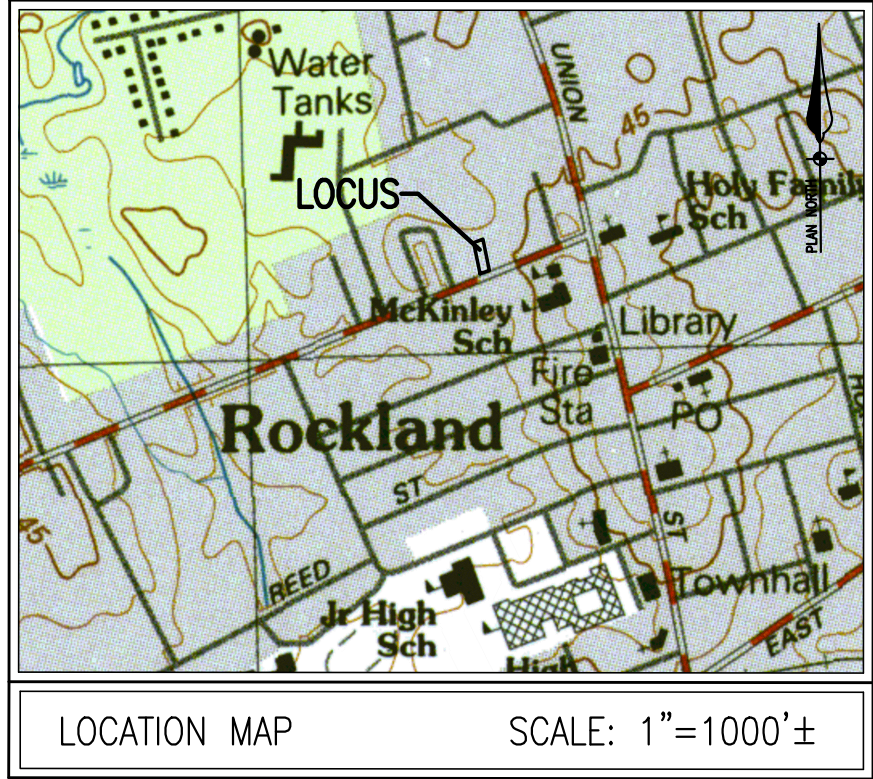




NOTES:

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 OFFICE.
2. TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JULY 7, 2021.
3. SUBJECT SITE IS IN THE RESIDENTIAL-2 ZONING DISTRICT AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
4. 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 X AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0093K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.

RECORD OWNER:

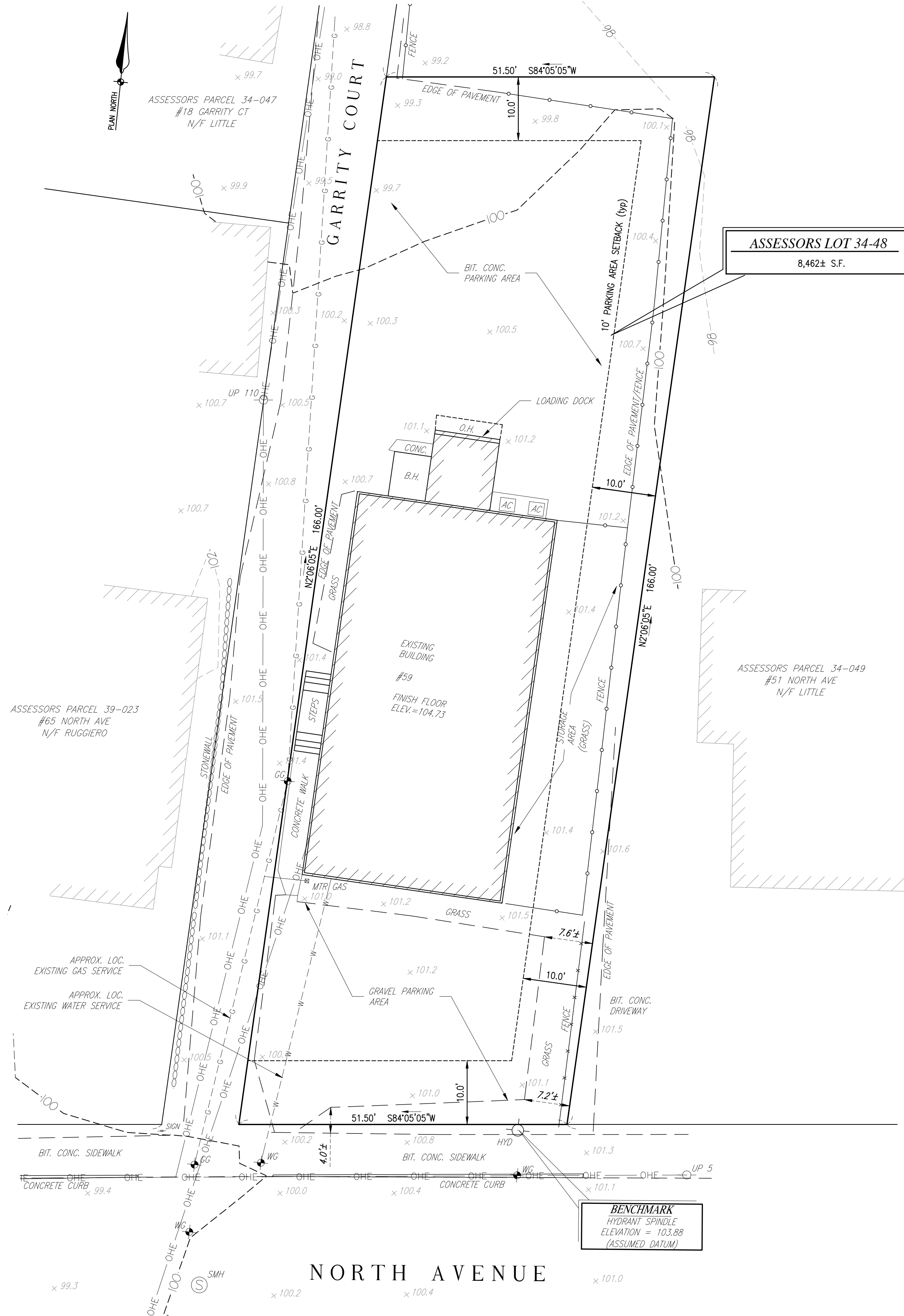
ASSESSOR LOT 34-48

LIGHTHOUSE DEVELOPMENT LLC
59 NORTH AVENUE
ROCKLAND, MA 02370

DEED BOOK 34480 PAGE 110

PLAN REFERENCES:

1. PLAN BOOK 3302, PAGE 290
2. PLAN BOOK 24, PAGE 690
3. PLAN BOOK 2907, PAGE 78



ZONING DATA

DISTRICT: RESIDENTIAL-2

MINIMUM REQUIREMENTS

	REQUIRED
LOT AREA (SF)	32,670 SF
MAX. BUILDING AREA	25%
MAX. BUILDING HEIGHT	2.5 STORIES OR 30 FT
FRONT SETBACK	25 FT
REAR SETBACK	50 FT
SIDE SETBACK	15 FT

A. PARKING/ACCESS AND EGRESS REQUIREMENTS.

- (1) ALL PARKING SPACES AS REQUIRED BY THIS BYLAW SHALL BE A MINIMUM OF 10 FEET IN WIDTH BY 20 FEET IN LENGTH FOR FULL SIZE VEHICLES; AND NINE FEET IN WIDTH BY 18 FEET IN LENGTH FOR COMPACT VEHICLES. THE RATIO SHALL BE 30% COMPACT VEHICLES TO 70% FULL SIZE VEHICLES SPACES. ALL PARKING SPACES SHALL HAVE A BACK-UP AREA NO LESS THAN 23 FEET. ALL PARKING SPACES DESIGNATED TO BE USED FOR THE HANDICAPPED SHALL BE DESIGNED TO MEET THE REGULATIONS SET FORTH BY THE AMERICANS WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL ACCESS BOARD (AAB).
- (2) ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ON-SITE CIRCULATION SHALL MEET THE FOLLOWING LANDSCAPE REQUIREMENTS.
 - (A) IN ALL RESIDENTIAL ZONES, ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SET BACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED.
 - (B) IN THE BUSINESS 1 DISTRICT, ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SET BACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED. THE PARKING REQUIREMENT FOR THE BUSINESS 1 DISTRICT MAYBE MET IN WHOLE OR IN PART BY OFF-SITE PARKING UPON THE ISSUANCE OF A SPECIAL PERMIT BY THE ZONING BOARD OF APPEALS.
 - (C) IN THE BUSINESS 2 DISTRICT ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF THE 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SET BACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED. FURTHER, THE FRONT PROPERTY LINE SHALL HAVE A TWENTY-FOOT LANDSCAPED BUFFER ZONE ALONG THE ENTIRE WIDTH OF THE FRONT LOT LINE WITH THE EXCEPTION ONLY OF SIDEWALKS AND DRIVEWAYS.
 - (D) IN ALL INDUSTRIAL DISTRICTS, WHICH DO NOT ABUT ANY RESIDENTIAL DISTRICT, ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SETBACK BACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED.
 - (E) IN ALL INDUSTRIAL DISTRICTS WHICH ABUT ANY RESIDENTIAL DISTRICT ALL PARKING AREAS, LOADING AREAS AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ANY PROPERTY LINE AND THE THIRTY-FOOT SET BACK SHALL REMAIN UNALTERED AND IN A STATE OF NATURAL VEGETATION.

SITE PLAN

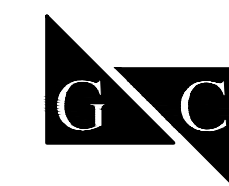
ASSESSORS LOT 34-48

59 NORTH AVENUE

ROCKLAND, MASSACHUSETTS

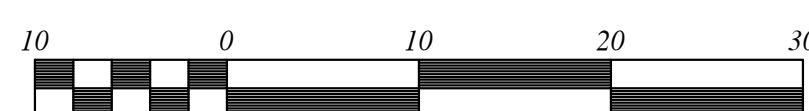
PREPARED FOR:
LIGHTHOUSE DEVELOPMENT LLC
59 NORTH AVENUE
ROCKLAND, MA 02370

JULY 13, 2021
SCALE: 1"=10'
JOB No. 21-131



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



Scale 1" = 10'