

ZONING ANALYSIS TABLE				
ZONING CRITERIA	REQUIRED	EXISTING	PROPOSED	
PARCEL OF LAND	---	LOT 1	LOT 2	LOT 2
MINIMUM LOT AREA	80,000 S.F.	87,990 S.F.	87,337 S.F.	UNCHANGED
MINIMUM FRONTAGE	200'	216.52'	226.14'	UNCHANGED
MAX. BLDG. HEIGHT	455'	---	---	---
MAXIMUM COVERAGE	80%	8.3%	33.6%	40.0%
MIN. FRONT SETBACK	60'	---	---	---
MIN. SIDE SETBACK	20'	---	---	---
MIN. REAR SETBACK	20'	---	---	---
BUFFER TO RESIDENTIAL	150'	>150'	>150'	>150'
OPEN SPACE (NATURAL)	35%	91.7%	66.4%	91.7%
ZONING DISTRICT	---	---	---	---
OTHER ZONING DISTRICTS	---	---	---	---

This Site Plan Approval does not necessarily indicate compliance with the Pembroke Zoning By-law.

DATE: _____

PEMBROKE PLANNING BOARD

I, _____, Town Clerk of the Town of Pembroke, MA hereby certify that the notice of approval of this plan received and recorded at this office and no appeal was received during the next twenty days after receipt and recording of said notice.

DATE: _____

PEMBROKE TOWN CLERK

CONSTRUCTION NOTES

- CONTRACTOR SHALL ENSURE THAT NO GRADING OR OTHER DISTURBANCE WILL OCCUR ON ADJUTING PROPERTIES WITHOUT PROPER LEGAL AUTHORIZATION OF THE AFFECTED PROPERTY OWNERS.
- CONTRACTOR SHALL REMOVE ONLY THE MINIMUM NUMBER OF TREES NECESSARY TO CONSTRUCT THE PROPOSED GRAVEL DRIVE.
- CONTRACTOR SHALL REMOVE TOPSOIL AND SUBSOIL, AND ANY OTHER UNSUITABLE SOIL ENCOUNTERED WITHIN THE LIMITS OF THE PROPOSED GRAVEL DRIVE.

SITE ACCESS IMPROVEMENT PLAN

LOCATED AT
240 & 258 OAK STREET
PEMBROKE, MASS.

PREPARED FOR
290 OAK STREET REALTY TRUST
25 JAMES WAY
SCITUATE, MA 02066

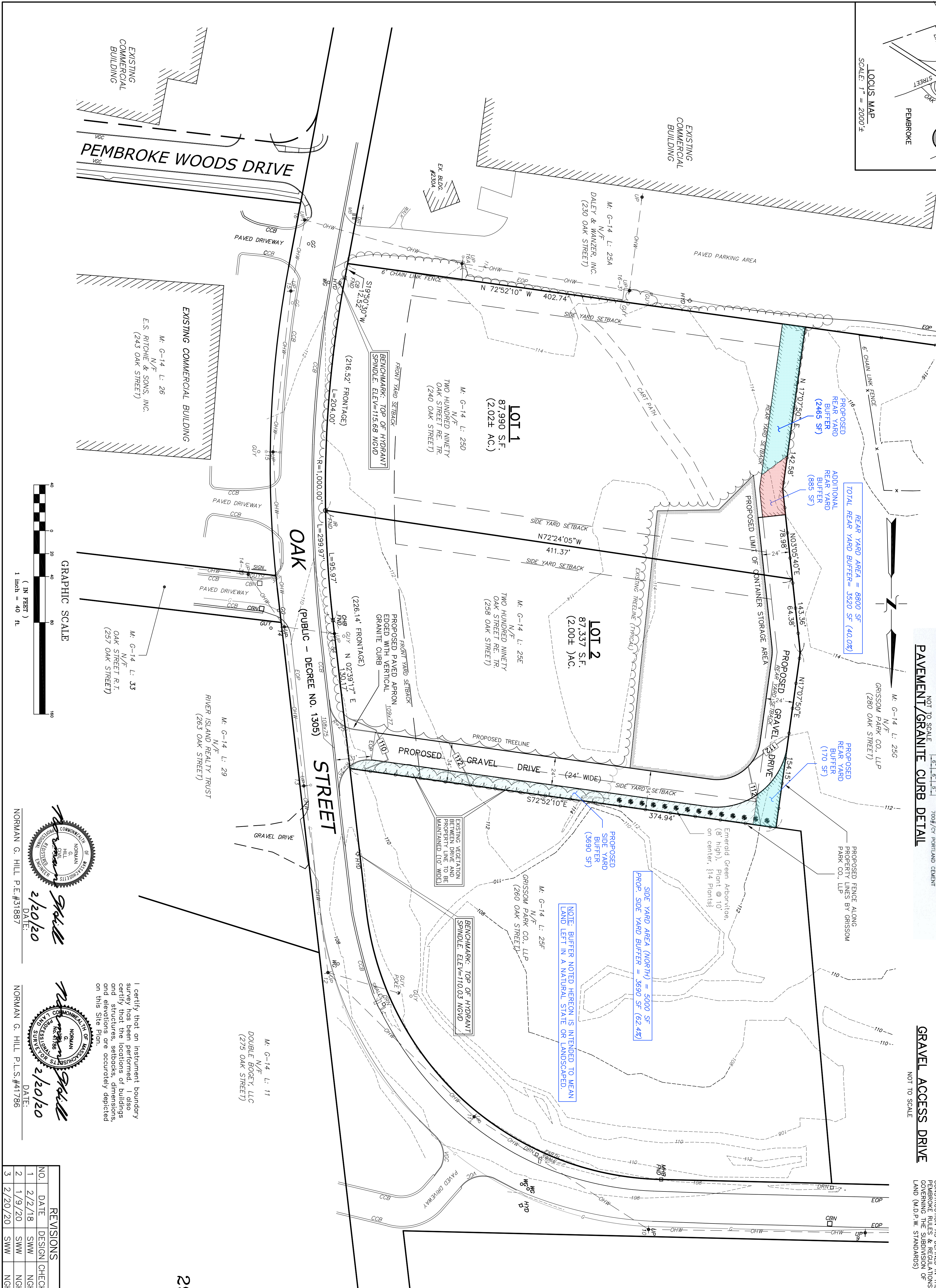
DECEMBER 12, 2017
SCALE: 1 INCH = 40 FEET

DEVELOPMENT PLAN

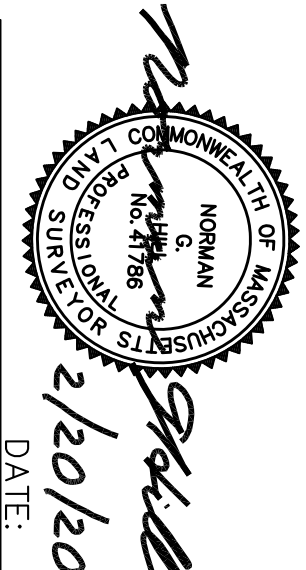
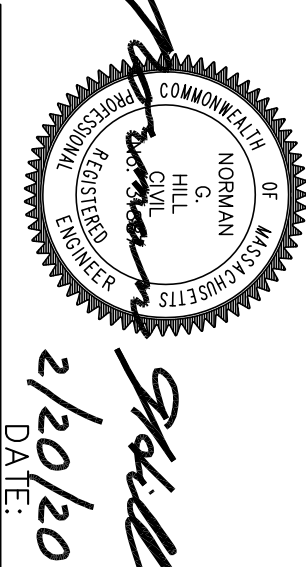
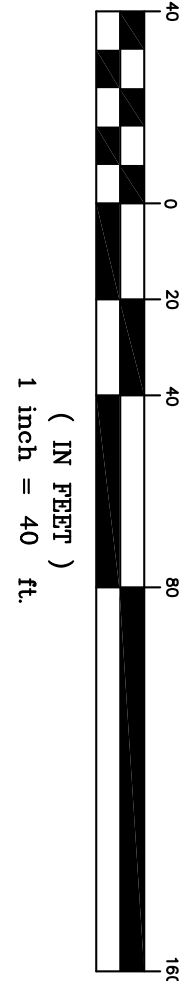
LAND PLANNING, INC.
1115 MAIN STREET
HANSON, MA 02341
(781) 294-4144

REVISIONS			
NO.	DATE	DESIGN CHECKED	SWW
1	2/2/18	SWW	NGH
2	1/9/20	SWW	NGH
3	2/20/20	SWW	NGH

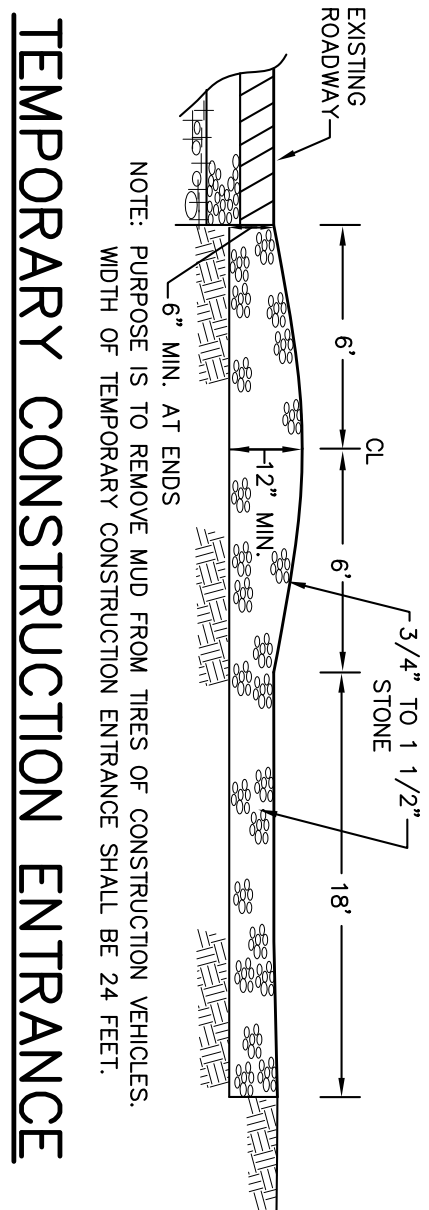
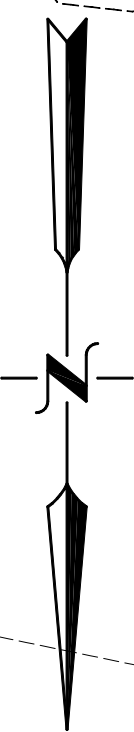
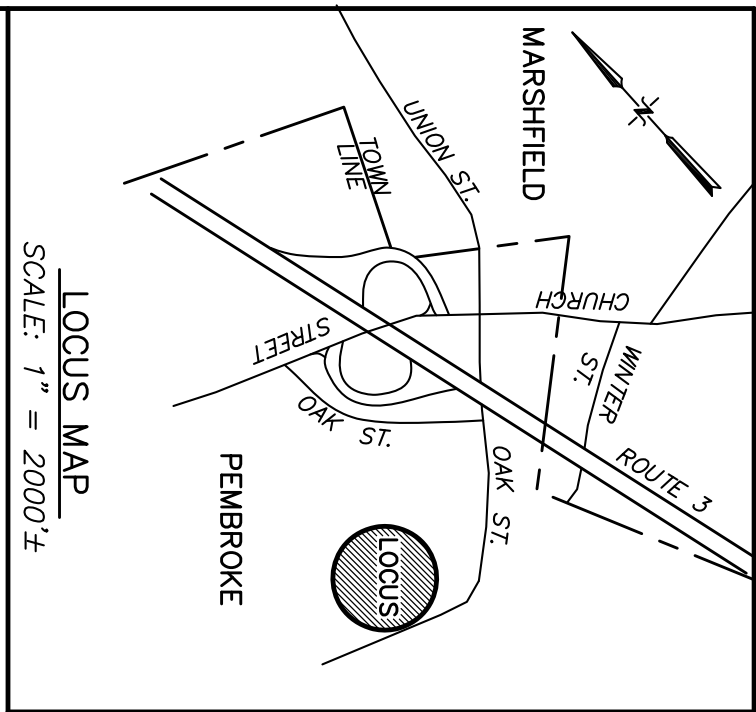
DRAWN	JOB NO.	DWG NO.	SHEET NO.
S.W.W.	P-3266	P3266WK-SP.DWG	2 OF 3



GRAPHIC SCALE



I certify that an instrument boundary survey has been performed. I also certify that the locations of buildings and structures shown on this plan and elevations are accurately depicted on this Site Plan.



EROSION CONTROL BARRIER: FILTER SOCK

This Site Plan Approval does not necessarily indicate compliance with the Pembroke Zoning By-law.

DATE: _____

PEMBROKE PLANNING BOARD

I, _____, 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 receipt and recording of said notice.

DATE: _____

PEMBROKE TOWN CLERK

EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL STONE CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. FILTER SOCK EROSION CONTROL BARRIER SHALL BE INSTALLED AS INDICATED ALONG PROPERTY LINES PRIOR TO COMMENCEMENT OF EARTH WORK OPERATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING STONE CONSTRUCTION ENTRANCE IN GOOD CONDITION SO THAT SEDIMENT DOES NOT GET TRACKED ONTO THE PAVED WAY. IF SEDIMENT IS TRACKED ONTO THE PAVED WAY, CONTRACTOR SHALL HAVE IT SWEEP CLEAN IMMEDIATELY.

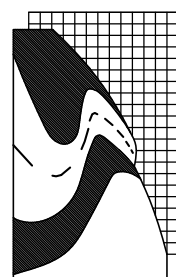
SITE ACCESS IMPROVEMENT PLAN

LOCATED AT
240 & 258 OAK STREET
PEMBROKE, MASS.

PREPARED FOR
290 OAK STREET REALTY TRUST
25 JAMES WAY
SCITUATE, MA 02066

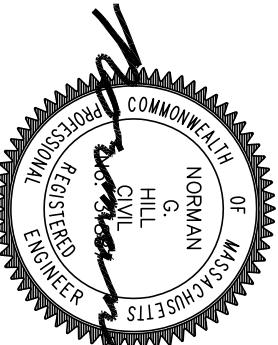
DECEMBER 12, 2017
SCALE: 1 INCH = 40 FEET

EROSION CONTROL PLAN

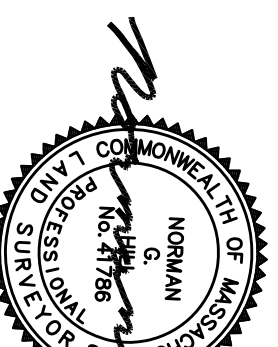


LAND PLANNING, INC.
1115 MAIN STREET
HANSON, MA 02341
(781) 294-4144

REVISIONS				DRAWN	JOB NO.	DWG NO.	SHEET NO.
NO.	DATE	DESIGN	CHECKED				
1	2/2/18	SWW	NGH	S.W.W.	P-3266	P3266WK-SP.DWG	3 OF 3
2	1/9/20	SWW	NGH				
3	2/20/20	SWW	NGH				



Norman G. Hill
DATE: 2/20/20



Norman G. Hill
DATE: 2/20/20

I certify that an instrument boundary survey has been performed. I also certify that the locations of buildings and other structures, utility lines, and elevations are accurately depicted on this Site Plan.

GRAPHIC SCALE

