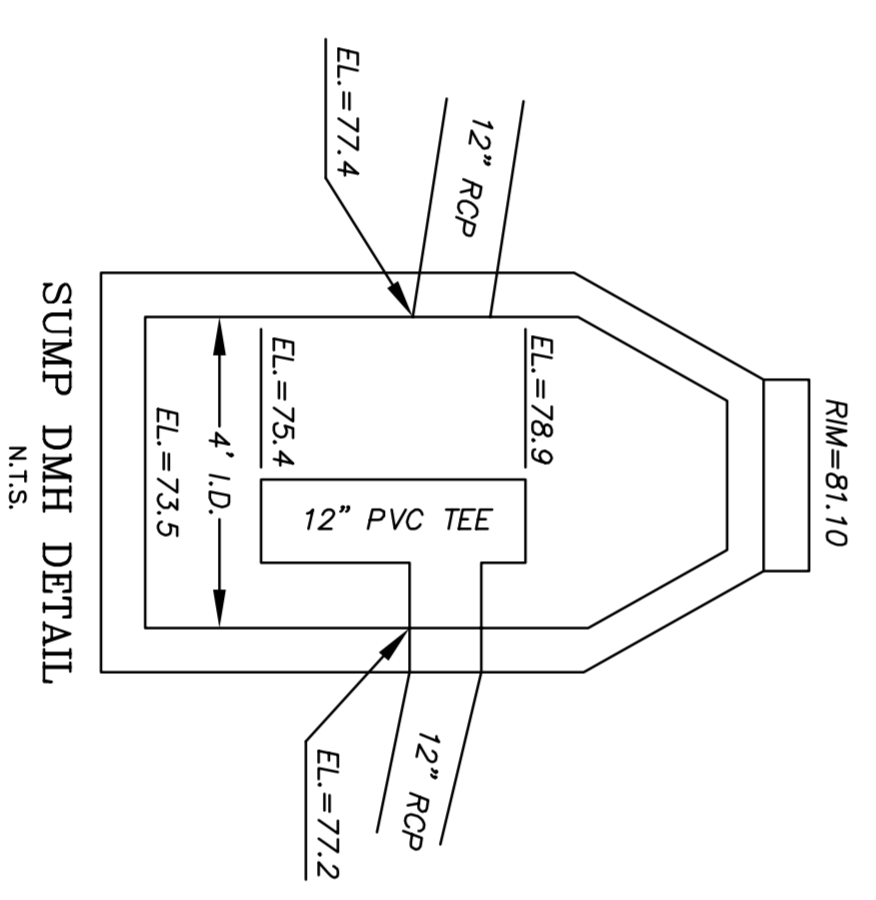
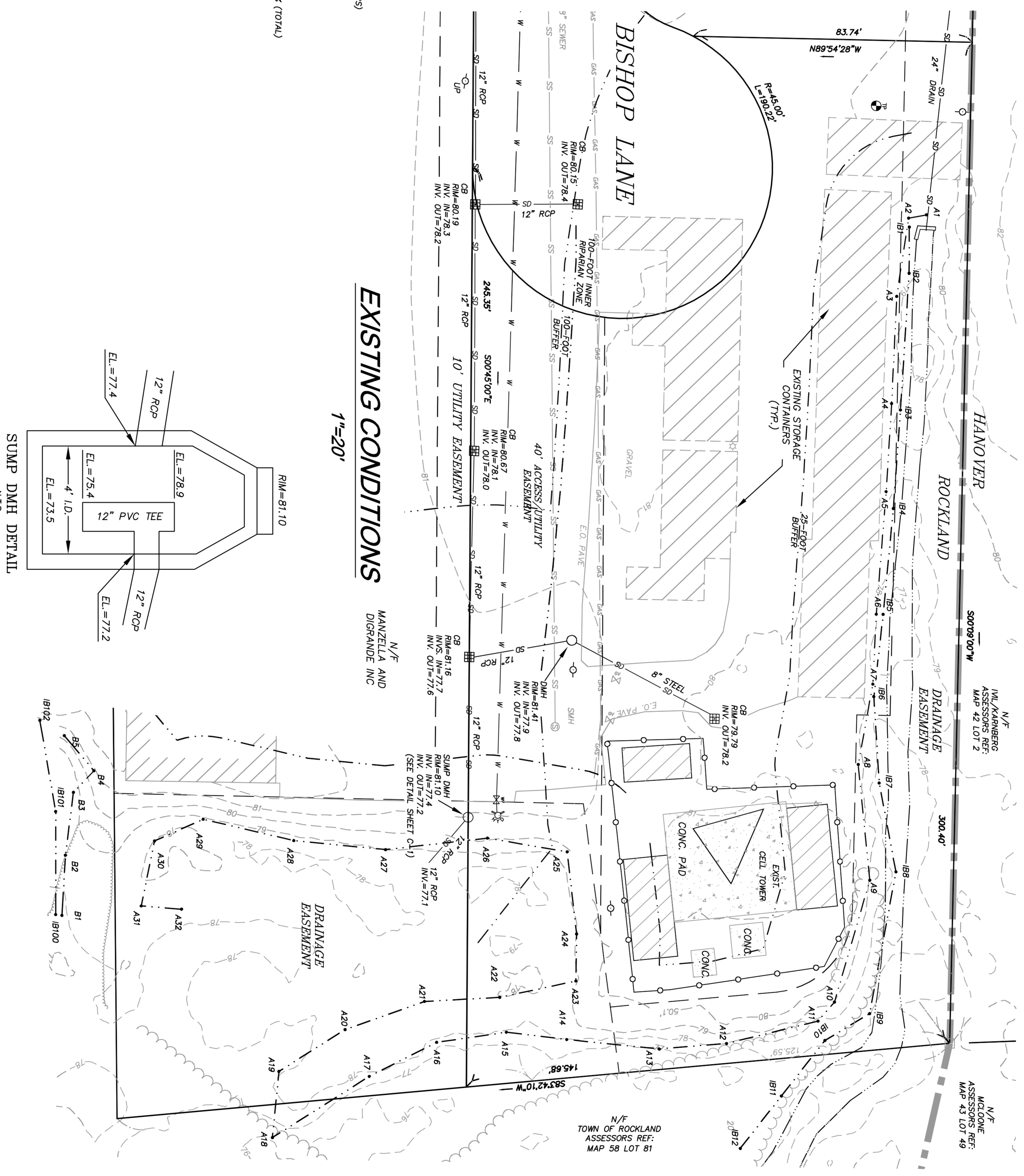




- GENERAL NOTES**
1. THE PROPERTY IS SHOWN ON THE TOWN OF ROCKLAND ASSESSORS MAPS AS PARCELS 54-31 THEREON.
 2. LOCUS TITLE IS RECORDED AT THE PLIMMOUTH COUNTY REGISTRY OF DEEDS AS FOLLOWS:
OWNERS OF RECORD: MANZELLA AND DIGRANDE INC
OWNERS REFERENCE: BOOK 3178 PG. 155
 3. PLAN BOOK REFERENCES:
-PLAN NO. 203 OF 1975
-BOOK 40 PG. 580
 4. LOT AREA - 38,926.5 S.F.
 5. LOCUS LIES WITHIN FLOOD INSURANCE ZONE X (AREA OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BOSTON, MASSACHUSETTS, COMMUNITY PANEL NO. 25023C 0182.1 DATED JULY 17, 2012.
 6. ZONE - BUSINESS 2
 7. SEE THE PLAN RECORDED WITH THE PLIMMOUTH COUNTY REGISTRY OF DEEDS PLAN BOOK 63 PAGE 28 RECORDED ON 11-21-18 FOR THE REDVISION OF LAND ON BISHOP LANE.
 8. THIS PLAN IS BASED ON A PLAN OF LAND BY HOYT LAND SURVEYING OF WENMOUTH, MA DATED 10-31-2019.

REQUIRED:
 FRONT SETBACK - 20'
 SIDE SETBACK - 30'
 REAR SETBACK - 30'
 MIN. FRONT YARD SETBACK - 10'
 MIN. FRONTAGE - 110'
 MIN. WIDTH - 110'
 MAX. HEIGHT - 36' OR 3 STYS.
 MAX. BUILDING COVERAGE - 80%

EXISTING (STORAGE CONTAINERS)
 -29 (OVER LOT LINE)
 3' (E 46' (W)
 105'
 190222
 147'
 1 STORY
 6500 S.F.
 (TOTAL)
 870 S.F. 19% (TOTAL)
 (TOTAL)
 (OWNERS)



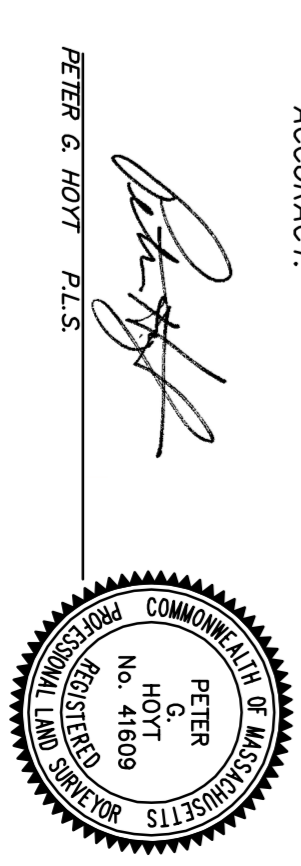
REVISIONS:	
NO.	COMMENTS:
1	REVISED PER CONCOM COMMENTS
2	EXIST. DRAINAGE RIMS AND INVERTS ADDED
3	STORMWATER PEER REVIEW
4	REVISE SHEET SIZE. UPDATE ZONING TABLE

Existing Conditions Site Plan	
28 BISHOP LANE	
ROCKLAND, MASSACHUSETTS	
DRAWN BY: RGR/III	DATE: 2-14-2020
DESIGNED BY: ---	LATEST REVISION
CHECKED BY: PGH	DATE: 9-09-2021

I CERTIFY:

1. I HEREBY CERTIFY THAT AN ACTUAL SURVEY OF THE LOCUS PERIMETER WAS MADE ON THE GROUND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS ON OR BETWEEN JANUARY 1 AND JANUARY 22 2015 WITH TOPOGRAPHICAL SURVEY INFORMATION LOCATED BETWEEN SEPTEMBER 2017 AND JANUARY 2018. THIS SURVEY WAS SUPPLEMENTED BY AERIAL TOPOGRAPHICAL DATA OBTAINED FROM THE MASSACHUSETTS GIS DEPARTMENT AND CROSS-CHECKED WITH ROCKLAND TOPOGRAPHICAL MAPPING DATED 2004 AND MEETS THE STANDARD FOR MAP ACCURACY.

PETER G. HOYT P.L.S.



HARDY MAN
 DESIGN GROUP PC
 LAND DEVELOPMENT CONSULTING

1285 WASHINGTON STREET
 WENMOUTH, MA
 (781) 355-1464

PREPARED FOR:
 PERMITTING

SHEET
 C-1