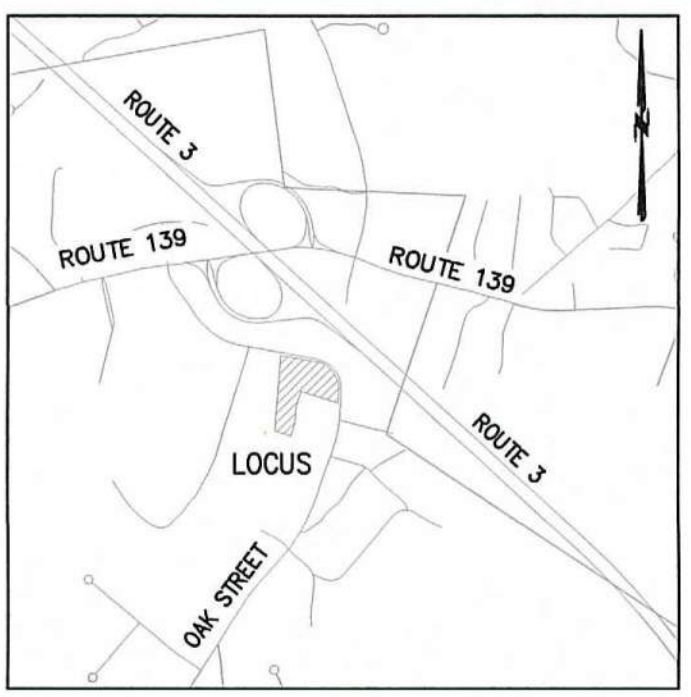


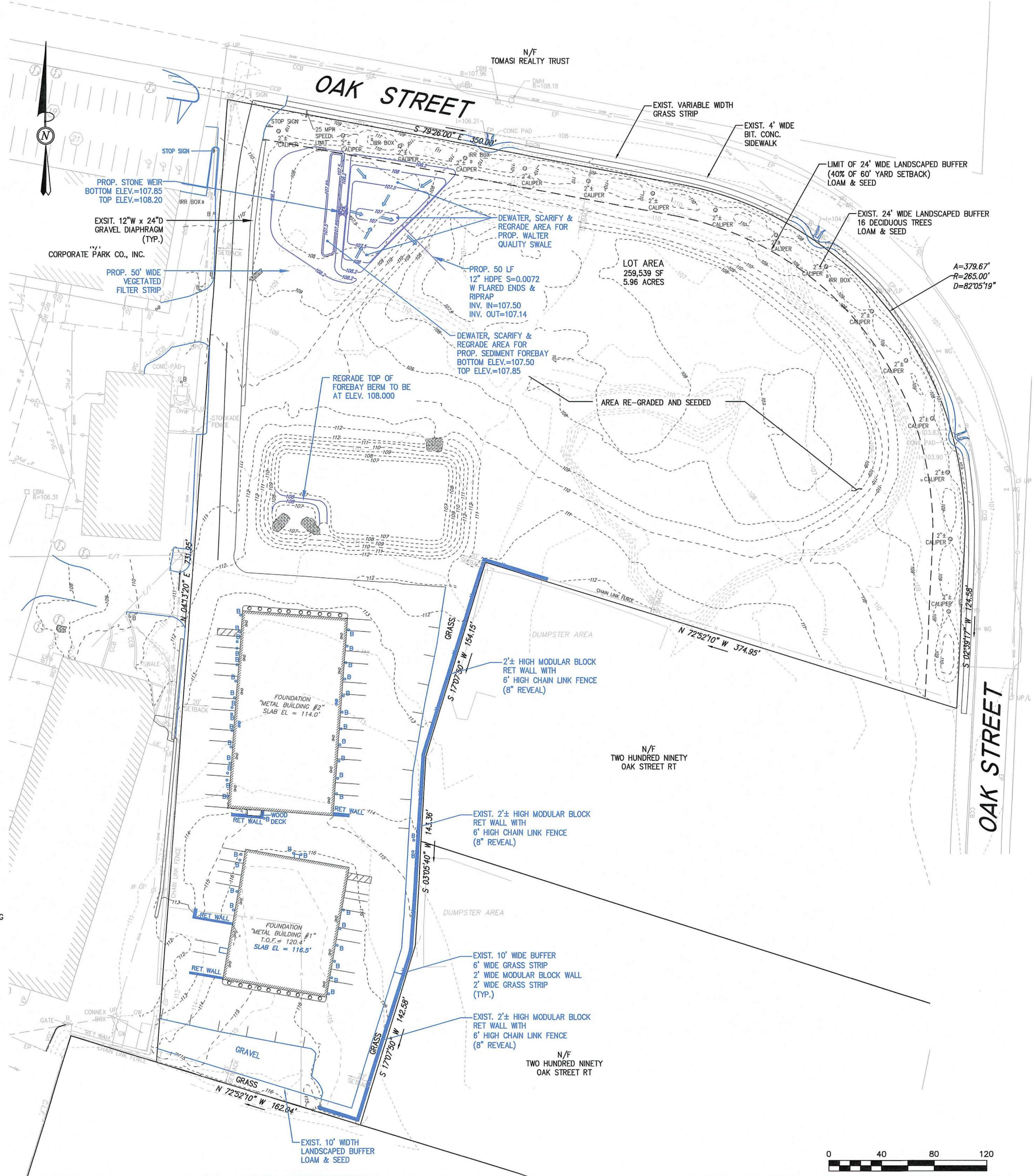


Locus Map
Not to Scale

LEGEND

- SURVEY SYMBOLS**
- REBAR
 - ANGLE IRON
 - CONCRETE BOUND WITH DRILL HOLE
 - STONE BOUND
 - STONE BOUND
- UTILITY SYMBOLS**
- CHIMNEY
 - ELECTRIC HAND HOLE
 - GUY POLE
 - GUY WIRE
 - HVAC UNIT
 - BUILDING LIGHT W/MAST
 - BUILDING LIGHT
 - TRANSFORMER
 - WATER GATE
 - EXHAUST VENT
 - AIR VENT
 - DRAINAGE SUMP
 - ELECTRIC MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - DRAINAGE CATCH BASIN
 - DOOR WAY THRESHOLD
 - HYDRANT
 - POST INDICATOR VALVE
 - UTILITY POLE
 - YARD LIGHT
- LINE DESIGNATORS**
- WATER MAIN
 - HANDRAIL
 - JERSEY BARRIER
 - GUARD RAIL
 - RAILROAD TRACKS
 - OVERHEAD WIRES
 - GAS LINE
 - WATER SERVICE
 - UNDERGROUND ELECTRIC
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - DRAINAGE SWALE
 - CHAIN LINK FENCE

- ABBREVIATIONS**
- | | |
|------------|-----------------------------|
| APPROX. | APPROXIMATELY |
| BCC | BITUMINOUS CONCRETE CURBING |
| BIT. CONC. | BITUMINOUS CONCRETE |
| CB | CATCH BASIN |
| CLF | CHAIN LINK FENCE |
| CO | CLEANOUT |
| CONC. | CONCRETE |
| CRW | CONCRETE RETAINING WALL |
| DUMP | DUMPSTER |
| ELEV. | ELEVATION |
| EOP | EDGE OF PAVEMENT |
| EXIST. | EXISTING |
| F.F. | FIRST FLOOR |
| FND | FOUND |
| (M) | MARKED |
| N/F | NOW OR FORMERLY |
| No. | NUMBER |
| O/H | OVERHANG |
| OHD | OVERHEAD DOOR |
| OHW | OVERHEAD WIRES |
| PROP. | PROPOSED |
| R | RIM |
| RD | ROOF DRAIN |
| SMH | SEWER MANHOLE |
| T.O.F. | TOP OF FOUNDATION |
| TYP. | TYPICAL |
| UEM | UTILITY ELECTRIC METER |
| UP | UTILITY POLE |
| VGC | VERTICAL GRANITE CURB |



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

PEMBROKE PLANNING BOARD

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW.

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.

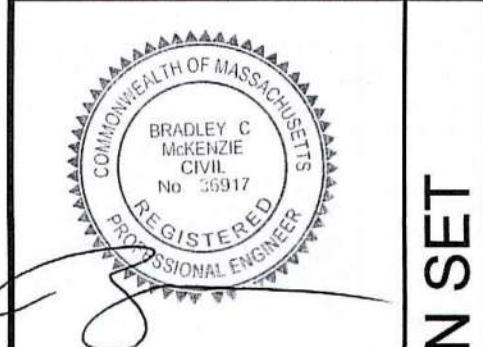
DATE _____ TOWN CLERK _____

REV	DATE	DESCRIPTION	BY	APP
1	6-6-17	PER REVIEW COMMENTS	SBS	BCM
2	6-13-17	PER REVIEW COMMENTS	SBS	BCM
3	6-14-18	PLAN MODIFICATION	SBS	BCM
4	7-30-18	NO CHANGES THIS SHEET	SBS	BCM
5	10-18-19	PLAN MODIFICATION	SBS	BCM
6	12-10-19	PER REVIEW COMMENTS	SBS	BCM
7	1-27-2020	NO CHANGES	SBS	BCM
8	3-4-2020	PLAN COLORS	SBS	BCM

MG
MCKENZIE
ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
781.792.3900
www.mckeng.com

**SITE
DEVELOPMENT PLAN**
(PARCEL ID: G14-25F & G14-25G)
260-280 OAK STREET
PEMBROKE, MASSACHUSETTS



OWNER:
Grissom Park Co., LLP
293R Washington Street
Norwell, Massachusetts 02061

DESIGNED BY: _____

CHECKED BY: _____

APPROVED BY: _____

DATE: June 6, 2017

SCALE: 1"=40'

PROJECT NO.: 215-105

DWG. TITLE:

**Landscape
Plan
Phase I**

DWG. NO.: **L-1**

PURPLE HIGHLIGHTED ITEMS REFLECT PROPOSED SITE CONDITIONS THAT ARE MODIFICATIONS FROM THE SITE PLAN APPROVAL

BLUE HIGHLIGHTED ITEMS REFLECT EXISTING SITE CONDITIONS THAT ARE MODIFICATIONS FROM THE SITE PLAN APPROVAL

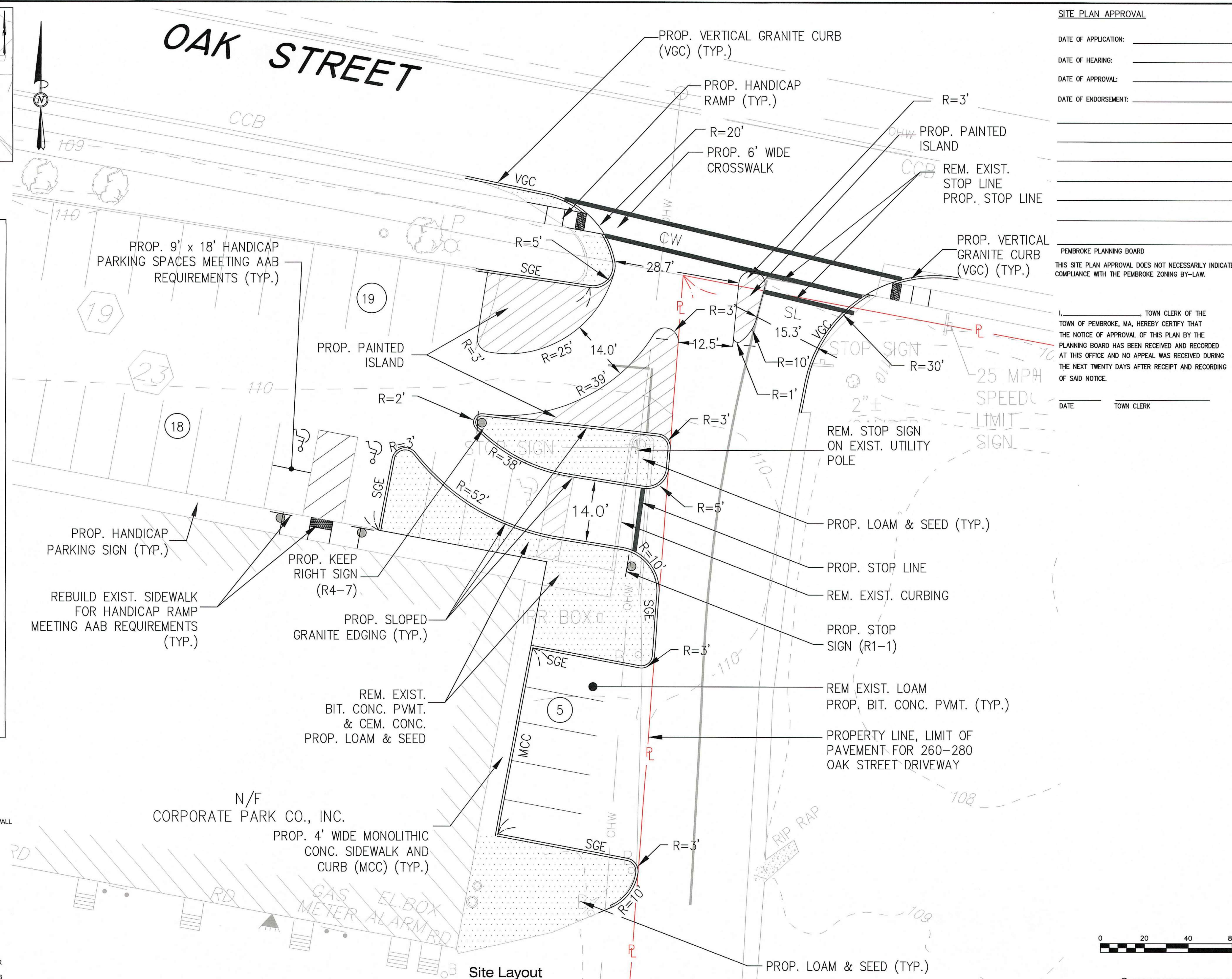


LEGEND

- # SURVEY SYMBOLS
- | | |
|---------|--------------------------------|
| • | REBAR |
| ◊ | ANGLE IRON |
| CB/DH ◻ | CONCRETE BOUND WITH DRILL HOLE |
| SB ◻ | STONE BOUND |
| SB/DH ◻ | STONE BOUND |
- # UTILITY SYMBOLS
- | | |
|---|--------------------------|
| ○ | CHIMNEY |
| ⊗ | ELECTRIC HAND HOLE |
| ⚡ | GUY POLE |
| GW | GUY WIRE |
| ⚡ | HVAC UNIT |
| ⚡ | BUILDING LIGHT W/MAST |
| ⚡ | BUILDING LIGHT |
| ⚡ | TRANSFORMER |
| ⚡ | WATER GATE |
| EXH ⊗ | EXHAUST VENT |
| ● | AIR VENT |
| ● | DRAINAGE SLUMP |
| ○ | EMH ELECTRIC MANHOLE |
| ○ | SMH SEWER MANHOLE |
| ○ | DMH DRAIN MANHOLE |
| ○ | TMH TELEPHONE MANHOLE |
| ◻ | CBN DRAINAGE CATCH BASIN |
| ⚡ | DOOR WAY THRESHOLD |
| ⚡ | HYDRANT |
| ⚡ | POST INDICATOR VALVE |
| ⚡ | UTILITY POLE |
| ⚡ | YARD LIGHT |
|  | RIP RAP |
| ○ B | BOLLARD |
| † | SIGN |
| DFA | FIRE ALARM |
|  | DECIDUOUS TREE |
|  | CONIFEROUS TREE |
- # LINE DESIGNATORS
- | | |
|------|----------------------|
| —W— | WATER MAIN |
| —H— | HANDRAIL |
| —J— | JERSEY BARRIER |
| —G— | GUARD RAIL |
| —R— | RAILROAD TRACKS |
| —OH— | OVERHEAD WIRES |
| —G— | GAS LINE |
| —WS— | WATER SERVICE |
| —U— | UNDERGROUND ELECTRIC |
| —D— | STORM DRAIN LINE |
| —S— | SANITARY SEWER LINE |
| —SW— | DRAINAGE SWALE |
| —CL— | CHAIN LINK FENCE |

ABBREVIATIONS

- | | |
|------------|-------------------------|
| APPROX. | APPROXIMATELY |
| BCC | BITUMINOUS CONCRETE |
| BIT. CONC. | CURBING |
| CB | BITUMINOUS CONCRETE |
| CLF | CATCH BASIN |
| CO | CHAIN LINK FENCE |
| CONC. | CLEANOUT |
| CRW | CONCRETE |
| DUMP | CONCRETE RETAINING WALL |
| ELEV. | DUMPSTER |
| EOP | ELEVATION |
| EXIST. | EDGE OF PAVEMENT |
| F.F. | EXISTING |
| FND | FIRST FLOOR |
| (M) | FOUND |
| N/F | MARKED |
| No. | NOW OR FORMERLY |
| O/H | NUMBER |
| OHD | OVERHANG |
| OHW | OVERHEAD DOOR |
| PROP. | OVERHEAD WIRES |
| R | PROPOSED |
| RD | RIM |
| SMH | ROOF DRAIN |
| T.O.F. | SEWER MANHOLE |
| TYP. | TYPE OF FOUNDATION |
| UEM | TYPICAL |
| UP | UTILITY ELECTRIC METER |
| VGC | UTILITY POLE |
| | VERTICAL GRANITE CURB |



SITE PLAN APPROVAL

DATE OF APPLICATION:

DATE OF HEARING: _____

DATE OF APPROVAL: _____

DATE OF ENDORSEMENT: _____

PEMBROKE PLANNING BOARD

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OF SAID NOTICE.

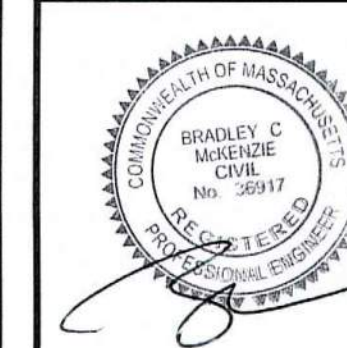
DATE _____ TOWN CLERK _____

REV	DATE	DESCRIPTION	BY	APP
1	10-18-19	NEW SHEET	SSS	BCM
2	12-10-19	PEER REVIEW COMMENTS	SSS	BCM
3	1-27-2020	REVISED HANDICAP PARKING	SSS	BCM
4	3-4-2020	PLANNING BOARD COMMENTS	SSS	BCM



MCKENZIE
ENGINEERING GROUP
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Norwell, MA 02061
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**SITE
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(PARCEL ID: G14-25F & G14-25G)
260-280 OAK STREET
PEMBROKE, MASSACHUSETTS



OWNER:
Grissom Park Co., LLP
293R Washington Street
Norwell, Massachusetts 02061

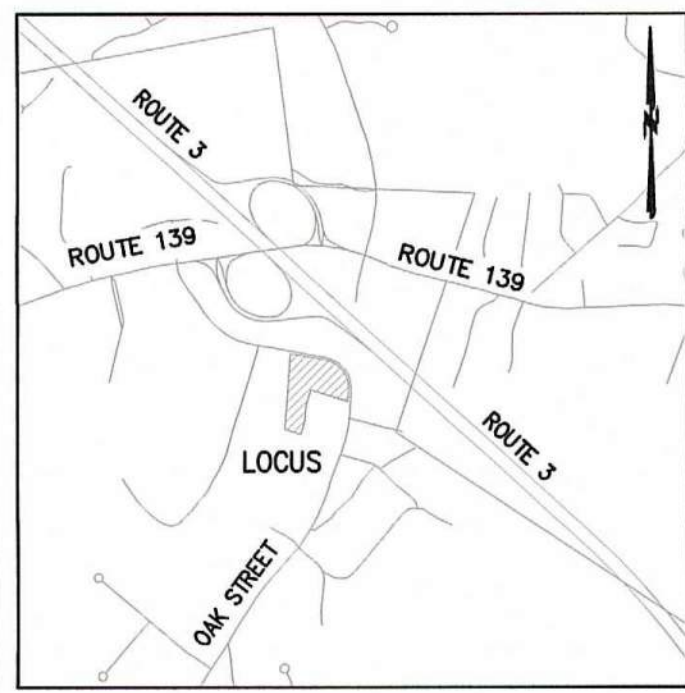
DRAWN BY:	SBS
DESIGNED BY:	-
CHECKED BY:	-
APPROVED BY:	BCM
DATE:	OCTOBER 18, 2019
SCALE:	1"=20'
PROJECT NO.:	215-105
DWG. TITLE:	

Oak Street Intersection Plan

DWG. NO:

1-1

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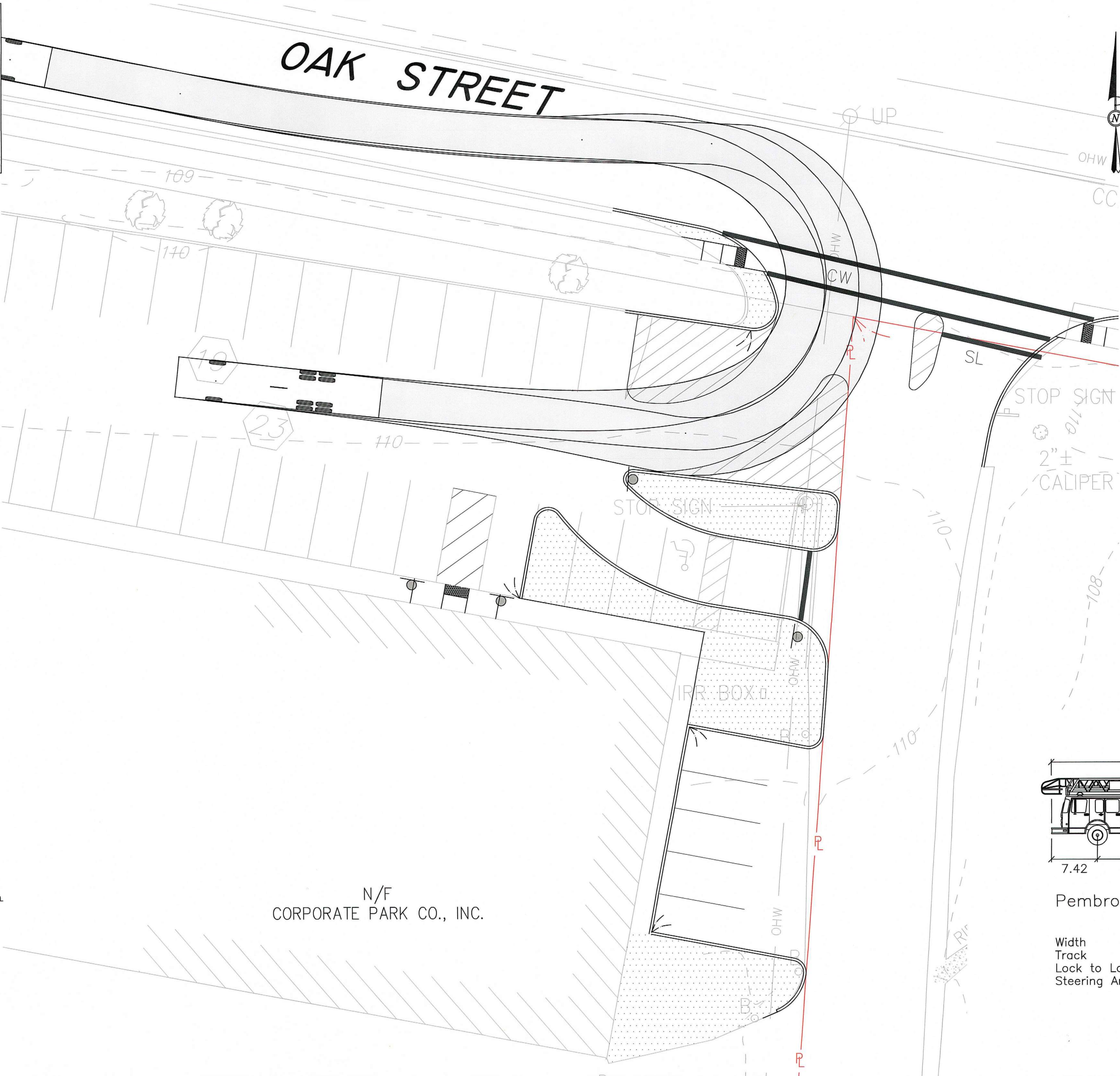


Locus Map
Not to Scale

LEGEND

SURVEY SYMBOLS	
•	REBAR
∧	ANGLE IRON
CB/DH	CONCRETE BOUND WITH DRILL HOLE
SB	STONE BOUND
SB/DH	STONE BOUND
UTILITY SYMBOLS	
CHIMNEY	CHIMNEY
ELECTRIC HAND HOLE	ELECTRIC HAND HOLE
GUY POLE	GUY POLE
GUY WIRE	GUY WIRE
HVAC UNIT	HVAC UNIT
BUILDING LIGHT W/MAST	BUILDING LIGHT W/MAST
BUILDING LIGHT	BUILDING LIGHT
TRANSFORMER	TRANSFORMER
WATER GATE	WATER GATE
EXHAUST VENT	EXHAUST VENT
AIR VENT	AIR VENT
DRAINAGE SUMP	DRAINAGE SUMP
EMH	ELECTRIC MANHOLE
SMH	SEWER MANHOLE
DMH	DRAIN MANHOLE
TMH	TELEPHONE MANHOLE
CBN	DRAINAGE CATCH BASIN
DOOR WAY THRESHOLD	DOOR WAY THRESHOLD
HYDRANT	HYDRANT
POST INDICATOR VALVE	POST INDICATOR VALVE
UTILITY POLE	UTILITY POLE
YARD LIGHT	YARD LIGHT
RIP RAP	RIP RAP
BOLLARD	BOLLARD
SIGN	SIGN
FIRE ALARM	FIRE ALARM
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE
LINE DESIGNATORS	
W	WATER MAIN
HANDRAIL	HANDRAIL
JERSEY BARRIER	JERSEY BARRIER
GUARD RAIL	GUARD RAIL
RAILROAD TRACKS	RAILROAD TRACKS
OHW	OVERHEAD WIRES
GAS LINE	GAS LINE
WS	WATER SERVICE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
STORM DRAIN LINE	STORM DRAIN LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
DRAINAGE SWALE	DRAINAGE SWALE
CHAIN LINK FENCE	CHAIN LINK FENCE

ABBREVIATIONS	
APPROX.	APPROXIMATELY
BCC	BITUMINOUS CONCRETE
BIT. CONC.	BITUMINOUS CONCRETE
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEANOUT
CONC.	CONCRETE
CRW	CONCRETE RETAINING WALL
DUMP	DUMPSTER
ELEV.	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST.	EXISTING
F.F.	FIRST FLOOR
FND	FOUND
(M)	MARKED
N/F	NOW OR FORMERLY
No.	NUMBER
OH	OVERHANG
OHW	OVERHEAD DOOR
PROP.	OVERHEAD WIRES
R	PROPOSED
RD	RIM
SMH	SEWER MANHOLE
T.O.F.	TOP OF FOUNDATION
TYP.	TYPICAL
UEM	UTILITY ELECTRIC METER
UP	UTILITY POLE
VGC	VERTICAL GRANITE CURB



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

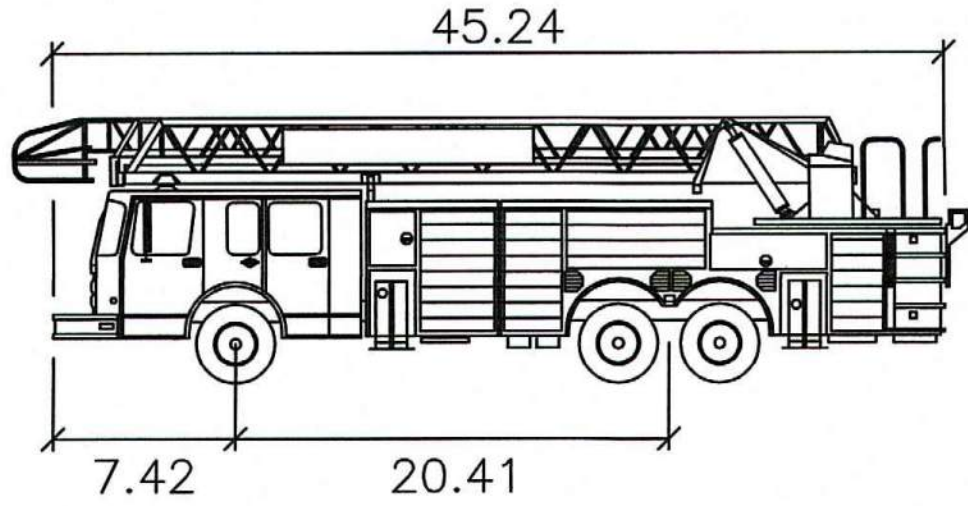
DATE OF ENDORSEMENT: _____

PEMBROKE PLANNING BOARD

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DATE _____ TOWN CLERK _____



Pembroke Tower

Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.6



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REV	DATE	DESCRIPTION	BY	APP
1	3-4-2020	NEW SHEET	SBS	BCM

MEG
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ENGINEERING GROUP

Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
781.792.3900
www.mckeng.com

**SITE
DEVELOPMENT PLAN**
(PARCEL ID: G14-25F & G14-25G)
260-280 OAK STREET
PEMBROKE, MASSACHUSETTS



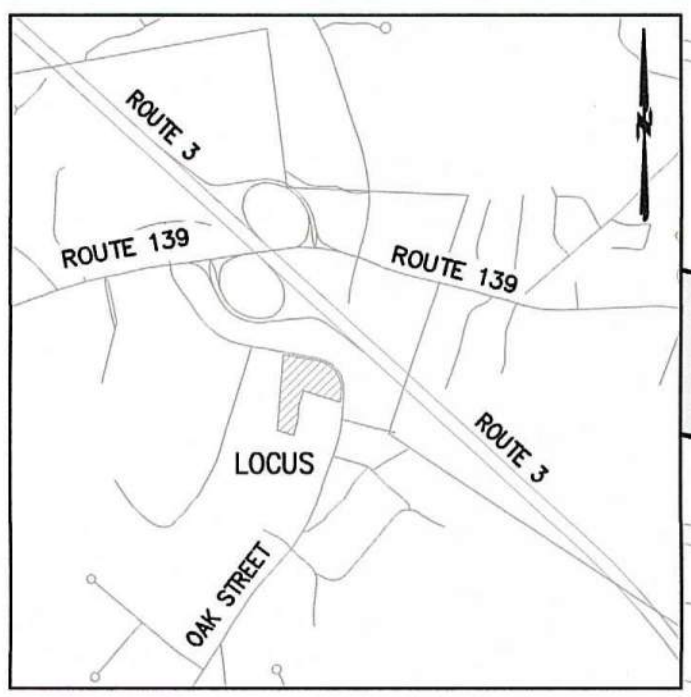
OWNER:
Grissom Park Co., LLP
293R Washington Street
Norwell, Massachusetts 02061

DRAWN BY:	SBS
DESIGNED BY:	-
CHECKED BY:	-
APPROVED BY:	BCM
DATE:	MARCH 4, 2020
SCALE:	1"=10'
PROJECT NO.:	215-105
DWG. TITLE:	

**Fire Truck
Access
Plan**

DWG. NO: **I-3**

PLAN MODIFICATION SET

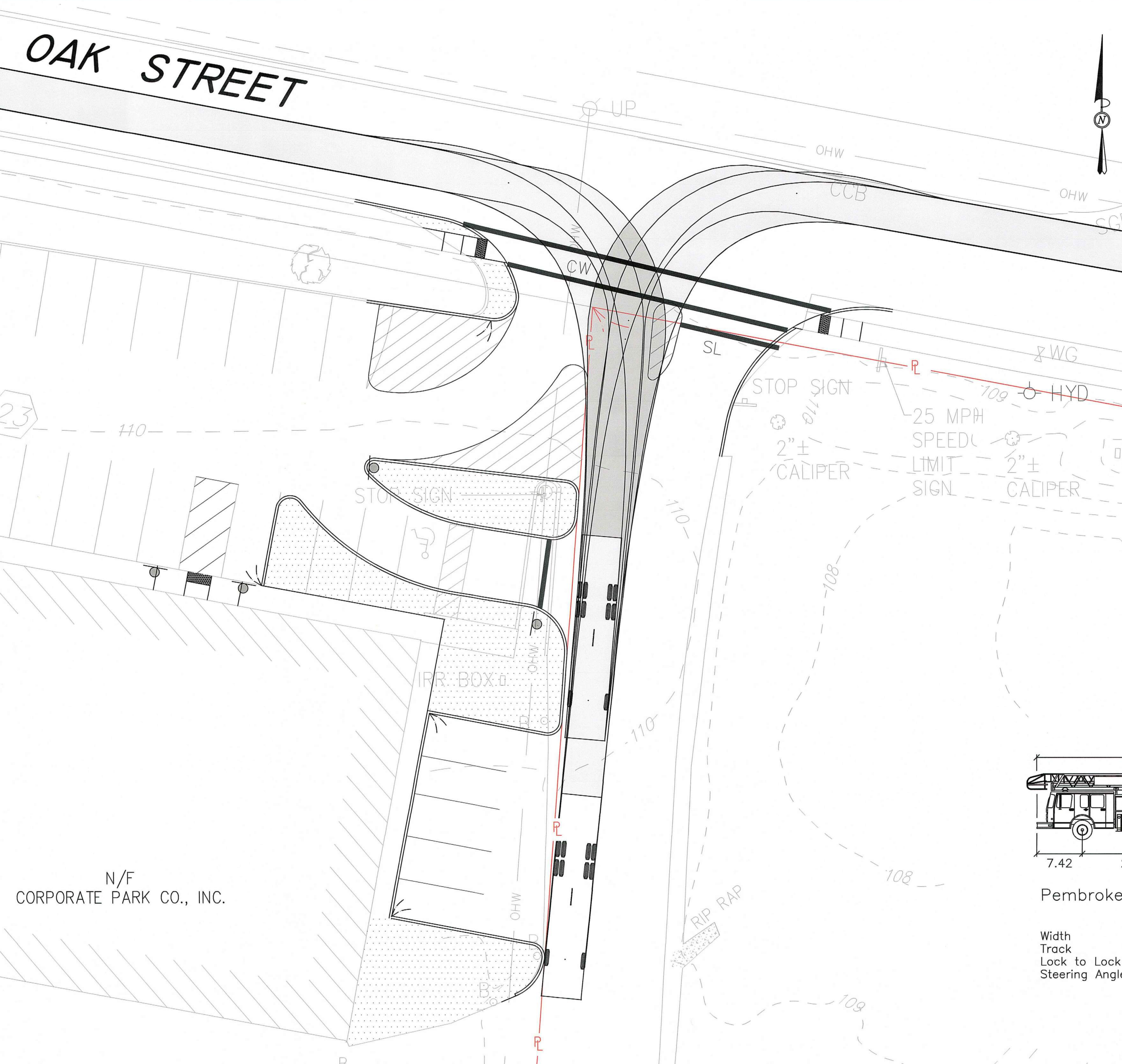


Locus Map
Not to Scale

LEGEND

- SURVEY SYMBOLS**
- REBAR
 - ANGLE IRON
 - CONCRETE BOUND WITH DRILL HOLE
 - STONE BOUND
 - STONE BOUND
- UTILITY SYMBOLS**
- CHIMNEY
 - ELECTRIC HAND HOLE
 - GUY POLE
 - HVAC UNIT
 - BUILDING LIGHT W/MAST
 - BUILDING LIGHT
 - TRANSFORMER
 - WATER GATE
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 - SEWER MANHOLE
 - DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - DRAINAGE CATCH BASIN
 - DOOR WAY THRESHOLD
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- WATER MAIN
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 - GUARD RAIL
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 - OVERHEAD WIRES
 - GAS LINE
 - WATER SERVICE
 - UNDERGROUND ELECTRIC
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - DRAINAGE SWALE
 - CHAIN LINK FENCE

- ABBREVIATIONS**
- | | |
|------------|-------------------------|
| APPROX. | APPROXIMATELY |
| BCC | BITUMINOUS CONCRETE |
| BIT. CONC. | CURBING |
| CB | BITUMINOUS CONCRETE |
| CLF | CATCH BASIN |
| CO | CHAIN LINK FENCE |
| CONC. | CLEANOUT |
| CRW | CONCRETE |
| DUMP | CONCRETE RETAINING WALL |
| ELEV. | DUMPSTER |
| EOP | ELEVATION |
| EXIST. | EDGE OF PAVEMENT |
| F.F. | EXISTING |
| FND | FIRST FLOOR |
| (M) | FOUND |
| N/F | MARKED |
| No. | NOW OR FORMERLY |
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| PROP. | OVERHEAD WIRES |
| R | PROPOSED |
| RD | RIM |
| SMH | ROOF DRAIN |
| T.O.F. | SEWER MANHOLE |
| TYP. | TOP OF FOUNDATION |
| UEM | TYPICAL |
| UP | UTILITY ELECTRIC METER |
| VGC | UTILITY POLE |
| | VERTICAL GRANITE CURB |



SITE PLAN APPROVAL

DATE OF APPLICATION: _____

DATE OF HEARING: _____

DATE OF APPROVAL: _____

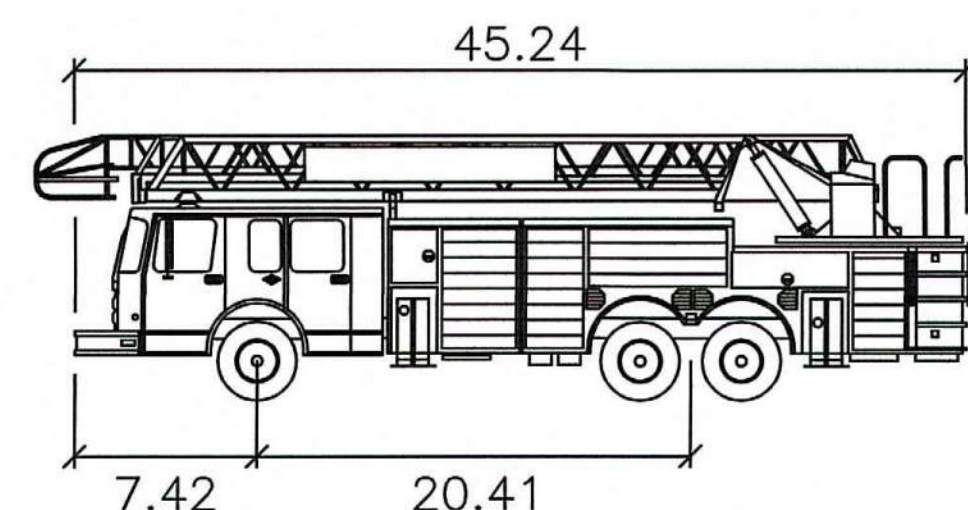
DATE OF ENDORSEMENT: _____

PEMBROKE PLANNING BOARD

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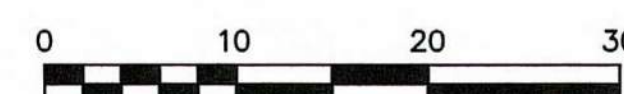
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DATE _____ TOWN CLERK _____



Pembroke Tower

Width	8.33
Track	8.00
Lock to Lock Time	6.0
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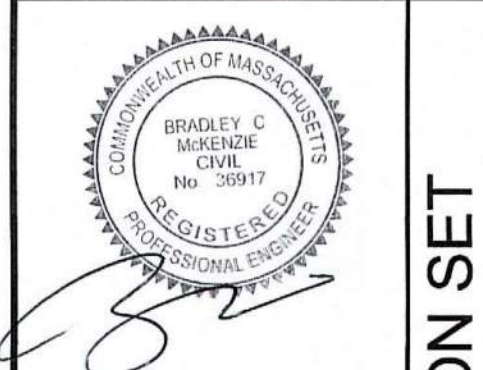
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MEG
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PEMBROKE, MASSACHUSETTS



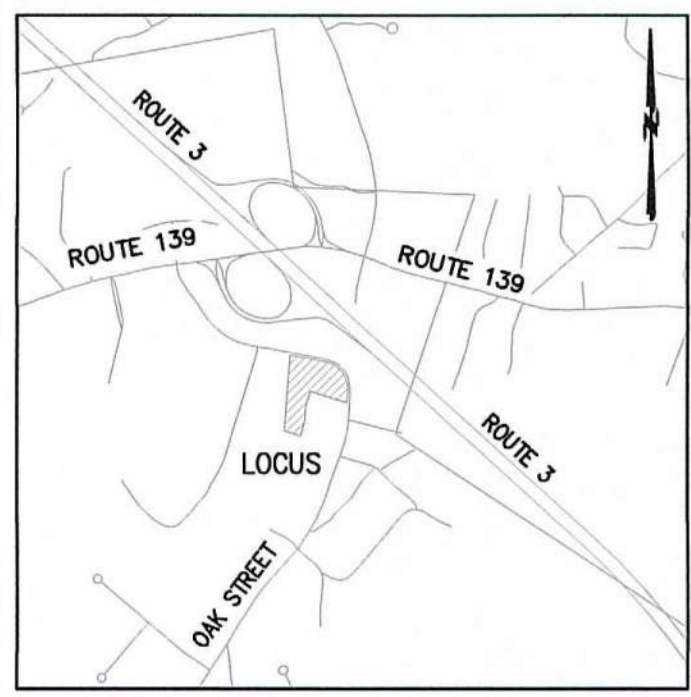
OWNER:
Grissom Park Co., LLP
293R Washington Street
Norwell, Massachusetts 02061

DRAWN BY:	SBS
DESIGNED BY:	-
CHECKED BY:	-
APPROVED BY:	BCM
DATE:	MARCH 4, 2020
SCALE:	1"=10'
PROJECT NO.:	215-105
DWG. TITLE:	

**Fire Truck
Access
Plan**

DWG. NO: **I-4**

PLAN MODIFICATION SET

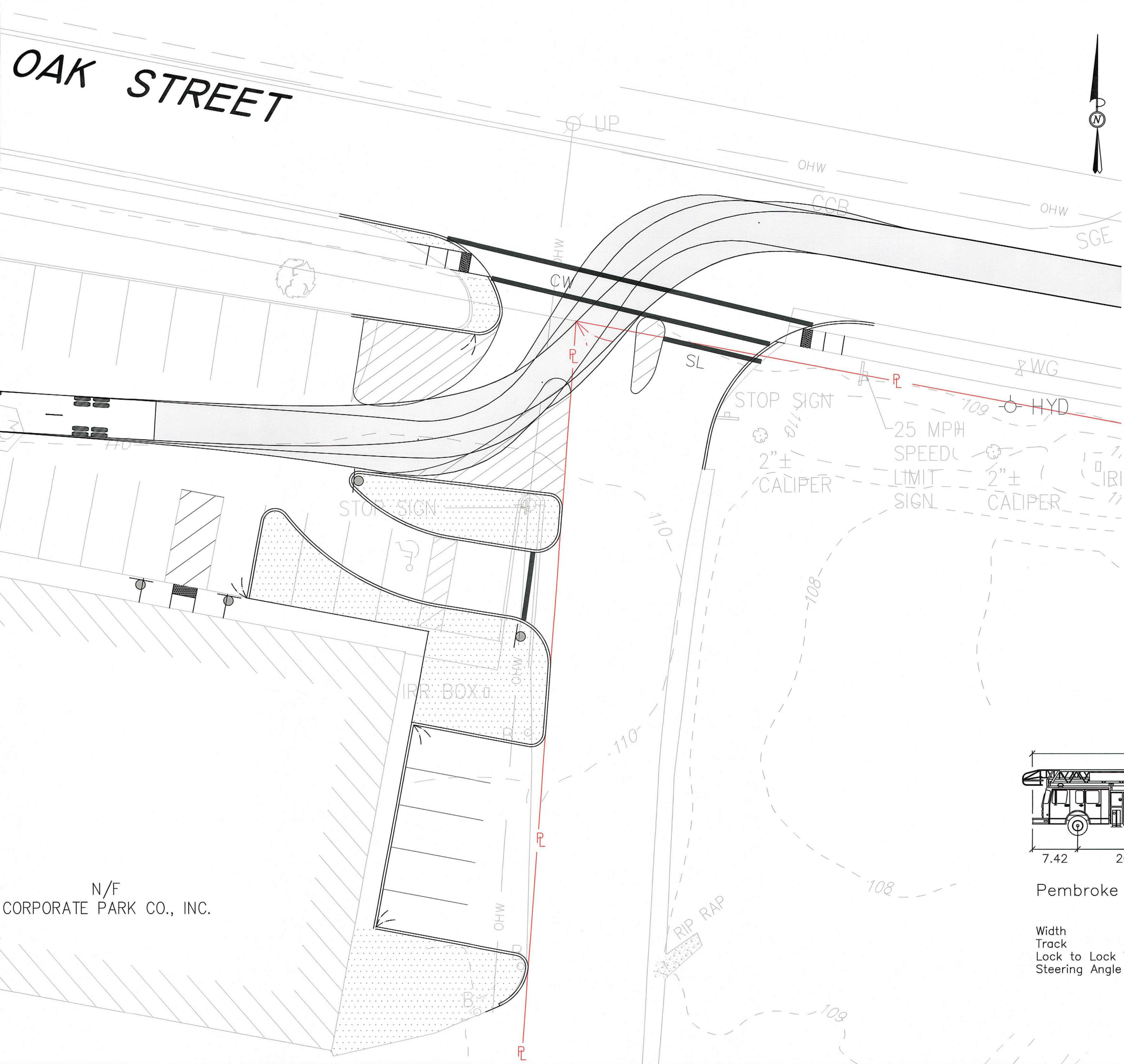


Locus Map
Not to Scale

LEGEND

- SURVEY SYMBOLS**
- REBAR
 - ANGLE IRON
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- | | |
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| T.O.F. | SEWER MANHOLE |
| TYP. | TOP OF FOUNDATION |
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| VGC | UTILITY POLE |
| | VERTICAL GRANITE CURB |



SITE PLAN APPROVAL

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DATE OF HEARING: _____

DATE OF APPROVAL: _____

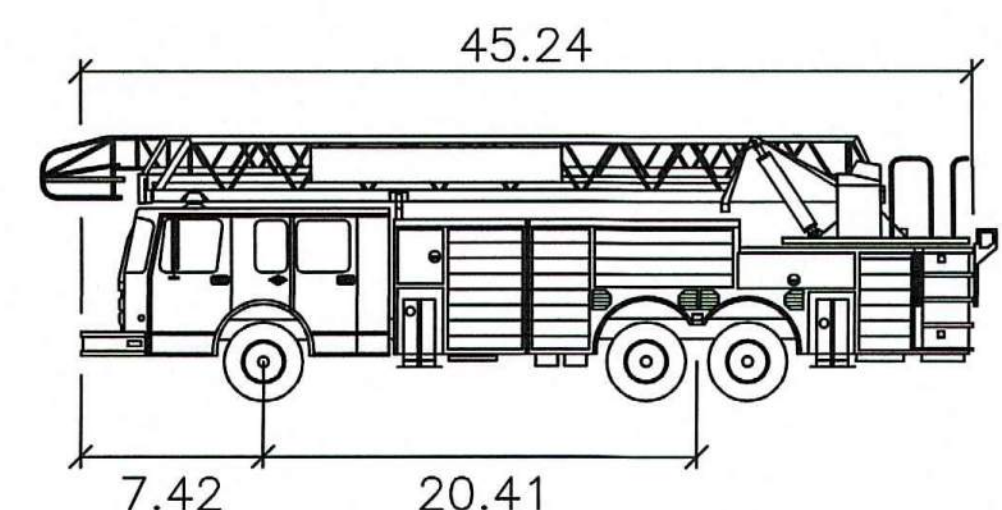
DATE OF ENDORSEMENT: _____

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DATE _____ TOWN CLERK _____



Pembroke Tower

Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.6



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SITE DEVELOPMENT PLAN
(PARCEL ID: G14-25F & G14-25G)
260-280 OAK STREET
PEMBROKE, MASSACHUSETTS

PLAN MODIFICATION SET

OWNER:
Grissom Park Co., LLP
293R Washington Street
Norwell, Massachusetts 02061

DRAWN BY: SBS
DESIGNED BY: ---
CHECKED BY: ---
APPROVED BY: BCM
DATE: MARCH 4, 2020
SCALE: 1"=10'
PROJECT NO.: 215-105
DWG. TITLE:
Fire Truck Access Plan

DWG. NO.: **I-5**