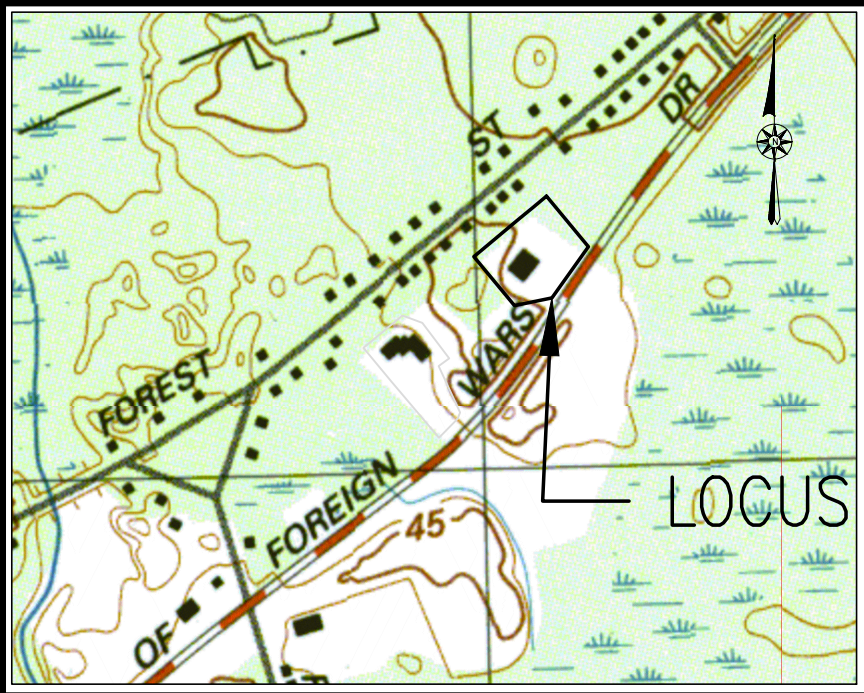
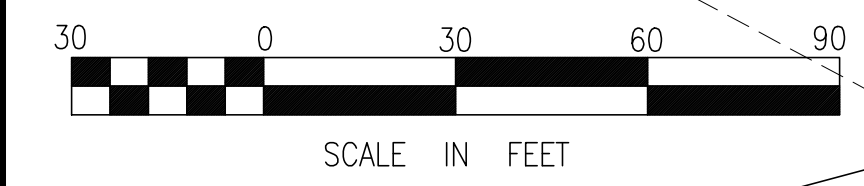
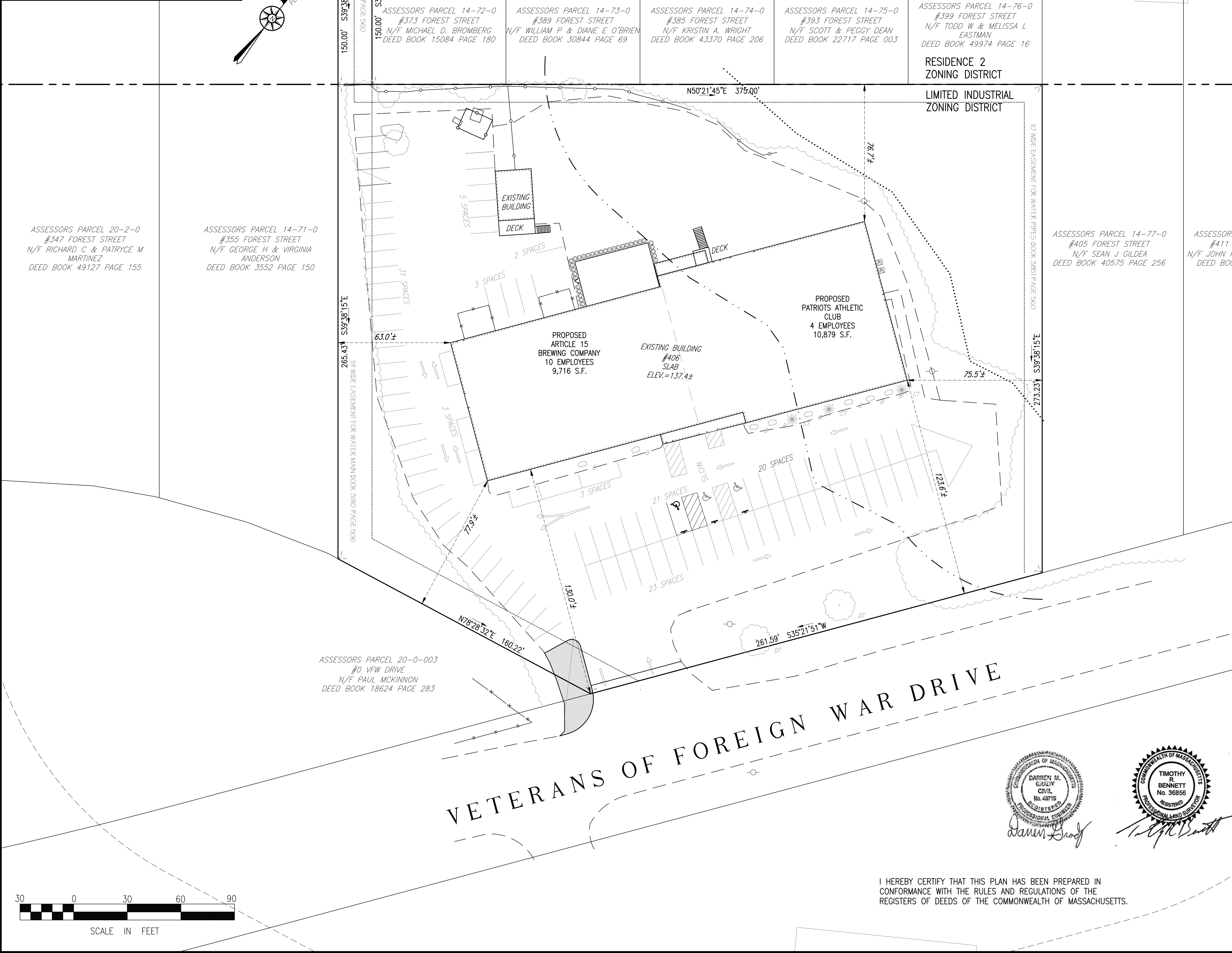
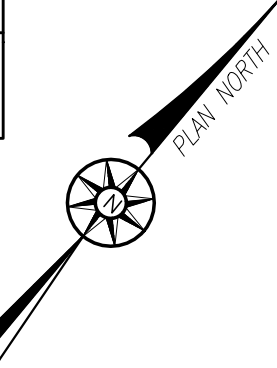
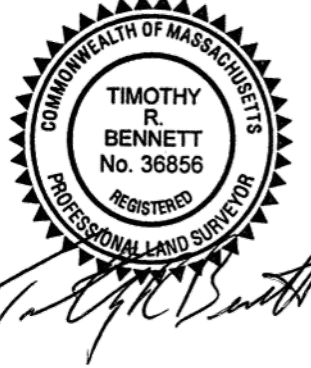
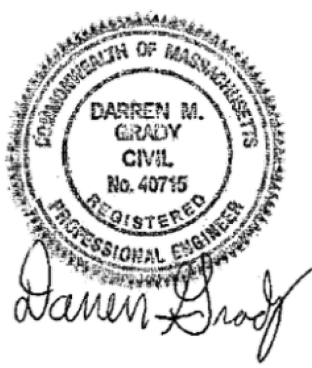




LOCATION MAP SCALE: 1"=800'±



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



ZONING DATA

DISTRICT: I-1
EXISTING USE: HEALTH SPA
PROPOSED USE: BREWERY, GYM ATHLETIC FACILITY
PARCEL SIZE: 120,440 S.F.

DIMENSIONAL REQUIREMENTS

	REQUIRED -S.F.	EXISTING 120,440 S.F.	PROPOSED 120,440 S.F.
LOT AREA	-S.F.	120,440 S.F.	120,440 S.F.
LOT WIDTH @ 50' SETBACK	110 FT	328.4 FT	328.4 FT
FRONT YARD	50 FT	123.6 FT	123.6 FT
SIDE YARD	30 FT	75.5 FT	75.5 FT
REAR YARD	30 FT	76.7 FT	76.7 FT
MAX BUILDING COVERAGE	50%	18%	18%

ZBL 415-35 - OFF STREET PARKING REQUIREMENTS:
B. 1. RETAIL STORES; AT LEAST ONE SPACE FOR EACH 300 SQUARE OF SALES FLOOR AREA AND ONE SPACE FOR EVERY TWO EMPLOYEES.

2. BUSINESS USES: RESTAURANTS AND OTHER EATING ESTABLISHMENTS: AT LEAST ONE SPACE FOR EVERY TWO SEATS AND ONE SPACE FOR EVERY TWO EMPLOYEES

4. PRIVATE CLUB: AT LEAST ONE SPACE FOR EVERY 10 MEMBERS AND ONE SPACE FOR EVERY TWO EMPLOYEES.

REQUIRED INDUSTRIAL USE: FUTURE RETAIL EXPANSION
1 SPACE / 300 SF SALES FLOOR SPACE = 19 SPACES

RESTAURANT AND EATING ESTABLISHMENTS
1 SPACE / 2 SEATS (124 SEATS) = 50 SPACES
1 SPACE / 2 EMPLOYEES = 2 SPACES

PRIVATE CLUB
1 SPACE / 10 MEMBERS = 15 SPACES
86 SPACES REQUIRED

EXISTING SPACES = 91 SPACES
TOTAL RECONFIGURED EXISTING/PROPOSED SPACES = 91 SPACES PROVIDED
COMPACT SPACES = 12 SPACES (28%<30% MAX.)

RECORD OWNERS:

ASSESSOR MAP 20 LOT 01
#406 VFW DRIVE
KATHY CORRIGAN C/O 406 VFW DRIVE, LLC
415 VFW DRIVE
ROCKLAND, MA 02370
DEED BOOK 53739 PG 164
LOT D - PLAN BOOK 16 PAGE 238

PLAN REFERENCES:

1. PLAN No. 966 OF 1989, PLAN BOOK 32 PAGE 10458
2. STATE HIGHWAY LAYOUT No. 5454
3. PLAN No. 1043 OF 1971, PLAN BOOK 16 PAGE 238
4. PLAN No. 664 OF 1953, PLAN BOOK 9 PAGE 616
5. PLAN No. 755 OF 1952, PLAN BOOK 9 PAGE 184
6. PLAN No. 224 OF 1953, PLAN BOOK 9 PAGE 257

EASEMENTS

1. DEED BOOK 3851 PAGE 561
2. DEED BOOK 3910 PAGE 506

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF ROCKLAND ASSESSORS DEPARTMENT.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON MARCH 6, 2021.
3. APPROXIMATE WETLAND RESOURCE AREAS SHOWN WERE OBSERVED ON SITE DURING THIS SURVEY.
4. SUBJECT SITE IS IN THE "LIMITED INDUSTRIAL I-1" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
5. 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.

REVISIONS	
4/20/21	ROCKLAND ZBA COMMENTS

SHEET INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE PLAN & DETAILS

HOURS OF OPERATION

BREWERY HOURS OF OPERATION SHALL BE:
THURSDAYS 4:00 PM TO 10:00 PM
FRIDAYS 4:00 PM TO 12 AM
SATURDAYS 12 PM TO 12:00 AM
SUNDAYS 12:00 PM TO 6:00 PM

BATTING CAGES HOURS OF OPERATION SHALL BE:
TUESDAY - FRIDAY 3:00 PM TO 10:00 PM
SATURDAY - SUNDAY 10 AM TO 6PM

SITE PLAN

#406 V.F.W. DRIVE

ASSESSORS MAP 20 LOT 1
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
406 VFW DRIVE, LLC
415 VFW DRIVE
ROCKLAND, MA 02370

MARCH 15, 2021
SCALE: 1"= 30'
JOB No. 21-062



GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



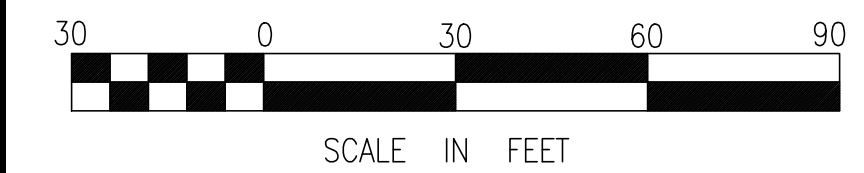
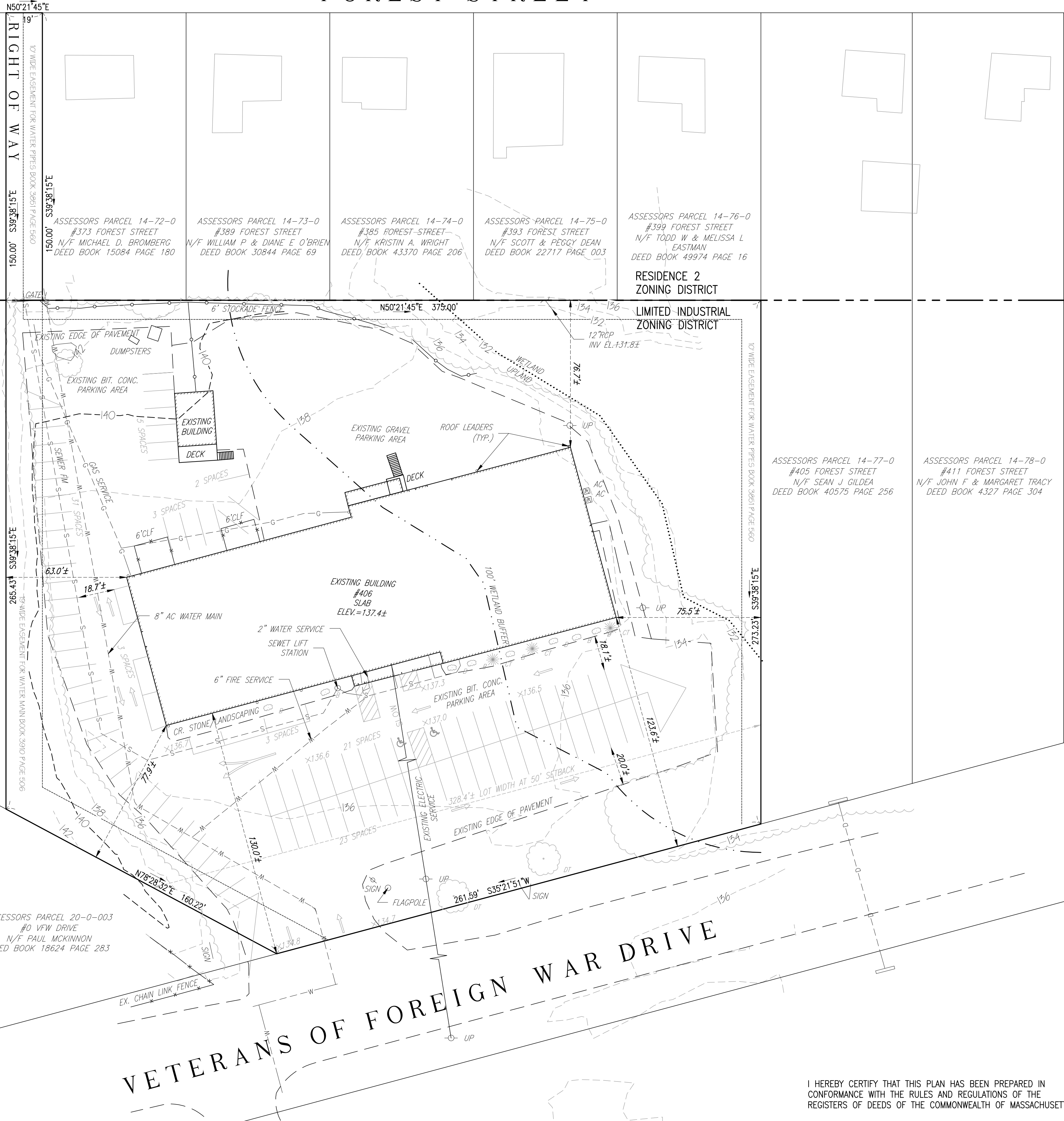
LOCATION MAP SCALE: 1"=2000'±

PARCEL 19-53-0
REST STREET
OLD J. CROWE
11819 PAGE 112

ASSESSORS PARCEL 20-2-0
#347 FOREST STREET
N/F RICHARD C. & PATRYCE M.
MARTINEZ
DEED BOOK 49127 PAGE 155

ASSESSORS PARCEL 14-71-0
#355 FOREST STREET
N/F GEORGE H. & VIRGINIA
ANDERSON
DEED BOOK 3552 PAGE 150

ASSESSORS PARCEL 20-0-003
#0 VFW DRIVE
N/F PAUL MCKINNON
DEED BOOK 18624 PAGE 283



I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

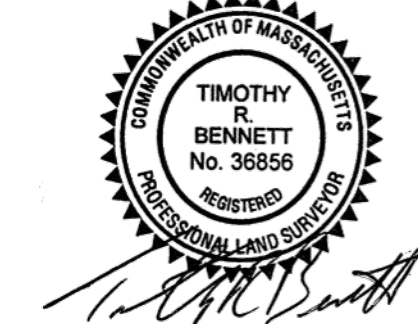
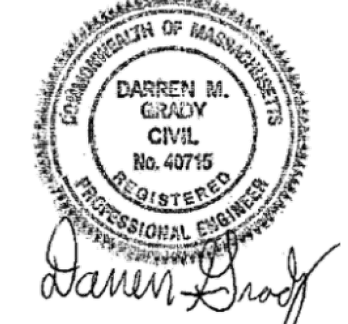
REVISIONS	
4/20/21	ROCKLAND ZBA COMMENTS

SITE PLAN #406 V.F.W. DRIVE ASSESSORS MAP 20 LOT 1 ROCKLAND, MASSACHUSETTS

PREPARED FOR:
406 VFW DRIVE, LLC
415 VFW DRIVE
ROCKLAND, MA 02370

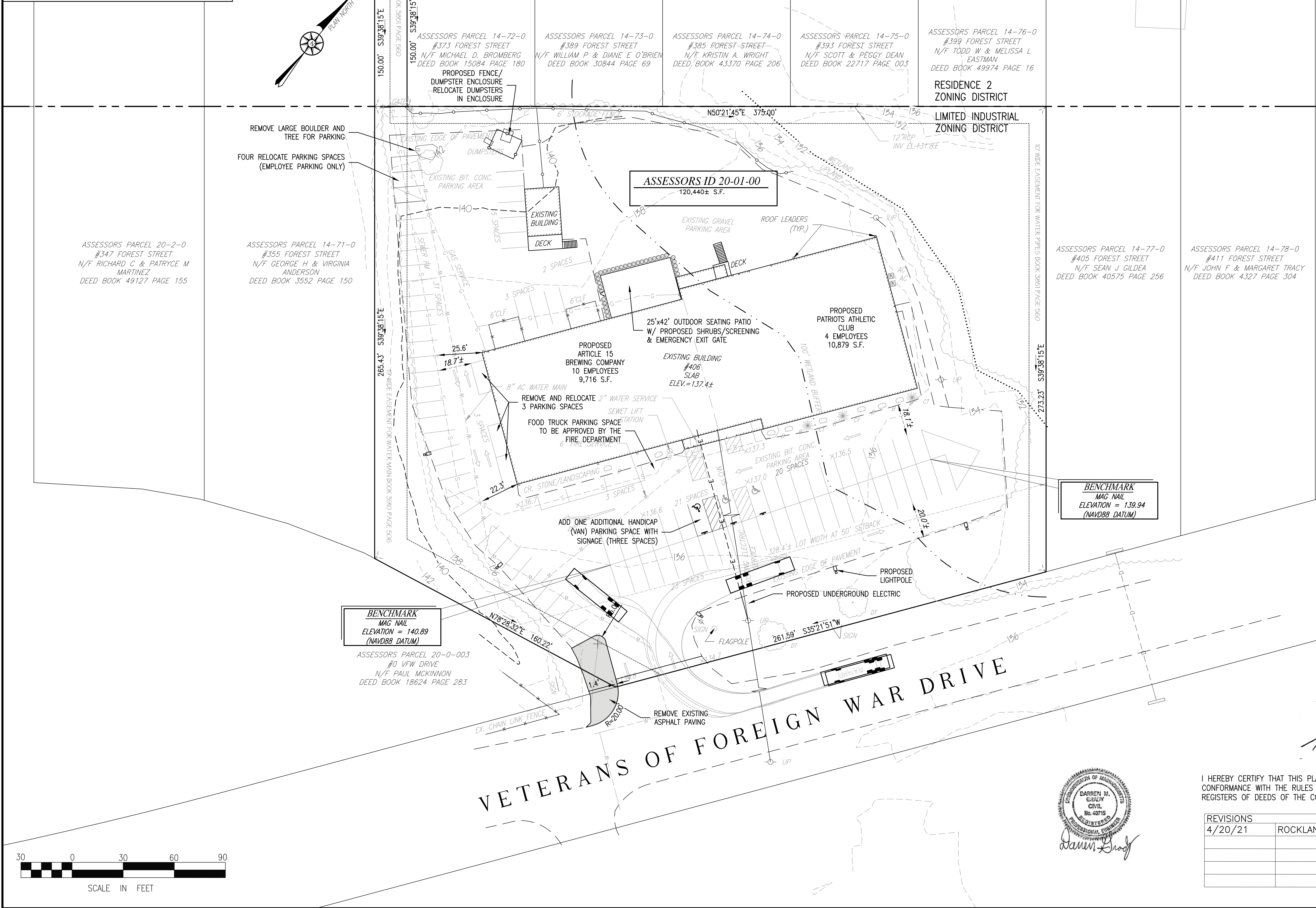
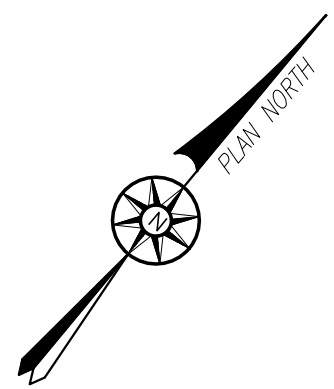
MARCH 15, 2021
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JOB No. 21-062

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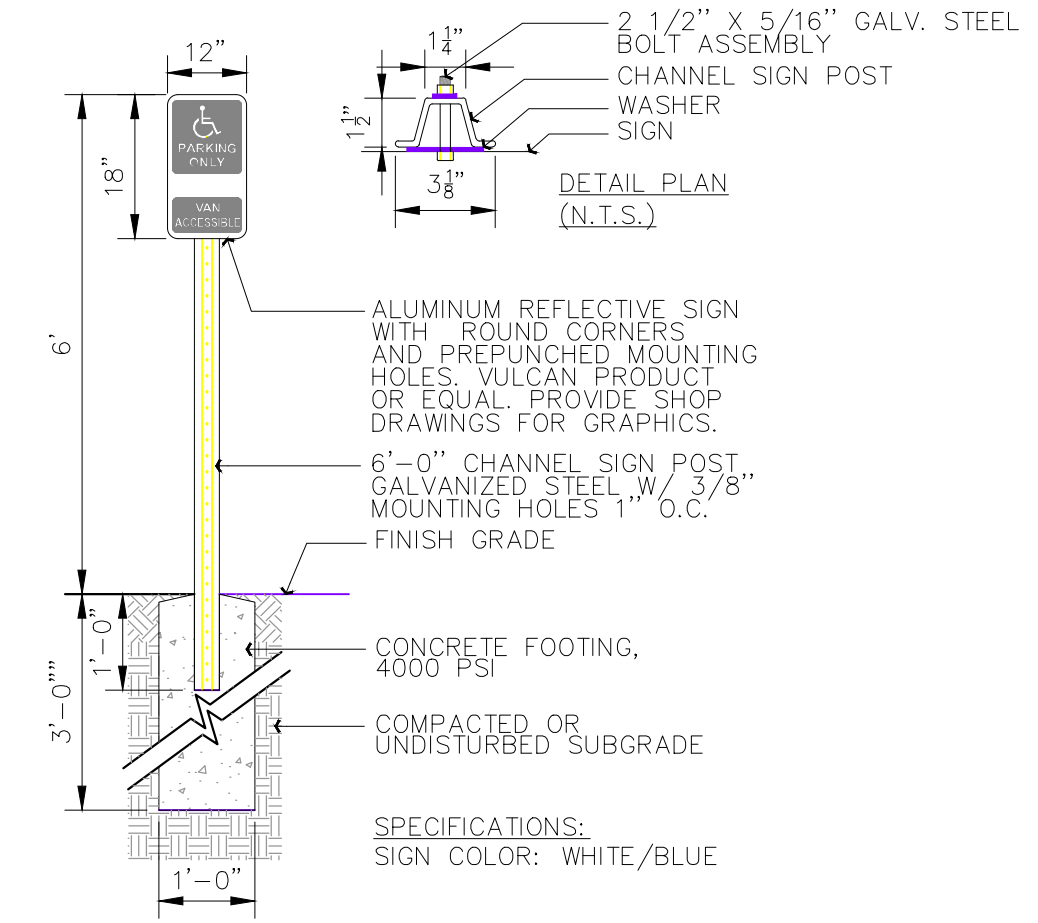


LOCATION MAP SCALE: 1"=2000'±



NOTE:
FOR ALL ELECTRICAL AND LIGHTING
INFORMATION SEE PLAN ENTITLED
"ELECTRICAL SITE PLAN" DATED 2/18/2021
PREPARED BY SOUTH SHORE ENGINEERING
TEAM, INC.

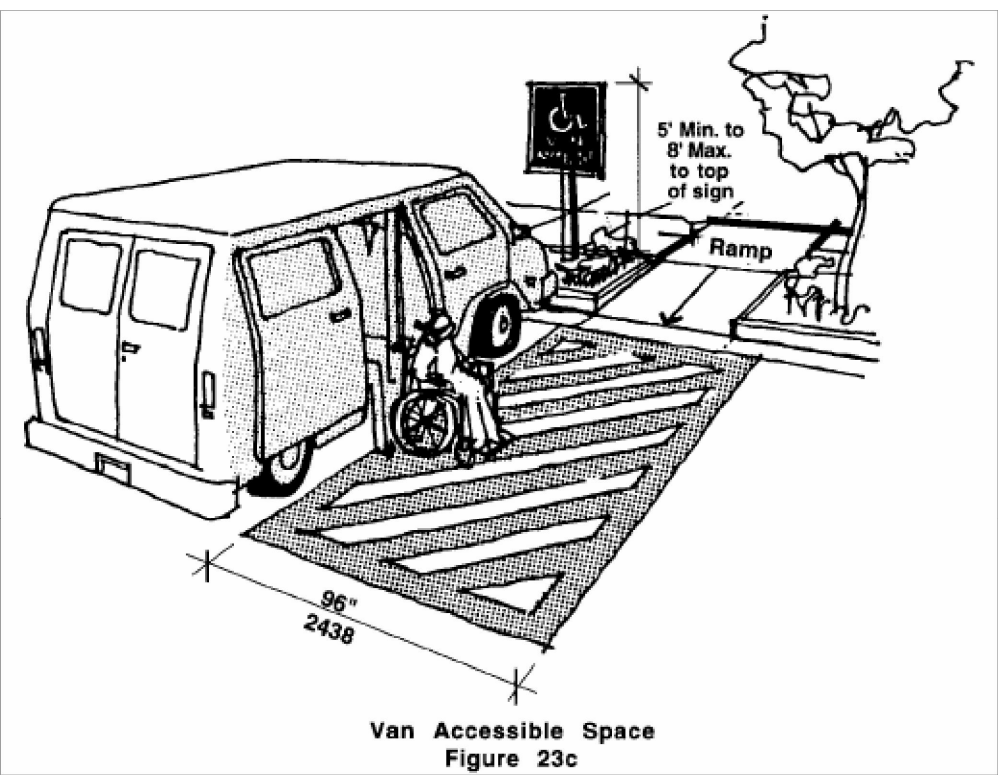
FOR REGISTRY USE ONLY



1 VAN ACCESSIBLE HANDICAP PARKING SIGN

0109-01

23.00: PARKING AND PASSENGER LOADING ZONES



- b. Each space shall have a sign designating it "Van Accessible" as required by 521 CMR 23.6. Signage.
- c. All such spaces may be grouped on one level of a parking structure.
- d. Eight foot minimum (8' = 2438mm) wide space.
- e. Provide an access aisle of eight feet (8' = 2438mm).

ACCESSIBILITY LOADING ZONE
(NOT TO SCALE)

SITE PLAN

#406 V.F.W. DRIVE
ASSESSORS MAP 20 LOT 1
ROCKLAND, MASSACHUSETTS

PREPARED FOR:
406 VFW DRIVE, LLC
415 VFW DRIVE
ROCKLAND, MA 02370

MARCH 15, 2021
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