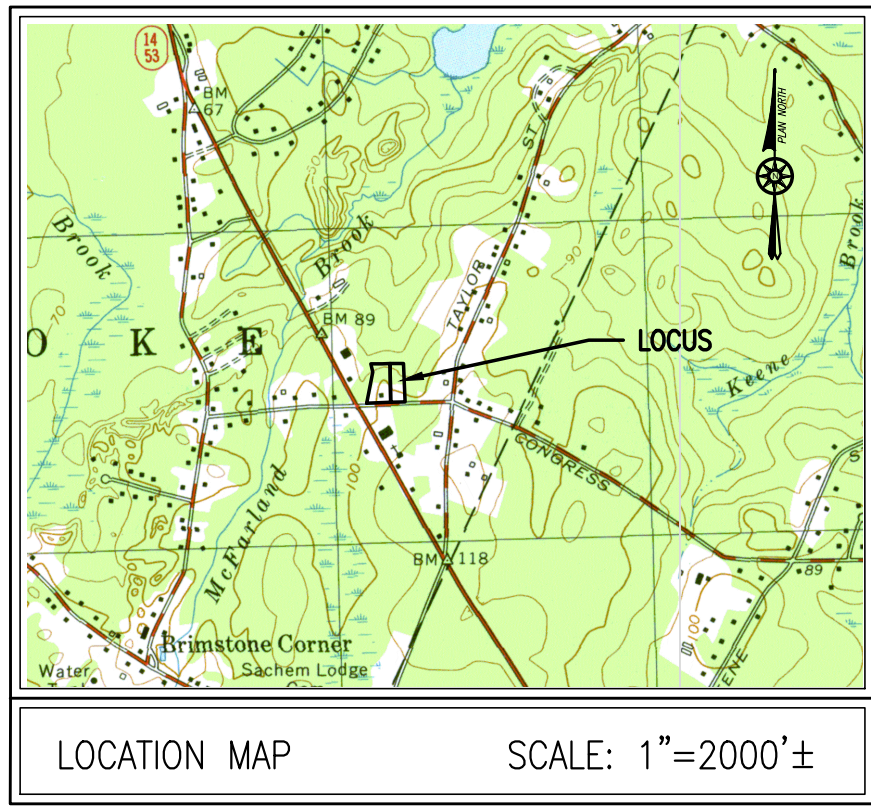




PEMBROKE PLANNING BOARD

THIS SITE PLAN DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BYLAW

DATE APPROVED: _____

DATE SIGNED: _____

PEMBROKE TOWN CLERK

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.

DATE: _____

TOWN CLERK, TOWN OF PEMBROKE:

FOR REGISTRY USE ONLY

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

TIMOTHY R. BENNETT No. 36856 6/21/2023
TIMOTHY R. BENNETT P.L.S. #36856 DATE

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 250257 00139J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



ZONE:	RESIDENTIAL-COMMERCIAL			
EXISTING USE:	RESIDENTIAL			
PROPOSED USE:	ALLOWED USE WITH SPECIAL PERMIT PER ZBL SECTION IV.2.B.3 - MULTI-DWELLING STRUCTURES, NOT TO EXCEED 4 UNITS PER ACRE			
PARCEL SIZE:	143,515 SF			
*VARIANCE REQUIRED, ** SPECIAL PERMIT REQUIRED (PB)				
DIMENSIONAL REQUIREMENTS:		REQUIRED\ALLOWED	EXISTING	PROPOSED
LOT AREA (RECORD 143,515 S.F.)		120,000 S.F.	143,515 S.F.	143,515 S.F.
LOT AREA EXCLUSIVE OF WETLANDS		120,000 S.F.	112,951 S.F.	112,951 S.F.*
LOT PERIMETER RATIO (143,515\1,558.9)		55:1	92:1	92:1
LOT FRONTAGE		250 FT	399.72 FT	399.72 FT
MULTIUNIT DWELLINGS REQUIRE AT LEAST TWENTY FEET OF FRONTAGE PER UNIT		220 FT	N/A	399.72
11 UNITS X 20				
(BUILDING, STRUCTURES, PAVED AREAS)				
FRONT SETBACK		100 FT	9.9 FT	46.5 FT*
SIDE SETBACK		40 FT	44.4 FT	22.5 FT
REAR SETBACK		100 FT	65.2 FT	65.2 FT*
MAX HEIGHT		2.5 STORIES	2 STORIES	2 STORIES
MAX BUILDING FLOOR AREA (%)	24,210/143,515	35%	N/A	16.9%
COVERAGE (%)	36602/143,515	60%	N/A	25.5%
LANDSCAPING		40%	N/A	75.1%
*(SEE NOTE 7)				

PARKING V.4.A.1.a. RESIDENCE, BUSINESS A AND RESIDENTIAL COMMERCIAL DISTRICTS:
A. FOR MULTIUNIT DWELLINGS, TWO PARKING SPACES PER DWELLING UNIT.

(MULTIUNIT DWELLING)	2 SP/UNIT	REQUIRED 22 SPACES	PROPOSED 26 SPACES
TOTAL		22 SPACES	26 SPACES

**MULTI-DWELLING STRUCTURES, NOT TO EXCEED A DENSITY OF FOUR DWELLING UNITS PER ACRE 143515/43560 *4 = 13 ALLOWED 11 PROPOSED

ALL MULTIPLE UNIT DWELLINGS ARE LIMITED TO NO MORE THAN ONE DWELLING UNIT PER 10,000 SQUARE FEET OF LOT AREA EXCLUSIVE OF ALL EASEMENTS, CRANBERRY BOGS, WETLANDS, FLOODPLAINS AND WATERSHED AREAS - 112,951/10,000 = 11.3 ALLOWED, 11 PROPOSED

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
2. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JULY 2022.
3. ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
4. THE SUBJECT SITE IS LOCATED WITHIN THE "RESIDENTIAL-COMMERCIAL" DISTRICT AS DEPICTED ON THE TOWN OF PEMBROKE ZONING DISTRICT MAP, REVISED OCTOBER 27, 2015.
5. WETLAND RESOURCE AREAS WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL SERVICES AND APPROVED VIA AN ORDER OF RESOURCE AREA DELINEATION BY THE PEMBROKE CONSERVATION COMMISSION FILE UMBER SE 056-1086.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED AS SHOWN OR THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
7. THE PROPERTY IS SUBJECT TO A GRANT OF VARIANCES FROM THE ZONING BOARD OF APPEALS DATED OCTOBER 24, 2022. GRANT OF VARIANCE IS RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS IN BOOK 57438 PAGE 195. VARIANCES INCLUDE THE FOLLOWING:

SECTION	REQUIRED	APPROVED
A. SECTION IV.2.D.1 LOT SIZES:	120,000 SF	113,735 SF
B. SECTION IV.2.D.4 (FRONT YARDS)	100 FT	40 FT
C. SECTION IV.2.D.5 (SIDE YARDS)	40 FT	20 FT
D. SECTION IV.2.D.6 (REAR YARDS)	100 FT	65 FT

WAIVER REQUESTS:
4.22 THE APPLICANT REQUESTS A WAIVER FOR THE REQUIREMENT OF A TRAFFIC STUDY.
5.6.2 TO ELIMINATE THE REQUIREMENT OF CURBING AT EDGES OF ALL PAVED SURFACES.

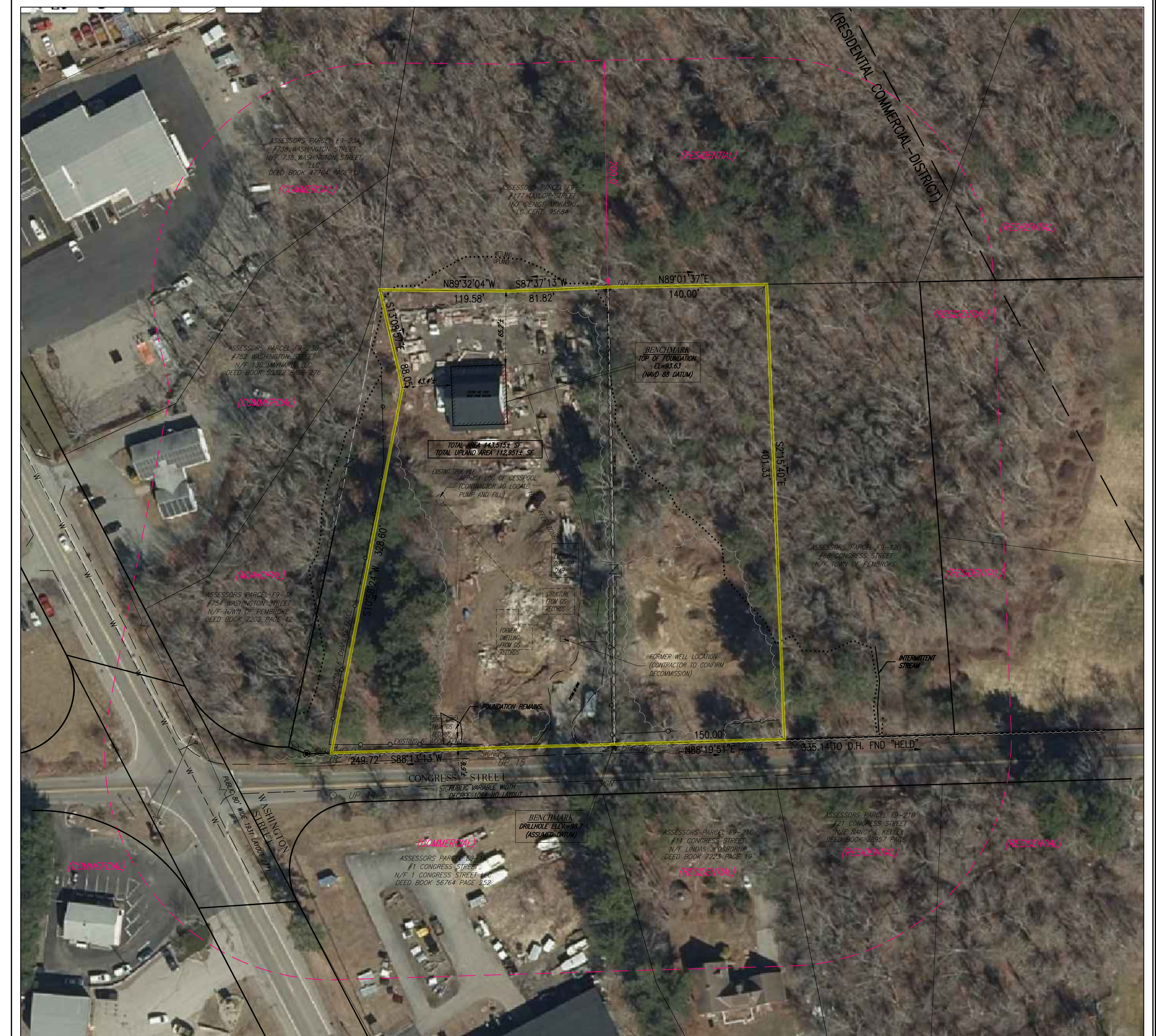
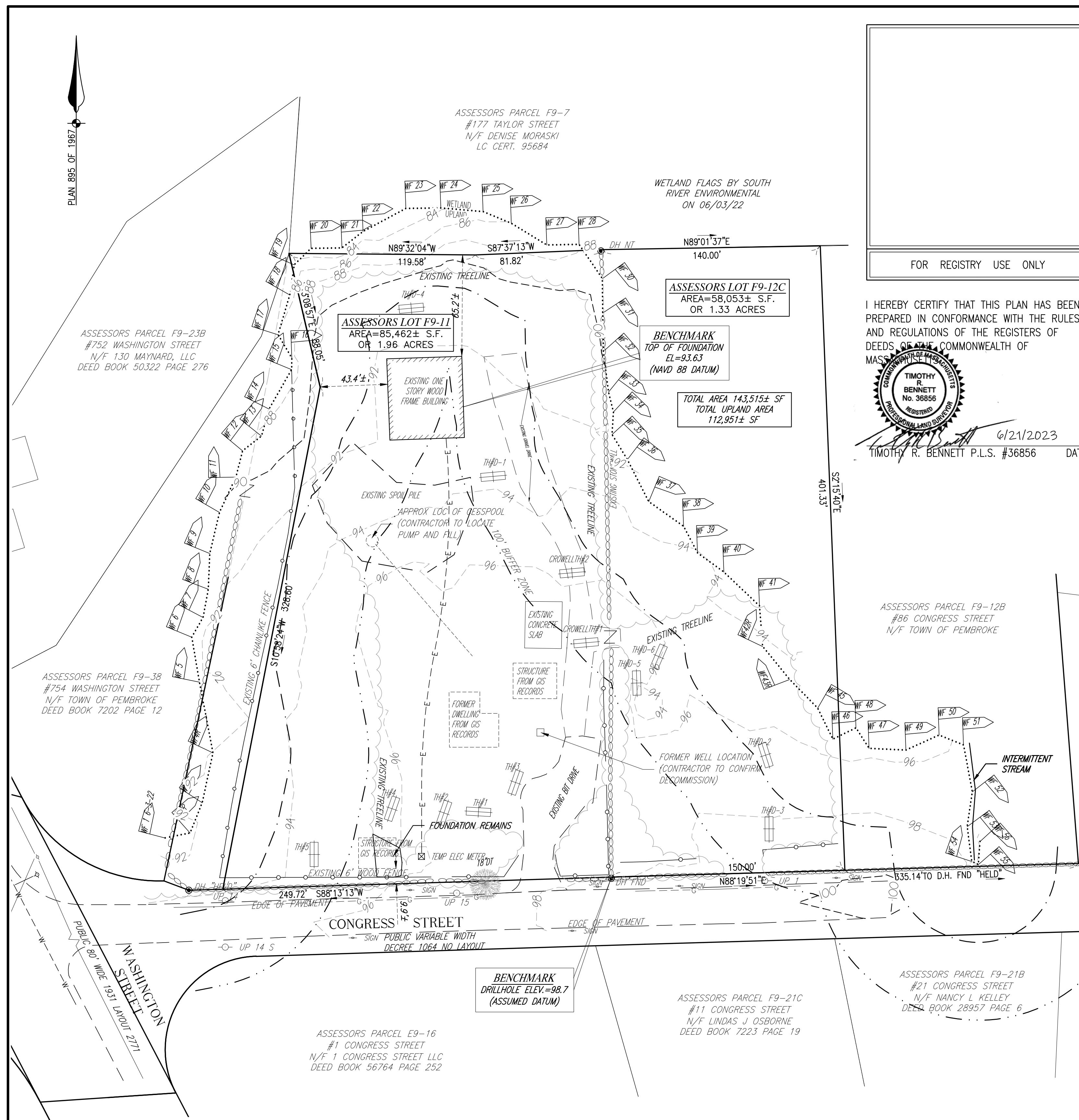
AI HEREBY CERTIFY THAT AND INSTRUMENT BOUNDARY SURVEY HAS BEEN CONDUCTED ON THIS PROPERTY AND I CERTIFY THAT THE LOCATIONS OF THE BUILDING, SETBACKS AND ALL OTHER DIMENSIONS, ELEVATIONS AND MEASUREMENTS ARE ACCURATE.

TIMOTHY BENNETT, P.L.S. #38856

SHEET INDEX	RECORD OWNER:
SHEET 1 ZONING	ASSESSOR MAP F9 LOT 11
SHEET 2 EXISTING CONDITIONS (BENCHMARKS)	KEVIN ST. GEORGE
SHEET 3 LAYOUT	PO BOX 174
SHEET 4 GRADING	NO. PEMBROKE, MA 02358
SHEET 5 GRADING	DEED BOOK 44242 PAGE 242
SHEET 6 UTILITIES-DRAIN	LOT 1 - PLAN No. 865 OF 1967
SHEET 7 UTILITIES-WATER, ELECTRIC, GAS	ASSESSOR MAP F9 LOT 12C
SHEET 8 LANDSCAPE	KEVIN ST. GEORGE
SHEET 9 LANDSCAPE DETAILS	DEED BOOK 49318 PAGE 82
SHEET 10 PLAN AND PROFILE-RAIN	LOT 4- PLAN No. 270 OF 1993
SHEET 11 PLAN AND PROFILE SEPTIC	
SHEET 12 PLAN AND PROFILE SEPTIC	
SHEET 13 SEPTIC-DETAILS (TESTHOLES)	
SHEET 14 SEPTIC-DETAILS	
SHEET 15 EROSION CONTROL	
SHEET 16 SAFETY	
SHEET 17 DETAILS-SITE	
SHEET 18 DETAILS-WATER, DRAIN	
SHEET 19 DETAILS-DRAIN	
SHEET 20 PRE-DEVELOPMENT DRAIN	
SHEET 21 POST-DEVELOPMENT DRAIN	

PREPARED FOR: WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300



VICINITY MAP

SCALE 1"=60'



REVISIONS	
APRIL 24, 2023	BOARD OF HEALTH PEER REVIEW
MAY 10, 2023	PLANNING BOARD PEER REVIEW

SITE PLAN

ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

MARCH 13, 2023
SCALE: AS NOTED
JOB No. 22-286

 **GRADY CONSULTING, L.L.C.**
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ASSESSORS PARCEL F9-23B
#752 WASHINGTON STREET
N/F 130 MAYNARD, LLC
DEED BOOK 50322 PAGE 276

5.2 SITE LIGHTING
ACCESS WAYS, PARKING AREAS, AND PEDESTRIAN WALKWAYS SHALL HAVE ADEQUATE LIGHTING FOR SECURITY AND SAFETY REASONS. LIGHTING SHALL MEET THE FOLLOWING STANDARDS:

5.2.1 THE LUMINARIES/LIGHTING FIXTURES SHALL BE THE SHOE BOX TYPE OR DECORATIVE IN NATURE (WITH INTERIOR DIRECTIONAL SHIELDS), CONSISTENT WITH THE ARCHITECTURAL THEME OF THE DEVELOPMENT. FLOOD AND AREA LIGHTING IS UNACCEPTABLE. ALL LUMINARIES/LIGHTING FIXTURES SHALL HAVE A TOTAL CUTOFF OF ALL LIGHT AT LESS THAN NINETY (90) DEGREES FROM VERTICAL. THE LIGHTING FIXTURE SHALL ONLY BE VISIBLE FROM BELOW.

5.2.2 REFLECTORS OF PROPER DISTRIBUTION SHALL BE SELECTED FOR MAXIMUM EFFICIENCY. REFLECTORS AND SHIELDING SHALL PROVIDE TOTAL CUTOFF OF ALL LIGHT AT THE PROPERTY LINES OF THE PARCEL TO BE DEVELOPED.

5.2.3 THE LUMINARIES/LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20) FEET IN HEIGHT OR THE HEIGHT OF THE BUILDING'S ROOFLINE WHICHEVER IS LOWER. THE LUMINARIES/LIGHTING FIXTURES FOR SIDEWALKS/PATHS SHALL NOT EXCEED 12 FEET IN HEIGHT.

5.2.4 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 HEIGHT.

5.2.5 ALL LUMINARIES/LIGHTING FIXTURES SHALL BE RESTRICTED TO A MAXIMUM FOOT-CANDLE LEVEL OF 8.0 (INITIAL), AS MEASURED DIRECTLY BELOW THE FIXTURE AT GRADE.

ASSESSORS PARCEL F9-3B
#754 WASHINGTON STREET
N/F TOWN OF PEMBROKE
DEED BOOK 7202 PAGE 12



Forge Gooseneck Outdoor Wall Sconce
By Halsey

Product Options
Finish: Black
Size: Small

Details
Foot and concrete mount back

Dimensions
Small Option: Diameter 10"
Small Option Fixture: Width 9.5", Height 9", Depth 13.5", Weight 2.5 lbs

Lighting
Sconce

LED
Total Lumens: 1600.0
of Bulbs: 1 (Not Included)
Bulb Type: 14W A19 E26
Voltage: 120
Color Temp: 2700 (Warm)
Average Lifetime (Hours): 15,000
CRI: 90
Equivalent: Equivalent CFL or LED Bulb Can Be Used

Additional Details
Product URL: <https://www.lampsplus.com/forge-goose-neck-outdoor-wall-sconce-by-halsey-18K27077072.html>
Rating: 4.5 (based on 1)
ITEM#: 18K27077072

FARMHOUSE STYLE

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

TIMOTHY R. BENNETT P.L.S. #36856 DATE
ASSESSORS PARCEL F9-12B
#86 CONGRESS STREET
N/F TOWN OF PEMBROKE

LAMPS PLUS
The Nation's Largest Lighting Store

Product Details
Portland 17 1/2" H Dark Sky Rated Powder Outdoor Post Light
\$121.90
Pay in 4 interest-free payments of \$30.48 with PayPal. [Learn More](#)
Check Out Now Available
FREE SHIPPING & FREE RETURN* | [Learn More](#)
ADD TO CART

Product Details
Create a striking accent in your garden or along a path with this striking industrial style outdoor post light with a weathered powder finish.
Additional Info:
Carry your industrial or rustic style into your outdoor spaces with this charming industrial outdoor post light. Offering glowing light, this post light features a rounded metal shade and inverted arch accent that contribute a rustic outdoor style. The shade and body are finished in weathered powder, adding charming character to this delightful light fixture. Foot not included.
Design Preview:
Show All Designers' Favorites

Specifications
Product Attributes
Style: Farmhouse
Finish: Powder

Technical Specifications
Height: 17.50 inches
Max. Voltage: 100 volts

63103: 358 PM
Product: 17 1/2" H Dark Sky Rated Powder Outdoor Post Light - 899088 | Lamps Plus

Type: Dark Sky
Color: Gray
Brand: Designer's Fountain

Bulbs Included: Light bulbs not included
UPC Code: 046335560007
Manufacturer Number: 3346-WP

More You May Like | [Open All](#)

Questions & Answers
Ask a question

7 Questions
Q: Is there any pic of the bottom looking upward? I saw it on 10/16/2022
A: The manufacturer of this light does not provide any additional photos.
SELLER'S ANSWER: [See Answer](#)

Q: Can you use a dusk to dawn LED bulb with this light? I stopped Aug 25, 2022
A: Because of the exact light shade design it may not work properly. But, it may be something you may have to just try to see if it fits your needs. Otherwise, by using an interior programmable wall timer which will work as good.
SELLER'S ANSWER: [See Answer](#)

FOR REGISTRY USE ONLY

SITE PLAN
ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHITBARK, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

MARCH 13, 2023
SCALE: AS NOTED
JOB No. 22-286

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects

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SITE LAYOUT



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TIMOTHY R. BENNETT P.L.S. #36856 DATE



SITE PLAN
ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

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REVISIONS	
APRIL 24, 2023	BOARD OF HEALTH PEER REVIEW
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JUNE 21, 2023	PLANNING BOARD PEER REVIEW

GRADING

PLAN 895 OF 987

ASSESSORS PARCEL F9-7
#177 TAYLOR STREET
N/F DENISE MORASKI
LC CERT. 95684

ASSESSORS PARCEL F9-23B
#752 WASHINGTON STREET
N/F 130 MAYNARD, LLC
DEED BOOK 50322 PAGE 276

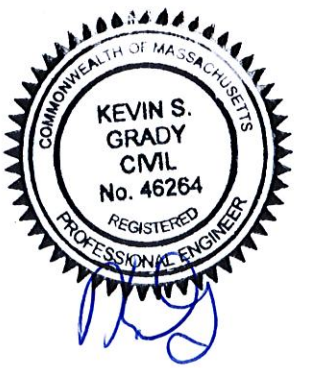
ASSESSORS PARCEL F9-38
#754 WASHINGTON STREET
N/F TOWN OF PEMBROKE
DEED BOOK 7202 PAGE 12

ASSESSORS PARCEL F9-12B
#86 CONGRESS STREET
N/F TOWN OF PEMBROKE

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TIMOTHY R. BENNETT P.L.S. #36856 DATE



SITE PLAN

ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

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Scale 1" = 20'

GRADING

ASSASSORS PARCEL F9-23B
WASHINGTON STREET
130 MAYNARD, LLC
BOOK 50322 PAGE 276

ASSASSORS PARCEL F9-38
#754 WASHINGTON STREET
N/F TOWN OF PEMBROKE
DEED BOOK 7202 PAGE 12

WASHINGTON STREET

ASSASSORS PARCEL E9-16
#1 CONGRESS STREET
N/F 1 CONGRESS STREET LLC
DEED BOOK 56764 PAGE 252

BENCHMARK
DRILLHOLE ELEV=98.7
(ASSUMED DATUM)

ASSASSORS PARCEL F9-21C
#11 CONGRESS STREET
N/F LINDAS J OSBORNE
DEED BOOK 7223 PAGE 19

ASSASSORS PA
#21 CONGR
N/F NANCY
DEED BOOK 2

BENCHMARK
TOP OF FOUNDATION
EL=93.63
(NAVD 88 DATUM)

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

TIMOTHY R. BENNETT P.L.S. #36856 DATE



REVISIONS	
APRIL 24, 2023	BOARD OF HEALTH PEER REVIEW
MAY 10, 2023	PLANNING BOARD PEER REVIEW
JUNE 21, 2023	PLANNING BOARD PEER REVIEW

SITE PLAN
ASSESSORS MAP F9 LOT 11 & 12C
#0 & 74 CONGRESS STREET
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
WHATBARN, LLC
29 DUCK HILL ROAD
DUXBURY MA 02332

MARCH 13, 2023
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TIMOTHY R. BENNETT P.L.S. #36856 DATE

ASSESSORS PARCEL F9-38
#754 WASHINGTON STREET
N/F TOWN OF PEMBROKE
DEED BOOK 7202 PAGE 12

WATERTIGHT PVC SLEEVE (TYP)
SLEEVE IS REQUIRED TO EXTEND 10 FT
BEYOND CROSSING ON EACH SIDE

PROPOSED 6"x8" TAPPING SLEEVE

PROPOSED 6" CLDI
WATER MAIN

PROPOSED SILT SOCK
LOAM AND SEED
DISTURBED AREAS

WASHINGTON
STREET
PUBLIC 80' WIDE 1931 LAYOUT 277

ASSESSORS PARCEL E9-16
#1 CONGRESS STREET
N/F LINDAS J OSBORNE LLC
DEED BOOK 56764 PAGE 252

Scale 1" = 20'

BENCHMARK
DRILLHOLE ELEV=98.7
(ASSUMED DATUM)

ASSESSORS PARCEL F9-21C
#11 CONGRESS STREET
N/F LINDAS J OSBORNE
DEED BOOK 7223 PAGE 19

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SITE PLAN
ASSESSORS MAP F9 LOT 11 & 12C
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PEMBROKE, MASSACHUSETTS

PREPARED FOR:
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29 DUCK HILL ROAD
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NOTE:
WHERE SEWER LINES CROSS WATER SERVICES THE CONTRACTOR
SHALL INSTALL A PVC SLEEVE EXTENDING 10 FT BEYOND THE
CROSSING.
ASSESSORS PARCEL F9-12B
#86 CONGRESS STREET
N/F TOWN OF PEMBROKE



UTILITIES - WATER, ELECTRIC, GAS