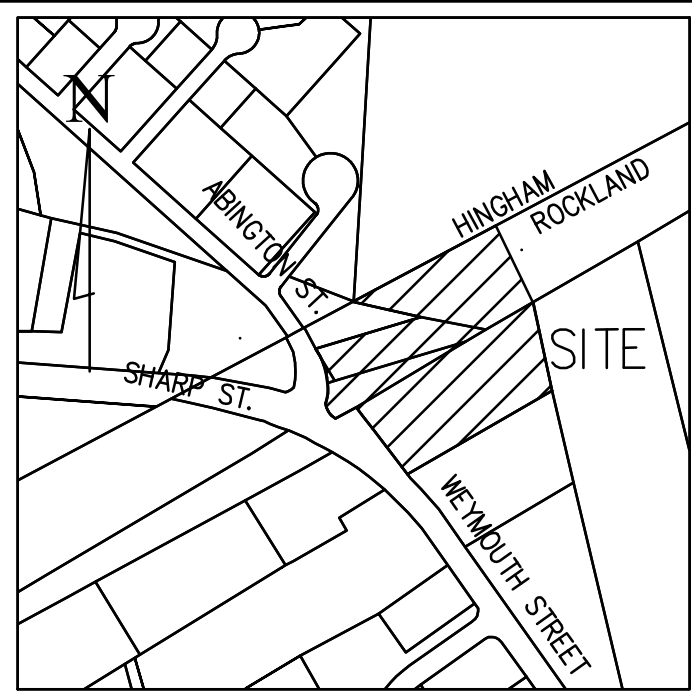




LOCUS MAP
Not to Scale

Drawing Index:

No.	Drawing Title
CS-1	COVER SHEET
L-1	LEGEND, ABBREVIATIONS & GENERAL NOTES
EX-1	EXISTING CONDITIONS PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND UTILITY PLAN
ESC-1	EROSION AND SEDIMENT CONTROL PLAN
LA-1	LANDSCAPING PLAN
D-1 - D-5	CONSTRUCTION DETAILS

Planning Received 12/6/22

Owner:

DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

SOUTH SHORE INDUSTRIAL PARK TR.
20 WINTHROP SQ.
BOSTON, MA 02110

O'KEEFE, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

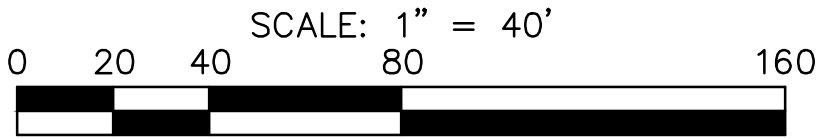
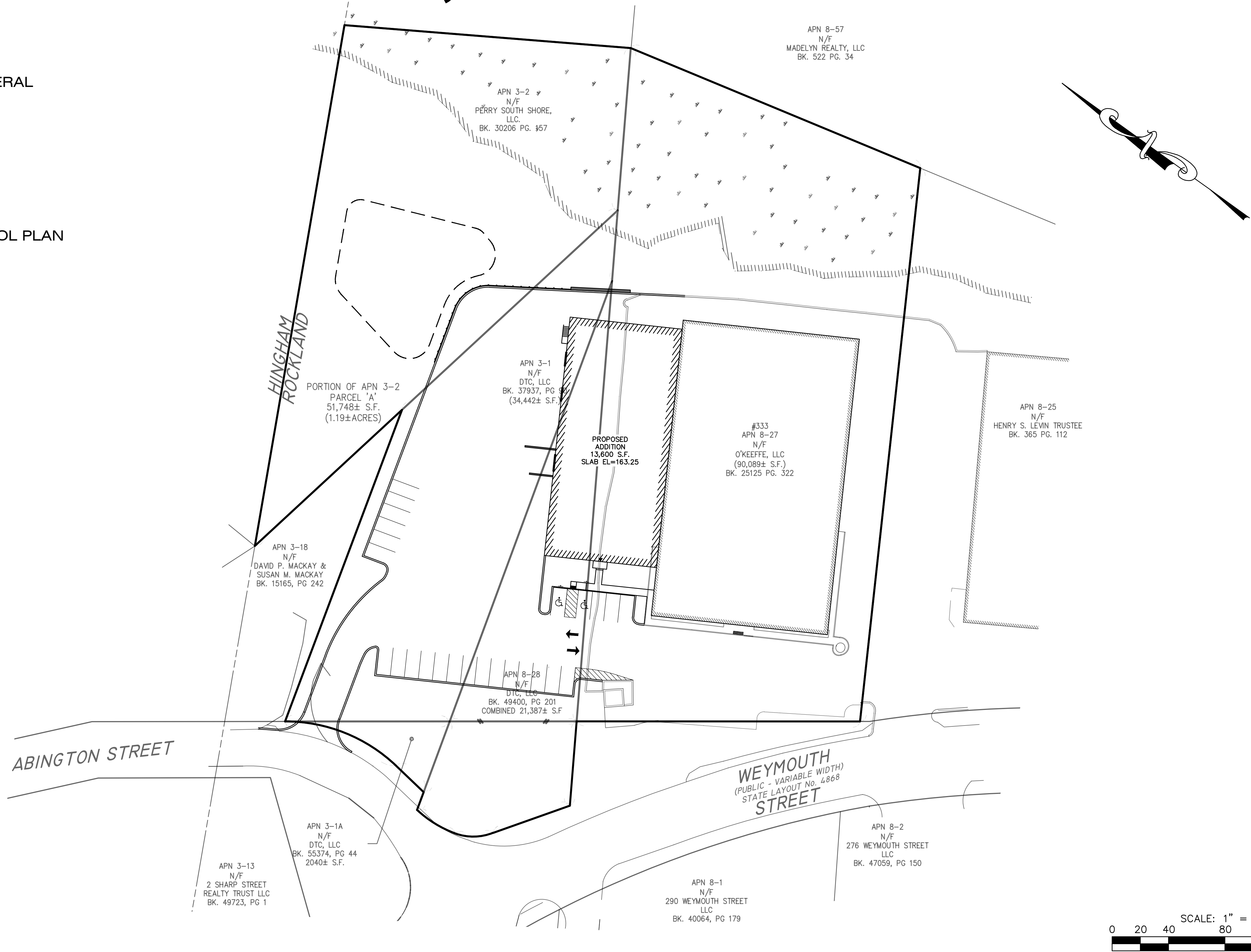
Applicant:

DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

Engineer/Surveyor:

MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MASSACHUSETTS 02061

SITE DEVELOPMENT PLANS PROPOSED BUILDING ADDITION 343 & 333 WEYMOUTH STREET IN ROCKLAND, MASSACHUSETTS



© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
1	9/19/22	BUILDING ADDITION	ESS	BCM
2	11/30/22	DRAINAGE REVISION	ESS	BCM



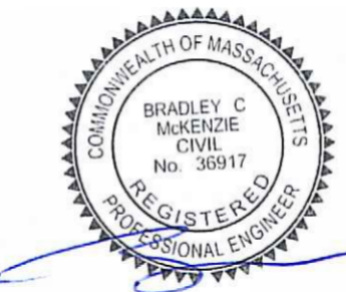
MCKENZIE
ENGINEERING GROUP

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

SITE DEVELOPMENT PLANS

(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

PERMIT PLAN SET

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 13, 2022
SCALE:	1" = 40'
PROJECT NO.:	218-102
DWG. TITLE:	

COVER SHEET

DWG. NO: CS-1

ABBREVIATIONS

ABAN	ABANDONED
ACP	ASBESTOS CEMENT PIPE
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
ASPH	ASPHALT
ACCOMP	ASPHALT COATED CORRUGATED METAL PIPE
B	BOLLARD
BD	BOUND
BLDG	BUILDING
BIT CONC	BITUMINOUS CONCRETE
BM	BENCHMARK
BS	BOTTOM OF SLOPE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
C&C	CUT AND CAPPED
CB/DH	CONC. BOUND/DRILL HOLE
CB/EPLP	CB/ESCUTCHEON
CCB	CAPE COD BERM
CIP	CAST IRON PIPE
CIT	CHANGE IN TYPE
C	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
COND	CONDUIT
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED POLYETHYLENE PIPE
CS	COMBINED SEWER
CSMH	COMBINED SEWER MANHOLE
CULV	CULVERT
Δ	DELTA ANGLE
D	DRAIN
DCB	DOUBLE CATCH BASIN
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
E	ELECTRIC
ECC	EXTRUDED CONCRETE CURB
ELEV	ELEVATION
EMH	ELECTRIC MANHOLE
E/T/C	ELECTRIC, TELEPHONE, & CABLE TV
EW	END WALL
EXIST	EXISTING
FAB	FIRE ALARM BOX
FES	FLARED END SECTION
FND	FOUND
FND	FOUNDATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
G	GAS
GD	GROUND
GG	GAS GATE
GIP	GALVANIZED IRON PIPE
GP	GUARD POST
GS	GAS SERVICE
GR	GUARD RAIL
GRAN	GRANITE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HOR	HORIZONTAL
HP	HIGH PRESSURE
HWL	HEADWALL
HYD	HYDRANT
INV	INVERT
I.P.	IRON PIN
I.R.	IRON ROD
L	LEAD
LSA	LANDSCAPED AREA
LP	LIGHT POLE
MAX	MAXIMUM
MC	METAL COVER
MCC	MONOLITHIC CONCRETE CURB
MH	MANHOLE
MHB	MASS. HIGHWAY BOUND
MIN	MINIMUM
MLP	METAL LIGHT POLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PB	PULL BOX
PE	POLYETHYLENE PIPE
P	PROPERTY LINE
PROP	PROPOSED
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PWW	PAVED WATER WAY
RCP	REINFORCED CONCRETE PIPE
REM	REMOVE
REMOD	REMODEL
RET	RETAIN
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
R&S	REMOVE AND STACK
S	SEWER
SB	STONE BOUND
SB/DH	STONE BOUND/DRILL HOLE
SCE	SLOPED GRANITE EDGING
SMH	SEWER MANHOLE
STA	STATION
SS	SEWER SERVICE
STL	STEEL
SW	SIDEWALK
T	TELEPHONE
TCB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
TMH	TELEPHONE MANHOLE
Tr	TREE
TRANS	TRANSFORMER
TS	TOP OF SLOPE
TSV	TAPPING SLEEVE, VALVE AND BOX
TYP	TYPICAL
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VGC	VERTICAL GRANITE CURB
W	WATER MAIN
WG	WATER GATE

LEGEND

Existing	Proposed	Description
		SPOT ELEVATIONS
		TOP & BOTTOM ELEVATIONS
		SPOT ELEVATIONS WITH LEADER
		HYDRANT
		WATER GATE VALVE
		WELL
		GAS GATE
		ELECTRIC HANDHOLE
		LIGHT POLE
		UTILITY POLE
		GUY POLE
		GUY ANCHOR
		DRAIN MANHOLE
		SEWER MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN
		TEST PIT
		BORING
		SIGN SINGLE POST
		GRANITE OR CONCRETE BOUND
		WETLAND FLAG
		EXISTING BUILDING
		PROPOSED BUILDING
		MAJOR CONTOUR
		MINOR CONTOUR
		CHAINLINK FENCE
		CABLE TV LINE
		ELECTRIC, TELEPHONE, CABLE TV DUCTBANK
		OVERHEAD ELECTRIC
		NATURAL GAS LINE
		SANITARY SEWER MAIN
		DRAIN PIPE
		TELEPHONE LINE
		WATER MAIN
		FIRE PROTECTION LINE
		RETAINING WALL
		TREELINE
		HAYBALE & SILT FENCE
		LIMIT BORDERING VEGETATED WETLAND RESOURCE(1)
		100' WETLAND BUFFER ZONE

GENERAL NOTES

- SURVEY NOTES:
1. APPLICANT: DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370
- OWNER: DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370
- RECORDED PARCELS: DEED 37939 / PAGE 90-91
DEED 55374 / PAGE 44
DEED 30206 / PAGE 157
DEED 49400 / PAGE 201
DEED 25125 / PAGE 322
PLAN BK 36 / PAGE 649
PLAN BK 48 / PAGE 392
- REGISTERED PARCEL: FORMERLY APN 8-28 - #3 ON LAND COURT PLAN 41188A
2. LOCUS IS SHOWN AS FORMERLY APN'S 3-1, 3-1A, 8-27, 8-28 AND PORTION OF APN 3-2 ON THE TOWN OF ROCKLAND ASSESSORS MAPS.
3. DEEDS TO LOCUS ARE RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN THE FOLLOWING BOOK 55374 PAGE 44, BOOK 30206 PAGE 157, BOOK 37939 PAGE 90, BOOK 25125 PAGE 322, AND BOOK 49400 PAGE 201, RESPECTIVELY.
4. WETLAND RESOURCE AREAS ENCOUNTERED ON LOCUS WERE DELINEATED BY ENVIRONMENTAL CONSULTING AND RESTORATION, LLC, ON AUGUST 10, 2020 AND LOCATED BY INSTRUMENT SURVEY BY MCKENZIE ENGINEERING GROUP, INC.
5. LOCUS IS SITUATED IN THE INDUSTRIAL PARK-HOTEL ZONING DISTRICT (H-1).
- LOT REQUIREMENTS
MINIMUM LOT WIDTH: 110'
MINIMUM FRONTAGE: 110'
MINIMUM UPLAND: 22,000 SF.
- DIMENSIONAL REQUIREMENTS
FRONT YARD SETBACK: 50'
SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'
6. A PORTION OF THE LOCUS IS SITUATED IN ZONE A, THE REMAINING AREA IS SITUATED IN ZONE X, AS SHOWN ON F.I.R.M. 25028C0091K, EFFECTIVE JULY 6, 2021.
7. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A DEP ZONE 2 OR A TOWN OF ROCKLAND WATERSHED PROTECTION DISTRICT. THE SITE IS LOCATED WITHIN A ZONE C SURFACE WATER PROTECTION AREA.
8. THIS SURVEY WAS MADE ON THE GROUND IN AUGUST OF 2020 BY MCKENZIE ENGINEERING GROUP, INC.
9. ELEVATIONS SHOWN ARE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
10. AN APPROVAL NOT REQUIRED PLAN WAS APPROVED BY THE ROCKLAND PLANNING BOARD ON MAY 24, 2022 COMBINING PARCEL A (PORTION OF APN 3-2) WITH AN AREA OF 51,730 SF WITH APN 3-1 WITH AN AREA OF 34,441 SF., WITH APN 3-1A WITH AN AREA OF 2,037 SF., WITH APN 8-27 WITH AN AREA OF 90,089 S.F., AND WITH APN 8-28 WITH AN AREA OF 21,389 SF., TO CREATE "LOT 1", COMPRISING A TOTAL AREA OF 199,685 SF±, (4.58± ACRES).
- 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 LOCATION 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 THE WORK.
3. ALL ONSITE UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.
4. THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE ROCKLAND DPW.
5. THE CONTRACTOR SHALL EXCAVATE TEST PITS PRIOR TO INSTALLING THE SEWER SERVICE TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
6. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE. ALL OTHER UTILITIES REQUIRE MINIMUM 5' SEPARATION FROM OTHER UTILITIES.
7. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
8. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL-JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
9. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ROCKLAND DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.

BY	APP	DESCRIPTION	DATE	REV
ESS	BCM	BUILDING ADDITION	9/19/22	1
ESS	BCM	DRAINAGE REVISION	11/20/22	2

MCKENZIE
ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
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SITE DEVELOPMENT PLANS

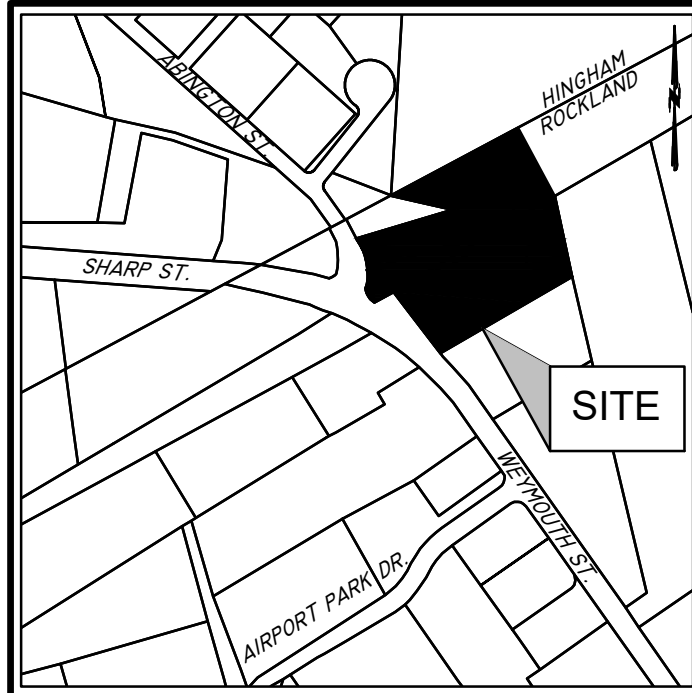
(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:

APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 13, 2022
SCALE: 1"=30'
PROJECT NO.: 218-102
DWG. TITLE:
**LEGEND,
ABBREVIATIONS
AND GENERAL
NOTES**
DWG. NO.:
L-1

PERMIT PLAN SET



LOCUS MAP

1"=500'

SURVEY NOTES:

1. APPLICANT:

DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

OWNER:

DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

RECORDED PARCELS:

DEED 37939 / PAGE 90-91
DEED 55374 / PAGE 44
DEED 30206 / PAGE 157
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DEED 25125 / PAGE 322
PLAN BK 36 / PAGE 649
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REGISTERED PARCEL: FORMERLY APN 8-28 - #3 ON LAND COURT PLAN 41188A

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- LOCUS IS SITUATED IN THE INDUSTRIAL PARK-HOTEL ZONING DISTRICT (H-1).
- LOT REQUIREMENTS
MINIMUM LOT WIDTH: 110'
MINIMUM FRONTAGE: 110'
MINIMUM UPLAND: 22,000 SF.
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SIDE YARD SETBACK: 30'
REAR YARD SETBACK: 30'
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APN 216-0-37
N/F
SHAH SAILESH J. &
TRUPTI
BK. 23371 PG. 251

APN 3-18
N/F
DAVID P. MACKAY &
SUSAN M. MACKAY
BK. 15165, PG. 242

APN 3-1A
N/F
DTC, LLC
BK. 55374, PG. 44
2040± S.F.

APN 3-13
N/F
2 SHARP STREET
REALTY TRUST LLC
BK. 49723, PG. 1

APN 213-0-30
N/F
PERRY SOUTH SHORE,
LLC.
BK. 30206 PG. 157

PORTION OF APN 3-2
PARCEL 'A'
51,748± S.F.
(1.19± ACRES)

APN 3-1
N/F
DTC, LLC
BK. 37937, PG. 90
(34,442± S.F.)

APN 8-28
N/F
DTC, LLC
BK. 49400, PG. 201
COMBINED 21,387± S.F.

APN 8-1
N/F
290 WEYMOUTH STREET
LLC
BK. 40064, PG. 179

APN 8-2
N/F
276 WEYMOUTH STREET
LLC
BK. 47059, PG. 150

WEYMOUTH
(PUBLIC - VARIABLE WIDTH)
STATE LAYOUT NO. 4868
STREET

0 30 60 90

ABBREVIATIONS
FTE FIRST FLOOR ELEVATION
BIT CONC. BITUMINOUS CONCRETE PAVEMENT
CCB CAPE COD BERM
EP EDGE OF PAVEMENT
BC BITUMINOUS CONCRETE CURB
(AM) AS MEASURED
RET WALL RETAINING WALL
CONC. CONCRETE
RCP REINFORCED CONCRETE PIPE
VGC VERTICAL GRANITE CURB
ETW EDGE OF TRAVEL WAY
MTL METAL BERM
VCC VERTICAL CONCRETE CURB
CMP CORRUGATED METAL PIPE

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
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
FA FIRE ALARM
DECIDUOUS TREE
CONIFEROUS TREE

LINE DESIGNATORS

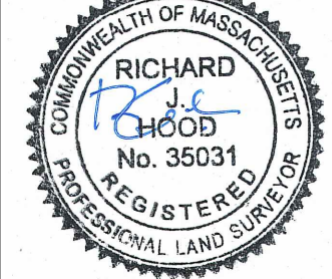
W WATER MAIN
H HANDRAIL
J JERSEY BARRIER
G GUARD RAIL
OHW OVERHEAD WIRES
G GAS LINE
WS WATER SERVICE
E UNDERGROUND ELECTRIC
D STORM DRAIN LINE
S SANITARY SEWER LINE
DRAINAGE SWALE
X CHAIN LINK FENCE

REV	DATE	DESCRIPTION	BY	APP
1	11/30/22	ORDER OF COND.	ESS	BCM

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

EXISTING CONDITIONS PLAN
(APN'S 3-1, 3-1A, PORTION OF 3-2,
8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MA 02370

PROFESSIONAL SURVEYOR:

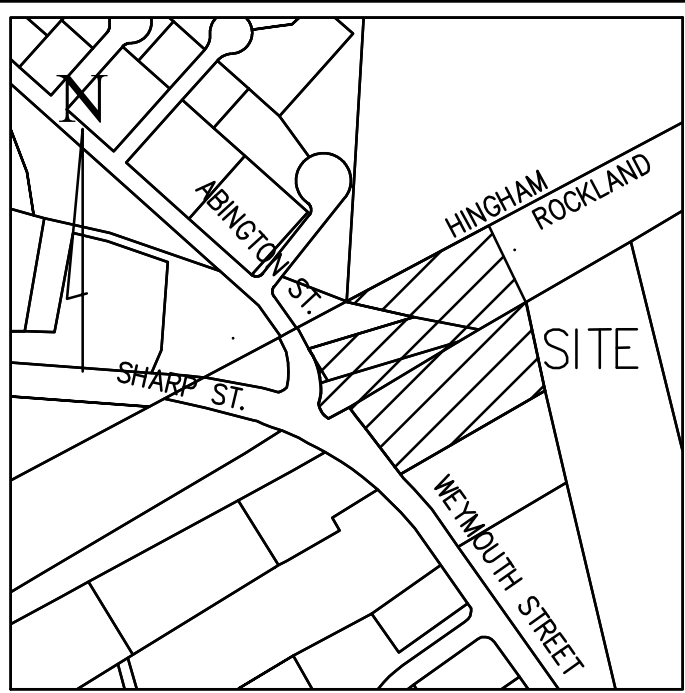


APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: RLS
APPROVED BY: R.H.
DATE: OCTOBER 4, 2021
SCALE: 1"=30'
PROJECT NO.: 218-102
DWG. TITLE:

**EXISTING
CONDITIONS
PLAN**

DWG. NO.: **EX-1**



LOCUS MAP
Not to Scale

LAND USAGE TABLES

ARTICLE V – BUILDING, LOT AND GENERAL DISTRICT REGULATIONS

INDUSTRIAL PARK–HOTEL (H-1) ZONING DISTRICT			
CRITERIA	REQUIRED	EXISTING (APN 8–27)	PROPOSED
MIN. LOT AREA	--	90,089 S.F.	199,685 S.F.
MAX. LOT COVERAGE (BUILDING)	50%	29.4%	20.0%
MIN. LOT FRONTAGE	110 FT.	201.0 FT.	505.6 FT.
MAX. BUILDING HEIGHT	3 STORIES/36 FT.	<36 FT.	<36 FT.
FRONT YARD SETBACK	50 FT.	61.6 FT.	61.6 FT.
REAR YARD SETBACK	30 FT.	128.8 FT.	128.8 FT.
SIDE YARD SETBACK	30 FT.	30.0 FT.	30.0 FT.

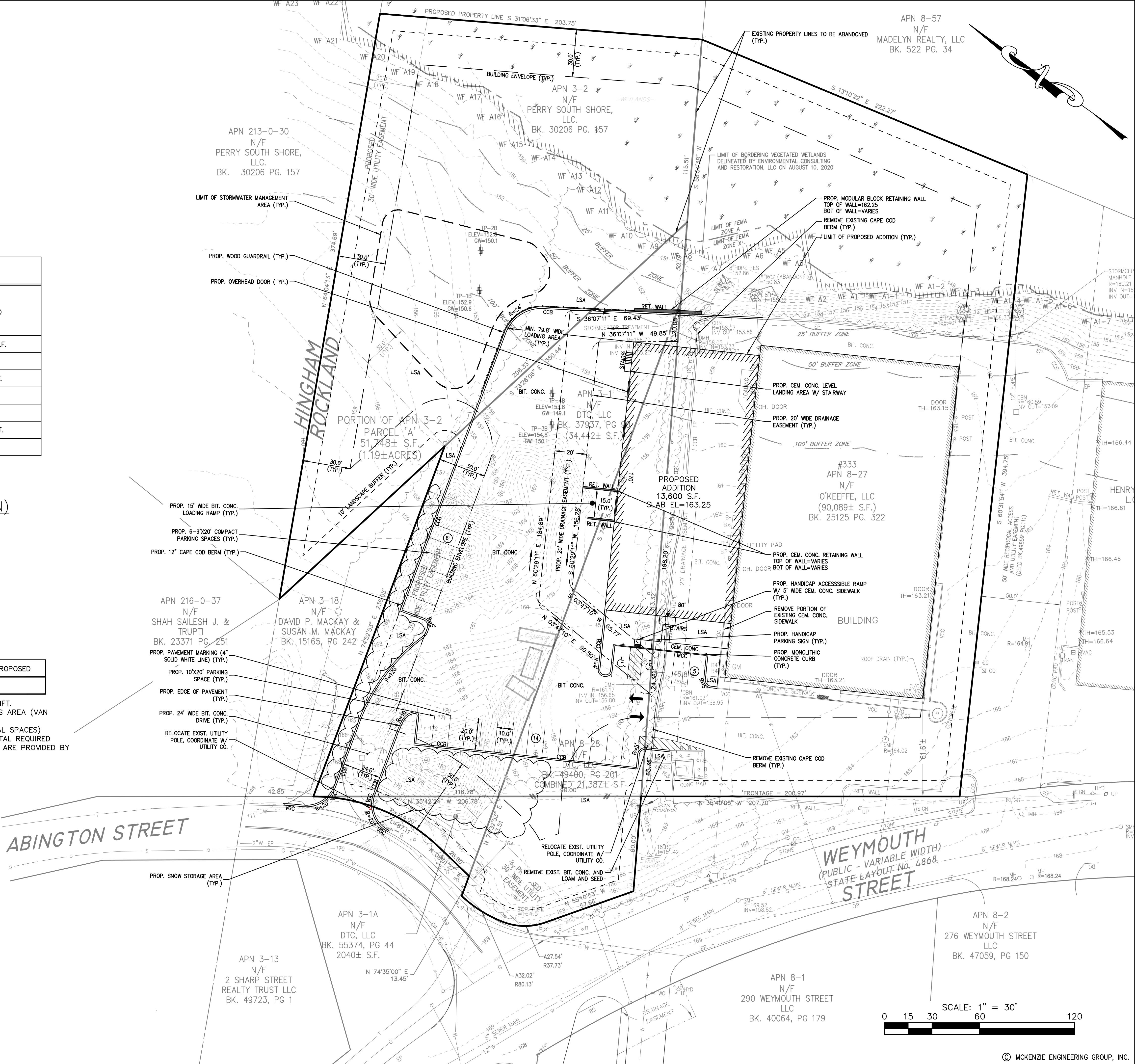
PARKING CALCULATIONS (PROPOSED BUILDING ADDITION)

SECTION 415–35 OFF-STREET PARKING

COMPONENT	REQUIRED (ROCKLAND ZONING BYLAW)	REQUIRED
OFFICE (MEZZANINE)	1 PER 250 S.F. FLOOR AREA (2,400 S.F. / 250 S.F. = 9.6 SPACES)	15
	1 PER TWO OFFICE EMPLOYEES (10 EMPLOYEES / 2 = 5 SPACES)	
	10 + 5 = 15	
INDUSTRIAL (FIRST FLOOR OF ADDITION)	FIRST FLOOR OF ADDITION TO BE USED AS WAREHOUSE (13,600 S.F.)	6
	1 PER TWO INDUSTRIAL EMPLOYEES (12 EMPLOYEES / 2 = 6 SPACES)	
	1 PER EACH VEHICLE BASED ON THE PREMISES	
		PROPOSED
		21
		25

PARKING NOTES:

- EMPLOYEE PARKING DEMAND IS BASED ON THE MAXIMUM NUMBER OF EMPLOYEES PER SHIFT.
- 25 TOTAL SPACES INCLUDES 1 AAB ACCESSIBLE SPACES 10' X 20' WITH 8' X 20' ACCESS AREA (VAN ACCESSIBLE SPACE) (521 CMR: ARCHITECTURAL ACCESS BOARD) ACCESSIBLE SPACES REQUIRED = 1 (1–25 TOTAL SPACES)
- TOWN OF ROCKLAND ZONING BYLAW REQUIRES 10'X20' PARKING SPACES. 30% OF THE TOTAL REQUIRED PARKING MAY BE COMPACT PARKING SPACES SIZED 9'X18'. 6 – COMPACT PARKING SPACES ARE PROVIDED BY THIS SUBMISSION.



REV	DATE	DESCRIPTION
1	9/19/22	BUILDING ADDITION
2	11/30/22	DRAINAGE REVISION

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
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SITE DEVELOPMENT PLANS

(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

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DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 13, 2022
SCALE:	1" = 30'
PROJECT NO.:	218-102
DWG. TITLE:	

SITE LAYOUT PLAN
DWG. NO.:
C-1

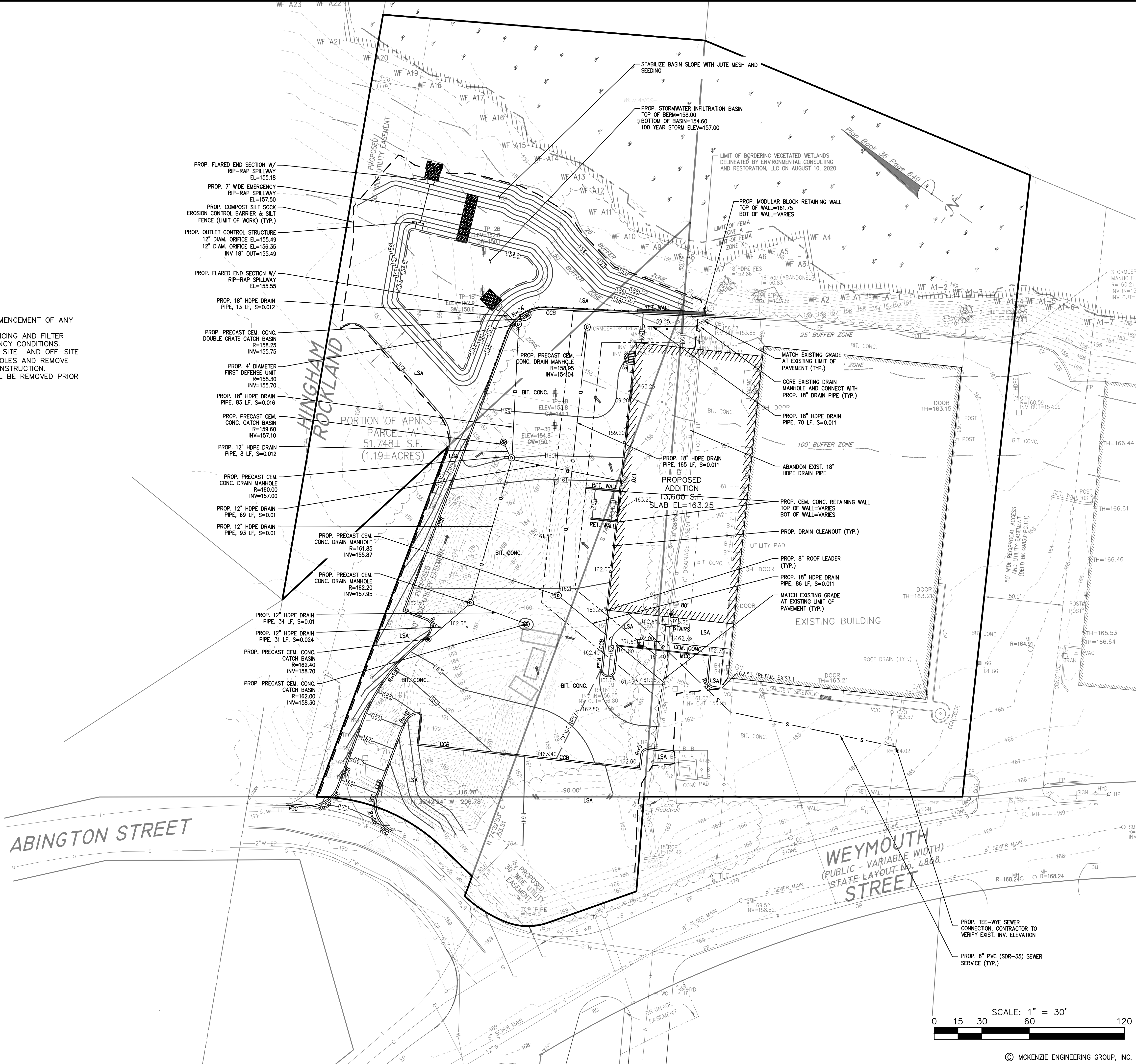
PERMIT PLAN SET



Not to Scale

DRAINAGE NOTES:

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY EARTH MOVING ACTIVITIES.
2. THE CONTRACTOR SHALL KEEP ON SITE AT ALL TIMES, ADDITIONAL SILTATION FENCING AND FILTER FABRIC. INSTALLATION AREA DIRECTED BY THE TOWN TO MITIGATE ANY EMERGENCY CONDITIONS.
3. THE CONTRACTOR SHALL KEEP ON SITE WORKING THE CONTRACTOR SHALL INSPECT ON-SITE LIFE-SITE CATCH BASINS (THAT RECEIVED CATCH BASIN PROTECTION) AND DRAINAGE MANHOLES AND REMOVE ALL SEDIMENT AND DEBRIS THAT HAS ACCUMULATED DURING THE COURSE OF CONSTRUCTION.
4. UNSUITABLE SOILS LOCATED WITHIN THE LIMITS OF THE INFILTRATION BASIN SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE BASIN.



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150 Longwater Drive, Suite 101
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SITE DEVELOPMENT PLANS

343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



PERMIT PLAN SET

APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
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DWG. TITLE:	

GRADING AND UTILITY PLAN

DWG. NO:

C-2



Not to Scale

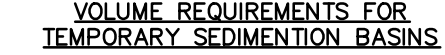
CONSTRUCTION SEQUENCE

TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN PLACE SILT SOCK AND SILTATION FENCE ON THE SITE PLANS.
3. CLEAR AND GRUB UP TO AS REQUIRED FOR THE CONSTRUCTION OF THE DRIVEWAY, PARKING AREAS AND RELATED INFRASTRUCTURE.
4. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE ON SITE IN LOCATIONS SHOWN ON THE PLAN.
6. INSTALL SLOPE STABILIZATION AND SLOPE PROTECTION MEASURES ON THE UPHILL SIDE OF DISTURBED AREAS, WHERE POSSIBLE, TO ACT AS TEMPORARY DIVERSIONS.
7. CONSTRUCT CUT AND FILL AREAS, INSTALLING HAYBALE CHECK DAMS AT TOE OF CUTS 1:1 OR GREATER SLOPES, AND AT ENDS OF ALL CUT AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN. THE STORMWATER INFILTRATION BASIN SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE DRIVEWAY AND PARKING AREA ARE COMPLETED. THE STORMWATER INFILTRATION BASIN HAS BEEN CLEARED OF VEGETATION. STORMWATER INFILTRATION BASIN CONSTRUCTION MUST INCLUDE THE APPLICATION OF LOAM AND SEED.
8. INSTALL CLOSED DRAINAGE SYSTEM AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILTSACKS OR EQUIVALENT INLET PROTECTION. NO RUNOFF SHOULD BE DIRECTED TOWARD THE INFILTRATION BASIN UNTIL THE PAVEMENT BASE COURSE IS SET.
9. GRADE DRIVEWAY TO SUBGRADE ELEVATION AND CONSTRUCT DRAINAGE. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
10. PLACE GRAVEL SUBBASE.
11. PLACE 4" BITUMINOUS CONCRETE BINDER COURSE ON DRIVEWAY AND PARKING AREAS.
12. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH SLOPE PROTECTION.
13. PLACE THE FINAL WEARING COURSE OF PAVEMENT.
14. COMPLETE FINE GRADING OF SHOULDERS AND PLACE PAVEMENT IN MISCELLANEOUS AREAS.
15. INSTALL TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

GENERAL CONSTRUCTION NOTES

1. THE STORMWATER INFILTRATION BASIN WILL BE DELINEATED BY STAKES WITH CAUTION TAPE AND/OR CONSTRUCTION FENCING PRIOR TO CONSTRUCTION TO PROTECT FROM SOIL COMPACTION. NO HEAVY EQUIPMENT WILL BE ALLOWED TO ENTER THE BASIN.
2. TOPSOIL AND EXCAVATED STOCKPILES WILL BE STORED IN SEPARATE STOCKPILE AREAS. THE CONTRACTOR MAY ADJUST THE SIZE AND LOCATION OF STOCKPILE AREAS AS NEEDED.
3. STUMPS, LOGS AND DEBRIS HINDERING CONSTRUCTION ACTIVITY SHALL BE REMOVED PRIOR TO CONSTRUCTION AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
4. UNSUITABLE MATERIAL INCLUDING THE EXISTING STOCKPILE WILL BE REMOVED AND/OR RELOCATED FROM SITE PRIOR TO CONSTRUCTION.



TEMPORARY SEDIMENTATION BASINS SHALL HAVE A MINIMUM VOLUME BASED ON 3,600 Cu. Ft. OF STORAGE FOR EACH ACRE DRAINED TO BASIN.

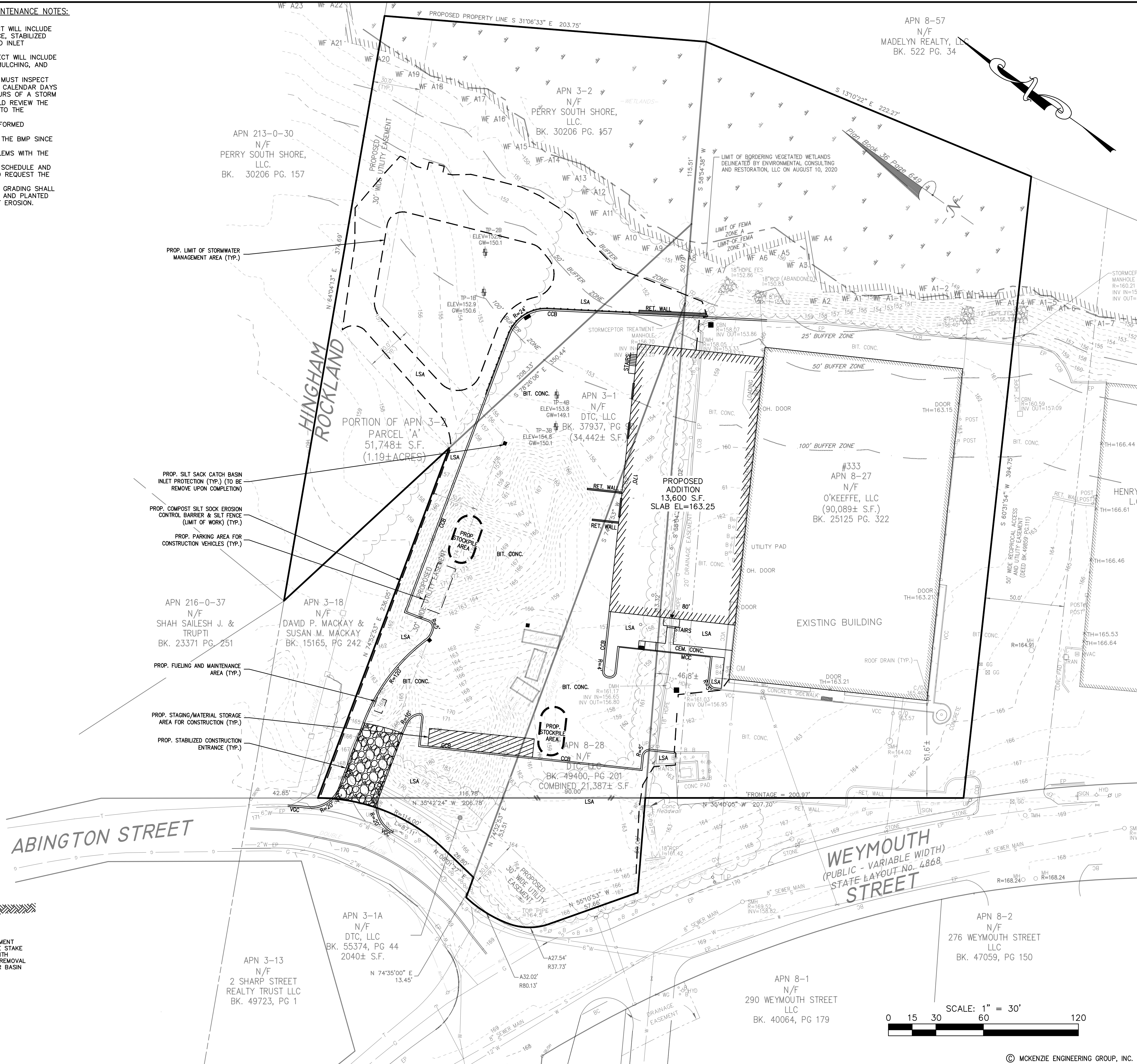
CONSTRUCTION NOTE: (SEE DETAIL) GRAVEL
TEMPORARY SEDIMENTATION BASINS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO LOCATIONS SHOWN ON THE PLAN, BUT SITE CONDITION SUCH AS SOILS, POOL AREA, AND SPILLWAY CONDITIONS SHALL BE CONSIDERED. CONTRACTOR SHALL HAVE THE FLEXIBILITY TO ADJUST LOCATIONS AS LONG AS REQUIRED VOLUME IS PROVIDED.

TEMPORARY SEDIMENTATION BASIN

NOT TO SCALE

CONSTRUCTION PHASE BMP OPERATION AND MAINTENANCE NOTES:

1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK EROSION CONTROL BARRIERS, SILT FENCE, STABILIZED CONSTRUCTION ENTRANCES, STOCKPILE AREAS, AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. OPERATOR PERSONNEL AND/OR ITS CONSULTANTS MUST INSPECT THE STRUCTURE SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT 1/2 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH RESPECT TO THE FOLLOWING:
 - A. WHETHER OR NOT THE BMP WAS INSTALLED/PERFORMED CORRECTLY.
 - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE BMP SINCE IT WAS INSTALLED OR PERFORMED.
 - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE BMP.
4. THE INSPECTOR SHALL COMPLETE THE INSPECTION SCHEDULE AND REQUISITION CHECKLIST FOR FINDINGS AND SHOULD REQUEST THE REQUIRED MAINTENANCE OR REPAIR.
5. ALL EXPOSED EROSION SITES RESULTING FROM SITE GRADING SHALL BE BOTH COVERED WITH FOUR INCHES OF TOPSOIL AND PLANTED WITH A VEGETATED COVER SUFFICIENT TO PREVENT EROSION.



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M:\MEG\2018 PROJECTS\218-102 DTC, LLC - WEYMOUTH STREET\DWGS\218-102 MAIN17_BASIN.DWG

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SITE DEVELOPMENT PLANS

(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
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DWG. TITLE:	

EROSION AND SEDIMENT CONTROL PLAN

DWG. NO:

ESC-1



Inner Buffer Zone (Green Shaded Area, 0-to-25-foot area) – Vegetation management tasks are proposed to manage non-native invasive plant species. Vegetation management activities proposed within the inner buffer zone consist of the following:

- Outer Buffer Zone (Green Shaded Area, 25-to-100-foot area)** – Vegetation management activities and the replacement of native vegetation is proposed within the outer buffer zone area once the stormwater infiltration basin has been constructed. Proposed activities within the outer buffer zone consist of the following:

1. **Non-native invasive plants** – Non-native invasive plants are located within the designated outer buffer zone management area. Within this area, the same non-native invasive plant species listed above are found but in more significant numbers. Since this area is to be developed as part of the proposed stormwater infiltration basin, these non-native invasive plants can be excavated and removed from the site. The following management strategy listed below:
 - A botanist should flag the existing non-native invasive plants within the designated area.
 - Prior to site operations, the excavator operator should excavate the flagged non-native invasive plants to include the root zone and place these excavate plants in a separated container for disposal at a facility familiar with processing of non-native invasive plants.
2. **Native Planting** – Upon the construction of the stormwater infiltration basin with side slopes, the planting of native shrubs is proposed to enhance the buffer zone. The planting of native shrubs and native seed mix is shown removal the site plan. The planting work would be at the direction of the overseeing wetland specialist. Upon completion of planting, the root zones of the plants will be mulched with a 1- to 2-inch-thick layer of leaf litter or other natural organic mulch. The shrubs will be installed in a hole 1.5 feet larger than the ball of the plant and the hole will not be deeper than the depth of the root ball. The hole will be backfilled with soil of the same mix as existing within the surrounding area and compost or other organic amendments will be added to the backfill to increase water-holding capacity. Watering will be of sufficient quantity to penetrate the soil to a depth of eight inches, which will meet the moisture needs of the plant without saturating the soil. All plantings will be done by hand during early spring (March 15th to April 30th) or late fall (October 15th to November 30th) seasons and supervised by a qualified wetland specialist. Please note that wetland seed mix germination is optimal in the spring season when soil temperatures are above 45 degrees. If necessary, the plants may require a hand sprayed application of deer repellent to prevent plant death by browsing deer.

Monitoring - The mitigation areas should be monitored in accordance with the anticipated Order of Construction. At a minimum, the areas should be monitored for the first two growing seasons following construction. Monitoring reports will be submitted to the Conservation office no later than December 15th of each year. The first year of monitoring will be the first year that the site has been through a full growing season after completion of construction and planting. For monitoring purposes, a growing season starts no later than May 31st. Each monitoring report should include photographs and recommendations such as additional plantings, maintenance, or other actions that may be needed to ensure the success of the mitigation area are found to be unviable or dead, they will be replaced with like kind and size. Replacement of plantings will take place when found or as soon as seasonal weather permits. Any such replacement work will be included in the monitoring reports for that period. Monitoring for invasive species should also be conducted and handpicked before becoming widespread and established.



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Native Upland Wildlife Forage & Cover Meadow Mix

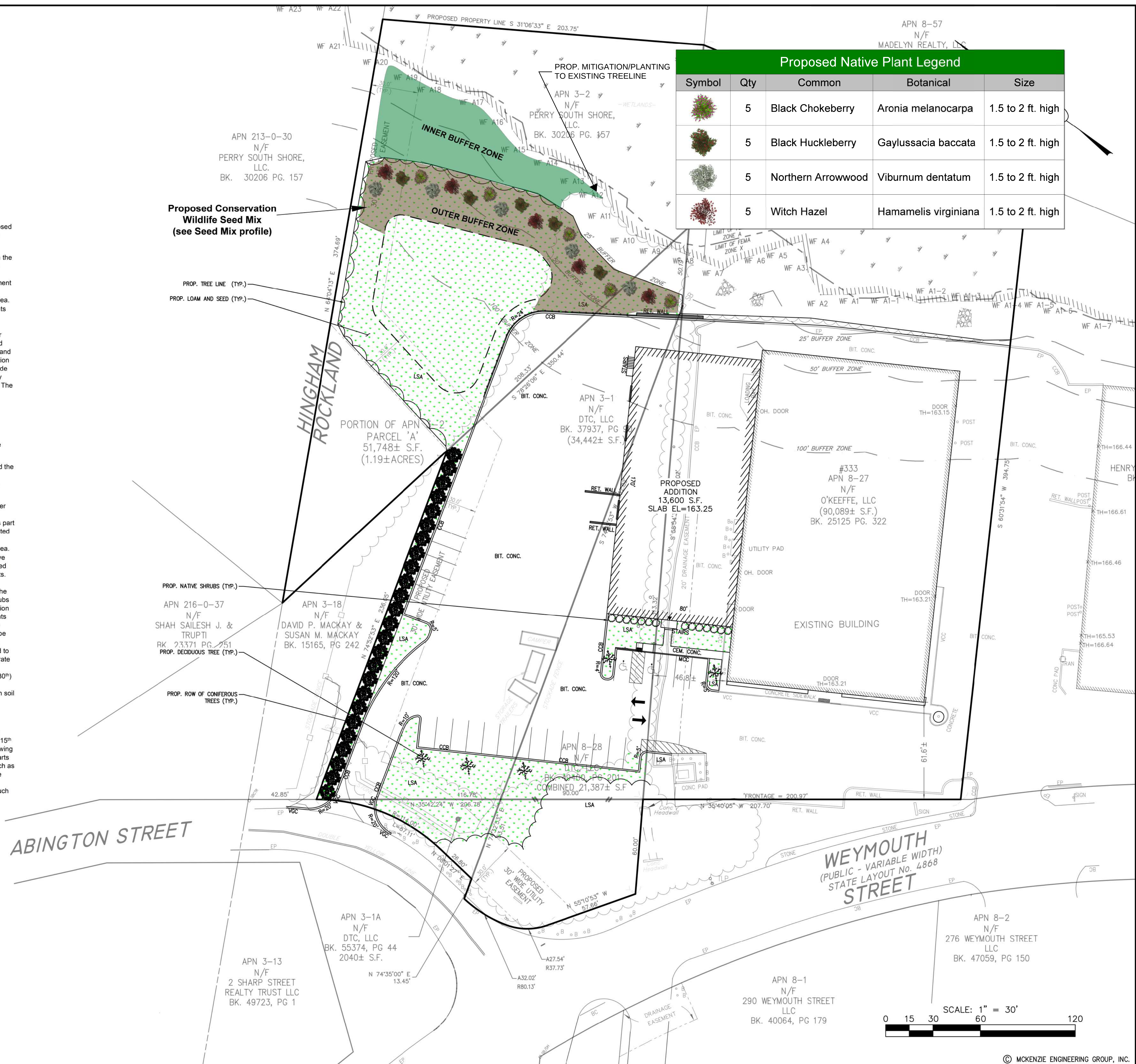
Mix Composition

- 54.9% *Andropogon gerardi*, 'Nigara' (Big Bluestem, 'Nigara')
- 27.0% *Panicum virgatum*, 'Shawnee' (Switchgrass, 'Shawnee')
- 21.0% *Elymus virginicus*, Madison NY Eotype (Virginia Wildrye, Madison NY Eotype)
- 9.0% *Sorghastrum nutans*, Southlow-MI Eotype (Indiangrass, 'Southlow-MI Eotype')
- 2.0% *Rudbeckia hirta* (Black-eyed Susan)
- 2.0% *Chamaecrista fasciculata*, PA Eotype (Partridge Pea, PA Eotype)
- 1.5% *Helleborus helianthus*, PA Eotype (Oxeye Sunflower, PA Eotype)
- 1.0% *Cereopsis toctoria* (Palms Cereopsis)
- 0.5% *Desmodium illinoense*, PA Eotype (Sherry Ticklerleaf, PA Eotype)
- 0.1% *Asclepias syriaca* (Common Milkweed)
- 0.1% *Munroa flava*, Fort Indianmound Gap-PA Eotype (Wild Bergamot, Fort Indianmound Gap-PA Eotype)

General Plant Information:

This perennial grass mix with re-seeding annual forbs creates attractive first-year color and perennial cover when planted in full sun or partially shaded areas. Seed from October-May in rich well-drained soils. Mix formulations are subject to change without notice depending on the availability of existing and new products. While the formula may change, the guiding philosophy and function of the mix will not.

Item Number: ERN00X123



Proposed Native Plant Legend				
Symbol	Qty	Common	Botanical	Size
	5	Black Chokeberry	Aronia melanocarpa	1.5 to 2 ft. high
	5	Black Huckleberry	Gaylussacia baccata	1.5 to 2 ft. high
	5	Northern Arrowwood	Viburnum dentatum	1.5 to 2 ft. high
	5	Witch Hazel	Hamamelis virginiana	1.5 to 2 ft. high

[illegible]

SITE DEVELOPMENT PLANS

343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:

APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 13, 2022
SCALE:	1"=30'
PROJECT NO.:	218-102

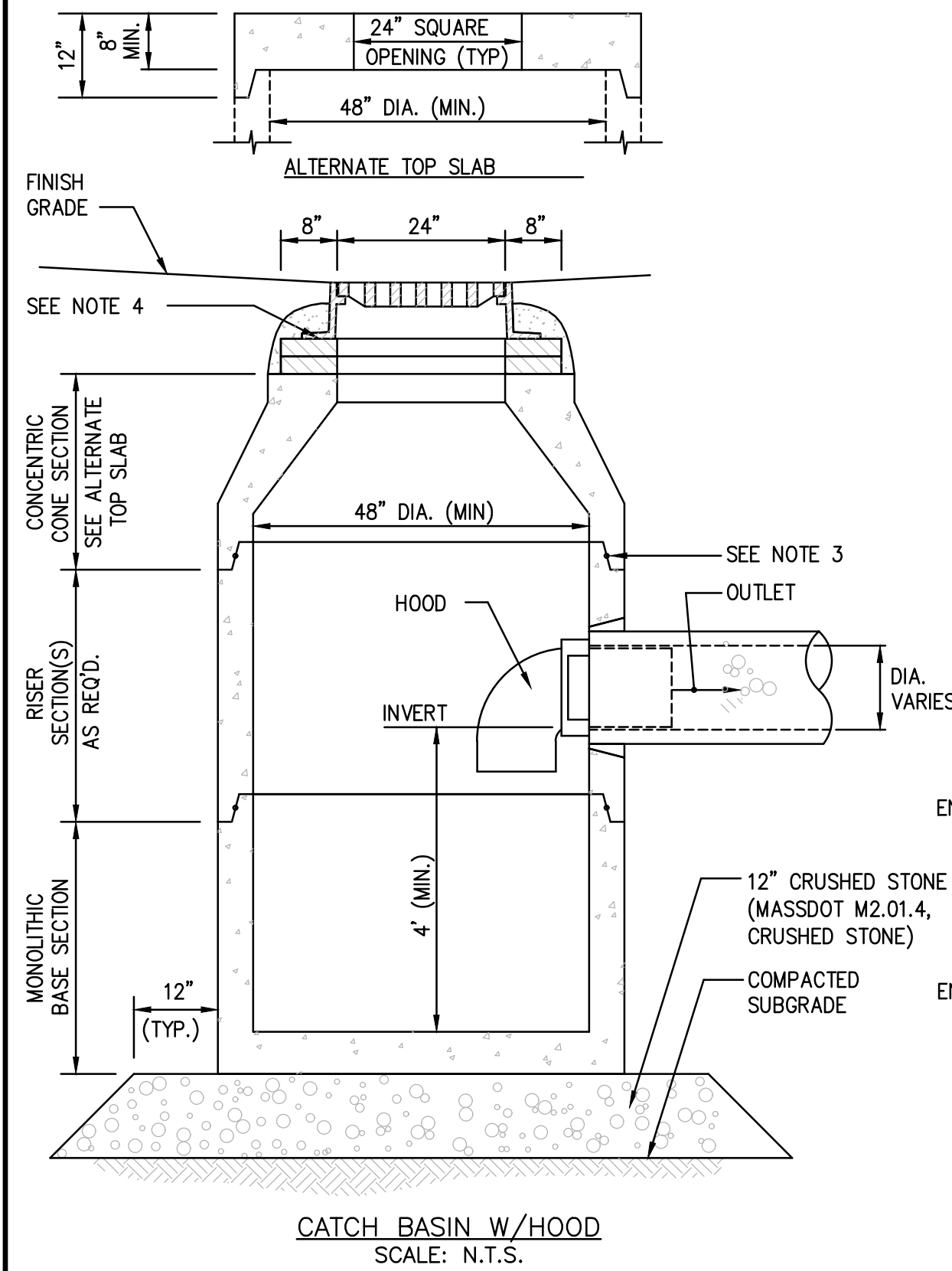
LANDSCAPING PLAN

DWG. NO:

LA-1

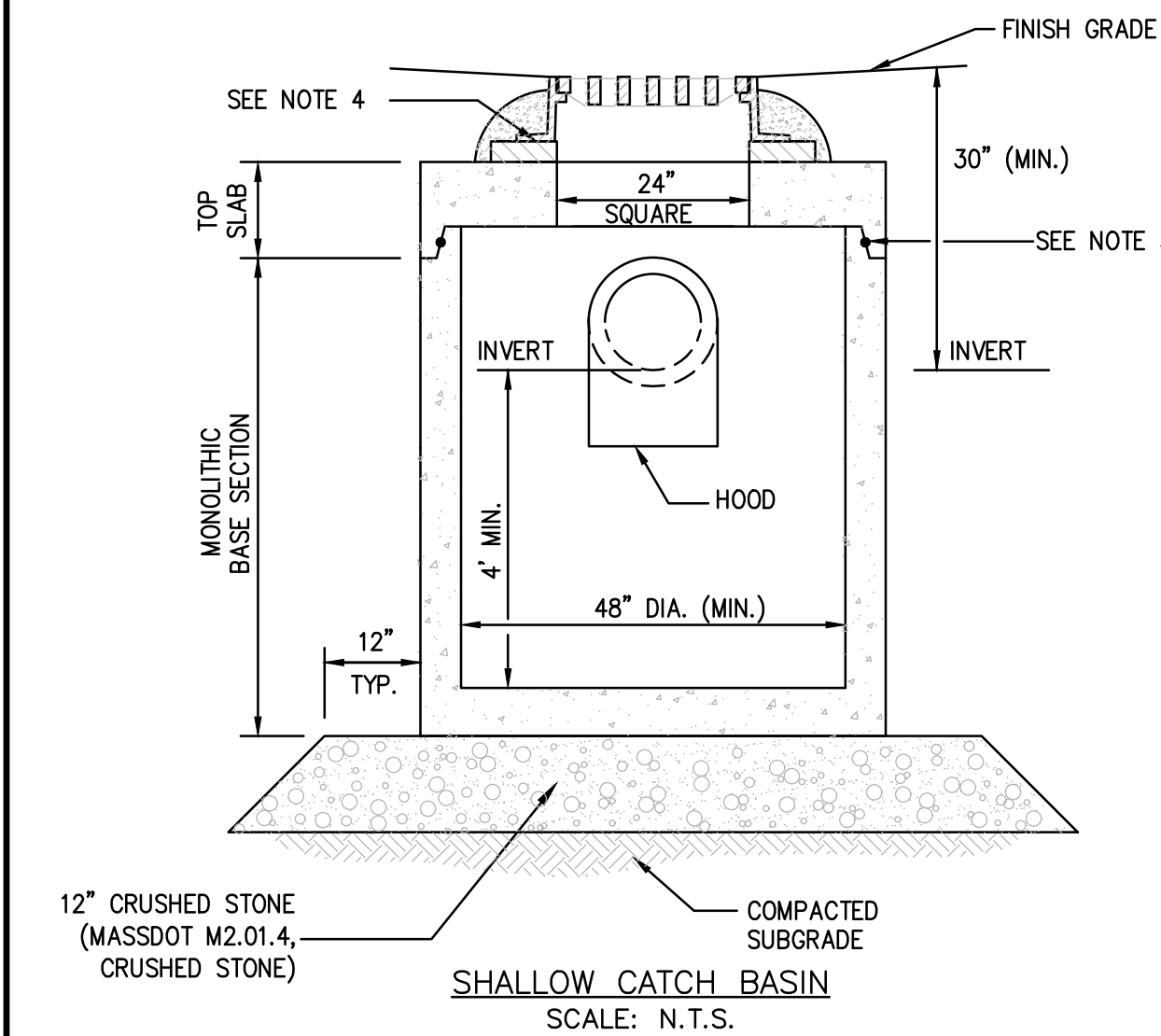
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- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



CATCH BASIN W/HOOD
SCALE: N.T.S.

- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. PROVIDE DOGHOUSE OPENING FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. TOP SLAB SHALL NOT REST DIRECTLY ON PIPE. GROUT ALL PIPE CONNECTIONS (NON-SHRINK GROUT).
 3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 4. CATCH BASIN FRAME AND GRATE (4" DEPTH) SHALL BE SET IN FULL MORTAR BED.
 5. ADJUST TO FINISH GRADE WITH CLAY BRICK AND MORTAR AS REQUIRED.



SHALLOW CATCH BASIN
SCALE: N.T.S.

Hydro
International
Stormwater Solutions
94 Hutchins Drive
Portland, Maine 04102
Tel: (207) 756-6200
Fax: (207) 756-6212
stormwaterinquiry@hydro-int.com

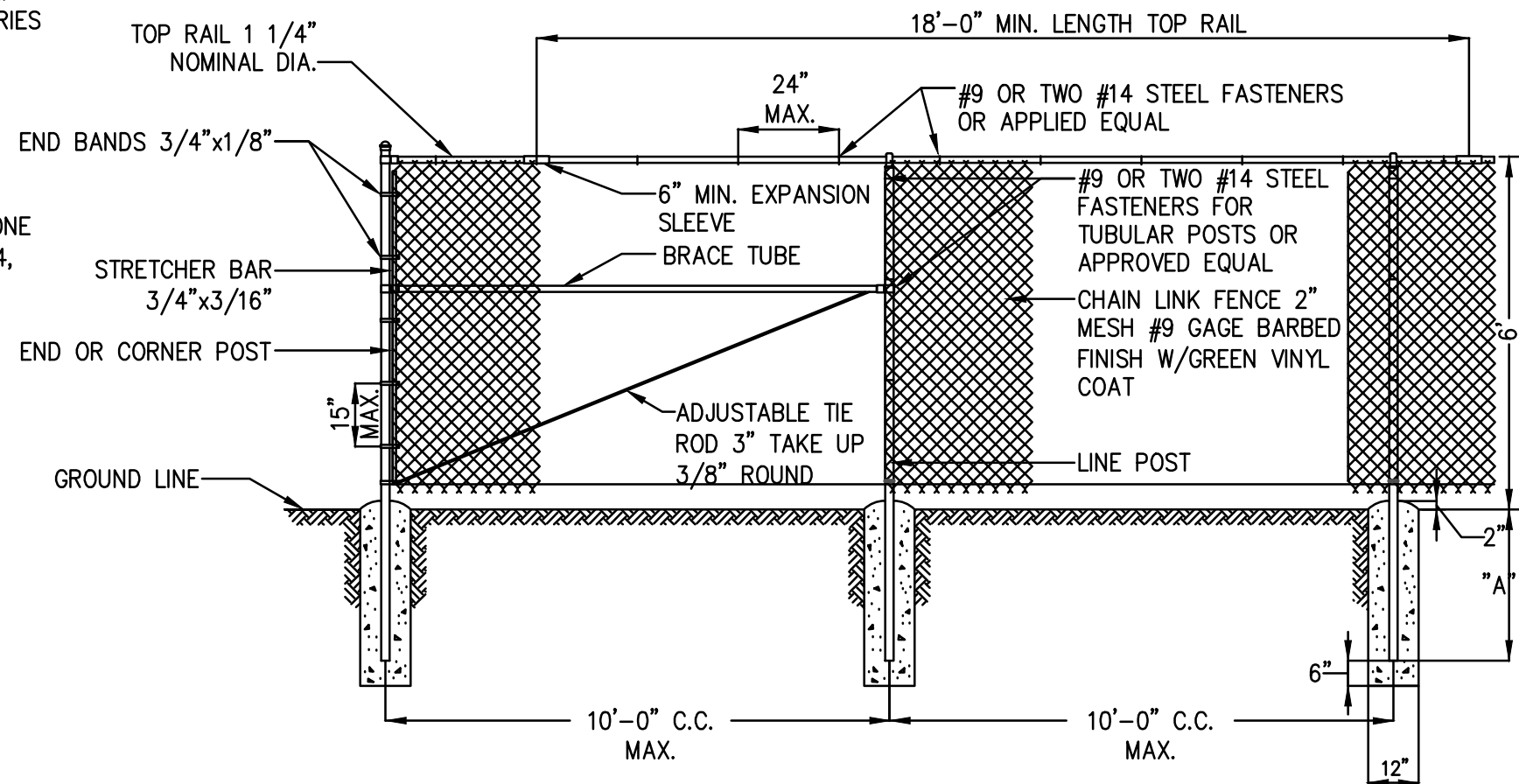
MANHOLE WALL AND SLAB THICKNESS ARE NOT TO SCALE.

CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

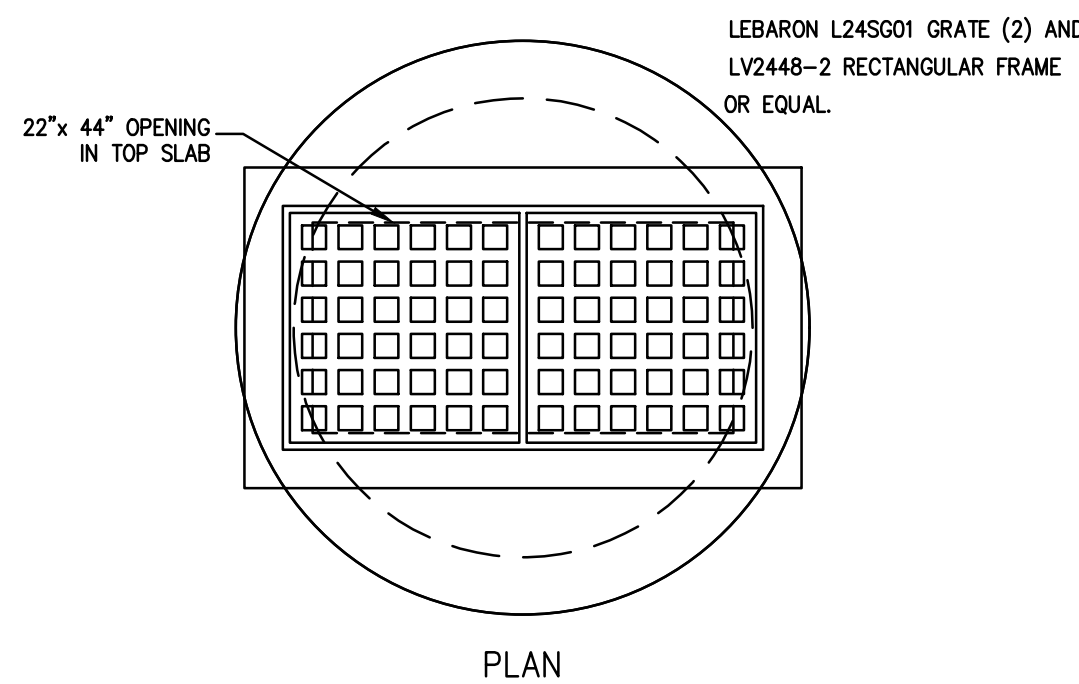
CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASING UNIT TO FABRICATION.

Parts List			
ITEM	QTY.	DESCRIPTION	SIZE (in)
1	1	I.D. CONCRETE MANHOLE	48
2	1	INLET CHUTE (W/ FLOATABLES TRAP)	
3	1	OUTLET CHUTE	
4	1	INLET PIPE (BY OTHERS)	18
5	1	INLET PIPE (BY OTHERS)	12
6	1	OUTLET PIPE (BY OTHERS)	18
7	1	HIGH FLOW BYPASS	
8	1	FRAME AND COVER (OR GRATE)	

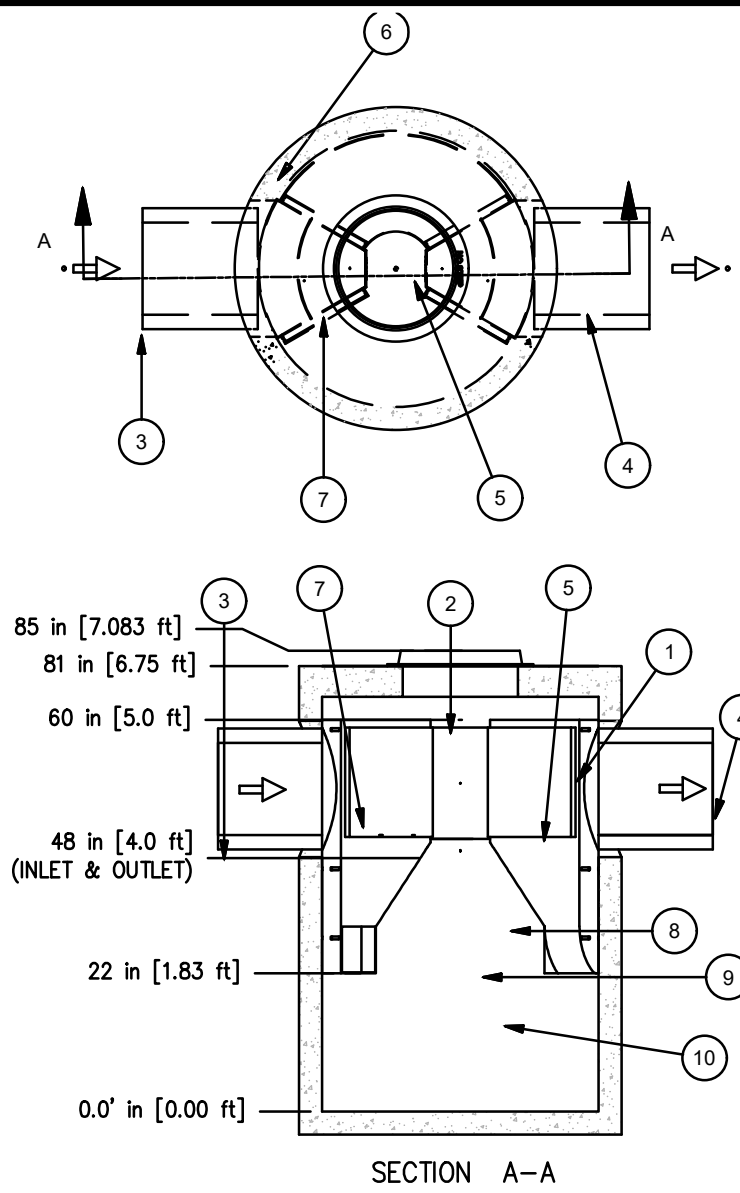
4' DIAMETER FIRST DEFENSE UNIT (FD-3HC)
N.T.S.



TYPICAL CHAIN LINK FENCE DETAIL
SCALE: N.T.S.



DOUBLE GRATE CATCH BASIN DETAIL
SCALE: N.T.S.



END OR CORNER POSTS:
NOMINAL 2" DIAMETER GALVANIZED STEEL PIPE, OR 2 1/2"x2"H SECTION.

LINE POSTS:
NOMINAL 1-1/2" DIAMETER GALVANIZED STEEL PIPE OR 1-7/8"x1-5/8" STEEL H SECTION.

BRACE TUBES NOMINAL 1-1/4" DIA. GALVANIZED STEEL PIPE.

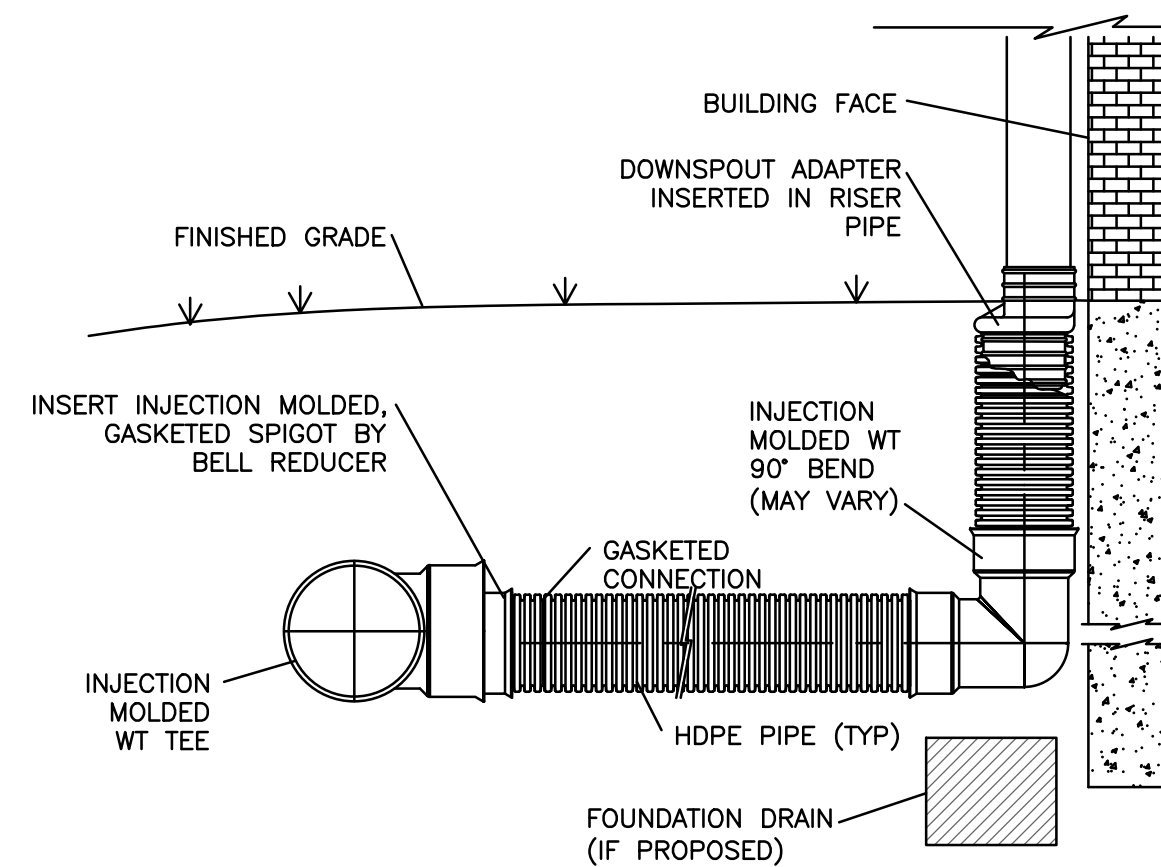
LINE GATE & END POST BASE ("A") 2'-6" FOR 3 FT. & 4 FT. FENCE. 3'-0" FOR 6 FT. FENCE. 5'-0" FOR ALL OTHERS

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 FORMS.

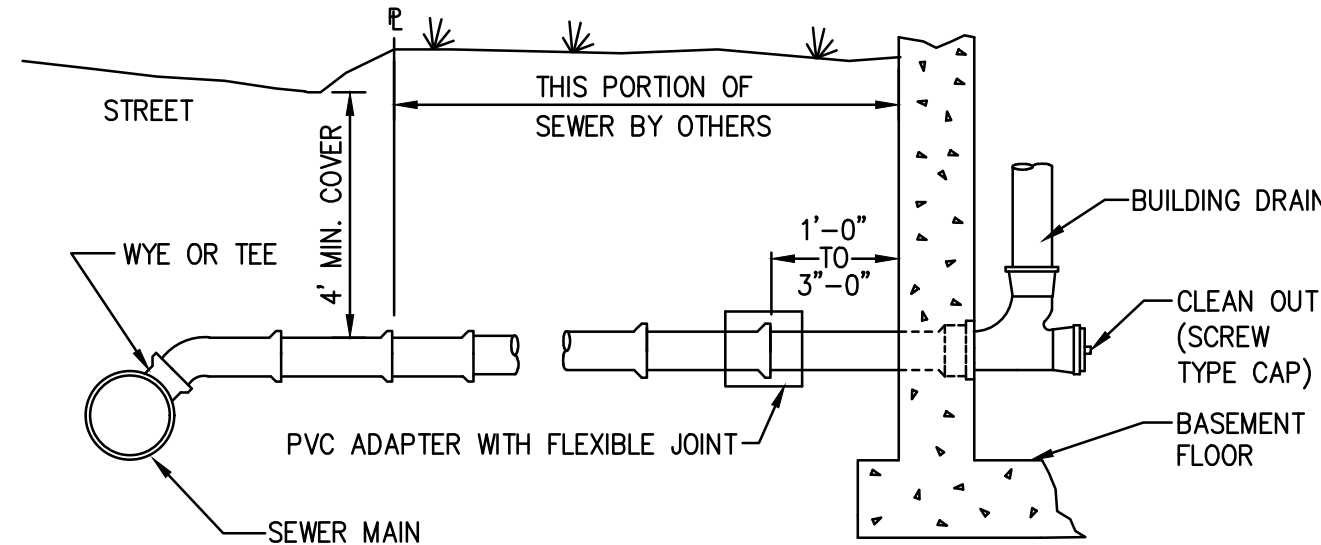
2. BRACING NOT REQUIRED FOR 3'0" & 4'0" FENCE.

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

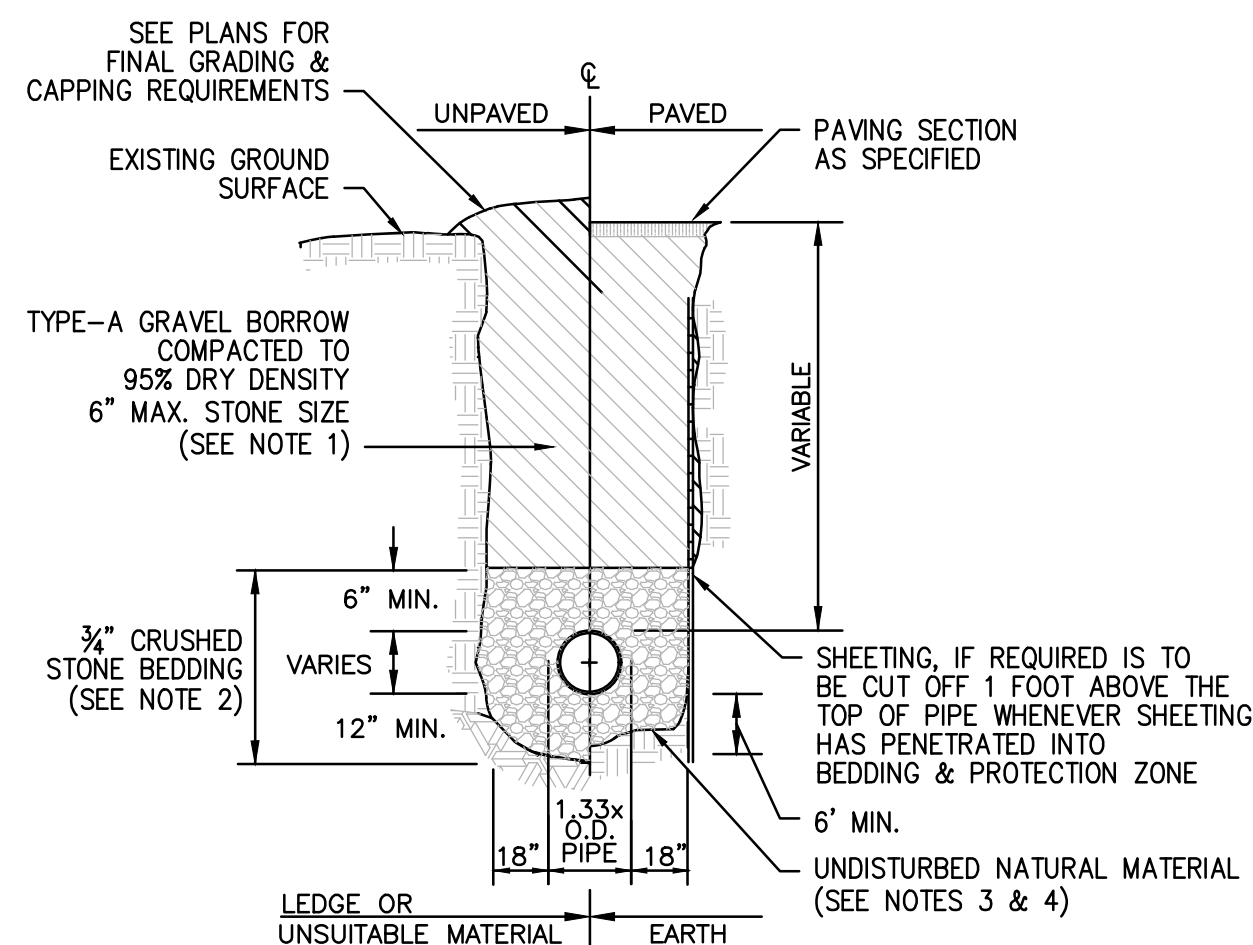


NOTE:
- INJECTION MOLDED FITTING ARE AVAILABLE IN TEES, WYES, REDUCERS, 45° BENDS AND BELL/BELL COUPLERS.
- WATERTIGHT (WT) JOINTS SHOWN. SOIL-TIGHT (ST) FITTINGS ARE ALSO AVAILABLE.

ROOF LEADER CONNECTION DETAIL
SCALE: N.T.S.



TEE-WYE SEWER CONNECTION
SCALE: NOT TO SCALE



NOTES

1. GRAVEL BORROW SHALL CONFORM TO MASSDOT SPECIFICATION M1.03.0.
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASSDOT SPECIFICATION M2.01.1.
3. SUBGRADE SHALL CONSIST OF NATIVE SOIL OR IMPORTED SOIL CONFORMING TO THE MASSDOT SPECIFICATION FOR ORDINARY BORROW AND SHALL BE FREE OF ANY UNSUITABLE SOILS OR MATERIAL.
4. UNSUITABLE SOIL OR MATERIAL SHALL INCLUDE BUT NOT BE LIMITED TO PEAT, MUCK, BROKEN PAVEMENT, STUMPS, LOGS, CONSTRUCTION DEBRIS OR ANY OTHER DELETERIOUS MATERIAL.

GRAVITY SEWER TRENCH DETAIL
SCALE: N.T.S.

SITE DEVELOPMENT PLANS

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343 & 333 WEYMOUTH STREET
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PROFESSIONAL ENGINEER:



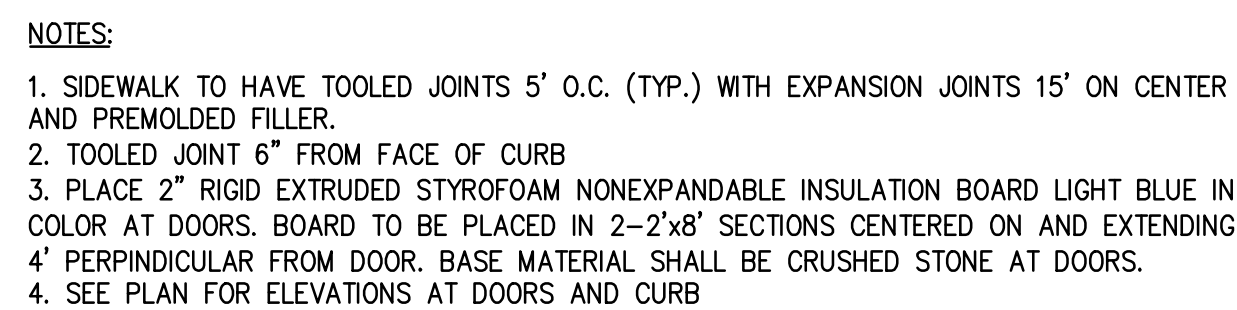
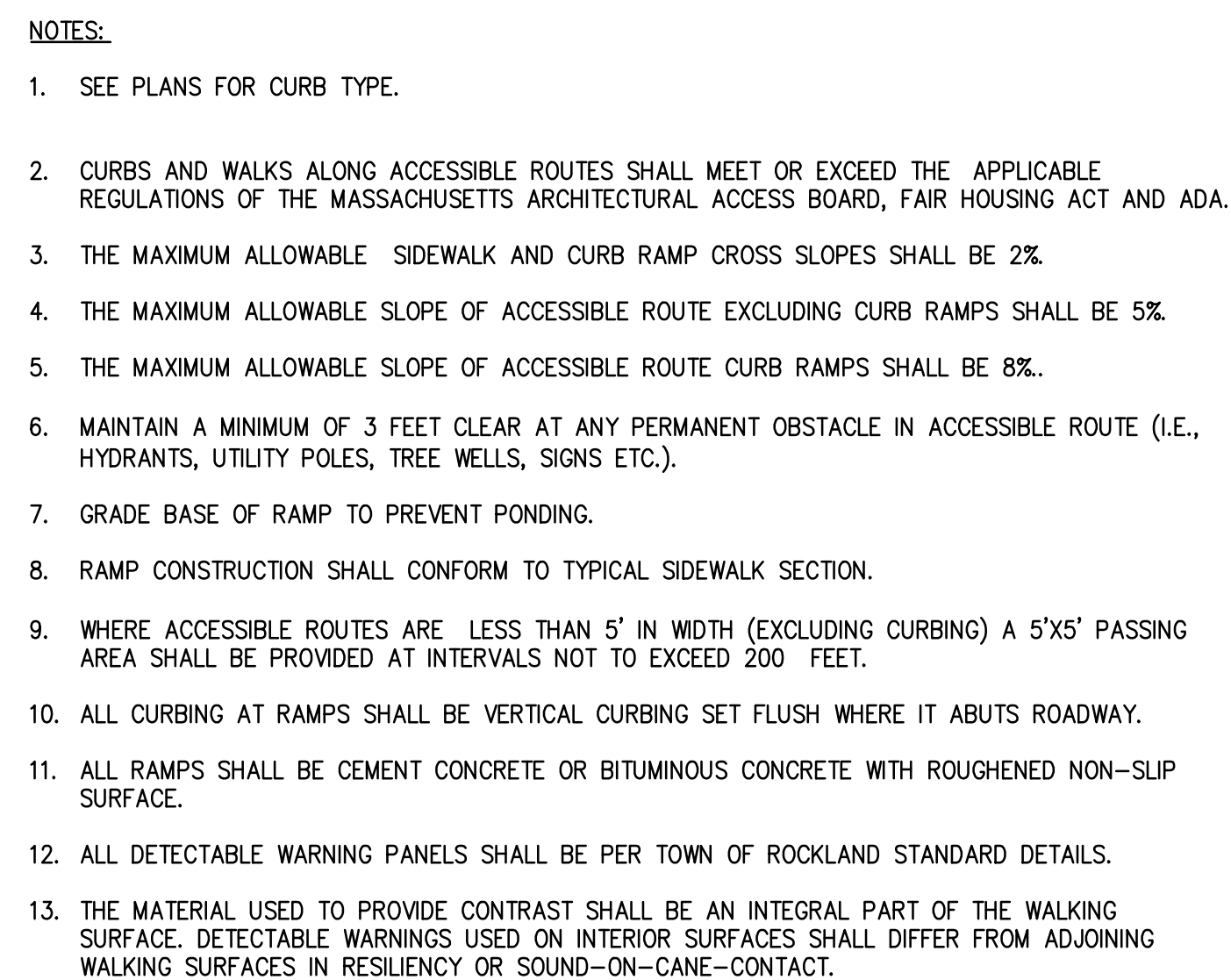
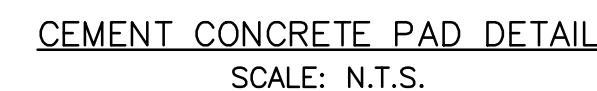
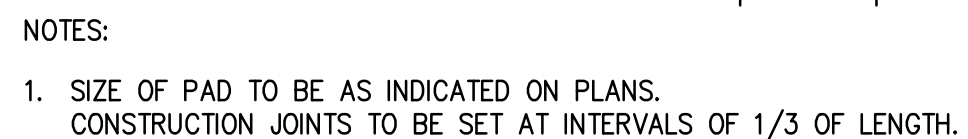
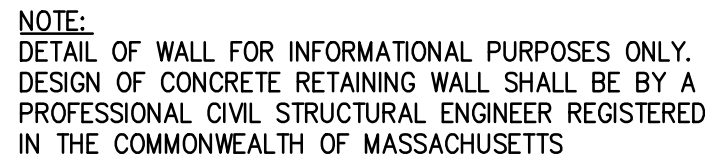
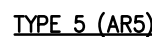
APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY: ESS
DESIGNED BY: ESS
CHECKED BY: BCM
APPROVED BY: BCM
DATE: JUNE 13, 2022
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PROJECT NO.: 218-102
DWG. TITLE:

CONSTRUCTION
DETAILS

DWG. NO:

D-1



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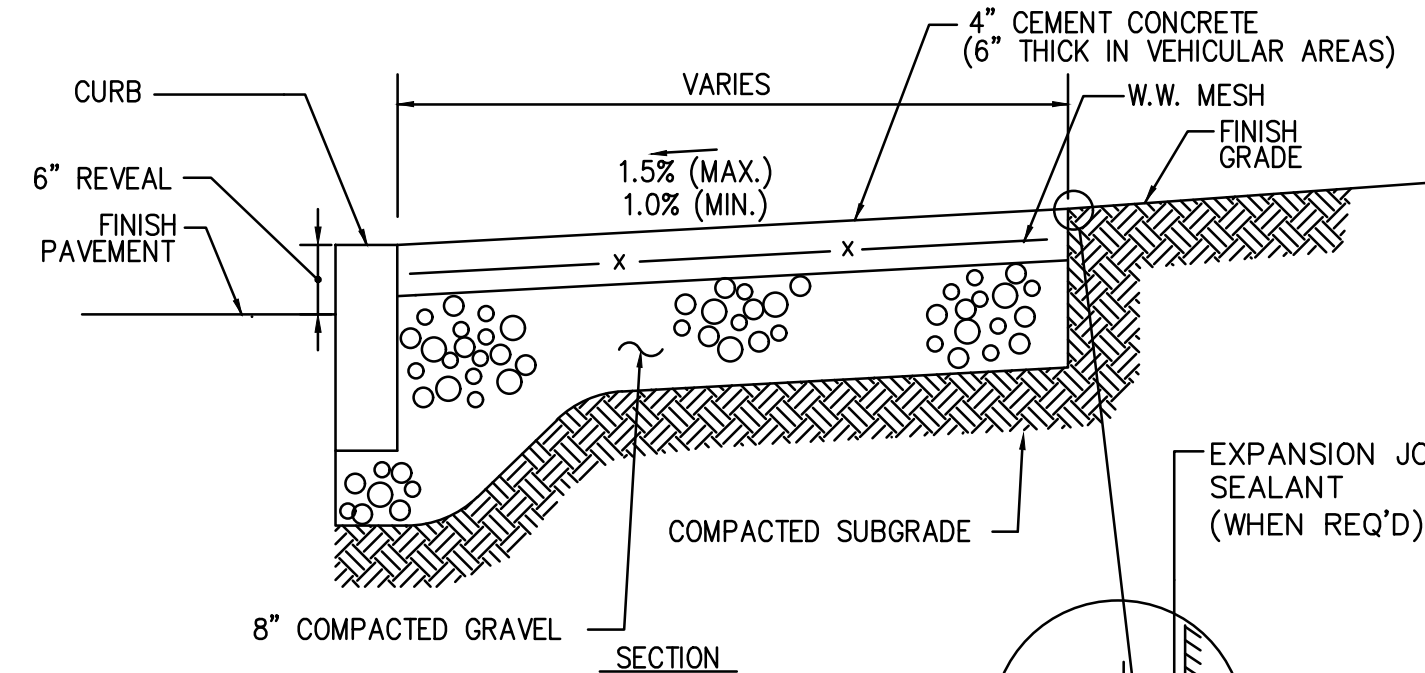
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CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	NOVEMBER 16, 2020
SCALE:	
PROJECT NO.:	218-102
DWG. TITLE:	

CONSTRUCTION DETAILS

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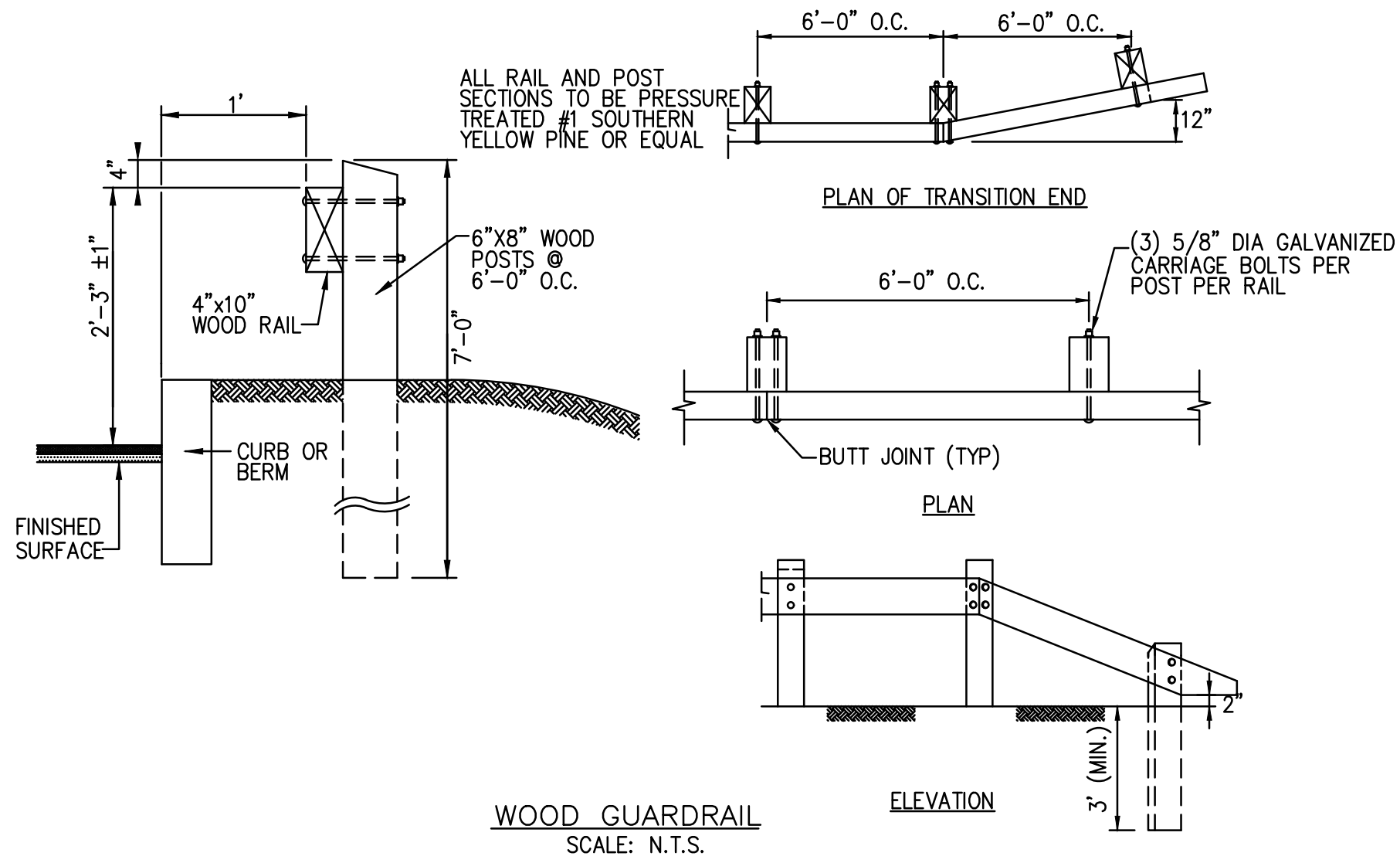
D-2

PERMIT PLAN SET

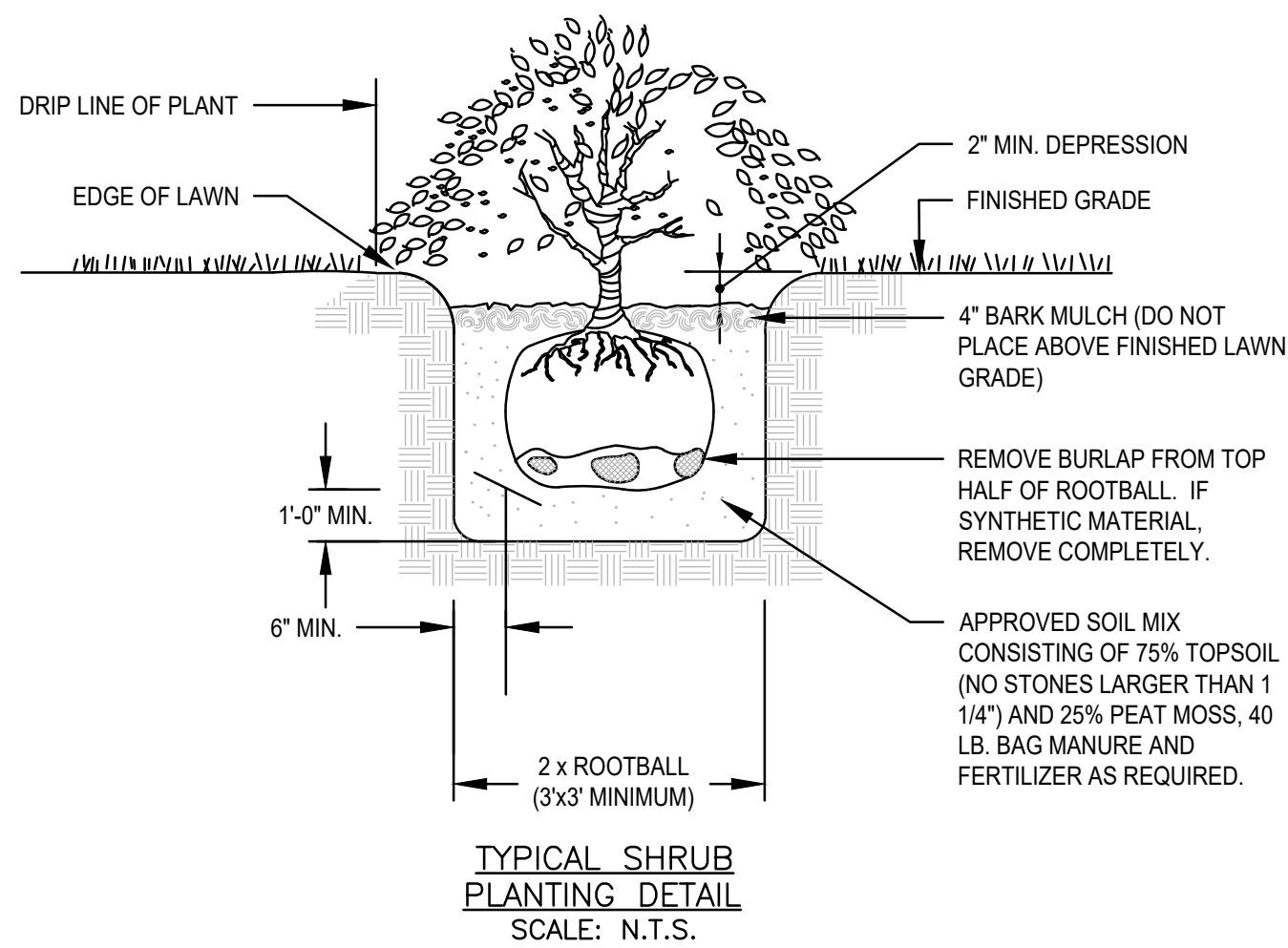


- NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE-MOULDED JOINT FILLER.
 2. PROVIDE CONTROL JOINTS AT 6' O.C.
 3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
 4. CEMENT CONCRETE SHALL BE 4000 PSI-TYPE II

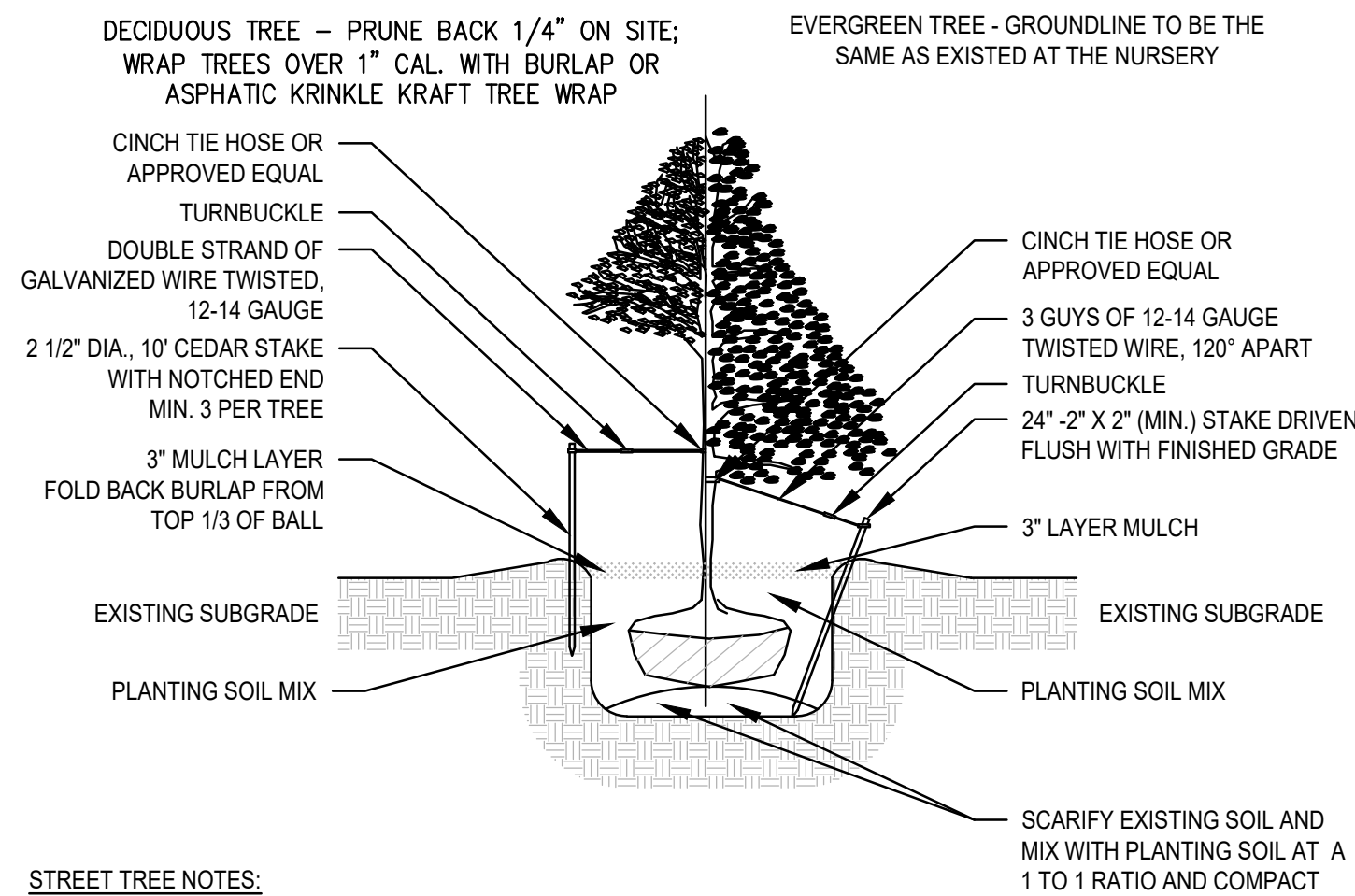
CEMENT CONCRETE SIDEWALK DETAIL
SCALE: N.T.S.



WOOD GUARDRAIL
SCALE: N.T.S.



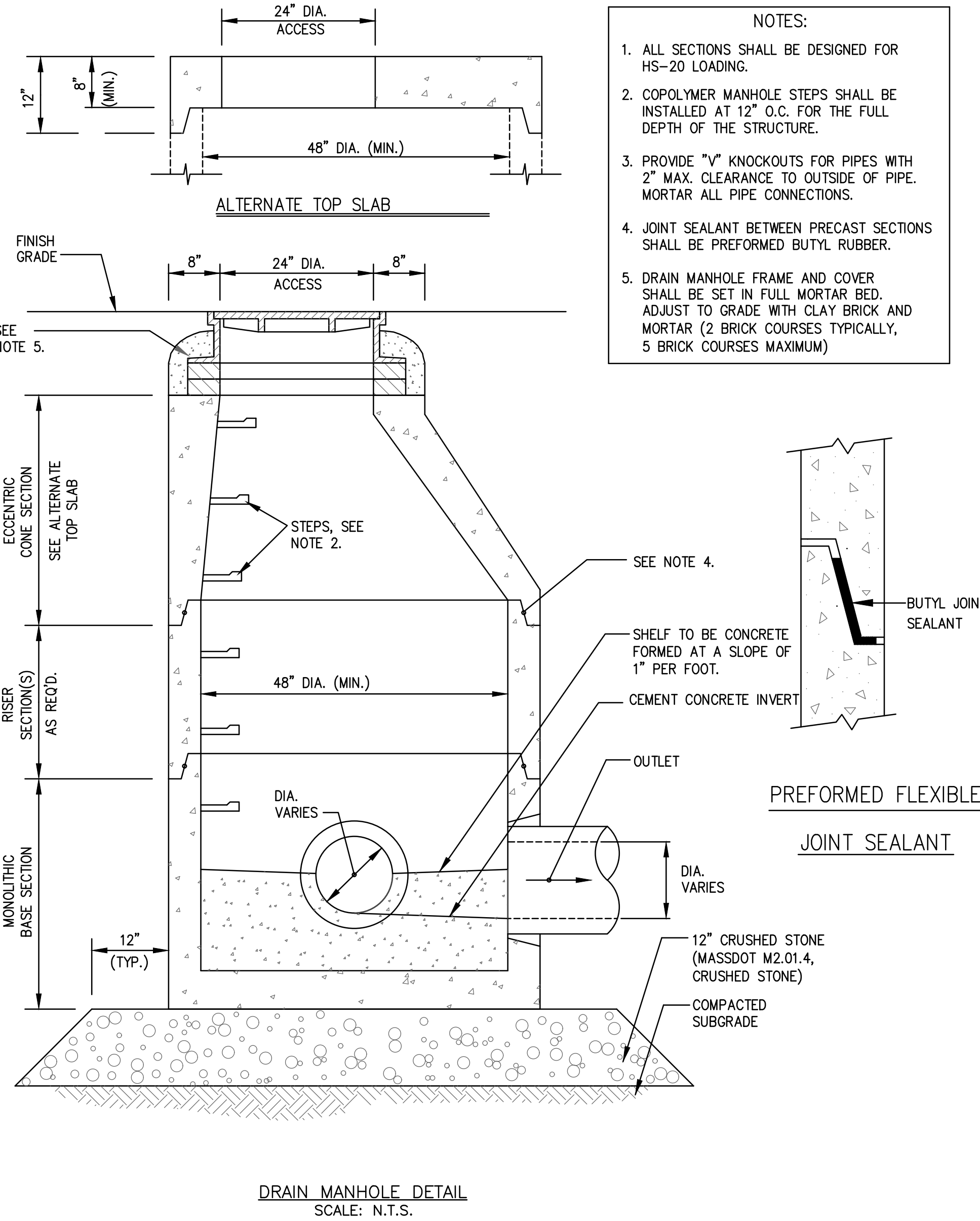
TYPICAL SHRUB PLANTING DETAIL
SCALE: N.T.S.



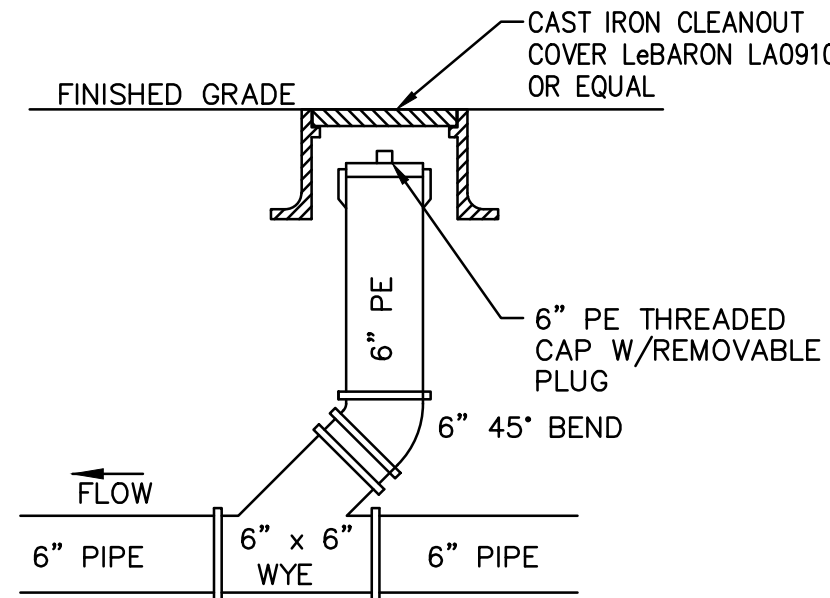
STREET TREE NOTES:

1. NEW TREES SHALL BE NURSERY GROWN AND COMPLY WITH THE ASSOCIATION OF AMERICAN NURSRIES SPECIFICATIONS AND BE AT LEAST 3 INCHES IN CALIPER.
2. THE PRESERVATION OF EXISTING TREES AND THE VARIETIES OF NEW TREES FOR PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING BOARD WHICH SHALL BE GUIDED BY THE RECOMMENDATION OF THE TOWNS DIRECTOR OF LANDS AND NATURAL RESOURCES AS TO THE NUMBER, LOCATION, CONDITION AND SPECIES OF SUCH TREES AND UNDER APPENDIX III D DETAIL B.

DECIDUOUS AND EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



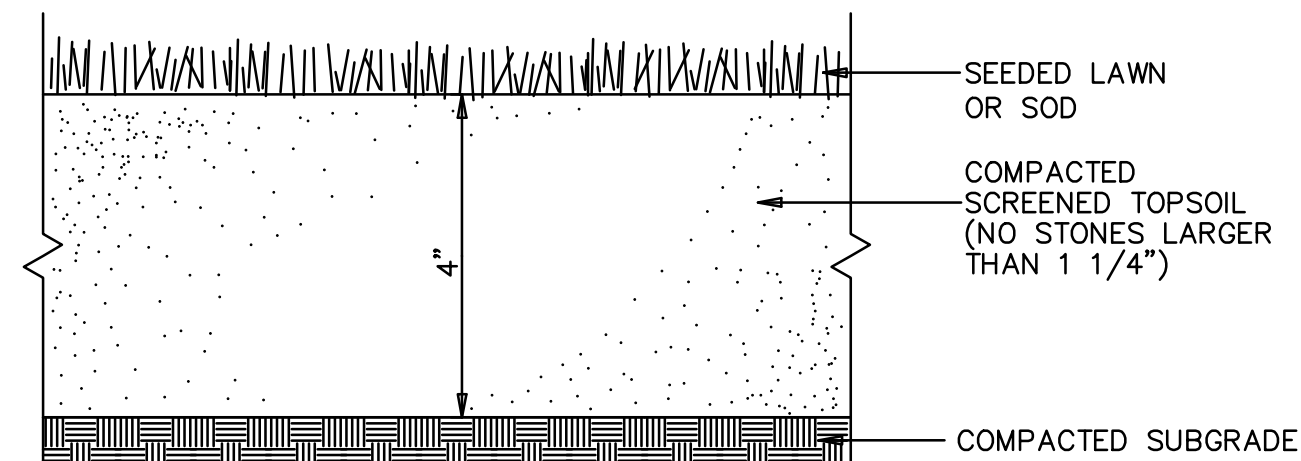
DRAIN MANHOLE DETAIL
SCALE: N.T.S.



NOTE:

1. CLEANOUT SHOWN ABOVE IS FOR 6" PIPE. PROPOSED CLEANOUTS VARY IN SIZE AND THE APPURTENANCES SHALL ALSO VARY ACCORDINGLY.

CLEANOUT 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

SEEDED OR SODDED LAWN DETAIL
SCALE: N.T.S.

SEEDING SPECIFICATIONS

SEEDING RECOMMENDATIONS

1. SEEDBED PREPARATION

- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

2. ESTABLISHING A STAND

- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:

AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ. FT.
NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.
PHOSPHATE (P O₂): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
POTASH (K O₂): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
(NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OF 1,000 LBS. PER ACRE OF 5-10-10)

- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.

- C. REFER TO SEEDING RATES AND SEEDING GUIDES FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING.

- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

3. MULCH

- A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
- B. MULCH WILL BE HELD IN PLACE USING TECHNIQUES AS SPECIFIED IN THE "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN"

4. MAINTENANCE TO ESTABLISH A STAND

- A. PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
- B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
- C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

NOTES:

1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SEEDING RATES

	POUND / ACRE	POUNDS / 1,000 S.F.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
BIRDSFOOT TREFOIL	15	0.35
TOTAL	40	0.95
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	8	0.20
TOTAL	48	1.10
D. BIRDSFOOT TREFOIL	10	0.25
REDTOP	5	0.10
TOTAL	15	0.35
E. TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL	50	1.20
F. CREEPING RED FESCUE 1/	85	2.00
KENTUCKY BLUEGRASS 1/	85	2.00
TOTAL	170	4.00
G. TALL FESCUE 1/	150	3.60

TEMPORARY SEEDING RATES

H. WINTER RYE	112	2.50	(BEST FOR FALL SEEDING, AUG 15 TO SEPT. 5)
OATS	80	2.00	(BEST FOR SPRING SEEDING, BEFORE MAY 15)
ANNUAL RYEGRASS	40	1.00	(BEST FOR FALL SEEDING, AUG 15 TO SEPT. 15) (MAY BE USED EARLY SPRING ALSO)

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING GUIDE

USE	SEEDING MIXTURE 1/
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	E
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	D
LAWN AREAS	F

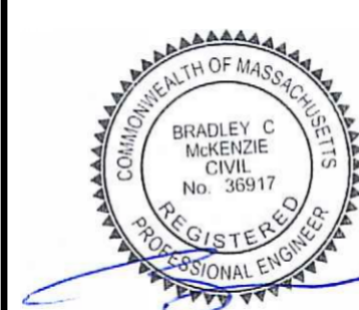
REV	DATE	DESCRIPTION	BY	APP
1	9/19/22	BUILDING ADDITION	ESS	BOB
2	11/30/22	DRAINAGE REVISION	ESS	BOB

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 PLANS

(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
 343 & 333 WEYMOUTH STREET
 ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
 DTC, LLC
 333 WEYMOUTH ST.
 ROCKLAND, MA 02370

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BOB
APPROVED BY:	BOB
DATE:	JUNE 13, 2022
SCALE:	
PROJECT NO.:	218-102
DWG. TITLE:	

CONSTRUCTION DETAILS

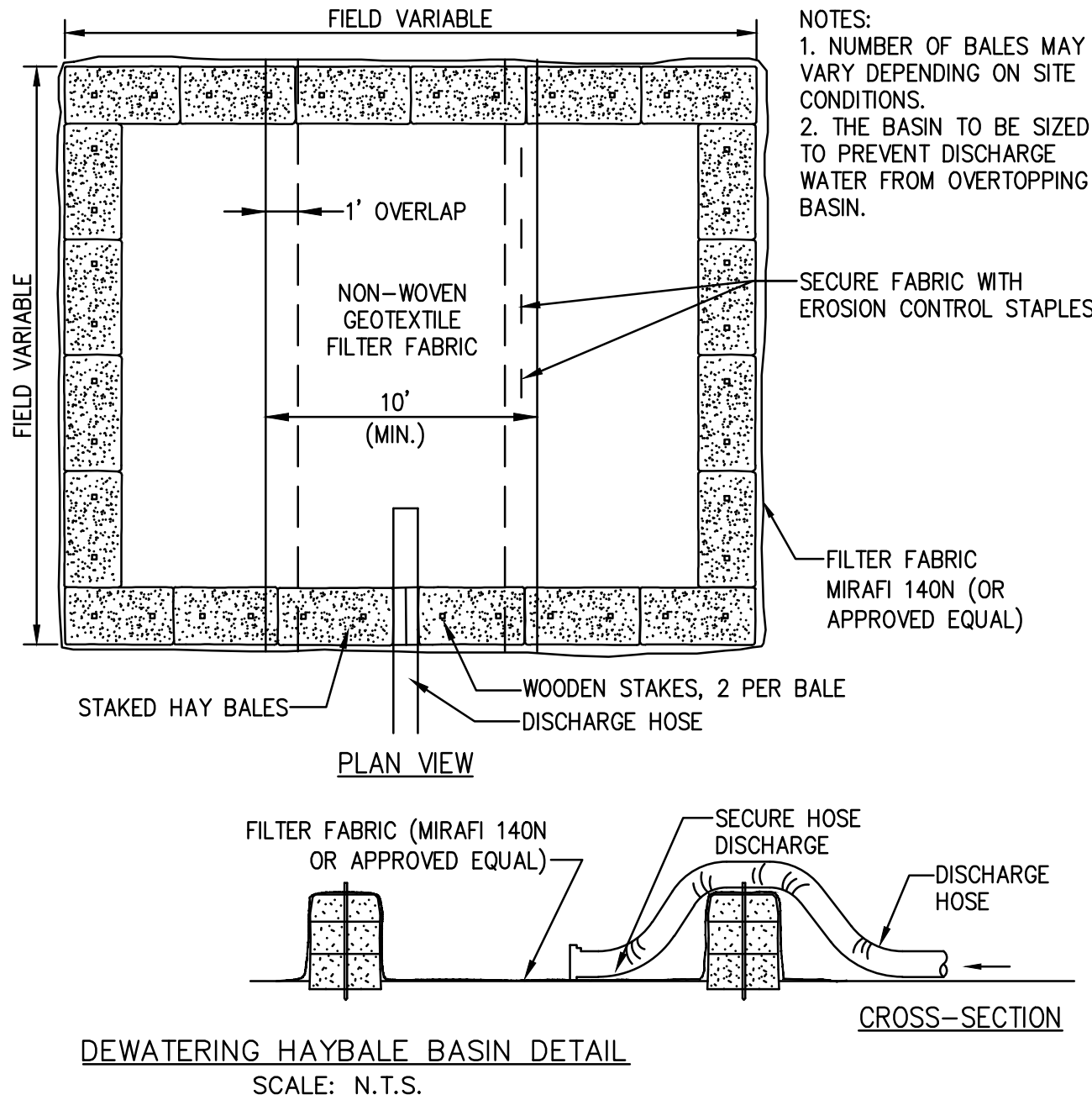
DWG. NO:

D-3

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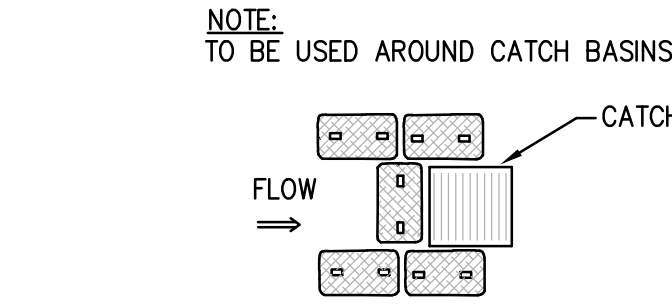
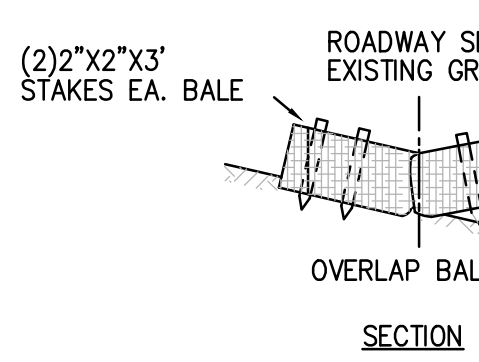
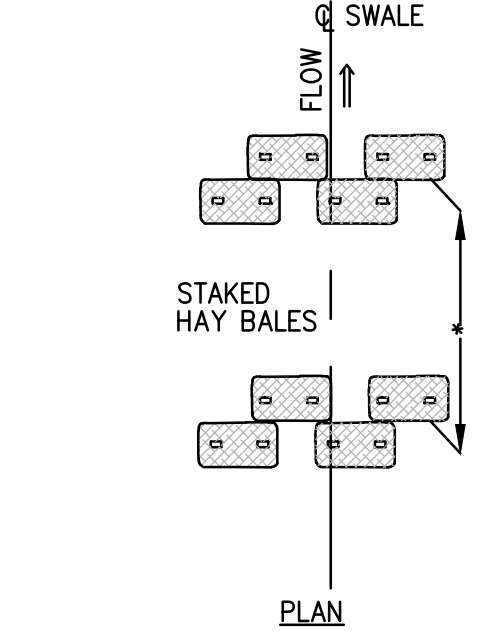
EROSION AND SEDIMENTATION CONTROL

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.
12. REFER TO CONSTRUCTION PHASE BEST MANAGEMENT PRACTICES AS SPECIFIED IN "BEST MANAGEMENT PRACTICES OPERATION AND MAINTENANCE PLAN" PREPARED BY MCKENZIE ENGINEERING GROUP, INC. FOR STRUCTURAL STABILIZATION AND DUST CONTROL EROSION AND SEDIMENTATION CONTROL MEASURES.
13. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANANT SEEDING.



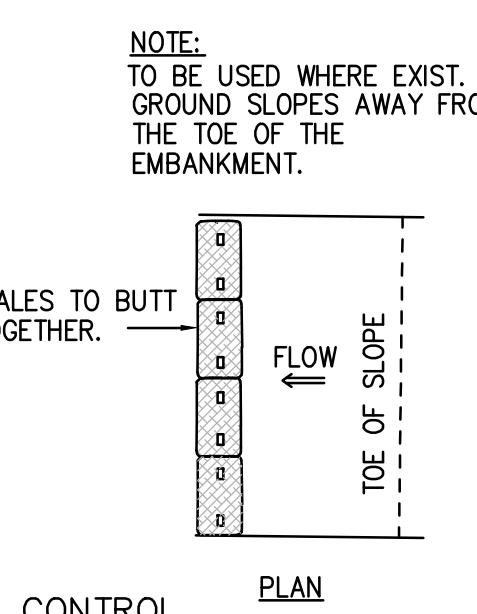
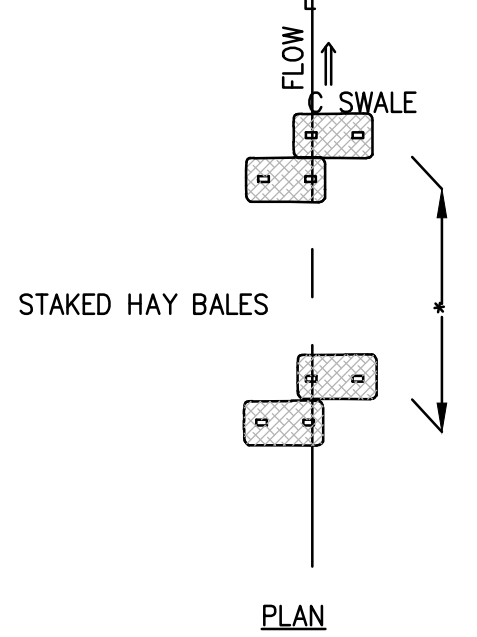
DEWATERING HAYBALE BASIN DETAIL
SCALE: N.T.S.

NOTE:
TO BE USED IN LOCATIONS WHERE EXIST. GROUND SLOPES IN TOWARD THE TOE OF THE EMBANKMENT. OR IN WIDE DITCHES.

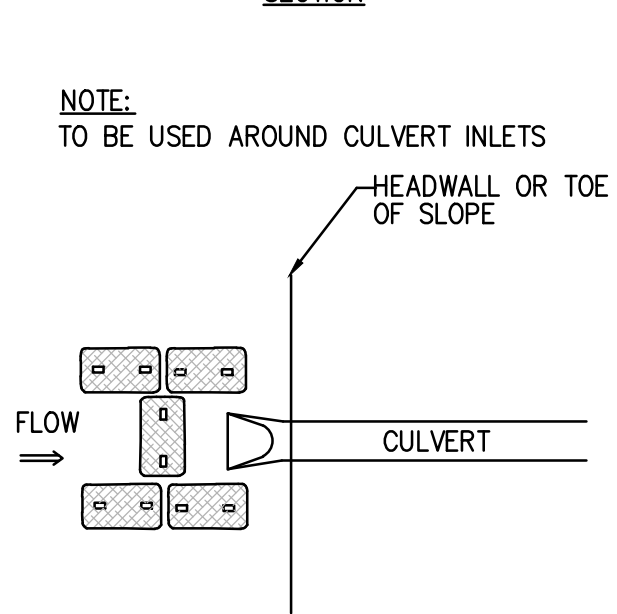
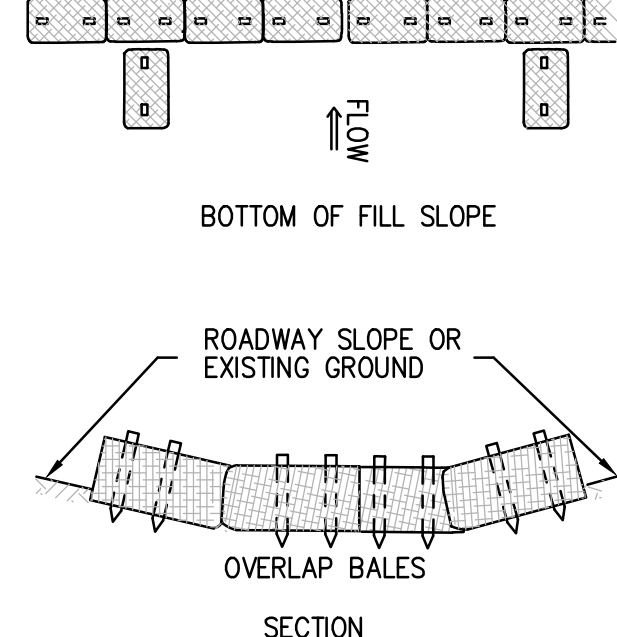


NOTE:
TO BE USED AROUND CATCH BASINS.

NOTE:
TO BE USED IN LOCATIONS WHERE EXIST. GROUND SLOPES IN TOWARD THE TOE OF THE EMBANKMENT. OR IN NARROW DITCHES.

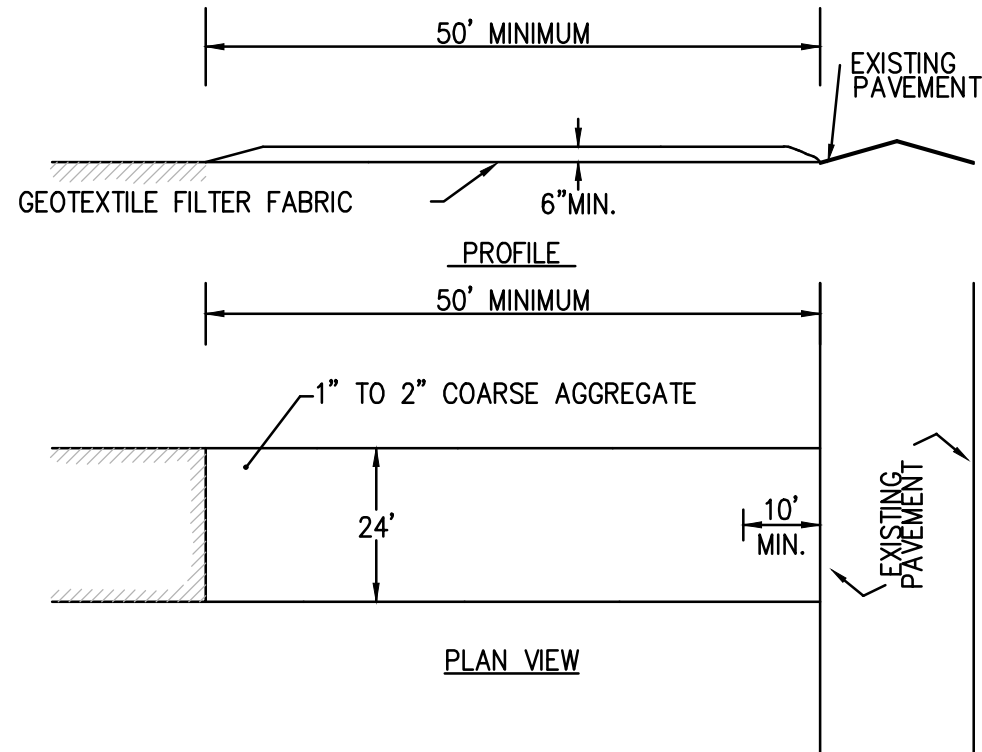


NOTE:
TO BE USED AT BOTTOM OF FILL SLOPE WHERE HEAVY FLOW MAY BE ANTICIPATED



NOTE:
TO BE USED WHERE EXIST. GROUND SLOPES AWAY FROM THE TOE OF THE EMBANKMENT.

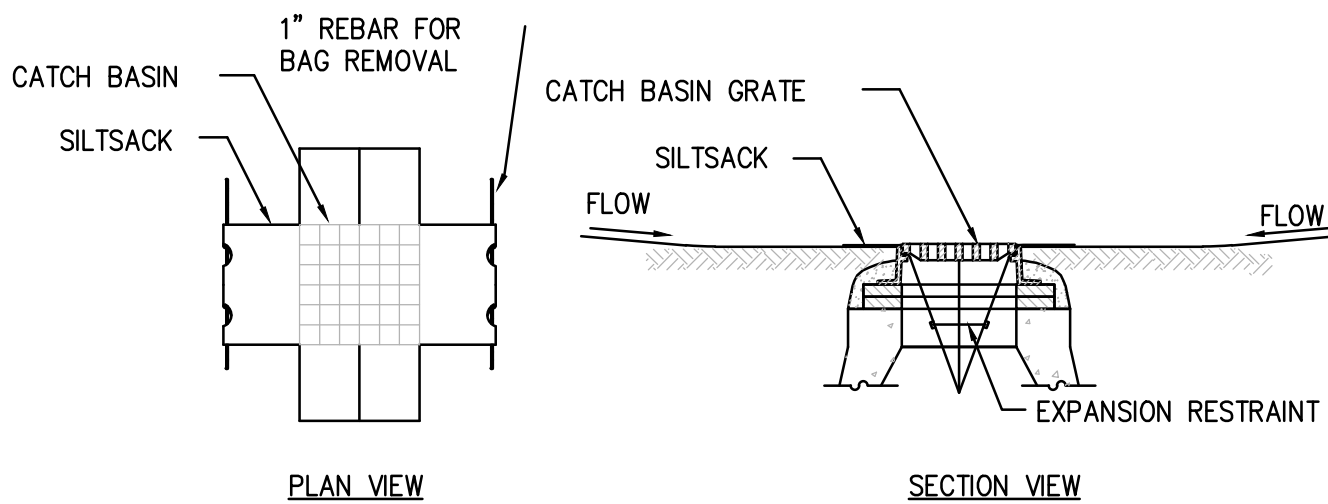
TEMPORARY EROSION CONTROL
SCALE: N.T.S.



STABILIZED CONSTRUCTION ENTRANCE (SCE) DETAIL
SCALE: N.T.S.

(SCE) CONSTRUCTION SPECIFICATIONS:

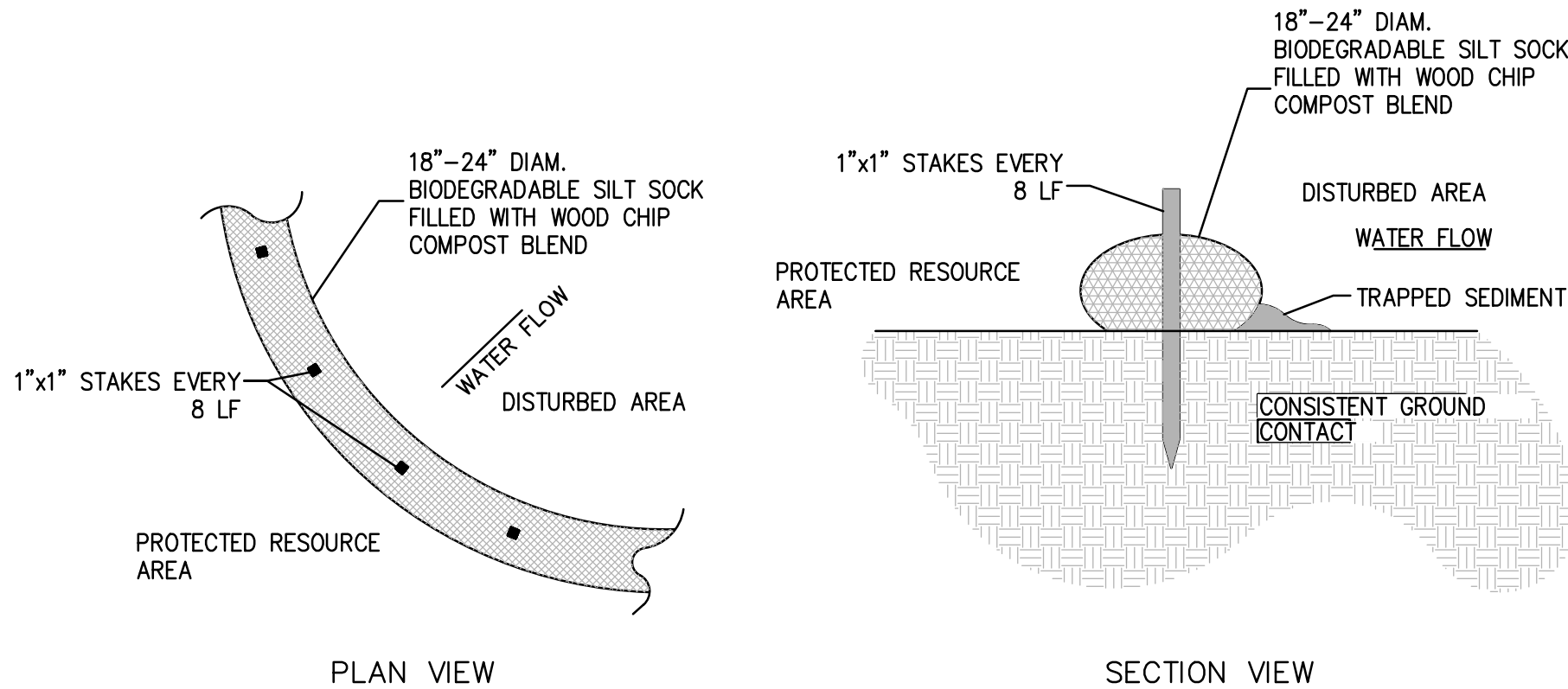
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICHEVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. 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.
7. 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. SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.



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

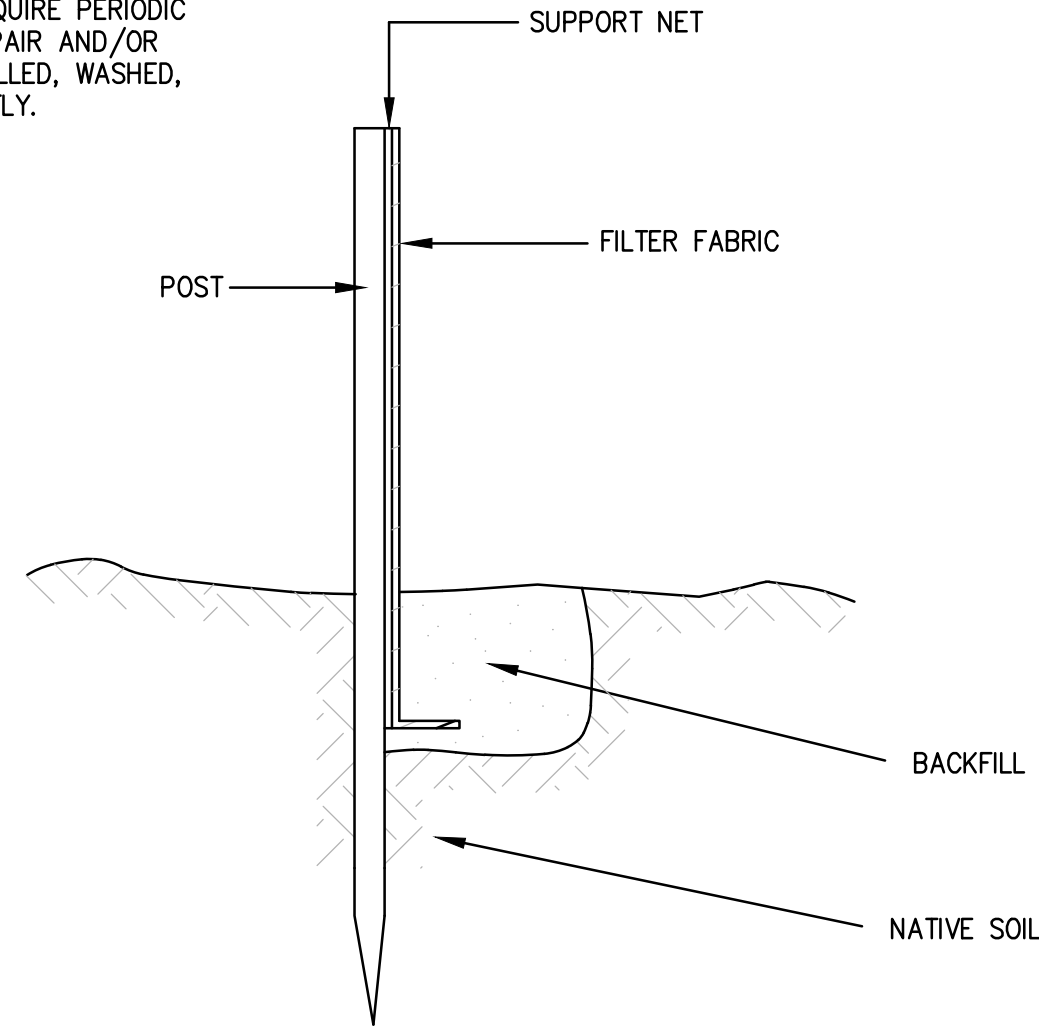
SILTSACK SEDIMENT TRAP
SCALE: N.T.S.



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.

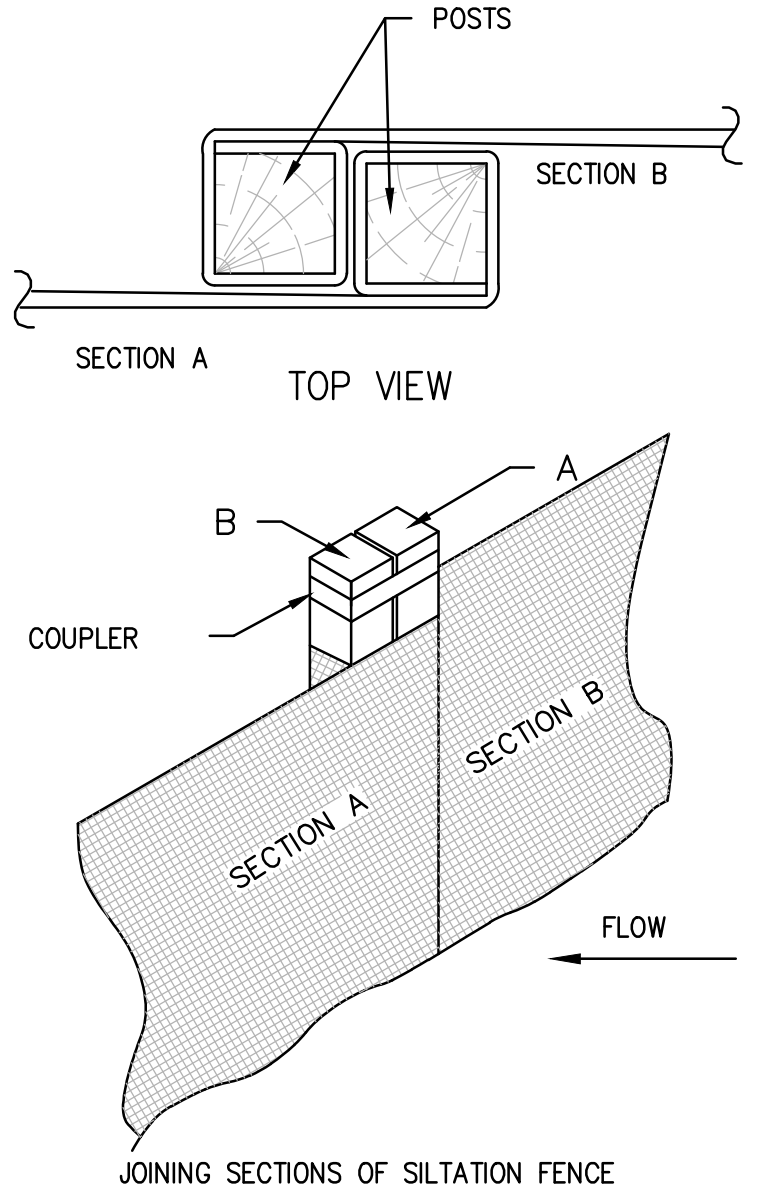
SILT SOCK DETAIL
SCALE: N.T.S.



CONSTRUCTION NOTES:

- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
- 4) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILTATION FENCE
SCALE: N.T.S.



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.
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REV	DATE	DESCRIPTION	BY	APP
1	9/19/22	BUILDING ADDITION	ESS	BCM
2	11/30/22	DRAINAGE REVISION	ESS	BCM



SITE DEVELOPMENT PLANS

(FORMERLY APN'S 3-1, 3-1A, PORTION OF 3-2, 8-27 & 8-28)
343 & 333 WEYMOUTH STREET
ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:



APPLICANT:
DTC, LLC
333 WEYMOUTH ST.
ROCKLAND, MA 02370

DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	JUNE 13, 2022
SCALE:	
PROJECT NO.:	218-102
DWG. TITLE:	

CONSTRUCTION DETAILS

DWG. NO:

D-5

PERMIT PLAN SET