

LEGEND

- CBDB CONCRETE BOUND DRILL HOLE
- CB CONCRETE BOUND
- IP IRON PIN
- SMH SEWER MANHOLE
- S-S- SEWER LINE
- W-W- WATER SHUT-OFF
- W-W- WATER LINE

REFERENCES

- DEED REF: PLYMOUTH COUNTY REGISTRY OF DEEDS
BOOK 58870, PAGE 289
- PLAN REF: PLAN ENTITLED "PLAN OF LAND IN ROCKLAND,
MASS., OWNED BY MARYU E. CONANT",
PREPARED BY HAYWARD-BOYNTON & WILLIAMS,
INC., SURVEYORS, CIVIL ENGINEERS, DATED
NOVEMBER 16, 1982, PLAN NUMBER
533 OF 1983, PLAN BOOK 23, PAGE 685

TOWN OF ROCKLAND, MASSACHUSETTS DIMENSIONAL REGULATIONS: RESIDENTIAL-2 (R-2) (MAY 5, 2025)

	REQUIRED	EXISTING	PROP. LOT A	PROP. LOT B
MINIMUM NO. OF DWELLING UNITS PER 32,670 S.F.	1	1	1	1
MINIMUM LOT WIDTH	110'	155.40'	116.00'	40.43'
MINIMUM LOT FRONTAGE	110'	157.50'	117.07'	40.43'
MAXIMUM BUILDING AVERAGE % OF LOT	30%	2%	7%	N/A
MAXIMUM BUILDING HEIGHT	2.5 STORIES/30'	2 STORIES/24.1'±	2 STORIES/24.1'±	N/A
MINIMUM FRONT YARD	25'	60.7'	60.7'	N/A
MINIMUM REAR YARD	50'	45.42'/(39.1' GARAGE)	203.9'/(151.6' GARAGE)	N/A
MINIMUM SIDE YARD	15'	38.3'/(44.9' GARAGE)	20.5'/(4.9' GARAGE)*	N/A

* SEE NOTE 5

CERTIFICATION:

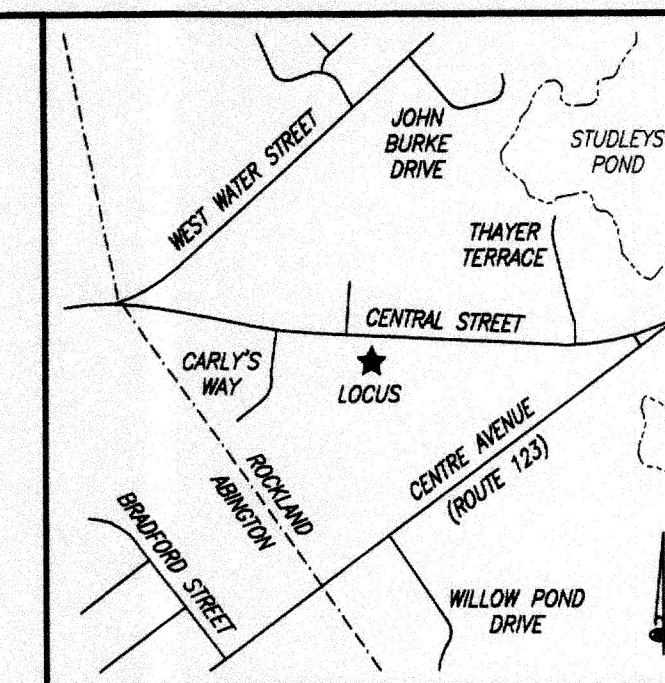
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMITY WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

William J. Elliott 10/10/25
PROFESSIONAL LAND SURVEYOR DATE

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE

THIS ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED
TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

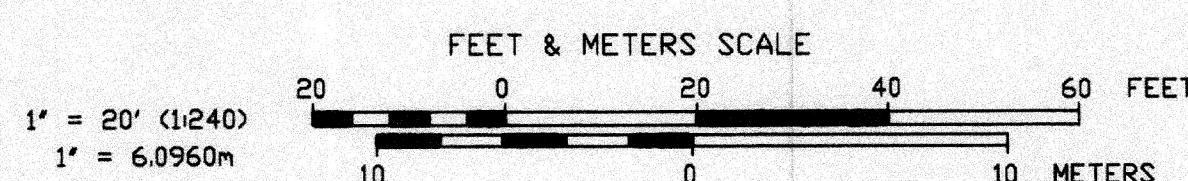
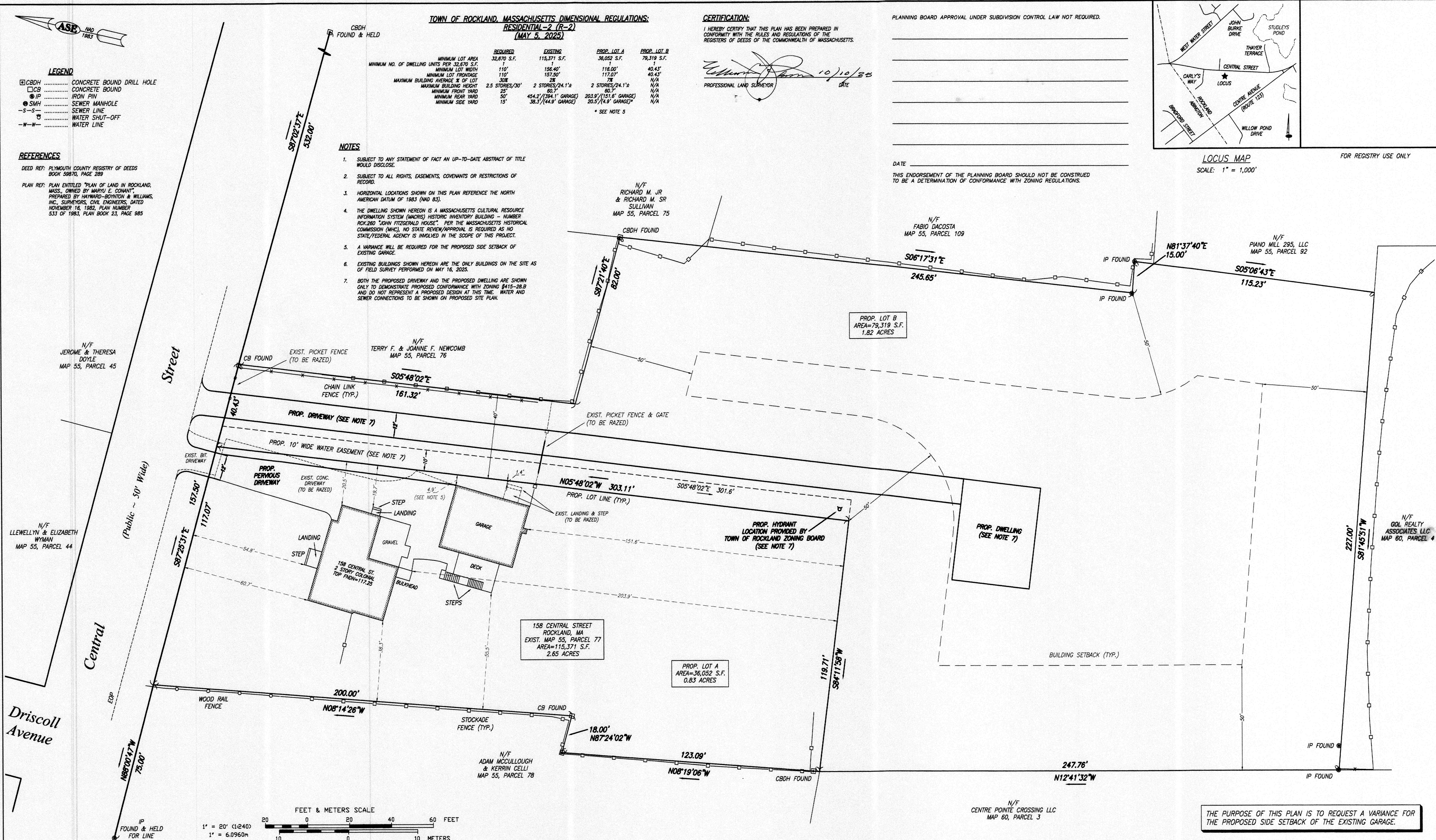


LOCUS MAP
SCALE: 1" = 1,000'

FOR REGISTRY USE ONLY

NOTES

- SUBJECT TO ANY STATEMENT OF FACT AN UP-TO-DATE ABSTRACT OF TITLE
WOULD DISCLOSE.
- SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS OR RESTRICTIONS OF
RECORD.
- HORIZONTAL LOCATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH
AMERICAN DATUM OF 1983 (NAD 83).
- THE DWELLING SHOWN HEREON IS A MASSACHUSETTS CULTURAL RESOURCE
INFORMATION SYSTEM (MACRIS) HISTORIC INVENTORY BUILDING - NUMBER
ROK.260 "JOHN FITZGERALD HOUSE". PER THE MASSACHUSETTS HISTORICAL
COMMISSION (MHC), NO STATE REVIEW/APPROVAL IS REQUIRED AS NO
STATE/FEDERAL AGENCY IS INVOLVED IN THE SCOPE OF THIS PROJECT.
- A VARIANCE WILL BE REQUIRED FOR THE PROPOSED SIDE SETBACK OF
EXISTING GARAGE.
- EXISTING BUILDINGS SHOWN HEREON ARE THE ONLY BUILDINGS ON THE SITE AS
OF FIELD SURVEY PERFORMED ON MAY 16, 2025.
- BOTH THE PROPOSED DRIVEWAY AND THE PROPOSED DWELLING ARE SHOWN
ONLY TO DEMONSTRATE PROPOSED CONFORMANCE WITH ZONING 8415-28.B
AND DO NOT REPRESENT A PROPOSED DESIGN AT THIS TIME. WATER AND
SEWER CONNECTIONS TO BE SHOWN ON PROPOSED SITE PLAN.



ZONING DESIGNATION:

TOWN OF ROCKLAND ZONING DISTRICT
RESIDENTIAL-2 (R-2)
MASSACHUSETTS HISTORICAL COMMISSION
MACRIS INVENTORY NO. ROK.260

ASSESSOR'S REFERENCE:

MAP 55, LOT 77

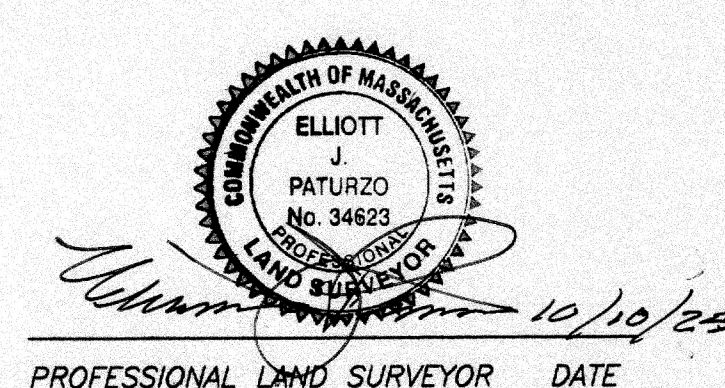
I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD
SURVEY PERFORMED ON THE GROUND ON MAY 16, 2025, AND
THE LATEST PLANS AND DEEDS OF RECORD.

I CERTIFY THAT THE SUBJECT DWELLING SHOWN LIES IN A FLOOD
ZONE "X" SHOWN ON MAP NUMBER 25023C0181K, HAVING AN
EFFECTIVE DATE OF JULY 6, 2021.

REVISIONS

DATE	DESCRIPTION

FIELD: DMD
CALCS: DMD
DRAWN BY: SM/DMD
FIELD EDIT: N/A
CHECKED: EJP
APPROVED:
JOB #: 2511127



A.S. Elliott & Associates
Professional Land Surveyors
P.O. BOX 85 ~ HOPEDALE, MA 01747
(508) 634-0256
www.aselliott.com

Variance Plan of Land
158 CENTRAL STREET
ROCKLAND, MASSACHUSETTS

OWNER: RENOS & BEYOND, LLC
331 FOREST STREET
ROCKLAND, MA 02370

SCALE: 1" = 20' DATE: OCTOBER 7, 2025

