## GENERAL NOTES:

1) THE PURPOSE OF THIS PLAN IS TO DIVIDE LAND OF THE TOWN OF MARSHFIELD INTO TWO PARCELS, PARCEL A AND PARCEL B.

2) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY BSC GROUP, INC. BETWEEN APRIL 21, 2022 AND APRIL 22, 2022.

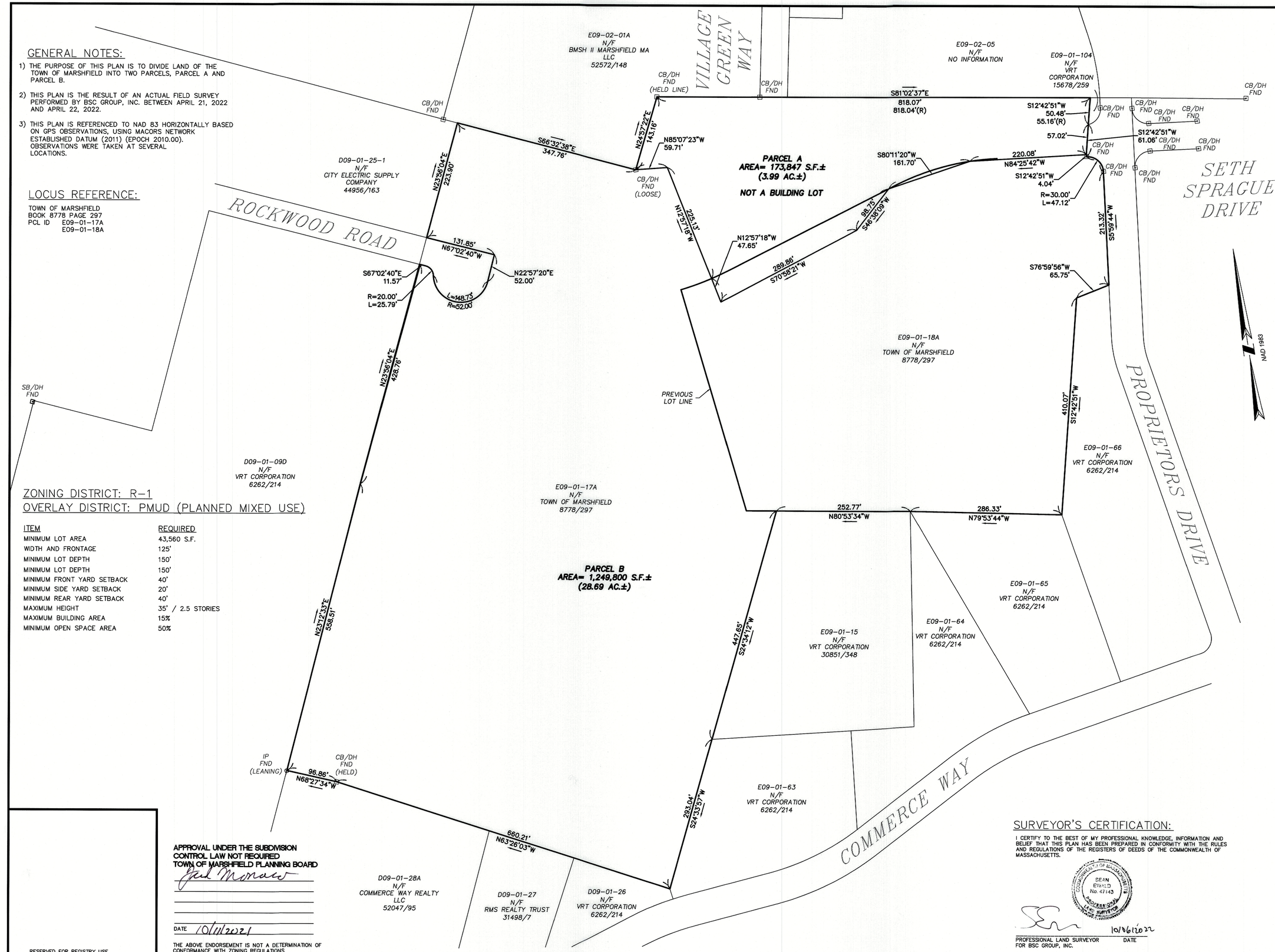
3) THIS PLAN IS REFERENCED TO NAD 83 HORIZONTALLY BASED ON GPS OBSERVATIONS, USING MACORS NETWORK ESTABLISHED DATUM (2011) (EPOCH 2010.00). OBSERVATIONS WERE TAKEN AT SEVERAL LOCATIONS.

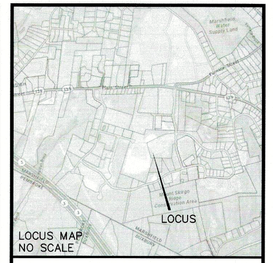
## LOCUS REFERENCE:

TOWN OF MARSHFIELD
BOOK 8778 PAGE 297
PCL ID E09-01-17A
E09-01-18A

## ZONING DISTRICT: R-1
## OVERLAY DISTRICT: PMUD (PLANNED MIXED USE)

| ITEM | REQUIRED |
|---|---|
| MINIMUM LOT AREA | 43,560 S.F. |
| WIDTH AND FRONTAGE | 125' |
| MINIMUM LOT DEPTH | 150' |
| MINIMUM LOT DEPTH | 150' |
| MINIMUM FRONT YARD SETBACK | 40' |
| MINIMUM SIDE YARD SETBACK | 20' |
| MINIMUM REAR YARD SETBACK | 40' |
| MAXIMUM HEIGHT | 35' / 2.5 STORIES |
| MAXIMUM BUILDING AREA | 15% |
| MINIMUM OPEN SPACE AREA | 50% |




APPROVAL
NOT REQUIRED
PLAN OF LAND
AT
PROPRIETORS DRIVE
AND
ROCKWOOD ROAD

IN

MARSHFIELD
MASSACHUSETTS
(PLYMOUTH COUNTY)

AUGUST 29, 2022

PREPARED FOR:
TOWN OF MARSHFIELD
870 MORAINE STREET
MARSHFIELD, MA 02050

RESERVED FOR REGISTRY USE

**APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED**
**TOWN OF MARSHFIELD PLANNING BOARD**

Paul Moraco

DATE 10/11/2022

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS

## SURVEYOR'S CERTIFICATION:

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
SEAN EWALD
No. 47143
REGISTERED PROFESSIONAL LAND SURVEYOR

10/06/2022

PROFESSIONAL LAND SURVEYOR FOR BSC GROUP, INC. DATE


BSC GROUP
803 Summer Street
Boston, Massachusetts
02127
617 896 4300


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SCALE: 1" = 80'

0 40 80 160 FEET

| | | |
|---|---|---|
| PROJ. MGR.: K. THOMPSON | | |
| FIELD: N. PHILIPPI | | |
| CALC./DESIGN: S.COHEN | | |
| DRAWN: S. COHEN | | |
| CHECK: S. EWALD | | |
| FILE: \61158\...\6115800POL.DWG | | |
| DWG.: 6115800POL.DWG | | SHEET |
| JOB. NO: 61158.00 | FF | 1 OF 1 |