

LOCATION MAP NOT TO SCALE

**RECORD OWNER:**

ASSESSORS MAP 54 LOT 29  
0 MANZELLA COURT

MANZELLA & DIGRANDE TRUST  
21 MANZELLA COURT  
ROCKLAND, MA 02370  
DEED BOOK 14790 PAGE 294

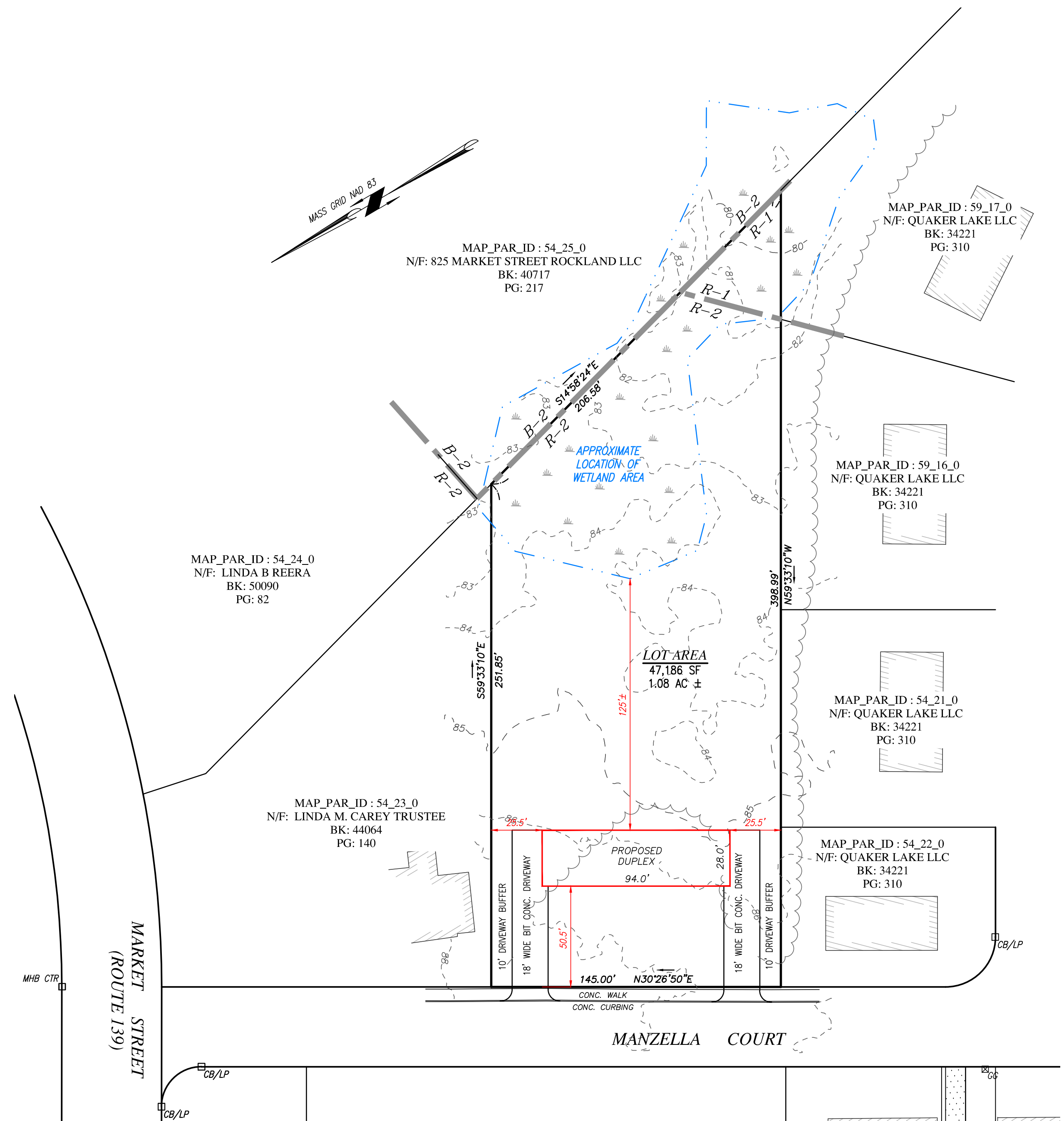
**NOTES:**

1. PLAN REFERENCES:  
1.1. PLAN RECORDED IN PLAN BOOK 23, PAGE 831
2. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PUBLISHED INFORMATION TAKEN FROM NOAA AND NOT AN ON THE GROUND SURVEY. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN ARE BASED ON PUBLISHED INFORMATION TAKEN FROM MASS GIS AND WERE NOT DELINEATED IN THE FIELD. THE LOCATION OF SAID WETLAND SHOWN HEREON IS TO BE CONSIDERED APPROXIMATE ONLY.
4. SUBJECT SITE IS IN RESIDENTIAL ZONES R1 AND R2 AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.

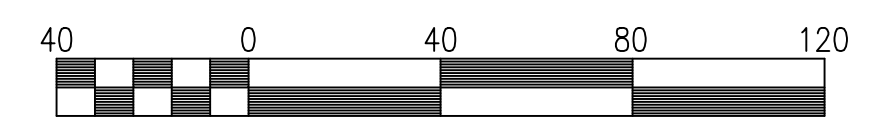
**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY MAP No. 25023C0182J, WHICH BEARS AN EFFECTIVE DATE OF JULY 7, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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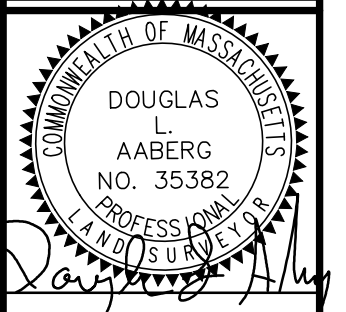


DISTRICT	MINIMUM LOT AREA	MAXIMUM NO. OF DWELLING UNITS PER 32,670 S.F.	MAXIMUM BUILDING COVERAGE	MAXIMUM HEIGHT	SETBACKS		
					FRONT	REAR	SIDE
R-1	32,670	1	25%	2.5 STYS/30'	25	50	15
R-2	32,670	1	30%	2.5 STYS/30'	25	50	15



SCALE IN FEET

REVISIONS

DRAWN BY: DLA  
DESIGNED BY: --  
CHECKED BY: DLA

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PROPOSED DUPLEX DENSITY PLAN  
MANZELLA COURT  
ROCKLAND, MA  
APPLICANT: MANZELLA & DIGRANDE TRUST  
21 MANZELLA COURT  
ROCKLAND, MA 02370

MARCH 12, 2021  
SCALE: 1" = 40'  
JOB NO. 21-104  
LATEST REVISION: