

PARKING CALCULATIONS				
RETAIL USE: 1 SPACE / 300 S.F. OF SALES FLOOR AREA + 1 SPACE / 20 EMPLOYEES				
RESTAURANT USE: 1 SPACE / 2 SEATS + 1 SPACE / 2 EMPLOYEES				
OFFICE: 1 SPACE / 250 S.F. OCCUPIED FLOOR AREA + 1 SPACE / 2 EMPLOYEES				
UNIT	SEATS	S.F.	EMPLOYEES	REQUIRED
1 (CLOSED)	-	1,800±	-	-
2 (RESTAURANT)	20	1,800±	4	12
3 (RETAIL)	-	1,800±	2	7
4 (RETAIL)	-	2,400±	6	11
5 (RETAIL)	-	1,200±	4	6
6 (RETAIL)	-	3,600±	2	13
7 (CLOSED)	-	1,800±	-	-
8 (RETAIL)	-	1,200±	2	5
9 (OFFICE)	-	1,200±	4	7
10 (RETAIL)	-	3,000±	2	11
TOTAL				72 (REQUIRED)
				80 (PROVIDED)

**RECORD OWNER:**  
 ASSESSORS MAP 60 LOT 04  
 311-347 CENTRE AVE

**GOL REALTY ASSOCIATES**  
 83 ANDREW STREET  
 NEWTON, MA 02461

DEED BOOK 15836 PAGE 177

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF ROCKLAND ASSESSORS DEPARTMENT.
  - TOPOGRAPHIC INFORMATION HAS NOT BEEN INCLUDED IN THIS PLAN. ALL FEATURES SHOWN HEREON ARE COMPILED FROM AERIAL IMAGERY AND VISUAL SITE INSPECTION BY CROCKER DESIGN GROUP IN AUGUST OF 2023. ALL FEATURES SHOWN HEREON SHALL BE CONSIDERED APPROXIMATE.
  - SUBJECT SITE IS IN THE "B-2 BUSINESS-2" ZONE AS DEPICTED ON THE TOWN OF ROCKLAND ZONING MAP.

**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0181K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



Date	Description	No.
Revisions		

**DAVID J. NEWHALL**  
 PROFESSIONAL ENGINEER, MA REGISTRATION #58059

**Crocker Design Group**  
 2 SHARP STREET, UNIT A  
 HINGHAM, MA 02043  
 P: 781-919-0808

Project  
**EZ MART PLAZA**  
 339 CENTRE AVE  
 ROCKLAND, MA

Prepared for  
**SHAYONAM CORPORATION**  
 C/O ROMIL PATEL  
 12 CURTIS CIRCLE  
 AVON, MA 02322

Drawing Title  
**EXISTING CONDITIONS EXHIBIT**

Project No. 100-204 Drawing No.  
 Date 08 / 14 / 2023  
 Scale 1"=30'  
 Drawn By TRM  
 Approved By DJN

**EX-1**