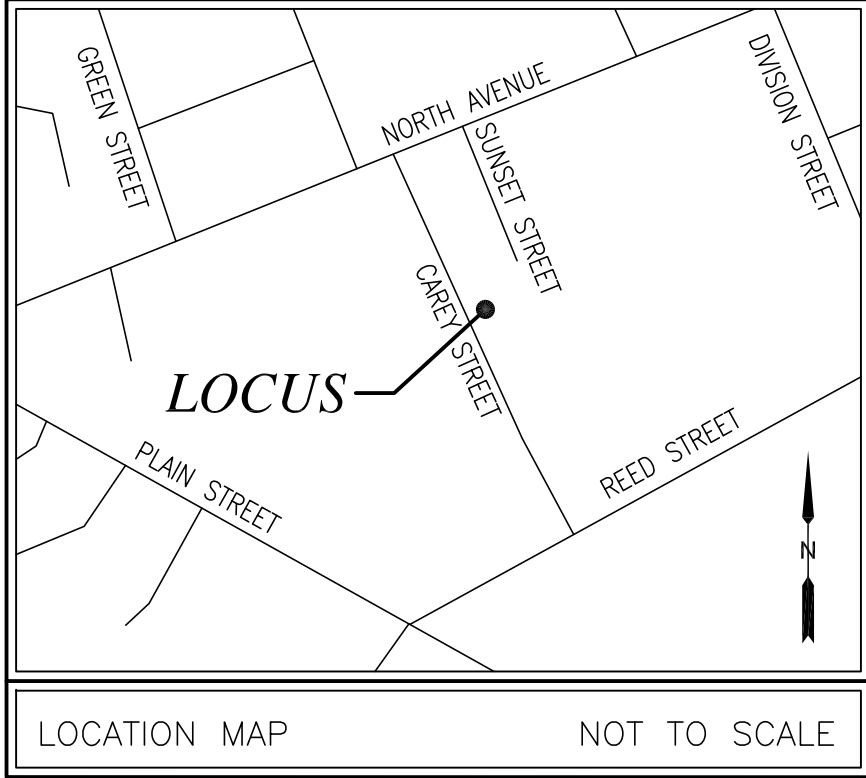




ZONING REQUIREMENTS
RESIDENCE DISTRICT "R-2"

AREA 32,670 SF*
FRONTAGE 110 FEET*
BUILDING HEIGHT 30 FEET**

MINIMUM YARDS:
FRONT 25 FEET
SIDE 15 FEET
REAR 50 FEET

* RETREAT LOTS MAY HAVE A MINIMUM FRONTAGE OF 40 FEET AND MINIMUM AREA OF 65,340 SF (ZBL SEC. 415-28)
** THE MAXIMUM HEIGHT MAY BE INCREASED TO 36 FEET ON LOTS WITH AN AREA OF 32,670 SF OR GREATER

RECORD OWNER:

ASSESSORS MAP 38 LOT 125
77 CAREY STREET

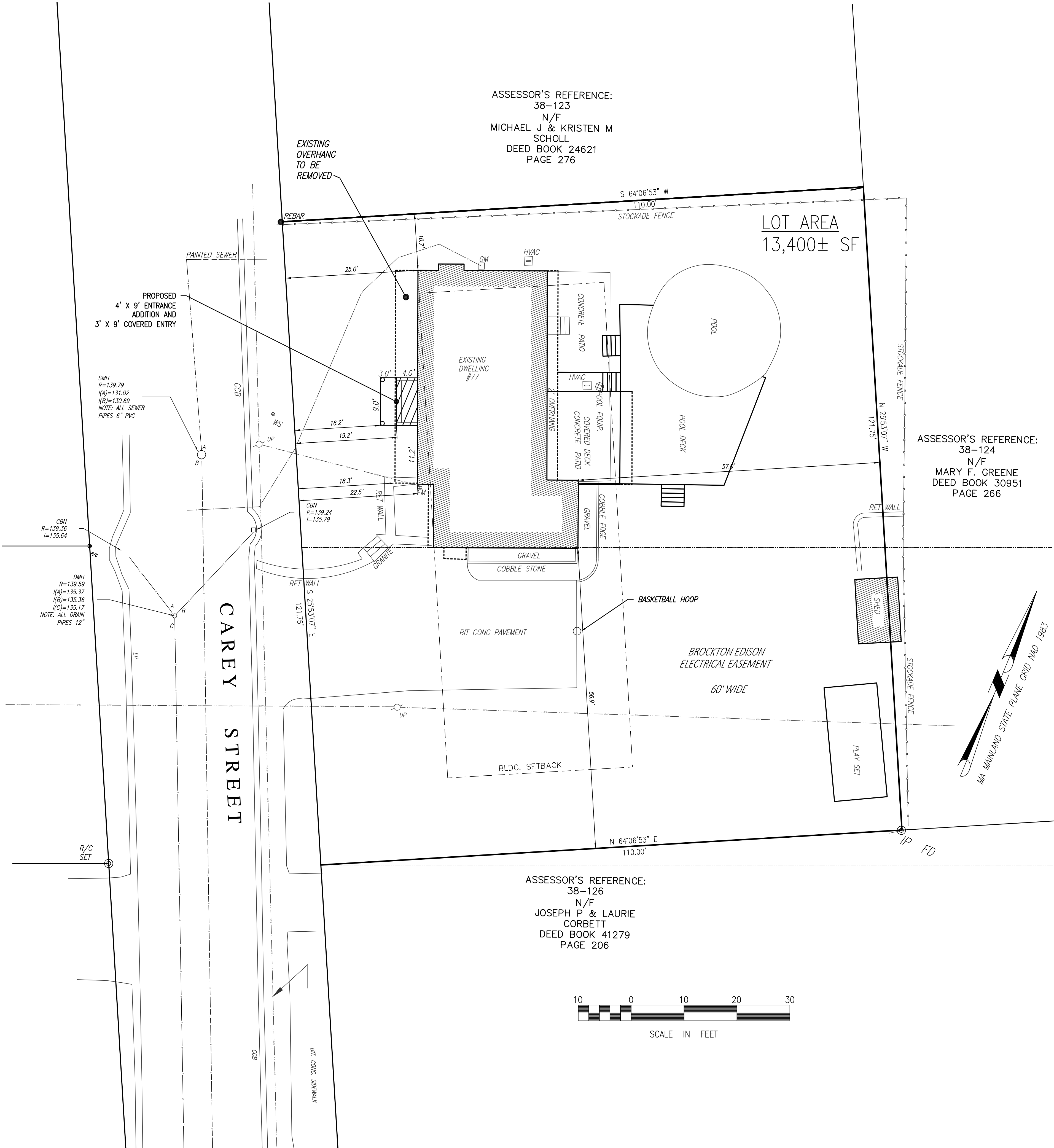
DOUGLAS AND KATHERINE WALO
77 CAREY ST
ROCKLAND, MA 02370
DEED BOOK 47153 PAGE 111

NOTES:

- PLAN REFERENCES:
 - PLAN BOOK 8, PAGE 611
 - PLAN BOOK 9, PAGE 394
 - PLAN BOOK 27, PAGE 680
 - PLAN BOOK 33, PAGE 341
 - PLAN BOOK V, PAGE 43
 - BOOK 2527, PAGE 471
 - BOOK 2727, PAGE 102
 - BOOK 2950, PAGE 491
 - BOOK 3022, PAGE 124
 - BOOK 3252, PAGE 505
- DOCUMENT REFERENCES:
 - BOOK 1783, PAGE 170
 - BOOK 1823, PAGE 459
 - BOOK 1266, PAGE 520
 - BOOK 1966, PAGE 341
 - BOOK 822, PAGE 543
- INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING OCTOBER OF 2023.
- SUBJECT SITE IS IN THE "RESIDENTIAL-2" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.
- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THERE ARE NO WETLAND RESOURCE AREAS OBSERVED DURING SITE VISIT BY MERRILL ENGINEERS AND LAND SURVEYORS.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
- EXISTING SEWER SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE ROCKLAND SEWER DEPARTMENT.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0093K, WHICH BEARS AN EFFECTIVE DATE OF JULY, 6 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



REVISIONS

NO.	DATE	DESCRIPTION



DRAWN BY: REG

DESIGNED BY: ---

CHECKED BY: BPS

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH MA 02560 / T: (508) 746-6060
WWW.MERRILLINC.COM

PLOT PLAN OF LAND
77 CAREY STREET
ROCKLAND, MASSACHUSETTS

OWNER/APPLICANT
DOUGLAS AND KATHERINE WALO
77 CAREY ST
ROCKLAND, MA 02370

JULY 2, 2025

SCALE: 1"=10'

JOB NO. 23-448

LATEST REVISION: