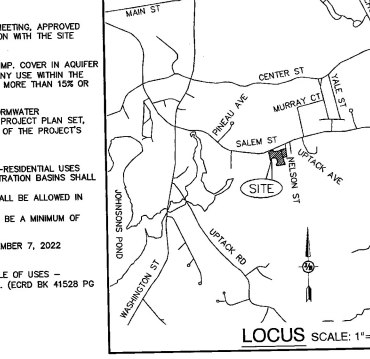


FOR REGISTRY USE:
 SO ESSEX #57 BK:41607 Pg:206
 20/12/2023 09:48 PLAN No. 111
 Inst # 57
 41607-206
 6/12/23
 I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
 E. Ian MacIntyre
 6/5/23
 E. IAN MACINTYRE, P.E. DATE

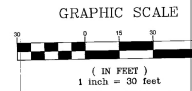
WAIVERS AND SPECIAL PERMITS:
 THE TOWN OF GROVELAND PLANNING BOARD, AT THEIR APRIL 4, 2023 MEETING, APPROVED THE FOLLOWING WAIVER REQUESTS AND SPECIAL PERMITS IN CONJUNCTION WITH THE SITE PLAN REVIEW APPROVAL:
 SPECIAL PERMIT: ZONING BYLAWS ARTICLE VI - SECTION §50-6.2.H.3 (IMP. COVER IN AQUIFER PROTECTION OVERLAY DISTRICT): A SPECIAL PERMIT IS REQUIRED FOR ANY USE WITHIN THE AQUIFER PROTECTION OVERLAY DISTRICT THAT WILL RENDER IMPERVIOUS MORE THAN 125 OR 2,000 SQUARE FEET OF ANY LOT, WHICHEVER IS GREATER.
 STORMWATER MANAGEMENT & LAND DISTURBANCE SPECIAL PERMIT: STORMWATER MANAGEMENT & LAND DISTURBANCE PLAN, INCLUDED AS PART OF THE PROJECT PLAN SET, WAS REVIEWED AND APPROVED IN CONJUNCTION WITH OTHER ELEMENTS OF THE PROJECT'S DESIGN.
 WAIVER REQUESTS:
 1. ZONING BYLAWS ARTICLE VI-SECTION §50-2.H.3 - FOR ALL NON-RESIDENTIAL USES THAT RENDER A PROPERTY MORE THAN 125 IMPERVIOUS, ALL INFILTRATION BASINS SHALL BE PRECEDED BY OIL, GREASE, AND SEDIMENT TRAPS.
 2. ZONING BYLAWS ARTICLE VI-SECTION §50-9.3.E - NO PARKING SHALL BE ALLOWED IN THE FRONT SETBACK. (APPROVED AT MARCH 7, 2023 MEETING)
 3. ZONING BYLAWS ARTICLE VI-SECTION §50-9.3.F - PARKING SHALL BE A MINIMUM OF 10- FEET FROM THE SIDE OR REAR LOT LINES.
 THE TOWN OF GROVELAND ZONING BOARD OF APPEALS, AT THEIR DECEMBER 7, 2022 MEETING, APPROVED THE FOLLOWING SPECIAL PERMIT:
 SPECIAL PERMIT: ZONING BYLAWS ARTICLE VI - SECTION §50-4.5 TABLE OF USES - ALLOWING A MINI OR SELF-STORAGE USE WITHIN THE INDUSTRIAL ZONE. (ECRO BK 41528 PG 207)



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED SELF-STORAGE COMPLEX ON 34 IN THE TOWN OF GROVELAND, MA. LOT DENSITY CALCULATIONS ARE PROVIDED AND THE COMBINED LOT:
 ZONING DISTRICT: INDUSTRIAL
 LOT AREA MINIMUM = 43,500 SF
 LOT FRONTAGE MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 25'
 REAR SETBACK = 25'
 WETLAND SETBACK = 35'
 MAX. BUILDING HEIGHT = 35'
 PARKING SETBACK (SIDE & REAR) = 10'
 MAX. IMPERVIOUS AREA = 50%
 MAX. LOT COVERAGE (BUILDING) = 25%
 - PARKING CALCULATIONS:
 USE: OFFICE = 1 SPACE/700 SQ. FT.
 REQ. = 3 SPACES
 SELF-STORAGE = 0.1 SPACES/1,000 GFA (SEE NOTE)
 56,550 S.F./1,000 X 0.1
 REQ. = 6 SPACES
 CONTRACTOR UNITS (BUILDING #4) = 1 SPACE/JUNIT
 REQ. = 8 SPACES
 TOTAL REQ. = 17 SPACES
 PROVIDED = 20 SPACES
 NOTE: SELF-STORAGE USE PARKING REQ. FROM IT PARKING GENERATION MANU. CATEGORY 151, MINI-WAREHOUSE
 - A COMPLETE SET OF APPROVED PROJECT PLANS IS ON FILE WITH THE TOWN OF
 - DENSITY CALCULATIONS (BOTH LOTS):

	LOT 34	LOT 32A
BUILDING AREA =	222,332 S.F.	40,300 S.F.
PAVED AREA =	45,275± S.F.	6,900 S.F.
PROPOSED BUILDING COVERAGE =	-	-
PROPOSED PAVED COVERAGE =	-	-
IMPERVIOUS SURFACE COVERAGE =	-	-
 - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM OFFICIAL AND EXISTING MUNICIPAL RECORDS, THROUGHOUT THE CONSTRUCTION PROCESS SHALL INFORM THE CONTRACTOR IMMEDIATELY OF ANY FIELD DISCREPANCY FROM THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIGI SA CONSULTING OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
 - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS OTHERWISE GRANTED.
 - SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR REFERENCE COMMUNITY PANEL NO. 231 OF 600 MAP NUMBER 2509902031F, EF JULY 3, 2012.
 - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND FEDERAL REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
 - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ON-SITE AND UPDATED AS REQUIRED.
 - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY FEES AND BONDS.
 - ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS IF OTHERWISE GRANTED.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARD SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE SPECIFIED.
 - ALL PARKING STALLS SHALL BE SEPARATED USING 4\"
 - ALL CURB BARS SHALL BE 18\"
 - ALL STOPPING TO BE CAPE COD BERN 4\"
 - ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION.
 - SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
 - ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY A REGISTERED STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH MANUFACTURER PRIOR TO INSTALLATION.
 - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY ADMINISTRATION (OSHA) RULES AND REGULATIONS.
 - ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLAN PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CA PRODUCTS WERE MANUFACTURED WITHIN.

APPROVED - GROVELAND, MA
 PLANNING BOARD
 [Signature]
 [Signature]
 [Signature]
 DATE: 6-6-2023



Draft: GAB Date: 12/21/22
 Scale: AS NOTED Project No.: 21236
 21236-PLAN-MYLA-01.dwg
 ALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). CONDITIONS, AUTHORIZED OR OTHERWISE, SHALL BE THE SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
5	5/4/23	PLANS ISSUED FOR BOARD SIGNATURES	ISM
4	4/25/23	REVISED BUILDING #1 FINISH FLOOR ELEVATIONS	ISM
3	3/20/23	REVISIONS PER PEER REVIEW COMMENTS	ISM
2	2/27/23	REVISIONS PER PEER REVIEW COMMENTS	ISM
1	1/18/23	MISC. PLAN & DETAIL UPDATES	ISM

Designed and Produced in NH
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 603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

SITE PLAN
 PROPOSED STORAGE FACILITY
 833 SALEM STREET, GROVELAND, MA
 Owner of Record: 833 SALEM STREET GROVELAND SELF-STORAGE, LLC
 16 EVERGREEN LANE, GROVELAND, MA 01834