

### ZONING DATA

DISTRICT: LIGHT MANUFACTURING, AGRICULTURAL RESIDENTIAL, & GROUNDWATER PROTECTION OVERLAY DISTRICT TYPE II

	REQUIRED	EXISTING	PROPOSED
LOT AREA	60,000 S.F.	175,642 S.F.	175,642 S.F.
LOT FRONTAGE	200 FT	436.02 FT	436.02 FT
FRONT YARD	40 FT	40.8 FT	40.8 FT
SIDE YARD	*30 FT	51.8 FT/34.8 FT	30.7 FT/30.7 FT
REAR YARD	30 FT	262.8 FT	148.8 FT
MAX BUILDING HEIGHT	35 FT	8.7 FT	9 FT
BUILDING COVERAGE	30%	21.2%	26.3%
IMPERVIOUS COVERAGE	60%	51.8%	51.8%

#### SECTION 5 - INTENSITY OF USE REGULATIONS

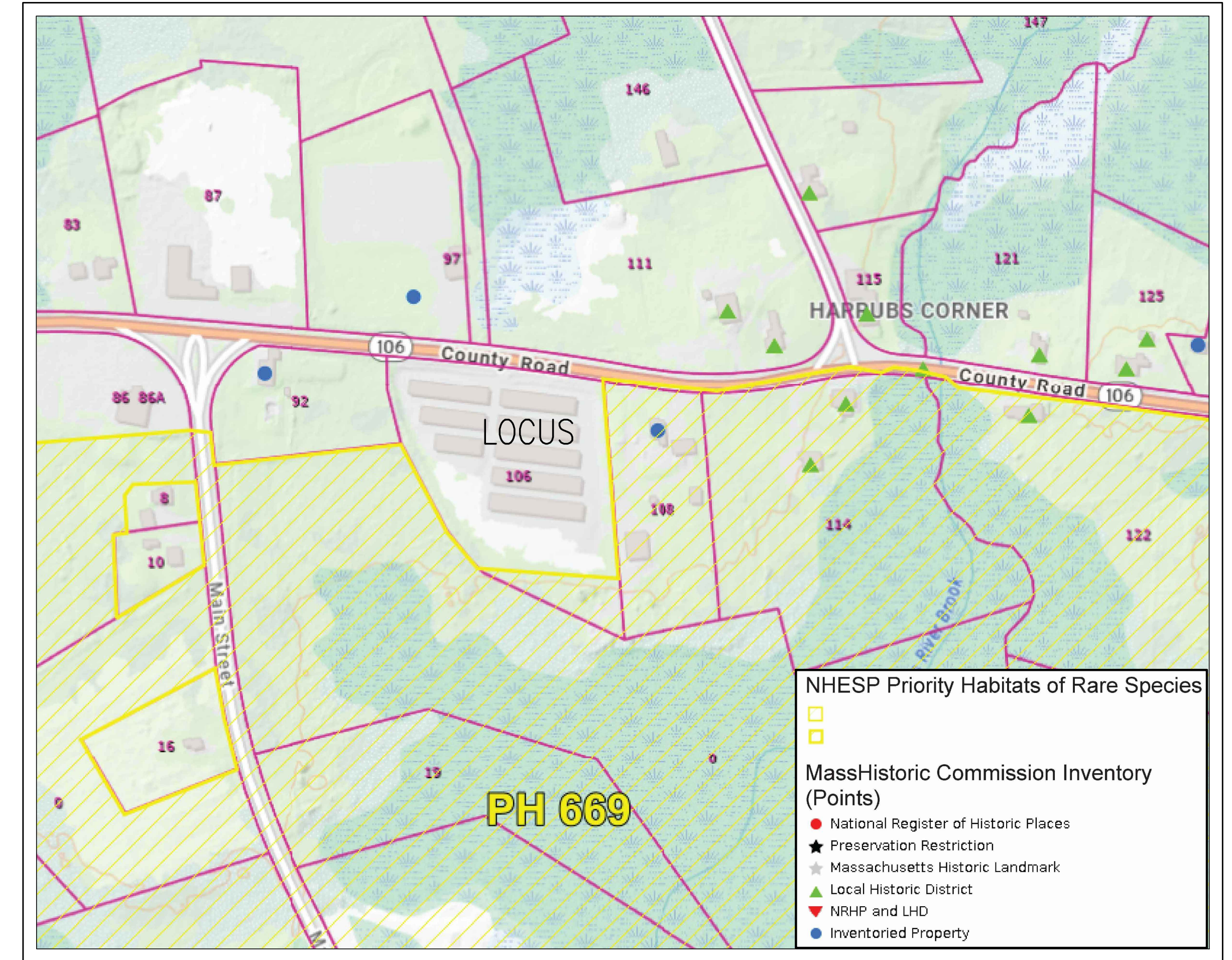
5.4 - SIDE YARD - SIDE YARD DIMENSIONS WILL BE FIFTY (50) FEET WHEN ADJACENT TO AN AGRICULTURAL RESIDENTIAL DISTRICT.

EXISTING BUILDING COVERAGE = 37,387 SF / 175,642 SF = 21.2%  
 PROPOSED BUILDING/RELOCATABLE UNIT COVERAGE = 46,236 SF / 175,642 SF = 26.3%  
 PROPOSED OPEN SPACE = 49,945 SF / 175,642 SF = 28.4% > 25% REQUIRED

EXISTING IMPERVIOUS COVERAGE = 91,022 SF / 175,642 SF = 51.8%  
**\*\*PROPOSED IMPERVIOUS COVERAGE = 91,022 SF / 175,642 SF = 51.8%**

**\*\*THE PROPOSED RELOCATABLE STORAGE UNITS WILL NOT HAVE A FOUNDATION AND WILL BE SET ON CRUSHED STONE ALLOWING STORMWATER FROM THE ROOF SURFACE TO INFILTRATE TO THE GROUND BELOW WITHOUT SUBSTANTIALLY RESTRICTING PENETRATION OF SURFACE WATER INTO THE SOIL.**

**ZONING BY-LAW DEFINITION:**  
**IMPERVIOUS COVERAGE** - MATERIAL THAT SUBSTANTIALLY RESTRICTS THE PENETRATION OF SURFACE WATER INTO THE SOIL.



**NHESP Priority Habitats of Rare Species**

**MassHistoric Commission Inventory (Points)**

- National Register of Historic Places
- ★ Preservation Restriction
- ★ Massachusetts Historic Landmark
- ▲ Local Historic District
- ▼ NRHP and LHD
- Inventoried Property

**LOCUS MAP**  
SCALE 1" = 200'

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PLYMPTON ZONING BY-LAW

\_\_\_\_\_ DATE

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\_\_\_\_\_

PLYMPTON PLANNING BOARD

I, TOWN CLERK OF THE TOWN OF PLYMPTON, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE

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### REQUESTED WAIVERS

- 4.7 - TO WAIVE THE REQUIREMENT OF A LANDSCAPE PLAN
- 4.15 - TO WAIVE THE REQUIREMENT OF A DEVELOPMENT IMPACT STATEMENT
- 4.21 - TO WAIVE THE REQUIREMENT OF A PHOTOMETRIC PLAN
- 4.22 - TO WAIVE THE REQUIREMENT OF A TRAFFIC IMPACT STUDY

### RECORD OWNER:

ASSESSORS MAP 4-3-7  
 B2B-SP1, LLC  
 30 BRACKETT ROAD  
 RYE, NH 03870  
 DEED BOOK 49451 PAGE 287  
 LOTA - PLAN BOOK 30 PAGE 906

### SHEET INDEX

- ZONING SHEET
- EXISTING CONDITIONS
- SITE PLAN
- DETAILS

REVISIONS	
7/21/23	CONSERVATION COMMENTS



## SITE PLAN

### #106 COUNTY ROAD PLYMPTON, MASSACHUSETTS

PREPARED FOR:  
 JESSIE GILTON  
 B2B-SP1  
 30 BRACKETT ROAD  
 RYE, NH 03870

JUNE 19, 2023  
 SCALE: 1"=20'  
 JOB No. 22-489

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



TIMOTHY R. BENNETT P.L.S. #36856 DATE 7/21/2023

ASSESSORS PARCEL 4-3-11  
 #0 MAIN STREET  
 N/F TOWN OF PLYMPTON

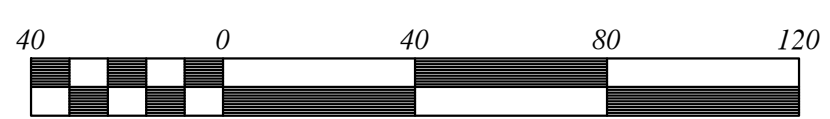
**ASSESSORS LOT 4-3-7**  
 175,642 ± S.F.

AREA OF ALTERATION  
 WITHIN THE 100' BUFFER  
 ZONE = 9,518± S.F.

PROPOSED 8 - 10 X 30  
 STORAGE CONTAINERS

ASSESSORS PARCEL 4-3-8  
 #108 COUNTY ROAD  
 N/F BRENDAN AIGUIER  
 DEED BOOK 52068 PAGE 54

ASSESSORS PARCEL 4-3-9  
 #92 COUNTY ROAD  
 N/F BRENDAN LAPORTE  
 DEED BOOK 47254 PAGE 342



Scale 1" = 40'

ZONING

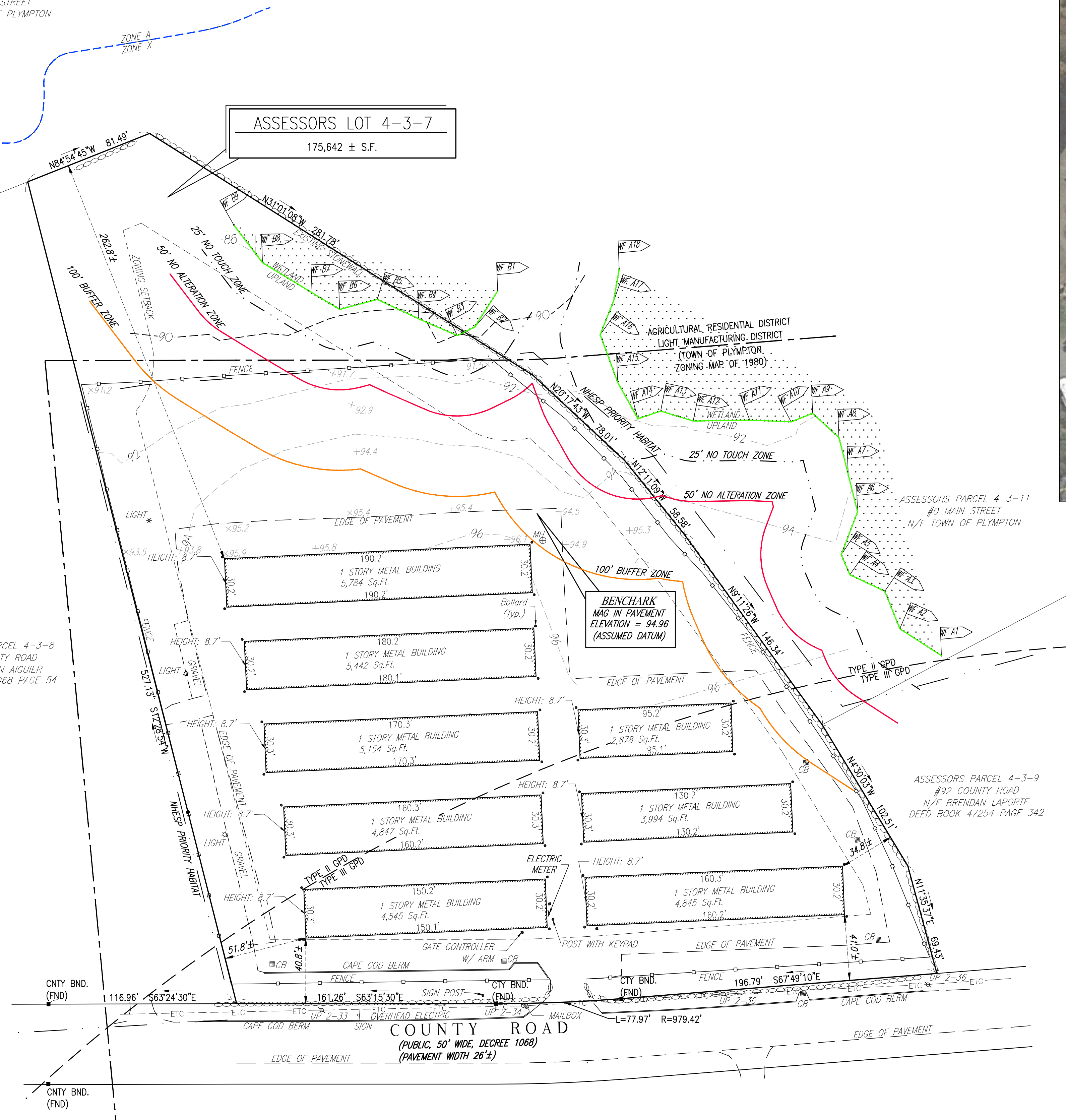


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N/F TOWN OF PLYMPTON

ASSESSORS LOT 4-3-7  
175,642 ± S.F.

SORS PARCEL 4-3-8  
08 COUNTY ROAD  
BRENDAN AIGUIER  
20K 5206B PAGE 54

ASSESSORS PARCEL 4-3-9  
#92 COUNTY ROAD  
N/F BRENDAN LAPORTE  
DEED BOOK 47254 PAGE 342



AERIAL IMAGE  
NOT TO SCALE

- 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 ON AN ON THE GROUND SURVEY BY GRADY CONSULTING LLC ON OCTOBER 26, 2022 AND JUNE 9, 2023.
  - SUBJECT SITE IS IN THE LIGHT MANUFACTURING, AGRICULTURAL RESIDENTIAL AND GROUNDWATER PROTECTION OVERLAY TYPE II DISTRICTS AS DEPICTED ON THE TOWN OF PLYMPTON 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.
  - WETLANDS WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL MAY 16, 2023

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0331K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PLYMPTON ZONING BYLAW

\_\_\_\_\_  
DATE

\_\_\_\_\_  
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REVISIONS	CONSERVATION COMMENTS
7/21/23	

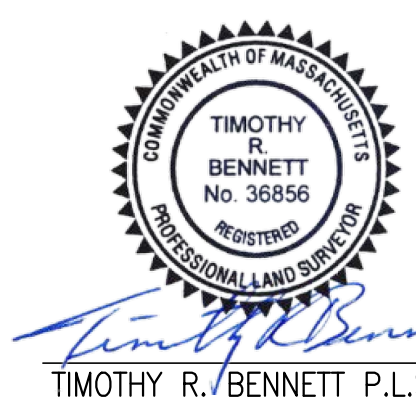


**SITE PLAN**  
#106 COUNTY ROAD  
PLYMPTON, MASSACHUSETTS

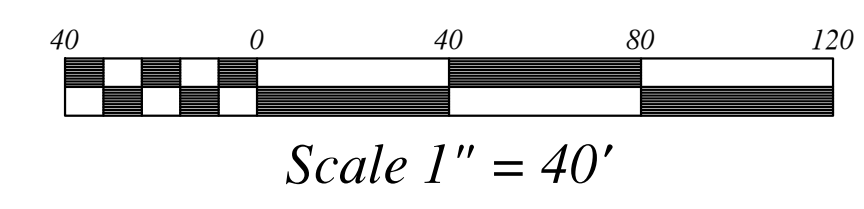
PREPARED FOR:  
JESSIE GILTON  
B2B-SP1  
30 BRACKETT ROAD  
RYE, NH 03870

JUNE 19, 2023  
SCALE: 1"=20'  
JOB No. 22-489

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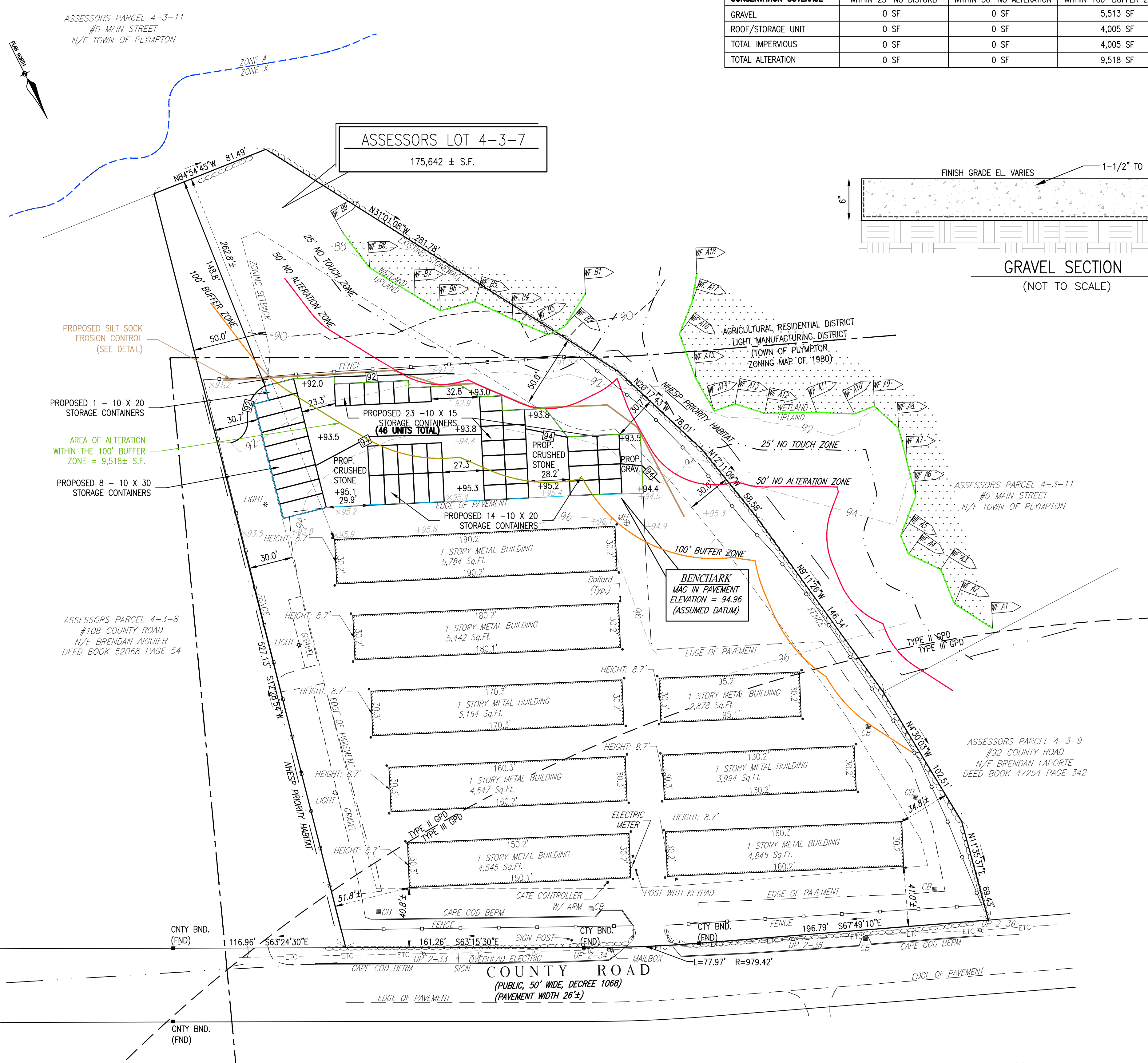


TIMOTHY R. BENNETT P.L.S. #36856  
7/21/2023  
DATE

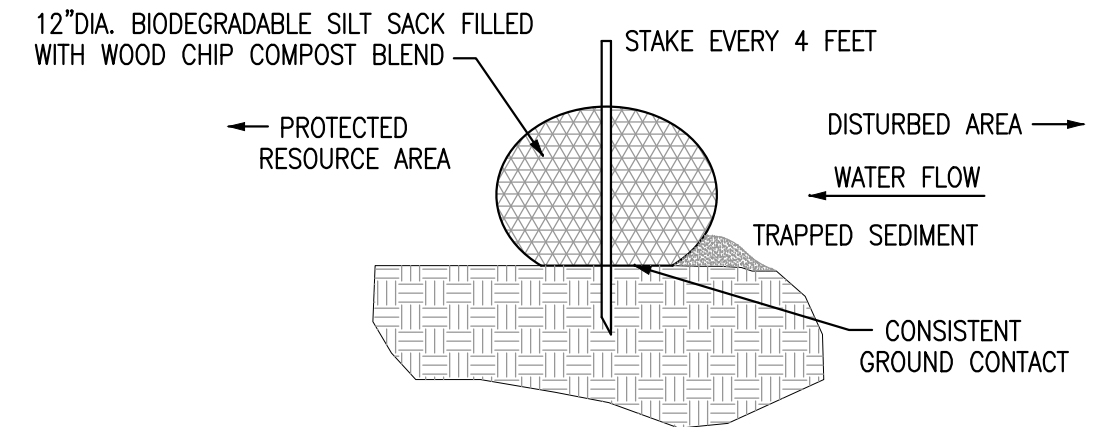


EXISTING CONDITIONS

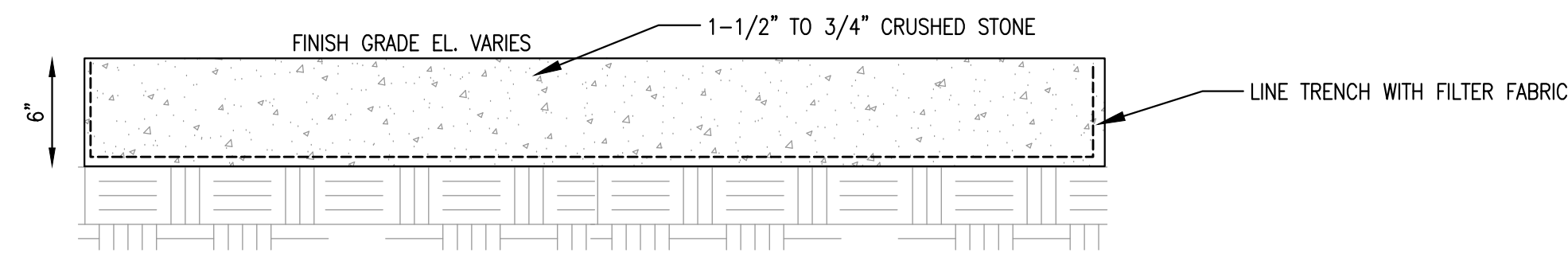




CONSERVATION COVERAGE	WITHIN 25' NO DISTURB	WITHIN 50' NO ALTERATION	WITHIN 100' BUFFER ZONE
GRAVEL	0 SF	0 SF	5,513 SF
ROOF/STORAGE UNIT	0 SF	0 SF	4,005 SF
TOTAL IMPERVIOUS	0 SF	0 SF	4,005 SF
TOTAL ALTERATION	0 SF	0 SF	9,518 SF



**SILT SOCK DETAIL**  
NOT TO SCALE



**GRAVEL SECTION**  
(NOT TO SCALE)

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\_\_\_\_\_ DATE

\_\_\_\_\_

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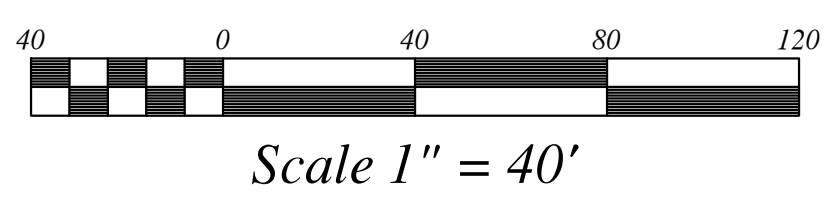
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TIMOTHY R. BENNETT P.L.S. #36856  
DATE 7/21/2023

  
KEVIN S. GRADY  
CIVIL  
No. 46264

REVISIONS	CONSERVATION COMMENTS
7/21/23	

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**#106 COUNTY ROAD**  
**PLYMPTON, MASSACHUSETTS**

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