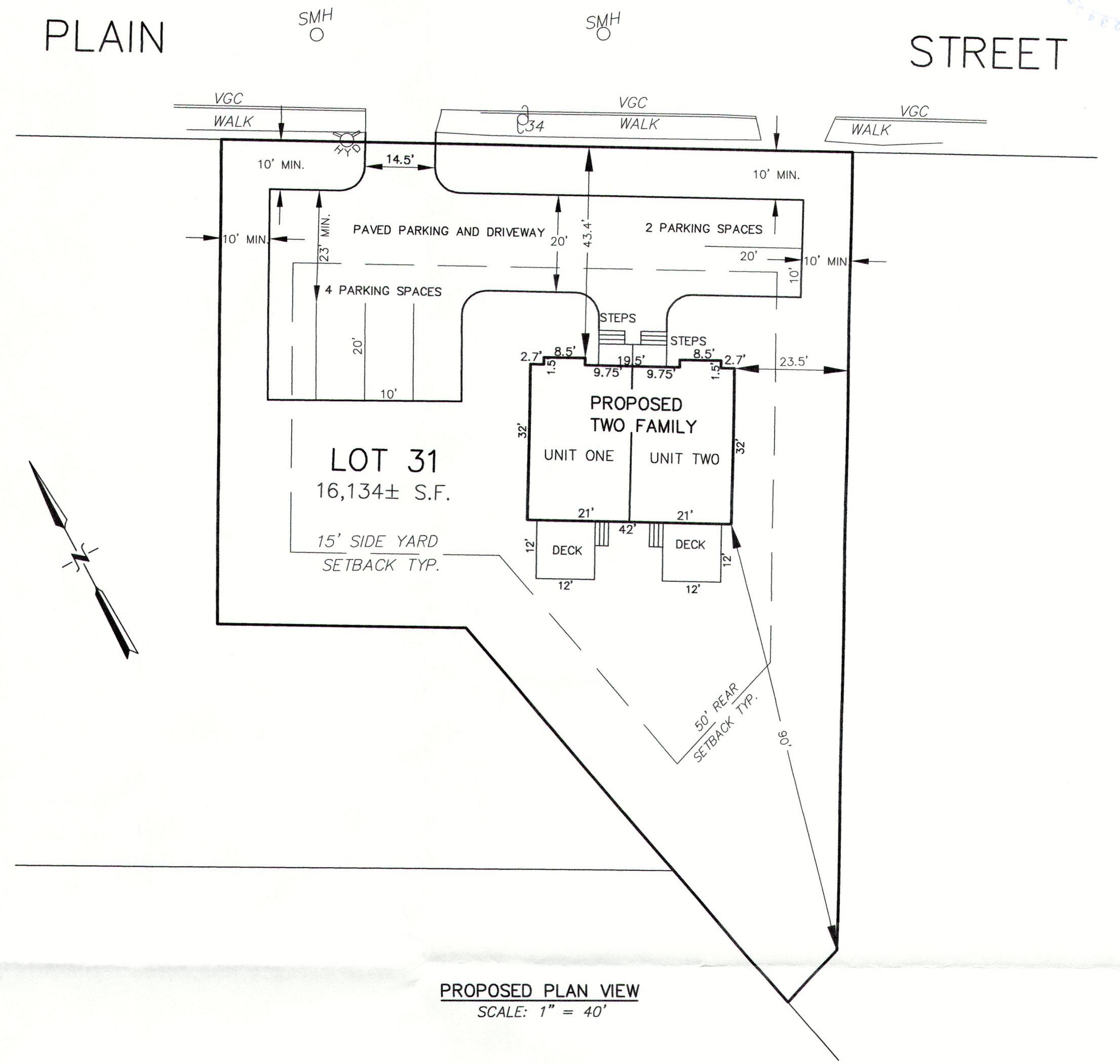


Received
OCT 23 2023
Town Clerk
Rockland, MA



GENERAL NOTES:

- LOCUS OWNER: RAMONA DOWNING
398 PLAIN STREET
ROCKLAND, MA 02370
- LOCUS IS SHOWN AS LOT 31, MAP 44 ON THE
TOWN OF ROCKLAND ASSESSORS MAPS.
- SITE IS LOCATED IN THE RESIDENTIAL R-2 ZONING DISTRICT.
- DEED REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS
BK. 22955 PG. 291
- PLAN REFERENCES: BK. 5 PG. 152
BK. 23 PG. 656
- THERE ARE NO WETLANDS LOCATED ON LOCUS.

I CERTIFY THAT THE EXISTING STRUCTURES
SHOWN ARE LOCATED ON THE GROUND
AS SHOWN ON THIS PLAN.

NORMAN G. HILL P.L.S. #41786

ZONING REVIEW

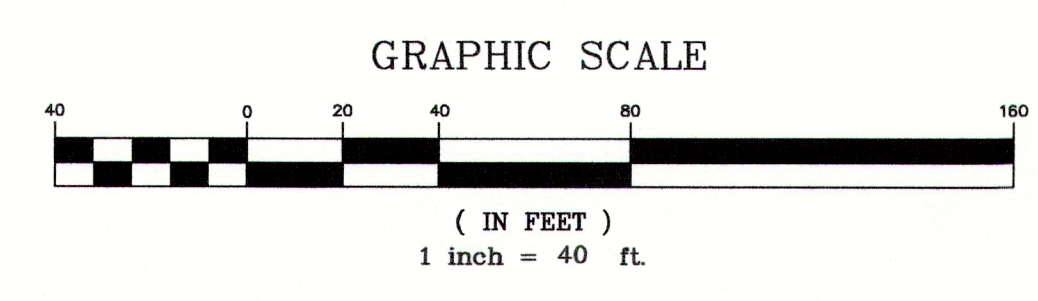
	REQUIRED	EXISTING	PROPOSED
RESIDENCE R-2			
MINIMUM LOT AREA	32,670 S.F. MIN.	16,134 S.F.	16,134 S.F. (EX.)
MAXIMUM NO. OF DWELLING UNITS PER 32,670 S.F.	1 MAX.	2*	2**
MAXIMUM BUILDING AVERAGE % OF LOT	30% MAX.	9%	8%
FRONT YARD SETBACK	25' MIN.	19.1*	43.4'
SIDE YARD SETBACK	15' MIN.	32.5'	23.5'
REAR YARD SETBACK	50' MIN.	108.6'	90'

* CURRENTLY NON-CONFORMING
** VARIANCE REQUESTED FOR NEW CONSTRUCTION

**BUILDING PERMIT PLAN
398/400 PLAIN STREET
ROCKLAND, MA**

PREPARED FOR:
ANS CONSTRUCTION
73 CATHERINE ROAD
HANSON, MA 02341
OCTOBER 3, 2023

LAND PLANNING, INC.
HANSON: 1115 MAIN STREET 02341 (781) 294-4144
BELLINGHAM: 167 HARTFORD AVE. 02019 (508) 966-4130
N.GRAFTON: 214 WORCESTER ST. 01536 (508) 839-9526
CALCS./DRAWN: G.R.RICE JOB NO. P-3783 DWG NO. P3783WK2 SHEET NO. 1 OF 1



EXISTING PLAN VIEW
SCALE: 1" = 40'

PROPOSED PLAN VIEW
SCALE: 1" = 40'