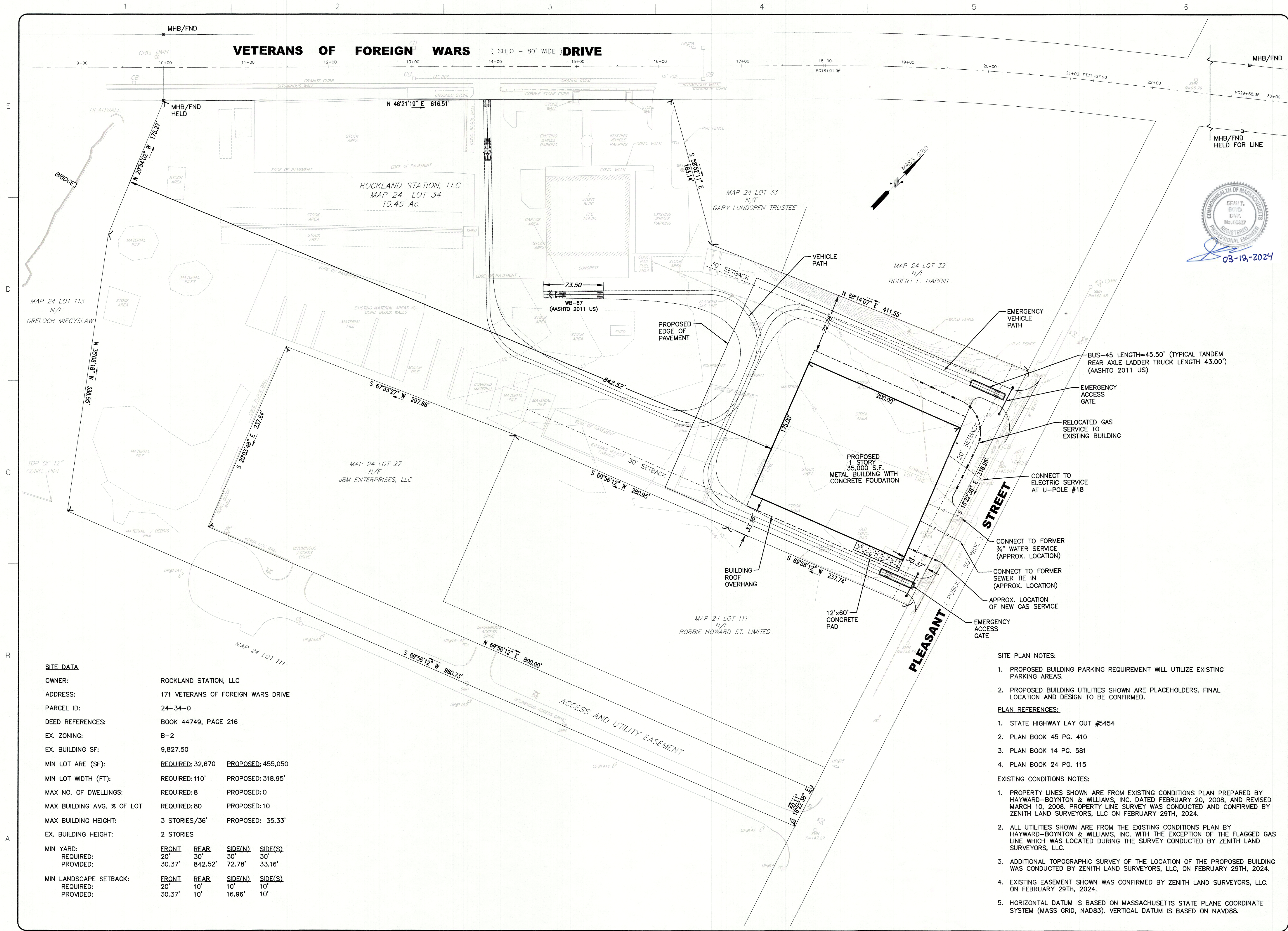




SITE DATA				
OWNER:	ROCKLAND STATION, LLC			
ADDRESS:	171 VETERANS OF FOREIGN WARS DRIVE			
PARCEL ID:	24-34-0			
DEED REFERENCES:	BOOK 44749, PAGE 216			
EX. ZONING:	B-2			
EX. BUILDING SF:	9,827.50			
MIN LOT ARE (SF):	REQUIRED: 32,670	PROPOSED: 455,050		
MIN LOT WIDTH (FT):	REQUIRED: 110'	PROPOSED: 318.95'		
MAX NO. OF DWELLINGS:	REQUIRED: 8	PROPOSED: 0		
MAX BUILDING AVG. % OF LOT	REQUIRED: 80	PROPOSED: 10		
MAX BUILDING HEIGHT:	3 STORIES/36'	PROPOSED: 35.33'		
EX. BUILDING HEIGHT:	2 STORIES			
MIN YARD:	FRONT	REAR	SIDE(N)	SIDE(S)
REQUIRED:	20'	30'	30'	30'
PROVIDED:	30.37'	842.52'	72.78'	33.16'
MIN LANDSCAPE SETBACK:	FRONT	REAR	SIDE(N)	SIDE(S)
REQUIRED:	20'	10'	10'	10'
PROVIDED:	30.37'	10'	16.96'	10'

- SITE PLAN NOTES:
- PROPOSED BUILDING PARKING REQUIREMENT WILL UTILIZE EXISTING PARKING AREAS.
 - PROPOSED BUILDING UTILITIES SHOWN ARE PLACEHOLDERS. FINAL LOCATION AND DESIGN TO BE CONFIRMED.
- PLAN REFERENCES:
- STATE HIGHWAY LAY OUT #5454
 - PLAN BOOK 45 PG. 410
 - PLAN BOOK 14 PG. 581
 - PLAN BOOK 24 PG. 115
- EXISTING CONDITIONS NOTES:
- PROPERTY LINES SHOWN ARE FROM EXISTING CONDITIONS PLAN PREPARED BY HAYWARD-BOYNTON & WILLIAMS, INC. DATED FEBRUARY 20, 2008, AND REVISED MARCH 10, 2008. PROPERTY LINE SURVEY WAS CONDUCTED AND CONFIRMED BY ZENITH LAND SURVEYORS, LLC ON FEBRUARY 29TH, 2024.
 - ALL UTILITIES SHOWN ARE FROM THE EXISTING CONDITIONS PLAN BY HAYWARD-BOYNTON & WILLIAMS, INC. WITH THE EXCEPTION OF THE FLAGGED GAS LINE WHICH WAS LOCATED DURING THE SURVEY CONDUCTED BY ZENITH LAND SURVEYORS, LLC.
 - ADDITIONAL TOPOGRAPHIC SURVEY OF THE LOCATION OF THE PROPOSED BUILDING WAS CONDUCTED BY ZENITH LAND SURVEYORS, LLC, ON FEBRUARY 29TH, 2024.
 - EXISTING EASEMENT SHOWN WAS CONFIRMED BY ZENITH LAND SURVEYORS, LLC, ON FEBRUARY 29TH, 2024.
 - HORIZONTAL DATUM IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (MASS GRID, NAD83). VERTICAL DATUM IS BASED ON NAVD88.

Specializing in the construction of high-quality sports facilities

171 VFW DRIVE
ROCKLAND, MA 02370
P: 781-871-4400
F: 781-878-1161
www.radsports.com

PROJECT: NEW BUILDING PROJECT
171 V.F.W. DRIVE
ROCKLAND, MA

OWNER: ROCKLAND STATION, LLC
171 V.F.W. DRIVE
ROCKLAND, MA 02370

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	ZONING SITE PLAN
DESIGNED BY	R.A.D. SPORTS
DRAWN BY	HAM/ZENITH
CHECKED BY	STB/ZENITH
DATE	03-12-2024
DRAWING SCALE	1"=50'-0"

GRAPHIC SCALE

0' 50' 100'

SHEET TITLE

SITE PLAN

DRAWING NO.
C001
PROJECT NO. YARD