



ASSESSORS REFERENCE: PLAT 45 LOTS 202, 203, 204 & 205
ZONING DISTRICT: I-1 LIMITED INDUSTRIAL DISTRICT
DEED REFERENCE: BOOK 33416, PAGES 308-310 AND BOOK 34157, PAGES 338-339 RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS
PLAN REFERENCE: PLAN OF LAND TO BE RECORDED HEREWITH
APPLICANT/OWNER: 51 MAPLE STREET, LLC
 70 QUINCY AVENUE
 QUINCY, MA 02169

OFF STREET PARKING REQUIREMENTS				
TOWN OF ROCKLAND SECTION V.C.	USE	TOTAL NUMBER UNITS	REQUIRED	PROVIDED
TWO PER DWELLING UNIT	MULTI-FAMILY	131	262	299
		(10 X 20)	(9 X 18)	
SURFACE PARKING		174		20
ELEVATED DECK PARKING		43		62
PERCENT TOTAL		72.6%		27.4%

H.P. ACCESSIBLE PARKING REQUIREMENTS				
AMERICANS WITH DISABILITIES ACT AND 521 CMR ARCHITECTURAL ACCESS BOARD	USE	TOTAL NUMBER SPACES	REQUIRED	PROVIDED
REQUIRED SPACES DETERMINED BY TOTAL SPACES IN LOT	MULTI-FAMILY	299	7	8

TOWN OF ROCKLAND BUILDING AND LOT REGULATIONS	AP 45 LOTS 202-205		
	EXISTING	PROPOSED	PROPOSED
	LOTS 203-205	LOTS 202-205	LOTS 202-205
ZONING DISTRICT	I-1 LIMITED INDUSTRIAL	I-1 LIMITED INDUSTRIAL	I-1 LIMITED INDUSTRIAL
PRINCIPAL USE	MANUFACTURING, WAREHOUSING ART GALLERIES AND STUDIOS	MULTI-FAMILY ONE AND TWO BEDROOM RESIDENTIAL UNITS	MULTI-FAMILY ONE AND TWO BEDROOM RESIDENTIAL UNITS
LOT AREA	N/A	140,780± S.F.	162,108± S.F.
LOT FRONTAGE	110 FT.	1,339.60 FT.	1,522.60 FT.
LOT WIDTH	110 FT.	429.4 FT.	429.4 FT.
MINIMUM YARDS			
FRONT	50 FT.	0.8± FT.	0.8± FT.
SIDE	30 FT.	0 FT.	0 FT.
REAR	30 FT.	66.4± FT.	28.8± FT.
MIN. OPEN SPACE	N/A	N/A	19.5%
MAX. STORIES/HEIGHT(FT.)	3/36 FT.	5/60.5 FT.	5/60.5 FT.
MAX. BUILDING COVERAGE	50%	36.6%	31.1%

- PROPOSED LEGEND**
- 252 — PROPOSED CONTOUR
 - x 153.25 PROPOSED SPOT ELEVATION
 - ↔ RAMP UP PROPOSED ACCESS RAMP
 - PROPOSED GUARD RAIL
 - GG ○ PROPOSED GAS GATE
 - DMH ● PROPOSED DRAIN MANHOLE
 - ☀ PROPOSED PARKING AREA LIGHT
 - CB ■ PROPOSED CATCH BASIN
 - PROPOSED WOODEN SCREEN FENCE
 - PROPOSED LANDSCAPE MULCH
 - PROPOSED LAWN AREA
 - ☀ PROPOSED LANDSCAPE TREES
 - ☀ PROPOSED LANDSCAPE SHRUB/BUSH
 - PROPOSED CONCRETE WHEEL STOP
 - CC PROPOSED CEMENT CONCRETE CURB
 - BCC PROPOSED BITUMINOUS CONCRETE CURB
 - VCC PROPOSED VERTICAL GRANITE CURB
 - SGE PROPOSED SLOPED GRANITE EDGING

NOTE: THESE PLANS ARE NOT INTENDED TO BE USED FOR SITE CONSTRUCTION. INFORMATION PROVIDED HEREIN MAY BE RELIED UPON AS A BASIS FOR DEVELOPMENT OF DETAILED CONSTRUCTION DOCUMENTS CONTAINING THE NECESSARY INFORMATION REQUIRED FOR SITE PREPARATION AND CONSTRUCTION. THESE PLANS SHALL BE USED FOR PERMIT REVIEW ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES UNTIL AUTHORIZED BY ADVANCED CONCEPTS ENGINEERING CORPORATION.

ADVANCED CONCEPTS ENGINEERING CORP.
 40 Walnut Street, Plainville, MA 02762
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REVISIONS	DATE
0 FIRST ISSUE	11/01/07
1 REVISE PARKING LAYOUT, CURBING; ADD SIGNAGE;	12/31/07
2 PARKING AREA STRIPING; REVIEW ENGINEER'S COMMENTS;	3/17/08
3 ADD ELEVATED PARKING DECK; REVISE ZONING TABLES;	3/31/08
4 REVISED PER PLANNING BOARD CONDITIONS OF APPROVAL;	6/02/08
5	
6	

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GLENN D. O'DONE JR.
 MA REG. P.L.S. NO. 45068

PREPARED FOR:
THE HERITAGE COMPANIES
 70 QUINCY AVENUE
 QUINCY, MA
 SCALE: 1 INCH = 40 FEET
 DATE: AUGUST 3, 2007

PROJECT TITLE:
SITE DEVELOPMENT PLAN
RESIDENCES AT EMERSON SHOE
 51 MAPLE STREET
 ROCKLAND, MASSACHUSETTS

SHEET NO.:
1
 DWG FILE NO. 0260-01B
 JOB NO. 20060260.00