C9-23A N/F BENCHMARK CONC. BOUND W/LEAD PLUG EL=93.46 DAVID T. & BARBARA \\C9\-23F\\ NXF SOLARI JOSSELYN FARM CONDOMINIUM/ C9-23D MARK F. & KATHERINE A. SAVAGE EXISTING SEPTIC SYSTEM-~WOODS~ RICHARD M. & LINDA M. MACDONALD C9-99 N/F TREBORNASUS REALTY TRUST TWO ~Paved Parking Lot~ S 65,72,9.49 Landscape C9-23 MARY E. & PATRICIA ANN WHEELER #50 MATTAKEESETT STREET THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW DATE OF ENDORSEMENT: _ **C9-23E** 65,390± S.F. Sign Conc. Sidewalk R = 3092.66Edge of Pavement MATTAKEESETT STREET (PUBLIC - 45' WIDE) EXISTING CONDITIONS PLAN SCALE: 1" = 30

PEMBROKE PLANNING BOARD

OF SAID NOTICE

___ 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

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

USE	REQUIREMENT	REQUIRED	PROVIDED
OFFICE BUILDING	1 PER 600 S.F. OF RENTABLE SPACE	4968 S.F. / 600 S.F. =9 SPACES (EXISTING BUILDING)	EXISTING= 26 ELIMATE 3 SPACES
	TOTAL		23 SPACES

\¢9−23F

RESIDENTIAL A DISTR CENTER PROTECTION DISTRICT

20.0

S 65.12,59.49

PROP.WAREHOUSE

SLAB=97.5 خ (4,000 S.F.) خ

OVERHEAD

~Paved Parking Lot~

DOOR (TYP)

CONC.

|Landscape

<u>C9-23E</u> 65,390± S.F.

Edge of Pavement

MATTAKEESETT STREET

(PUBLIC - 45' WIDE)

#50 MATTAKEESETT STREET

→ PROP. STRIPED

LOADING ZONE

JOSSELYN FARM CONDOMINIÚM

PARKING SUMMARY

PROPOSED PARKING LOT DESIGN PROVIDES FOR: (19) STANDARD PARKING SPACES: 9'-0" x 18'-0" (2) HANDICAP SPACES: 12'-0"x 18'-0"

SEPTIC TRENCH

TO BE RELOCATED PER

EXISTING DUMPSTER SHALL SERVICE

(PROP. WAREHOUSE IS INTENTED TO

TRASH REMOVAL FOR PROP.

WAREHOUSE IF NECESSARY.

GENERATE MINIMAL TRASH.) -

C9-99 N/F

TREBORNASUS REALTY TRUST TWO

BOH REQUIREMENTS -

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)

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.

FOR REGISTRY USE ONLY

PROFESSIONAL LAND SURVEYOR DOUGLAS L. AABERG, PLS 35382

C9-23A

N/F

DAVID T. & BARBARA M.

SOLARI

C9-23D

MARK F. & KATHERINE A.

SAVAGE

-PROP. LIMIT OF CLEARING /

RICHARD M. & LINDA M.

PROR. WALL-PACK

C9-23

MARY E. & PATRICIA ANN

WHEELER

LIGHT (TYP) (SEE

-NOTES BELOW)

MACDONALD

TREELINE

(SIDE)

DIMENSIONAL REGULATIONS

ZONING / DIMENSIONAL REQUIREMENTS

CENTER PROTECTION DISTRICT

CENTER TROTECTION DIGITALS				
COMPONENT	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA	40,000 S.F.	65,390± S.F. (1.50 ACRES)	NO CHANGE	
FRONTAGE	150'	150.0'	NO CHANGE	
FRONT YARD SETBACK	40'	72.9'	NO CHANGE	
SIDE YARD SETBACK	20'	27.2'	NO CHANGE	
REAR YARD SETBACK	20'	246.0'	94.3'	
BUILDING FLOOR AREA	15% (MAX) OR 9,000 S.F. (MAX)	7.6% 4,968 S.F.	13.7% 8,968 S.F.	
IMPERVIOUS LOT COVERAGE	65% (MAX)	23.5%	29.6%	
OPEN SPACE	35% (MIN)	76.5%	62.3%	
BUILDING HEIGHT	2.5 STORIES (MAX) OR 36' (MAX)	<36'	NO CHANGE	

CONSTRUCTION NOTES:

- 1. ALL DISTURBED AREAS TO BE LOAMED AND SEEDED TO PREVENT EROSION.
- 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 CODES AND BYLAWS.
- 3. 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.
- 4. THE CONTRACTOR MUST MAINTAIN A CLEAN JOBSITE AND PREVENT THE MIGRATION OF ANY SEDIMENT/DEBRIS ONTO MATTAKEESETT STREET AND ADJACENT PROPERTIES.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.

LIGHTING NOTES:

1. WHERE WALL-PACK TYPE LUMINARIES/LIGHTING FIXTURES ARE UTILIZED FOR OUTDOOR LIGHTING FIXTURES, THE FIXTURE SHALL BE EQUIPPED WITH A PRISMATIC LENS TO REDUCE GLARE. WALL-PACK LIGHTING SHALL BE DESIGNED TO A MAXIMUM CUTOFF OF SEVENTY (70) DEGREES FROM VERTICAL. THE LOCATION OF THE WALL-PACK ON THE STRUCTURE SHALL NOT EXCEED 20 FEET IN

2	5/28/2020	O REVIEW ENGINEER COMMENTS		
1	3/2/2020	REVIEW ENGINEER COMMENTS	JDG	
REV.	DATE	DESCRIPTION	BY	
ENG	10 NE P.O. B SCITU	MORSE JEFFREY M. HASSETT CIVIL No.49293 W DRIFTWAY, SUITE 303		
PRO	<i>Ject:</i> PE	50 MATTAKEESETT STREET (ASSESSOR'S PARCEL: C9-23E) TMBROKE MASSACHUSETTS 02359 DATE	JDG N0: 288	
		MIKE BULMAN REV:	J/ ZU	

EXISTING CONDITIONS & SITE LAYOUT PLAN

SITE LAYOUT

SCALE: 1" = 30

SITE LAYOUT PLAN SCALE: 1" = 30'

Sign Conc. Sidewalk R = 3092.66