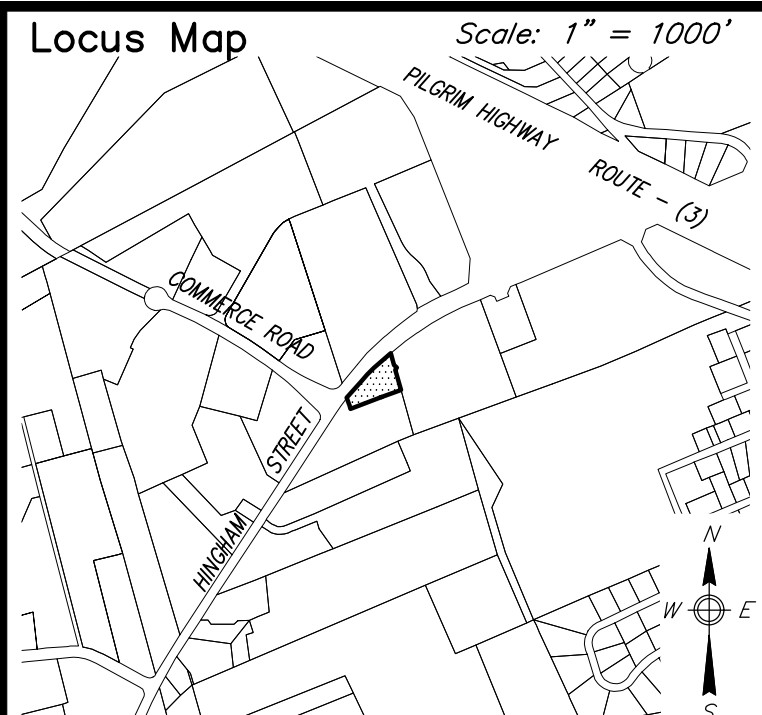


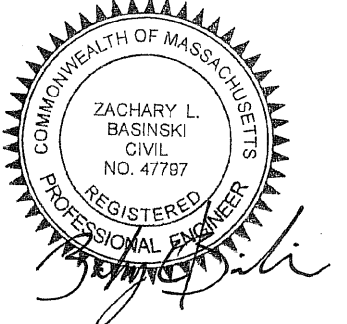
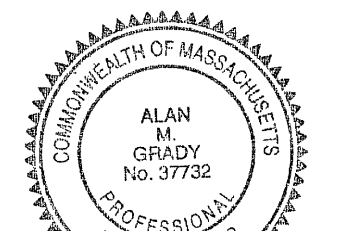
LEGEND

- - - 50 - - - = EXISTING CONTOUR
- 50x0 = EXISTING SPOT GRADE
- ⊕ = EXISTING WATER GATE
- ⊙ = EXISTING LIGHT
- ~ ~ ~ = EXISTING EDGE OF CLEARING
- D — = EXISTING STORM DRAIN PIPE
- S — = EXISTING SEWER PIPE
- X — = EXISTING CHAIN LINK FENCE
- ⊠ I.C.V. = EXISTING IRRIGATION CONTROL VALVE
- ⊕ = EXISTING SIGN
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING DRAIN MANHOLE
- ⊙ = EXISTING CATCH BASIN
- V.C.C. = VERTICAL GRANITE CURB
- V.C.C. = VERTICAL CONCRETE CURB
- — — = EXISTING TIMBER GUARD RAIL
- ⊕ = EXISTING TREE
- ⊕ = FLARED END SECTION
- ⊕ = RIP RAP
- — — = WETLAND LINE
- △ WF A-20 = WETLAND FLAG
- — — = 25' BUFFER LINE
- — — = 100' BUFFER LINE

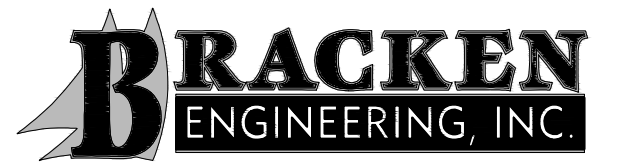


Notes

1. LOCUS: #1015 HINGHAM STREET ASSESSORS MAP 4 PARCEL 11
#1001 HINGHAM STREET ASSESSORS MAP 4 PARCEL 10
2. OWNER: 1015 HINGHAM LLC
80 WASHINGTON STREET, J-40
NORWELL, MA 02061
3. DEED REFERENCE: Bk: 54218 Pg: 315
(#1015 HINGHAM STREET)
L.C. Cert. #131423
4. PLAN REFERENCE: Bk: 9 Pg: 195
(LOTS 1, 2, & 3)
L.C. Plan #28701-E
(LOT 9)
5. LOCUS PARTIALLY FALLS WITHIN SPECIAL FLOOD HAZARD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25023C-0092-L dated 07/17/2012. ALSO REFER TO PRELIMINARY FEMA FLOOD INSURANCE RATE MAP No. 25023C-0092-L, PENDING APPROVAL.
6. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
7. LOCUS FALLS WITHIN A ZONE "B" SURFACE WATER PROTECTION AREA.
8. THE WETLAND AREAS WERE DELINEATED BY LEC ENVIRONMENTAL CONSULTANTS IN JANUARY 2020.
9. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.
10. SEE SPECIAL PERMIT TO OPERATE AN ADULT USE AND REGISTERED MARIJUANA DISPENSARY RECORDED IN Bk: 54469 Pg: 262
11. PLANNING BOARD SITE PLAN APPROVAL RECORDED IN Bk: 54348 Pg: 66
12. SEE ORDER OF CONDITIONS RECORDED IN Bk: 54282 Pg: 179
13. SEE VARIANCE GRANTED BY THE ROCKLAND ZONING BOARD OF APPEALS RECORDED IN Bk: 54282 Pg: 197



Prepared By:



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INTERIM FINAL AS-BUILT PLAN IN ROCKLAND, MA.

Prepared For:
ROCKLAND OLD EXIT 14, INC.
#1015 HINGHAM STREET
MAP 4 PARCEL 11

ZONING SUMMARY		
ZONE: INDUSTRIAL PARK - HOTEL (H-1) & WATERSHED PROTECTION DISTRICT	REQUIRED	EXISTING
DESCRIPTION		
MINIMUM LOT AREA	—	37,017± s.f.
MINIMUM LOT FRONTAGE	110'	315.36'
MINIMUM LOT WIDTH	110'	316.84'
MINIMUM FRONT SETBACK	50'	61'±
MINIMUM SIDE SETBACK	30'	15'±*
MINIMUM REAR SETBACK	30'	29'±*
MAX. BUILDING COVERAGE	50%	13.5%
MAX. BUILDING HEIGHT	36'	<36'

* SEE VARIANCE GRANTED BY THE ROCKLAND ZONING BOARD OF APPEALS IN Bk: 54282 Pg: 197

No.	Date	Revision Description	By
1	11/16/22	UPDATED AS-BUILT	ZLB

Date: JUNE 15, 2022 Drawn: JPH/BEI Checked: Sheet: 1 of 1

