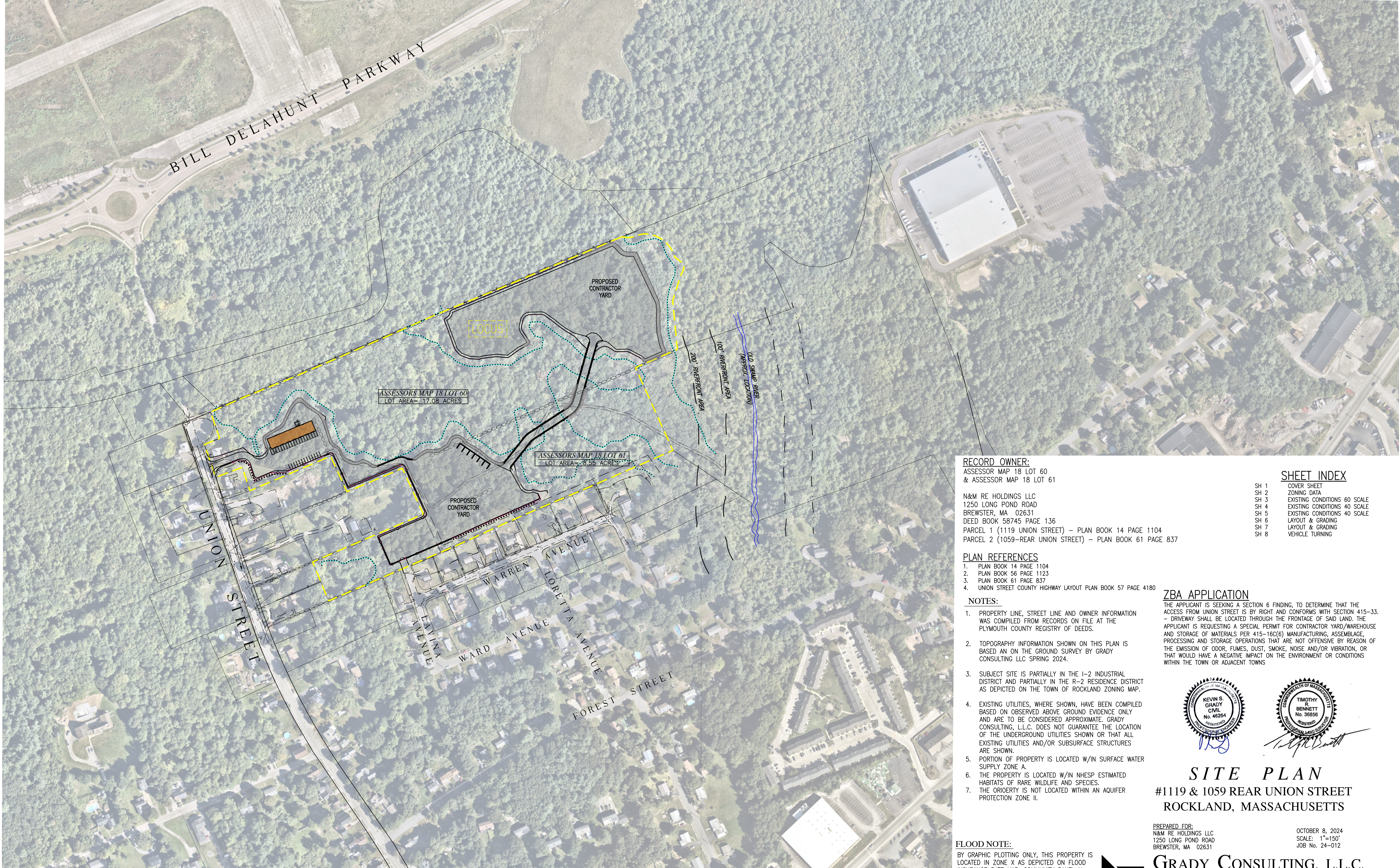


Scale 1" = 150'

RECORD OWNER:
ASSESSOR MAP 18 LOT 60
& ASSESSOR MAP 18 LOT 61

N&M RE HOLDINGS LLC
1250 LONG POND ROAD
BREWSTER, MA 02631
DEED BOOK 58745 PAGE 136
PARCEL 1 (1119 UNION STREET) – PLAN BOOK 14 PAGE 1104
PARCEL 2 (1059-REAR UNION STREET) – PLAN BOOK 61 PAGE 837

PLAN REFERENCES
1. PLAN BOOK 14 PAGE 1104
2. PLAN BOOK 56 PAGE 1123
3. PLAN BOOK 61 PAGE 837
4. UNION STREET COUNTY HIGHWAY LAYOUT PLAN BOOK 57 PAGE 4180

- 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 SPRING 2024.
 - SUBJECT SITE IS PARTIALLY IN THE I-2 INDUSTRIAL DISTRICT AND PARTIALLY IN THE R-2 RESIDENCE 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.
 - PORTION OF PROPERTY IS LOCATED W/IN SURFACE WATER SUPPLY ZONE A.
 - THE PROPERTY IS LOCATED W/IN NHESP ESTIMATED HABITATS OF RARE WILDLIFE AND SPECIES.
 - THE ORIOREY IS NOT LOCATED WITHIN AN AQUIFER PROTECTION ZONE II.

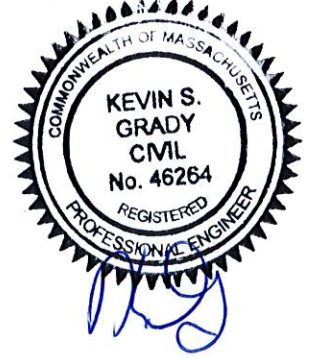
FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0093L, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024.

SHEET INDEX

SH 1	COVER SHEET
SH 2	ZONING DATA
SH 3	EXISTING CONDITIONS 60 SCALE
SH 4	EXISTING CONDITIONS 40 SCALE
SH 5	EXISTING CONDITIONS 40 SCALE
SH 6	LAYOUT & GRADING
SH 7	LAYOUT & GRADING
SH 8	VEHICLE TURNING

ZBA APPLICATION

THE APPLICANT IS SEEKING A SECTION 6 FINDING, TO DETERMINE THAT THE ACCESS FROM UNION STREET IS BY RIGHT AND CONFORMS WITH SECTION 415-33. – DRIVEWAY SHALL BE LOCATED THROUGH THE FRONTAGE OF SAID LAND. THE APPLICANT IS REQUESTING A SPECIAL PERMIT FOR CONTRACTOR YARD/WAREHOUSE AND STORAGE OF MATERIALS PER 415-16C(6) MANUFACTURING, ASSEMBLAGE, PROCESSING AND STORAGE OPERATIONS THAT ARE NOT OFFENSIVE BY REASON OF THE EMISSION OF ODOR, FUMES, DUST, SMOKE, NOISE AND/OR VIBRATION, OR THAT WOULD HAVE A NEGATIVE IMPACT ON THE ENVIRONMENT OR CONDITIONS WITHIN THE TOWN OR ADJACENT TOWNS

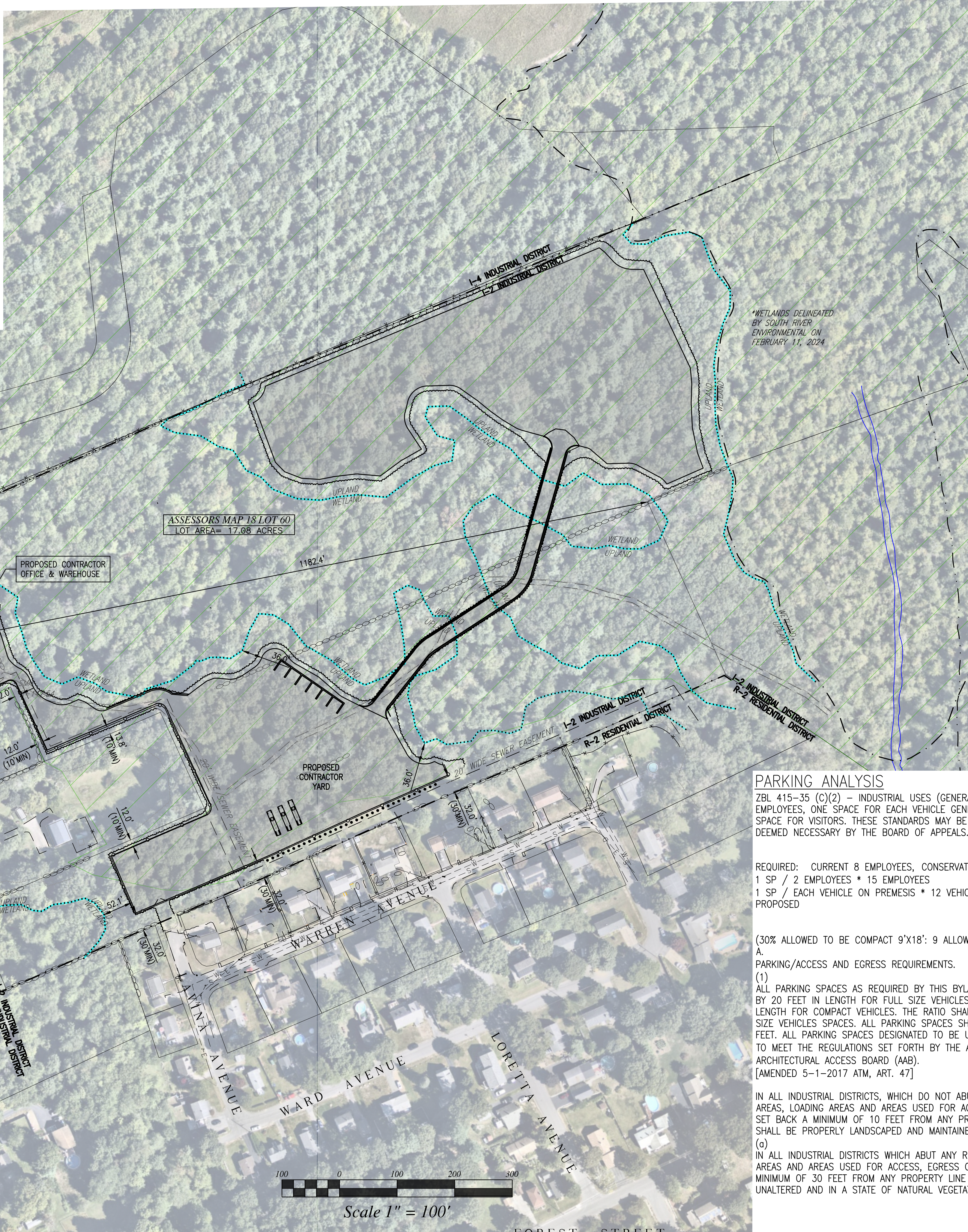
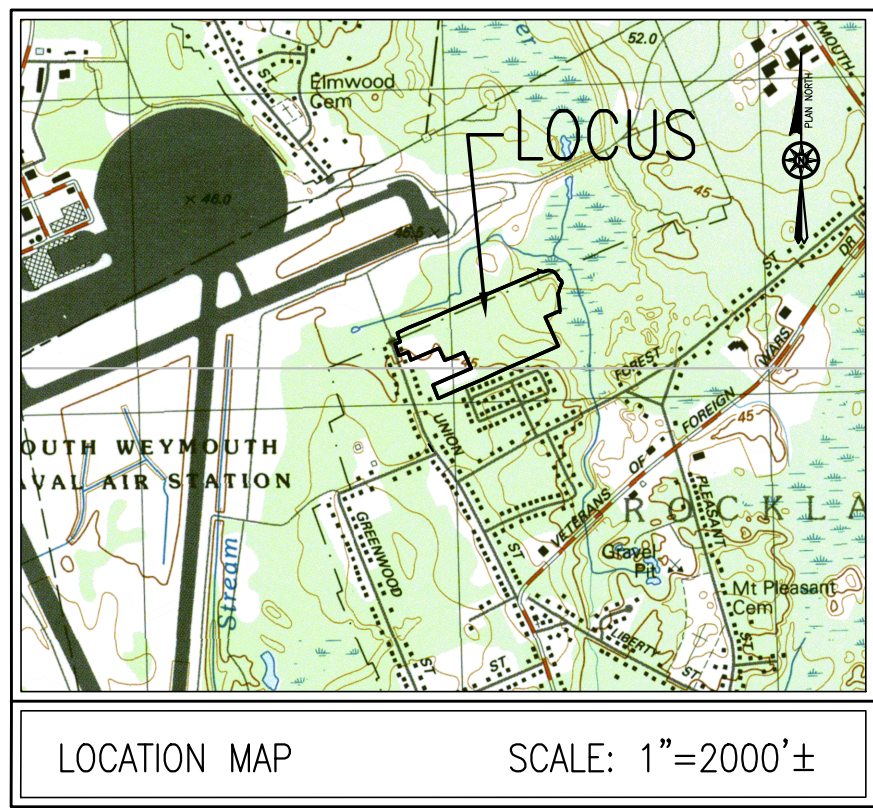


SITE PLAN
#1119 & 1059 REAR UNION STREET
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
N&M RE HOLDINGS LLC
1250 LONG POND ROAD
BREWSTER, MA 02631

OCTOBER 8, 2024
SCALE: 1"=150'
JOB No. 24-012

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



ZONE: I-2 INDUSTRIAL PARK & R-2 RESIDENCE ZONE

EXISTING USE: RESIDENTIAL

PROPOSED USE: 415-16 I-2 INDUSTRIAL PARK ZONING DISTRICT.

A. PERMITTED PRINCIPAL USES:

- (1) PROFESSIONAL, ADMINISTRATIVE OFFICES AND OFFICE BUILDINGS.
- (2) WAREHOUSE AND WHOLESALE AND RETAIL DISTRIBUTION CENTERS, INCLUDING OFFICES AND SHOWROOMS.

C. USES REQUIRING SPECIAL PERMIT:

- (1) OTHER INDUSTRIAL USES BUT NOT INCLUDING:
- (a) JUNK AND AUTOMOBILE SALVAGE YARDS.
- (b) CEMENT MANUFACTURING OPERATIONS.
- (c) PETROLEUM STORAGE FACILITIES.

(6) MANUFACTURING, ASSEMBLY, PROCESSING AND STORAGE OPERATIONS THAT ARE NOT OFFENSIVE BY REASON OF THE EMISSION OF ODOR, FUMES, DUST, SMOKE, NOISE AND/OR VIBRATION, OR THAT WOULD HAVE A NEGATIVE IMPACT ON THE ENVIRONMENT OR CONDITIONS WITHIN THE TOWN OR ADJACENT TOWNS.

SPECIFIC PROPOSED USE: CONTRACTOR STORAGE WAREHOUSE AND YARD

PARCEL SIZE	ASSESSORS LOT 18-061	8.55 ACRES	372,438 S.F.
	ASSESSORS LOT 18-060	17.08 ACRES	744,005 S.F.
	TOTAL	25.63 ACRES	1,116,443 S.F.

DIMENSIONAL REQUIREMENTS: 415-5 INTERPRETATION OF BOUNDARIES:

WHERE A DISTRICT BOUNDARY LINE DIVIDES A LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS APPLYING TO THE PORTION OF SUCH LOT IN THE LESS RESTRICTED DISTRICT MAY BE CONSIDERED AS EXTENDING NOT MORE THAN 30 FEET INTO THE MORE RESTRICTED PORTION, BUT ONLY IF THE LOT HAS FRONTAGE ON A STREET IN THE LESS RESTRICTED DISTRICT. THE PROVISION SHALL NOT BE USED TO DIMINISH THE BUFFER ZONE (REAR YARD DIMENSIONS) REQUIREMENTS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS AS CONTAINED IN § 415-22.

REQUIRED	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	1,116,443 S.F.	1,116,443 S.F.	1,116,443 S.F.
LOT FRONTAGE	110 FT	285.90 FT	285.90 FT (UNION STREET)
LOT WIDTH @ 50' SETBACK	110'	127.51 FT	127.51 FT (UNION STREET)
FRONT YARD	50 FT	16.2 FT	221.4 FT
SIDE YARD**	30 FT	24.9 FT	107.4 FT
REAR YARD**	30 FT	1522± FT	1179.2 FT
** 50 FT IF THE ABUTTING LAND IS IN ANY RESIDENTIAL DISTRICT			
MAX BUILDING COVERAGE	ALLOWED	---	0.6% (7,000/1,116,443)
BUILDING HEIGHT	50%	---	---
STORIES	3	---	1
HEIGHT	36 FT	---	30 FT

PARKING ANALYSIS

ZBL 415-35 (C)(2) - INDUSTRIAL USES (GENERAL): AT LEAST ONE SPACE FOR EVERY TWO EMPLOYEES, ONE SPACE FOR EACH VEHICLE GENERALLY BASED ON PREMISES AND ADEQUATE SPACE FOR VISITORS. THESE STANDARDS MAY BE REVISED AS PER PREVAILING CIRCUMSTANCES AS DEEMED NECESSARY BY THE BOARD OF APPEALS.

REQUIRED: CURRENT 8 EMPLOYEES, CONSERVATIVE ESTIMATE USE: 15 EMPLOYEES FOR ANALYSIS

1 SP / 2 EMPLOYEES * 15 EMPLOYEES = 7.5 SPACES REQUIRED

1 SP / EACH VEHICLE ON PREMESIS * 12 VEHICLES = 12 SPACES REQUIRED

PROPOSED = 19.5 SPACES REQUIRED

= 29 SPACES PROPOSED

(30% ALLOWED TO BE COMPACT 9'X18': 9 ALLOWED, 0 PROPOSED)

A.

PARKING/ACCESS AND EGRESS REQUIREMENTS.

(1)

ALL PARKING SPACES AS REQUIRED BY THIS BYLAW SHALL BE A MINIMUM OF 10 FEET IN WIDTH BY 20 FEET IN LENGTH FOR FULL SIZE VEHICLES; AND NINE FEET IN WIDTH BY 18 FEET IN LENGTH FOR COMPACT VEHICLES. THE RATIO SHALL BE 30% COMPACT VEHICLES TO 70% FULL SIZE VEHICLES SPACES. ALL PARKING SPACES SHALL HAVE A BACK-UP AREA NO LESS THAN 23 FEET. ALL PARKING SPACES DESIGNATED TO BE USED FOR THE HANDICAPPED SHALL BE DESIGNATED TO MEET THE REGULATIONS SET FORTH BY THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL ACCESS BOARD (AAB).

[AMENDED 5-1-2017 ATM, ART. 47]

IN ALL INDUSTRIAL DISTRICTS, WHICH DO NOT ABUT ANY RESIDENTIAL DISTRICT, ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SETBACK BACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED.

(a)

IN ALL INDUSTRIAL DISTRICTS WHICH ABUT ANY RESIDENTIAL DISTRICT ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ANY PROPERTY LINE AND THE THIRTY-FOOT SET BACK SHALL REMAIN UNALTERED AND IN A STATE OF NATURAL VEGETATION.



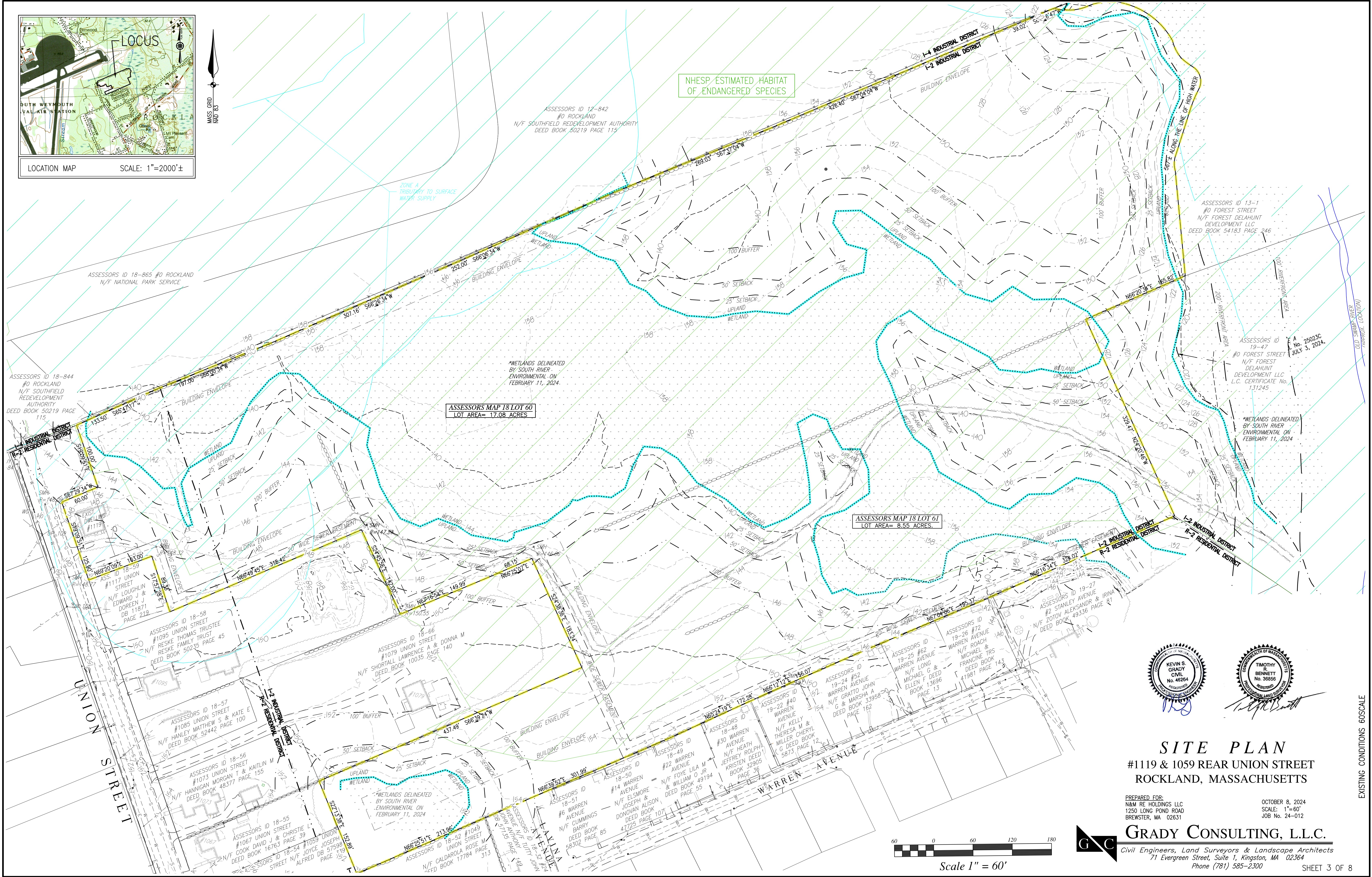
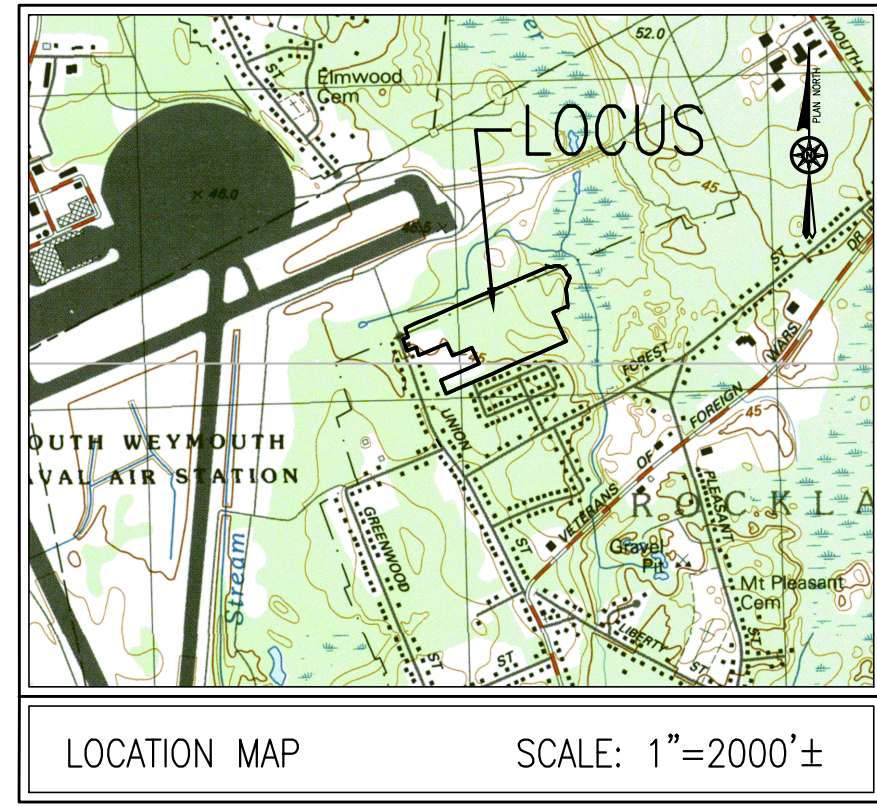
SITE PLAN

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ROCKLAND, MASSACHUSETTS

PREPARED FOR:
N&M RE HOLDINGS LLC
1250 LONG POND ROAD
BREWSTER, MA 02631

OCTOBER 8, 2024
SCALE: 1"=40'
JOB No. 24-012

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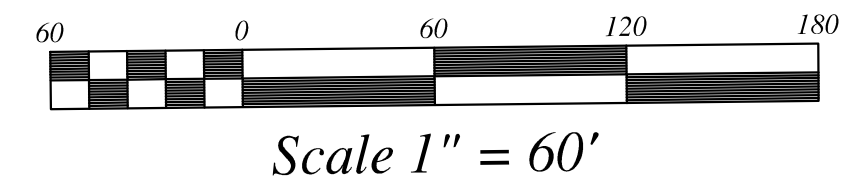


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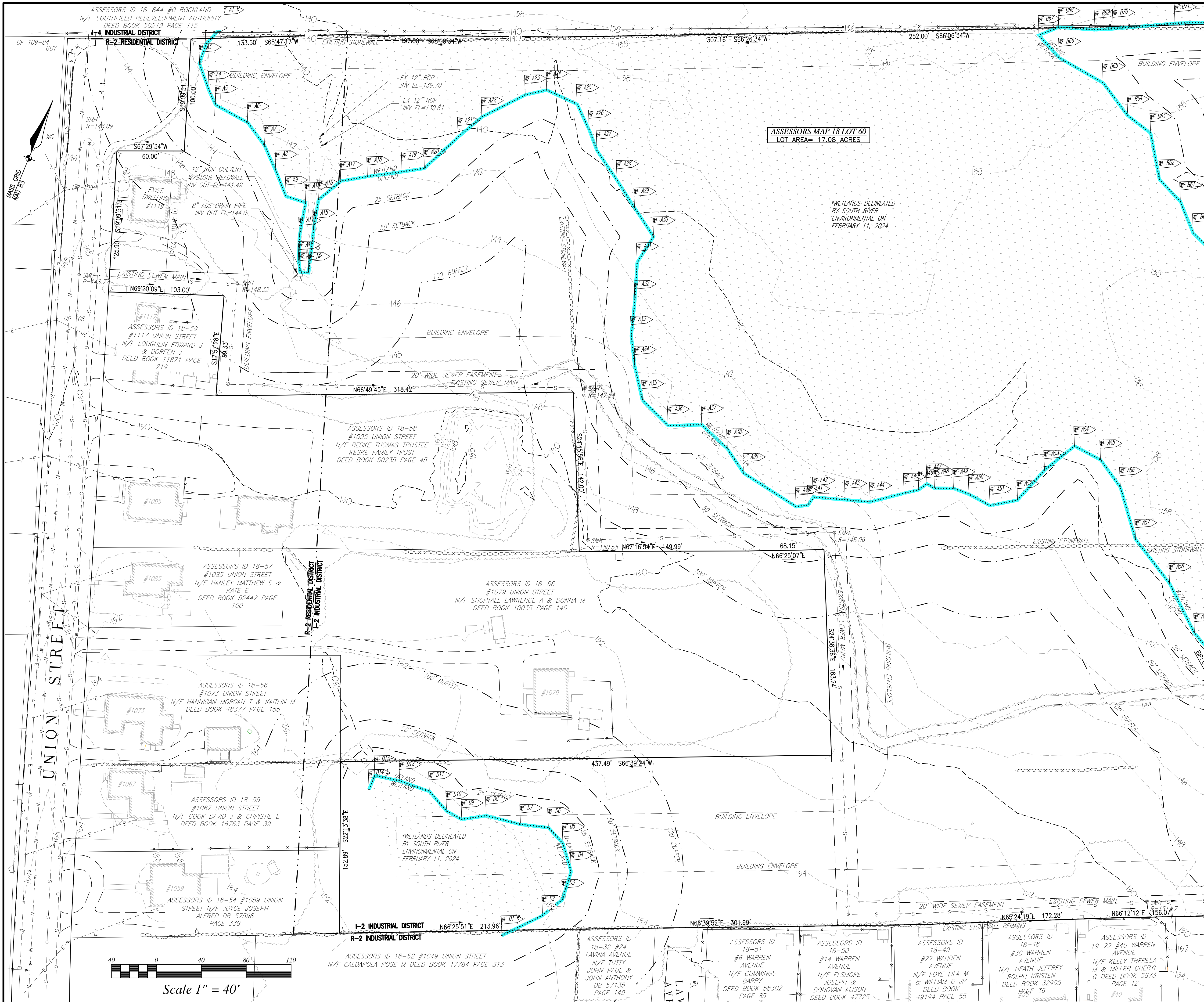
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EXISTING CONDITIONS 60SCALE



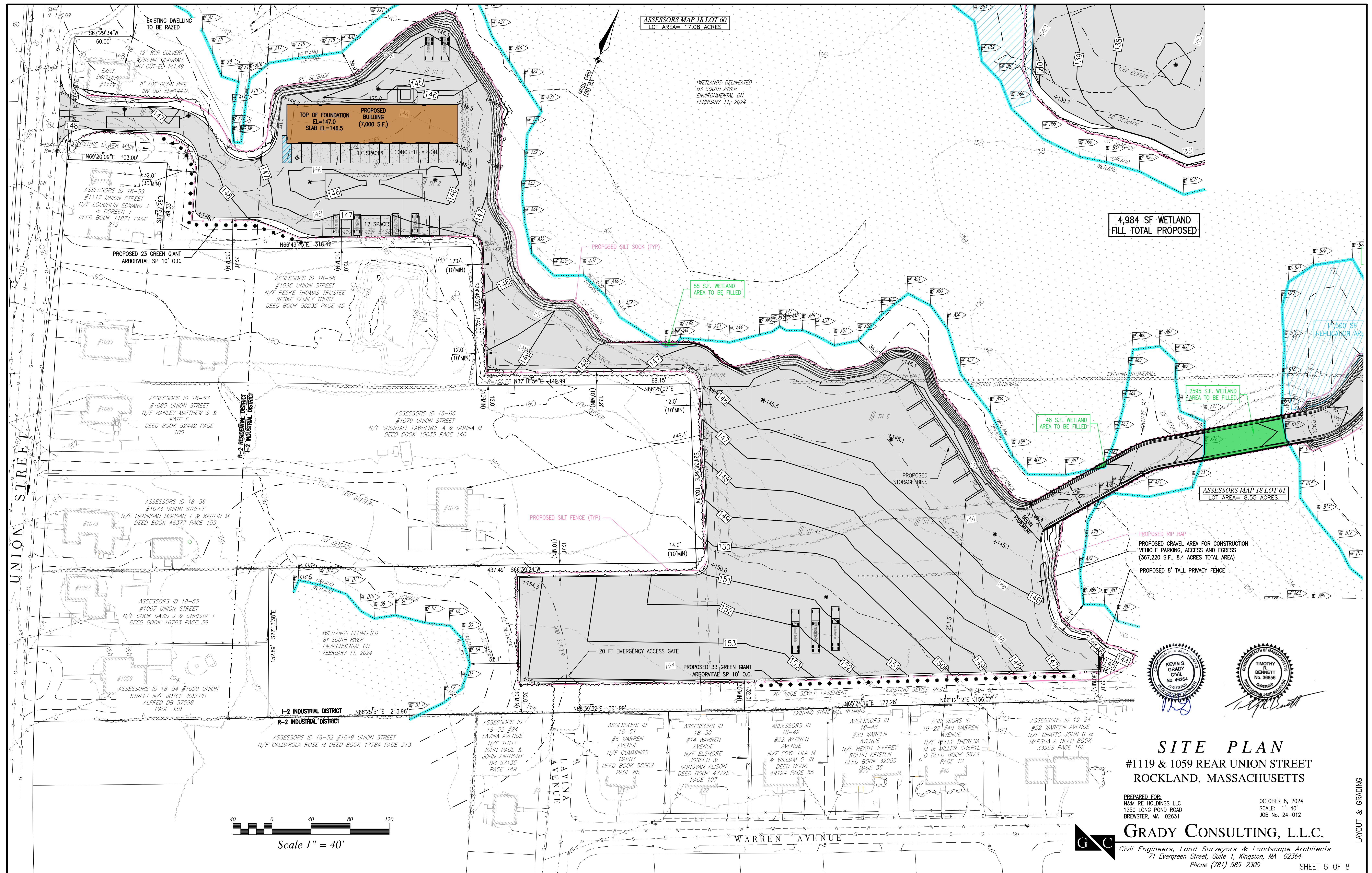
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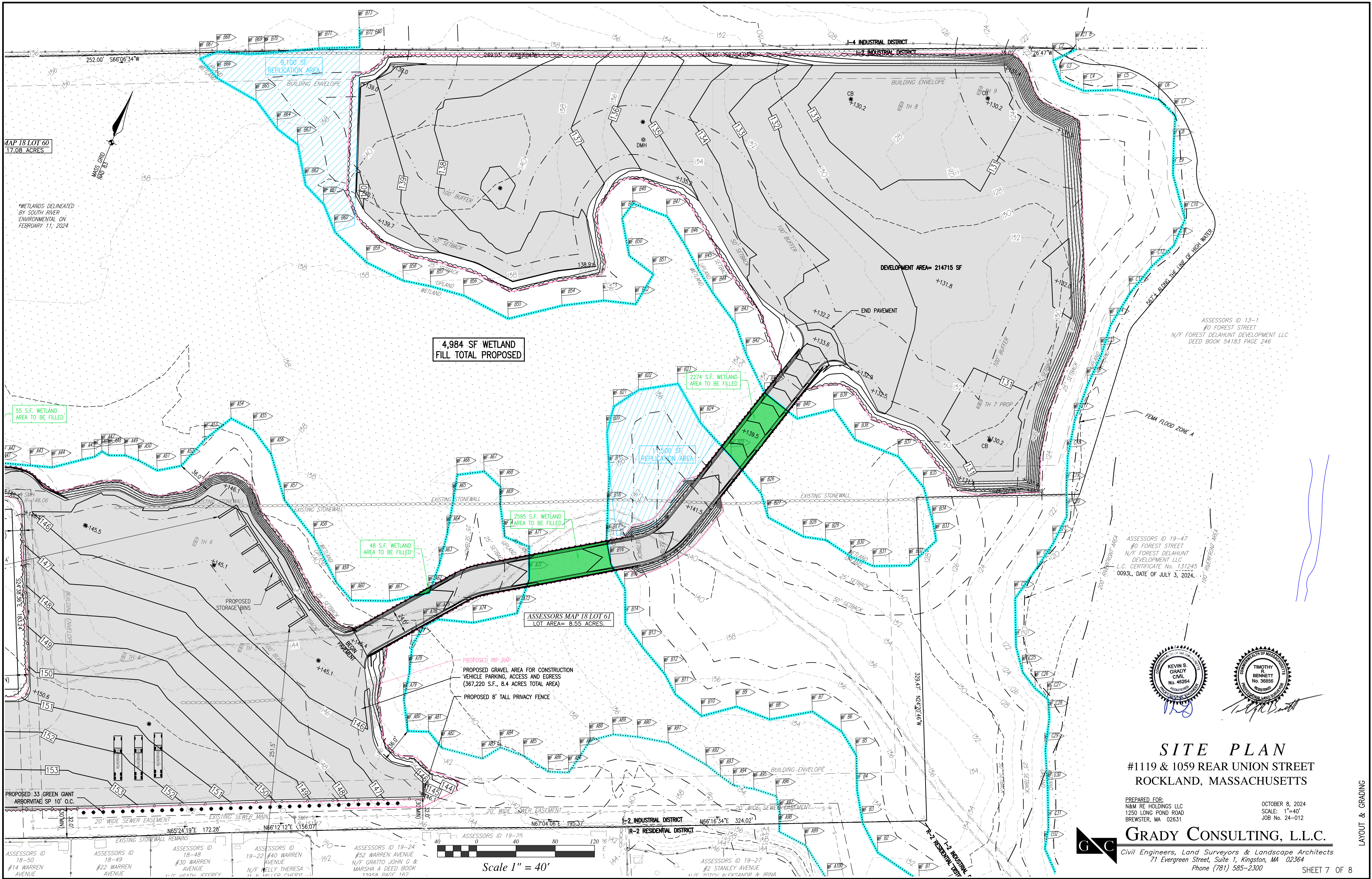
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EXISTING CONDITIONS 40' SCALE





MAP 18 LOT 60
17.08 ACRES

*WETLANDS DELINEATED
BY SOUTH RIVER
ENVIRONMENTAL ON
FEBRUARY 11, 2024

55 S.F. WETLAND
AREA TO BE FILLED

4,984 SF WETLAND
FILL TOTAL PROPOSED

2274 S.F. WETLAND
AREA TO BE FILLED

11,500 SF
REPLICATION AREA

2595 S.F. WETLAND
AREA TO BE FILLED

48 S.F. WETLAND
AREA TO BE FILLED

ASSESSORS MAP 18 LOT 61
LOT AREA= 8.55 ACRES

PROPOSED R.P. RAP
PROPOSED GRAVEL AREA FOR CONSTRUCTION
VEHICLE PARKING, ACCESS AND EGRESS
(367,220 S.F., 8.4 ACRES TOTAL AREA)

PROPOSED 8' TALL PRIVACY FENCE

PROPOSED 33 GREEN GIANT
ARBORVITAE SP 10' O.C.
20' WIDE SEWER EASEMENT
EXISTING SEWER MAIN

ASSESSORS ID 18-50
#14 WARREN AVENUE
ASSESSORS ID 18-49
#22 WARREN AVENUE
ASSESSORS ID 18-48
#30 WARREN AVENUE
N/F MATH JEFFREY
ASSESSORS ID 19-22
#40 WARREN AVENUE
N/F KELLY THERESA
#14 MILLED CHERIE
ASSESSORS ID 19-24
#52 WARREN AVENUE
N/F GRATTO JOHN G &
MARSHA A DEED BOOK
#658 PAGE 162

ASSESSORS ID 19-25
#52 WARREN AVENUE
N/F GRATTO JOHN G &
MARSHA A DEED BOOK
#658 PAGE 162

ASSESSORS ID 19-27
#2 STANLEY AVENUE
N/F TITON ALEXANDR & IRINA

I-4 INDUSTRIAL DISTRICT
I-2 INDUSTRIAL DISTRICT

DEVELOPMENT AREA= 214715 SF

ASSESSORS ID 13-1
#0 FOREST STREET
N/F FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 54183 PAGE 246

ASSESSORS ID 19-47
#0 FOREST STREET
N/F FOREST DELAHUNT
DEVELOPMENT LLC
L.C. CERTIFICATE NO. 131245
0093L, DATE OF JULY 3, 2024.



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