

PRELIMINARY PLANNED UNIT DEVELOPMENT
CONCORD MEADOWS
365 CONCORD STREET
ROCKLAND, MA 02370

SITE SUMMARY:

OWNERS AND PARCEL
INFORMATION:

DANIEL G. & CHRISTINE M.
DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-35
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-46
BOOK:28919, PAGE: 257
ASSESSOR'S PARCEL: 62-36
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-41&42
BOOK: 48716, PAGE: 32
ASSESSOR'S PARCEL: 62-43&44
BOOK: 37548, PAGE: 217

DEVELOPER:

CONROCK LLC
PO BOX 1414
DUXBURY, MA 02331

APPLICANT:

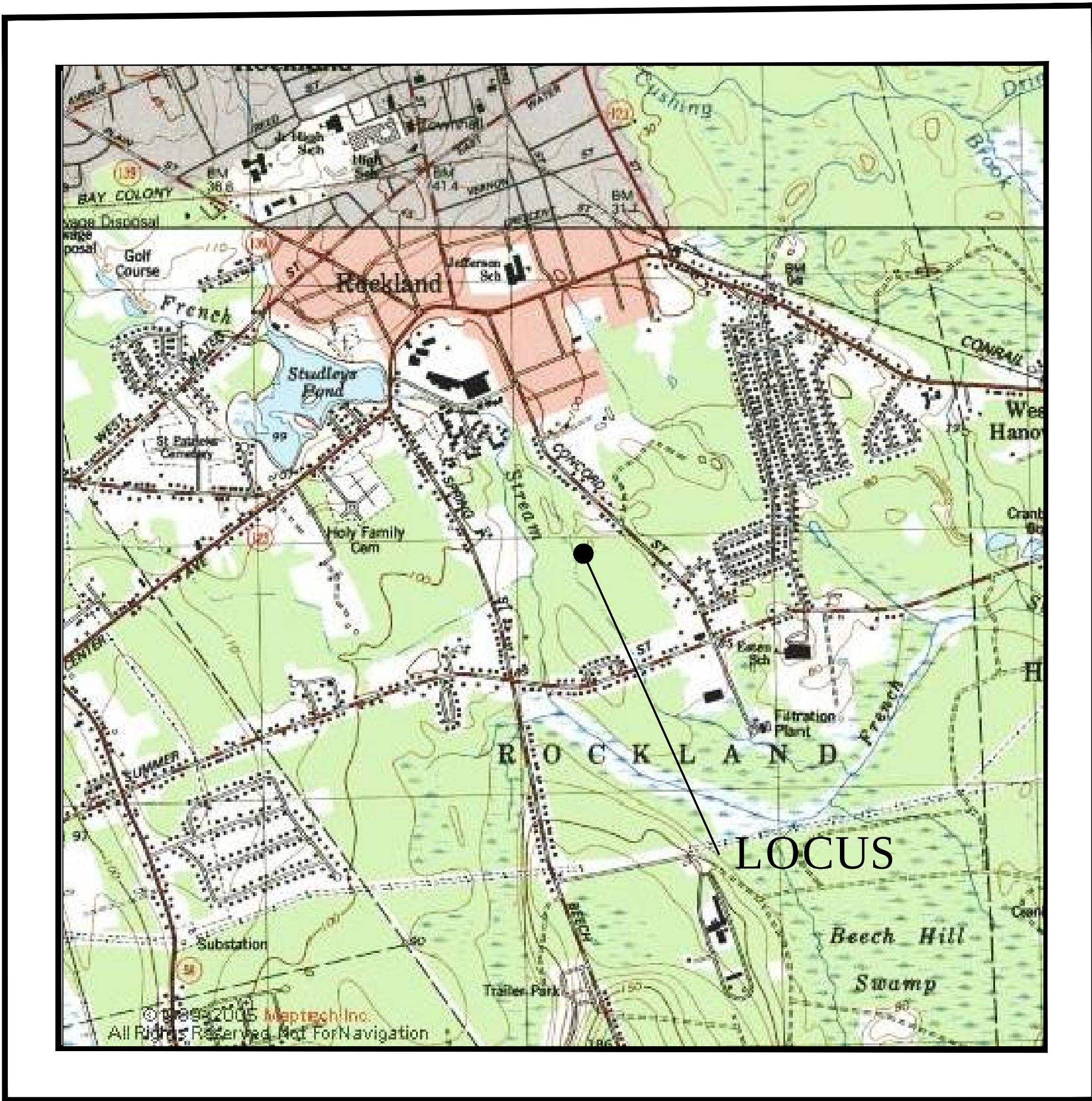
SULLIVAN & COMERFORD, P.C.
80 WASHINGTON STREET
BUILDING B, SUITE 7
NORWELL, MA 02061

ENGINEER AND SURVEYOR:

CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MA 02061

ZONING DISTRICT:

RESIDENCE DISTRICT R-1



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

TITLE SHEET - TS (SHEET 1 OF 7)
EXISTING CONDITIONS PLAN 1 - EC1 (SHEET 2 OF 7)
EXISTING CONDITIONS PLAN 2 - EC2 (SHEET 3 OF 7)
CONVENTIONAL YIELD 1 - CY1 (SHEET 4 OF 7)
CONVENTIONAL YIELD 2 - CY2 (SHEET 5 OF 7)
PLAN UNIT DEVELOPMENT 1 - PUD1 (SHEET 6 OF 7)
PLAN UNIT DEVELOPMENT 2 - PUD2 (SHEET 7 OF 7)

WAIVERS REQUESTED:

TOWN OF ROCKLAND ZONING BYLAWS:

- SECTION 415-47.A - LOT DIMENSIONS FOR R-1: SETBACKS, LOT WIDTH, FRONTAGE (REQUIREMENTS LISTED IN ZONING TABLE).
- SECTION 415-47.C - NO MORE THAN 10,890 S.F. OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.
- SECTION 415-48.B - INTERNAL STREET SETBACK REQUIREMENTS - STRUCTURES SHALL BE SET BACK 25' FROM STREET FOR FRONT AND REAR.

TOWN OF ROCKLAND PLANNING BOARD RULES AND
REGULATIONS:

- SECTION 1.H.2.A - BUFFER ZONE - MIN. OF 50' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET. TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION 1.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- SECTION IV.K - FIRE HYDRANTS SHALL BE NO MORE THAN 350 FT. APART.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS-- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.2)

ZONING REQUIREMENTS RESIDENCE DISTRICT "R1"	
	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND INCL. RIVERFRONT	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK/40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
**PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING) 20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1 SF/1 SF TOTAL GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAMILY MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRID SUBDIVISION
COMMON RECREATION	15F/2 SF RES. FLOOR AREA (21,780 SF MIN.)
*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.	
*RETREAT LOTS MUST CONTAIN A MINIMUM OF 32,670 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.	
**NO MORE THAN 10,890 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.	

LEGEND NOT TO SCALE	
	PROPOSED WATER MAIN
	PROPOSED GAS MAIN
	PROPOSED SEWER MAIN
	PROPOSED TELEPHONE/ ELECTRIC/CABLE
	FEMA FLOOD ZONE
	WETLAND
	PROPOSED LOT
	EXISTING CONTOUR LINE
	PROPOSED HYDRANT
	PROPOSED SEWER MANHOLE

DRAWING REVISIONS		
1	2/22/21	REVISED SUBDIVISION
ACTION	DATE	DESCRIPTION

SURVEY NOTES:

- ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING IN JANUARY, 2018.
- RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL DECEMBER 2017.
- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181J DATED JULY 17, 2012. LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

- APPROXIMATE WETLANDS CHANGE AREA SHOWN HEREON WAS BASED ON AVAILABLE ONLINE INFORMATION OBTAINED ON 10/02/18 FROM MASS GIS-OLIVER, DEP WETLANDS CHANGE MAP.

OWNERS OF RECORD:

DANIEL G. & CHRISTINE M. DELPRETE
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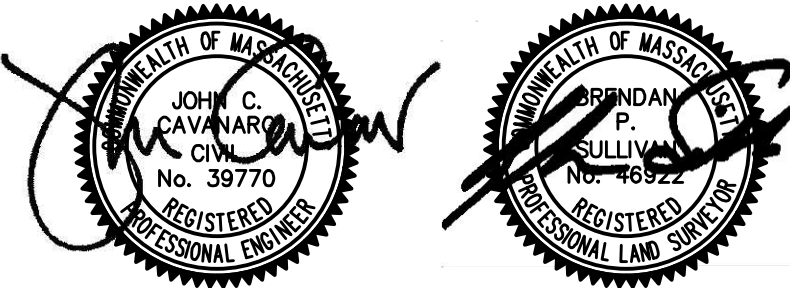
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Received by Planning

Board 2.22.2021

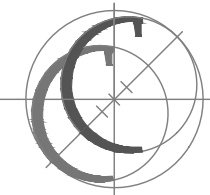
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TITLE SHEET

Cavanaro Consulting

687 MAIN STREET
P.O. BOX 5175
Norwell, Massachusetts 02061
Phone: 781.659.8187
Fax: 781.659.8186



PRELIMINARY PUD
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

SCALE : AS SHOWN

DATE : 3/2/20

DESIGNED BY : DB/CR

DRAWN BY : DB/CR

CHECKED BY : BPS/JCC

DRAWING NO.

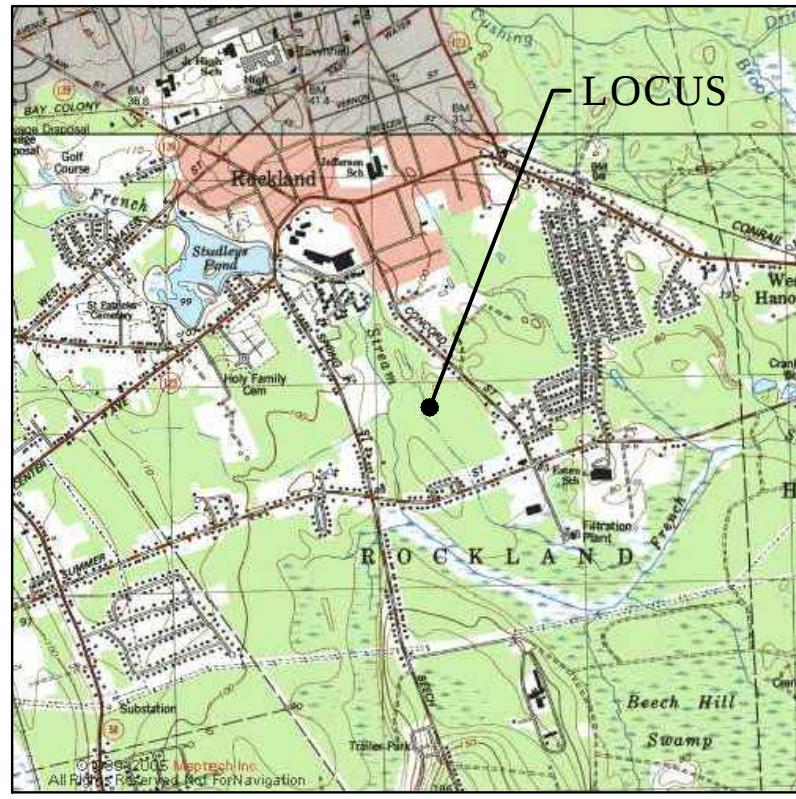
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SHEET NO.

1 OF 7

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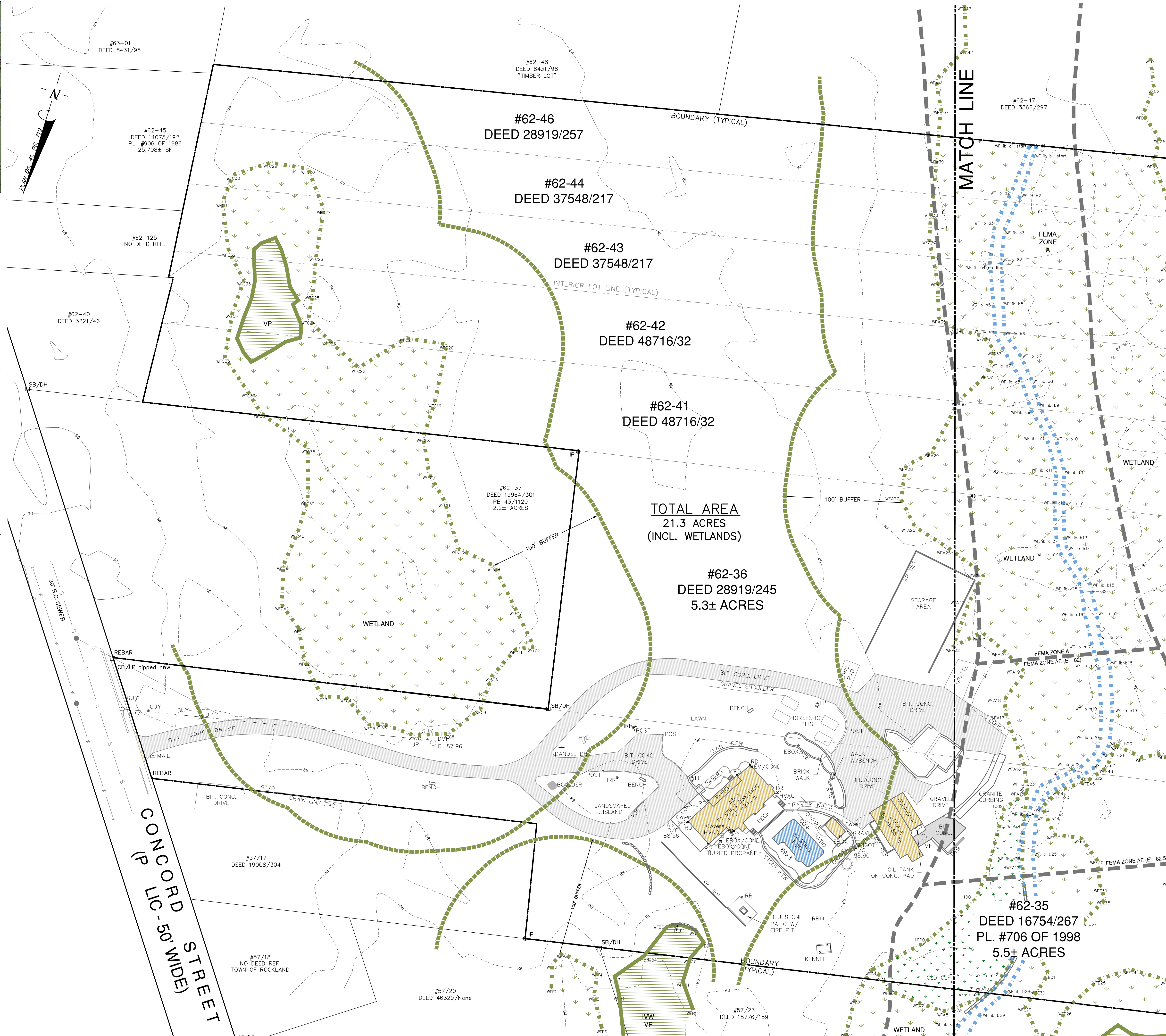
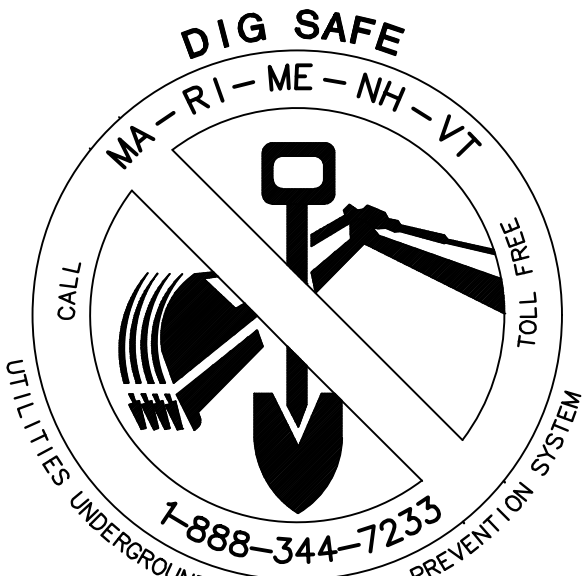
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LOCUS: CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS RESIDENCE DISTRICT "R1"

	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
MIN. CONTIGUOUS UPLAND	22,000 SF
INCL. RIVERFRONT	
MIN. LOT WIDTH	110' AT REQ. SETBACK
	40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING)
	20 ACRES (PB RULES)
MAX. UNITS	15/ACRE
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN.
	1 SF/1 SF TOTAL
	GROSS FLOOR AREA
	(30% WETLANDS MAX.)
MAX. UNITS	15/ACRE MULTI-FAM
	MAX. DWELLING UNITS IN
	NON-WETLAND PART OF
	TRADITIONAL/GRID SUBDIV.
COMMON RECREATION	1SF/2 SF RES. FLOOR AREA
	(21,780 SF MIN.)



DRAWING REVISIONS

1	2/22/21	REVISED SUBDIVISION
ACTION	DATE	DESCRIPTION

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS FOUND AT THE TIME OF FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC.

CAVANARO CONSULTING, INC. HAS NOT PREPARED AND/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE. THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT EXPRESS OR IMPLY COMPLIANCE WITH CURRENT ZONING BYLAWS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

SURVEY NOTES:

- ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING IN JANUARY, 2018.
- RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL DECEMBER 2017 AND REVISED BY SAME ON OCTOBER 9, 2018.
- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25023C0181J DATED JULY 17, 2012. LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

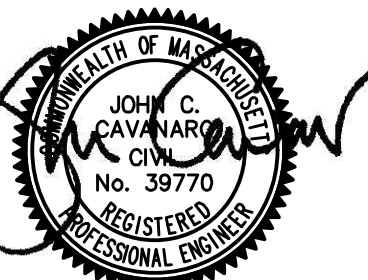
- WETLAND DELINEATION AREAS SHOWN HEREON ARE BASED ON ORDER OF RESOURCE AREA DELINEATION SE 273-0400 ISSUED BY THE TOWN OF ROCKLAND ON JANUARY 11, 2019.

OWNERS OF RECORD:

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ROCKLAND, MA 02370
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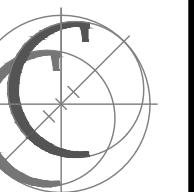
SCALE: 1" = 40'



EXISTING CONDITIONS 1

Cavanaro Consulting

687 MAIN STREET
P.O. BOX 5175
Norwell, Massachusetts 02061
Phone: 781.659.8187
Fax: 781.659.8186



CONCORD MEADOWS EXISTING CONDITIONS 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DB0

DATE : 3/2/20

DELINATED BY : JZ

DRAWN BY : DB/CR

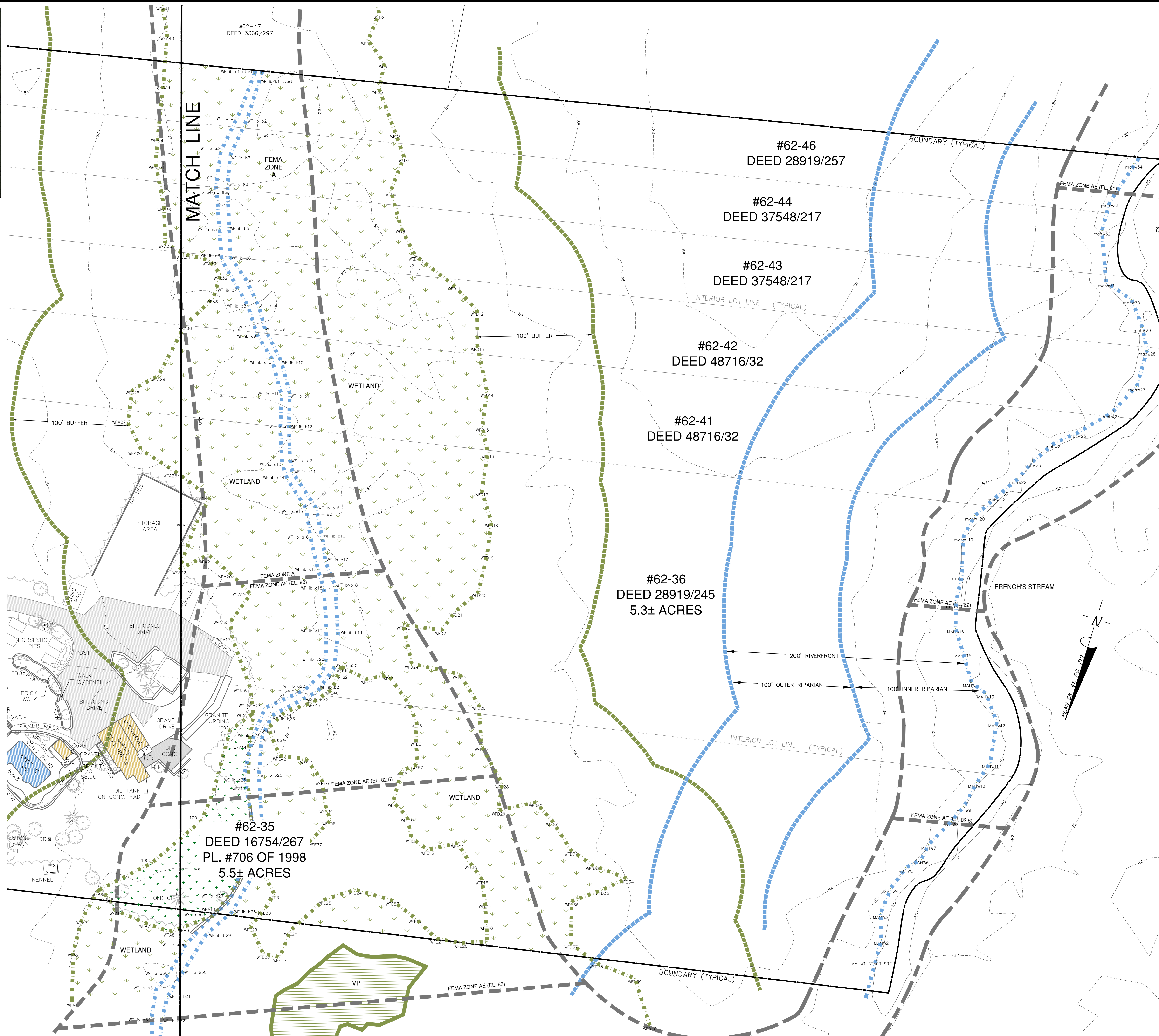
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CHECKED BY : BPS

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<u>ZONING REQUIREMENTS</u>	
RESIDENCE DISTRICT "R1"	
REQUIRED	
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
MIN. CONTIGUOUS UPLAND	22,000 SF
INCL. RIVERFRONT	
MIN. LOT WIDTH	110' AT REQ. SETBACK
	40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	60'
<u>PLANNED UNIT DEVELOPMENT:</u>	
MIN. TRACT AREA	10 ACRES (ZONING)
	20 ACRES (PB RULES)
MAX. UNITS	15/ACRE
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1.5F/1 SF TOTAL GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	15/ACRE MULTI-FAM
	MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRID SUBDIV.
COMMON RECREATION	15F/2 SF RES. FLOOR AREA (21,780 SF MIN.)



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ACTION	DATE	DESCRIPTION
1	2/22/21	REVISED SUBDIVISION

EXISTING CONDITIONS NOTE:

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- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PLAN NO. 25023C00181J DATED JULY 17, 2012. LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

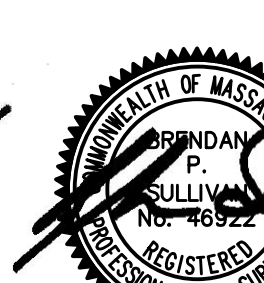
1. WETLAND DELINEATION AREAS SHOWN HEREON ARE BASED ON ORDER OF RESOURCE AREA A DELINEATION SE 273-0400 ISSUED BY THE TOWN OF ROCKLAND ON JANUARY 11, 2019.

OWNERS OF RECORD:

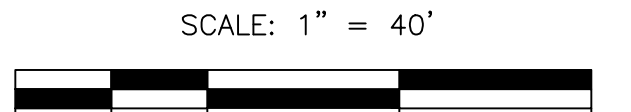
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SCALE: 1" = 40'



EXISTING CONDITIONS 2

Cavanaro Consulting

687 MAIN STREET
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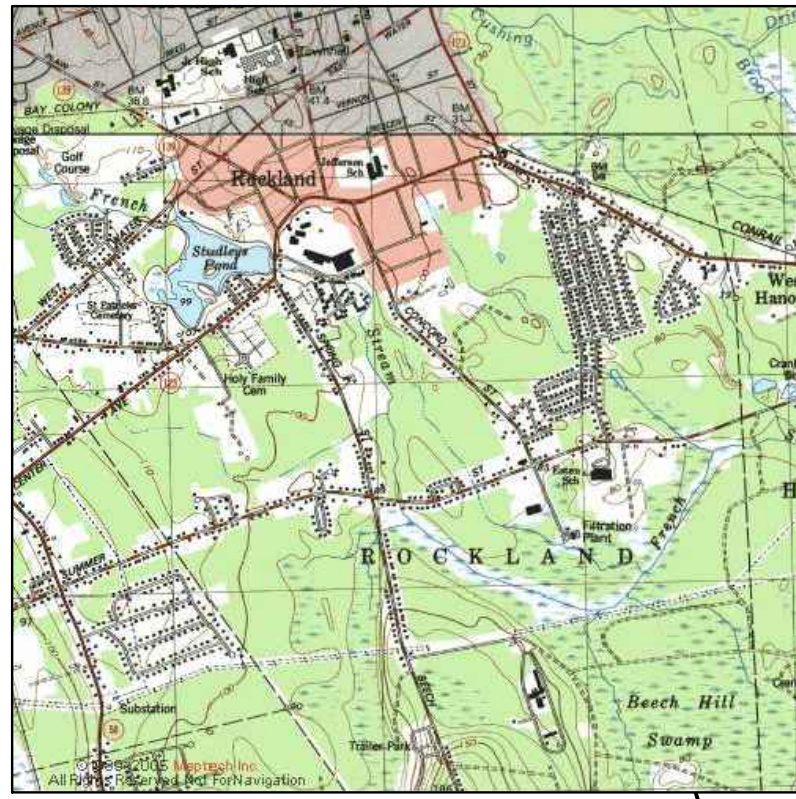
Phone: 781.659.8187
 Fax: 781.659.8186



CONCORD MEADOWS
 EXISTING CONDITIONS
 365 CONCORD STREET
 ROCKLAND, MA 02370

PREPARED FOR: CONROCK LLC
 P.O. BOX 1414
 DUXBURY, MA 02331

PROJECT NO. : 19.103	DRAWING NO.
SCALE : AS SHOWN	DB1
DATE : 3/2/20	
DELINEATED BY : JZ	
DRAWN BY : DB/CR	SHEET NO. 3 OF 7
CHECKED BY : BPS	FILENAME: X:\PR\2011\18.103\DWG\2019\PRELIM\216\21



LOCUS: CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

RESIDENCE DISTRICT "R1"

	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND INCL. RIVERFRONT	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK
MIN. FRONTAGE	40' MIN. AT ANY POINT
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
**PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING) 20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1 SF/1 SF TOTAL GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAM MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRID SUBDIV.
COMMON RECREATION	1SF/2 SF RES. FLOOR AREA (21,780 SF MIN.)

*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.

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**NO MORE THAN 10,890 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.

LEGEND

NOT TO SCALE

—W—W—	PROPOSED WATER MAIN
—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ ELECTRIC/CABLE
- - - - -	FEMA FLOOD ZONE
▽	WETLAND
1	PROPOSED PUD LOT
80	CONTOUR LINE
HYD	HYDRANT
SMH	SEWER MANHOLE



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.

ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

SURVEY NOTES:

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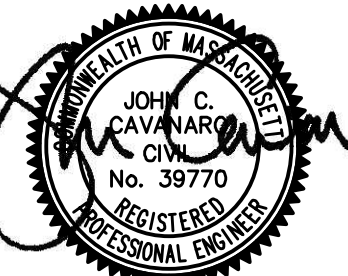
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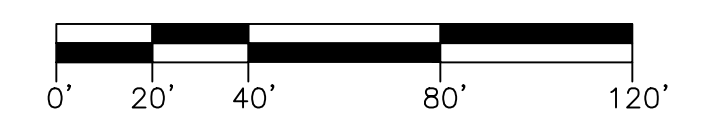
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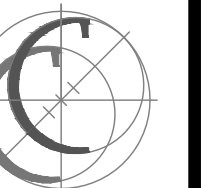
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CONVENTIONAL YIELD 1

Cavanaro Consulting

687 MAIN STREET
P.O. BOX 5175
Norwell, Massachusetts 02061
Phone: 781.659.8187
Fax: 781.659.8186



CONCORD MEADOWS PRELIMINARY LOT LAYOUT 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

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DATE : 2/22/2021

DELINEATED BY : JZ

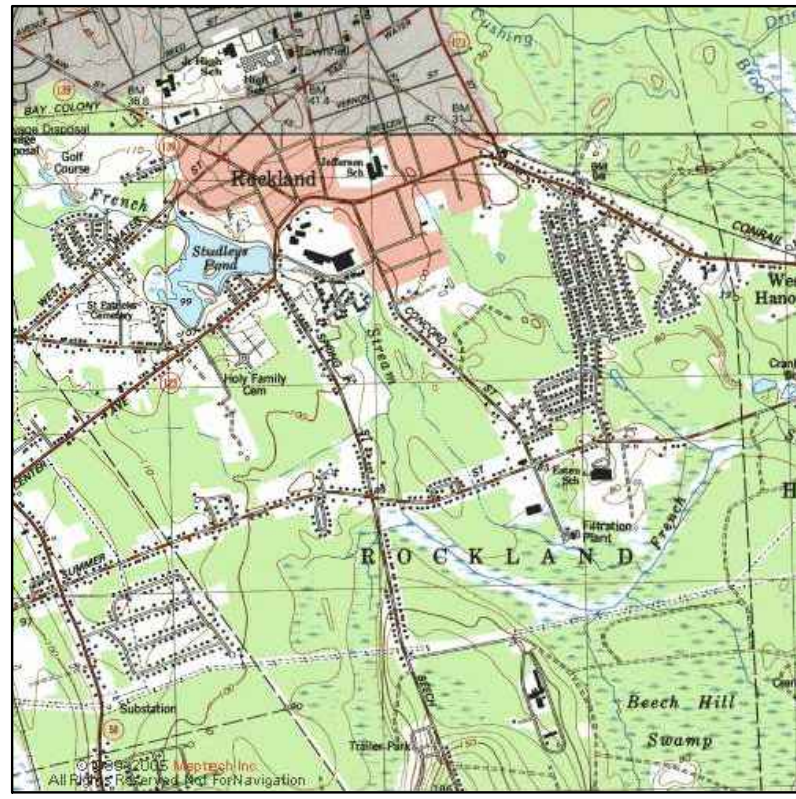
DRAWN BY : DB/MM

SHEET NO. 4 OF 7

CHECKED BY : BPS

FILENAME:
X:\PRJ\2011\19.103\DWG\2019\PRELIM 2/18/21

BX0



LOCUS: CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND INCL. RIVERFRONT	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK
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MINIMUM YARDS:	
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***PLANNED UNIT DEVELOPMENT.	
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**NO MORE THAN 10,890 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.

LEGEND

NOT TO SCALE

—W—W—	PROPOSED WATER MAIN
—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ ELECTRIC/CABLE
----	FEMA FLOOD ZONE
▽	WETLAND
1	PROPOSED PUD LOT
80	CONTOUR LINE
HYD	HYDRANT
SMH	SEWER MANHOLE



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING:
EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY.
ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

SURVEY NOTES:

- ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING IN JANUARY, 2018.
- RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL DECEMBER 2017 AND REVISED BY SAME ON OCTOBER 9, 2018.
- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 2502300181J DATED JULY 17, 2012. LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

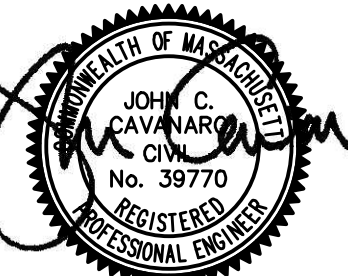
- WETLAND DELINEATION AREAS SHOWN HEREON ARE BASED ON ORDER OF RESOURCE AREA DELINEATION SE 273-0400 ISSUED BY THE TOWN OF ROCKLAND ON JANUARY 11, 2019.

OWNERS OF RECORD:

DANIEL G. & CHRISTINE M. DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-35
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-46
BOOK:28919, PAGE: 257
ASSESSOR'S PARCEL: 62-36
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSOR'S PARCEL: 62-41&42
BOOK: 48716, PAGE: 32
ASSESSOR'S PARCEL: 62-43&44
BOOK: 37548, PAGE: 217



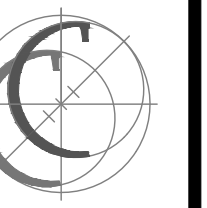
SCALE: 1" = 40'



CONVENTIONAL YIELD 2

Cavanaro Consulting

687 MAIN STREET
P.O. BOX 5175
Norwell, Massachusetts 02061
Phone: 781.659.8187
Fax: 781.659.8186



CONCORD MEADOWS PRELIMINARY LOT LAYOUT 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 2/22/2021

DELINEATED BY : JZ

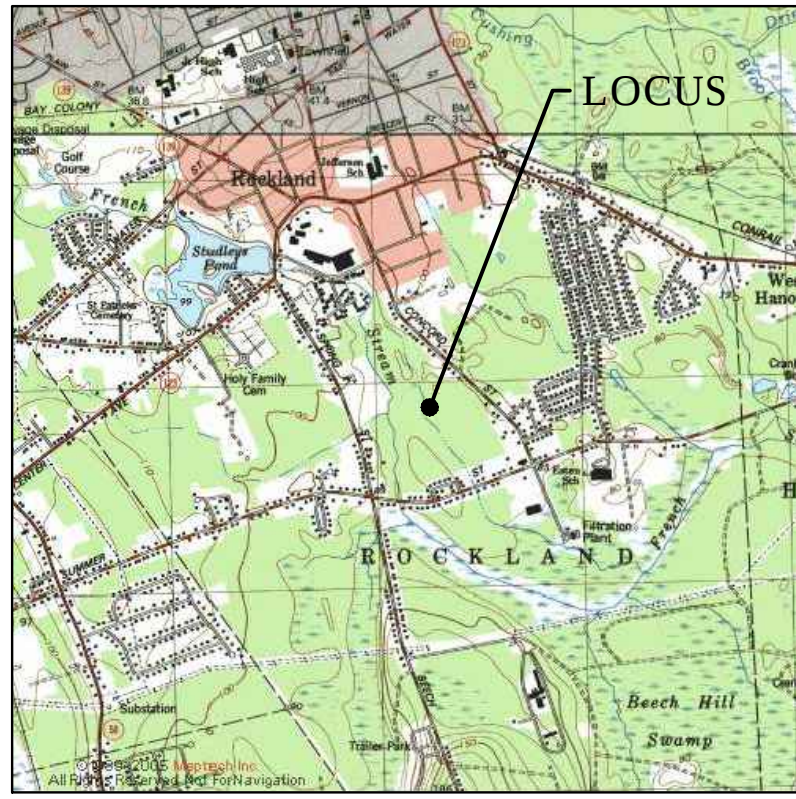
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CHECKED BY : BPS

BX1

SHEET NO. 5 OF 7

FILENAME:
X:\PRJ\2011\19.103\DWG\2019\PRELIM 2/18/21



LOCUS: CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

	REQUIRED
AREA	32,670 SF
MAX. UNITS PER/32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND INCL. RIVERFRONT	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK
MIN. FRONTAGE	40' MIN. AT ANY POINT
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
**PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING)
	20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN.
	1 SF/1 SF TOTAL
	GROSS FLOOR AREA
	(30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAM
	MAX. DWELLING UNITS IN
	NON-WETLAND PART OF
	TRADITIONAL/GRID SUBDIV.
COMMON RECREATION	1SF/2 SF RES. FLOOR AREA
	(21,780 SF MIN.)

*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.

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LEGEND

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—G—G—	PROPOSED GAS MAIN
—S—S—	PROPOSED SEWER MAIN
—T/E/C—	PROPOSED TELEPHONE/ELECTRIC/CABLE
---	FEMA FLOOD ZONE
WETLAND	
PROPOSED PUD LOT	
CONTOUR LINE	
HYDRANT	
SEWER MANHOLE	



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	2/22/21	REVISED SUBDIVISION

SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE FOLLOWING: EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC.; PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS; AND THEIR PROXIMITY TO THE EXISTING BOUNDARY. ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

SURVEY NOTES:

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WETLANDS NOTES:

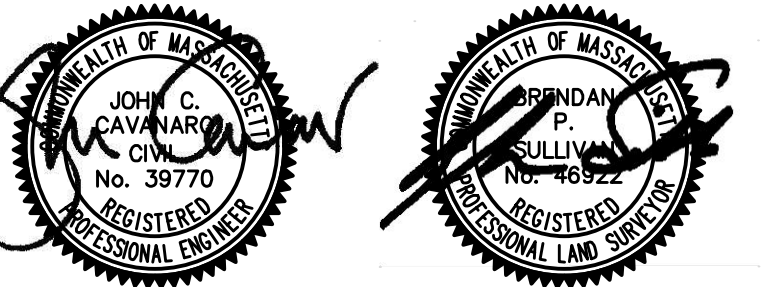
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OWNERS OF RECORD:

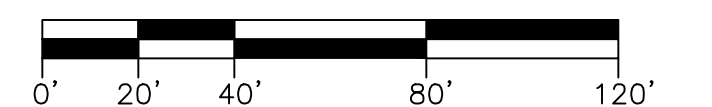
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BOOK: 37548, PAGE: 217



SCALE: 1" = 40'



PLANNED UNIT DEVELOPMENT 1

Cavanaro Consulting

687 MAIN STREET
P.O. BOX 5175
Norwell, Massachusetts 02061
Phone: 781.659.8187
Fax: 781.659.8186

CONCORD MEADOWS PRELIMINARY PUD 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 3/2/20

DELINEATED BY : JZ

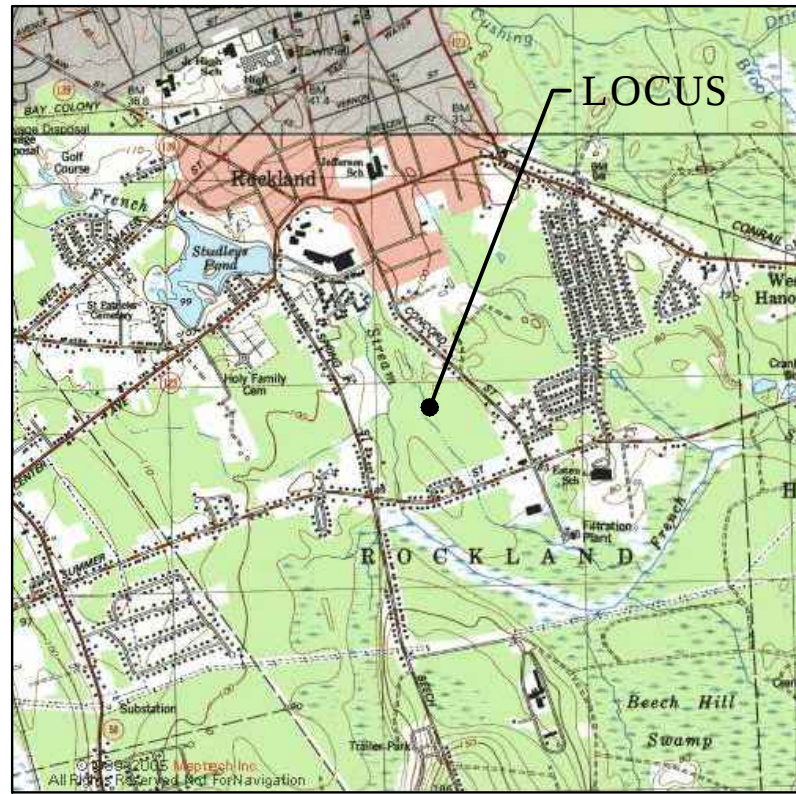
DRAWN BY : DB/CR

CHECKED BY : BPS

OTC0

SHEET NO. 6 OF 7

FILENAME:
X:\PRJ\2011\19.103\DWG\2019\PRELIM 2/18/21



LOCUS: CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

RESIDENCE DISTRICT "R1"

	REQUIRED
AREA	32,670 SF
MAX. UNITS PER 32,670	1
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND	22,000 SF
INCL. RIVERFRONT	
MIN. LOT WIDTH	110' AT REQ. SETBACK
	40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'

**PLANNED UNIT DEVELOPMENT:

MIN. TRACT AREA	10 ACRES (ZONING) 20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1 SF/1 SF TOTAL GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAM MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRID SUBDIV.
COMMON RECREATION	1SF/2 SF RES. FLOOR AREA (21,780 SF MIN.)

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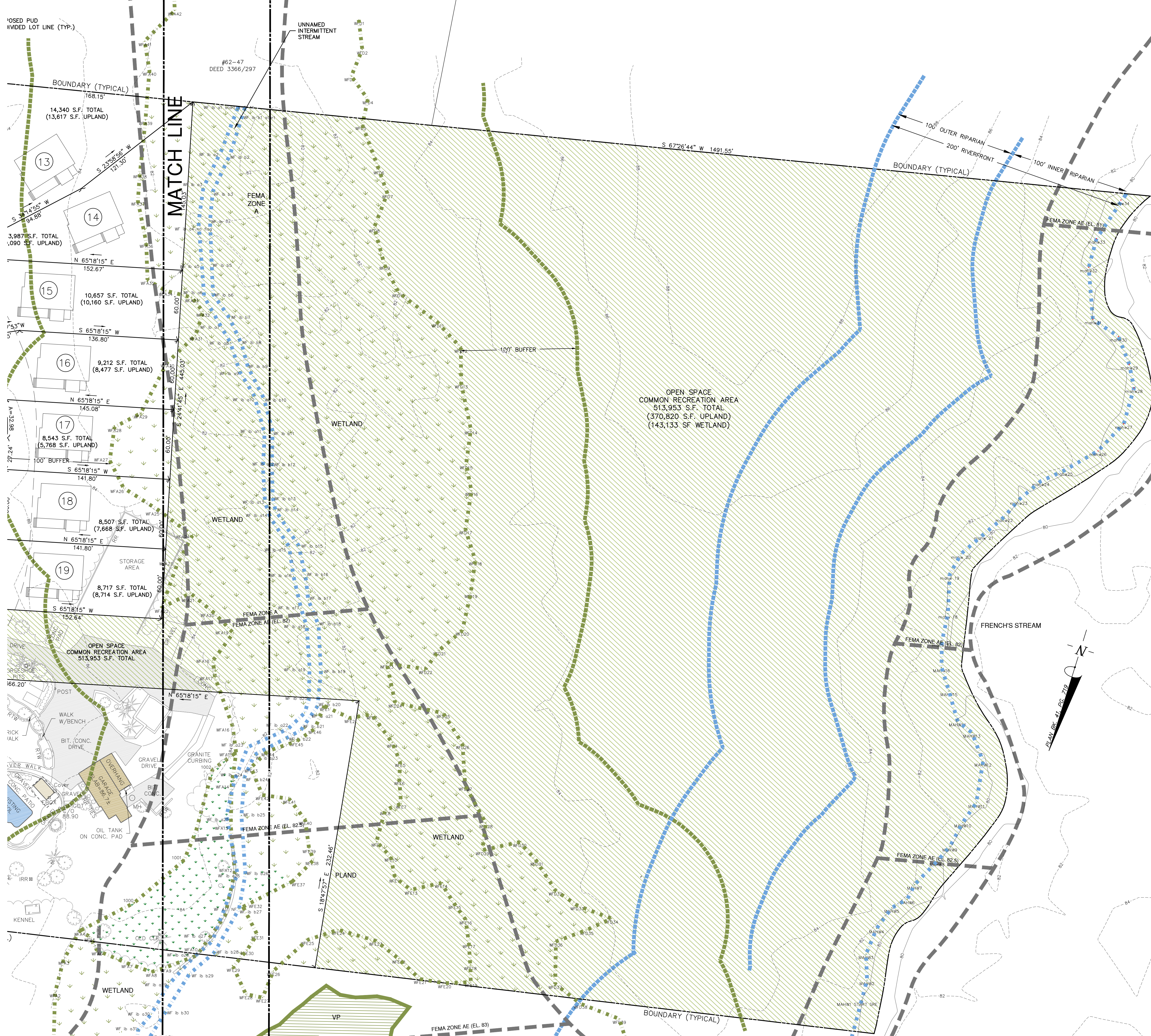
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- - - - -	FEMA FLOOD ZONE
	WETLAND
	PROPOSED PUD LOT
	CONTOUR LINE
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DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
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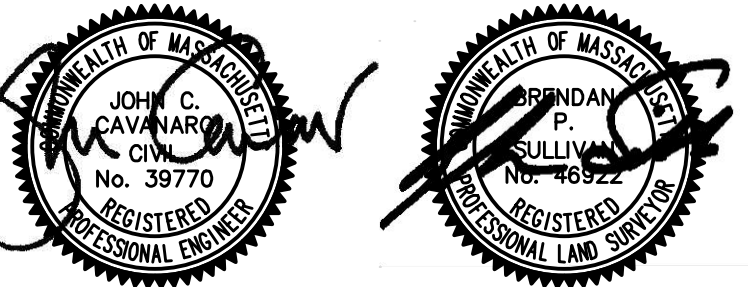
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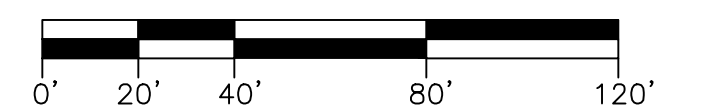
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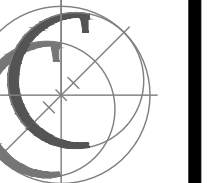
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PLANNED UNIT DEVELOPMENT 2

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CONCORD MEADOWS PRELIMINARY PUD 365 CONCORD STREET ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02331

PROJECT NO. : 19.103

DRAWING NO.

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DELINEATED BY : JZ

DRAWN BY : DB/CR

CHECKED BY : BPS

OTC1

SHEET NO. 7 OF 7

FILENAME:
X:\PRJ\2011\19.103\DWG\19.103.PRELIM 2/18/21