

TOWN OF PEMBROKE
APPLICATION FOR SITE PLAN APPROVAL

Submit to Town Clerk with \$1,000.00 Filing Fee and Complete Site Plans as required in Section V. 7., Site Plan Approval of the Zoning By-laws.

Name of Applicant: Rader Properties, Inc.

Address: 80 Washington St. Bldg J-40, Norwell MA 02061

Telephone: 781-681-9000 ext 13 E-Mail: jrader@raderproperties.net

If applicant is not the owner complete the following. NOTICE: written permission of the owner is required for a complete application.

Name of Property Owner: KRR Pembroke LLC c/o Rader Properties, Inc.

Address: Same as Applicant

Telephone: 781-681-9000 ext 13 E-Mail: jrader@raderproperties.net

Property Address: 33 Riverside Drive

Assessors Map(s) and lot(s) number: F15-60 Zoning District: Industrial B

Explain current use of property, attach additional information if needed: _____
See Letter by Kelly Engineering Group, Inc. dated 05/24/23

Explain proposed use of property, attach additional information if needed: _____

	<u>By-law Requirement</u>	<u>Existing Condition</u>	<u>Proposed Condition</u>
Site Size (Sq. ft.)	80,000	272,000	272,000
Structure Coverage	80%	40%	79%
Frontage	200'	411.01'	411.01'
Sidyard Setbacks	20'	77.3'	58.7'
Rearyard Setbacks	20'	74.2'	50.2'
Sideline Buffers (ft.)	40%	>40%	45%
Rearline Buffer	40%	56%	SAME
Frontline Buffer	50%	>50%	70%
Parking Spaces (No)	98	172	98 NEW (270 TOTAL)

Anticipated Traffic: (Vehicle number per day)

Waiver requested for a Traffic Study.

Trucks: _____ Autos: _____ Employee Autos: _____