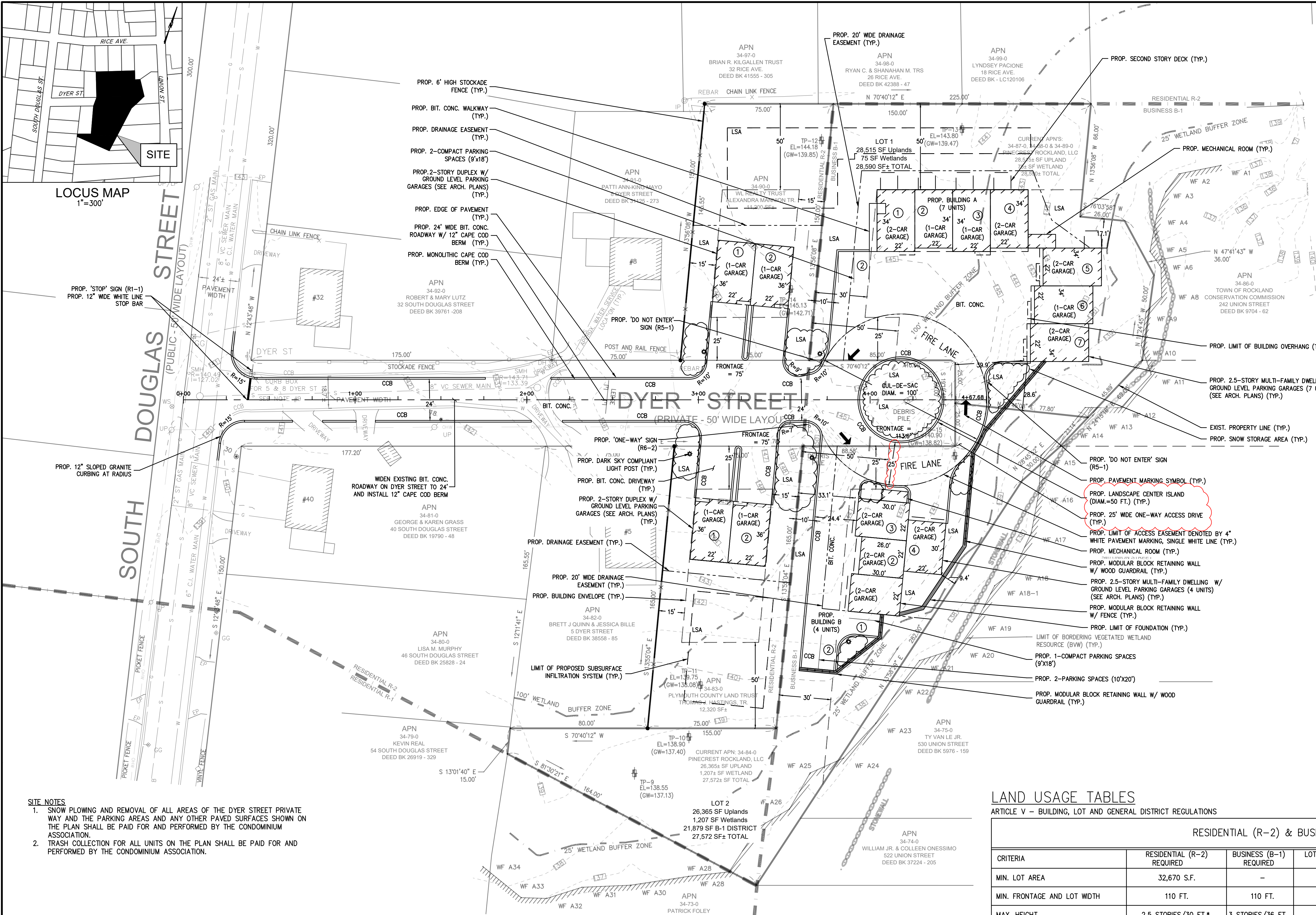




ABBREVIATIONS

FFE FIRST FLOOR ELEVATION
BIT CONC. BITUMINOUS CONCRETE PAVEMENT
CCB CAPE COD BERM
CCM CONC. CEMENT CONCRETE
C.I. CAST IRON
C.L. CEMENT LINED
EP EDGE OF PAVEMENT
BC BITUMINOUS CONCRETE CURB
(AM) AS MEASURED
RET WALL RETAINING WALL
CONC. CONCRETE
RCP REINFORCED CONCRETE PIPE
VCC VERTICAL GRANITE CURB
ETW EDGE OF TRAVEL WAY
MTL METAL BERM
VCC VERTICAL CONCRETE CURB
CMP CORRUGATED METAL PIPE
LSA LANDSCAPED AREA
TRANS. TRANSFORMER
GEN. GENERATOR
HOPE HIGH-DENSITY POLYETHYLENE

LEGEND

SURVEY SYMBOLS

- REBAR
- ANGLE IRON
- CONCRETE BOUND WITH DRILL HOLE
- STONE BOUND
- STONE BOUND

UTILITY SYMBOLS

- CHIMNEY
- ELECTRIC HAND HOLE
- GUY POLE
- GUY WIRE
- HVAC UNIT
- BUILDING LIGHT W/MAST
- BUILDING LIGHT
- TRANSFORMER
- WATER GATE
- EXHAUST VENT
- AIR VENT
- DRAINAGE SUMP
- ELECTRIC MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- DRAINAGE CATCH BASIN
- DOOR WAY THRESHOLD
- HYDRANT
- POST INDICATOR VALVE
- UTILITY POLE
- YARD LIGHT
- RIP RAP
- BOLLARD
- SIGN
- FIRE ALARM
- DECIDUOUS TREE
- CONIFEROUS TREE

LINE DESIGNATORS

- WATER MAIN
- OVERHEAD WIRES
- GAS LINE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAINAGE SWALE
- CHAIN LINK FENCE

SITE NOTES

1. SNOW PLOWING AND REMOVAL OF ALL AREAS OF THE DYER STREET PRIVATE WAY AND THE PARKING AREAS AND ANY OTHER PAVED SURFACES SHOWN ON THE PLAN SHALL BE PAID FOR AND PERFORMED BY THE CONDOMINIUM ASSOCIATION.

2. TRASH COLLECTION FOR ALL UNITS ON THE PLAN SHALL BE PAID FOR AND PERFORMED BY THE CONDOMINIUM ASSOCIATION.

PARKING CALCULATIONS

ARTICLE V: SECTION 415-35 - OFF-STREET PARKING REQUIREMENTS

COMPONENT	REQUIRED (ROCKLAND ZONING BYLAW)	REQUIRED	PROPOSED
DWELLINGS (TWO-FAMILY OR MULTI-FAMILY RESIDENCE)	3 PER DWELLING UNIT (30% ALLOWABLE COMPACT VEHICLE SPACES)	PROPOSED DUPLEX (APN 34-83): 2 UNITS X 3 SPACES = 6 SPACES	2 - GARAGE 4 - DRIVEWAY (10'x20') TOTAL: 6
		PROPOSED DUPLEX (APN 34-90): 2 UNITS X 3 SPACES = 6 SPACES	2 - GARAGE 4 - DRIVEWAY (10'x20') TOTAL: 6
		PROPOSED BUILDING A (LOT 1): 7 UNITS X 3 SPACES = 21 SPACES	11 - GARAGE 10 - DRIVEWAY (10'x20') 2 - STRIPED COMPACT SPACES (9'x18') TOTAL: 23 (2 COMPACT)
		PROPOSED BUILDING B (LOT 2): 4 UNITS X 3 SPACES = 12 SPACES	8 - GARAGE 2 - DRIVEWAY (10'x20') 1 - STRIPED COMPACT SPACE (9'x18') 2 - STRIPED PARKING SPACES (10'x20') TOTAL: 13 (1 COMPACT)

LAND USAGE TABLES

ARTICLE V - BUILDING, LOT AND GENERAL DISTRICT REGULATIONS

RESIDENTIAL (R-2) & BUSINESS (B-1) ZONING DISTRICT						
CRITERIA	RESIDENTIAL (R-2) REQUIRED	BUSINESS (B-1) REQUIRED	LOT 1 (BUILDING A) PROPOSED	LOT 2 (BUILDING B) PROPOSED	APN 34-83 PROPOSED	APN 34-90 PROPOSED
MIN. LOT AREA	32,670 S.F.	-	28,590 S.F.	27,572 S.F.	12,320 S.F.	11,200 S.F.
MIN. FRONTAGE AND LOT WIDTH	110 FT.	110 FT.	110 FT.	113.6 FT.	75 FT.	75 FT.
MAX. HEIGHT	2.5 STORIES/30 FT.*	3 STORIES/36 FT.	33 FT.	33 FT.	22 FT.	22 FT.
MAX. BUILDING COVERAGE	30%	80%	21.6%	13.4%	12.8%	14.1%
MAX. DWELLING UNITS PER 32,670 S.F.	1: TWO-FAMILY RESIDENCES PERMITTED AS PRINCIPAL USE	8	7 PROPOSED UNITS, 7 UNITS ALLOWED	4 PROPOSED UNITS, 6.75 UNITS ALLOWED	2 PROPOSED UNITS	2 PROPOSED UNITS
MIN. FRONT YARD	25 FT.	-	39.9 FT.	25.2 FT.	30.0 FT.	30.0 FT.
MIN. SIDE YARD	15 FT.	**	28.6 FT.	33.1 FT.	15.3 FT.	15.3 FT.
MIN. REAR YARD	50 FT.	**	17.1 FT.	9.4 FT.	94.3 FT.	79.4 FT.

* THE MAXIMUM HEIGHT (STORIES/FEET) MAY BE INCREASED TO 3.0/36 ON LOTS WITH AN AREA OF 32,670 S.F. OR GREATER AND THAT THE STRUCTURE MEETS ALL THE CURRENT SETBACKS.

** THE MINIMUM YARD DIMENSION ABUTTING ANY RESIDENTIAL DISTRICT SHALL BE 30 FT.

NOTES

1. TRANSITION YARD REQUIREMENTS, FRONT YARD. WHERE A RESIDENCE DISTRICT ABUTS A NON-RESIDENCE DISTRICT, THERE SHALL BE PROVIDED IN THE NON-RESIDENCE DISTRICT FOR A DISTANCE OF 50 FT. FROM THE DISTRICT BOUNDARY LINE, A FRONT YARD AT LEAST EQUAL IN DEPTH TO THAT REQUIRED IN THE RESIDENCE DISTRICT.

2. TRANSITION YARD REQUIREMENTS, SIDE OR REAR YARD. WHERE THE SIDE OR REAR YARD IN A RESIDENCE DISTRICT ABUTS A SIDE OR REAR YARD IN A NON-RESIDENCE DISTRICT, THERE SHALL BE PROVIDED ALONG SUCH ABUTTING LINES, A SIDE OR REAR YARD AT LEAST EQUAL IN DEPTH TO THAT REQUIRED IN THE RESIDENCE DISTRICT. IN NO CASE, HOWEVER SHALL THE ABUTTING SIDE OR REAR YARD BE LESS THAN 20 FT.

3. ALL RESIDENTIAL ZONES AND THE BUSINESS B-1 DISTRICT, ALL PARKING AREAS, LOADING AREAS, AND AREAS USED FOR ACCESS, EGRESS OR ONSITE CIRCULATION SHALL BE SET BACK A MINIMUM OF 10 FEET FROM ANY PROPERTY LINE AND THE TEN-FOOT SETBACK SHALL BE PROPERLY LANDSCAPED AND MAINTAINED.

BY APP

DESCRIPTION

DATE

REV

1	3/15/21	WIDEN ROADWAY	ESS
2	6/7/21	DRAINAGE REVISION	ESS
3	6/29/21	DRAINAGE REVISION	BCM
4	8/6/21	CUL-DE-SAC REVISION	ESS
5	8/24/21	CUL-DE-SAC REVISION	ESS

MG

MCKENZIE ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.3900
F: 781.792.0333
www.mckeng.com

SITE DEVELOPMENT PLAN

PINECREST TOWNHOMES

ASSESSOR'S MAP 34, LOTS 83, 84, 87

88, 89 & 90

DYER STREET

ROCKLAND, MASSACHUSETTS

PROFESSIONAL ENGINEER:

BRADLEY C. KARENZIE
CIVIL
REGISTERED PROFESSIONAL ENGINEER
No. 35917
EXPIRATION DATE 12/31/2024

APPLICANT:

GASPAR INVESTMENT INC.

265 WILLIS AVE.
MEDFORD, MASSACHUSETTS 02155

DRAWN BY: ESS

DESIGNED BY: ESS

CHECKED BY: BCM

APPROVED BY: BCM

DATE: OCTOBER 23, 2020

SCALE: 1"=30'

PROJECT NO.: 220-163

DWG. TITLE:

SITE LAYOUT PLAN

DWG. NO:

C-1

PERMIT PLAN SET