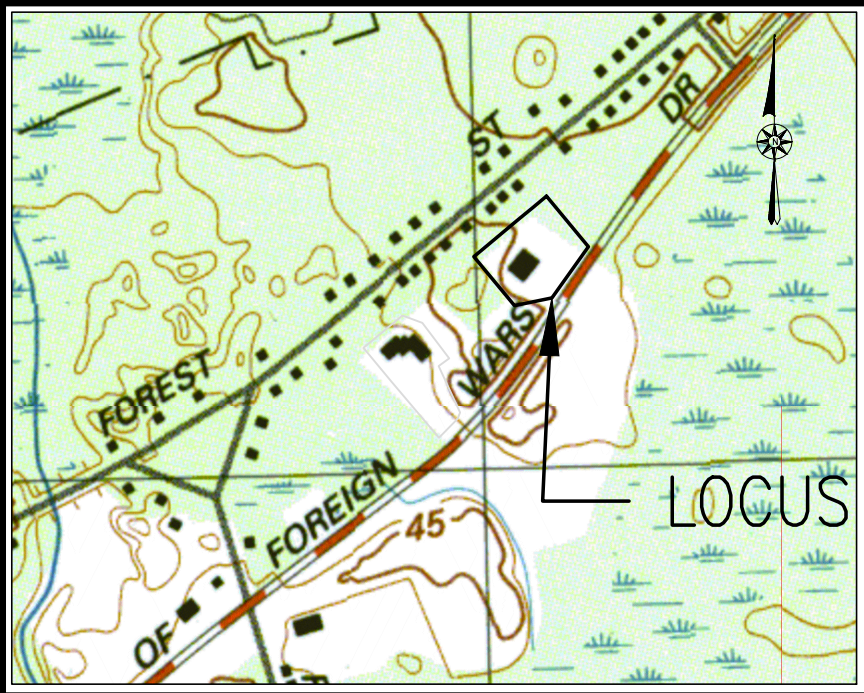
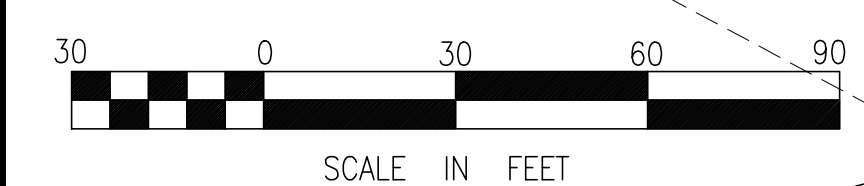
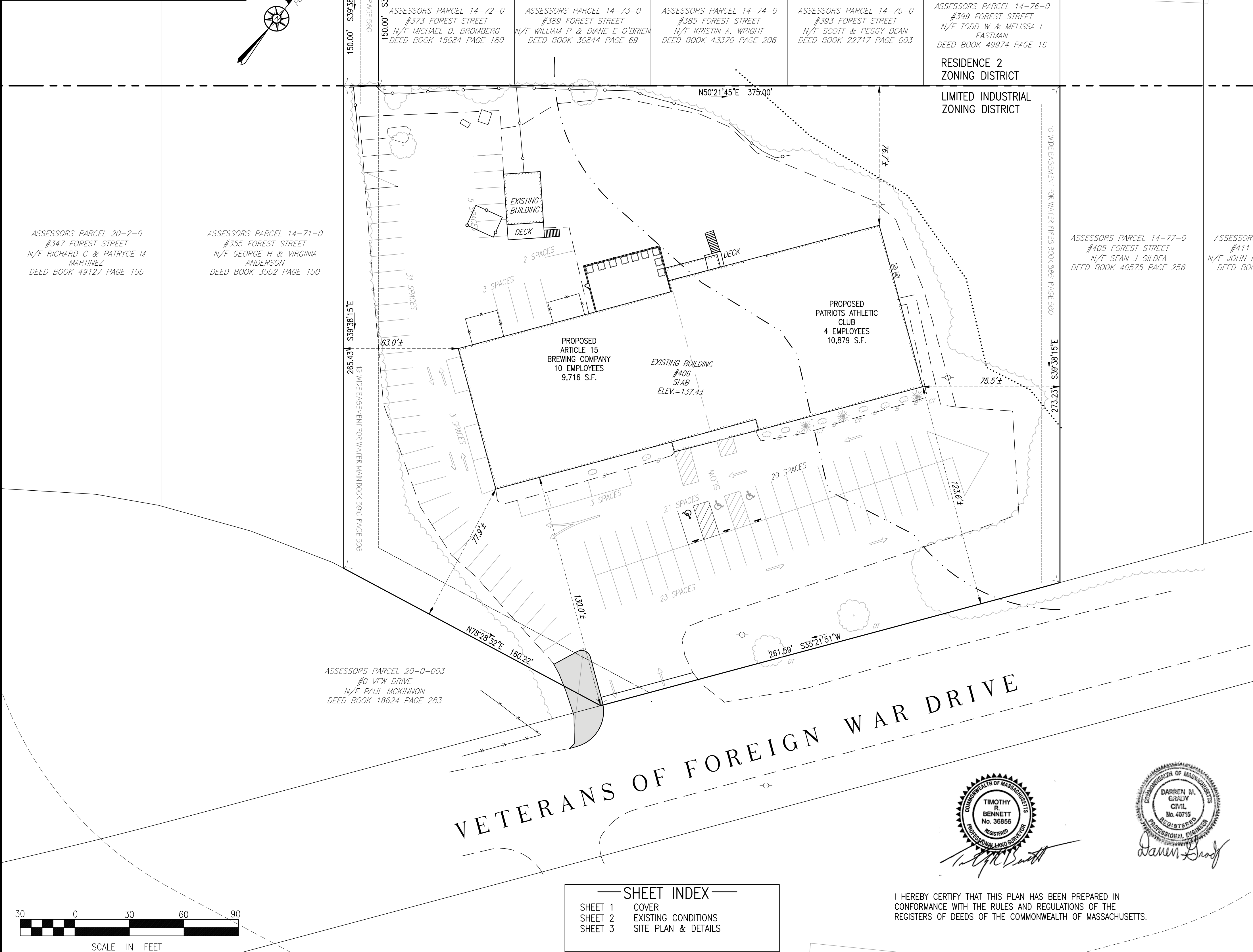
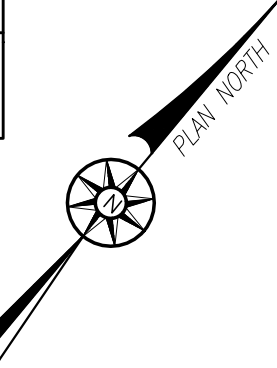


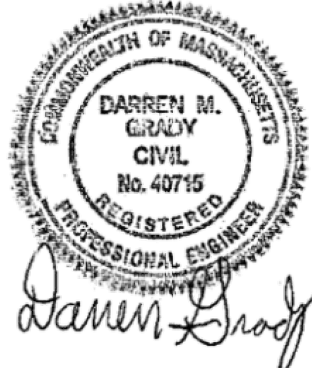


LOCATION MAP SCALE: 1"=800'±



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

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.



FOREST STREET

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			
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. BUSINESS USES: RESTAURANTS AND OTHER EATING ESTABLISHMENTS: AT LEAST ONE SPACE FOR EVERY TWO SEATS AND ONE SPACE FOR EVERY TWO EMPLOYEES
2. PRIVATE CLUB (BASEBALL TRAINING): AT LEAST ONE SPACE FOR EVERY 10 MEMBERS AND ONE SPACE FOR EVERY TWO EMPLOYEES.

REQUIRED INDUSTRIAL USE:	RESTAURANT AND EATING ESTABLISHMENTS	
	1 SPACE / 2 SEATS (124 SEATS)	= 62 SPACES
	1 SPACE / 2 EMPLOYEES (10 EMPLOYEES)	= 5 SPACES
	1 SPACE (FOOD TRUCK)	= 1 SPACE
	2 SPACES (ENTERTAINMENT)	= 2 SPACES

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

EXISTING SPACES	= 91 SPACES
TOTAL RECONFIGURED EXISTING/PROPOSED SPACES	= 89 SPACES PROVIDED
COMPACT SPACES	= 12 SPACES (28%<30% MAX.)

NO PARKING SHALL OCCUR ON VFW DRIVE - SIGNS SHALL INSTALLED
PARKING LOTS SHALL BE MAINTAINED TO MINIMIZE LITTER
SECURITY CAMERAS SHALL BE INSTALLED FOR THE SITE

HOURS OF OPERATION

BREWERY RELATED OPERATIONS 7 DAYS A WEEK
8:00 A.M. TO 9:00 P.M.

BREWERY HOURS OF OPERATION OPEN TO THE PUBLIC SHALL BE:
THURSDAYS 4:00 PM TO 10:00 PM
FRIDAYS 4:00 PM TO 11:00 PM
SATURDAYS 12:00 PM TO 11:00 PM
SUNDAYS 12:00 PM TO 6:00 PM
OUTDOOR BEER GARDEN CLOSED BY 8:00 PM
(THURSDAY - SATURDAY) 6:00 PM (SUNDAY)

DUMPSTER AND LOADING AREA OPERATIONS 7:00 AM TO 9:00 PM

NO EXTERIOR ENTERTAINMENT
ENTERTAINMENT SHALL COMPLY WITH THE DEP AMBIENT NOISE STANDARDS
NO OUTDOOR ALCOHOL OR FOOD CONSUMPTION EXCEPT WITHIN THE PATIO/BEER GARDEN

BATTING CAGES HOURS OF OPERATION SHALL BE:
SUMMER
MONDAY - SUNDAY 9:00 AM TO 5:00 PM
WINTER
MONDAY - SUNDAY 9:00 AM TO 9:00 PM

SITE PLAN

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

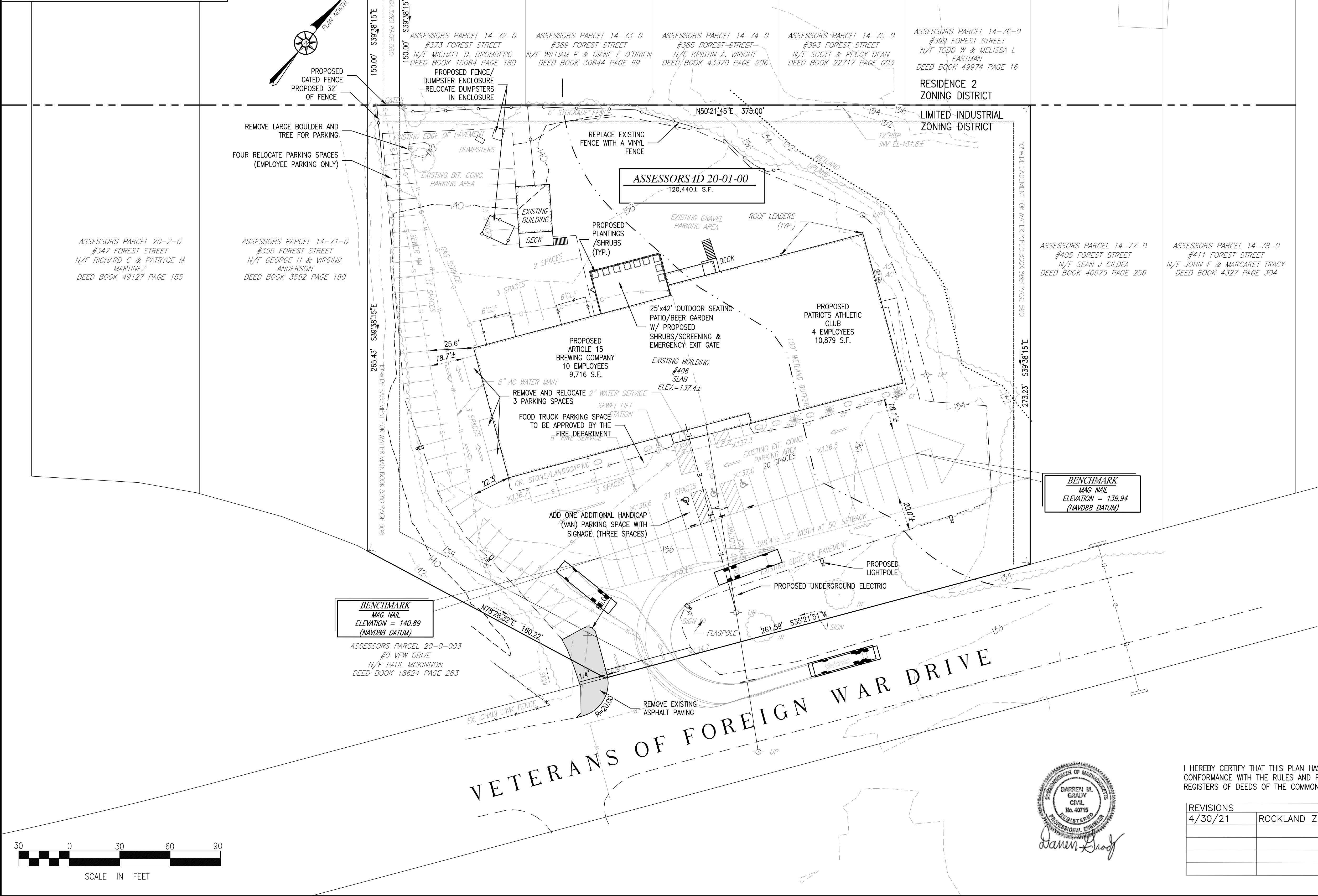
PREPARED FOR:
406 VFW DRIVE, LLC
415 VFW DRIVE
ROCKLAND, MA 02370

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

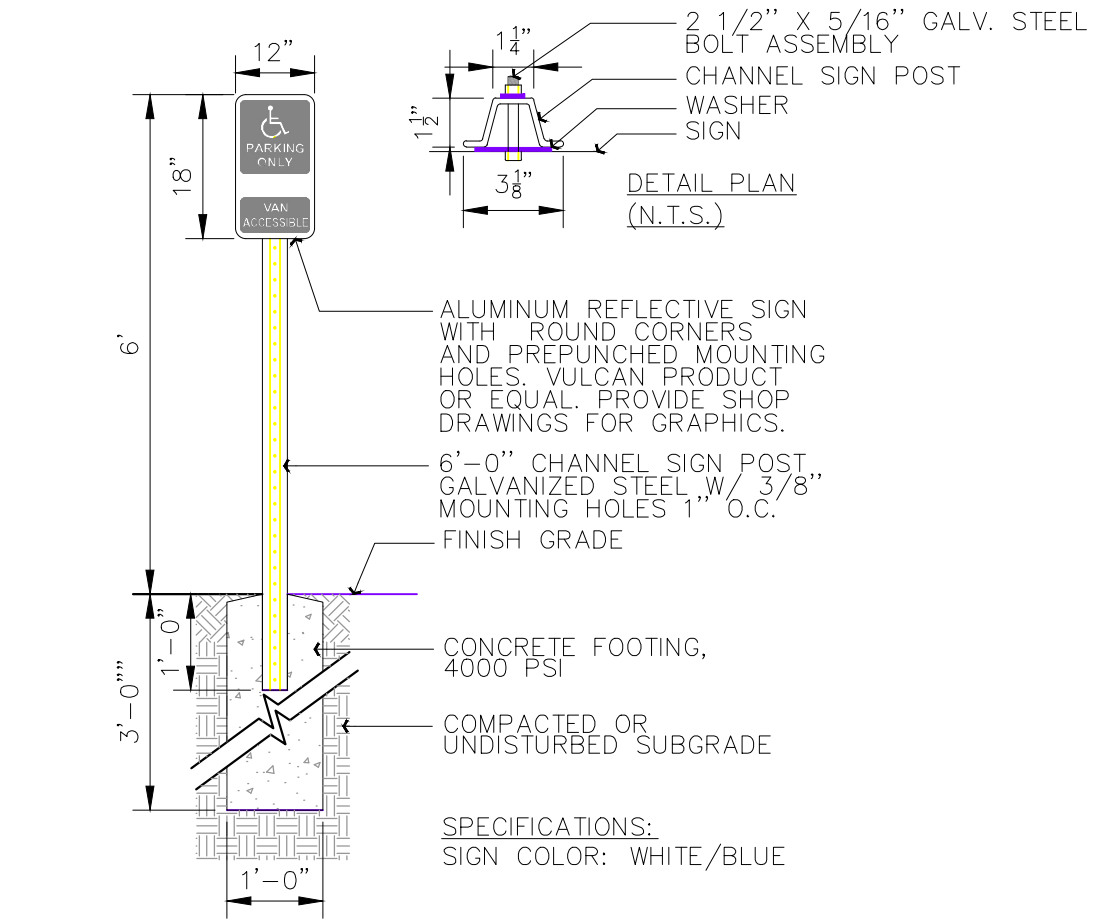


LOCATION MAP SCALE: 1"=2000'±



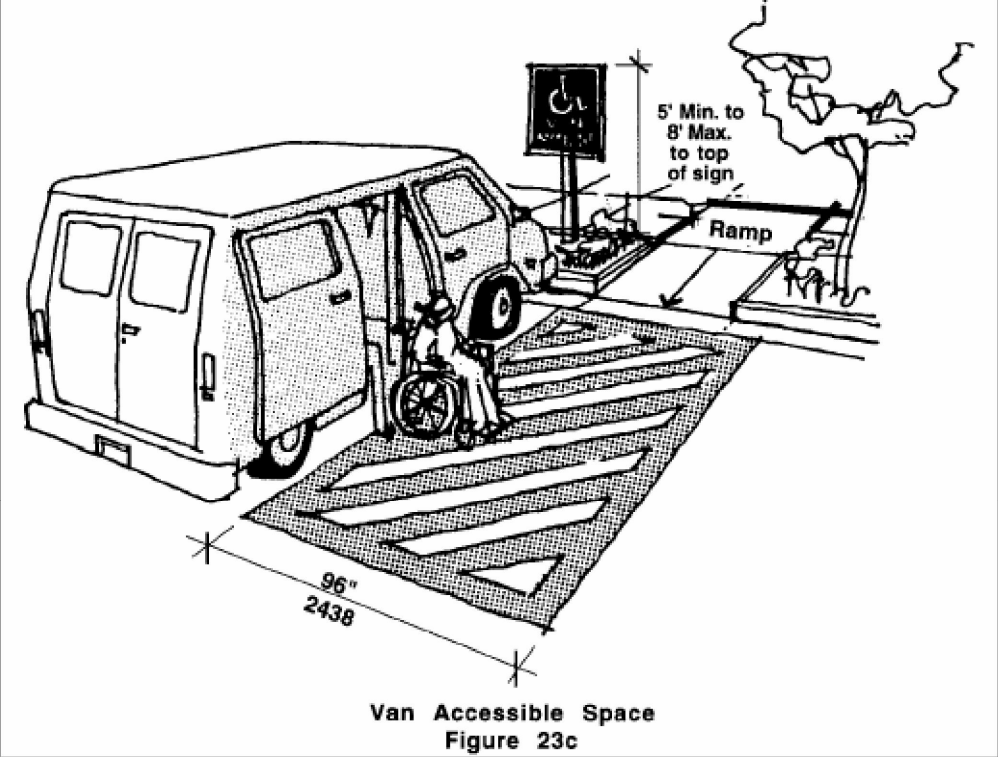
NOTE:
FOR ALL ELECTRICAL AND LIGHTING
INFORMATION SEE PLAN ENTITLED
"ELECTRICAL SITE PLAN" DATED 2/18/2021
PREPARED BY SOUTH SHORE ENGINEERING
TEAM, INC.

FOR REGISTRY USE ONLY



1 VAN ACCESSIBLE HANDICAP PARKING SIGN
1/2" = 1'-0"

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
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REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

REVISIONS	ROCKLAND ZBA COMMENTS
4/30/21	

