

LOCUS MAP SCALE: 1" = 200'

# List of Waivers Requested from the Planning Board Rules & Regulations Governing the Issuance of Site Plan Approval

#### [V -Site Plan Content Requirement for location of existing trees with 6" diameter or greater

than 80% of the Project is wooded with primarily white pine and oak trees. I majority of these trees are greater than 6" diameter. The limit of the wooded on of the Project is designated on the Site Plan by an existing tree line. The cant therefore requests a waiver of this requirement.

Requirement for a Landscape Plan

- Requirement of a Development Impact Statement roject involves the construction of a gravel access from Oak Street, along the erly and westerly property lines of Lot 2, and terminating at the property line of . In lieu of landscaping, a fence is proposed to be installed along the northerly and rly property lines. The abutting property owner (Grissom Park Co., LLP) will be nsible for installing the fence as indicated on their approved Site Development The applicant therefore requests a waiver of this requirement. igh the Project exceeds the threshold of an industrial project containing three or icres of land, the applicant requests a waiver of this requirement, as the only ipment proposed is a gravel access drive to an existing container storage area. It is contained access from an abutting property in the project excess drive will replace an existing unpermitted access from an abutting property
- Requirement of a Photometric Plan
- The Project does not include a building and does xisting use at the Project Site is solely for the redelivered to work sites as the need arises. To the proposing to provide lighting of the existing tight is located nearly opposite the proposed acherefore requests a waiver of this requirement.

### quirement of a Traffic Impact Study

ect Site remains unchanged. The only vehicles entering or trucks that are owned by the applicant. The applicant has aximum of four (4) vehicle trips per day to the Project Site sets a waiver of this requirement.

#### -Site Plan Content

The applicant is proposing to install a gravel access drive from Oak Street to the existing container storage area. The gravel drive will serve the applicants needs of access and egress without the need for a paved drive. The gravel drive will be much more pervious than a paved drive. The gravel drive will be graded to match existing grades as much as possible, and will have a two percent (2%) cross slope that will allow existing site drainage patterns to be maintained. The applicant therefore requests a waiver of drainage requirements. Any future development of the Project Site will require the applicant to provide a complete drainage analysis and design in accordance with this section of the Rules & Regulations.

#### Access Drive Construction

The regulations require access drives to be paved. A paved apron with vertical granite curb will be provided at Oak Street. The remainder of the access drive is proposed to be gravel to reduce runoff potential and discourage public access. Whereas the access drive is proposed to be gravel, the applicant requests a waiver of this requirement.

### Requirement of an Access Leveling Area at -1% Grade for Nearest Exterior Line of Intersecting Street

The gravel access drive, as presently proposed, will be graded to match existing grades, and will have a two percent (2%) cross slope that will allow existing site tage patterns to be maintained. In the area of the proposed access point, the site in existing grade of approximately three percent (3%). Requiring a leveling area grade would result in a low point in the driveway that would collect runoff. A ing area would also result in a good portion of the access drive being installed we existing site grades, which would in turn cause more runoff to drain down are would site. The applicant therefore requests a waiver of this requirement.

Although the Project exceeds the threshol more acres of land, the applicant requests development proposed is a gravel access. The access drive will replace an existing

#### ASSESSORS REFERENCE: 290 OAK STREET REALTY TRUST RUSSELL D. FIELD, TRUSTEE 25 JAMES WAY, SCITUATE, MA 02066 MAP G14, LOTS 25D &

SITE NOTES

- DEED REFERENCE: PLYMOUTH COUNTY REGISTRY OF BOOK 35493, PAGE 227-229 PLAN REFERENCE: PLAN NO. 544 OF 1988, PLAN BO 1988, PLAN BOOK 30 PAGE 911 9.
- ZONING REFERENCE: SITE IS LOCATED IN THE INDUSTRIAL—A AND IN THE MEDICAL MARIJUANA OVERLAY DISTRICT. 10.
- DISTRICT
- LOCATION OF UTILITIES HAS BEEN COMPILED FROM EXISTING PLANS AND FIELD SURVEYS BY LAND PLANNING, INC. AND ARE APPROXIMATE ONLY. CONTRACTORS SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION TOPOGRAPHY DEVELOPED FROM AN ON-THE-GROUND SURVEY CONDUCTED BY LAND PLANNING, INC. IN OCTOBER 2017. TOPOGRAPHY SHOWN ON ABUTTING LOTS 25F & 25G REFLECTS CONDITIONS PRIOR TO CURRENT ONGOING SITE WORK.

SLOPED GRANITE CURBING EXIST. DRAIN INLET STRUCTURE

BITUMINOUS BERM (CAPE COD)

LEGEND

GRANITE CURBING

, <del>|</del> • #

LIGHT ON UTILITY POLE

EXISTING DRAIN MANHOLE

EXISTING CATCH BASIN
EXISTING SEWER MANHOLE
EXISTING FIRE HYDRANT
EXISTING MAIL BOX

D

EXISTING SEWER LINE
EXISTING DRAIN LINE
EXISTING WATER LINE
EXISTING OVERHEAD WI
EXISTING CONTOUR

EXISTING GAS LINE EXISTING GUY WIRE

EXISTING

GAS GATE

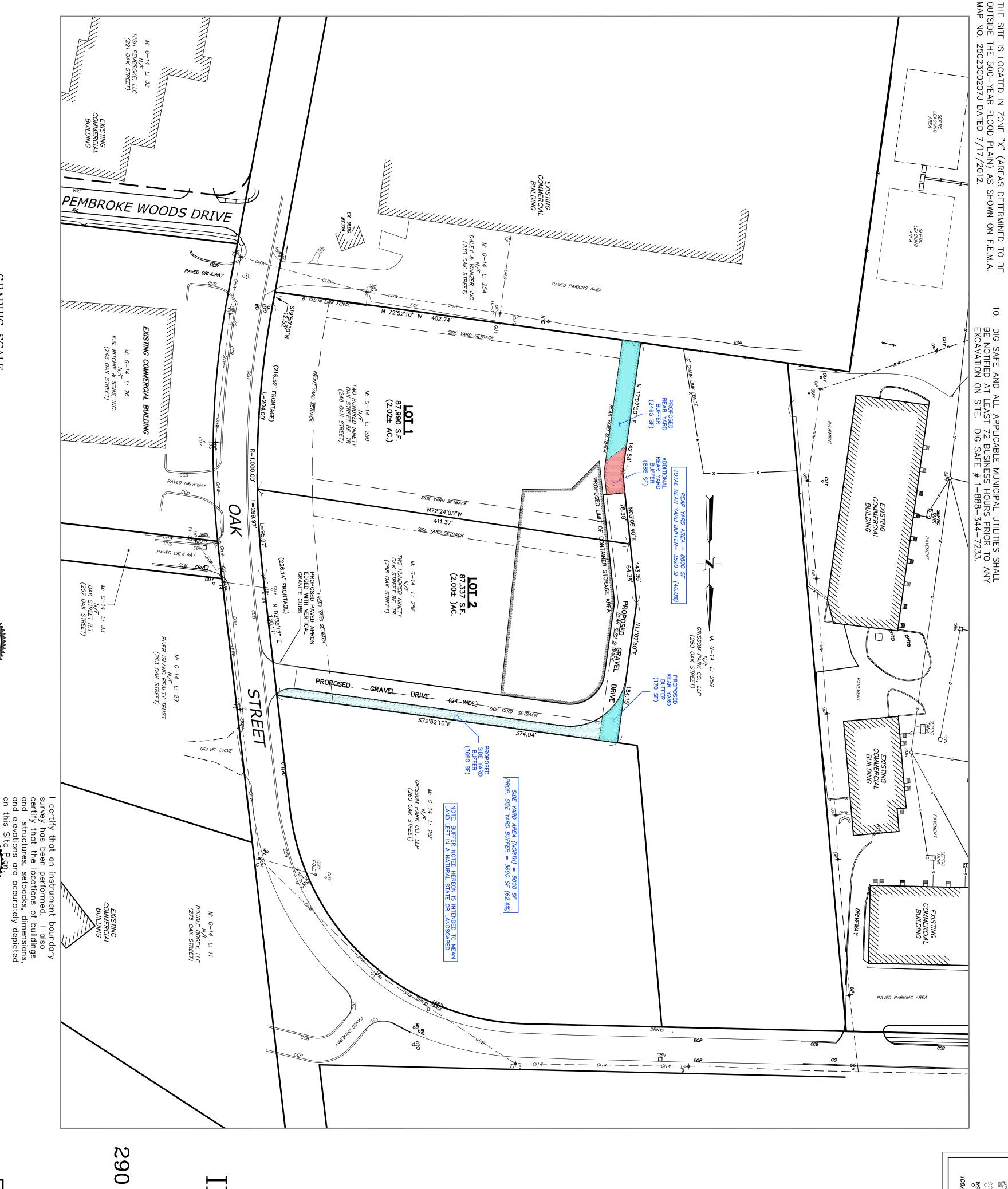
110

DATE:

This Site Plan Approval does not necessarily indicate compliance w Pembroke Zoning By—law.

with the

THERE ARE NO WETLAND RESOURCE AREAS OR DESIGNATED ENDANGERED SPECIES HABITAT ON, OR WITHIN 200 FEET OF THE SITE.



Town Clerk of the Town of Pembroke, MA hereby certify that the notice of approval of this plan by the Planning Board has been received and recorded at this office and no appeal was received during the next twenty days after reciept and recording of said notice.

PEMBROKE

PLANNING

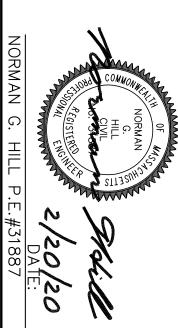
BOARD

PEMBROKE

TOWN CLERK

DATE:









N0.

DRAWN S.W.W.

NO. 3266

DWG NO. P3266WK—SP.DWG

-4144

REVISIONS

DATE DESIGN CHECKED

2/2/18 SWW NGH

1/9/20 SWW NGH

2/20/20 SWW NGH

ER

**IMPRO** 

VEMENT

P

240

LOCATED AT & 258 OAK STREET PEMBROKE, MASS.

SITE

ACCESS

EROSION CONTROL PLAN

DEVELOPMENT PLAN

COVER SHEET

1 OF

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SHEET NO.

DRAWING

TITLE

DRAWING

INDEX

OAK

PREPARED FOR STREET RE 25 JAMES WA

REALTY S WAY

TRUST

SCITUATE,

MA

02066

## HEET

SCALE:

DECEMBER 12, 2017 LE: 1 INCH = 60 F

FEET

1115 MAIN HANSON, M (781) 294-LAND PLANNING, [AIN STREET N. MA 02341

INC.

