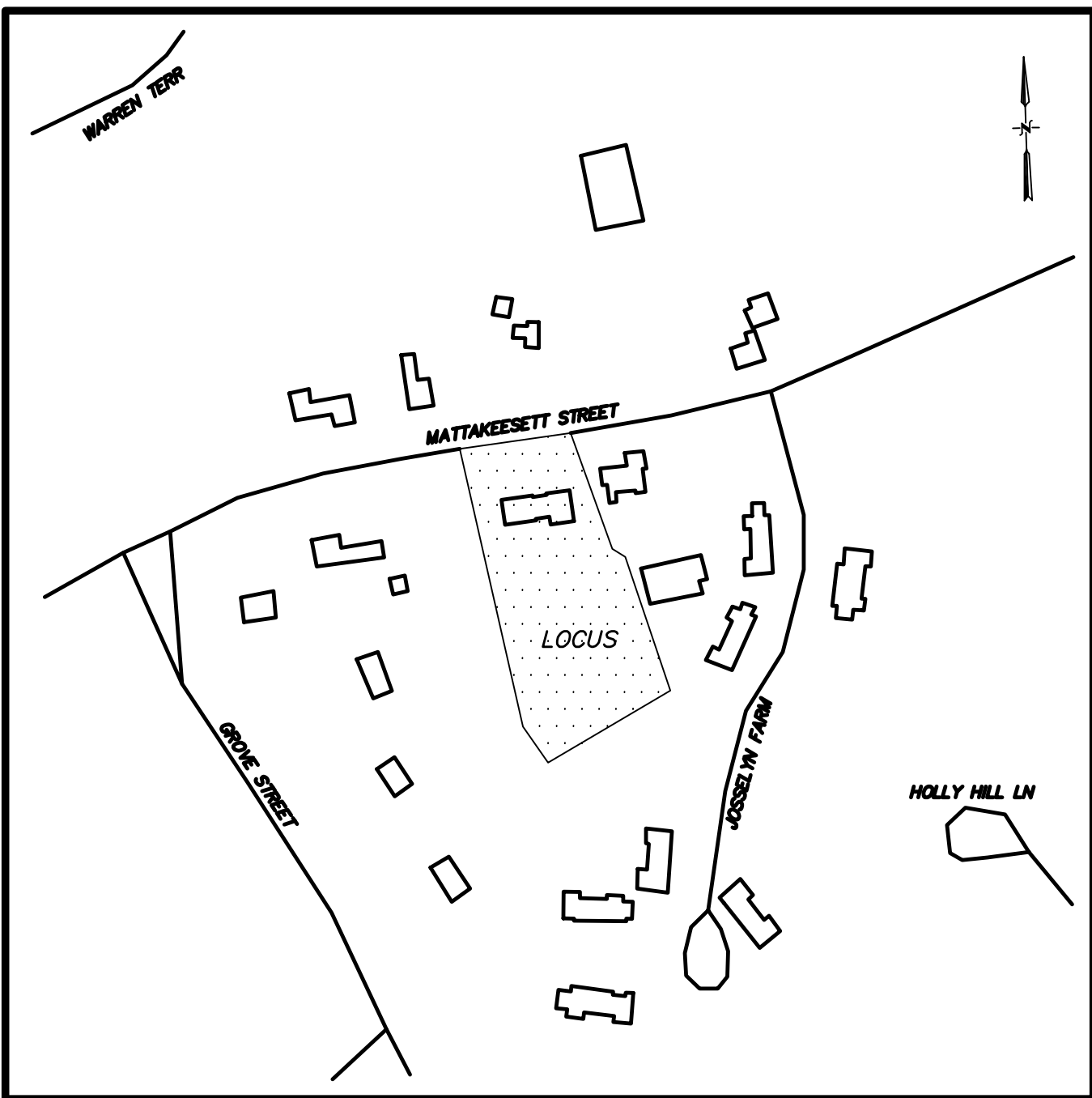


PROPOSED SITE PLAN - 50 MATTAKEESETT STREET
CENTER PROTECTION & RESIDENTIAL A DISTRICT DEVELOPMENT
(ASSESSOR'S PARCEL C9-23E)
PEMBROKE, MASSACHUSETTS

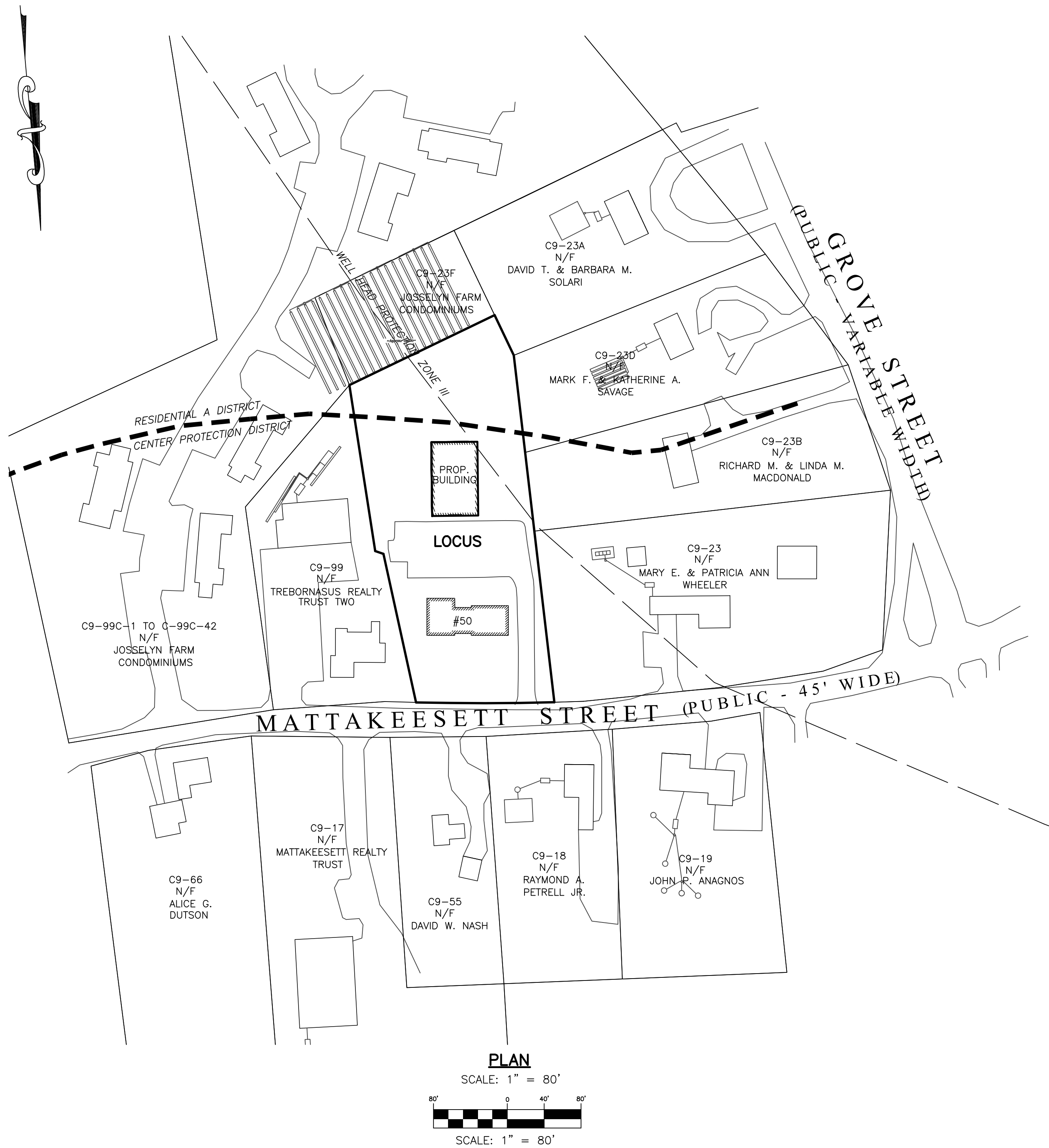


SITE LOCUS
1"=200'

INDEX TO DRAWINGS	
PLAN	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES, LEGEND, & ABBREVIATIONS
3	EXISTING CONDITIONS & SITE LAYOUT PLAN
4	GRADING & UTILITIES PLAN

WAIVER REQUESTS:

1. A WAIVER FROM SECTION 4.7 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "A LANDSCAPE PLAN SHALL BE PROVIDED. SAID PLAN MAY BE REQUIRED TO BE PREPARED, STAMPED AND SIGNED BY A LANDSCAPE ARCHITECT REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS."
2. A WAIVER FROM SECTION 4.15 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "A DEVELOPMENT IMPACT STATEMENT WILL BE REQUIRED IN ACCORDANCE WITH SECTION 6."
3. A WAIVER FROM SECTION 4.21 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "A PHOTOMETRIC PLAN SHOWING THE PARCEL TO BE DEVELOPED AND WITHIN FIFTY (50) FEET THEREOF."
4. A WAIVER FROM SECTION 4.22 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "A TRAFFIC IMPACT STUDY PREPARED BY A REGISTERED PROFESSIONAL ENGINEER EXPERIENCED AND QUALIFIED IN TRAFFIC ENGINEERING."
5. A WAIVER FROM SECTION 5.1.2 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "A THREE (3) FOOT WIDE LANDSCAPING STRIP SHALL BE PROVED ALONG FOUNDATION WALLS TO SOFTEN THEIR APPEARANCE FOR NON-RESIDENTIAL BUILDING(S)."
6. A WAIVER FROM SECTION 5.1.6 OF THE TOWN OF PEMBROKE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL, STATING "ALL RESIDENTIAL PROPERTIES SHALL BE PROTECTED BY A LANDSCAPE BUFFER STRIP WITH A MINIMUM WIDTH OF 50 FEET, WITH SUCH BERMS, FENCES, SOUND WALLS, AND PLANTINGS DEEMED NECESSARY BY THE PLANNING BOARD TO PROTECT NEIGHBORING RESIDENCES."



OWNER
JPC/PEMBROKE REALTY TRUST
137 WASHINGTON STREET
NORWELL, MA 02061

APPLICANT
MIKE BULMAN
P.O. BOX 20
SCITUATE, MA 02066

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PREPARED BY (SIGNATURE) *Douglas L. Aaberg* DATE 5/29/2020

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

PROFESSIONAL LAND SURVEYOR (SIGNATURE) *Douglas L. Aaberg* DATE 5/29/2020
DOUGLAS L. AABERG, PLS 35382

I HEREBY CERTIFY THAT THE ACCURACY OF THE LOCATIONS OF THE BUILDINGS, SETBACKS AND ALL OTHER REQUIRED DIMENSIONS, ELEVATIONS AND MEASUREMENTS

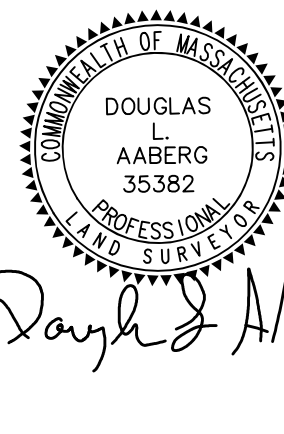
PROFESSIONAL LAND SURVEYOR (SIGNATURE) *Douglas L. Aaberg* DATE 5/29/2020
DOUGLAS L. AABERG, PLS 35382

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



2	5/28/2020	REVIEW ENGINEER COMMENTS	JMH
1	3/2/2020	REVIEW ENGINEER COMMENTS	JDG
REV.	DATE	DESCRIPTION	BY
ENGINEERED BY:			
PROJECT: PROPOSED SITE PLAN 50 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-23E) PEMBROKE, MASSACHUSETTS 02359			DESIGN: JDG JOB NO: 18-288 DATE: 2/3/20
PREPARED FOR: MIKE BULMAN P.O. BOX 20 SCITUATE, MA 02066			REV: 5/28/2020 SHEET:
PLAN TITLE: COVER SHEET			1 OF 5

ABBREVIATIONS

APPROX	APPROXIMATE
CB/DH	CONC. BOUND/DRILL HOLE
CCB	CAPE COD BERM
CIP	CAST IN PLACE CONCRETE CURB
CONCRETE	CONCRETE
D	DRAIN
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	
		CONTOUR ELEVATION
		EROSION CONTROL / LIMIT OF WORK
		SPOT GRADE
		DRAIN MANHOLE (DMH)
		CATCH BASIN (CB)
		SEWER MANHOLE (SMH)
		UTILITY POLE (UP)
		LIGHT POLE
		LIGHT
		SIGN
		VAN-ACCESSIBLE HANDICAP PARKING
		FENCE
		HANDICAP RAMP
		TREE LINE
		EVERGREEN
		ENTRYWAY

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 NOTES

- LOCUS OWNER: ASSESSOR'S MAP C9, PARCEL 23E
JPC/PEMBROKE REALTY TRUST
137 WASHINGTON STREET
NORWELL, MASSACHUSETTS 02061
- DEED BOOK REFERENCE: PLYMOUTH COUNTY REGISTRY OF DEEDS
DEED BOOK 37787, PAGE 341
- LOCUS IS SHOWN AS ASSESSOR'S MAP C9, PARCEL 23E
TOWN OF PEMBROKE ASSESSOR'S MAPS. TOTAL AREA = 1.50± ACRES
- LOCUS IS LOCATED IN RESIDENTIAL A AND CENTER PROTECTION DISTRICTS
PORTION OF LOCUS IS LOCATED WITHIN WELLHEAD PROTECTION ZONE III
- 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 IN AUGUST 2018.
- 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 AUGUST 2018.
- 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 SACKS, AT ALL
CATCH BASINS TO PREVENT SEDIMENT FROM ENTERING THE INFILTRATION / DETENTION BASIN.

DEED REFERENCE:

PLYMOUTH COUNTY REGISTRY OF DEEDS
BOOK 37787, PAGE 341
RECORD OWNER: JPC/PEMBROKE REALTY TRUST

PLAN REFERENCES

- PLAN BOOK 31, PAGE 824
- PLAN BOOK 25, PAGE 268
- PLAN BOOK 32, PAGE 663
- PLAN BOOK 28, PAGE 108

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

PREPARED BY (SIGNATURE) _____ DATE _____

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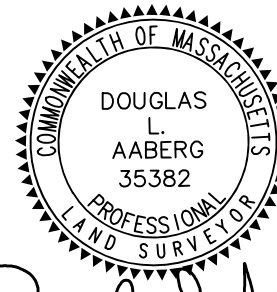
PROFESSIONAL LAND SURVEYOR _____ DATE _____
DOUGLAS L. AABERG, PLS 35382

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



Doyle J. Almy

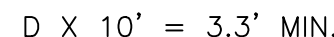
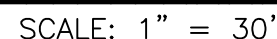


2	5/28/2020	REVIEW ENGINEER COMMENTS	JMH
1	3/2/2020	REVIEW ENGINEER COMMENTS	JDC
REV.	DATE	DESCRIPTION	BY
ENGINEERED BY:			
PROJECT: PROPOSED SITE PLAN 50 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-23E) PEMBROKE, MASSACHUSETTS 02359			DESIGN: JDC JOB NO: 18-288 DATE: 2/3/20
PREPARED FOR: MIKE BULMAN P.O. BOX 20 SCITUATE, MA 02066			REV: 5/28/2020 SHEET:
PLAN TITLE: GENERAL NOTES, LEGEND & ABBREVIATIONS			2 OF 5



- NOTE: BOTTOM OF CHAMBER ELEVATION
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.

NOT TO SCALE



DOUGLAS L. AABERG, PLS 35382

FOR REGISTRY USE ONLY

DATE OF ENDORSEMENT

SOIL TESTING AND EVALUATION BY: GREGORY J. MORSE, P.E. DEP SOIL EVALUATOR #2906
DATE: SEPTEMBER 25, 2018

WEeping OBSERVED: NONE
 MOTTling OBSERVED: 48"
 ESHGW: 48" (EL. 90.9)

WEeping OBSERVED: NONE
MOTTling OBSERVED: 42" (EL. 89.6)
FSHGw: 42" (EL. 89.6)

PEMBROKE PLANNING BOARD

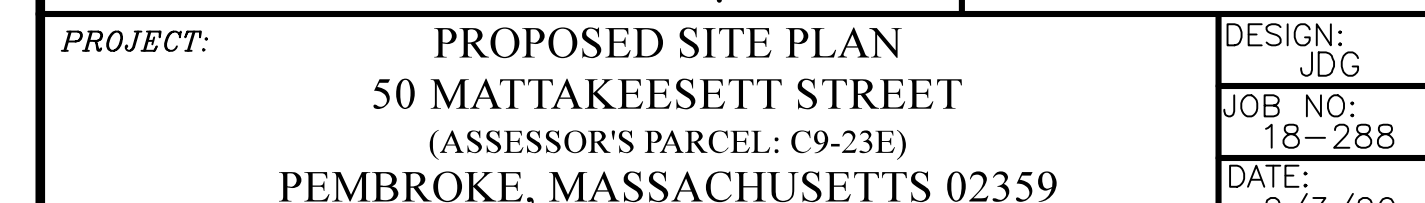
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APPEAL WAS RECEIVED DURING THE NEXT
TWENTY DAYS AFTER RECEIPT AND RECORDING
OF SAID NOTICE

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 SITE AS REQUIRED FOR THE CONSTRUCTION OF THE STORAGE UNITS, DRIVEWAY, DETENTION BASIN, ROOF DRYWELL SYSTEM AND RELATED INFRASTRUCTURE. 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 ELEM PROTECTION.
- 5) GRADE GRAVEL DRIVEWAY TO SUBGRADE ELEVATION AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED.
- 6) PLACE GRAVEL FOR DRIVEWAY.
- 7) GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL SLOPES INTO EXISTING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS.
- 8) COMPLETE FINE GRADING OF SHOULDERS.
- 9) REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

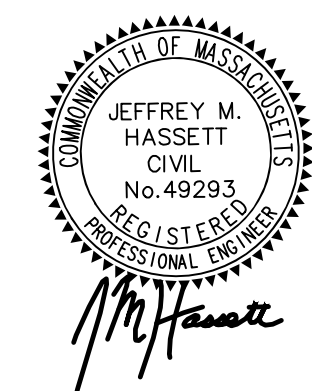
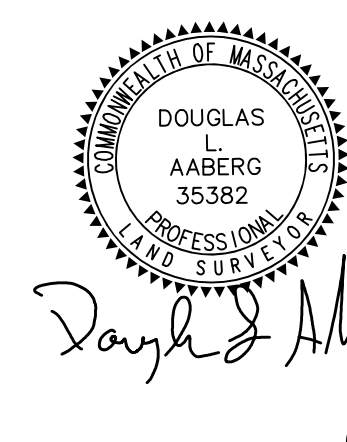
ENGINEERED BY:		
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ENGINEERED BY:



PREPARED FOR: MIKE BULMAN P.O. BOX 20 SCITUATE, MA 02066	2/3/20 REV: 5/28/2020 SHEET:
--	------------------------------------

PLAN TITLE: GRADING & UTILITIES PLAN	4 OF 5
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PLANTING TABLE

RAIN GARDEN

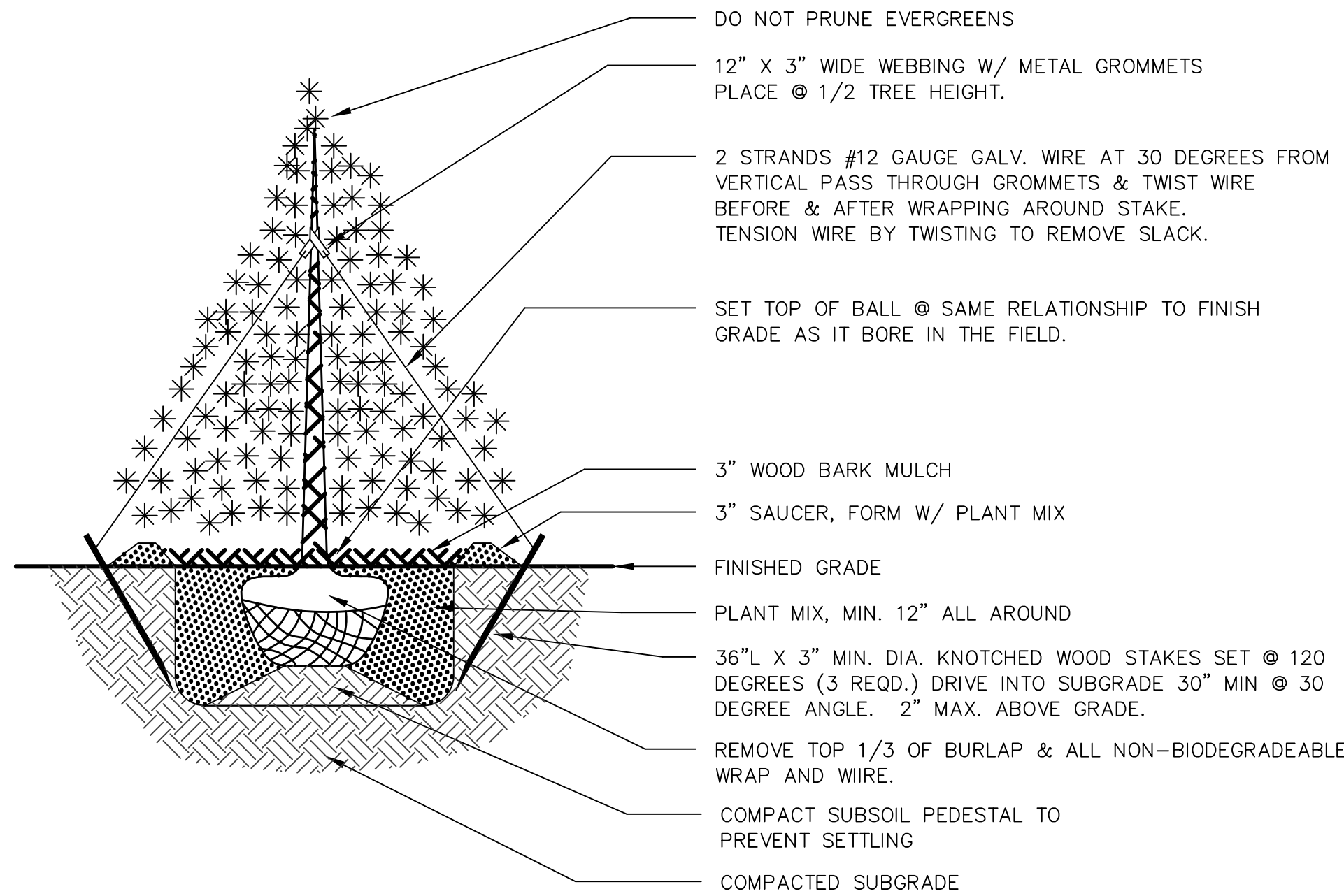
SYMBOL	QTY.	KEY	SPECIES	COMMON NAME	SIZE
●	5	OC	OSMUNDA CIMMAMOMEA	CINNAMON FERN	15"-18" CONTAINER
☼	5	AN	ASTER NOVAE ANGILAE	NEW ENGLAND ASTER	15"-18" CONTAINER
⊗	5	RP	RHODODENDRON PERICLYMENOIDES	ROSEBUD AZALEA	1-2 GAL.
⊗	5	AH	ILEX OPACA	AMERICAN HOLLY	1-2 GAL.
✱	5	PV	PANICUM VIRGATUM	SWITCHGRASS	1-2 GAL.

FOUNDATION PLANTINGS

SYMBOL	QTY.	KEY	SPECIES	COMMON NAME	SIZE
☼	6	AN	ASTER NOVAE ANGILAE	NEW ENGLAND ASTER	15"-18" CONTAINER
⊗	6	RP	RHODODENDRON PERICLYMENOIDES	ROSEBUD AZALEA	1-2 GAL.
⊗	1	AH	ILEX OPACA	AMERICAN HOLLY	1-2 GAL.

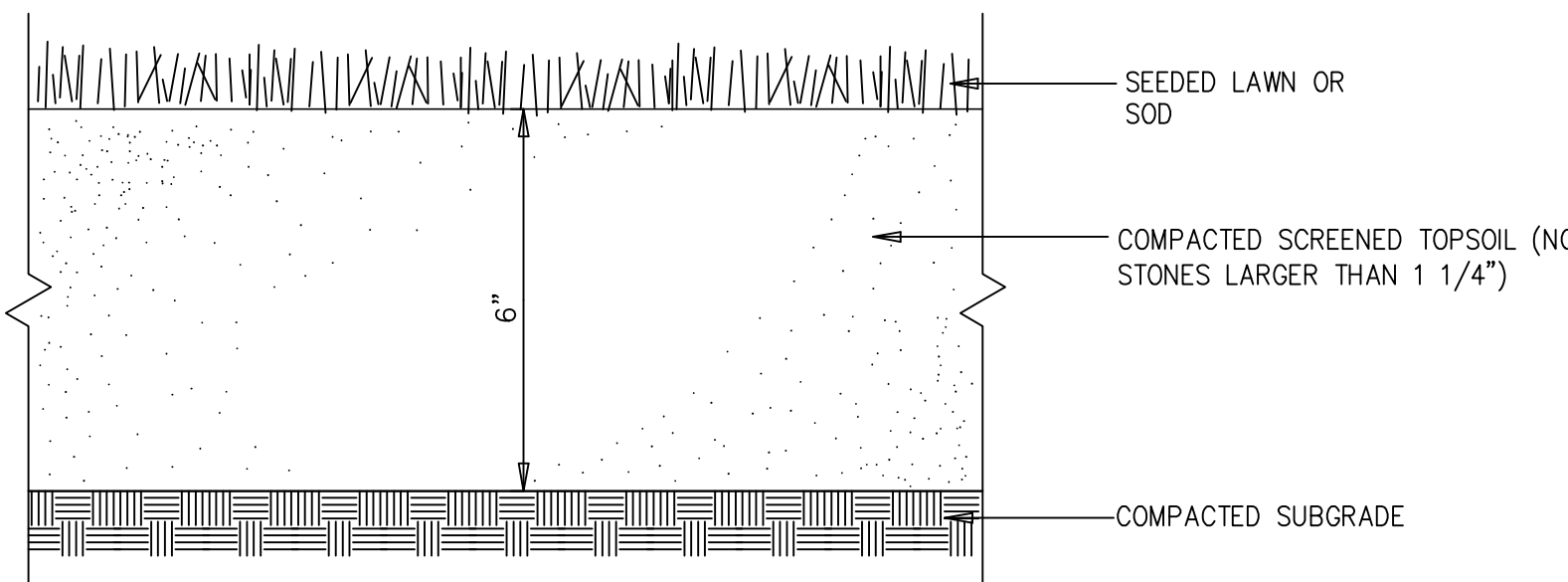
SCREENING

SYMBOL	QTY.	KEY	SPECIES	COMMON NAME	SIZE
✱	18	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5'-6' TALL



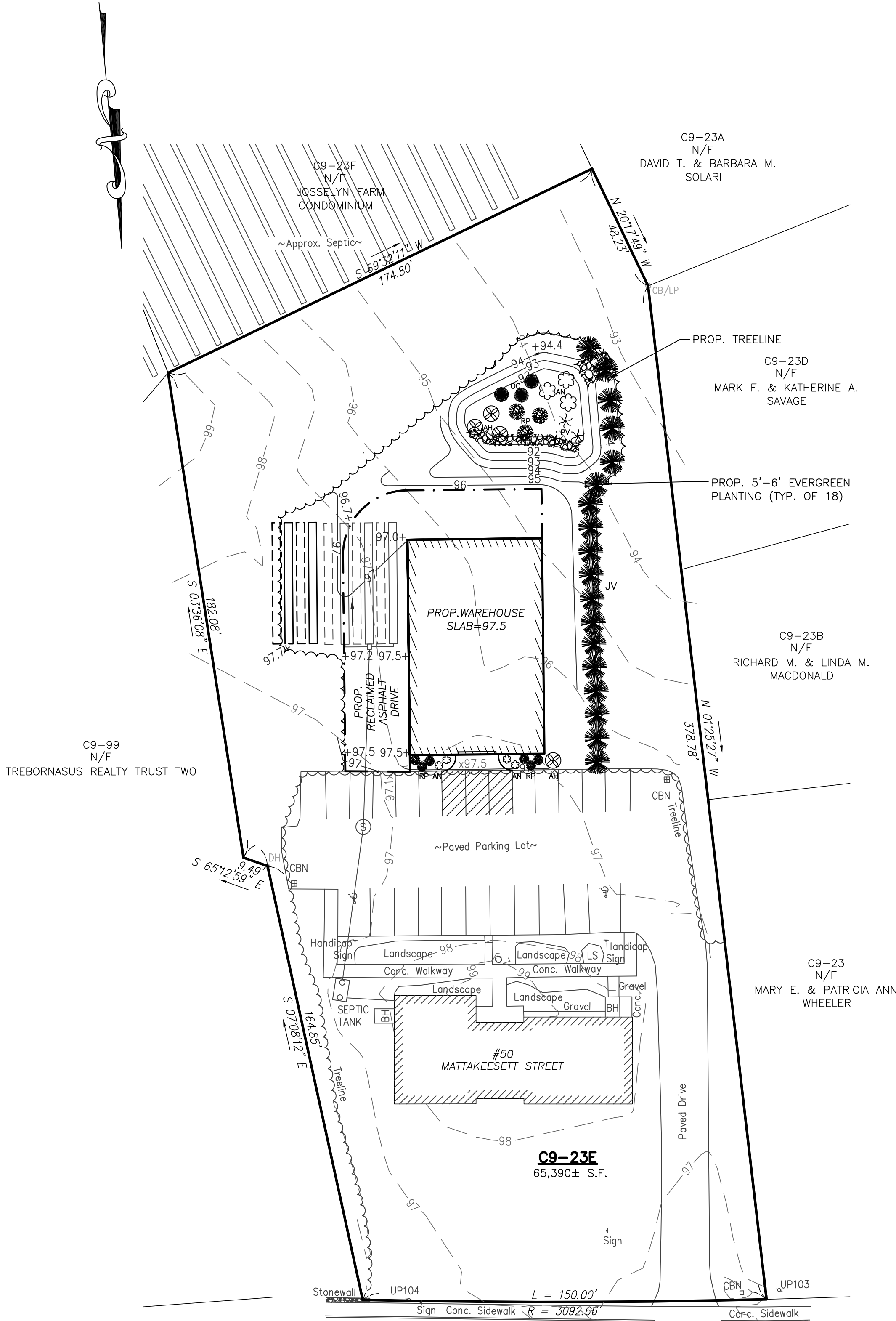
EVERGREEN PLANTING DETAIL

NOT TO SCALE



SEEDED OR SODDED LAWN DETAIL

NOT TO SCALE



MATTAKEESETT STREET
(PUBLIC - 45' WIDE)

LANDSCAPING PLAN

SCALE: 1" = 30'

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PREPARED BY (SIGNATURE) _____ DATE _____

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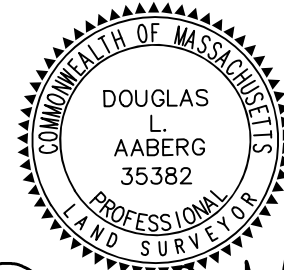
PROFESSIONAL LAND SURVEYOR _____ DATE _____
DOUGLAS L. AABERG, PLS 35382

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

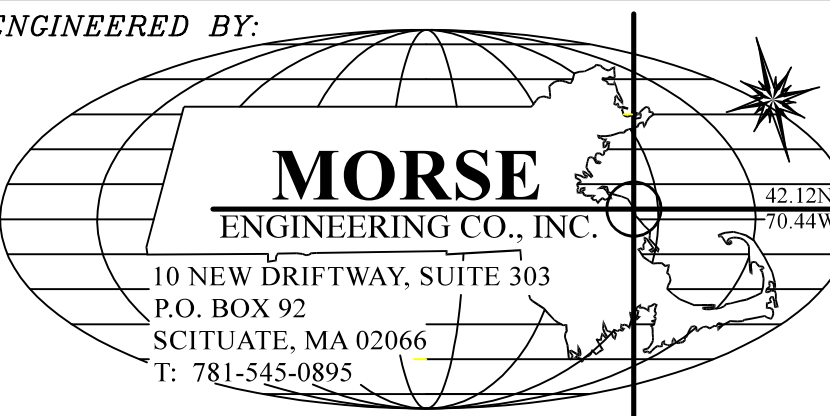
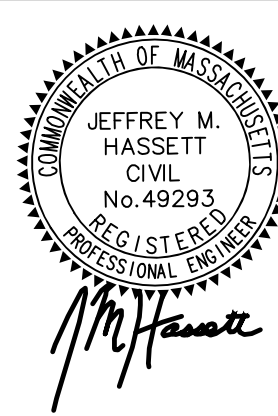
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PEMBROKE PLANNING BOARD

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Douglas L. Aaberg

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1	3/2/2020	REVIEW ENGINEER COMMENTS	JDG
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PREPARED FOR: MIKE BULMAN P.O. BOX 20 SCITUATE, MA 02066			JOB NO: 18-288
PLAN TITLE: LANDSCAPING PLAN			DATE: 2/3/20
			REV: 5/28/2020
			SHEET: 5 OF 5