



PARCEL NO. 36-157-B		R-4 RESIDENCE ZONING DISTRICT
MINIMUM LOT AREA		32,670 SQ. FT.
MAXIMUM NO. OF DWELLING UNITS PER 32,670 S.F.		4
MAXIMUM BUILDING AREA, % OF LOT		40
MAXIMUM NUMBER OF STOREYS		3
MAXIMUM HEIGHT		36 FT.
FRONT YARD SETBACK		25 FT.
REAR YARD SETBACK		50 FT.
SIDE YARD SETBACK		15 FT.
MINIMUM LOT WIDTH		120 FT.
MINIMUM LOT FRONTAGE		110 FT.

1. LOCUS IS SHOWN AS PARCEL NUMBER 34-157-D ON THE TOWN OF ROCKLAND ASSESSORS MAPS.
2. LOCUS IS OWNED BY THE ROMAN CATHOLIC ARCHBISHOP, 403 UNION STREET, ROCKLAND MA.

3. EXISTING CONDITIONS INFORMATION FOR THE SUBJECT PARCEL SHOWN HEREIN IS TAKEN FROM A PLAN RECORDED WITH THE PLYMOUTH COUNTY REGISTER OF DEEDS AS PLAN BK. 11 PG. 125 ENTITLED "HULL FAMILY PARCEL" - RECORDING MASSACHUSETTS, PREPARED BY REGISTERED LAND SURVEYOR LOUIS H. JAROS AND DATED 01/17/2006.
4. THE PROPERTY SHOWN HEREIN IS LOCATED IN ZONE X AS SHOWN ON A.C. NO. 2023-020093, EFFECTIVE 7/1/12.
5. THE PROPERTY SHOWN HEREIN DOES NOT LIE IN A FLOOD PLAIN OVERLAY DISTRICT.
6. LOCUS IS SITUATED WITHIN THE TOWN OF ROCHESTER IN A RESIDENCE ZONING DISTRICT.
7. THE PURPOSE OF THIS PLAN IS TO CONVEY A PORTION OF THE EXISTING ASSESSMENT PARCEL, NUMBER 34-157-0, WITH AN EXISTING AREA OF 126,132.95 SQUARE FEET, TO CREATE A SUBSIDIARY LOT "A" WITH AN AREA OF 30,000.00 SQUARE FEET. THE REMAINING 96,132.95 SHALL HAVE NO CHANGE IN OWNERSHIP, AND IS SHOWN AS LOT "B" WITH AN AREA OF 116,232.95 SQUARE FEET.
8. BEARINGS ARE BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.

TOWN OF ROCKLAND PLANNING BOARD

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Richard J. Hood
RICHARD J. HOOD, PLS

18 FROZE
DATE

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McKENZIE
ENGINEERING GROUP
Aanirpqi Office Park
180 Longwater Drive, Suite 101
Norwalk, MA 02061
P: 781.792.3099
www.mckengr.com

**PLAN OF LAND
403 UNION STREET
(ASSESSOR PARCEL 34-157-0)
ROCKLAND, MASSACHUSETTS**



Roman Catholic Archbishop
403 Union Street

DESIGNED BY:	RAH
CHECKED BY:	RTLS
APPROVED BY:	RAH
DATE:	02/16/2023
SCALE:	1"=30'
SHEET NO.:	220-160
PROJECT TITLE:	

FORM A
PLAN

ANR-1

REGISTRY USE ONLY

SURVEY SYMBOLS

	RODEND
	RODEND WITH CAP
	CONCRETE SOUND FOUND
	STONE SOUND FOUND
	IRON PIPE

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INVESTIGATIVE PROJECTS-220-MED NORMALLY - MELT FAMILY, ROOFAIRWAYS 220-180 AIR ONE