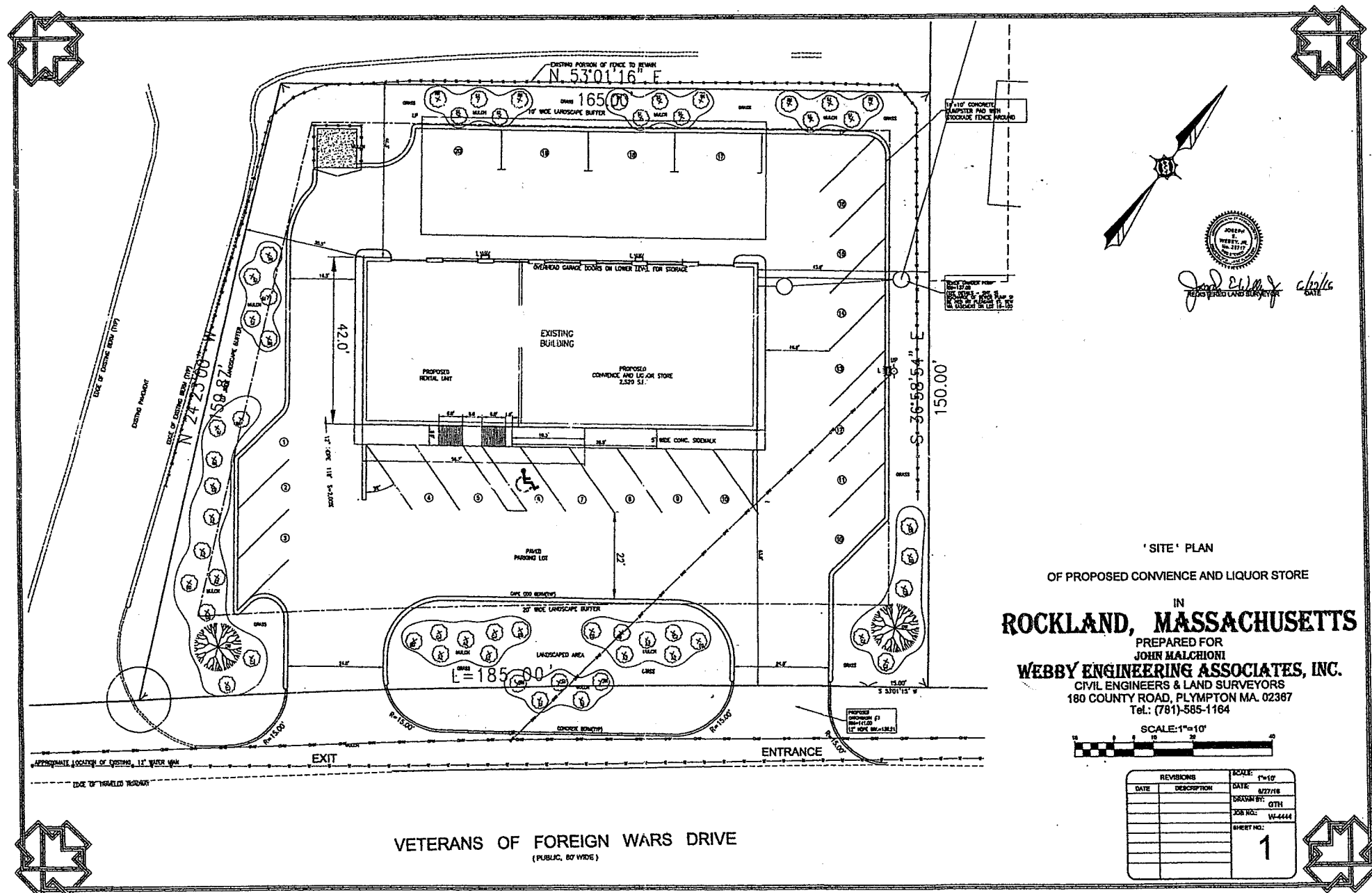
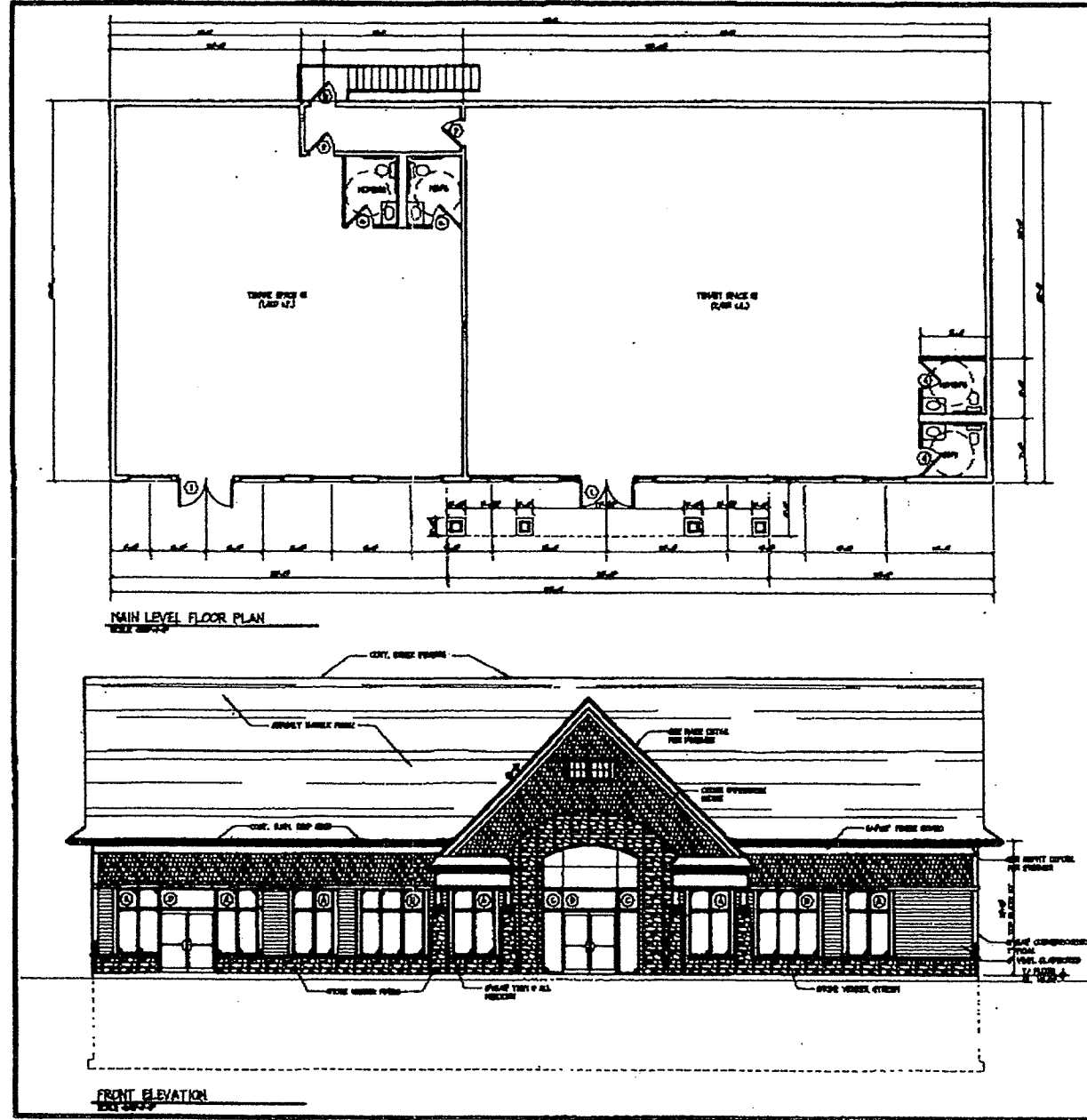
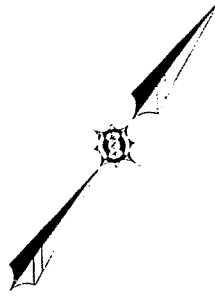
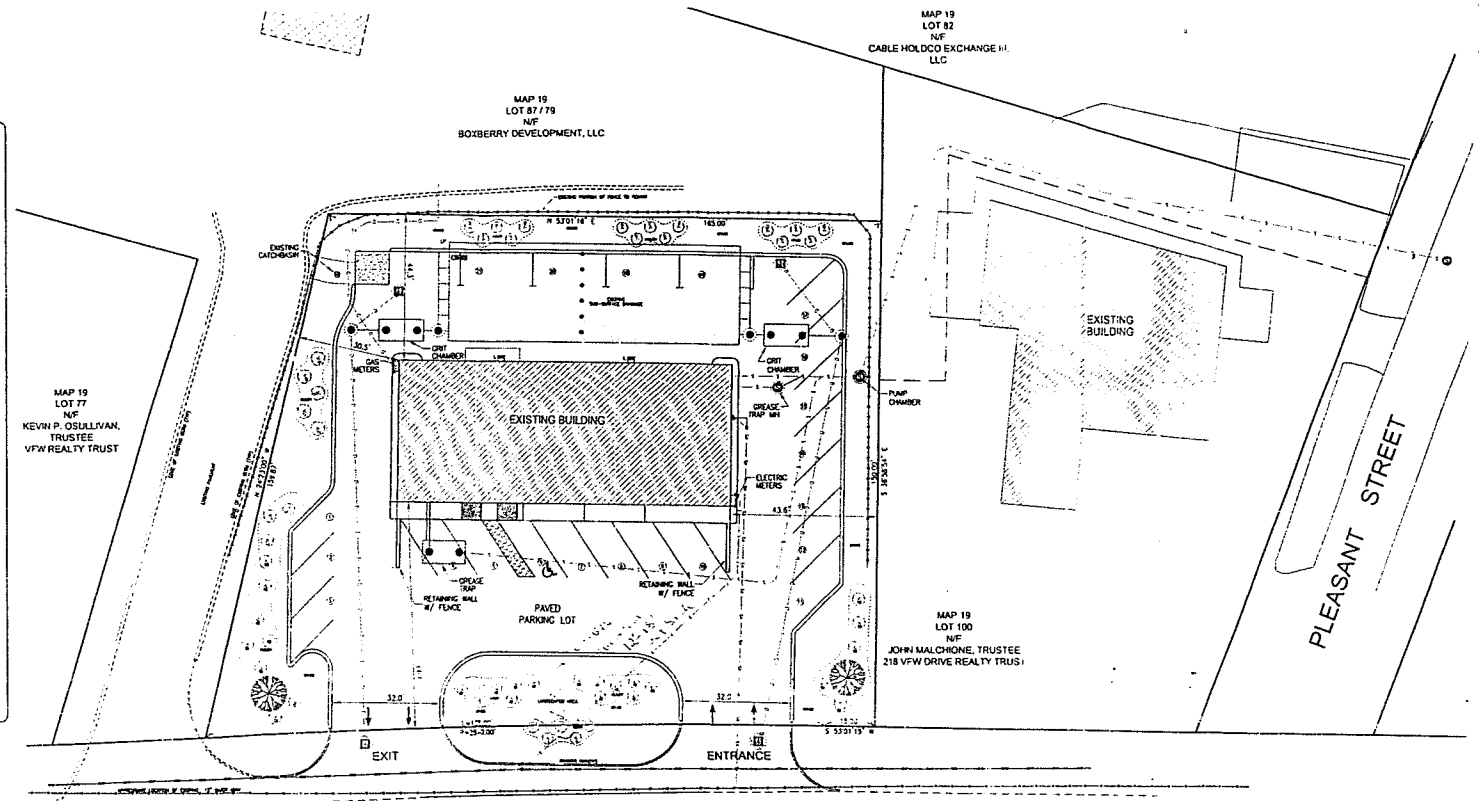
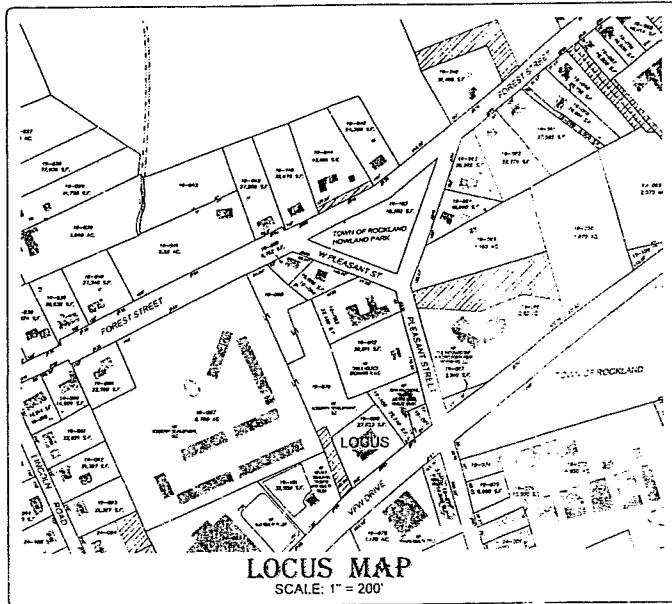






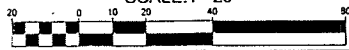


LEGEND

CONCRETE BOUND.	---	CB	■
EXISTING CAPE COD BERM	-----		
EXISTING CATCHBASIN	-----		
EXISTING DRAIN MANHOLE	-----		
EXISTING SEWER MANHOLE	-----	SM	●
EXISTING UTILITY POLE	-----	UP	●
EXISTING TREE	-----		●
EXISTING TREE LINE	-----		
EXISTING FENCE LINE	-----		
EXISTING GAS LINE	-----	G	---
EXISTING ELECTRIC LINE	-----	E	---
EXISTING UNDERGROUND SEWER LINE	-----	S	---
EXISTING WATER SERVICE LINE	-----	W	---
EXISTING DRAIN LINE	-----	D	---

IN
ROCKLAND, MASSACHUSETTS

PREPARED FOR
JOHN MALCHIONE
WEBBY ENGINEERING ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 180 COUNTY ROAD, PLYMPTON MA. 02367
 Tel.: (781)-585-1164
 SCALE: 1"=20'



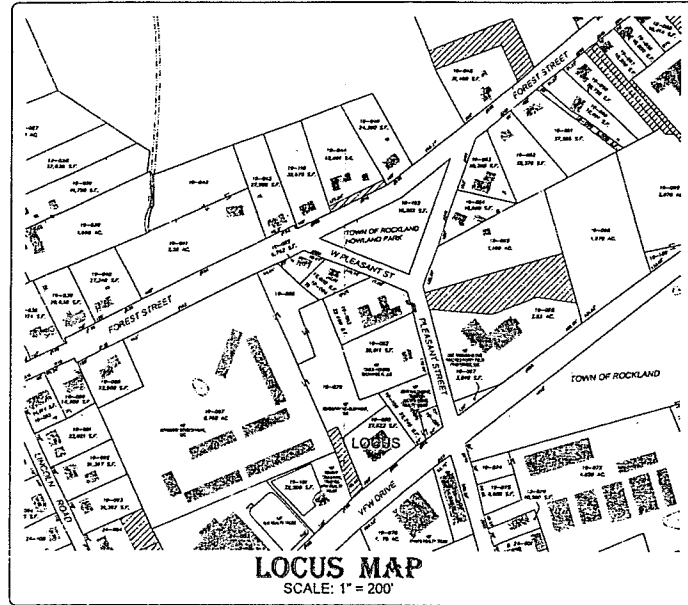
REGISTERED PROFESSIONAL ENGINEER DATE 12/15/16

- NOTES:**
- LOCUS IS SHOWN AS LOT 80 ON MAP 19 OF THE TOWN OF ROCKLAND ASSESSORS PLANS.
 - LOT SIZE: 27,643 S.F.
 - ZONING: LOCUS LIES IN A B-2 ZONING DISTRICT

RECORD OWNER & APPLICANT:
 JAM REAL ESTATE MANAGEMENT LLC
 JOHN MALCHIONE
 416 PLAIN STREET
 ROCKLAND, MA 02370

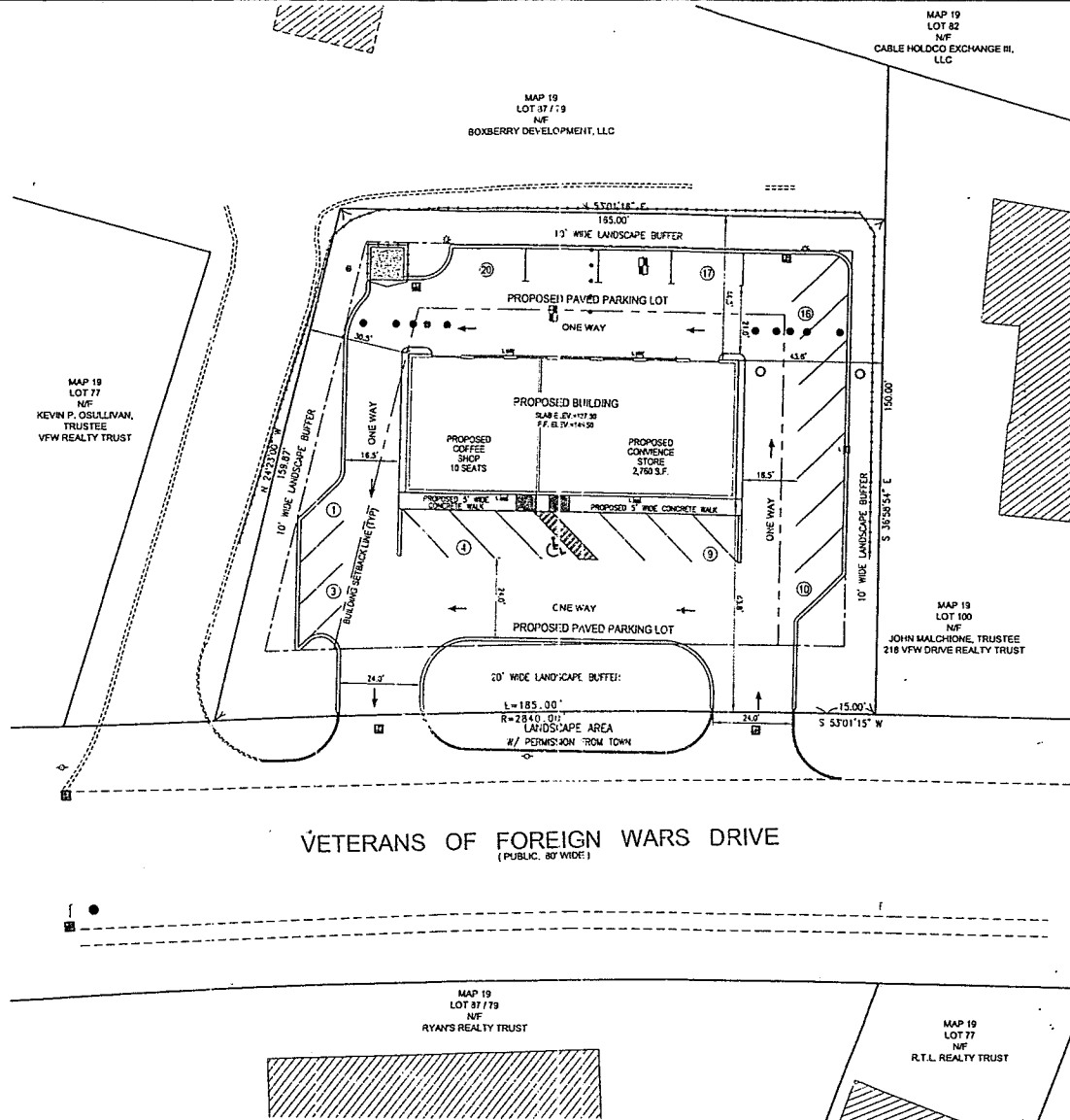
REVISIONS		SCALE
DATE	DESCRIPTION	1"=20'
		DATE 12/15/16
		DRAWN BY GTH
		JOB NO.: W-4444
		SHEET NO. 1
		OF 1 SHEET

REGISTERED LAND SURVEYOR DATE 12/15/16



LEGEND

CONCRETE BOUND.	CB
EXIST. 2' CONTOUR	51
EXIST. 10' CONTOUR	55
PROP. SPOT GRADE	72.00
CAPE GOD BERM	
PROP. WATER LINE	W
PROP. CONTOUR	50
PROP. CATCHBASIN	CB
PROP. DRAIN MANHOLE	DM
TRAFFIC FLOW ARROW	→
OUTDOOR LIGHTING ON BUILDING	UL
EXISTING UTILITY POLE	UP
EXISTING FENCE LINE	FL



ROCKLAND ZONING DIMENSIONAL REQUIREMENTS

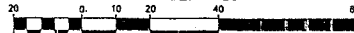
DISTRICT	LOT AREA IN SQUARE FEET	MIN. FRONTAGE IN FEET	MIN. YARD IN FEET			MAX. % BUILDING COVERAGE	MAX. HEIGHT IN FEET (STORIES)
			FRONT	SIDE	REAR		
B-2 (BUSINESS II ZONING)	12,610	110	20	30	30	80%	36 / 10
PROPOSED DIMENSIONS							
B-2 (BUSINESS II ZONING)	21,540	200.00	55.1	31.1	15.0	18.0% (3,000 S.F.)	20.0% (84,190 S.F.) 27

- NOTES:**
- LOCUS IS SHOWN AS LOT 90 ON MAP 19 OF THE TOWN OF ROCKLAND ASSESSORS PLANS
 - LOT SIZE: 27,640 S.F.
 - EXISTING USE: VACANT
PROPOSED USE: CONVENIENCE STORE AND COFFEE SHOP
 - ZONING: LOCUS LIES IN A B-2 ZONING DISTRICT
 - PROPOSED BUILDING SIZE: 100' L x 42' W (4,200 S.F.)
(2,520 S.F. - CONVENIENCE STORE)
(1,680 S.F. - COFFEE SHOP)
 - THE PROPOSED BUILDING IS A 1-STORY FRONT FOR RETAIL AND COFFEE SHOP WITH A LOWER LEVEL CELLAR HAVING WALK-OUT AND OVERHEAD DOORS FOR STORAGE IN THE REAR. (THE CELLAR AREA IS NOT INCLUDED IN THE SQUARE FOOTAGE CALCULATIONS) THE MATERIAL OF THE BUILDING IS STEEL AND CONCRETE BLOCK.
 - PROPOSED PARKING REQUIREMENTS:
RETAIL - 1 SPACE PER 300 S.F. OF FLOOR AREA
& 1 SPACE PER 2 EMPLOYEES
2,760 S.F. / 300 = 9.2 + 2 EMPLOYEES : 12 SPACES
RESTAURANT (COFFEE SHOP) - 1 SPACE PER 2 SEATS
& 1 SPACE PER 2 EMPLOYEES
10 SEATS / 2 = 5 + 2 EMPLOYEES : 7 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED : 19 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED : 20 SPACES
 - ANY PROPOSED SITE LIGHTING TO BE DIRECTED AWAY FROM ADJUTING PROPERTIES AND STREETS.

ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL
WITH CONDITIONS
DATE: 9/16/13
CHAIRMAN: [Signature]
VICE CHAIRMAN: [Signature]
CLERK: [Signature]
ROCKLAND PLANNING BOARD

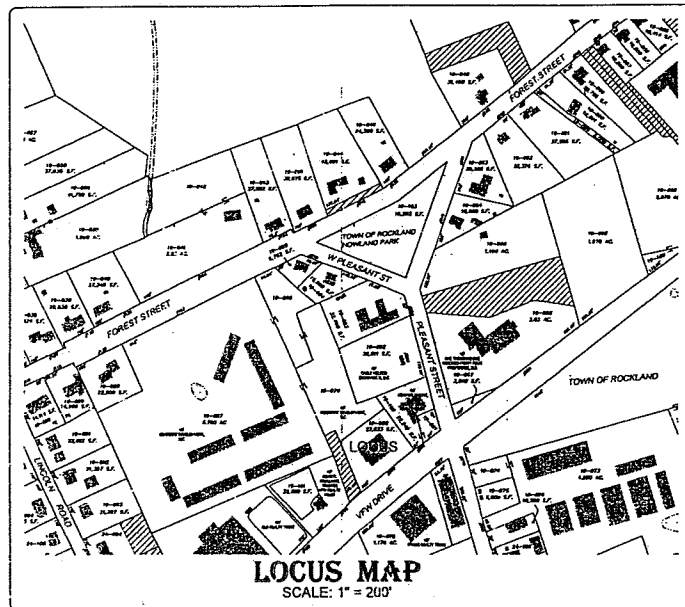
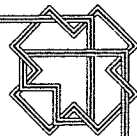
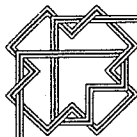


ROCKLAND, MASSACHUSETTS
PREPARED FOR
JOHN MALCHIONE
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164
SCALE: 1"=20'



RECORD OWNER & APPLICANT:
JAM REAL ESTATE MANAGEMENT LLC
JOHN MALCHIONE
416 PLAIN STREET
ROCKLAND, MA 02370

REVISIONS		SCALE: 1"=20'
DATE	DESCRIPTION	DATE
11/4/13	REVISED PER REVIEW LETTER	9/9/13
12/2/13	REVISED PARKING LAYOUT & BUILDING SIZE	DRAWN BY: GTH
12/7/13	REVISED PARKING LAYOUT	JOB NO.: W-4444
8/25/14	REVISED PER REVIEW COMMENTS	SHEET NO.: 1
		OF 5 SHEET



LOCUS MAP
SCALE: 1" = 200'

LEGEND

CONCRETE BOUND.....81.....CBW
 EXIST. 2' CONTOUR.....81.....
 EXIST. 10' CONTOUR.....65.....65
 PROP. SPOT GRADE.....72x00.....
 CAPE COD BERM.....W.....
 PROP. WATER LINE.....PRN.....
 PROP. CONTOUR.....
 PROP. CATCHBASIN.....
 PROP. DRAIN MANHOLE.....
 TRAFFIC FLOW ARROW.....
 OUTDOOR LIGHTING ON BUILDING.....L
 EXISTING UTILITY POLE.....UPF-C
 EXISTING FENCE LINE.....

ROCKLAND PLANNING BOARD
 SITE PLAN APPROVAL
 WITH CONDITIONS
 DATE: 9/18/2014
 [Signature] CHAIRMAN
 [Signature] VICE CHAIRMAN
 [Signature] CLERK
 ROCKLAND PLANNING BOARD

~~SITE PLAN APPROVAL~~

DATE: _____

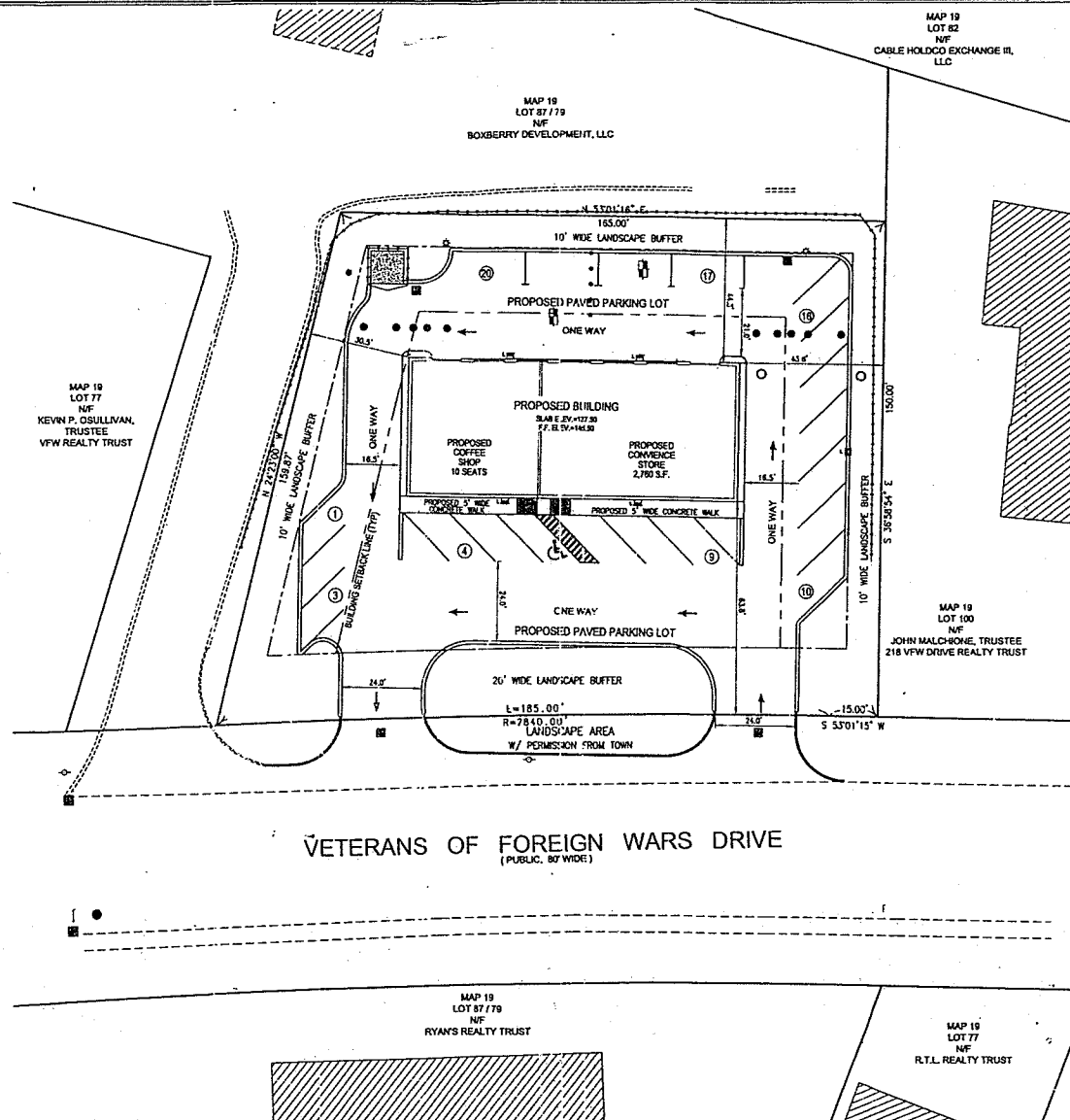
~~↓~~

ROCKLAND PLANNING BOARD




James E. Walker Jr.
 REGISTERED LAND SURVEYOR

3/25/19
DATE



VETERANS OF FOREIGN WARS DRIVE
(PUBLIC, 80" WIDE)

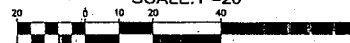
MAP 19
LOT 87 / 79
N/F
N'S REALTY TRUST

NF
R.T.L. REALTY TRUST

ROCKLAND, MASSACHUSETTS

PREPARED FOR
JOHN MALCHIONE
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164

SCALE: 1"=20'




John C. Kernach
REGISTERED PROFESSIONAL ENGINEER

8/25/77
DATE

ROCKLAND ZONING DIMENSIONAL REQUIREMENTS

DISTRICT	LOT AREA IN SQUARE FEET	MIN. FRONTAGE IN FEET	MIN. YARD IN FEET			MAX. % BUILDING COVERLAGE	MAX. BUILDING HEIGHT IN FEET STORIES
			FRONT	SIDE	REAR		
B-2 (BUSINESS B ZONING)	32,670	110	70	30	30	80%	36' x 3
PROPOSED DIMENSIONS							
B-2 (BUSINESS B ZONING)	17,640	200.00	58.1	31.1	45.0'	18.0% (5,000 S.F.)	26.1' (4,100 S.F.)
							27

NOTES:

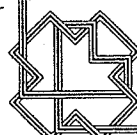
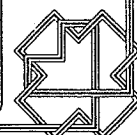
- NOTES:
1. LOCUS IS SHOWN AS LOT 80 ON MAP 19 OF THE TOWN OF ROCKLAND ASSESSOR'S PLANS.
 2. LOT SIZE : 27,640 S.F.
 3. EXISTING USE : VACANT
PROPOSED USE : CONVENIENCE STORE AND COFFEE SHOP
 4. ZONING: LOCUS LIES IN A B-2 ZONING DISTRICT
 5. PROPOSED BUILDING SIZE : 100L x 42W (4,200 S.F.)
(2,520 S.F. - CONVENIENCE STORE)
(1,680 S.F. - COFFEE SHOP)
 6. THE PROPOSED BUILDING IS A 1-STORY FRONT FOR RETAIL AND COFFEE SHOP WITH A LOWER LEVEL CELLAR HAVING WALK-OUT AND OVERHEAD DOORS FOR STORAGE IN THE REAR.
(THE CELLAR AREA IS NOT INCLUDED IN THE SQUARE FOOTAGE CALCULATIONS)
THE MATERIAL OF THE BUILDING IS STEEL AND CONCRETE BLOCK.
 7. PROPOSED PARKING REQUIREMENTS:
RETAIL - 1 SPACE PER 300 S.F. OF FLOOR AREA
 & 1 SPACE PER 2 EMPLOYEES
 2,760 S.F./300=10 + 2 EMPLOYEES :12 SPACES
RESTAURANT (COFFEE SHOP) - 1 SPACE PER 2 SEATS
 & 1 SPACE PER 2 EMPLOYEES
 10 SEATS=5 + 2 EMPLOYEES : 7 SPACES
TOTAL NUMBER OF PARKING SPACES REQUIRED : 19 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED : 20 SPACES
 8. ANY PROPOSED SITE LIGHTING TO BE DIRECTED AWAY FROM ADJUTING PROPERTIES AND STREETS.

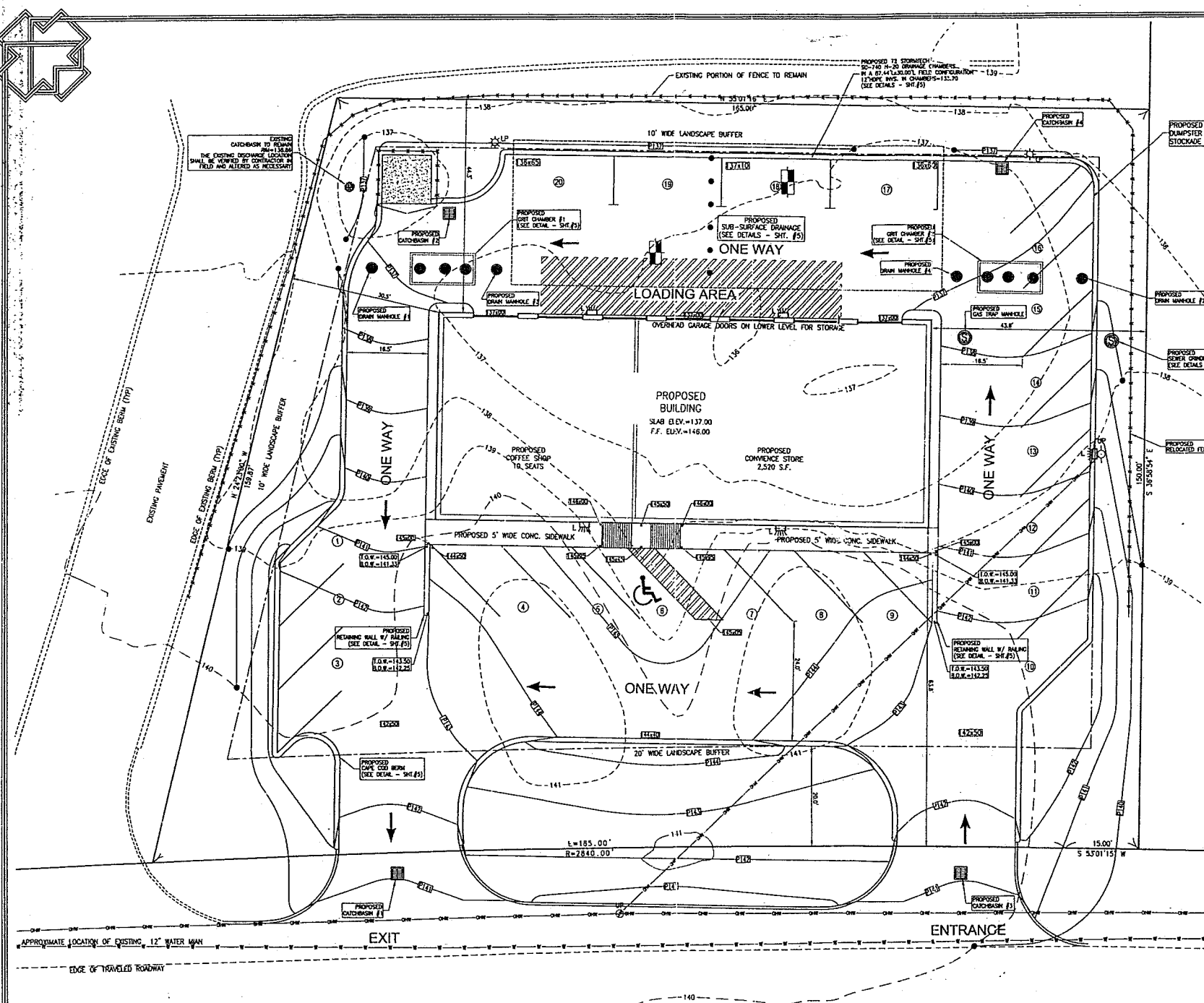
RECORD OWNER & APPLICANT:

JAM REAL ESTATE MANAGEMENT LLC
JOHN MALCHIONE
416 PLAIN STREET
ROCKLAND, MA 02370

REVISIONS		SCALE: 1"=20'
DATE	DESCRIPTION	DATE
11/4/13	REVISED PER REVIEW LETTER DATED: 10/27/13	9/9/13
12/2/13	REVISED PARKING LAYOUT IN BUILDING SITE	DRAWN BY: GTH:
12/7/13	REVISED PARKING LAYOUT	JOB NO.: W-4444
6/25/14	REVISED PER REVIEW COMMENTS	SHEET NO.: 1

OF 5 SHEET

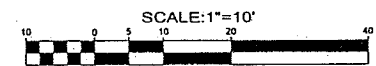






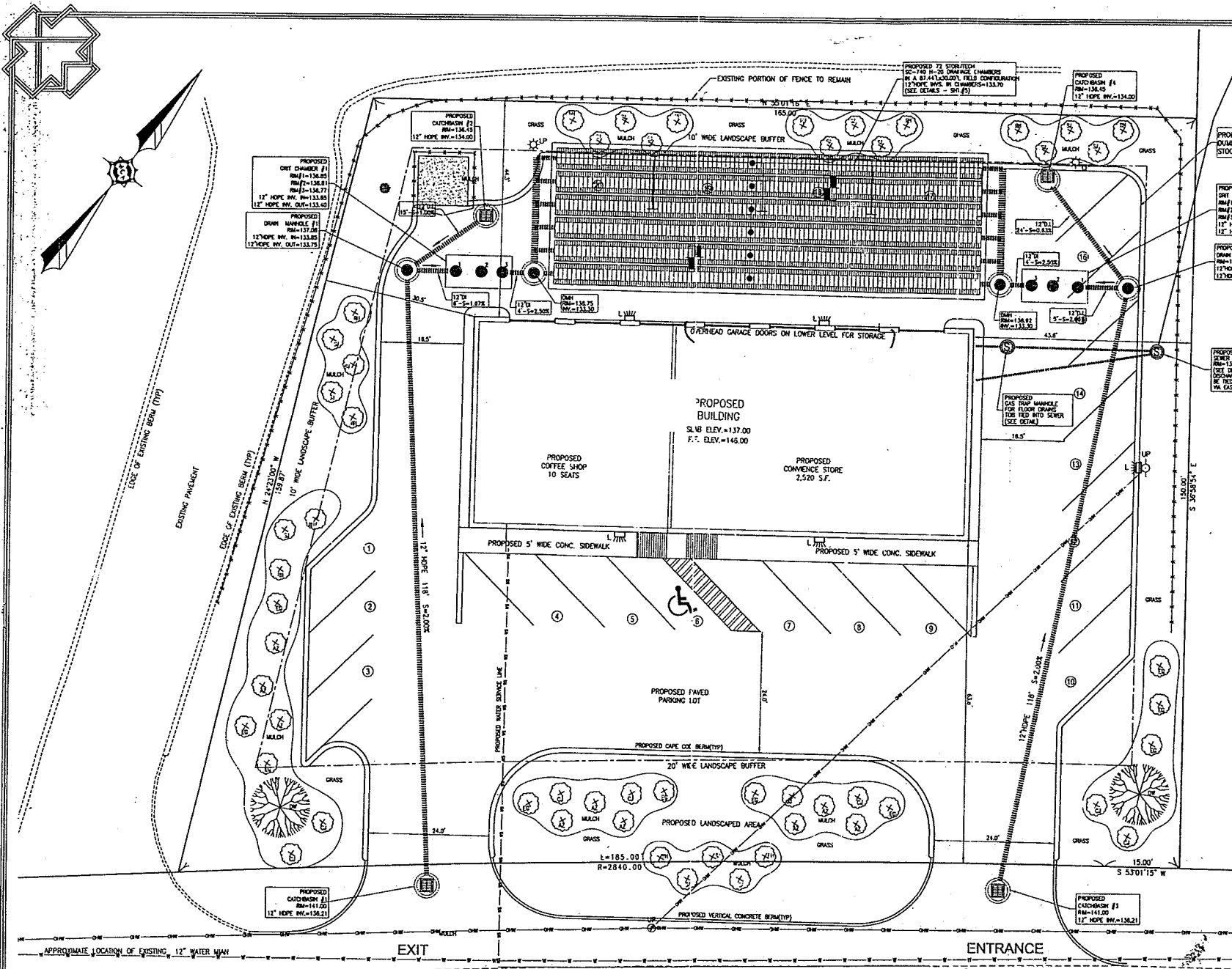
 REGISTERED PROFESSIONAL ENGINEER DATE 9/5/13
 REGISTERED LAND SURVEYOR DATE 8/23/14

PROPOSED GRADING PLAN
 'SITE'
 PLAN OF LAND
 IN
ROCKLAND, MASSACHUSETTS
 PREPARED FOR
JOHN MALCHIONI
WEBBY ENGINEERING ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 180 COUNTY ROAD, PLYMPTON MA. 02367
 Tel.: (781)-585-1164



REVISIONS			SCALE: 1"=10'
DATE	DESCRIPTION	DATE	
11/4/13	REVISED PER REVIEW LETTER	9/9/13	
12/2/13	REVISED PER REVIEW LETTER	DRAWN BY: GTH	
12/7/13	REVISED PER REVIEW LETTER	JOB NO.: W-4444	
9/25/14	REVISED PER REVIEW COMMENTS	SHEET NO.: 3	
		OF 5 SHEETS	

VETERANS OF FOREIGN WARS DRIVE
 (PUBLIC, 80' WIDE)



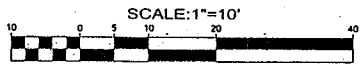
PLANTING SCHEDULE				
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
✱DW	2	CORNUS FLORIDA	FLOWERING DOGWOOD	2 1/2" CAL
✱KO	10	EUONYMUS 'EMERALD GAIETY'	'EMERALD GAIETY' EUONYMUS	18"-24"
✱CJ	8	JUNPERUS HORIZONTALIS	CREeping JUNPER	18"-24"
✱SJ	16	JUNPERUS CHINENSIS SARGENTI	SARGENT JUNPER	18"-24"
✱RH	12	RHODOCHORON CATAMBENSE 'PJM'	'PJM' RHODOCHORON	18"-24"
✱AZ	9	RHODOCHORON YEDENSE 'POURHANENSE' AZALEA	'POURHANENSE' AZALEA	18"-24"


Joseph C. Webb, Jr.
REGISTERED PROFESSIONAL ENGINEER
DATE 8/3/13


Joseph C. Webb, Jr.
REGISTERED LAND SURVEYOR
DATE 8/3/13

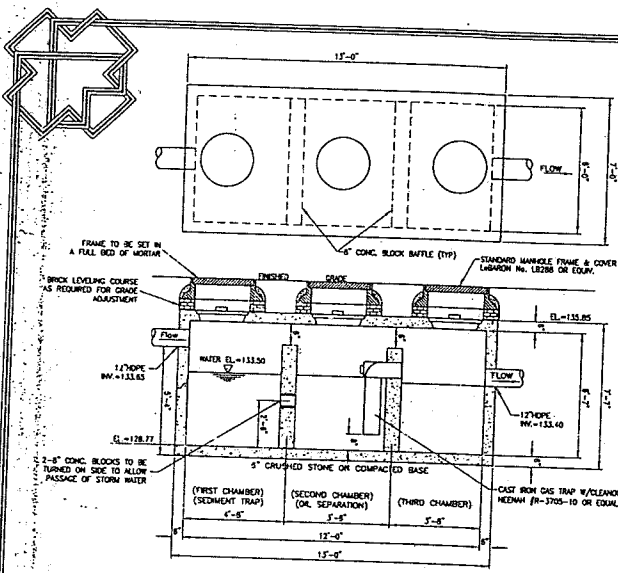
PROPOSED DRAINAGE, UTILITY & LANDSCAPING PLAN

'SITE'
PLAN OF LAND
IN
ROCKLAND, MASSACHUSETTS
PREPARED FOR
JOHN MALCHIONI
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164



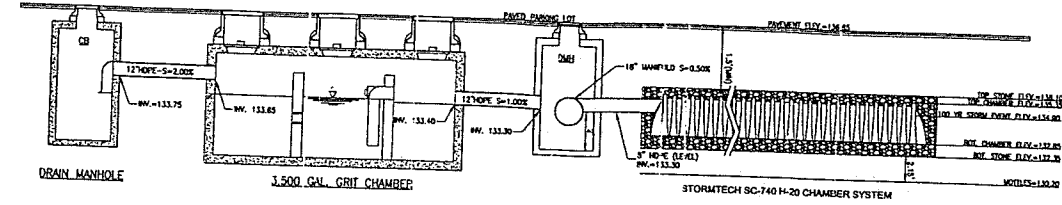
REVISIONS		SCALE: 1"=10'	
DATE	DESCRIPTION	DATE	REVISION
11/4/13	REVISED PER REVIEW LETTER	9/3/13	
12/2/13	REVISED PARKING LAYOUT		
12/7/13	REVISED PARKING LAYOUT		
8/25/14	REVISED PER REVIEW COMMENTS		
		JOB NO.: W-4444	
		SHEET NO.: 4	
		OF 5 SHEETS	

VETERANS OF FOREIGN WARS DRIVE
(PUBLIC, 80' WIDE)

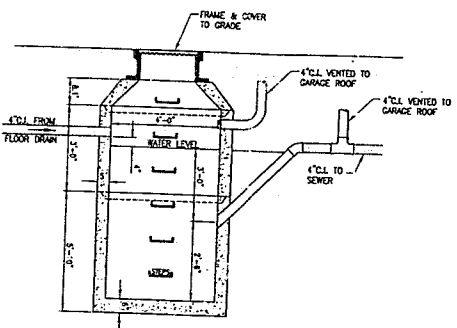


3,500 GAL. GRIT CHAMBER DETAIL
(NOT TO SCALE)

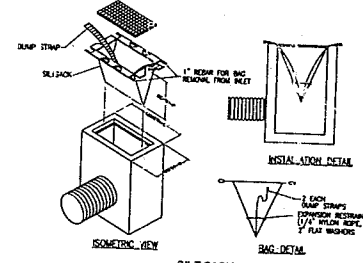
- GRIT CHAMBER NOTES:**
- 1) CONCRETE MIN. STRENGTH - 5,000 P.S.I. @ 28 DAYS
 - 2) DESIGN LOADINGS - ASHBY H-20-44
 - 3) EARTH COVER - 0 TO 5 FEET (MAX.)
 - 4) WATER INLET - 1/2" DEEP FLOW INLET GRADE (MIN.)
 - 5) CONSTRUCTION JOINT - SEALED WITH 1" DIA. BUTYL RUBBER OR EQUIVALENT
 - 6) MANHOLE OR COVER - 18" DIA. (MIN.)
 - 7) MANUFACTURER OF GRIT CHAMBER - ROTOMOLD & SONS, INC. OR EQUIVALENT
- GRIT CHAMBER #1**
GALLONS=3,500
CLARK FEET=148
CALCULATED 2' STONIC BLOCK BATTLES IN CHAMBER
- GRIT CHAMBER #2**
GALLONS=3,500
CLARK FEET=148
CALCULATED 2' STONIC BLOCK BATTLES IN CHAMBER
- GRIT CHAMBER #3**
GALLONS=3,500
CLARK FEET=148
CALCULATED 2' STONIC BLOCK BATTLES IN CHAMBER



SECTION THRU DRAINAGE SYSTEM
(NOT TO SCALE)

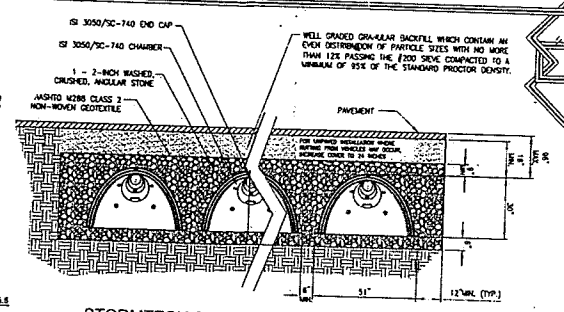


GAS TRAP DETAIL
(NOT TO SCALE)

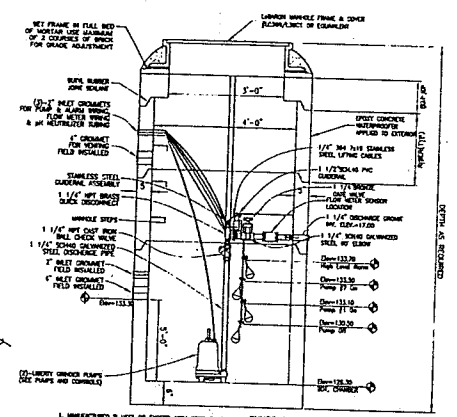


STONE PAC APRON DETAIL
(NOT TO SCALE)

- TEMPORARY STONE PAC APRON MAINTENANCE NOTES:**
- 1) THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR LOOSING OF STONE ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE.
 - 2) INSPECT ENTRANCE/EXIT PAVEMENT AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER HEAVY RAINS OR HEAVY USE. REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC RIGHT OF WAY.
 - 3) THE PAVEMENT SHOULD BE TOPDRESSED AS NECESSARY, AS THE EFFECTIVENESS OF PAVEMENT DEPENDS ON THE COURSE OF CONSTRUCTION COMPLETE REPLACEMENT MAY BE NECESSARY IF THE PAVEMENT BECOMES COMPLETELY DISINTEGRATED.
 - 4) RESHAPE PAVEMENT AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
 - 5) REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.



STORMTECH SC-740 H-20 CHAMBER SYSTEM
TYPICAL CROSS SECTION DETAIL
(NOT TO SCALE)

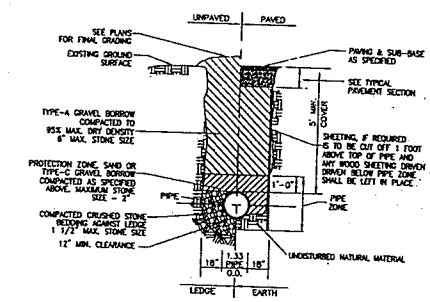


SEWER PUMP CHAMBER DETAIL
(NOT TO SCALE)

- NOTES:**
- 1) ALL UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 2) ALL DISTURBED AREAS SHALL BE STABILIZED AS SOON AS POSSIBLE (SEE EROSION CONTROL NOTES BELOW).
 - 3) SEWERAGE DISPOSAL FOR SITE WILL BE VIA SEWER TIED INTO TOWN SEWERAGE PER TOWN OF ROCKLAND SEWER DEPARTMENT SPECIFICATIONS.
 - 4) TREE STUMPS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT A D.E.P. APPROVED FACILITY.
- EROSION CONTROL:**
- 1) ALL CUT AND FILL AREAS, AND DRAINAGE EASEMENTS ARE TO BE BROUGHT TO FINISH GRADE WITH A MINIMUM OF 4" OF COMPACTED LOAM, SEEDING WITH A MIXTURE OF ANNUAL RYEGRASSES AND PERENNIAL GRASSES, AND MAINTAINED UNTIL VEGETATION STABILIZES THESE AREAS.
 - 2) HAY, MULCH, OR OTHER SUITABLE EROSION PROTECTION, SHALL BE UTILIZED ON ALL EXPOSED SLOPES.
 - 3) ALL FINISHED SLOPES SHALL BE A MINIMUM OF 3" HORIZONTAL TO 1" VERTICAL.

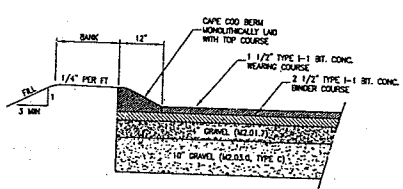
- CONSTRUCTION SEQUENCE:**
- 1) INSTALL EROSION CONTROL MEASURES. CALL CONSERVATION COMMISSION FOR APPROVAL.
 - 2) CLEAR AND GRUB CONSTRUCTION SITE.
 - 3) EXCAVATE BASIN AREAS.
 - 4) DIRECT ALL RUNOFF AWAY FROM INFILTRATION BASINS UNTIL BASINS ARE FULLY STABILIZED.
 - 5) BRING CUT AND FILL AREAS TO SUBGRADE.
 - 6) CONSTRUCT NEW BUILDING.
 - 7) INSTALL UTILITIES (E.G. DRAIN, WATER, ELECTRICAL, ETC.).
 - 8) CONSTRUCT DRAINAGE OUTFALLS AND FENCING.
 - 9) PLACE BASE COURSE OF PAVEMENT.
 - 10) LOAM AND SEED GRASS AREAS WITH A MINIMUM OF 8" OF LOAM.

PRECAST CONCRETE FLAT TOP DRAIN MANHOLE
(NOT TO SCALE)



TYPICAL WATER TRENCH DETAIL
(NOT TO SCALE)

PRECAST CONCRETE FLAT TOP CATCH BASIN
(NOT TO SCALE)



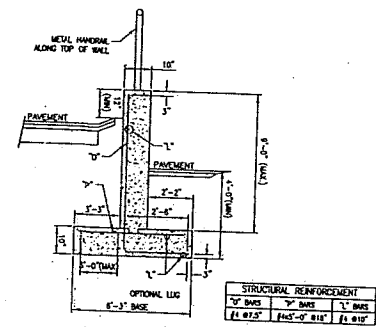
TYPICAL PAVEMENT CROSS-SECTIONS
(NOT TO SCALE)

LeBARON 18F OIL & DEBRIS STOP
(NOT TO SCALE)

CONSTRUCTION DETAILS
OF
200 V F W DRIVE SITE

ROCKLAND, MASS.
WEBBY ENGINEERING ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD, PLYMPTON MA. 02367
Tel.: (781)-585-1164

CONCRETE RETAINING WALL DETAIL
(NOT TO SCALE)



REGISTERED PROFESSIONAL ENGINEER
DATE 8/25/14

REVISIONS		SCALE: AS NOTED	
DATE	DESCRIPTION	DATE	AS NOTED
11/14/13	REVISED PER REVIEW LETTER	8/9/13	
12/2/13	REVISED PARKING LAYOUT		
12/2/13	REVISED PARKING LAYOUT		
8/25/14	REVISED FOR REVIEW COMMENTS		

5
OF 5 SHEETS