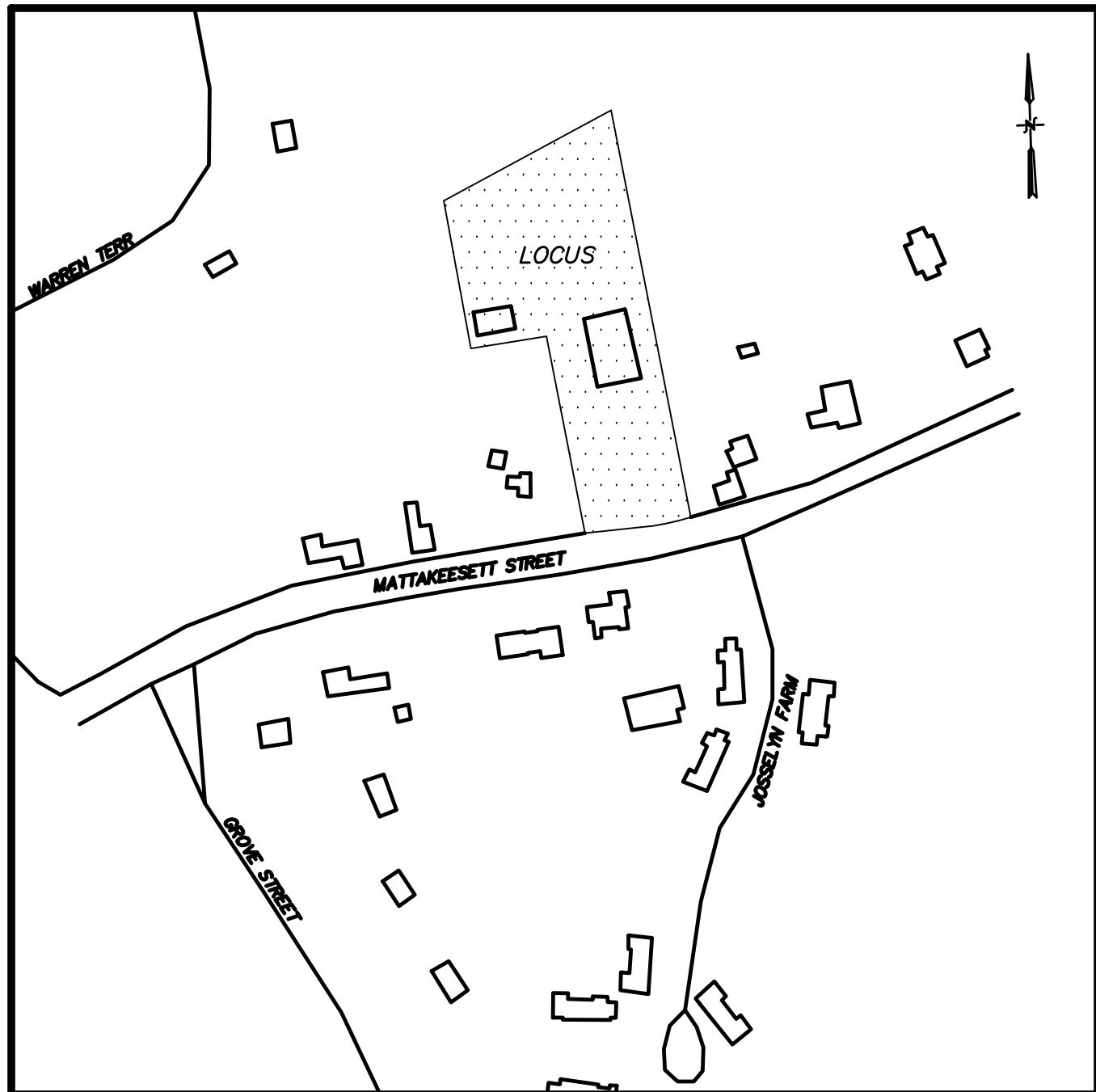


PROPOSED SITE PLAN - 43 MATTAKEESETT STREET  
CENTER PROTECTION & RESIDENTIAL A DISTRICT DEVELOPMENT  
(ASSESSOR'S PARCEL C9-17)  
PEMBROKE, MASSACHUSETTS



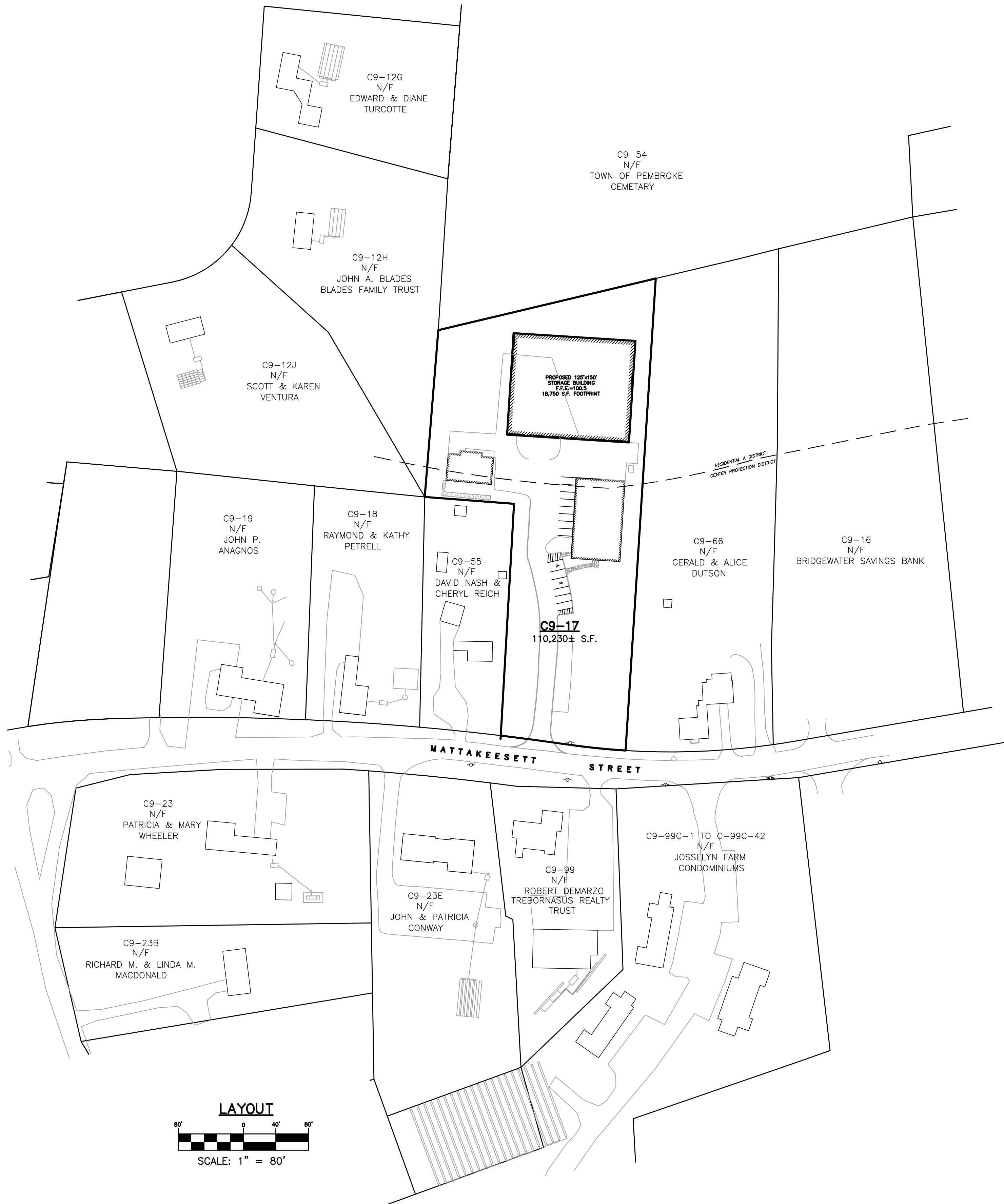
SITE LOCUS  
1"=200'

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
7	PHOTOMETRIC PLAN

LIST OF REQUESTED SITE PLAN WAIVERS

- SEC. 4.7: LANDSCAPE PLAN BY REGISTERED LANDSCAPE ARCHITECT.  
SEC. 4.15 & SEC. 6: DEVELOPMENT IMPACT STATEMENT.  
SEC. 4.22: TRAFFIC IMPACT STUDY.  
SEC. 5.1.2: 3' LANDSCAPE STRIP ALONG FOUNDATION.  
SEC. 5.1.6: 50' LANDSCAPE BUFFER TO RESIDENTIAL.  
SEC. 5.6.1: PAVED ACCESS (TO SECONDARY OVERHEAD DOORS ON SIDE OF BUILDING).



LAYOUT  
SCALE: 1" = 80'

FOR REGISTRY USE ONLY

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

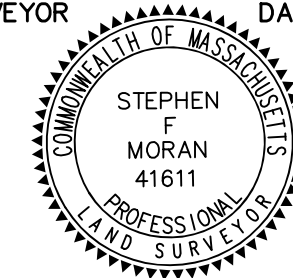
DATE OF ENDORSEMENT: \_\_\_\_\_

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

- I CERTIFY THAT :
1. THIS PLAN HAS BEEN PREPARED  
IN CONFORMANCE WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.
  2. THE PROPERTY LINES SHOWN ON THIS PLAN  
ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE  
LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF  
PUBLIC OR PRIVATE STREETS OR WAYS ALREADY  
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*Stephen F. Moran* 9/9/2020  
REGISTERED LAND SURVEYOR DATE



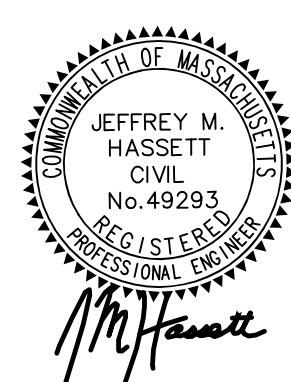
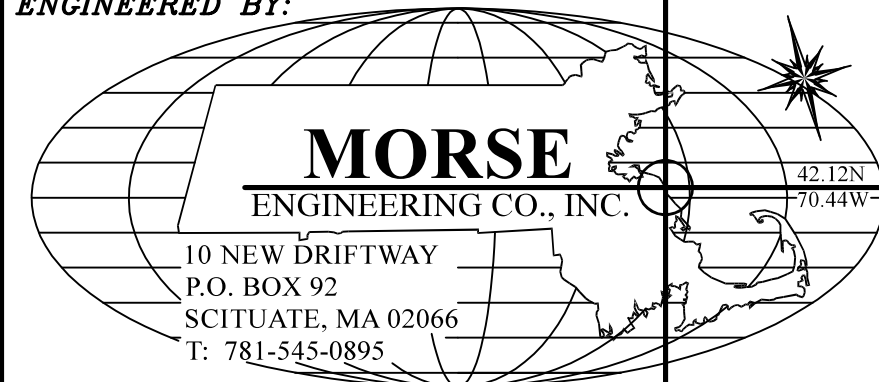
OWNER

OLD SALT REALTY TRUST  
387 MAIN STREET  
PLYMPTON, MA 02367

APPLICANT

JEFFREY PERETTE  
387 MAIN STREET  
PLYMPTON, MA 02367

ENGINEERED BY:



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: JMH  
JOB NO: 19-143  
DATE: 2/26/20  
REV: 4/16/2020  
5/4/2020  
9/9/2020  
SHEET: 1 OF 7

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
○	⊙	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

- LOCUS OWNER: ASSESSOR'S MAP C9, PARCEL 17  
OLD SALT REALTY TRUST  
387 MAIN STREET  
PLYMPTON, MASSACHUSETTS 02367
- DEED BOOK REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS  
DEED BOOK 20047, PAGE 89
- LOCUS IS SHOWN AS ASSESSOR'S MAP C9, PARCEL 17  
TOWN OF PEMBROKE ASSESSOR'S MAPS. TOTAL AREA = 2.53± ACRES
- LOCUS IS LOCATED IN RESIDENTIAL A AND CENTER PROTECTION DISTRICTS
- 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.
- ALL EXISTING CONDITIONS & TOPOGRAPHIC INFORMATION WAS OBTAINED FROM AN ON-SITE  
SURVEY CONDUCTED BY GRADY CONSULTING, L.L.C. IN APRIL 2015.
- 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.
- 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.
- NO WETLAND RESOURCE AREAS WERE OBSERVED ON-SITE BY MORSE ENGINEERING COMPANY, INC.  
DURING JULY 2019.
- EXISTING BUILDING AND SEPTIC SYSTEM LOCATIONS SHOWN ON ABUTTING PROPERTIES  
WERE COMPILED FROM AVAILABLE DATA ON RECORD AT THE PEMBROKE BOARD OF HEALTH.

GENERAL UTILITY NOTES

- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL  
CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
- SEE PLANS 6 FOR CONSTRUCTION DETAILS, NOTES, AND SPECIFICATIONS.  
THE CONTRACTOR SHALL PROVIDE INLET PROTECTION, SUCH AS SILT SOCKS, AT ALL  
CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION / DETENTION BASIN.

PLAN REFERENCES:

- PLAN BOOK 9 PAGE 435
- PLAN BOOK 7 PAGE 43
- PLAN BOOK 7 PAGE 50
- PLAN BOOK 13 PAGE 873
- COUNTY LAYOUT DECREE NO. 942

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'



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

DATE OF ENDORSEMENT: \_\_\_\_\_

PEMBROKE PLANNING BOARD  
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\_\_\_\_\_  
REGISTERED LAND SURVEYOR  
9/9/2020  
DATE



<b>ENGINEERED BY:</b>  10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 T: 781-545-0895		
<b>PROJECT:</b> PROPOSED SITE PLAN 43 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-17) PEMBROKE, MASSACHUSETTS 02359		<b>DESIGN:</b> JMH <b>JOB NO:</b> 19-143 <b>DATE:</b> 2/26/20
<b>PREPARED FOR:</b> OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367		<b>REV:</b> 4/16/2020 5/4/2020 9/9/2020
<b>PLAN TITLE:</b> GENERAL NOTES, LEGEND & ABBREVIATIONS		<b>SHEET:</b> 2 OF 7


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

DATE OF ENDORSEMENT: \_\_\_\_\_


I CERTIFY THAT :

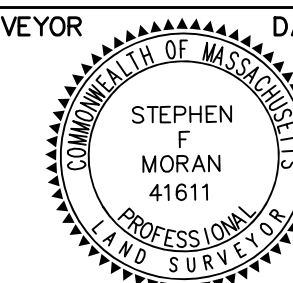
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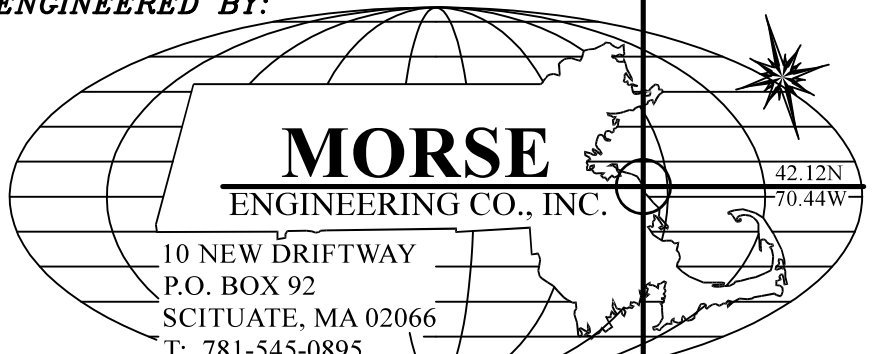

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9/9/2020

REGISTERED LAND SURVEYOR  DATE



<b>ENGINEERED BY:</b> 		
<b>PROJECT:</b>		
<p style="text-align: center;"> <b>PROPOSED SITE PLAN</b>  <b>43 MATTAKEESETT STREET</b>          (ASSESSOR'S PARCEL: C9-17)  <b>PEMBROKE, MASSACHUSETTS 02359</b> </p>		
<b>PREPARED FOR:</b>	OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367	
<b>PLAN TITLE:</b>	SITE LAYOUT PLAN	
<b>DESIGN:</b> JMH <b>JOB NO:</b> 19-143 <b>DATE:</b> 2/26/22		<b>REV:</b> 4/16/2022 5/4/2022 9/9/2022
		<b>SHEET:</b> 3 OF



## 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)	33.1%	47.7%

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'	20.0'
REAR YARD SETBACK	20'	150.1'	25.0'
BUILDING FLOOR AREA	15% (MAX) OR 9,000 S.F. (MAX)	7.3%	NO CHANGE
IMPERVIOUS LOT COVERAGE	65% (MAX)	33.1%	48.8%
LANDSCAPING	35% (MIN)	35%	NO CHANGE
BUILDING HEIGHT	2.5 STORIES (MAX) OR 36' (MAX)	—	—

### PARKING CALCULATIONS

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

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

### SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, P.E., DEP SOIL EVALUATOR #2906  
SOIL TESTING WITNESSED BY: LISA CULLITY, TOWN OF PEMBROKE  
DATE: JULY 9, 2019

TP-1	APPROX. GRADE	EL. 94.2±	TP-2	APPROX. GRADE	EL. 94.1±
	A HORIZON LOAMY SAND 10YR 5/2			A HORIZON LOAMY SAND 10YR 5/2	
EL. 93.5	B HORIZON LOAMY SAND 10YR 5/6	8"	EL. 93.1	B HORIZON LOAMY SAND 10YR 5/6	12"
EL. 92.7	C1 HORIZON MEDIUM SAND 2.5Y 5/4	18"	EL. 92.3	C1 HORIZON MEDIUM SAND 2.5Y 5/4	22"
EL. 91.2	C2 HORIZON LOAMY SAND 2.5Y 5/3	36"	EL. 90.9	C2 HORIZON LOAMY SAND 2.5Y 5/3	38"
FL 86.5		92"	FL 86.6		90"

WEeping OBSERVED: NONE  
MOTTling OBSERVED: NONE  
PERC. RATE: 37 MPI @ 36-54"  
ESHGW: >92" (EL. 86.5)

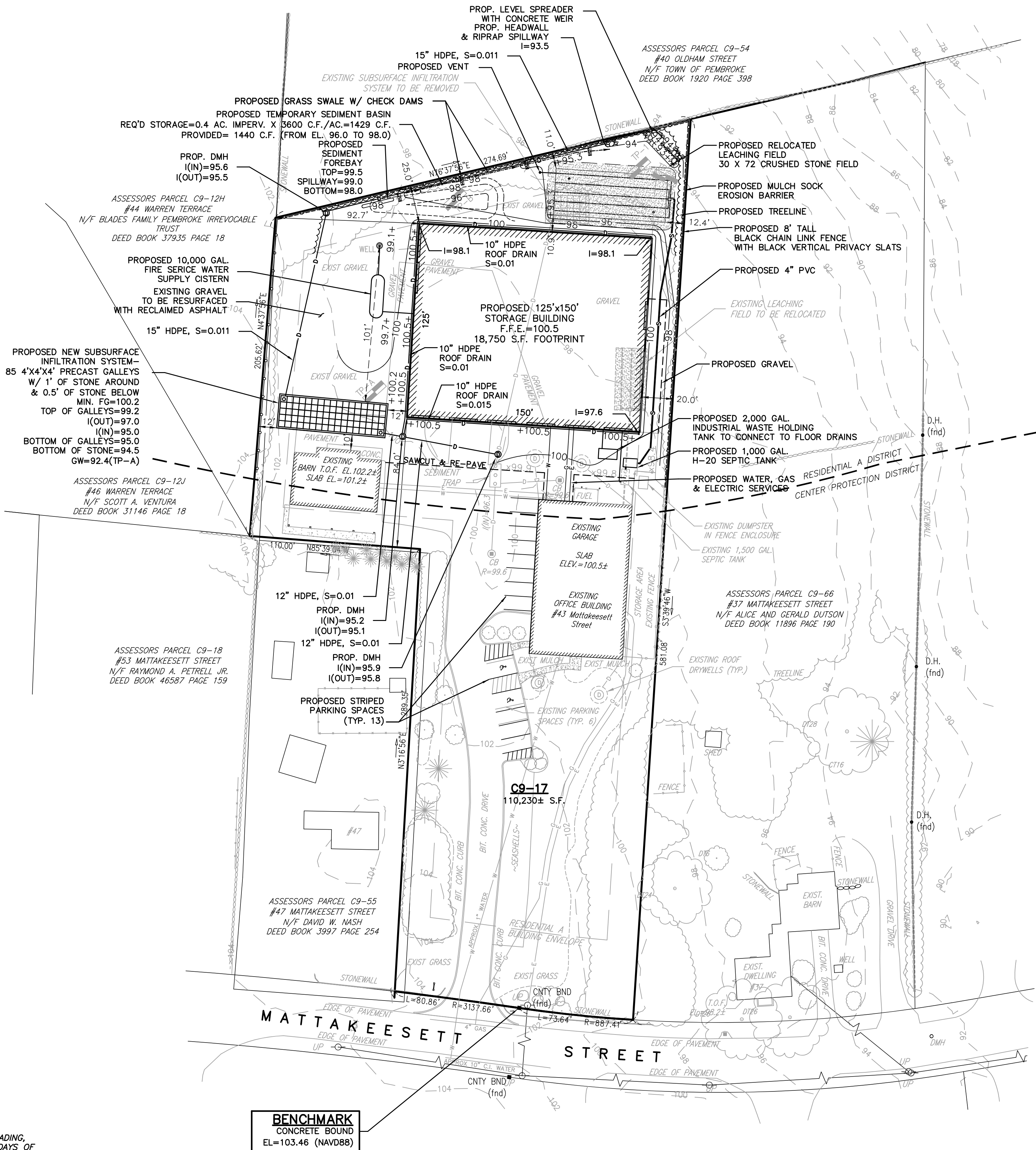
WEeping OBSERVED: NONE  
MOTTling OBSERVED: NONE  
PERC. RATE: NONE  
ESHGW: >90" (EL. 86.6)

SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, P.E., DEP SOIL EVALUATOR #2906  
DATE: FEBRUARY 11, 2019

TP-A	APPROX. GRADE	EL. 99.7±	TP-B	APPROX. GRADE	EL. 97.0±
EL. 92.4	C HORIZON LOAMY SAND 2.5Y 5/6	88"	EL. 96.3	FILL/GRAVEL	8"
WEAVING OBSERVED: NONE			EL. 95.5	B HORIZON LOAMY SAND 10Y5	18"
MOTTLING OBSERVED: NONE			EL. 90.5	C1 HORIZON LOAMY SAND 2.5Y 5/6	78"
ESHCW: >88" (EL. 92.4)			WEAVING OBSERVED: NONE		
			MOTTLING OBSERVED: NONE		
			ESHCW: >78" (EL. 90.5)		

### 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) SAW CUT AND REMOVE PORTIONS OF EXISTING PAVEMENT.
- 3) CLEAR AND GRUB LIMITS OF PROPOSED WORK AS REQUIRED FOR THE CONSTRUCTION OF THE STORAGE BUILDING, ASSOCIATED GRADING, UTILITIES AND SEPTIC. 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.
- 4) EXCAVATE TEMPORARY SEDIMENT BASIN.
- 5) EXCAVATE AND POUR FOUNDATION.
- 6) CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION AS NECESSARY.
- 7) INSTALL DRAINAGE SYSTEM, SEPTIC SYSTEM, INDUSTRIAL WASTE HOLDING TANK, AND ELECTRIC, WATER AND GAS SERVICES. ALL CATCH BASINS SHALL BE PROTECTED WITH EROSION CONTROLS OR EQUIVALENT INLET PROTECTION.
- 8) RE-PAVE SAWCUT/REMOVED AREAS.
- 9) GRADE SLOPES AND STABILIZE ALL DISTURBED AREAS.
- 10) ACTIVATE DRAINAGE SYSTEMS WHEN ALL TRIBUTARY AREAS ARE STABILIZED. ALL CLOSED DRAINAGE PIPES MUST BE FLUSHED PRIOR TO ACTIVATION.
- 11) REMOVE TEMPORARY EROSION CONTROL DEVICES.



## SITE LAYOUT

FOR REGISTRY USE ONLY

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NECESSARILY INDICATE COMPLIANCE  
WITH THE PEMBROKE ZONING BY-LAW


DATE OF ENDORSEMENT: \_\_\_\_\_

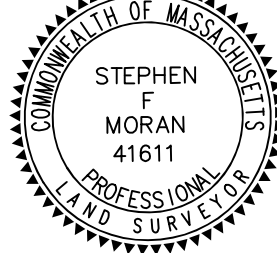
PEMBROKE PLANNING BOARD

I, \_\_\_\_\_ TOWN CLERK OF THE  
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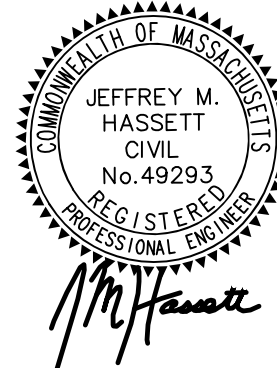
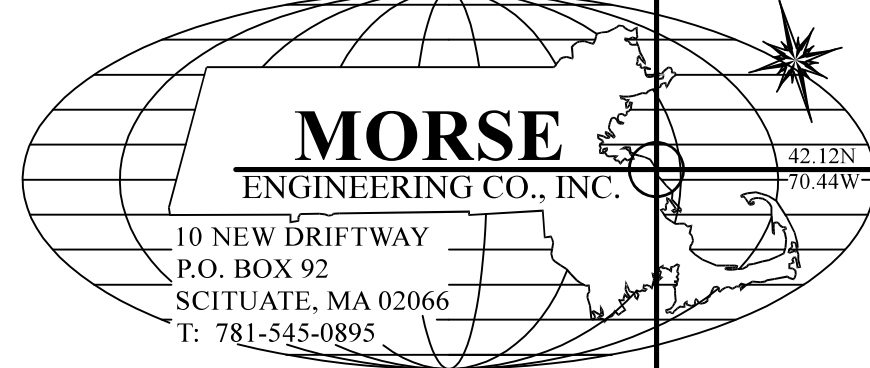
I CERTIFY THAT :

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 9/9/2020  
 REGISTERED LAND SURVEYOR \_\_\_\_\_ DATE



**ENGINEERED BY:**



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

<b>PREPARED FOR:</b>	OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367
----------------------	----------------------------------------------------------------

**PLAN TITLE:**  
SITE PLAN & GRADING & UTILITIES PLAN

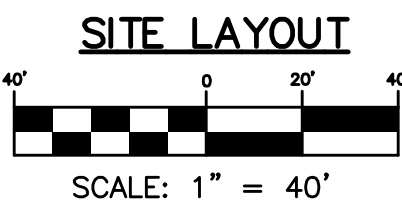
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JMH

JOB NO:  
19-143

DATE:  
2/26/20

REV:  
4/16/2020  
5/4/2020  
9/9/2020

SHEET:  
4 OF 1



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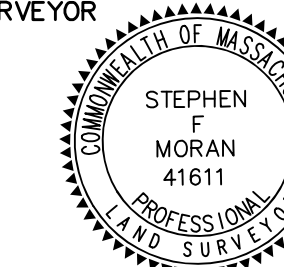
PEMBROKE PLANNING BOARD

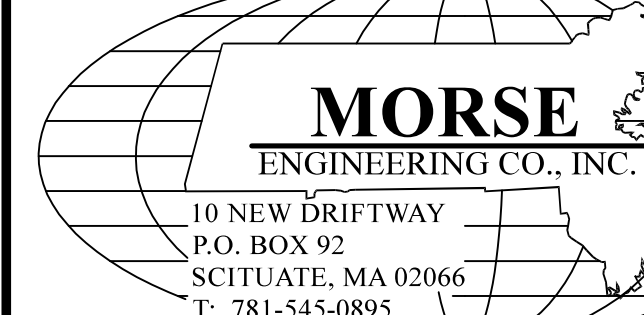
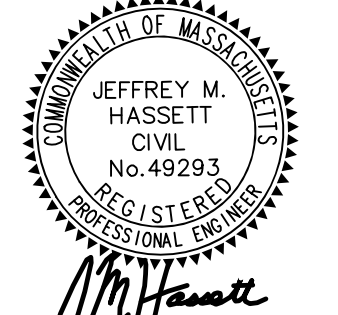
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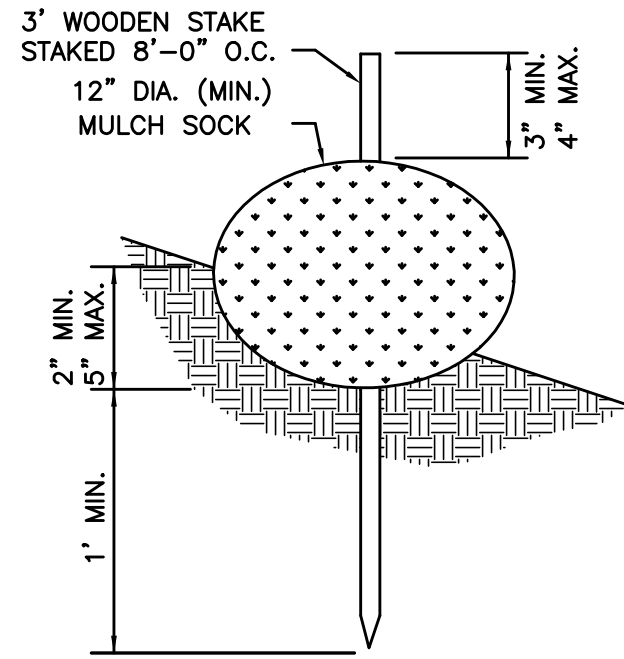
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 9/9/2020  
 REGISTERED LAND SURVEYOR DATE

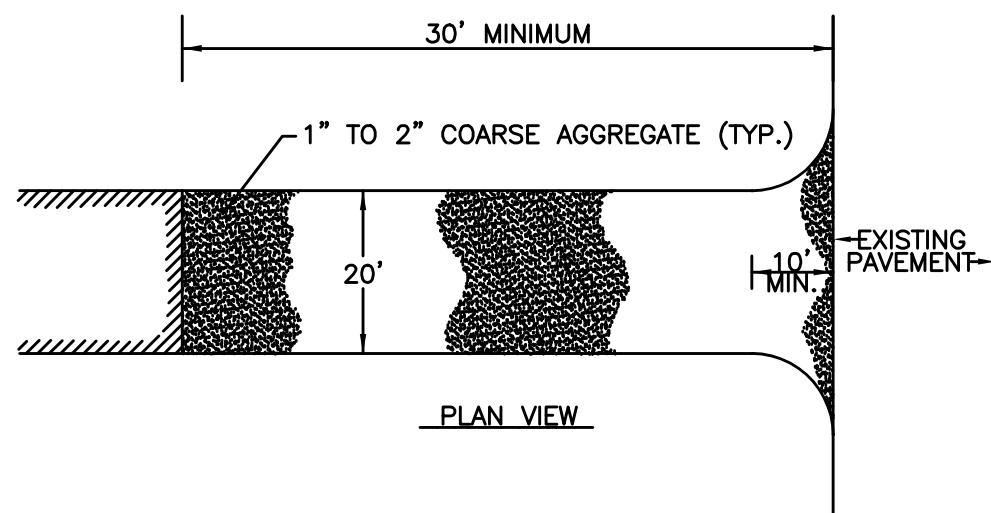
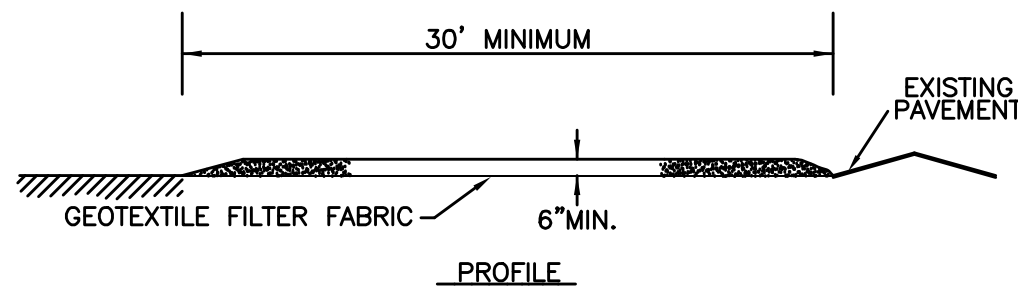


<b>ENGINEERED BY:</b> 			
<b>PROJECT:</b>		<b>DESIGN:</b>	
PROPOSED SITE PLAN 43 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-17) PEMBROKE, MASSACHUSETTS 02359		JWH JOB NO.: 19-143 DATE: 2/26/20	
<b>PREPARED FOR:</b>		<b>REV:</b>	
OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367		4/16/2020 5/4/2020 8/3/2020	
<b>PLAN TITLE:</b>		<b>SHEET:</b>	
LANDSCAPING PLAN		5 OF 7	

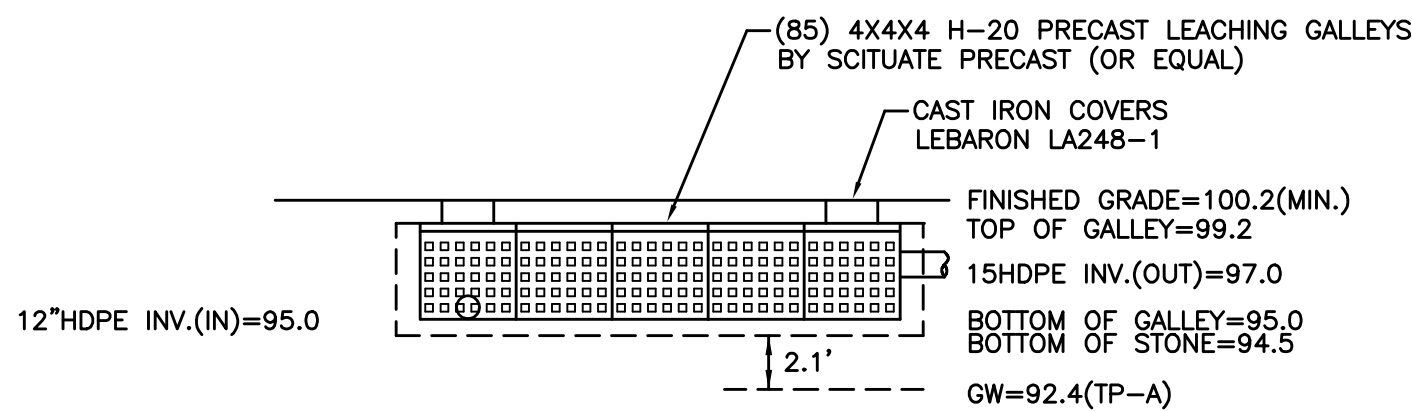
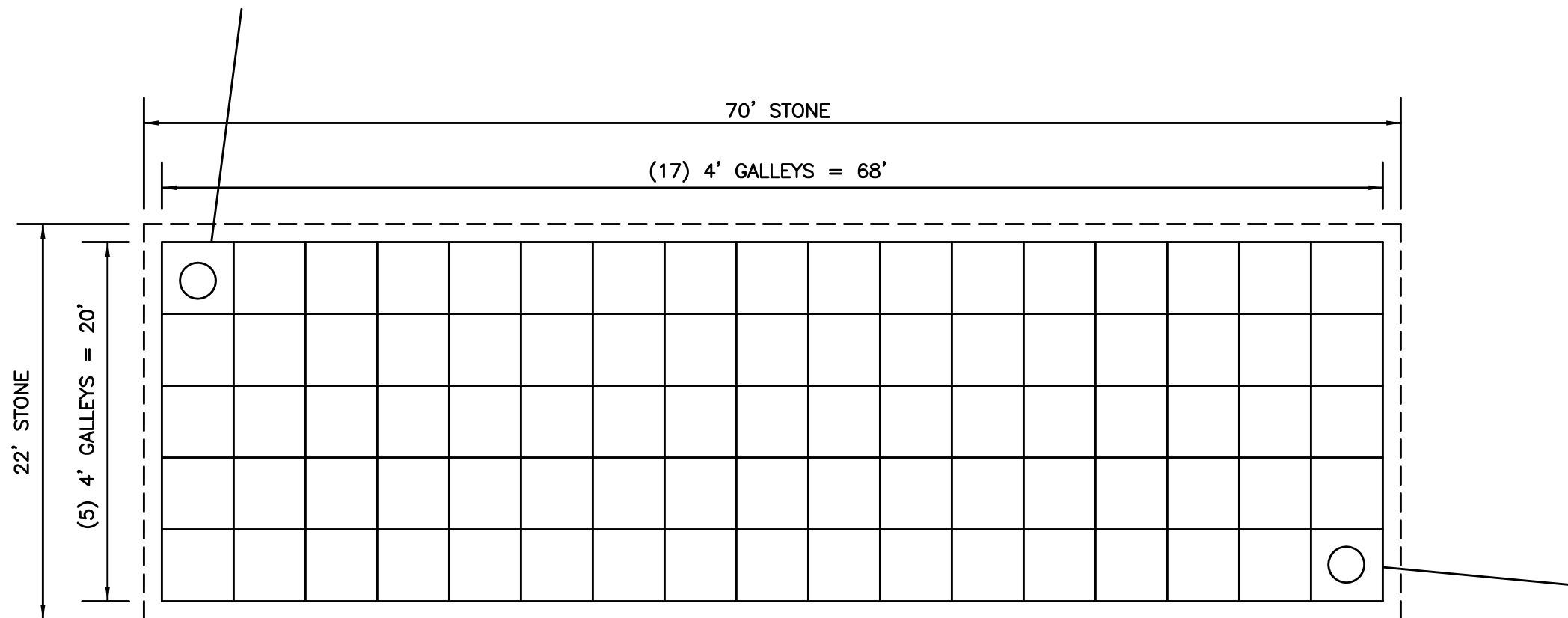




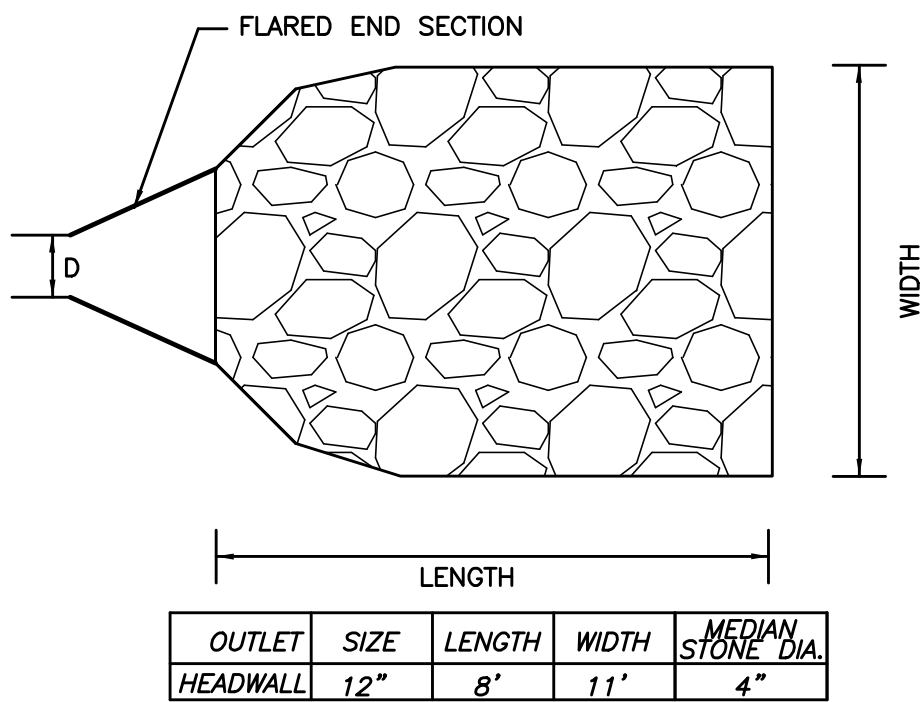
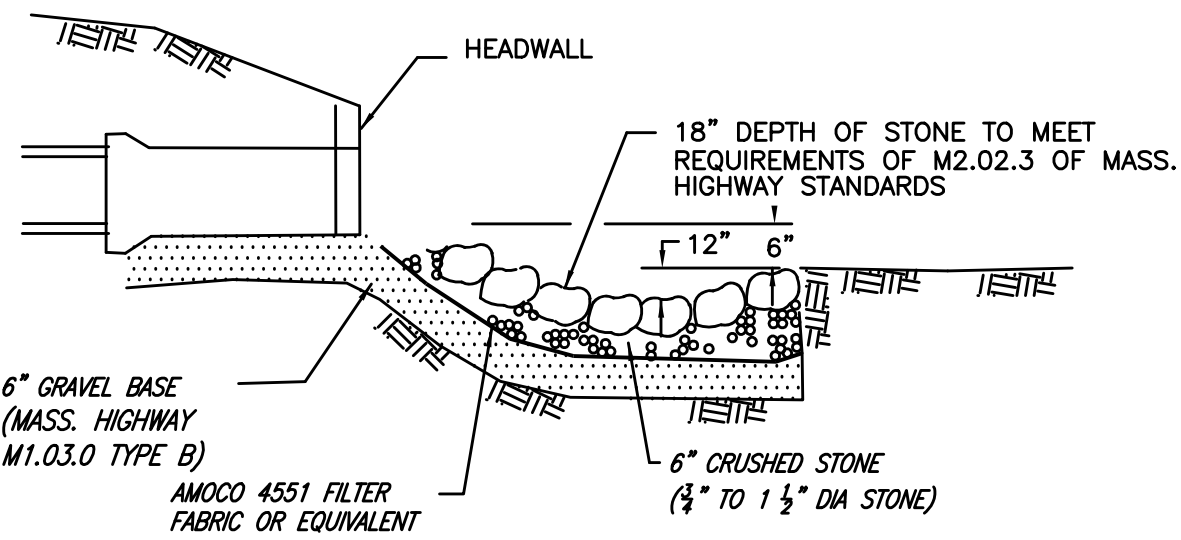
**MULCH SOCK DETAIL**  
SCALE: NOT TO SCALE



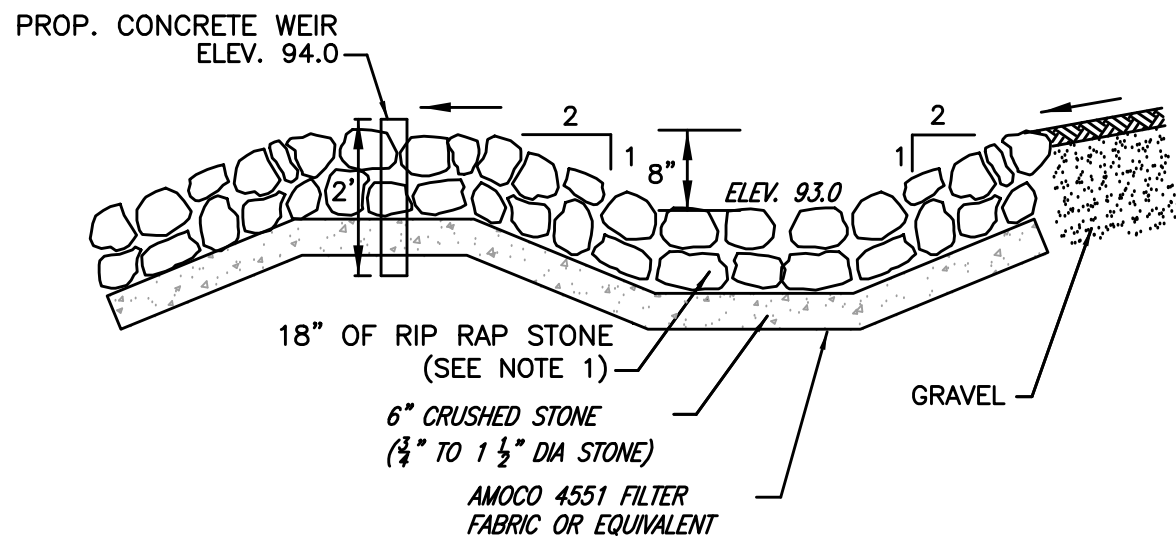
**STABILIZED CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE



**SUBSURFACE INFILTRATION SYSTEM DETAIL**  
NOT TO SCALE

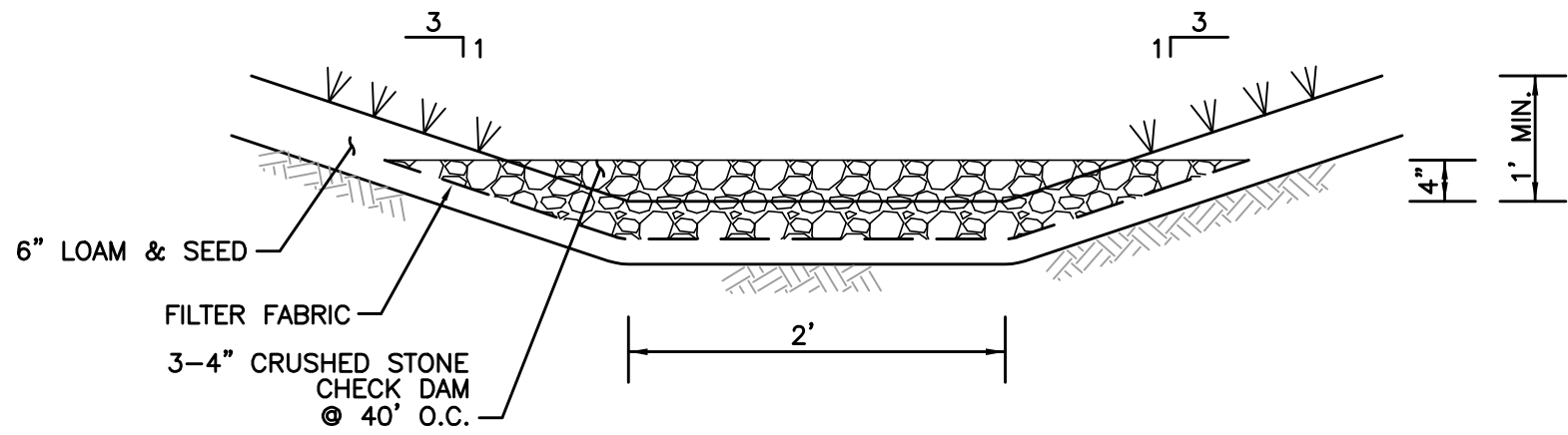


**EROSION CONTROL PAD DETAIL**  
NOT TO SCALE



NOTE:  
1. LEVEL SPREADER TO BE HAND CHINKED WITH A SMOOTH SURFACE STONE TO MEET M2.02.3 REQUIREMENTS. EACH STONE SHALL WEIGH NOT LESS THAN 50 POUNDS NOT MORE THAN 125 POUNDS AND ATLEAST 75% OF THE VOLUME SHALL CONSIST OF STONES WEIGHING NOT LESS THAN 75 POUNDS.

**LEVEL SPREADER DETAIL**  
NOT TO SCALE



**GRASS SWALE WITH CHECK DAMS**  
NOT TO SCALE

FOR REGISTRY USE ONLY

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

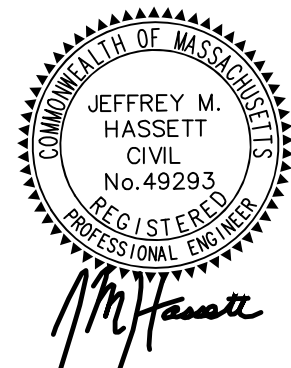
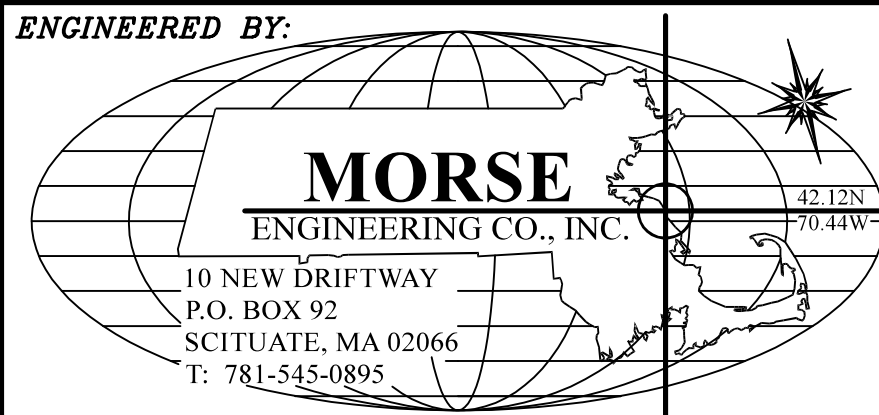
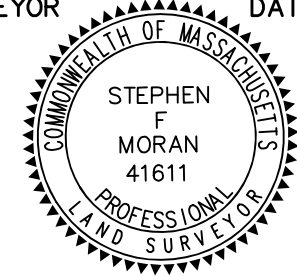
DATE OF ENDORSEMENT: \_\_\_\_\_

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

I CERTIFY THAT :  
1. THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.  
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES OF DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

9/9/2020  
REGISTERED LAND SURVEYOR DATE



<b>ENGINEERED BY:</b>		<b>DESIGN:</b>	
PROJECT: PROPOSED SITE PLAN 43 MATTAKESETT STREET (ASSESSOR'S PARCEL: C9-17) PEMBROKE, MASSACHUSETTS 02359		JMH	
PREPARED FOR: OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367		JOB NO: 19-143	
PLAN TITLE: CONSTRUCTION DETAILS		DATE: 2/26/20	
		REV: 4/16/2020 5/4/2020 9/9/2020	
		SHEET: 6 OF 7	



FOR REGISTRY USE ONLY


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

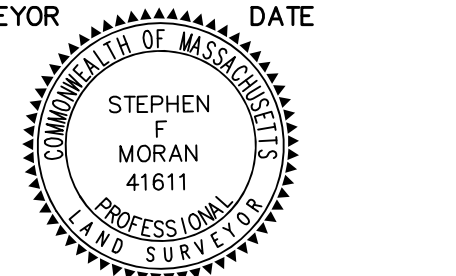
DATE OF ENDORSEMENT: \_\_\_\_\_

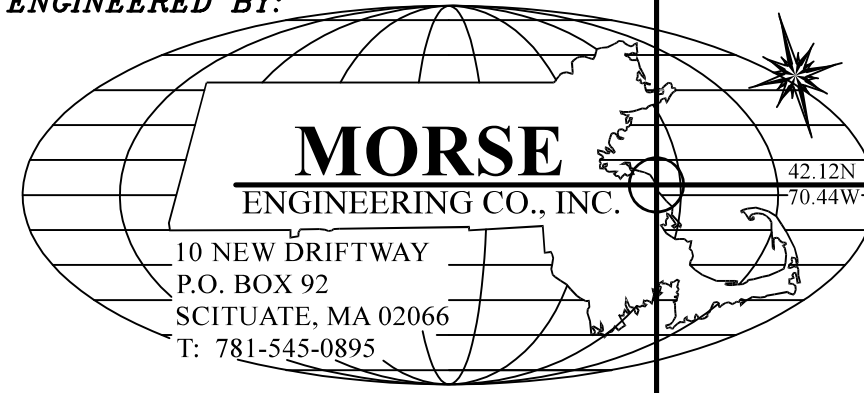
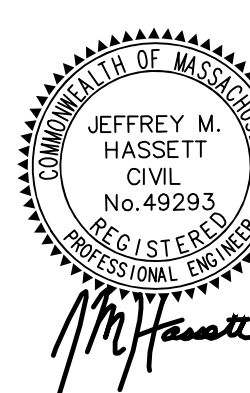
PEMBROKE PLANNING BOARD

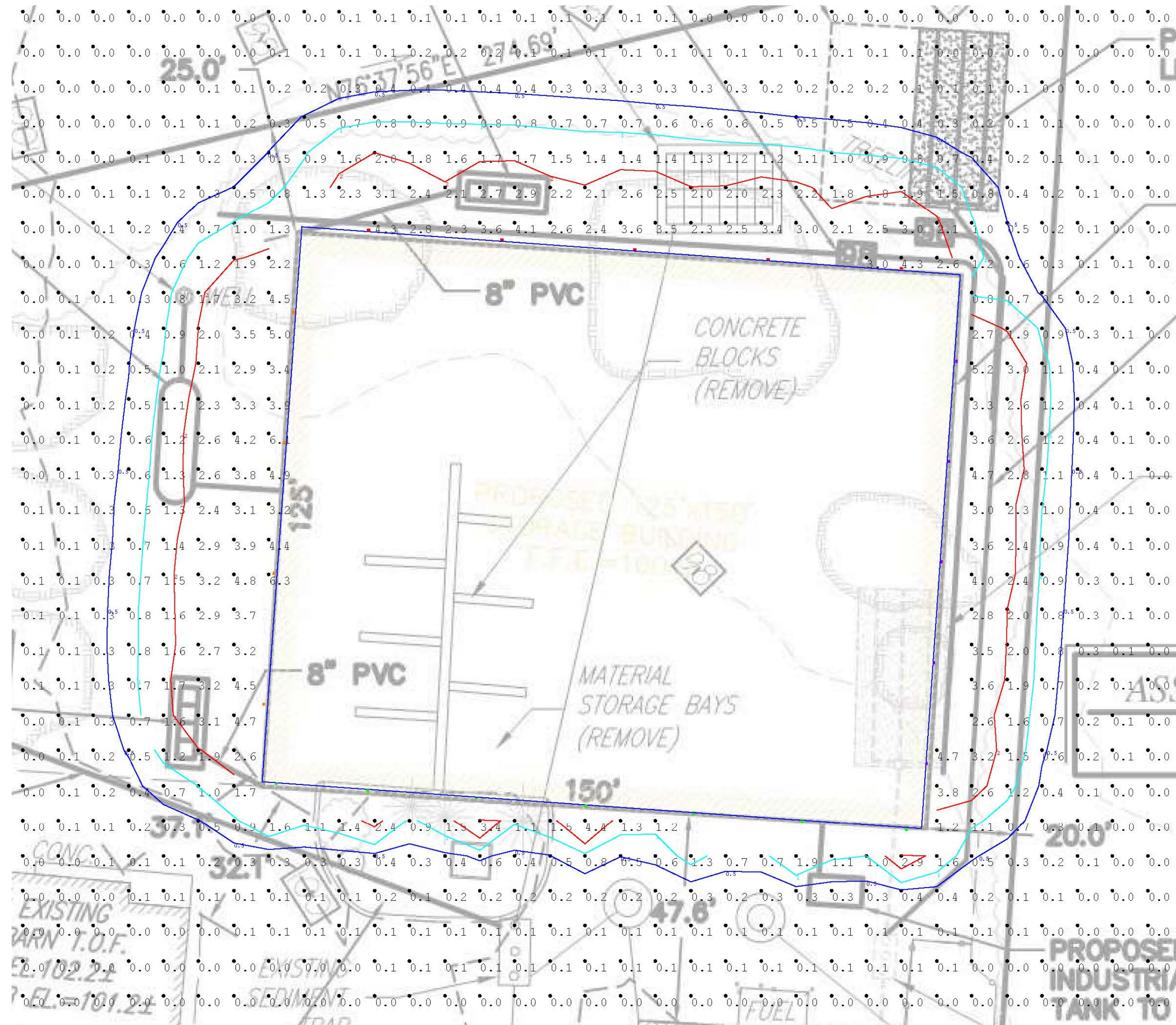
I, \_\_\_\_\_ TOWN CLERK OF THE  
TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT  
THE NOTICE OF APPROVAL OF THIS PLAN BY  
THE PLANNING BOARD HAS BEEN RECEIVED  
AND RECORDED AT THIS OFFICE AND NO  
APPEAL WAS RECEIVED DURING THE NEXT  
TWENTY DAYS AFTER RECEIPT AND RECORDING  
OF SAID NOTICE

- I CERTIFY THAT :
1. THIS PLAN HAS BEEN PREPARED  
IN CONFORMANCE WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.
  2. THE PROPERTY LINES SHOWN ON THIS PLAN  
ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE  
LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF  
PUBLIC OR PRIVATE STREETS OR WAYS ALREADY  
ESTABLISHED AND THAT NO NEW LINES OF DIVISION  
OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

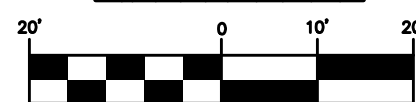
 9/9/2020  
REGISTERED LAND SURVEYOR DATE



<b>ENGINEERED BY:</b>  10 NEW DRIFTWAY P.O. BOX 92 SCITUATE, MA 02066 T: 781-545-0895		
<b>PROJECT:</b>	PROPOSED SITE PLAN 43 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-17) PEMBROKE, MASSACHUSETTS 02359	<b>DESIGN:</b> JMH
<b>PREPARED FOR:</b>	OLD SALT REALTY TRUST 387 MAIN STREET PLYMPTON, MA 02367	<b>JOB NO:</b> 19-143
<b>PLAN TITLE:</b>	PHOTOMETRIC PLAN	<b>DATE:</b> 2/26/20
		<b>REV:</b> 4/16/2020 5/4/2020 9/9/2020
		<b>SHEET:</b> 7 OF 7



**SITE LAYOUT**



SCALE: 1" = 20'

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpclr	PtSpTb	Meter Type
Proposed Building	Illuminance	Fc	0.70	6.3	0.0	N.A.	N.A.	8	8	Horizontal

Luminaire Schedule							All quotes/orders generated from this layout must be forwarded to the Local Rep Agency		
Symbol	Qty	Label	Arrangement	LLF	Description	BUG Rating			
5	5	SLIM18Y	SINGLE	1.000	SLIM18Y	B1-U0-G0			
7	7	ENTRA12Y	SINGLE	1.000	ENTRA12Y	B0-U3-G1			
5	5	SLIM12Y	SINGLE	1.000	SLIM12Y	B1-U0-G0			
4	4	SLIM26Y	SINGLE	1.000	SLIM26Y,SLIM26Y_D10	B1-U0-G0			

Expanded Luminaire Location Summary						
Label	X	Y	MTG HT	Orient	Tilt	
SLIM26Y	362.223	672.417	18	176.922	0	
SLIM26Y	359.938	642.715	18	176.922	0	
SLIM26Y	357.654	613.013	18	176.922	0	
SLIM26Y	355.369	583.311	18	176.922	0	
SLIM12Y	512.99	661.381	14	357.51	0	
ENTRA12Y	379.088	563.643	8	266.009	0	
ENTRA12Y	403.793	561.988	8	266.009	0	
ENTRA12Y	428.518	560.133	8	266.009	0	
ENTRA12Y	453.244	558.379	8	266.009	0	
ENTRA12Y	477.969	556.624	8	266.009	0	
ENTRA12Y	502.694	554.870	8	266.009	0	
ENTRA12Y	527.419	553.115	8	266.009	0	
SLIM18Y	379.228	691.06	18	86.507	0	
SLIM18Y	409.552	688.879	18	86.507	0	
SLIM18Y	439.876	686.698	18	86.507	0	
SLIM18Y	470.2	684.517	18	86.507	0	
SLIM18Y	500.524	682.336	18	86.507	0	
SLIM12Y	511.308	638.484	14	357.51	0	
SLIM12Y	509.623	615.587	14	357.51	0	
SLIM12Y	507.939	592.689	14	357.51	0	
SLIM12Y	506.256	569.792	14	357.51	0	
Total Quantity: 21						

**NOTES:**

\* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

\* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

\* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of Holbrook-Associated.

\* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

\* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

\* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

\* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the Holbrook-Associated lighting design model. Holbrook-Associated is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

\* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

LIGHTING SPECIFICATIONS BY HOLBROOK ASSOCIATED.