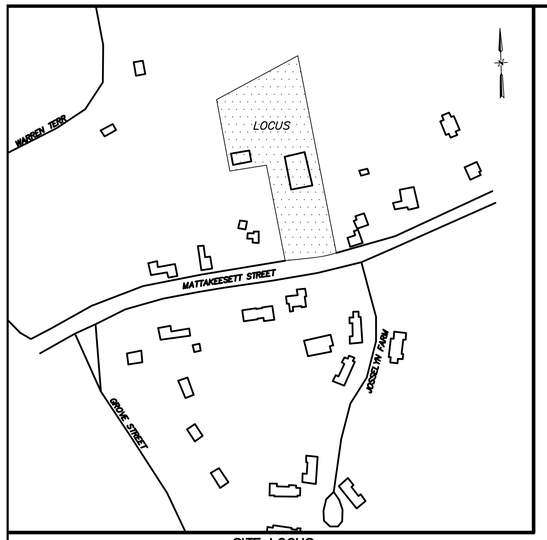
PROPOSED SITE PLAN - 43 MATTAKEESETT STREET
CENTER PROTECTION & RESIDENTIAL A DISTRICT DEVELOPMENT
(ASSESSOR'S PARCEL C9-17)
PEMBROKE, MASSACHUSETTS



SITE LOCUS
1"=200'

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

DATE OF ENDORSEMENT: _____

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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

INDEX TO DRAWINGS

PLAN	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES, LEGEND, & ABBREVIATIONS
3	EXISTING CONDITIONS PLAN
4	SITE PLAN & GRADING & UTILITIES PLAN
5	LANDSCAPING PLAN
6	CONSTRUCTION DETAIL SHEETS

OWNER
OLD SALT REALTY TRUST
387 MAIN STREET
PLYMPTON, MA 02367

APPLICANT
JEFFREY PERETTE
387 MAIN STREET
PLYMPTON, MA 02367

SITE LAYOUT
80' 0 40' 80'
SCALE: 1" = 80'

REV.	DATE	DESCRIPTION	BY

ENGINEERED BY:
MORSE ENGINEERING CO., INC.
19 UNION STREET
P.O. BOX 92
SCITUATE, MA 02066
T: 781-545-0895
42.12N
70.44W

PROJECT: PROPOSED SITE PLAN
43 MATTAKEESETT STREET
(ASSESSOR'S PARCEL: C9-17)
PEMBROKE, MASSACHUSETTS 02359

PREPARED FOR: JEFFREY PERETTE
387 MAIN STREET
PLYMPTON, MA 02367

PLAN TITLE: COVER SHEET

DESIGN: CRM
JOB NO: 19-143
DATE: 2/26/20
REV: –
SHEET: 1 OF 5

ABBREVIATIONS

APPROX	APPROXIMATE
CNTY BND	COUNTY BOUND
CCB	CAPE COD BERM
CIP	CAST IN PLACE CONCRETE CURB
CONCRETE	CONCRETE
DMH	DRAINAGE MANHOLE
E	ELECTRIC
FND.	FOUND
ELEV	ELEVATION
EXIST	EXISTING
FES	FLARED END SECTION
G	GAS
I	INVERT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHW	OVERHEAD WIRE
PROP	PROPOSED
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
S	SEWER
SB/DH	STONE BOUND/DRILL HOLE
TYP	TYPICAL
UP	UTILITY POLE
W	WATER

LEGEND

EXISTING	PROPOSED	
----55----	100	CONTOUR ELEVATION
		EROSION CONTROL / LIMIT OF WORK
x100.2	+100.00	SPOT GRADE
	D	DRAIN MANHOLE (DMH)
		CATCH BASIN (CB)
		ROOF DRYWELLS
		UTILITY POLE (UP)
		DECIDIOUS TREE
		LIGHT
		SIGN
		VAN-ACCESSIBLE HANDICAP PARKING
		FENCE
		HANDICAP RAMP
		TREE LINE

GENERAL NOTES

1. LOCUS OWNER: ASSESSOR'S MAP C9, PARCEL 17
   OLD SALT REALTY TRUST
   387 MAIN STREET
   PLYMPTON, MASSACHUSETTS 02367
2. DEED BOOK REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS
   DEED BOOK 20047, PAGE 89
3. LOCUS IS SHOWN AS ASSESSOR'S MAP C9, PARCEL 17 TOWN OF PEMBROKE ASSESSOR'S MAPS. TOTAL AREA = 2.53± ACRES
4. LOCUS IS LOCATED IN RESIDENTIAL A AND CENTER PROTECTION DISTRICTS
5. LOCUS FALLS WITHIN ZONE "X" AS SHOWN ON THE FIRM COMMUNITY PANEL NO: 25023C 0204J DATED JULY 17, 2012. ZONE "X" IS NOT A SPECIAL FLOOD HAZARD AREA.
6. ALL EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AN ON-SITE SURVEY CONDUCTED BY GRADY CONSULTING, L.L.C. IN APRIL 2015.
7. ALL LOCATIONS OF SUBSURFACE UTILITIES AND STRUCTURES WERE OBTAINED FROM AVAILABLE TOWN AND UTILITY RECORDS. THE SIZE, TYPE AND LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL PROPERLY LOCATE THE UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN UTILITY INFORMATION BY CONTACTING DIGSAFE (888-344-7233). THE CONTRACTOR SHALL EXCAVATE TEST PITS TO VERIFY UTILITY LINE LOCATIONS AS NECESSARY.
8. ANY CHANGE IN THE FIELD CONDITIONS SHOULD BE REPORTED TO THE ENGINEER TO INSURE THAT ANY MODIFICATIONS TO THE ORIGINAL DESIGN ARE PROPER AND ADEQUATE TO SERVE THE PROJECT'S NEEDS, AND COMPLY WITH THE APPLICABLE STANDARDS AND REGULATION.
9. NO WETLAND RESOURCE AREAS WERE OBSERVED ON-SITE BY MORSE ENGINEERING COMPANY, INC. DURING JULY 2019.
11. EXISTING BUILDING AND SEPTIC SYSTEM LOCATIONS SHOWN ON ABUTTING PROPERTIES WERE COMPILED FROM AVAILABLE DATA ON RECORD AT THE PEMBROKE BOARD OF HEALTH.

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

DATE OF ENDORSEMENT: _____

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PEMBROKE PLANNING BOARD

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RESIDENTIAL A DISTRICT ZONING REQUIREMENTS

MIN. LOT SIZE	40,000 S.F (80% UPLAND)
MIN. LOT FRONTAGE	150 L.F.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	25 FT.
SIDE YARD SETBACK	20 FT.
MAX BUILDING HEIGHT	2.5 STORIES

CENTER PROTECTION DISTRICT ZONING REQUIREMENTS

MIN. LOT SIZE	40,000 S.F
MIN. LOT FRONTAGE	150 L.F.
FRONT YARD SETBACK	40 FT.
REAR YARD SETBACK	20 FT.
SIDE YARD SETBACK	20 FT.
MAX BUILDING HEIGHT	2.5 STORIES OR 36'

GENERAL UTILITY NOTES

1. *THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.*
2. *THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.*
3. *SEE PLANS 6 FOR CONSTRUCTION DETAILS, NOTES, AND SPECIFICATIONS.*
4. *THE CONTRACTOR SHALL PROVIDE INLET PROTECTION, SUCH AS SILT SOCKS, AT ALL CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION / DETENTION BASIN.*

1. LOCUS OWNER: ASSESSOR'S MAP C9, PARCEL 17
   OLD SALT REALTY TRUST
   387 MAIN STREET
   PLYMPTON, MASSACHUSETTS 02367
2. DEED BOOK REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS
   DEED BOOK 50545, PAGE 196

DEED REFERENCE:

PLYMOUTH COUNTY REGISTRY OF DEEDS
BOOK 50545, PAGE 196
RECORD OWNER: OLD SALT REALTY TRUST

PLAN REFERENCES:

1. PLAN BOOK 9 PAGE 435
2. PLAN BOOK 7 PAGE 43
3. PLAN BOOK 7 PAGE 50
4. PLAN BOOK 13 PAGE 873
5. COUNTY LAYOUT DECREE NO. 942

DIG SAFE
MA - RI - ME - NH - VT
CALL
TOLL FREE
1-888-344-7233
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

REV.	DATE	DESCRIPTION	BY

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42.12N
70.44W
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PROJECT: PROPOSED SITE PLAN
43 MATTAKEESETT STREET
(ASSESSOR'S PARCEL: C9-17)
PEMBROKE, MASSACHUSETTS 02359

PREPARED FOR: OLD SALT REALTY TRUST
387 MAIN STREET
PLYMPTON, MA 02367

PLAN TITLE: GENERAL NOTES, LEGEND & ABBREVIATIONS

DESIGN: CRM
JOB NO: 19-143
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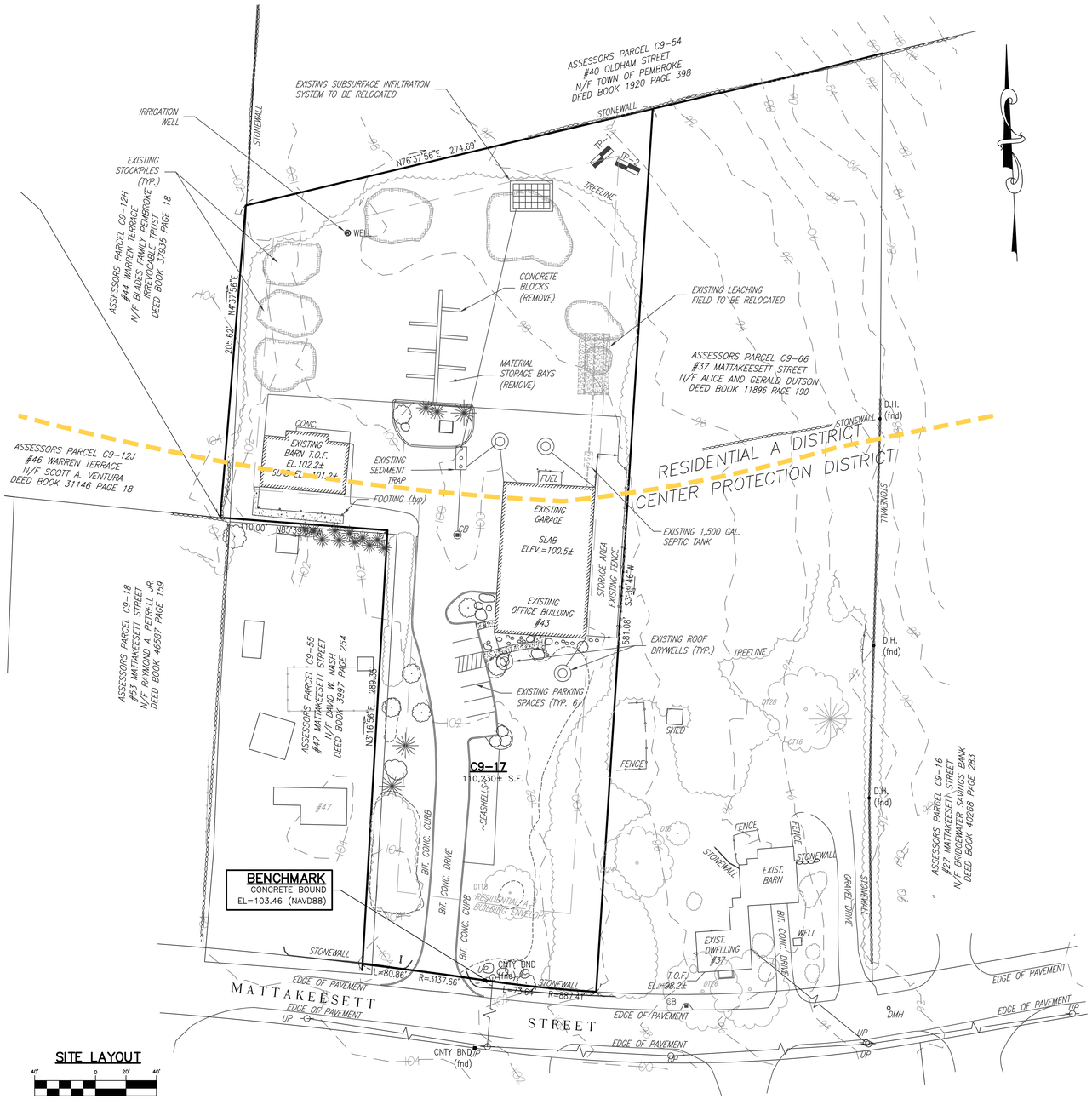
REV: -
SHEET: 2 OF 5



SITE LAYOUT

40' 0 20' 40'

SCALE: 1" = 40'

DIMENSIONAL REGULATIONS

ZONING / DIMENSIONAL REQUIREMENTS

RESIDENTIAL A DISTRICT

COMPONENT	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 S.F. (80% UPLAND)	110,230± S.F. (2.53 ACRES) (100% UPLAND)
FRONTAGE	150'	154.5'
FRONT YARD SETBACK	40'	226.8'
SIDE YARD SETBACK	20'	21.6'
REAR YARD SETBACK	25'	150.1'
BUILDING HEIGHT	2.5 STORIES (MAX)	–

CENTER PROTECTION DISTRICT

COMPONENT	REQUIRED	EXISTING
MINIMUM LOT AREA	40,000 S.F.	110,230± S.F. (2.53 ACRES) (100% UPLAND)
FRONTAGE	150'	154.5'
FRONT YARD SETBACK	40'	226.8'
SIDE YARD SETBACK	20'	21.6'
REAR YARD SETBACK	20'	150.1'
BUILDING FLOOR AREA	15% (MAX) OR 9,000 S.F. (MAX)	7.3%
IMPERVIOUS LOT COVERAGE	65% (MAX)	13.2%
LANDSCAPING	35% (MIN)	35%
BUILDING HEIGHT	2.5 STORIES (MAX) OR 36' (MAX)	–

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PROJECT: PROPOSED SITE PLAN 43 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-17) PEMBROKE, MASSACHUSETTS 02359	DESIGN: CRM JOB NO: 19-143 DATE: 2/26/20
PREPARED FOR: OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367	REV: – SHEET: 3 OF 5
PLAN TITLE: SITE LAYOUT PLAN	

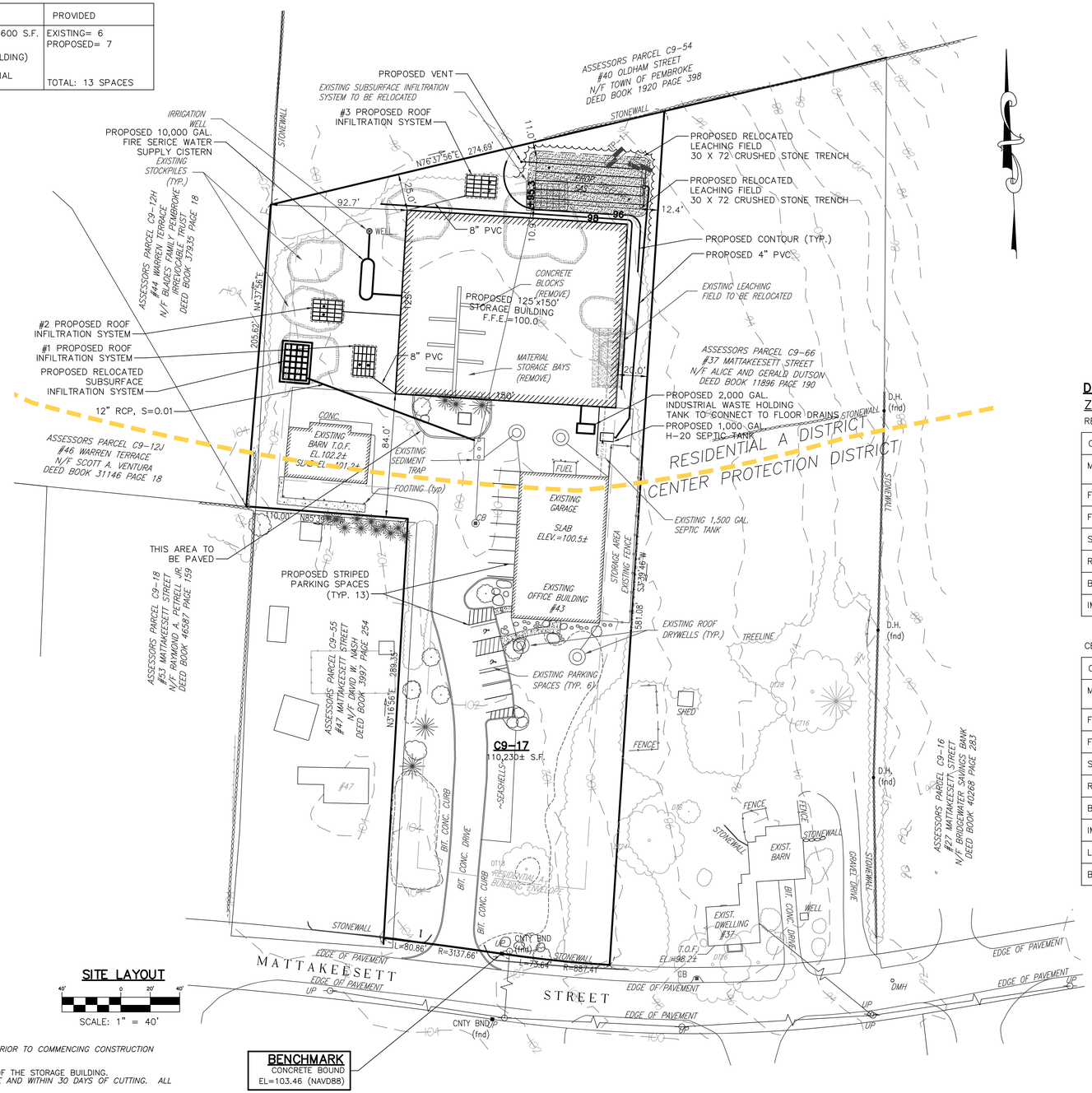
PARKING CALCULATIONS

SEC. V.4.A.1. OF ZONING BYLAWS:

USE	REQUIREMENT	REQUIRED	PROVIDED
OFFICE BUILDING + STORAGE FACILITY	1 PER 600 S.F. OF RENTABLE SPACE (OFFICE) + 1 PER 3 EMPLOYEES (STORAGE)	4,400 S.F. / 600 S.F. =8 SPACES (EXISTING BUILDING) *NO ADDITIONAL EMPLOYEES	EXISTING= 6 PROPOSED= 7 TOTAL: 13 SPACES

PARKING SUMMARY

PROPOSED PARKING LOT DESIGN PROVIDES FOR:
(11) STANDARD PARKING SPACES: 9'–0" x 18'–0"
(2) HANDICAP SPACES: 12'–0"x 18'–0"



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

DATE OF ENDORSEMENT: _____

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

DIMENSIONAL REGULATIONS

ZONING / DIMENSIONAL REQUIREMENTS

RESIDENTIAL A DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F. (80% UPLAND)	110,230± S.F. (2.53 ACRES) (100% UPLAND)	NO CHANGE
FRONTAGE	150'	154.5'	NO CHANGE
FRONT YARD SETBACK	40'	226.8'	NO CHANGE
SIDE YARD SETBACK	20'	21.6'	20.0'
REAR YARD SETBACK	25'	150.1'	25.0'
BUILDING HEIGHT	2.5 STORIES (MAX)	–	–
IMPERVIOUS LOT COVERAGE	60% (MAX)	13.2%	30.2%

CENTER PROTECTION DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	110,230± S.F. (2.53 ACRES) (100% UPLAND)	NO CHANGE
FRONTAGE	150'	154.5'	NO CHANGE
FRONT YARD SETBACK	40'	226.8'	NO CHANGE
SIDE YARD SETBACK	20'	21.6'	NO CHANGE
REAR YARD SETBACK	20'	150.1'	NO CHANGE
BUILDING FLOOR AREA	15% (MAX) OR 9,000 S.F. (MAX)	7.3%	NO CHANGE
IMPERVIOUS LOT COVERAGE	65% (MAX)	13.2%	NO CHANGE
LANDSCAPING	35% (MIN)	35%	NO CHANGE
BUILDING HEIGHT	2.5 STORIES (MAX) OR 36' (MAX)	–	–

SITE LAYOUT

40' 0 20' 40'
SCALE: 1" = 40'

BENCHMARK
CONCRETE BOUND
EL=103.46 (NAVD88)

CONSTRUCTION SEQUENCE

1) *STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. PLACE BARRIERS AT LOCATIONS INDICATED ON THE SITE PLANS.*

2) CLEAR AND GRUB LIMITS OF PROPOSED WORK AS REQUIRED FOR THE CONSTRUCTION OF THE STORAGE BUILDING. *ALL BRUSH, TREE LIMBS, TREE TRUNK & STUMP DISPOSAL SHALL TAKE PLACE OFF SITE AND WITHIN 30 DAYS OF CUTTING. ALL DISPOSAL SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.*

3) *CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION AS NECESSARY.*

4) *INSTALL ALL DRAINAGE SYSTEM COMPONENTS AND OTHER UTILITIES. ALL CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS OR EQUIVALENT INLET PROTECTION.*

5) *GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS.*

6) *ACTIVATE DRAINAGE SYSTEMS WHEN ALL TRIBUTARY AREAS ARE STABILIZED. ALL CLOSED DRAINAGE PIPES MUST BE FLUSHED PRIOR TO ACTIVATION.*

7) *REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.*

REV.	DATE	DESCRIPTION	BY

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19 UNION STREET
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42.12N 70.44W

PROJECT: PROPOSED SITE PLAN
43 MATTAKEESETT STREET
(ASSESSOR'S PARCEL: C9-17)
PEMBROKE, MASSACHUSETTS 02359

PREPARED FOR: OLD SALT REALTY TRUST
387 MAIN STREET
PLYMPTON, MA 02367

PLAN TITLE: SITE PLAN & GRADING & UTILITIES PLAN

DESIGN: CRM
JOB NO: 19–143
DATE: 2/26/20
REV: –
SHEET: 4 OF 5

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

DATE OF ENDORSEMENT: _____

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PEMBROKE PLANNING BOARD

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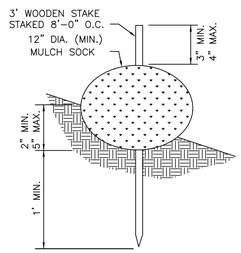
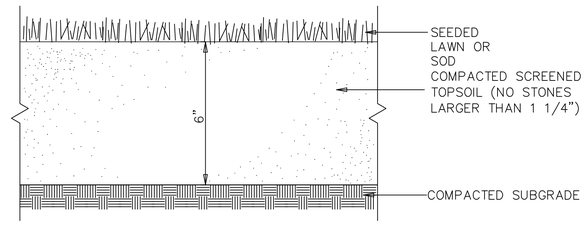
MULCH SOCK DETAIL

SCALE: NOT TO SCALE





SEEDED OR SODDED LAWN DETAIL

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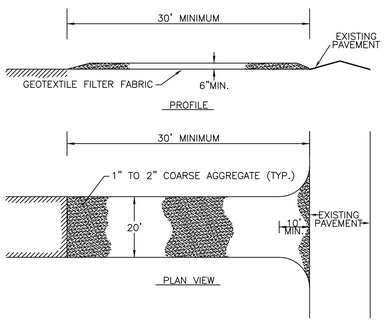
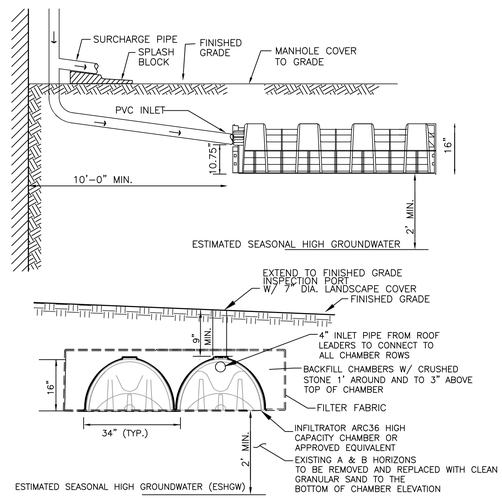


STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



NOTE:

1) ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS.
2) NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE LEACHING DRY WELL AREAS.
3) NO CONSTRUCTION SURFACE WATER OR DEWATERING DISCHARGES SHALL BE DISCHARGED INTO THE DRYWELL STRUCTURES OR DRYWELL SITE LOCATIONS.
4) DRYWELLS SHALL BE LOCATED A MINIMUM OF 10' FROM FOUNDATIONS & 10' FROM PROPERTY LINES.

SUBSURFACE LEACHING DRYWELL

NOT TO SCALE

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PREPARED FOR: OLD SALT REALTY TRUST
387 MAIN STREET
PLYMPTON, MA 02367

PLAN TITLE: CONSTRUCTION DETAILS

DESIGN: CRM
JOB NO: 19-143
DATE: 2/26/20
REV: -
SHEET: 5 OF 5