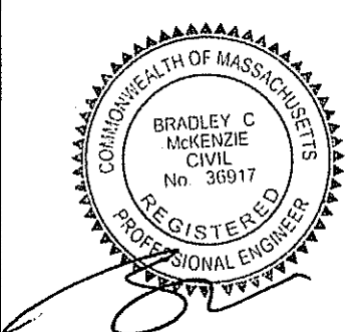
LANDSCAPED SURFACE

REV	DATE	DESCRIPTION	BY	APP
1	1/24/20	SITE LAYOUT REV	ESS	BCM
2	2/13/20	PARKING CALC	ESS	BCM
3	5/28/20	ADDED SPLIT RAIL FENCE IN FRONT OF PROP. BLDG	ESS	BCM



SITE DEVELOPMENT PLAN (ASSESSOR'S MAP 8, LOT 5) 53 AIRPORT PARK DRIVE ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
TWO BUDS, LLC
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	DECEMBER 2, 2019
SCALE:	AS NOTED
PROJECT NO.:	218-143
DWG. TITLE:	

CONSTRUCTION DETAILS

DWG. NO:

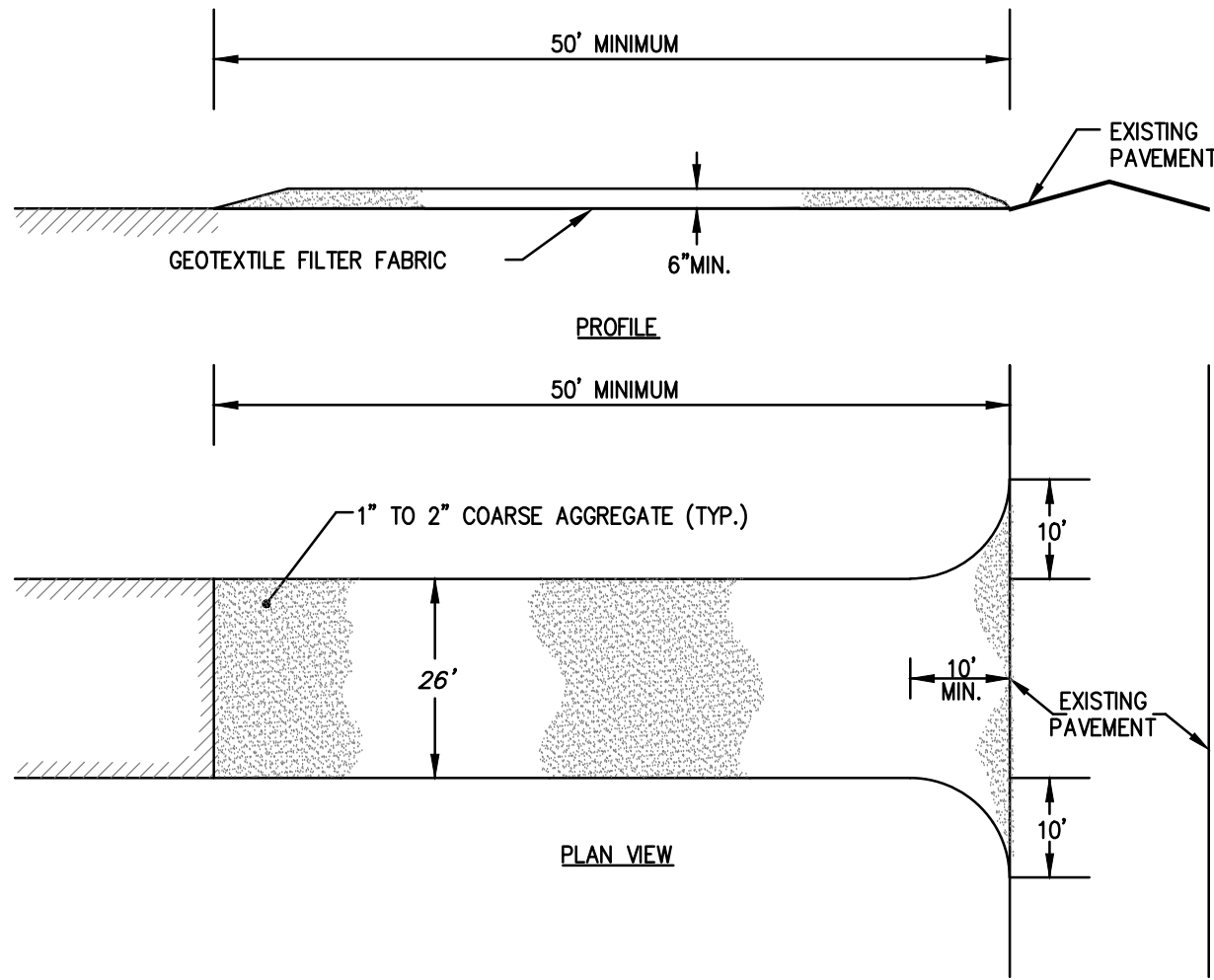
D-1

EROSION AND SEDIMENTATION CONTROL

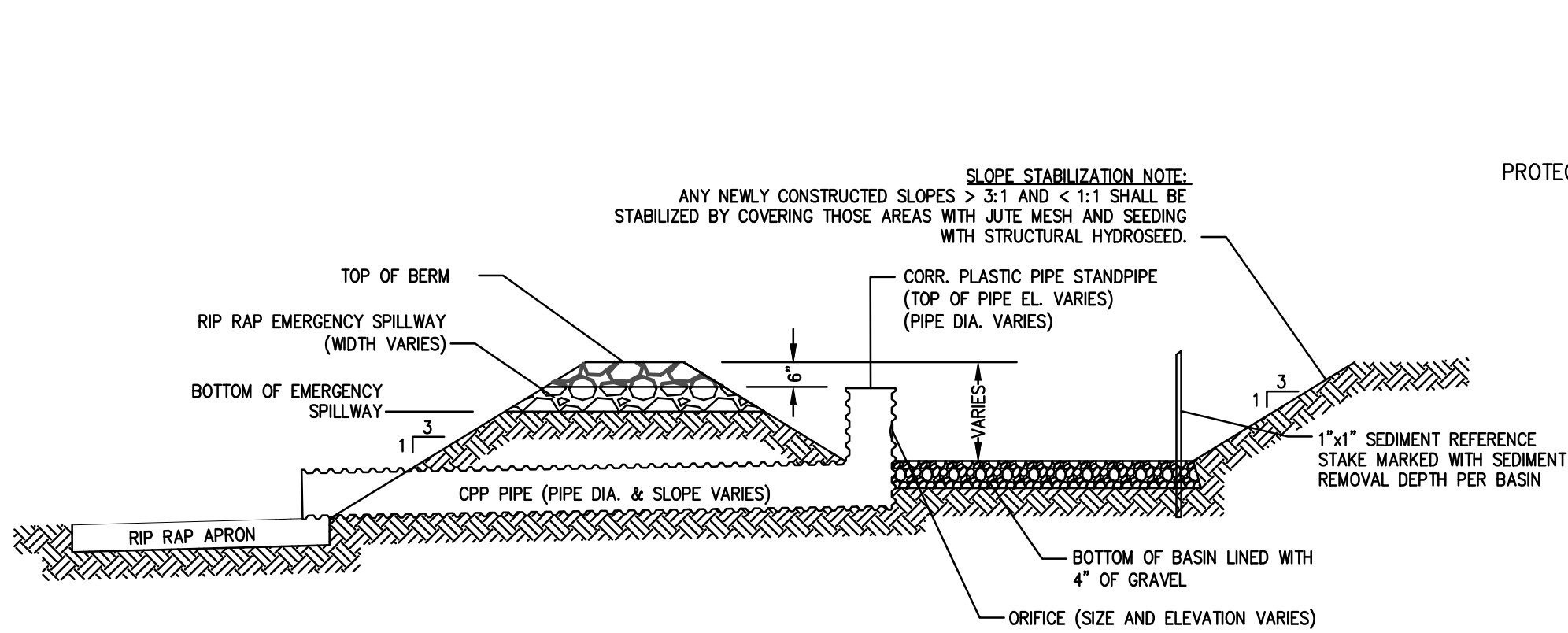
1. WIDELY ACCEPTED PRACTICES FOR REDUCING EROSION AND SEDIMENTATION WILL BE EMPLOYED IN THE DEVELOPMENT OF THIS SITE.
2. THE DEVELOPMENT OF THE SITE HAS BEEN PLANNED TO ENHANCE THE EXISTING TOPOGRAPHY AND VEGETATIVE COVER. ALL NATURAL DRAINAGE PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
3. STEEP SLOPES, WHERE POSSIBLE, WILL NOT BE DISTURBED.
4. NATURAL WATERWAYS WILL BE PRESERVED AND PROTECTED, AND EXISTING VEGETATION WILL BE RETAINED AND PROTECTED TO THE EXTENT POSSIBLE.
5. THE ROADWAY CONFORMS TO EXISTING LAND CONTOURS WHERE PRACTICAL.
6. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBED LAND TO THE EXTENT FEASIBLE.
7. SEDIMENT CONTROL MEASURES WILL BE APPLIED TO CONTROL ANY SEDIMENTS THAT MAY BE PRODUCED AS A RESULT OF SITE CONSTRUCTION ACTIVITIES. EROSION AND DEPOSITION OF SEDIMENT WILL BE CLOSELY MONITORED DURING CONSTRUCTION.
8. TEMPORARY EROSION CONTROL MEASURES WILL INCLUDE, BUT NOT BE LIMITED TO, HAY BALE CHECK DAMS, SEDIMENT FOREBAYS, STABILIZED CONSTRUCTION ENTRANCES, FILTER FABRIC SILT FENCES, SEEDING AND MULCHING, AND SEEDED FILTER STRIPS.
9. TOPSOIL STRIPPED FROM CUT AND FILL AREAS WILL BE STOCKPILED FOR LOAMING AND SEEDING AT LATER CONSTRUCTION STAGES. THE STOCKPILES SHALL BE LOCATED SO AS TO ACT AS TEMPORARY DIVERSIONS, GENERALLY ON THE UPHILL SLOPE.
10. ALL CUT AREAS LOCATED AT TOES OF SLOPES AND DITCHES THAT HAVE GRADES EXCEEDING 5% SHALL BE STABILIZED WITH RIP-RAP. THE RIP-RAP SHALL CONSIST OF 50% STONES GREATER THAN 6" IN SIZE. SWALES SHALL BE 6" IN DEPTH AND APPROXIMATELY 5' IN WIDTH. ALL SLOPES WILL BE BLENDED INTO THE EXISTING TOPOGRAPHY TO MINIMIZE IMPACT.
11. SITE DEVELOPMENT WILL NOT COMMENCE UNTIL ALL TEMPORARY EROSION CONTROL MEASURES ARE IN PLACE. THESE MEASURES SHALL BE EMPLOYED UNTIL FINAL PAVING AND ADEQUATE VEGETATION HAS BEEN ESTABLISHED.

CONSTRUCTION SPECIFICATIONS:

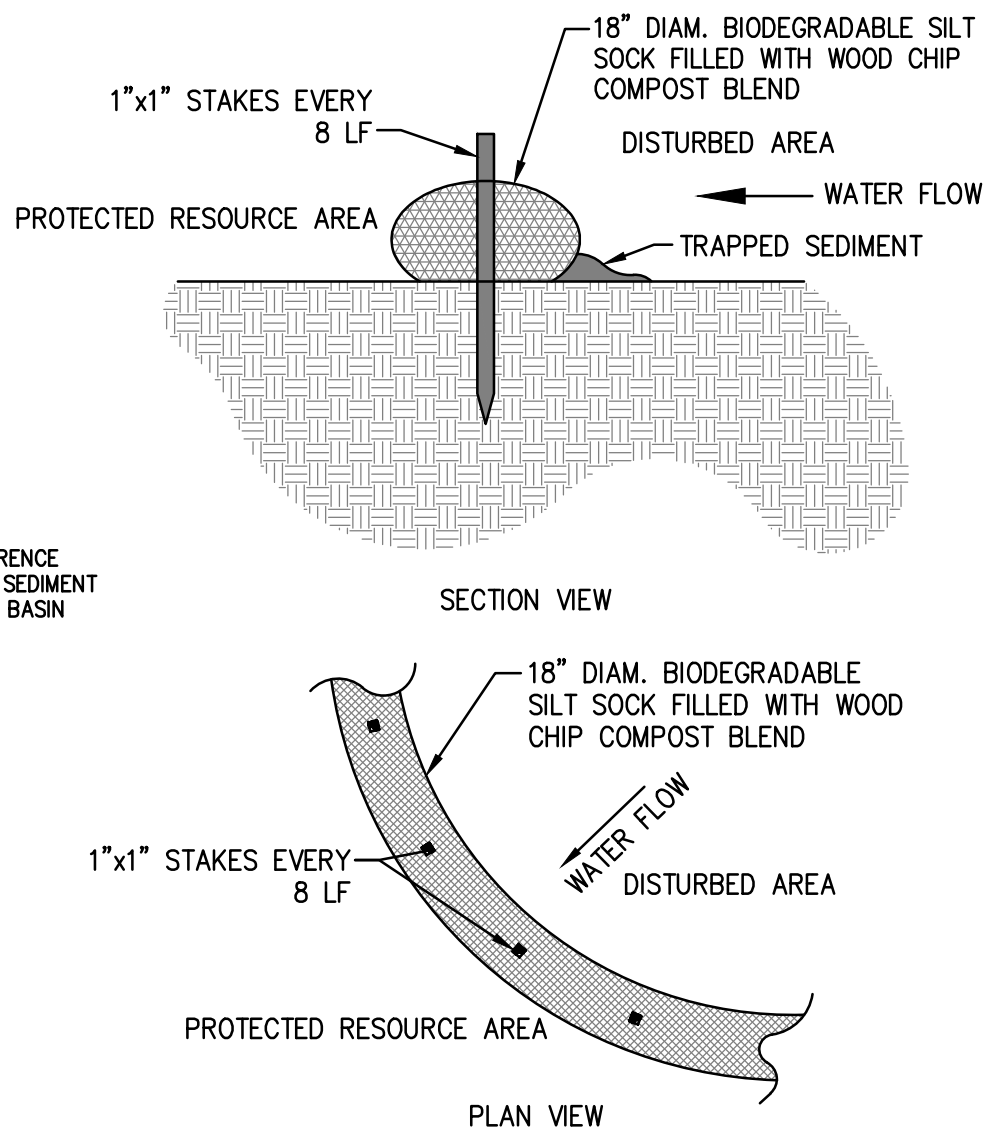
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
5. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.



STABILIZED CONSTRUCTION ENTRANCE DETAIL
SCALE: N.T.S.

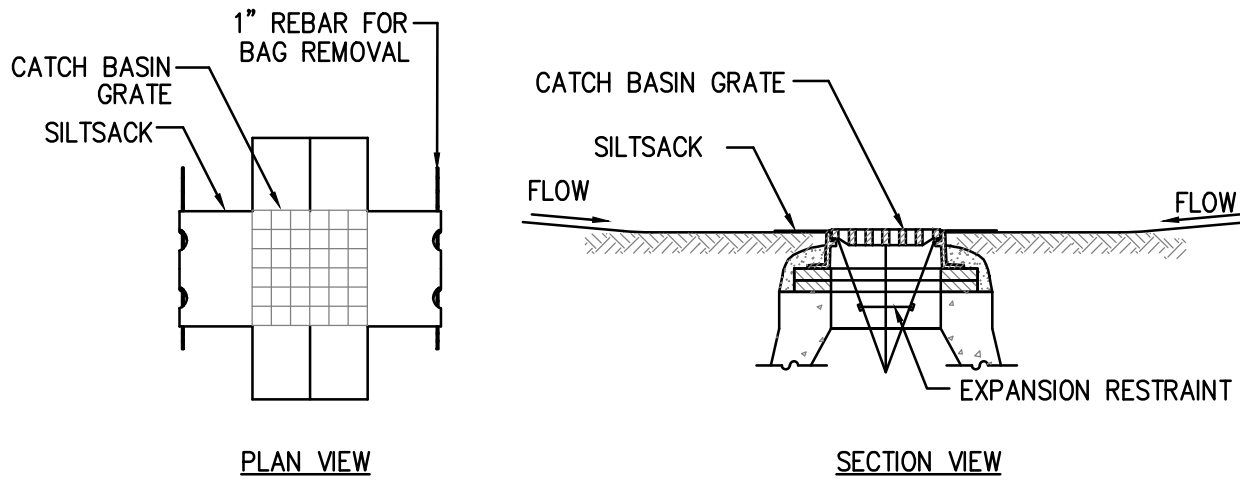


TEMPORARY SEDIMENTATION BASIN
SCALE: N.T.S.



- CONSTRUCTION NOTES:
- 1) SILT SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING OR LAPPING THE ADJACENT SECTIONS.
 - 2) SILT SOCKS SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BARS DRIVEN EVERY 8 LF.
 - 3) INSPECTION SHALL BE FREQUENT, AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
 - 4) SILT SOCKS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

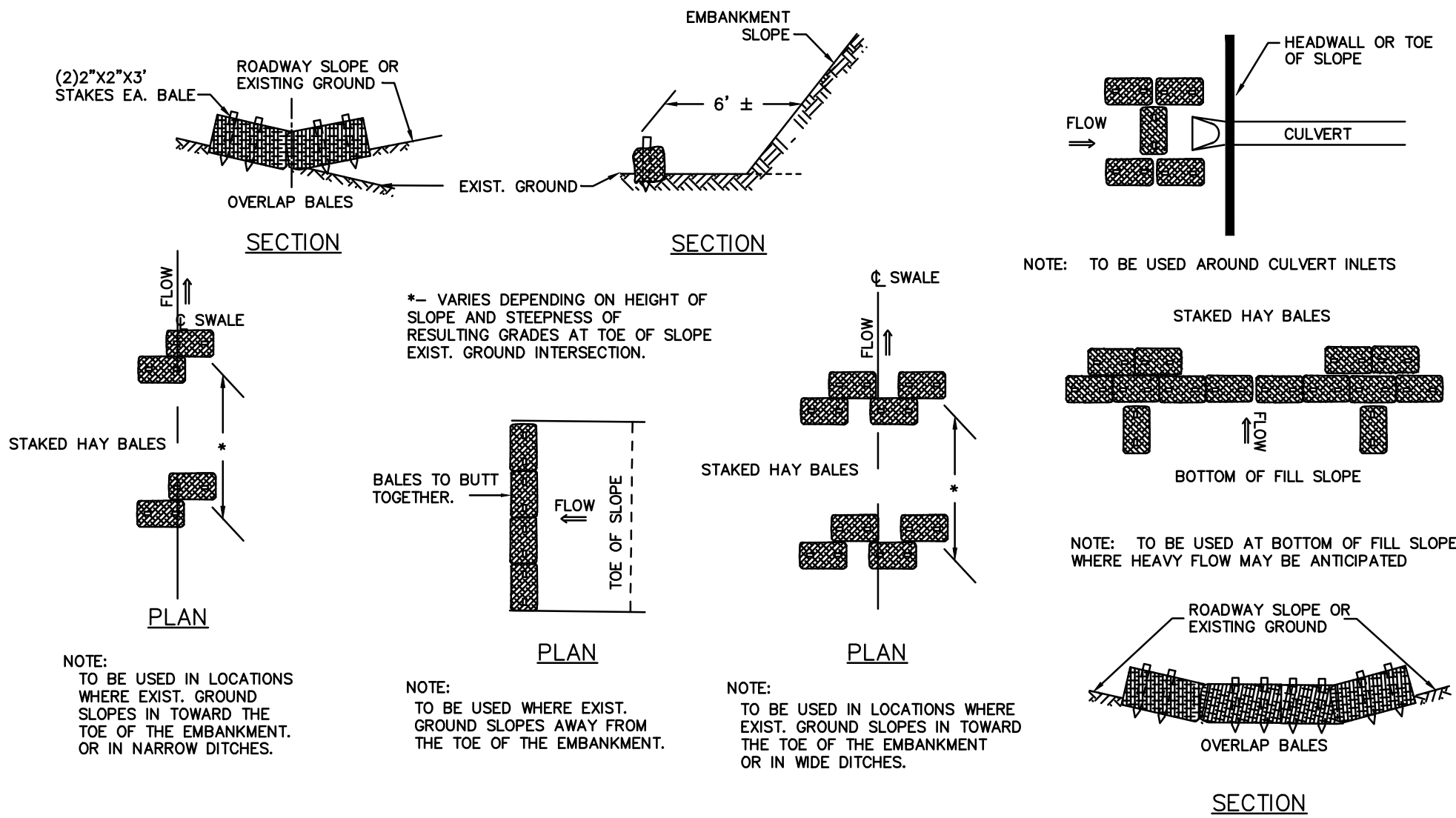
SILT SOCK EROSION CONTROL BARRIER DETAIL
SCALE: N.T.S.



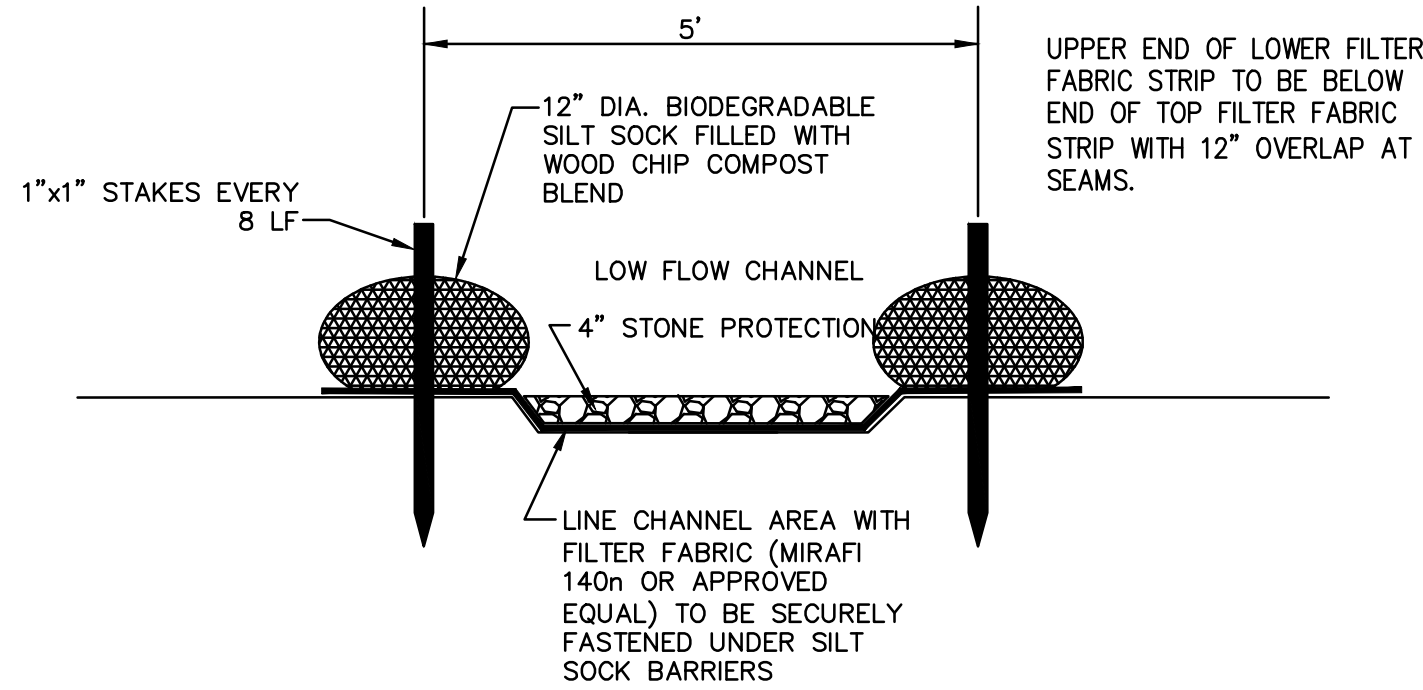
SILT SACK SEDIMENT TRAP CONSTRUCTION NOTES:

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

SILT SACK SEDIMENT TRAP
SCALE: N.T.S.



TEMPORARY EROSION CONTROL
SCALE: N.T.S.



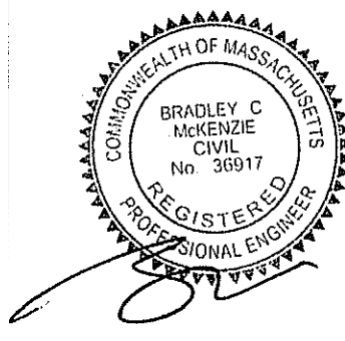
TEMPORARY LOW FLOW CHANNEL
SCALE: N.T.S.

BY	APP	DESCRIPTION	DATE	REV
ESS	BCM	SITE LAYOUT REV.	1/24/20	1
ESS	BCM	PARKING CALC.	2/13/20	2
ESS	BCM	ADDED SPLIT RAIL FENCE IN FRONT OF PROP. BLDG.	5/28/20	3

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Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT
PLAN
(ASSESSOR'S MAP 8, LOT 5)
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
TWO BUDS, LLC
53 AIRPORT PARK DRIVE
ROCKLAND, MASSACHUSETTS

PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	DECEMBER 2, 2019
SCALE:	AS NOTED
PROJECT NO.:	218-143
DWG. TITLE:	

CONSTRUCTION
DETAILS

DWG. NO:

D-2