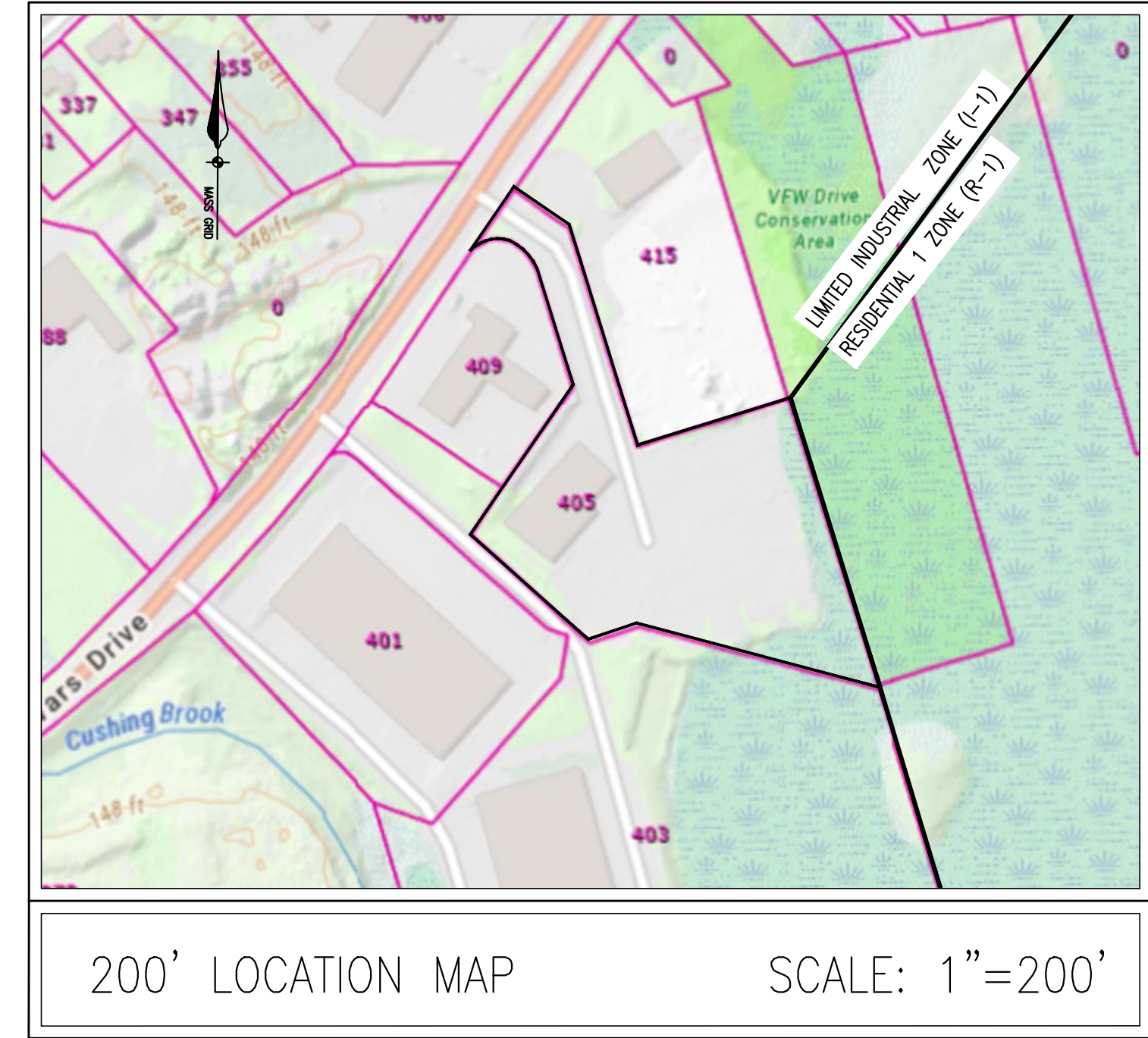
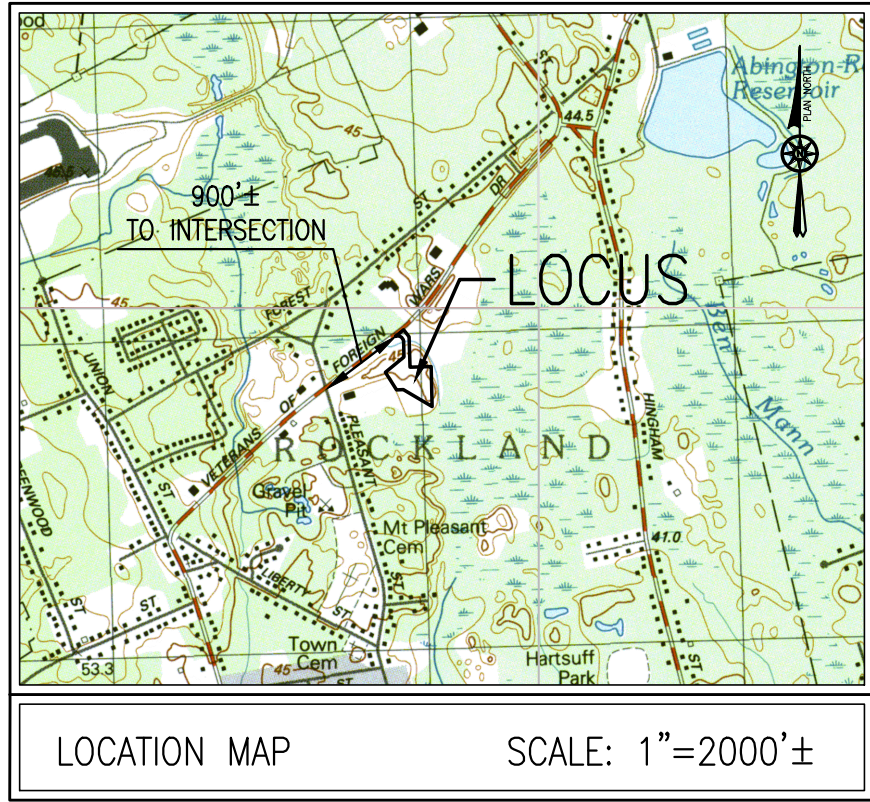
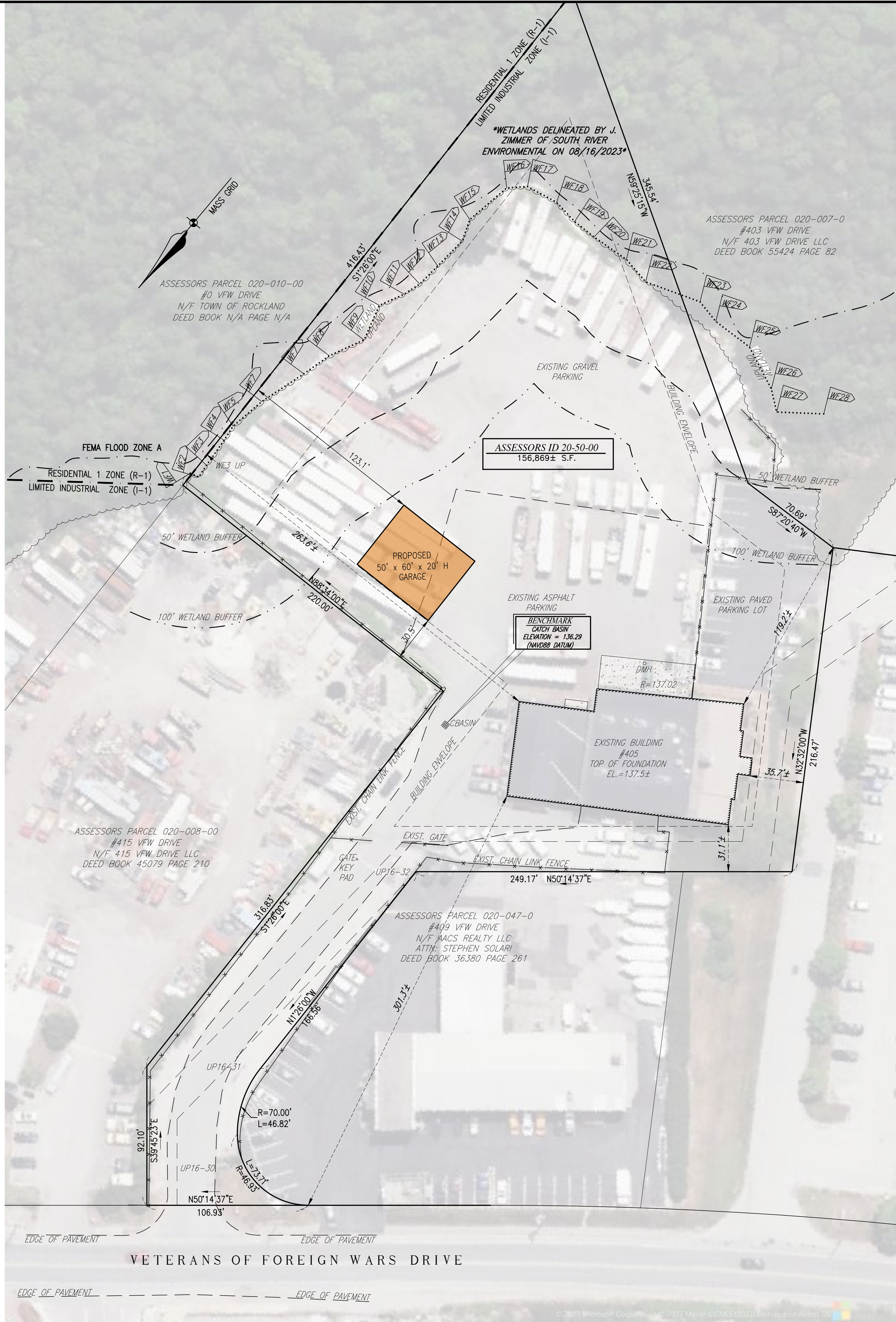




- NOTES:
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON SEPTEMBER 14, 2023.
 - SUBJECT SITE IS IN THE LIMITED INDUSTRIAL DISTRICT AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
 - EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
 - NO PROPOSED WATER OR SEWER TO BE CONNECTED.
 - GAS AND AN ELECTRIC CONNECTIONS ARE PROPOSED FROM THE EXISTING BUILDING.
 - UNDERGROUND UTILITIES SHALL BE INSTALLED AS REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE UTILITY COMPANY, TOWN BOARD OR DEPARTMENT HAVING JURISDICTION OVER THE SEPARATE UTILITY AND APPROVED BY THE RELEVANT BOARD'S OR DEPARTMENT'S ENGINEER OR AGENT.
 - THE PROPOSED BUILDING WILL BE A PRE-ENGINEERED METAL BUILDING.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0093K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.



DISTRICT: I-1
THE PROJECT IS FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING GARAGE.
EXISTING USE: WAREHOUSES AND WHOLESALE AND RETAIL DISTRIBUTION CENTERS, INCLUDING OFFICES AND SHOWROOMS
PROPOSED USE: WAREHOUSES AND WHOLESALE AND RETAIL DISTRIBUTION CENTERS, INCLUDING OFFICES AND SHOWROOMS
USE IS ALLOWED BY RZBL SECTION 415-15.A.(4)

PARCEL SIZE: 156,869 S.F.

DIMENSIONAL REQUIREMENTS

	REQUIRED	EXISTING	PROPOSED
LOT AREA	-S.F.	156,869 S.F.	156,869 S.F.
LOT WIDTH @ 50' SETBACK	110 FT	60.7 FT	60.7 FT
FRONT YARD	50 FT	301.3 FT	301.3 FT
FRONTAGE	110 FT	106.3 FT	106.3 FT
SIDE YARD	30 FT	31.1 FT	30.5 FT
SIDE YARD WITH ABUTTING R-1	50 FT	263.6 FT	123.1 FT
REAR YARD	30 FT	119.2 FT	119.2 FT
MAX BUILDING COVERAGE	50%	7.1%	9.0%

WAIVERS FROM THE RULES AND REGULATIONS OF THE ROCKLAND PLANNING BOARD

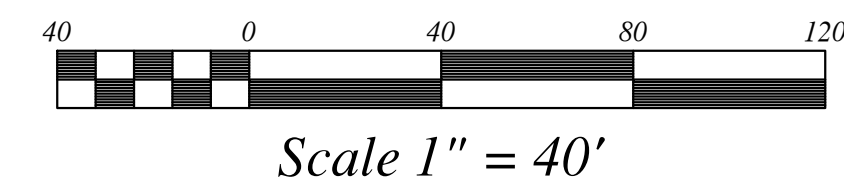
- SECTION I.1.4.b.4) THE PROPOSED USE OR USES OF LAND AND BUILDINGS INCLUDING FLOOR SPACE, NUMBER OF EMPLOYEES, HOUSING UNITS OR ANY OTHER CAPACITY MEASUREMENT AS RELEVANT. - THE APPLICANT PROPOSES NO CHANGES IN THE PROPOSED USE, NUMBER OF EMPLOYEES, OR IN ANY OTHER MEASURABLE CAPACITY
- SECTION I.1.4.b.5) ALL PROPOSED MEANS OF VEHICULAR INGRESS AND EGRESS TO AND FROM THE SITE INCLUDING THE LOCATION AND SIZE OF DRIVEWAYS AND CURB CUTS AND THE LOCATION OF TRAFFIC CHANNELS AND CONTROLS AS APPLICABLE. - THE APPLICANT PROPOSES NO CHANGES IN THE MEANS OF VEHICULAR ACCESS
- SECTION I.1.4.b.7) THE LOCATION AND DESIGN OF ANY PROPOSED OFF-STREET PARKING AREAS AND/OR LOADING AREAS SHOWING THE SIZE AND LOCATION OF PARKING BAYS, AISLES AND BARRIERS. - THE APPLICANT PROPOSES NO CHANGES IN THE NUMBER OF EMPLOYEES OR PARKING
- SECTION I.1.4.b.8) LOCATION OF ALL PROPOSED WATER LINES, VALVES, HYDRANTS, SEWER LINES, OR ALTERNATIVE MEANS OF WATER SUPPLY OR SEWAGE DISPOSAL AND TREATMENT. - THE APPLICANT DOES NOT PROPOSE ANY WATER OR SEWER CONNECTIONS.
- SECTION I.1.4.b.11) THE PROPOSED SCREENING, LANDSCAPING AND PLANTING, AND NATURAL VEGETATION TO REMAIN; THE AREAS TO BE PLANTED; AND THE TYPE OF VEGETATION TO BE UTILIZED. EXISTING TREES OF FOUR OR MORE INCHES IN CALIPER SHALL ALSO BE SHOWN. - THE APPLICANT DOES NOT PROPOSE ANY NEW LANDSCAPING, THE SITE DOES NOT HAVE ANY EXISTING LANDSCAPING.
- SECTION I.1.4.b.12) 12) THE LOCATION, DIMENSIONS AND DETAILS OF ALL SIGNS. - THE APPLICANT DOES NOT PROPOSE ANY SIGNS.

Planning Received 10/20/23@9:06am

REVISIONS	
OCTOBER 20, 2023	PLANNING & ZONING BOARD COMMENTS

RECORD OWNER:
ASSESSORS MAP 20-50-0

405 VFW DRIVE LLC
405 VFW DRIVE
ROCKLAND, MA 02370
DEED BOOK 37295 PAGE 314
LOT3A - PLAN BOOK 32 PAGE 888



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

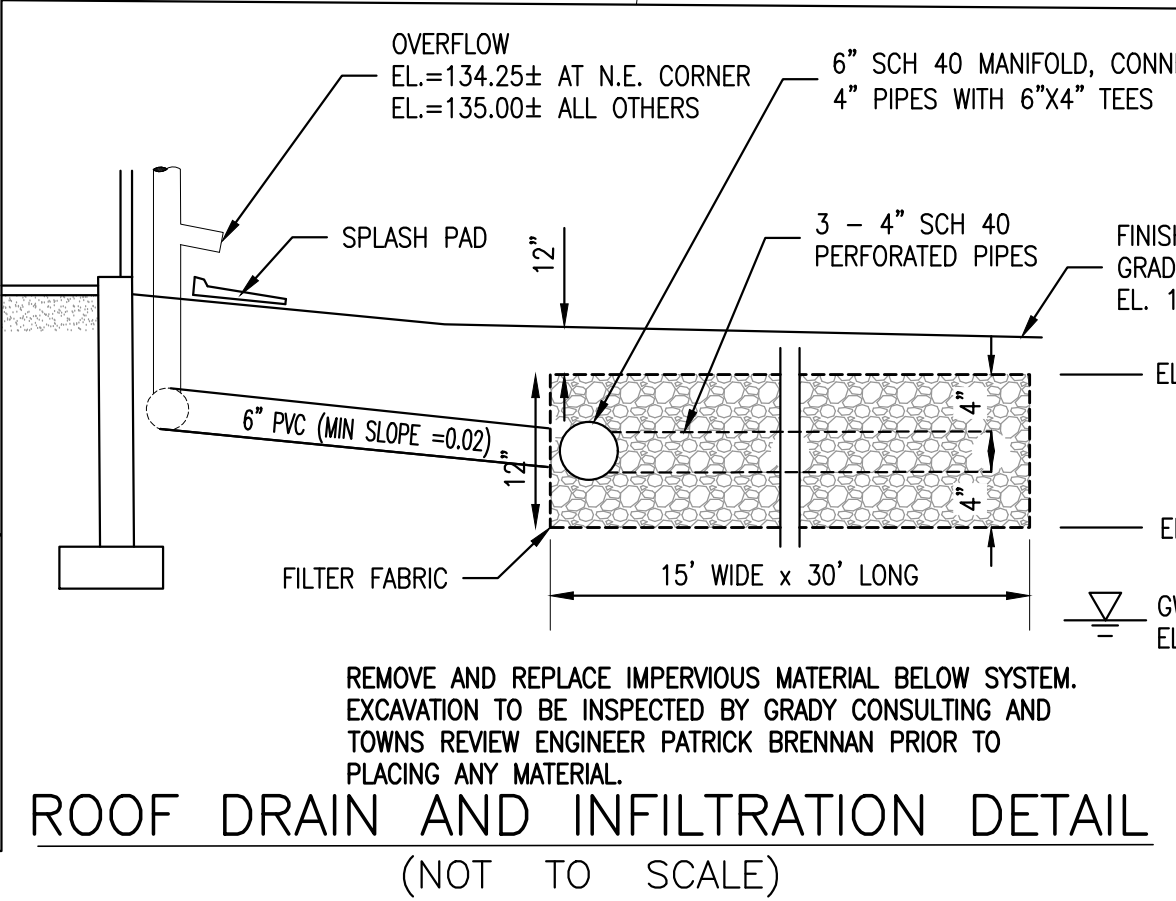


TIMOTHY R. BENNETT P.L.S. #36856
10/20/2023 DATE

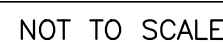
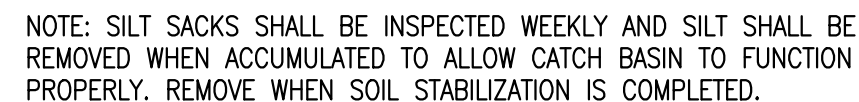
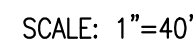
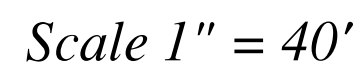
SITE PLAN
#405 VFW DRIVE
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
405 VFW DRIVE LLC
405 VFW DRIVE
ROCKLAND, MA 02370

OCTOBER 5, 2023
SCALE: 1"=40'
JOB No. 23-299



SCALE: 1"=40



1. THE TANK SHALL BE INSTALLED ONTO A LEVEL (AND COMPACTED) BED OF SAND.
2. HOLDING TANK TO BE INSPECTED EVERY 3 MONTHS TO ENSURE PROPER OPERATION AND MAINTENANCE 310 CMR 15.260 (I).
3. THE HOLDING TANK WILL BE WATERPROOF AND WATERTIGHT 310 CMR 15.260(J).
4. VENTING SHALL BE PROVIDED THROUGH THE ROOF OF THE BUILDING IN ACCORDANCE WITH THE MASSACHUSETTS PLUMBING CODE.
5. INSTALL RHOMBUS TANK ALERT 2 HIGHWATER ALARM WITH SLIDE RAIL FLOAT.

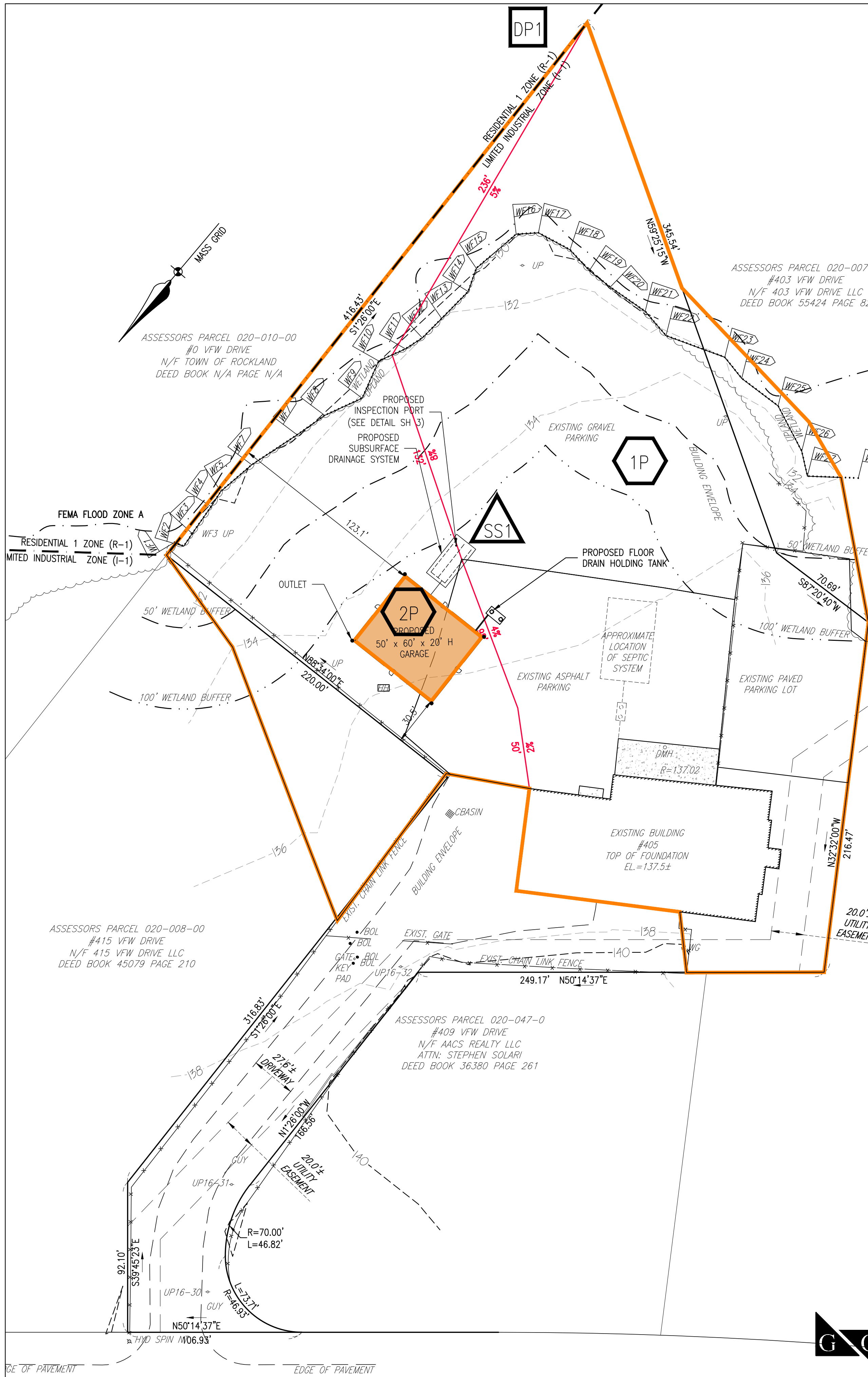
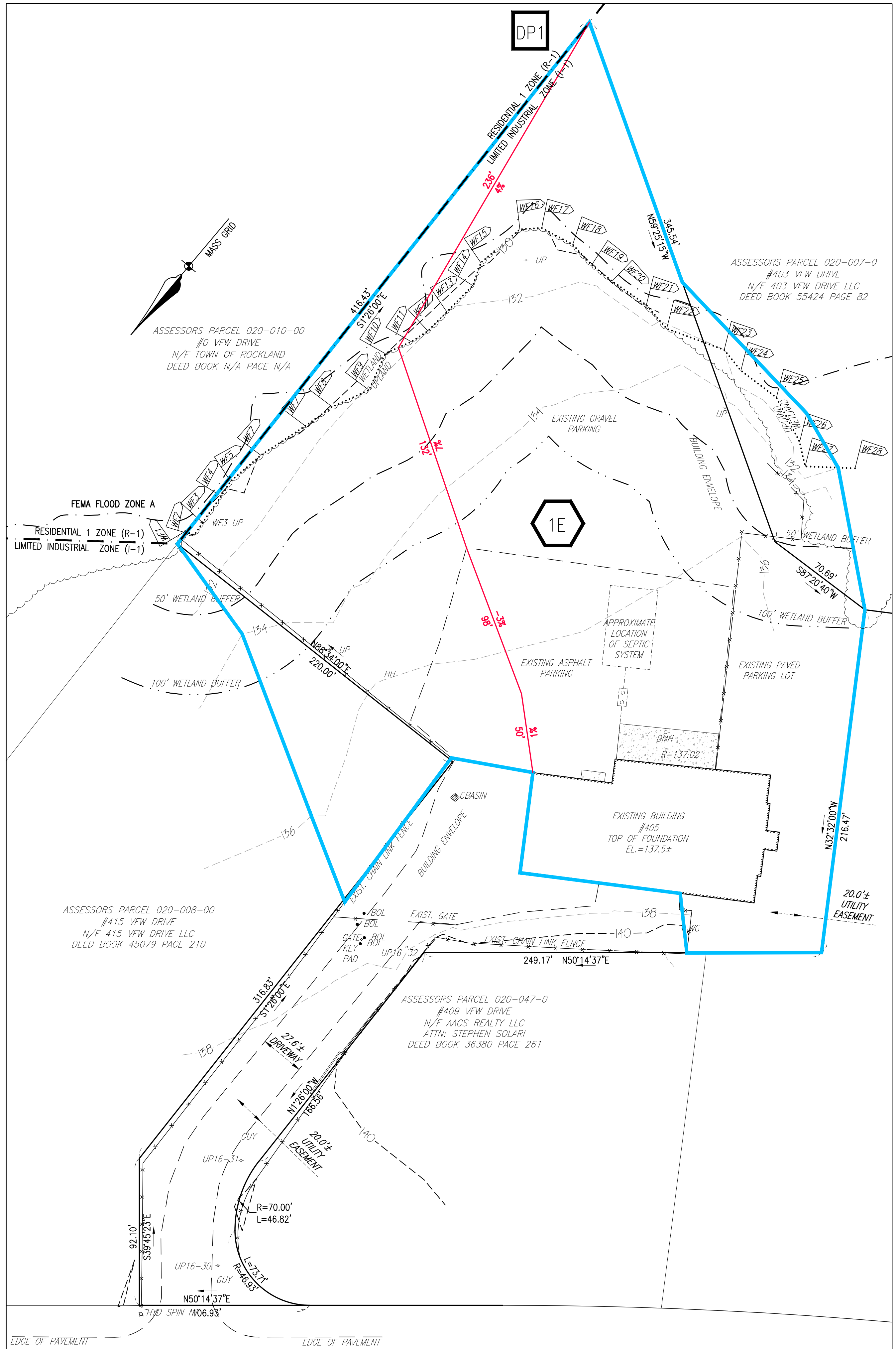
FAILURE BY THE APPLICANT TO PROPERLY MAINTAIN THE HOLDING TANK
MAY CONSTITUTE GROUNDS FOR THE REVOCATION OF THE HOLDING TANK PERMIT.



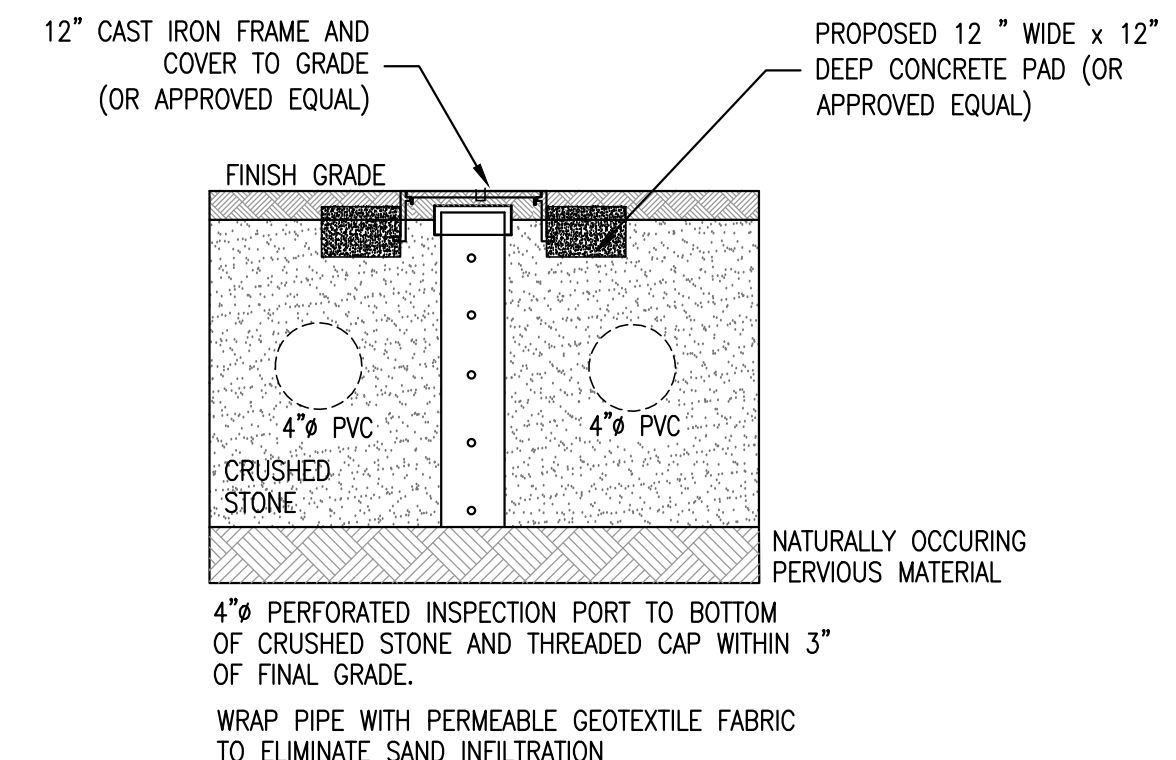
TIMOTHY R. BENNETT P.L.S. #36856 DATE

OCTOBER 5, 2023
SCALE: 1"=40'
JOB No. 23-299

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



-  CATCHMENT
-  SUBSURFACE BASIN
-  DESIGN POINT



ASPHALT PAVED AREAS - THESE APPLICATIONS REQUIRE SPECIAL CONSIDERATION. THE TOP SPECIFIED MUST BE STRONG ENOUGH TO SAFELY CARRY THE LOADS OF ANTICIPATED TRAFFIC. ALSO, PROVISION MUST BE MADE FOR ADEQUATE SUPPORT. CLEANOUT SHALL BE INSTALLED INTO A REINFORCED CONCRETE PAD OF SUFFICIENT THICKNESS FOR THE ANTICIPATED WHEEL LOAD. THE PAD MUST EXTEND FROM THE CENTER OF THE CLEANOUT A MINIMUM OF 12". THIS METHOD IS TO KEEP WEIGHT FROM TRANSFERRING TO THE CONNECTED PIPING.

INSPECTION PORT DETAIL

NOT TO SCALE

40 0 40 80 120

Scale 1" = 40'

TIMOTHY R. BENNETT P.L.S. #36856 DATE

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ASSESSORS MAP 20-50-0

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SITE PLAN

#405 VFW DRIVE

ROCKLAND, MASSACHUSETTS

PREPARED FOR:
405 VFW DRIVE LLC
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