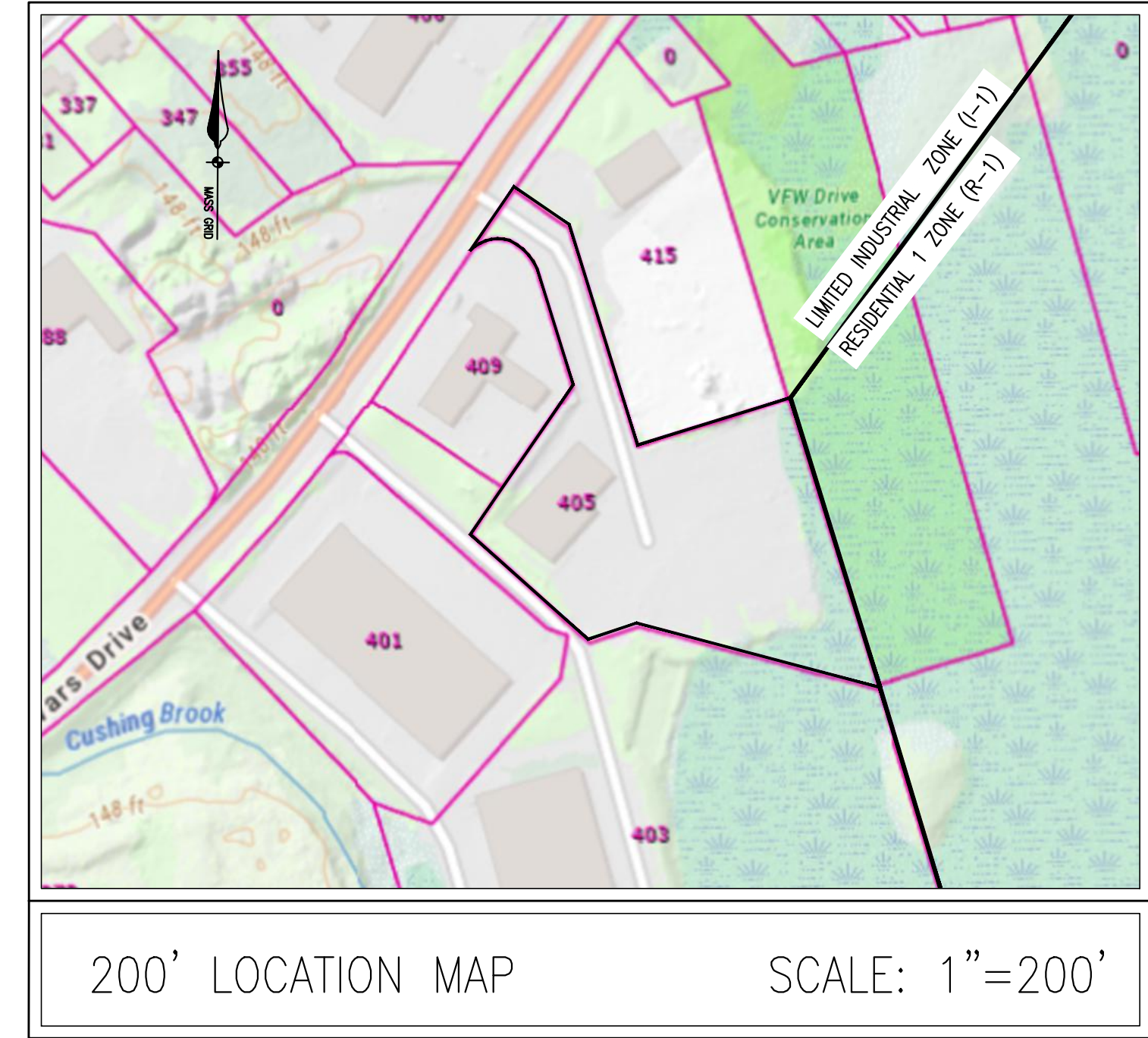
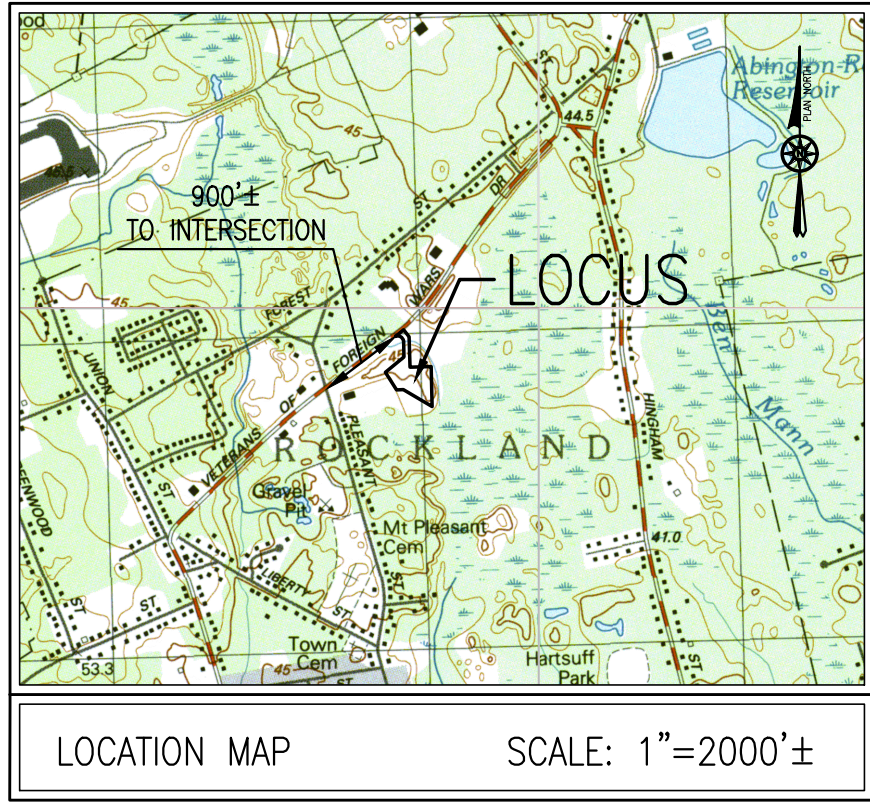
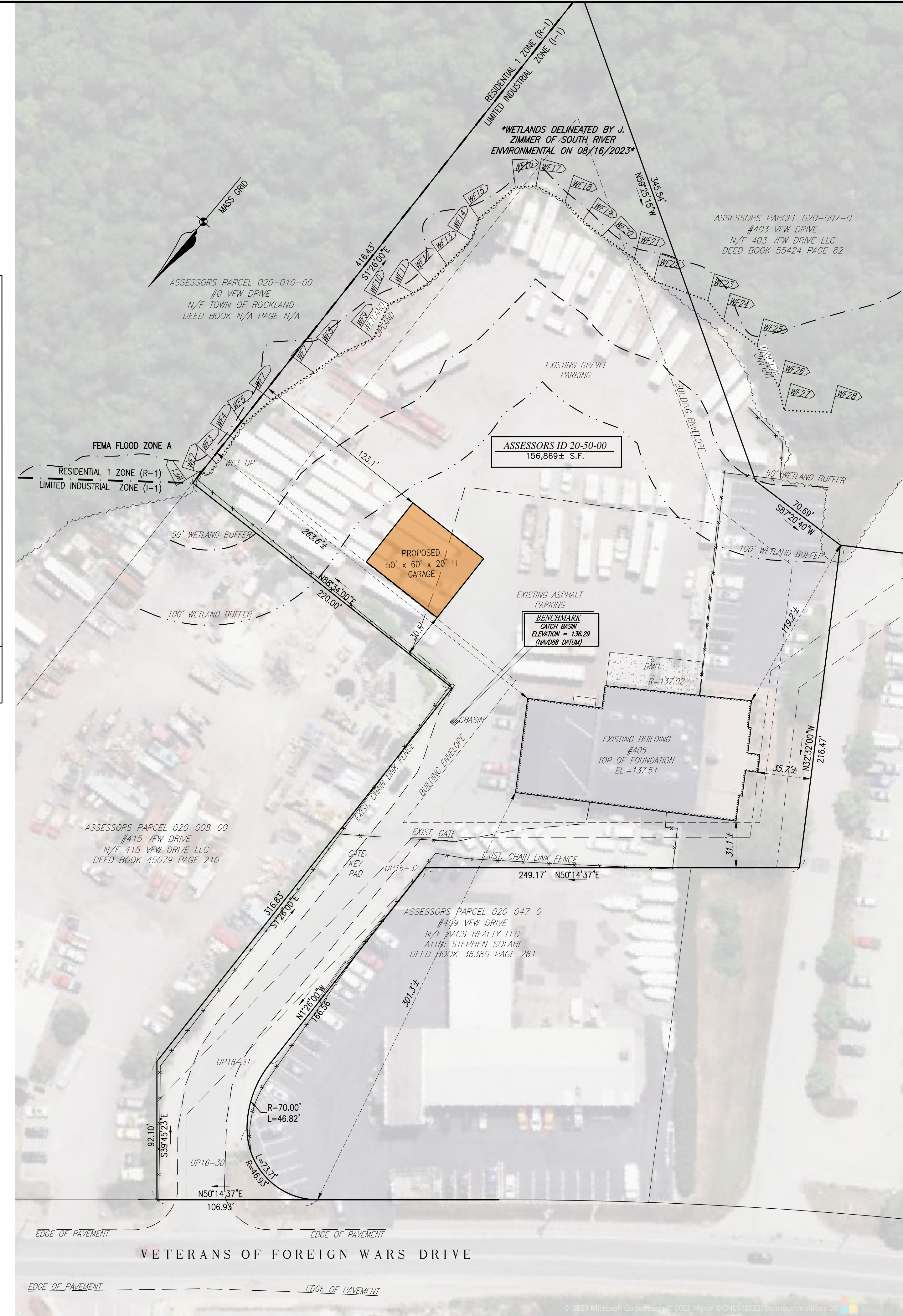




- NOTES:
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
 - TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON SEPTEMBER 14, 2023.
 - SUBJECT SITE IS IN THE LIMITED INDUSTRIAL 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
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

LOT AREA	REQUIRED	EXISTING	PROPOSED
	-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.

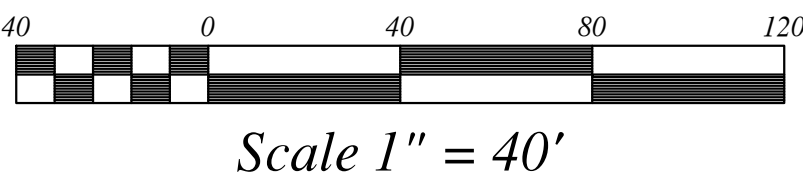
Planning Received 10/6/23@9:56am

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



TIMOTHY R. BENNETT P.L.S. #36856 DATE 10/6/2023

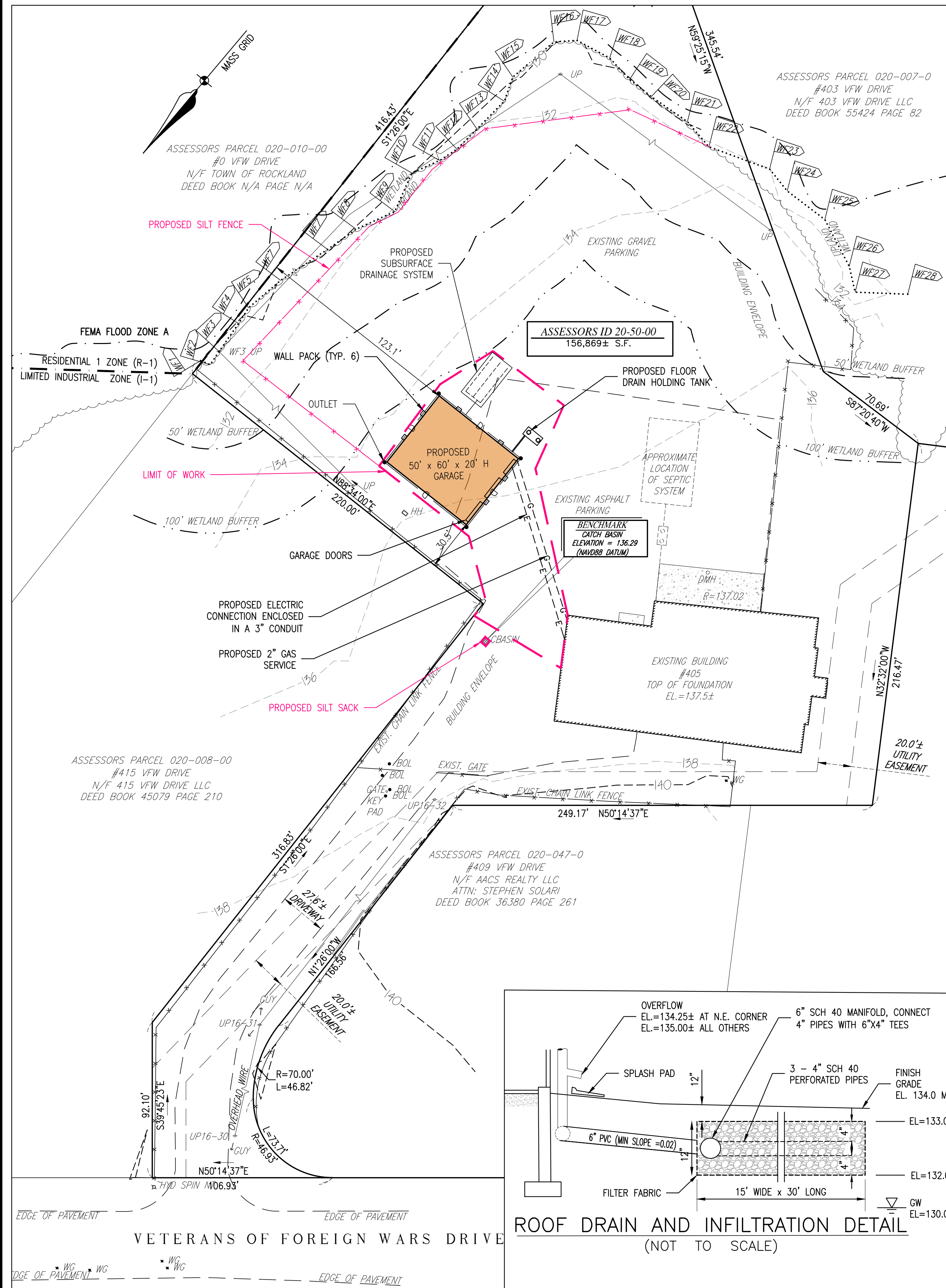
SITE PLAN
#405 VFW DRIVE
ROCKLAND, MASSACHUSETTS



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

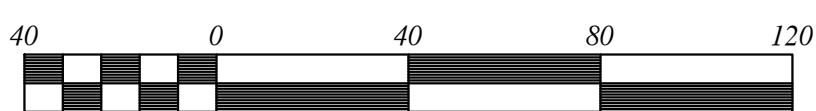
OCTOBER 5, 2023
SCALE: 1"=40'
JOB No. 23-299

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

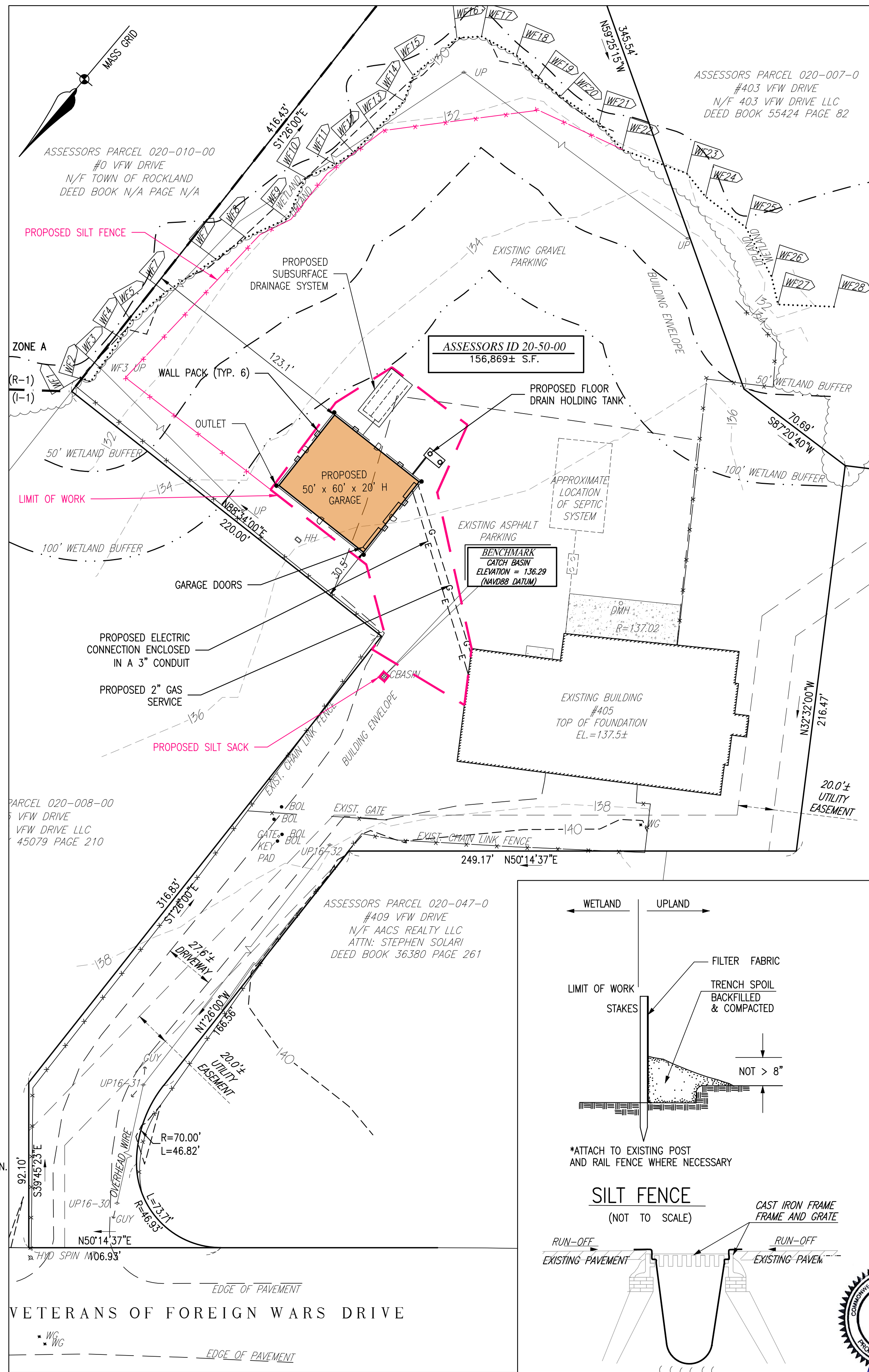


EXISTING CONDITIONS

SCALE: 1"=40'

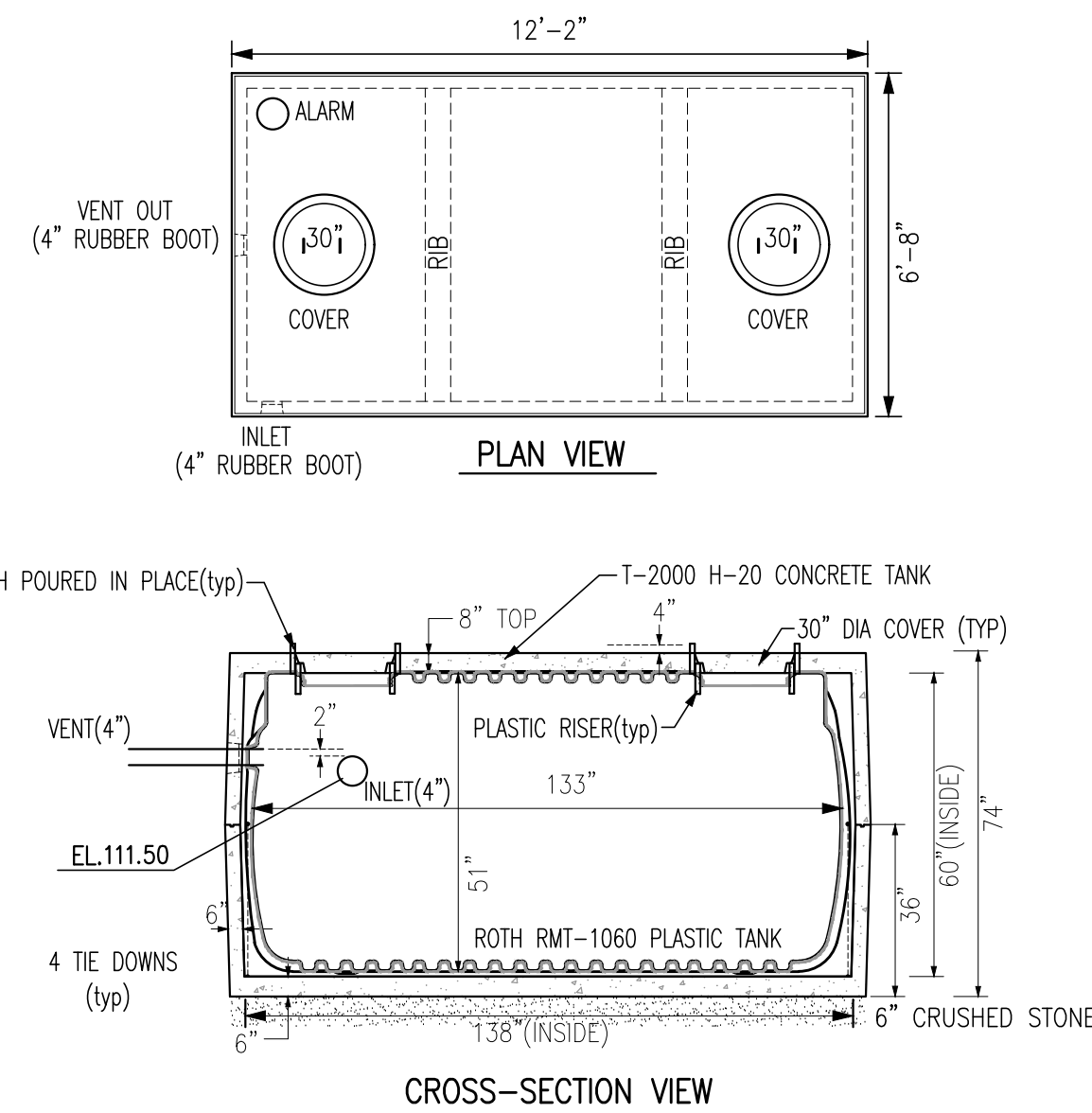
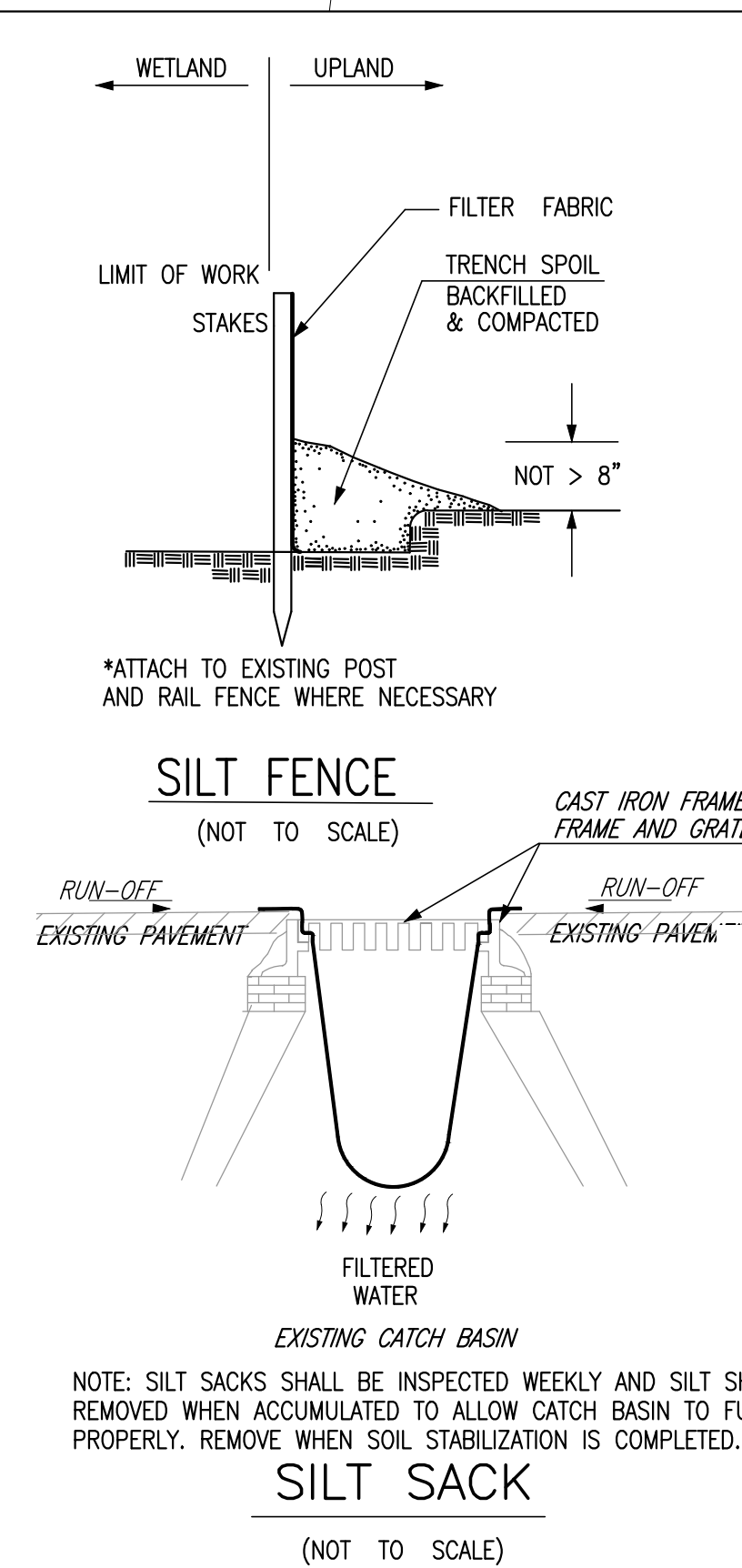


Scale 1" = 40'



SITE PLAN AND EROSION CONTROL

SCALE: 1"=40'



HOLDING TANK DETAIL

NOT TO SCALE

NOTES:
CONCRETE TANK: T-2000 H-20
CONCRETE: 5,000 PSI AFTER 28 DAYS
REINFORCEMENT PER ASTM C1227-93
DISTRIBUTED THROUGH WIGGIN PRECAST CORPORATION(508-564-6776)

PLASTIC TANK: ROTH MODEL NO. RMT-1060
DISTRIBUTED THROUGH CAPE COD WINNOWER WORKS(508-862-0166)

INSTALLER TO COORDINATE WITH WIGGIN PRECAST & CAPE COD WINNOWER WORKS
FOR CONSTRUCTION OF THE HOLDING TANK.

SPECIAL INSTRUCTIONS & NOTES FOR HOLDING TANK INSTALLATION:

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.

LMWC SERIES

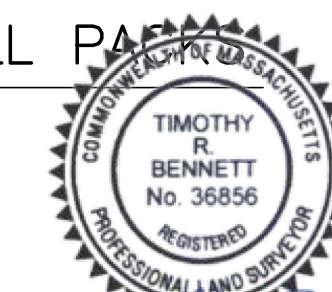
Medium Cutoff LED Wall Pack



LIGHTING WALL PACK

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



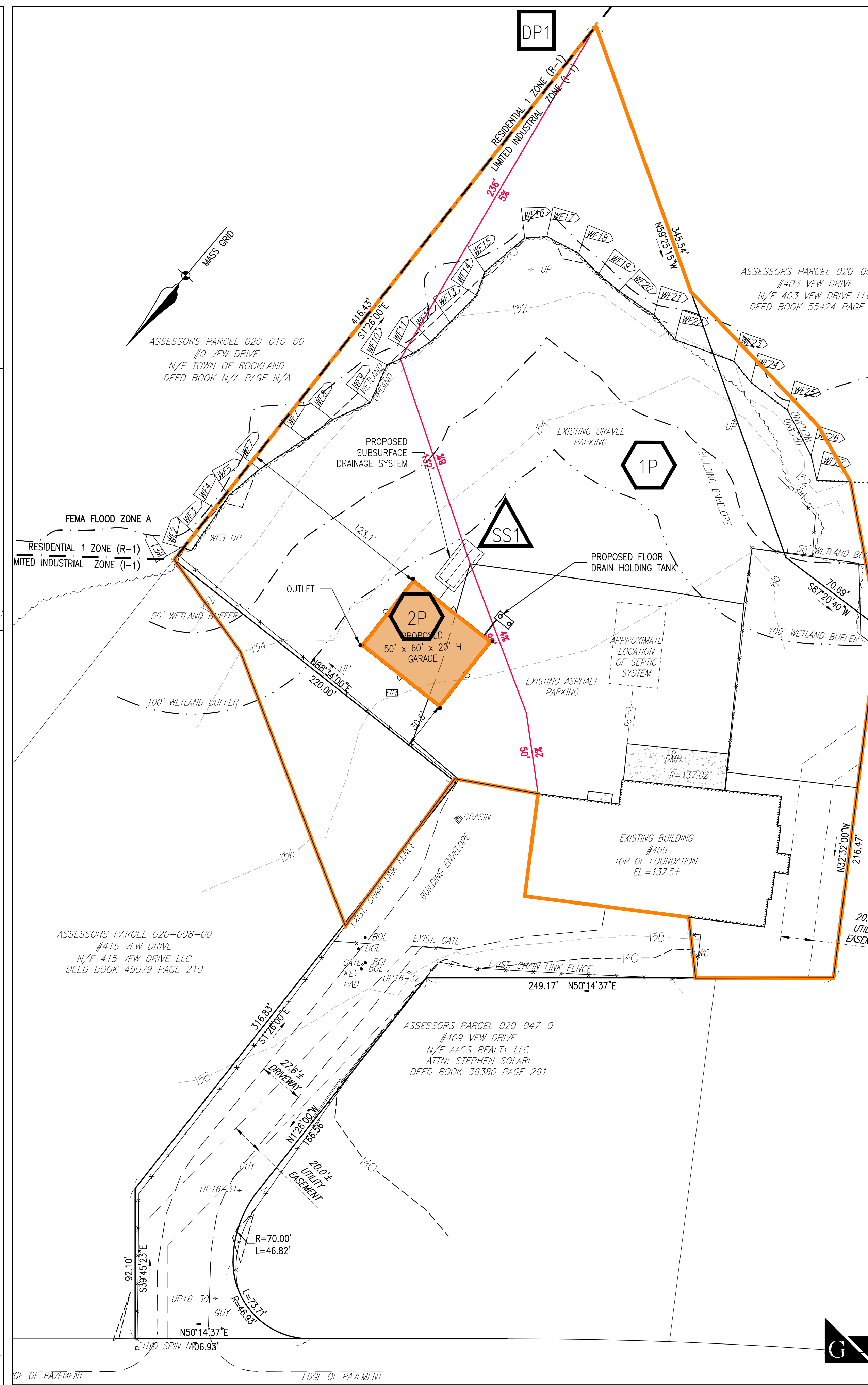
TIMOTHY R. BENNETT P.L.S. #36856 DATE 10/6/2023

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

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



SHEET 3 OF 3