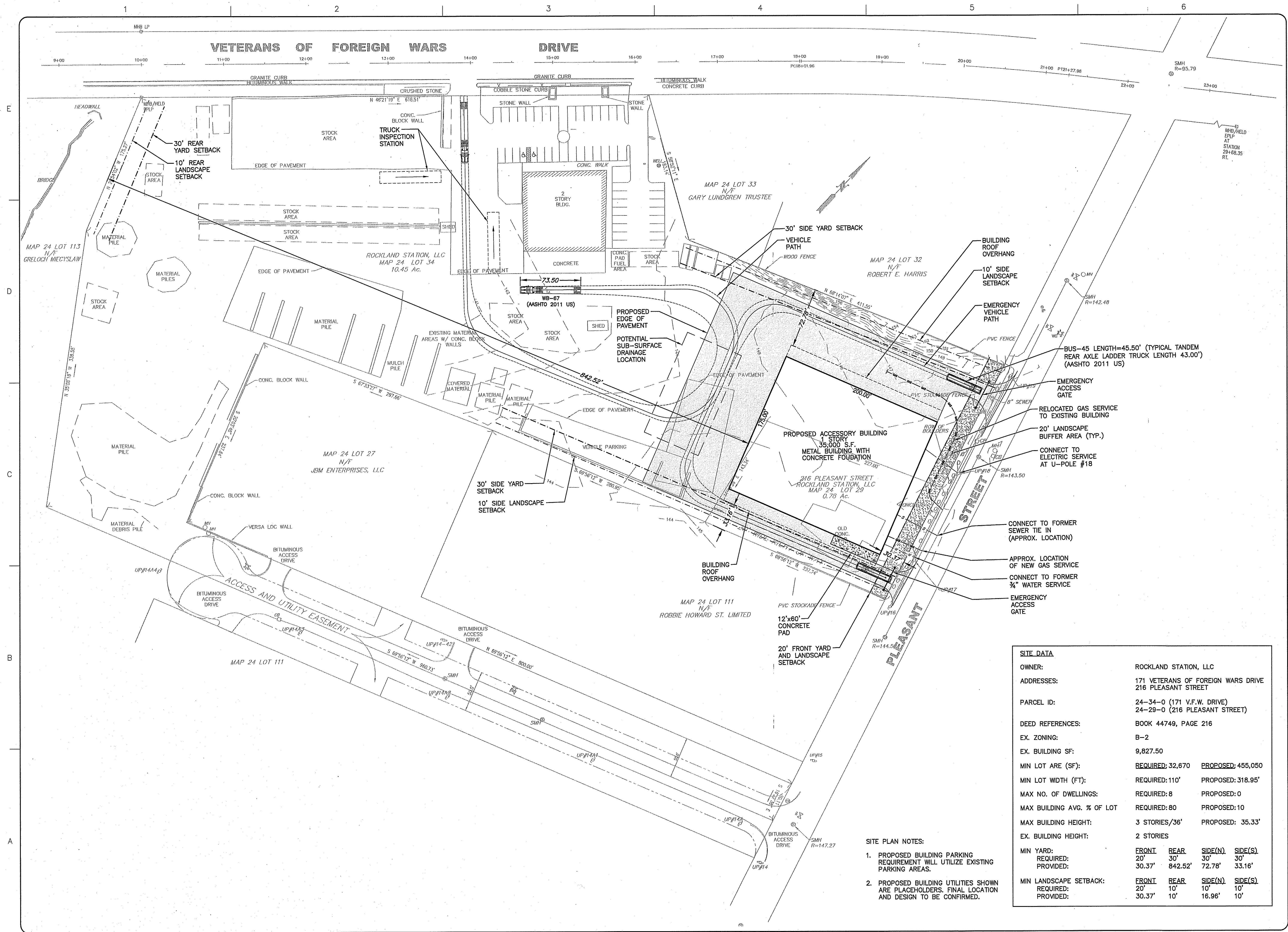




SITE PLAN NOTES:

- PROPOSED BUILDING PARKING REQUIREMENT WILL UTILIZE EXISTING PARKING AREAS.
- PROPOSED BUILDING UTILITIES SHOWN ARE PLACEHOLDERS. FINAL LOCATION AND DESIGN TO BE CONFIRMED.

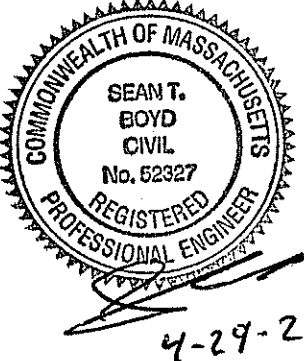
SITE DATA

OWNER:	ROCKLAND STATION, LLC			
ADDRESSES:	171 VETERANS OF FOREIGN WARS DRIVE 216 PLEASANT STREET			
PARCEL ID:	24-34-0 (171 V.F.W. DRIVE) 24-29-0 (216 PLEASANT STREET)			
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'

R.A.D. SPORTS

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:
PROPOSED ACCESSORY BUILDING
171 V.F.W. DRIVE & 216 PLEASANT STREET
ROCKLAND, MA 02370

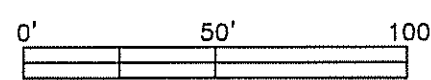
OWNER:
ROCKLAND STATION, LLC
171 V.F.W. DRIVE
ROCKLAND, MA 02370

REVISIONS

NO.	DATE	DESCRIPTION

CADD FILE	ZONING SITE PLAN
DESIGNED BY	R.A.D. SPORTS
DRAWN BY	HAM
CHECKED BY	STB
DATE	04-25-2024
DRAWING SCALE	1"=50'-0"

GRAPHIC SCALE



SHEET TITLE

SITE PLAN

DRAWING NO.

C101

PROJECT NO. YARD