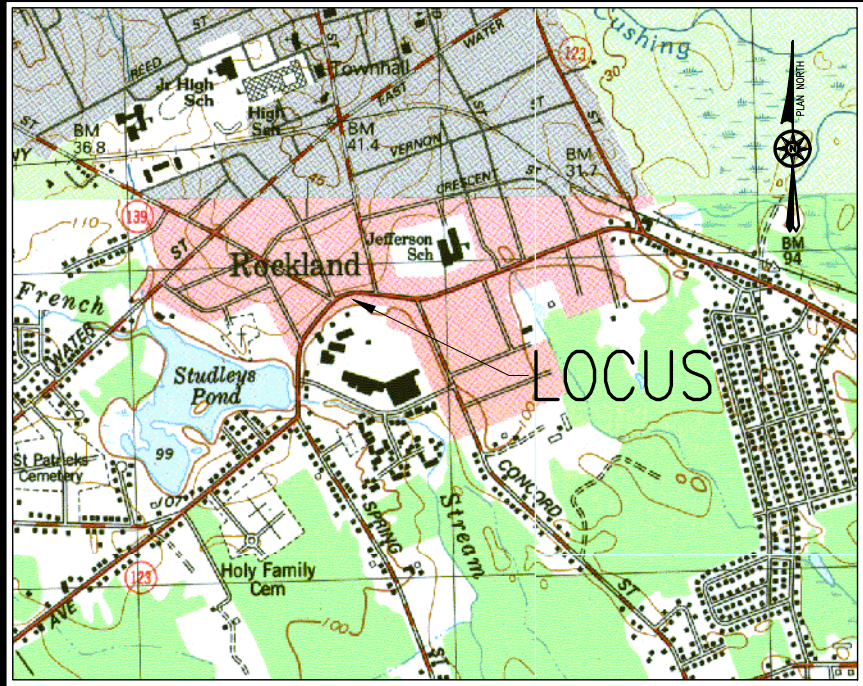




LOCATION MAP SCALE: 1"=2000'±

NOTES:

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- TOPOGRAPHY SHOWN ON THIS PLAN IS BASED AN ON THE GROUND SURVEY BY GRADY CONSULTING, L.L.C. ON FEB. 25, 2024.
- SUBJECT SITE IS IN THE B2 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.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE 16 AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0181K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.

RECORD OWNER:

ASSESSORS PARCEL 51-94
BURGER KING COMPANY LLC
5707 BLUE LAGOON DR.
MIAMI, FL 33126
DEED BOOK 57730 PAGE 312

PLAN REFERENCES

- DEED BOOK 7337 PAGE 188 (SEE EXHIBIT B - PLAN)
- PLAN BOOK 13 PAGE 400
- PLAN BOOK 13 PAGE 504
- PLAN BOOK 14 PAGE 446
- PLAN BOOK 44 PAGE 447
- PLAN BOOK 3633 PAGE 220
- PLAN BOOK 21 PAGE 738
- PLAN BOOK 24 PAGE 373
- PLAN BOOK 41 PAGE 262
- 1906 STATE HIGHWAY LAYOUT PLAN BOOK 8 PAGE 576
- 1972 STATE HIGHWAY LAYOUT PLAN BOOK 44 PAGE 3145

ROCKLAND PLANNING BOARD

SITE PLAN APPROVAL

DATE

REVISIONS	
2025-06-03	REMOVE CANOPY
2025-06-24	RESPOND TO PEER REVIEW COMMENTS
2025-07-29	RE-INCORPORATE CANOPY



Scale 1" = 20'



ZONING DATA

ZONE:	B-2 (BUSINESS 2)		
PARCEL SIZE	40,771 S.F.		
DIMENSIONAL REQUIREMENTS:			
LOT AREA	REQUIRED	EXISTING	PROPOSED
UPLAND	- S.F.	40,771 S.F.	40,771 S.F.
LOT FRONTAGE	22,000 S.F.	40,771 S.F.	40,771 S.F.
LOT WIDTH @ 50' SETBACK	110 FT	182.30 FT	182.30 FT
	110 FT	168.84 FT	168.84 FT
STRUCTURES			
FRONT YARD	20 FT	62.9 FT	54.6 FT
SIDE YARD	30 FT	24.1 FT	9.8 FT
REAR YARD	30 FT	112.7 FT	112.7 FT
PAVED AREAS			
FRONT YARD	20 FT	20.9 FT	20.9 FT
SIDE YARD	10 FT	6.2 FT	6.2 FT
REAR YARD	10 FT	7.0 FT	7.0 FT
MAX BUILDING COVERAGE	80%	8.0%	10.6%
MAX BUILDING HEIGHT	36 FT/3 STORIES	1 STORY	2 STORIES

ZONING NOTES:

CURRENT USE: RESTAURANT

PROPOSED USE: BANK (AS ALLOWED IN SECTION 415-14.A.(2)(a) OF THE TOWN OF ROCKLAND ZONING BYLAW)

- § 415-14. BUSINESS II ZONING DISTRICT.
- A. PERMITTED PRINCIPAL USES:
- (2) PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS SUCH AS:
- (a) BANKS
- C. USES REQUIRING SPECIAL PERMIT:
- (13) DRIVE THROUGH/DRIVE-UP WINDOWS. DRIVE THROUGH OR DRIVE-UP WINDOWS FOR ANY USE WHICH IS OTHERWISE ALLOWED IN THE ZONING DISTRICT SHALL ONLY BE ALLOWED BY SPECIAL PERMIT FROM THE ZONING BOARD OF APPEALS.

ARTICLE VIII: SITE PLAN REVIEW
§ 415-58. GENERAL PROVISIONS

§ 415-89. SPECIAL PERMITS

THE APPLICANT IS SEEKING A SITE PLAN APPROVAL PER ZONING BYLAW 415-58 AND A SPECIAL PERMIT AS PER ZONING BYLAW 415-89 REQUIRED ON SECTION 415-14C(13).

THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING BUILDING AND SITE, BUILD A NEW BANK WITH ALL INCIDENTAL SITE WORK INCLUDING, BUT NOT LIMITED TO, PARKING, GRADING, STORMWATER MANAGEMENT, AND EROSION CONTROL. THE BANK INCLUDES A DRIVE-UP WINDOW WHICH WILL REQUIRE A SPECIAL PERMIT.

OFF-STREET PARKING
§ 415-35. OFF-STREET PARKING REQUIREMENTS. THE FOLLOWING OFF-STREET PARKING FACILITIES SHALL BE PROVIDED:

B. BUSINESS USES

(1) RETAIL STORES: AT LEAST ONE SPACE FOR EACH 300 SQUARE FEET OF SALES FLOOR AREA AND ONE SPACE FOR EVERY TWO EMPLOYEES.

PROPOSED BUILDING
1ST FLOOR AREA = 4,327 SF
2ND FLOOR AREA = 2,925 SF
TOTAL EMPLOYEES = 25 EMPLOYEES

REQUIRED PARKING = 25 EMPLOYEES * (1 SPACE / 2 EMPLOYEES)
+ 7,252 SF * (1 SPACE / 300 SF)
12.5 SPACES + 24.17 SPACES = 36.67 SPACES

TOTAL PROVIDED SPACES = 37 SPACES

REQUIRED ACCESSIBLE PARKING SPACES = 2 SPACES

TOTAL PROVIDED ACCESSIBLE PARKING SPACES = 2 SPACES

PROPOSED: SPACES (ZBL 14-22.A(1) 7-9'x18' SP = 19% < 30%)

OFF-STREET LOADING REQUIREMENTS:
RETAIL COMMERCIAL, EATING ESTABLISHMENTS, OFFICES AND SERVICE ESTABLISHMENTS
1 BERTH REQUIRED FOR FLOOR AREA OF 5,000 - 20,000

1 BERTH PROVIDED

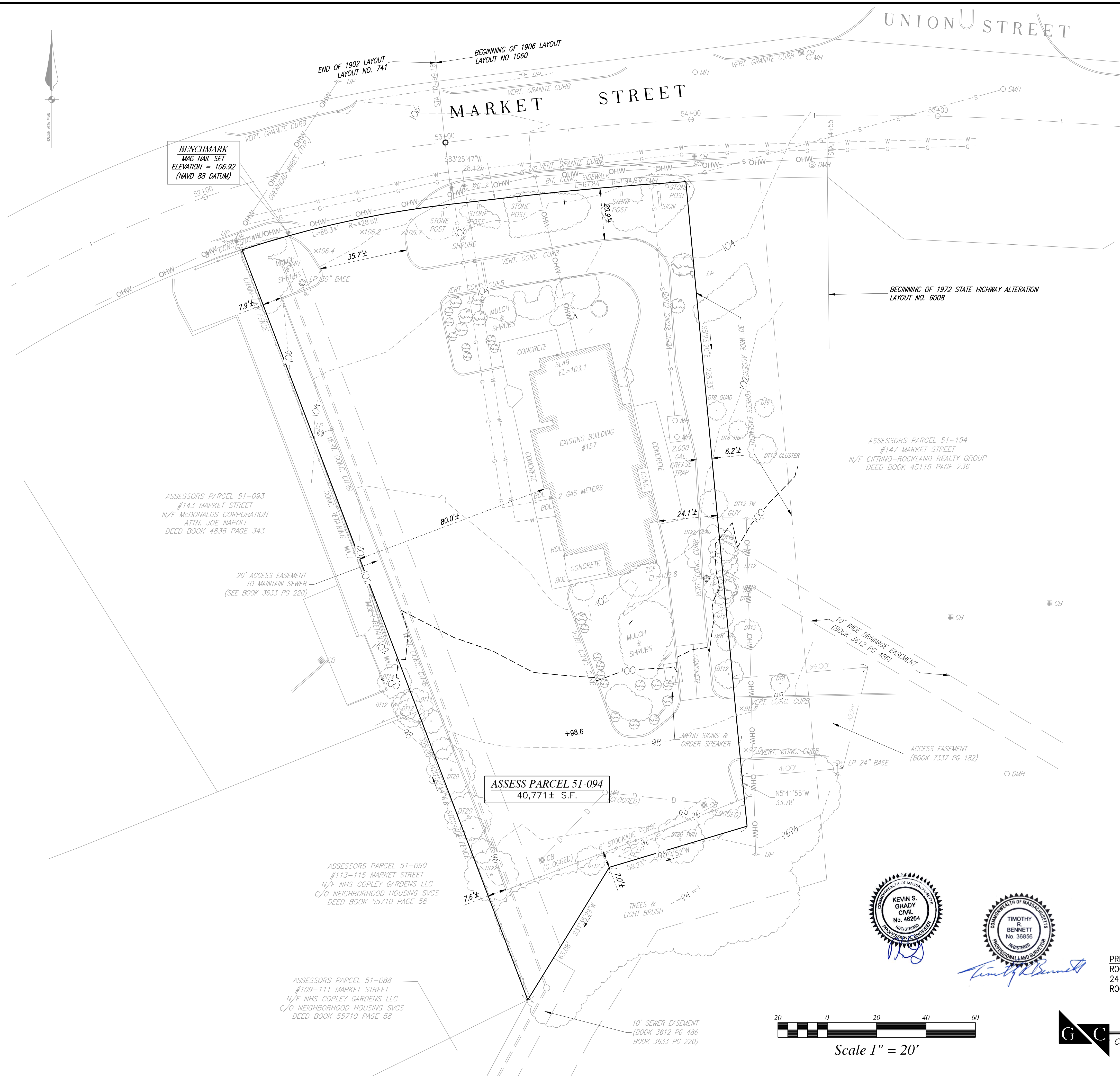
SHEET INDEX	
SHEET 1	COVER SHEET/ZONING REQUIREMENTS
SHEET 2	EXISTING CONDITIONS
SHEET 3	LAYOUT PLAN
SHEET 4	GRADING, UTILITY, AND EROSION CONTROL
SHEET 5	DETAILS
SHEET 6	LANDSCAPING

SITE PLAN
#157 MARKET STREET
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
ROCKLAND FCU
241 UNION STREET
ROCKLAND, MA 02370

MARCH 12, 2025
SCALE: 1"=20'
JOB No. 24-343

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



ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

DATE _____

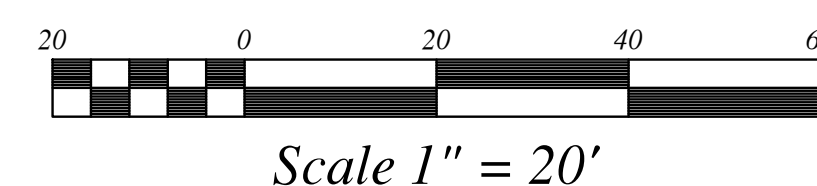
REVISIONS	
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2025-06-24	RESPOND TO PEER REVIEW COMMENTS
2025-07-29	RE-INCORPORATE CANOPY

SITE PLAN #157 MARKET STREET ROCKLAND, MASSACHUSETTS

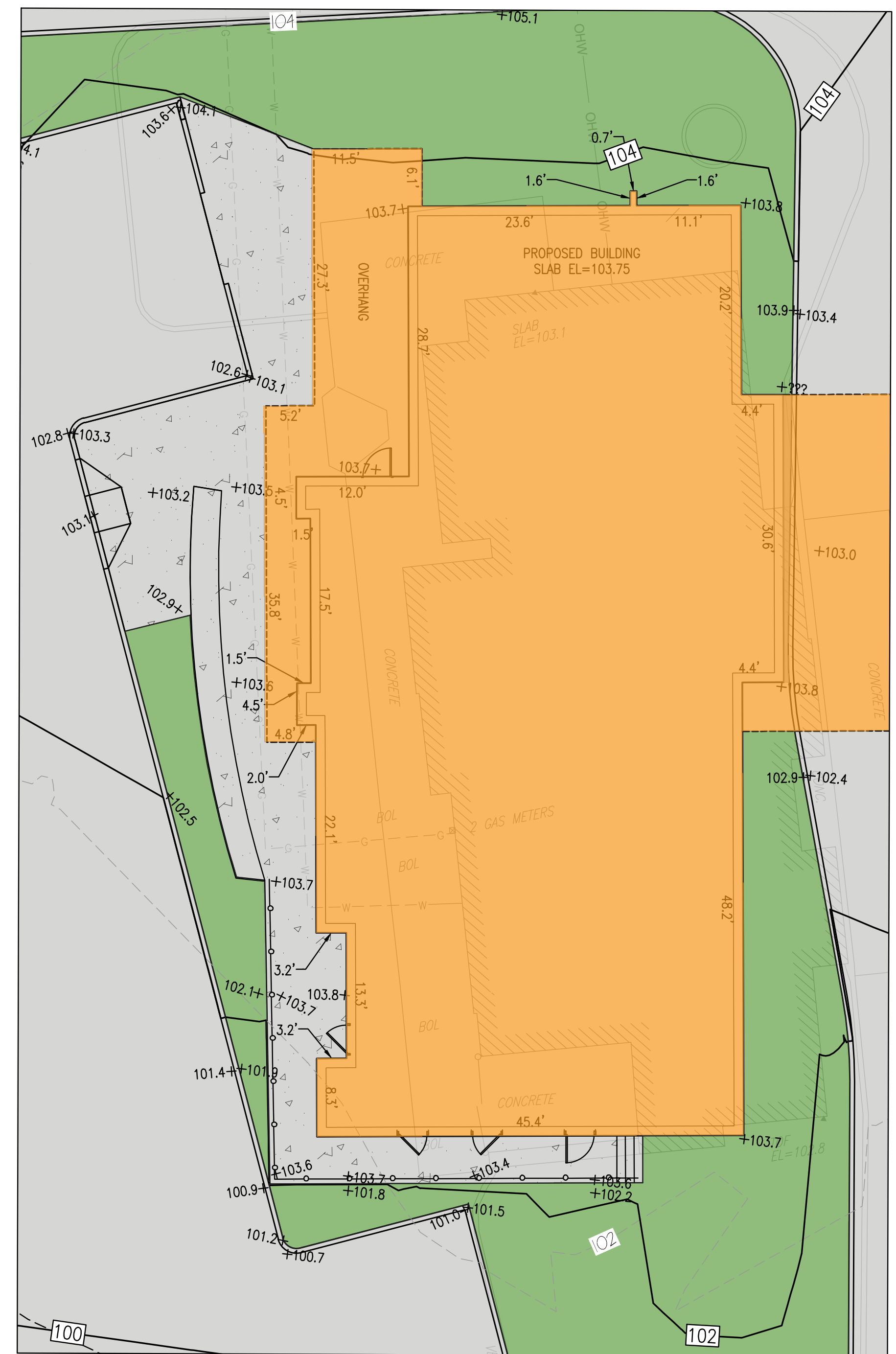
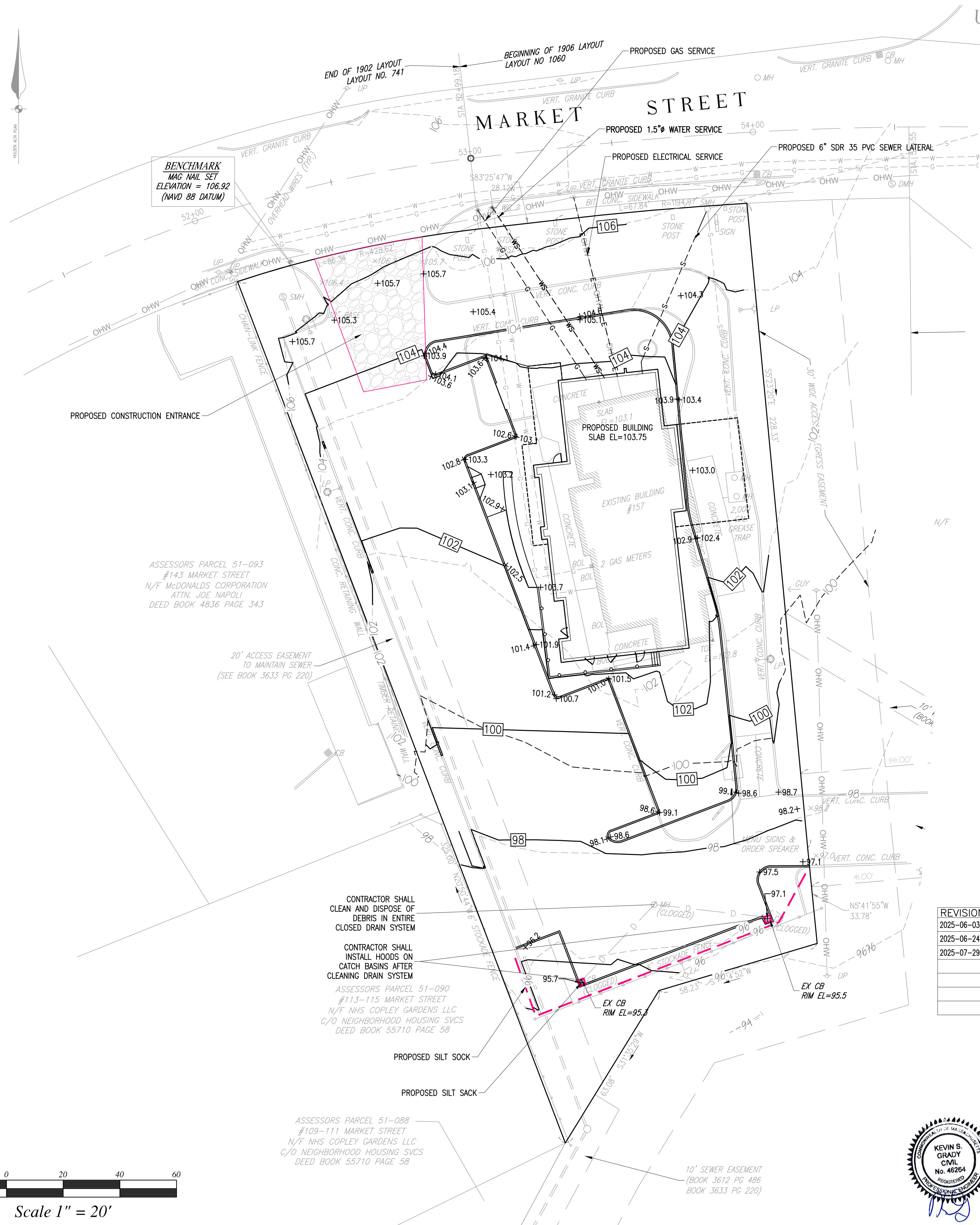
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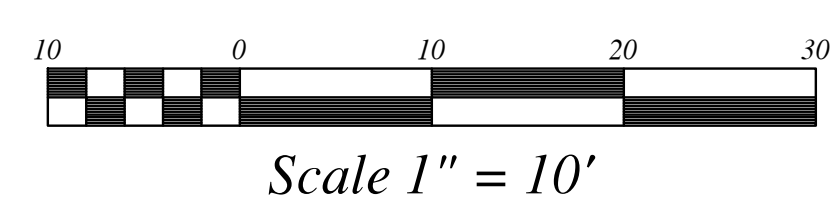
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EXISTING CONDITIONS



PROPOSED BACK WALL
SCALE: 1"=10'



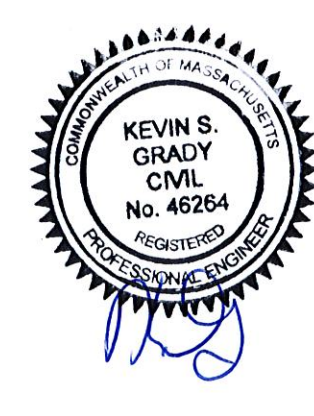
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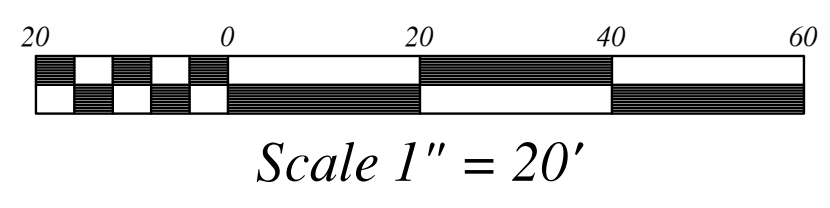
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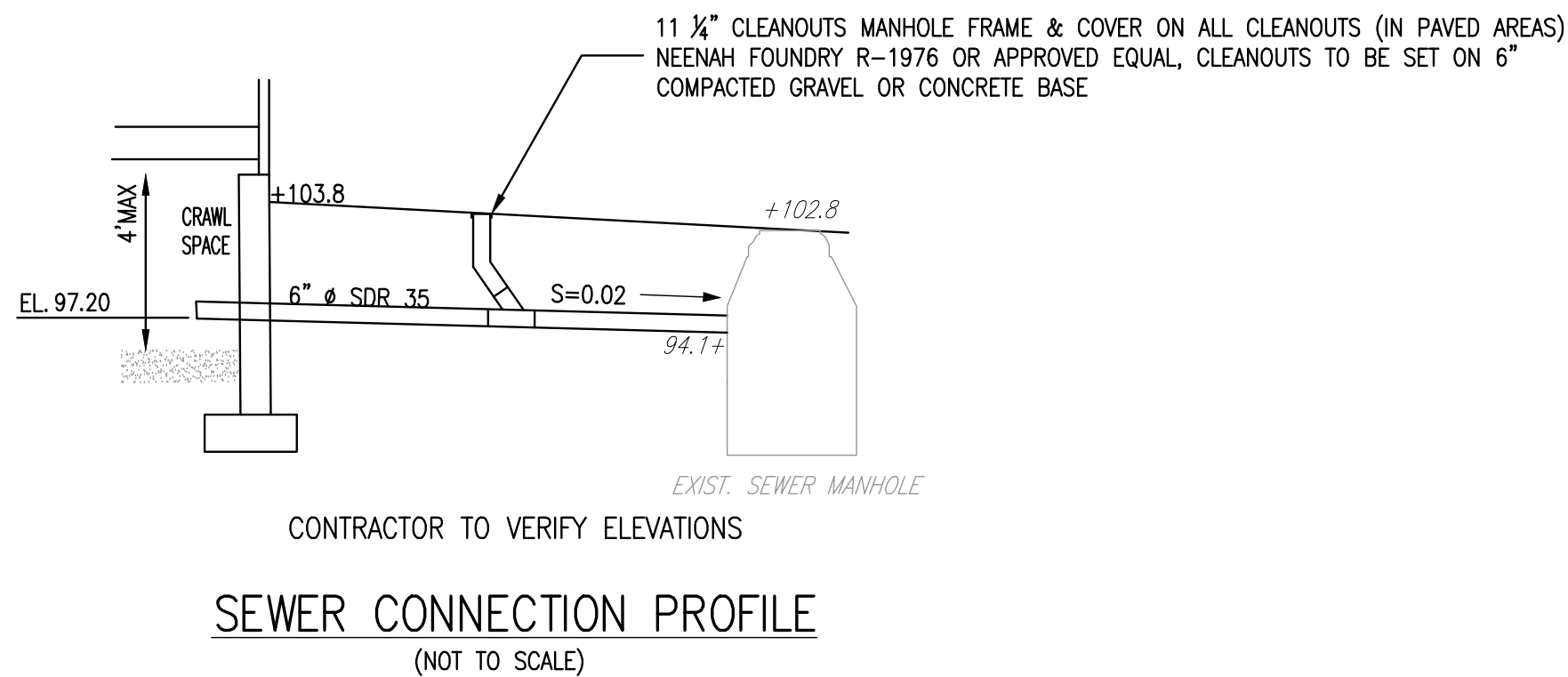
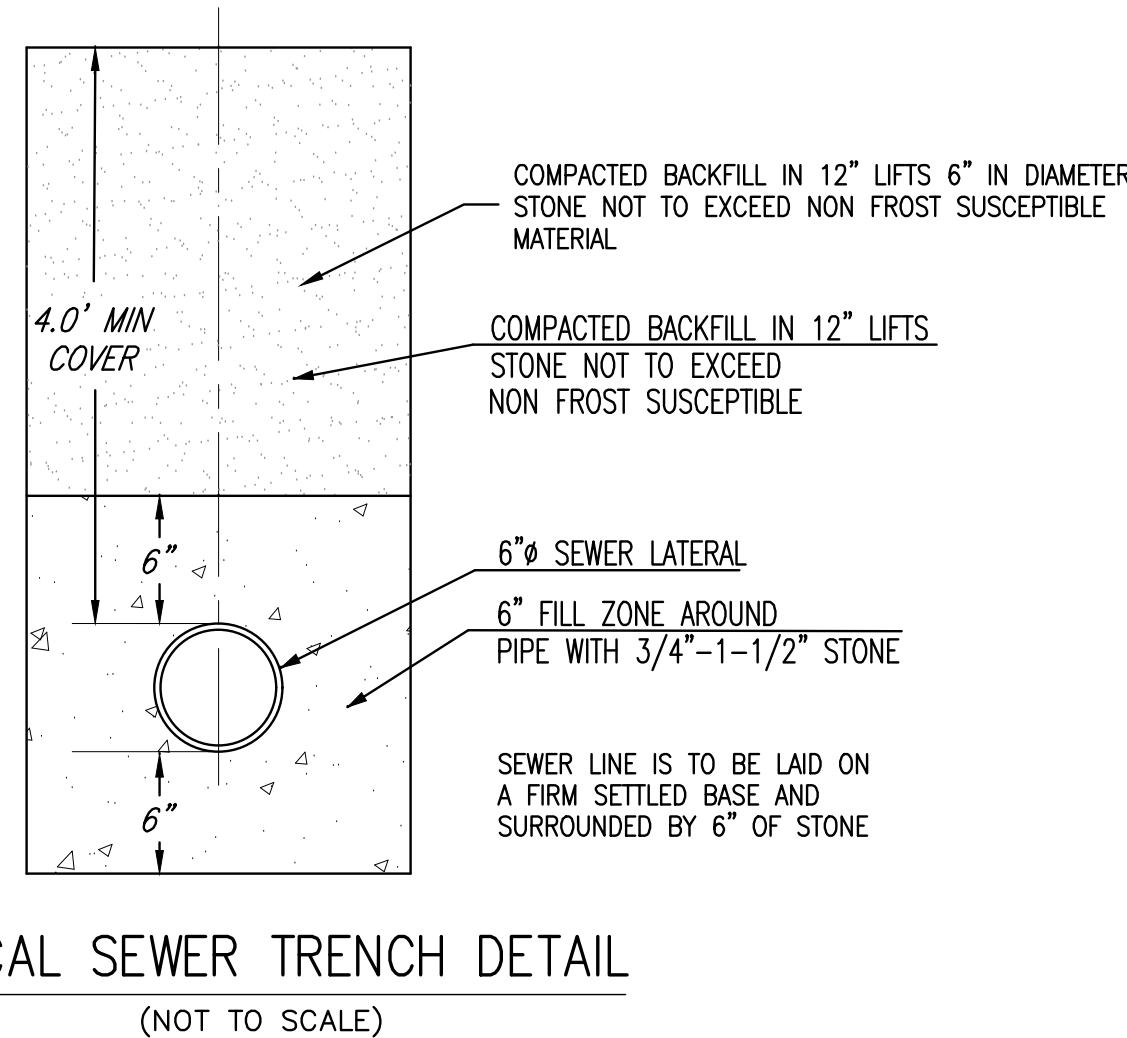
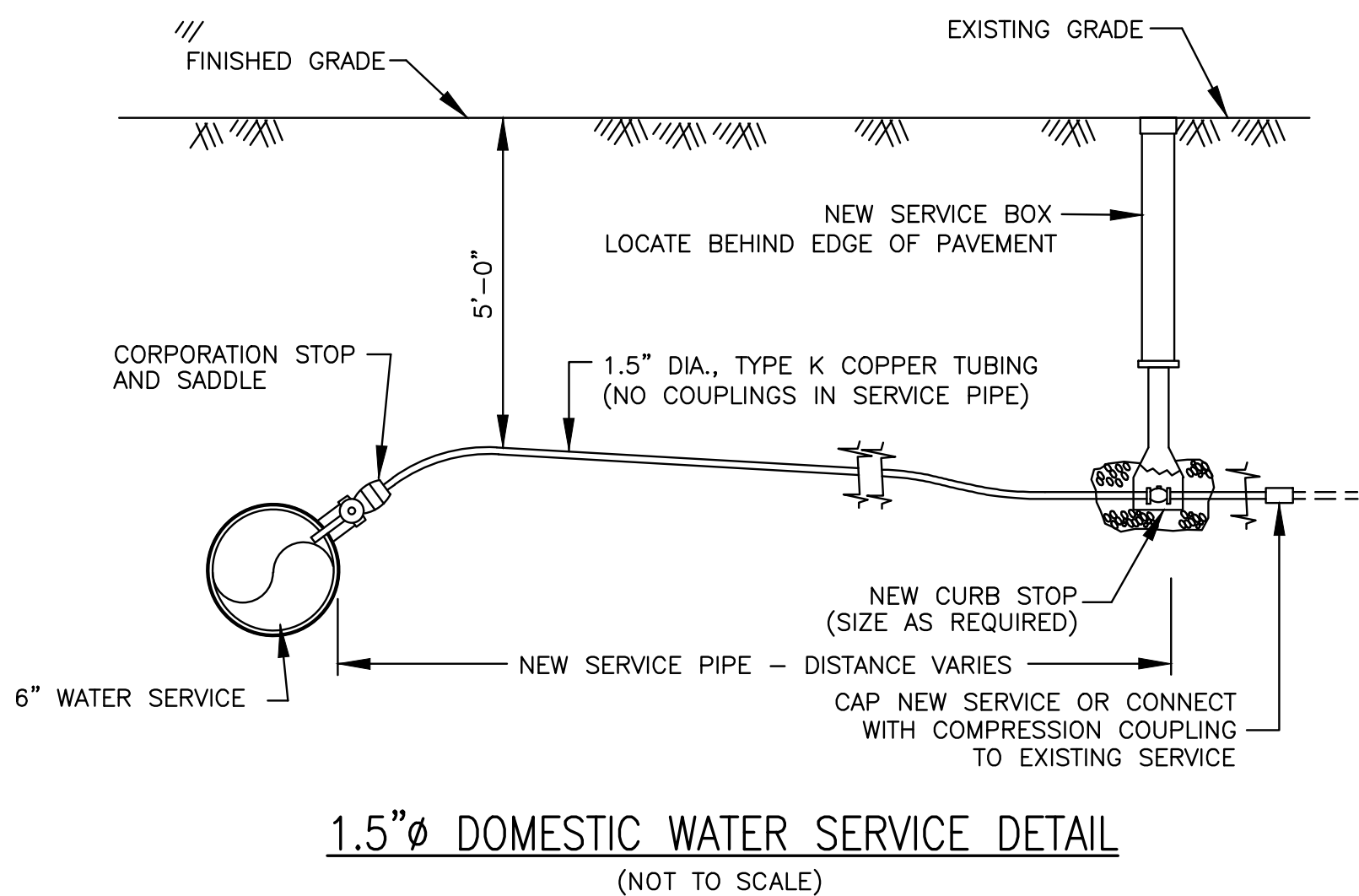
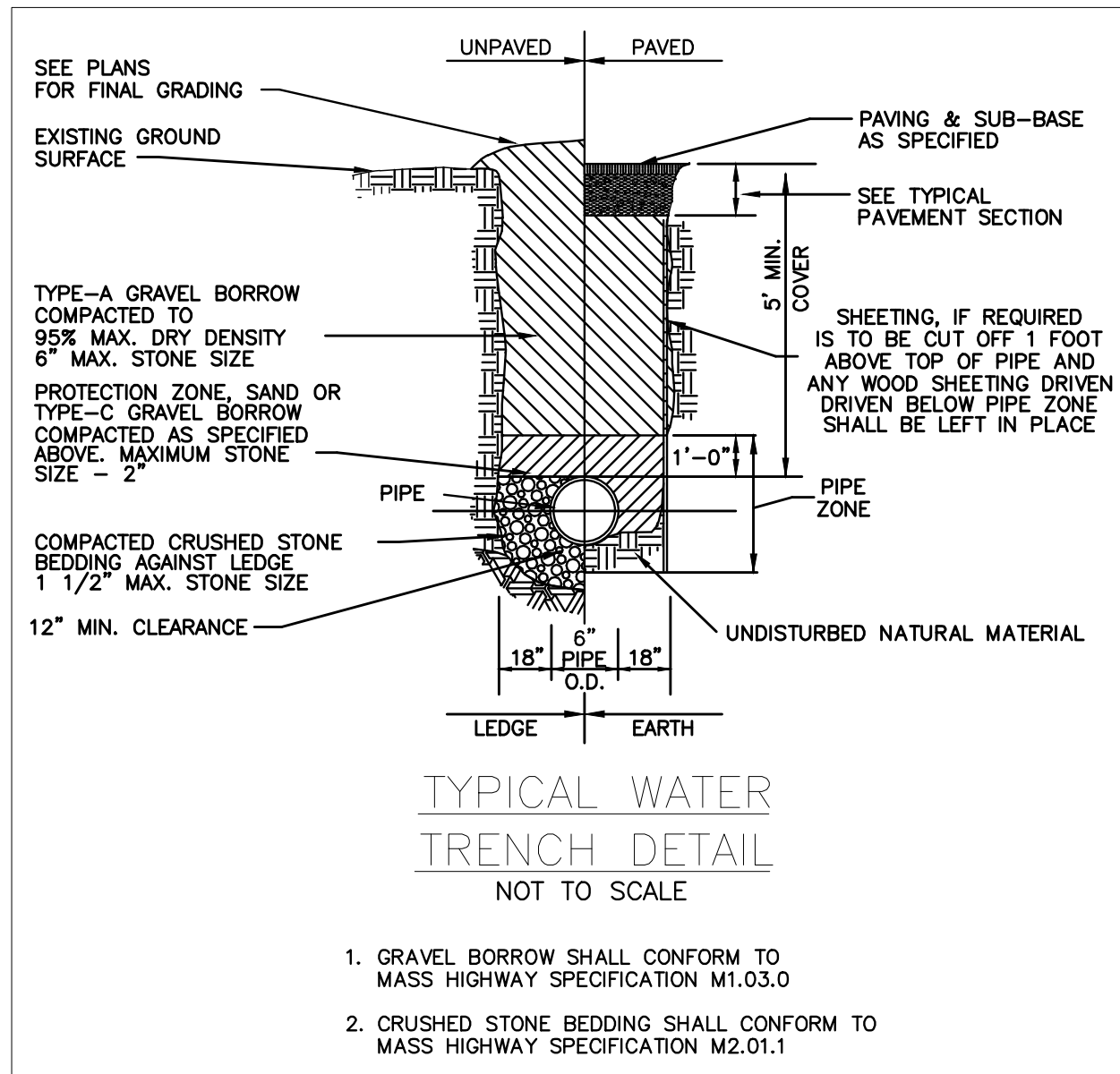
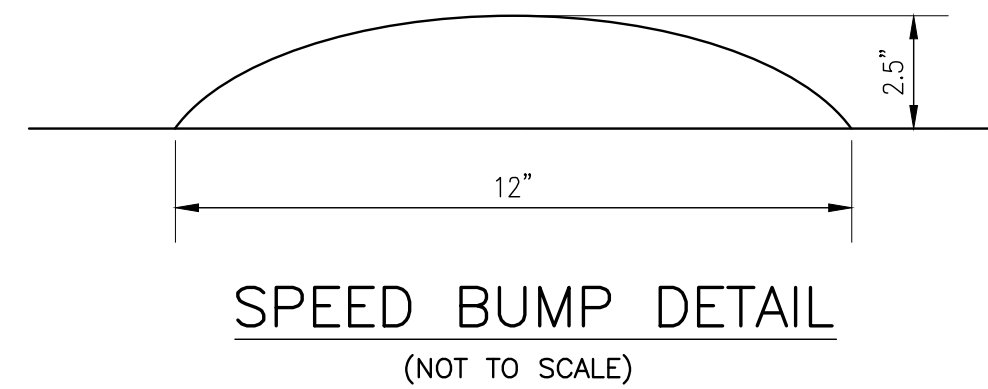
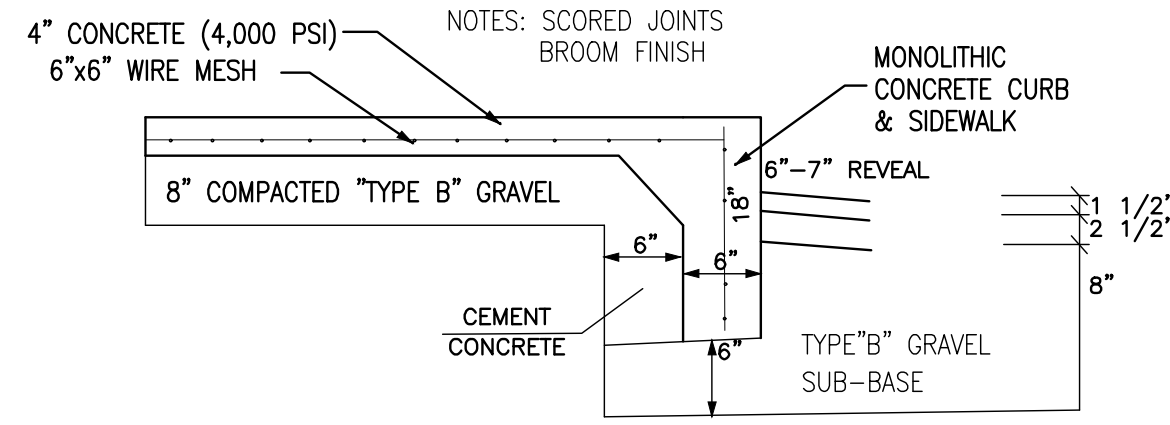
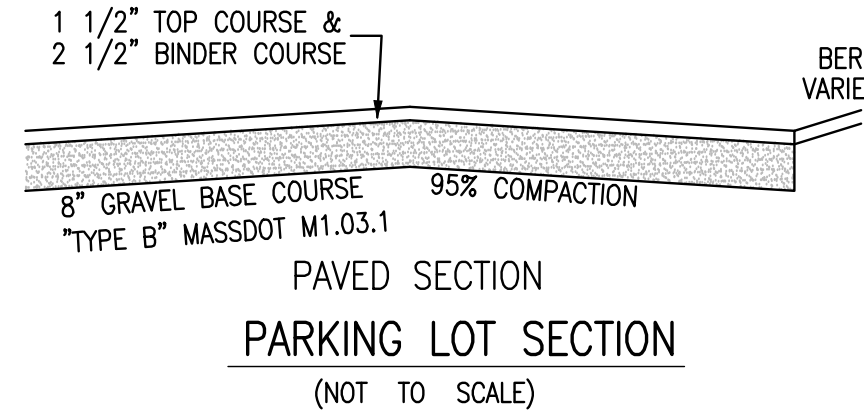
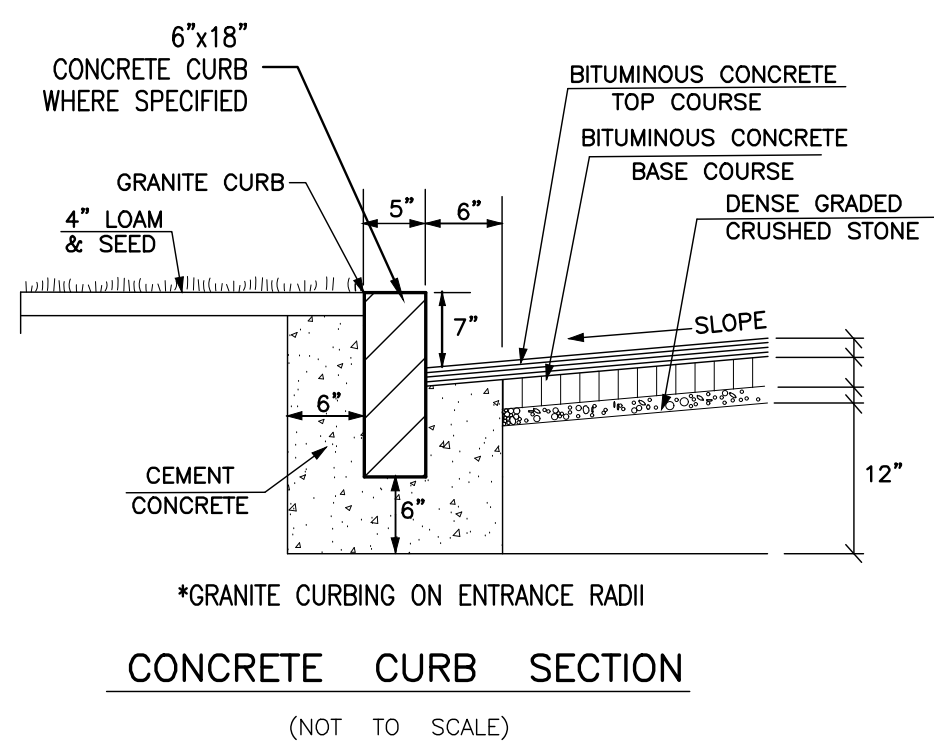


ROCKLAND PLANNING BOARD
SITE PLAN APPROVAL

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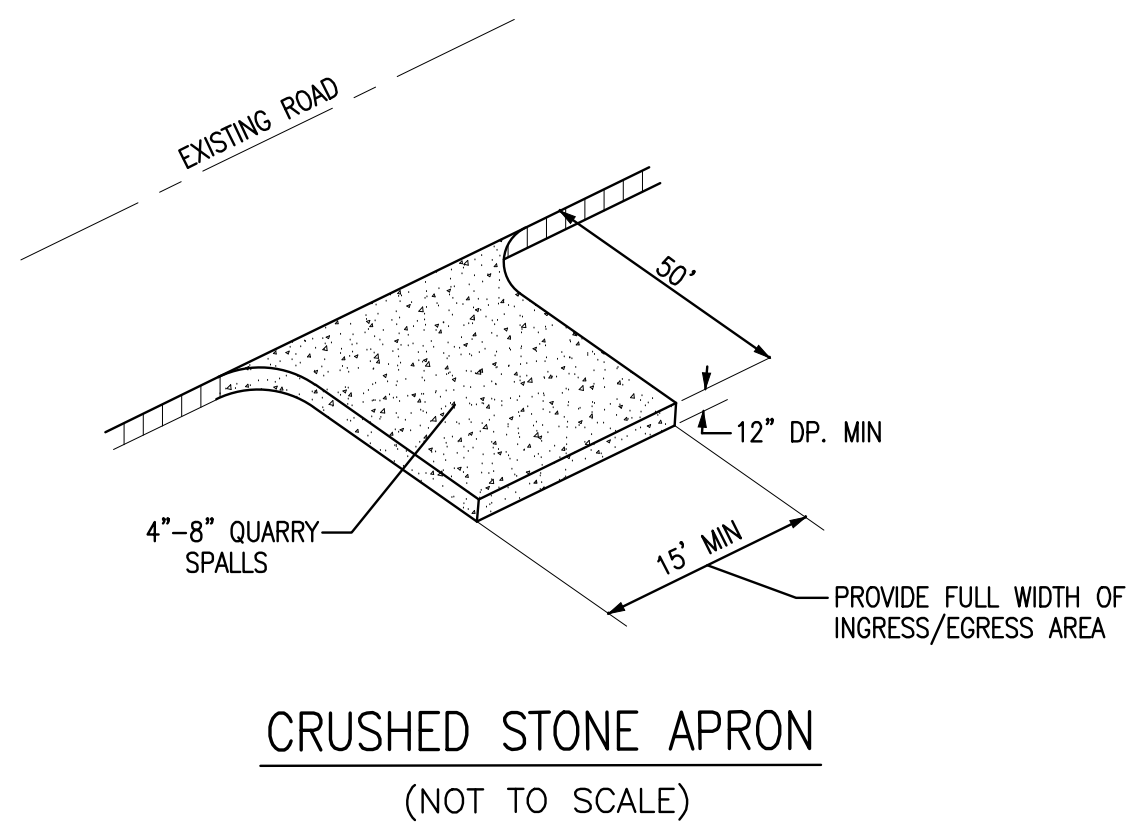
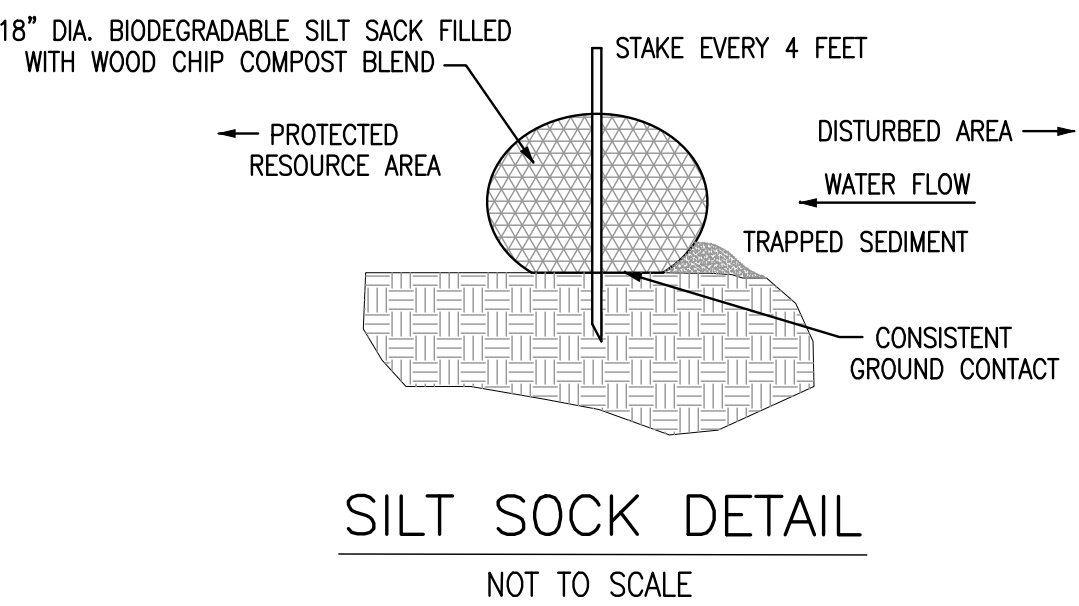


GRADING, UTILITY, AND EROSION CONTROL PLAN



SEWER CONNECTION NOTES:

1. THE CONNECTION AT THE EXISTING SEWER LINE IS TO BE AS DIRECTED BY THE D.P.W. OR SEWER DEPARTMENT
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF ROCKLAND AND STATE OF MASSACHUSETTS STANDARDS AND REQUIREMENTS.
3. DE-WATERING OF TRENCH, IF REQUIRED, SHOULD BE CONDUCTED IN CONFORMITY WITH LOCAL REGULATIONS.
4. PRIOR TO ANY CONSTRUCTION, A STREET OPENING PERMIT AND A SEWER CONSTRUCTION PERMIT MUST BE OBTAINED BY THE CONTRACTOR FROM THE TOWN OF ROCKLAND D.P.W. (UNLESS SEWER CONNECTION IS NOT IN R.O.W.)
5. SEWER MAINS TO BE PVC SCH 40 OR AS OTHERWISE NOTED.
6. CONTRACTOR SHALL NOTIFY THE TOWN OF ROCKLAND D.P.W. AND SEWER DIVISION OF TIMING OF CONSTRUCTION
7. SURPLUS EXCAVATION MATERIAL TO BE HAULED OFF AND LEGALLY DISPOSED OF BY CONTRACTOR.
8. THE CONTRACTOR MUST INSTALL DETECTABLE "GREEN" MARKING TAPE, APPROXIMATELY ONE (1) FOOT ABOVE THE PROPOSED SEWER MAIN FOR ITS ENTIRE LENGTH.
9. THERE SHALL BE NO FIELD CHANGES TO THIS PLAN WITHOUT PRIOR NOTIFICATION OF BOTH THE DESIGN ENGINEER AND THE TOWN OF ROCKLAND SEWER DIVISION.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BACKFILLING SO THAT AN "AS-BUILT" PLAN MAY BE COMPILED AND SUBMITTED TO THE ROCKLAND D.P.W.
11. ALL INTERIOR PLUMBING CHANGES SHALL BE MADE BY A LICENSED PLUMBER AND IN FULL COMPLIANCE WITH ALL STATE AND LOCAL PLUMBING CODE REQUIREMENTS.
12. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION ANY UTILITIES OR IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING LOAMING AND SEEDING OF LAWNS.
13. CONTRACTOR TO VERIFY EXISTING SEWER ELEVATIONS.



WATER SUPPLY NOTES

1. THERE SHALL BE NO PHYSICAL CONNECTION BETWEEN A PUBLIC OR PRIVATE POTABLE WATER SUPPLY SYSTEM AND A SEWER, OR APPURTENANCE THERETO WHICH WOULD PERMIT THE PASSAGE OF ANY WASTEWATER OR POLLUTED WATER INTO THE POTABLE SUPPLY.
2. THE SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN PROVIDED THAT IT IS
 - A. LAID IN A SEPARATE TRENCH, AND
 - B. THE ELEVATION OF THE TOP(CROWN) OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM(INVERT) OF THE WATER MAIN.
3. WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE OBTAINED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
4. WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND SEWER SHALL BE CONSTRUCTED OF MECHANICAL JOINT CAST IRON PIPE AND SHALL BE PRESSURE TESTED TO ASSURE WATER-TIGHTNESS.

EROSION CONTROL

1. THE EASIEST AND MOST EFFECTIVE WAY TO CONTROL EROSION IS THROUGH SOURCE REDUCTION. THIS IS EFFECTIVELY DONE BY CAREFULLY PLANNING EXCAVATION ACTIVITIES DURING FAVORABLE WEATHER CONDITIONS. OPEN EXCAVATION AREAS MAY ALSO POSE A THREAT TO OFF SITE AREAS IF NEGLECTED OR LEFT OPEN FOR LONG PERIODS OF TIME. PROPER STOCKPILING MANAGEMENT WILL PREVENT EROSION PROBLEMS. ALL STOCKPILES MUST BE STABILIZED OR COVERED PRIOR TO LEAVING THE SITE.
2. ANOTHER EFFECTIVE METHOD OF SOURCE REDUCTION IS TO PROMPTLY TREAT DISTURBED AREAS. A DISTURBED AREA LEFT IN A NON-STABILIZED CONDITION IS A PROBLEM WAITING TO HAPPEN. DISTURBED AREAS CAN BE STABILIZED BY LOAMING AND SEEDING. IF THIS IS IMPRACTICAL DUE TO SEASONAL TIMING OR BEING IN A HIGH TRAFFIC AREA, THE AREA MAY BE STABILIZED THROUGH THE USE OF APPLYING A 6" LAYER OF CRUSHED STONE TO THE AREA. WOOD CHIPS AND MULCHING HAVE BEEN USED IN SUCH AREAS TO SOME SUCCESS AS WELL. FOR NON TRAFFIC AREAS, STRAW CAN BE PUT DOWN TO RETARD THE EFFECTS OF EROSION.
3. AREAS THAT CAN NOT BE STABILIZED DUE TO THE NATURE OF THE ACTIVITY SHOULD BE CONTAINED. CONTAINMENT MAY BE ACHIEVED BY INSTALLING A TEMPORARY SILT FENCE AROUND THE AREA OR ALONG THE DOWN GRADIENT EDGE OF THE DISTURBED AREA. THE CONTRACTOR SHALL USE GOOD JUDGMENT TO PREVENT EROSION AND DISCHARGES INTO RESOURCE AREAS. RELYING ONLY ON THE SEDIMENT BARRIER LINE AT THE LIMIT OF WORK LINE IS IMPRUDENT. IT CAN PUT THE PROJECT AT RISK OF VIOLATING ORDERS.
4. STAFF SHALL BE SWEEP THE END OF EACH DAY IF SEDIMENT IS EVIDENT.
5. SILT SACKS TO BE PLACED IN ALL DOWN GRADIENT CHUTE BASINS UNTIL SOLE STABILIZATION HAS OCCURRED.

CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL
2. MOBILIZATION
3. DEMOLISH BUILDING AND PAVEMENT, PERIMETER CURBS SHALL REMAIN
4. PREPARE FOR AND BUILD FOUNDATIONS
5. CONTINUE WITH BUILDING CONSTRUCTION
6. INSTALL PROPOSED UTILITIES
7. GRADE SITE
8. INSTALL INTERIOR CURBING
9. PLACE BASE COURSE ASPHALT
10. FINISH BUILDING CONSTRUCTION
11. PLACE TOP COURSE OF ASPHALT
12. PERFORM LANDSCAPING
13. INSTALL STRIPING
14. DEMOBILIZATION
15. REMOVAL OF EROSION CONTROL

ROCKLAND PLANNING BOARD
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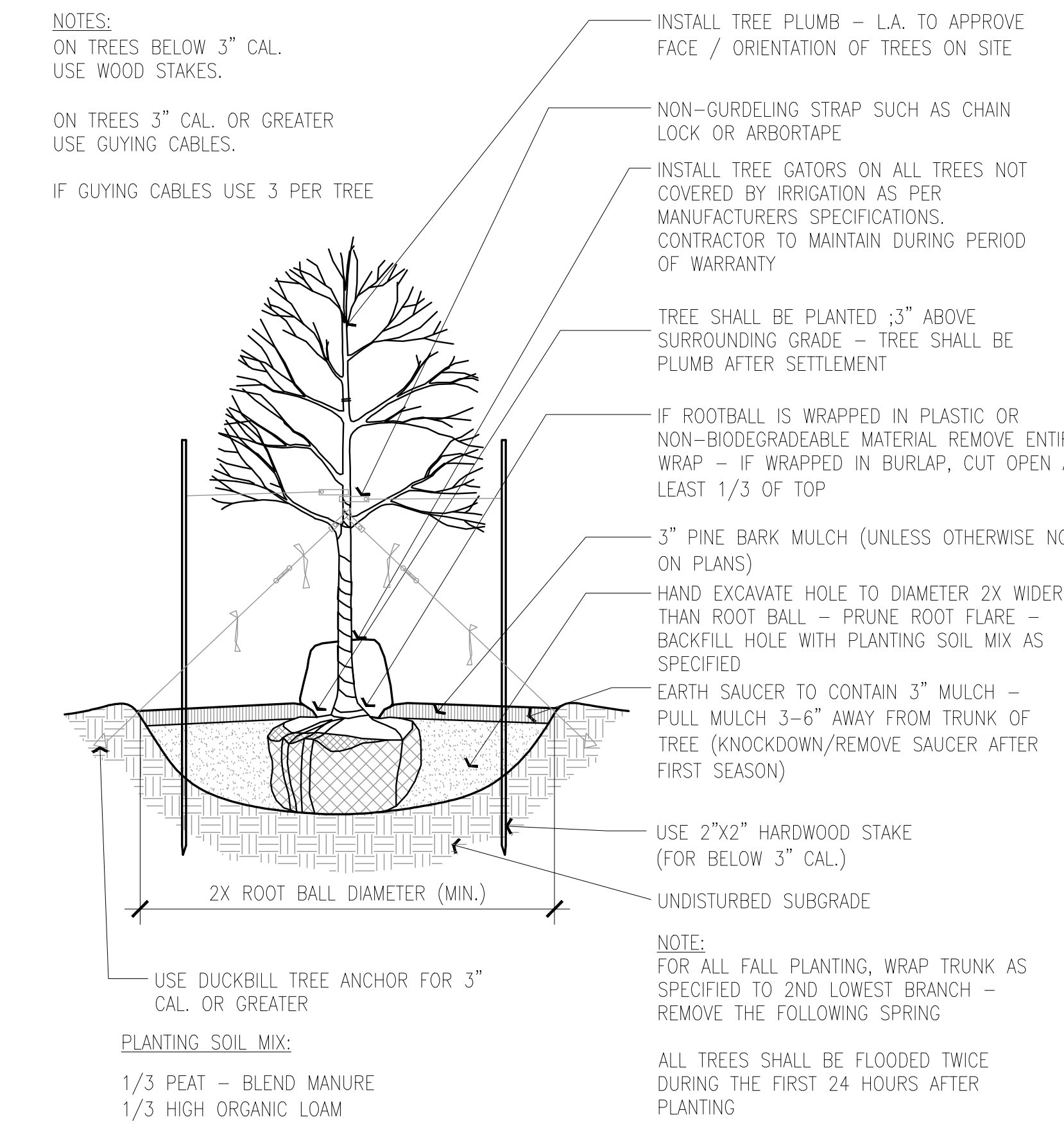
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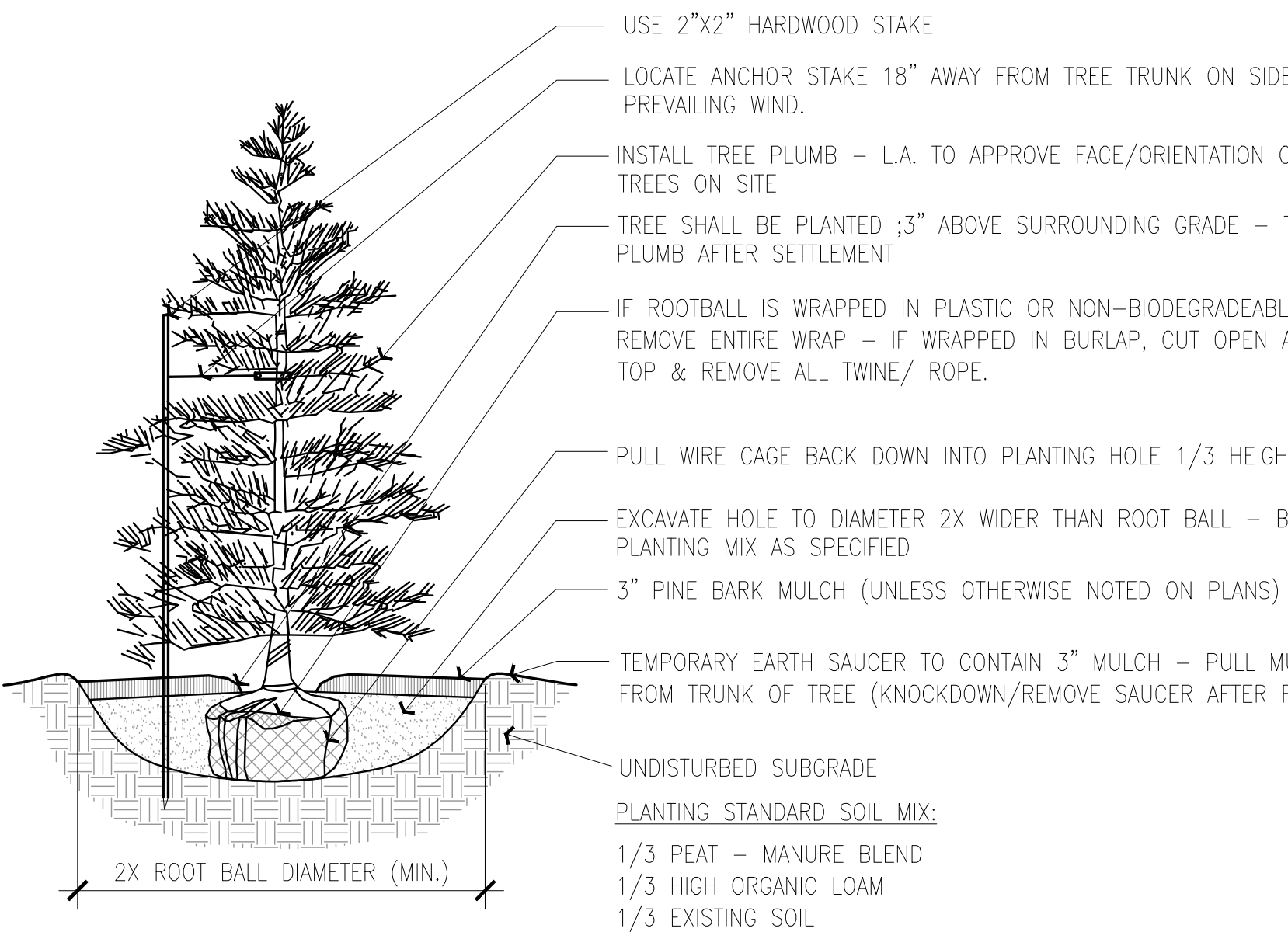
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SHEET 5 OF 6

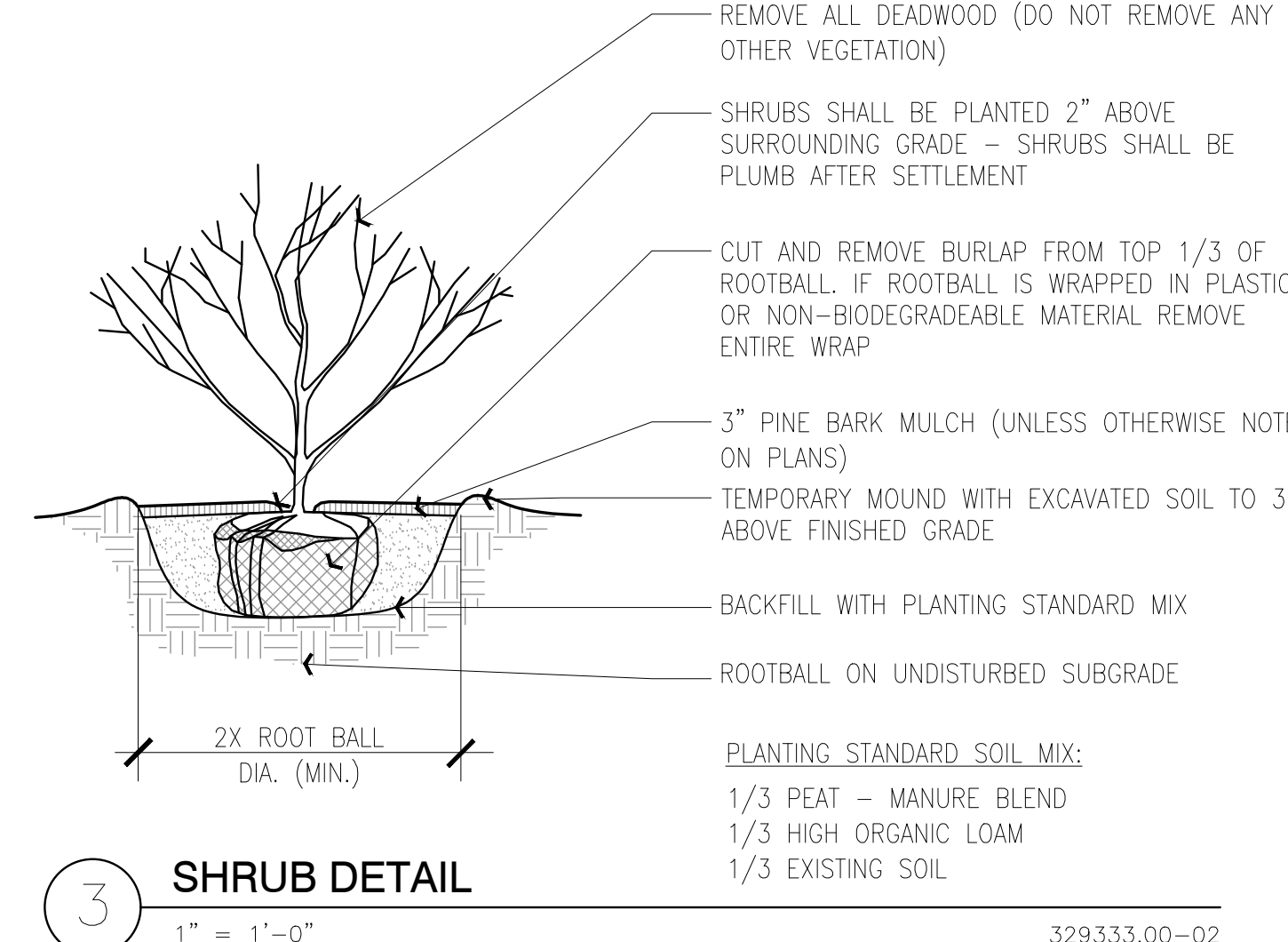
DETAILS



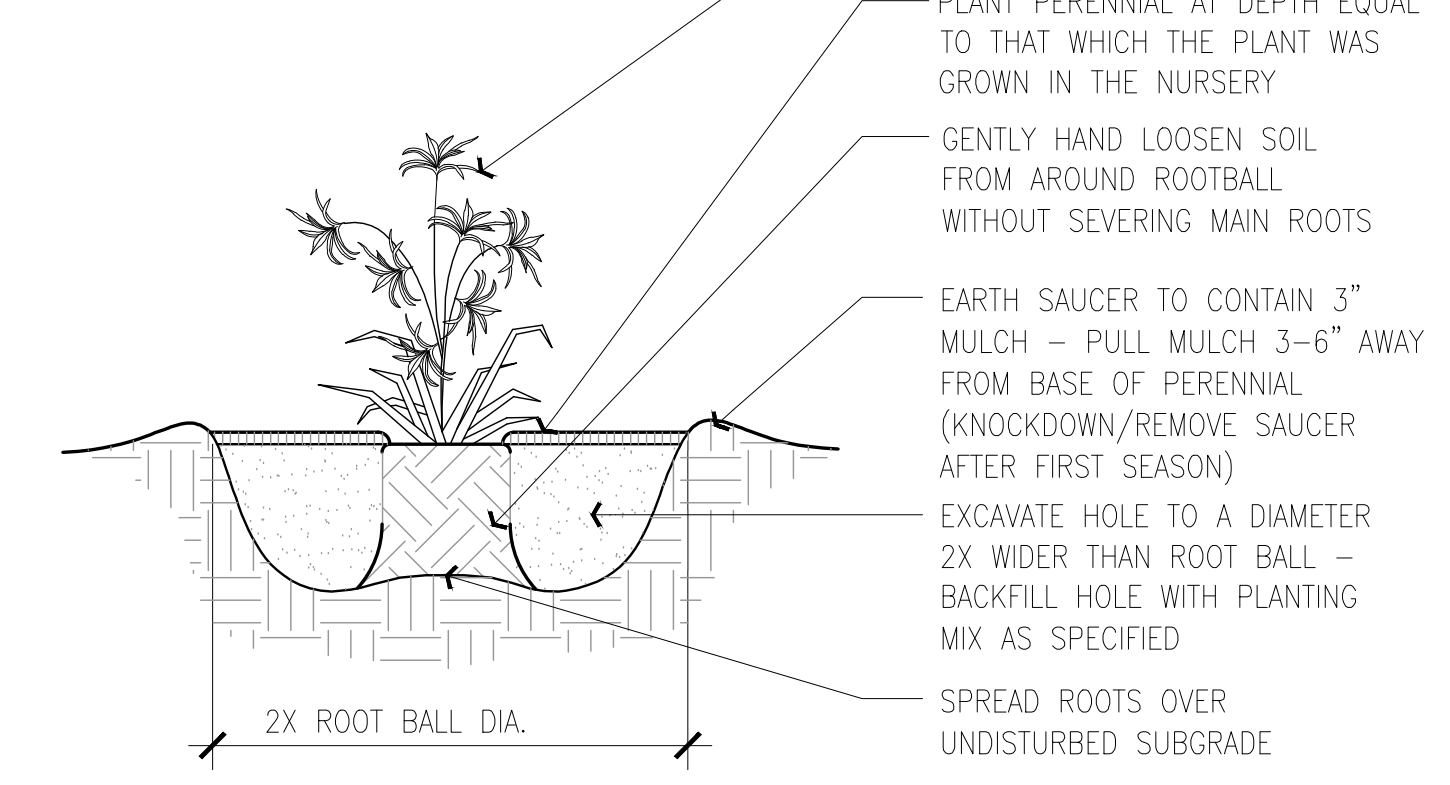
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2 EVERGREEN TREE DETAIL 329343.04-01



3 SHRUB DETAIL 329333.00-02



4 PERENNIAL DETAIL 329302.01-01

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