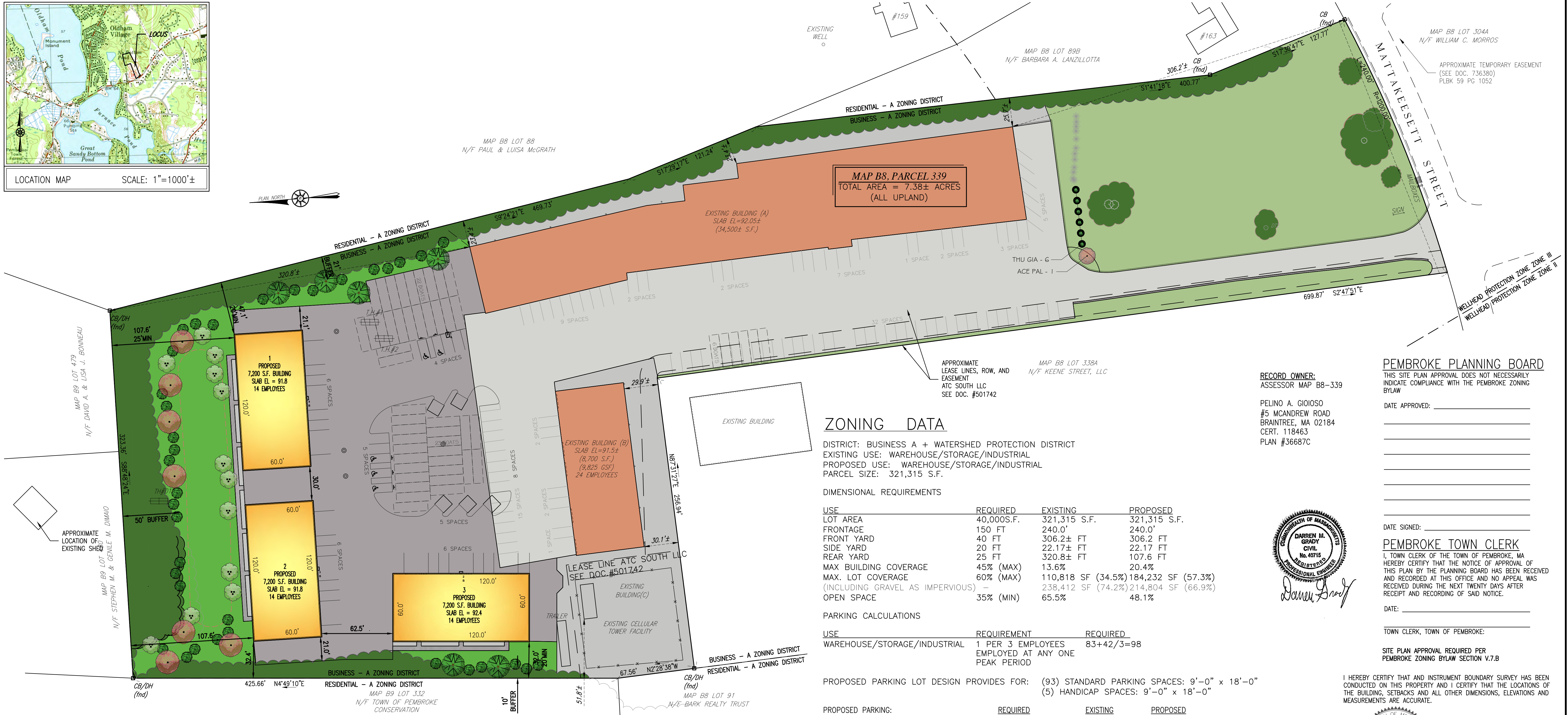
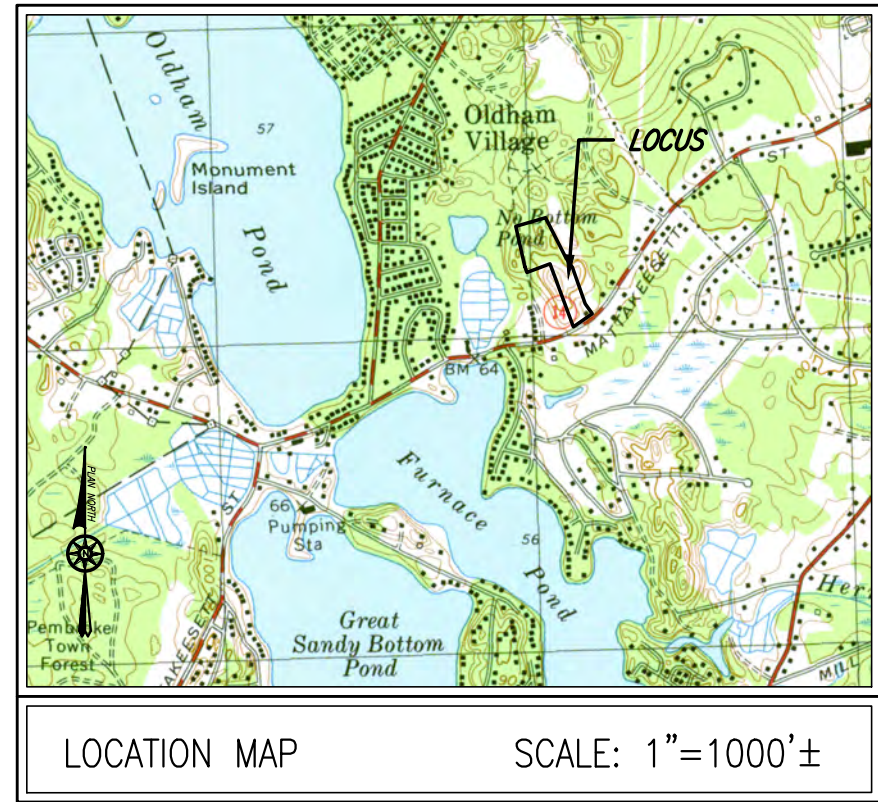




ZONING DATA

DISTRICT: BUSINESS A + WATERSHED PROTECTION DISTRICT
EXISTING USE: WAREHOUSE/STORAGE/INDUSTRIAL
PROPOSED USE: WAREHOUSE/STORAGE/INDUSTRIAL
PARCEL SIZE: 321,315 S.F.

DIMENSIONAL REQUIREMENTS

USE	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000S.F.	321,315 S.F.	321,315 S.F.
FRONTAGE	150 FT	240.0'	240.0'
FRONT YARD	40 FT	306.2± FT	306.2 FT
SIDE YARD	20 FT	22.17± FT	22.17 FT
REAR YARD	25 FT	320.8± FT	107.6 FT
MAX BUILDING COVERAGE	45% (MAX)	13.6%	20.4%
MAX. LOT COVERAGE	60% (MAX)	110,818 SF (34.5%)	184,232 SF (57.3%)
(INCLUDING GRAVEL AS IMPERVIOUS)		238,412 SF (74.2%)	214,804 SF (66.9%)
OPEN SPACE	35% (MIN)	65.5%	48.1%

PARKING CALCULATIONS

USE	REQUIREMENT	REQUIRED
WAREHOUSE/STORAGE/INDUSTRIAL	1 PER 3 EMPLOYEES EMPLOYED AT ANY ONE PEAK PERIOD	83+42/3=98

PROPOSED PARKING LOT DESIGN PROVIDES FOR: (93) STANDARD PARKING SPACES: 9'-0" x 18'-0"
(5) HANDICAP SPACES: 9'-0" x 18'-0"

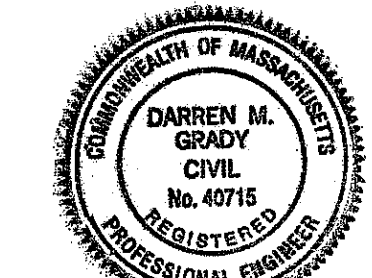
PROPOSED PARKING:	REQUIRED	EXISTING	PROPOSED
BUILDINGS #1-3 (7,000 SF PER BLDG)			
WAREHOUSE 21,000 SF (1 SP/3 EMPLOYEES)	= 15 SPACES	N/A	27 SPACES
EXISTING BUILDING A,B&C		83 SPACES	76 (7 SPACES REMOVED)
TOTALS			103 SPACES (INCLUDING HANDICAP)

WAIVER REQUESTS

- 5.1.2 THE APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT OF A THREE (3) FOOT WIDE LANDSCAPE STRIP ALONG FOUNDATION WALLS TO BE CONSISTENT WITH THE REST OF THE SITE.
- 5.1.5 THE APPLICANT REQUESTS A WAIVER TO THE REQUIREMENT OF FIVE (5) PERCENT OF PARKING AREA AS MAINTAINED LANDSCAPING (WITHIN THE INTERIOR OF THE PARKING AREA). THERE ARE NO INTERIOR ISLANDS DUE TO EXISTING USE.
- 5.1.6 THE APPLICANT REQUESTS A WAIVER FROM SECTION 5.1.5, LANDSCAPED BUFFER STRIP WITH A MINIMUM WIDTH OF 50 FEET FROM THE EAST AND WEST PROPERTY LINES.
- 5.3.2.9 THE APPLICANT REQUESTS A WAIVER TO THE REQUIREMENT OF GROUND INFILTRATION BY MEANS OF LEACHING PITS. AN OPEN BASIN AND STORAGE CHAMBERS WERE USED TO MAXIMIZE THE PROPOSED SITES USE OF STORAGE.
- 5.6.2 THE APPLICANT REQUESTS A WAIVER FROM THE REQUIREMENT OF CURBING TO BE PLACED AT THE EDGES OF ALL PAVED SURFACES. CURBING WAS USED IN AREAS TO DIRECT RUNOFF INTO PROPOSED DRAIN INLETS. CURBING AROUND THE REST OF THE PAVED EDGES WOULD BE PROHIBITIVE TO THE SITES CURRENT USE.

SHEET INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE PLAN
SHEET 4	LANDSCAPE PLAN
SHEET 5	LIGHTING AND TURN RADIUS
SHEET 6	DETAILS
SHEET 7	DETAILS (SEPTIC)
SHEET 8	DETAILS (STORMWATER & LANDSCAPE)
SHEET 9	STORMWATER PRE-DEVELOPMENT
SHEET 10	STORMWATER POST-DEVELOPMENT



PEMBROKE PLANNING BOARD

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

DATE APPROVED: _____

DATE SIGNED: _____

PEMBROKE TOWN CLERK

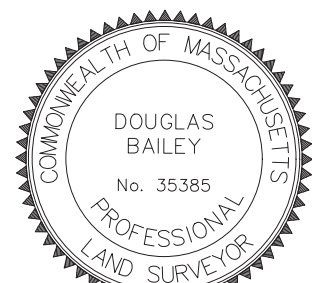
I, TOWN CLERK OF THE TOWN OF PEMBROKE, MA HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE: _____

TOWN CLERK, TOWN OF PEMBROKE:

SITE PLAN APPROVAL REQUIRED PER PEMBROKE ZONING BYLAW SECTION V.7.B

I 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.



DOUGLAS BAILEY, P.L.S. #35385

SITE PLAN

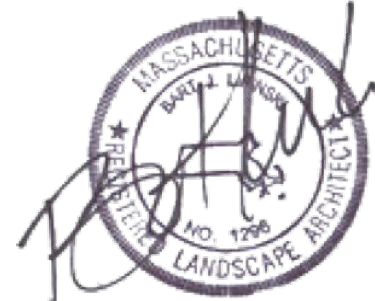
#171 MATTAKEESETT STREET
PEMBROKE, MASSACHUSETTS

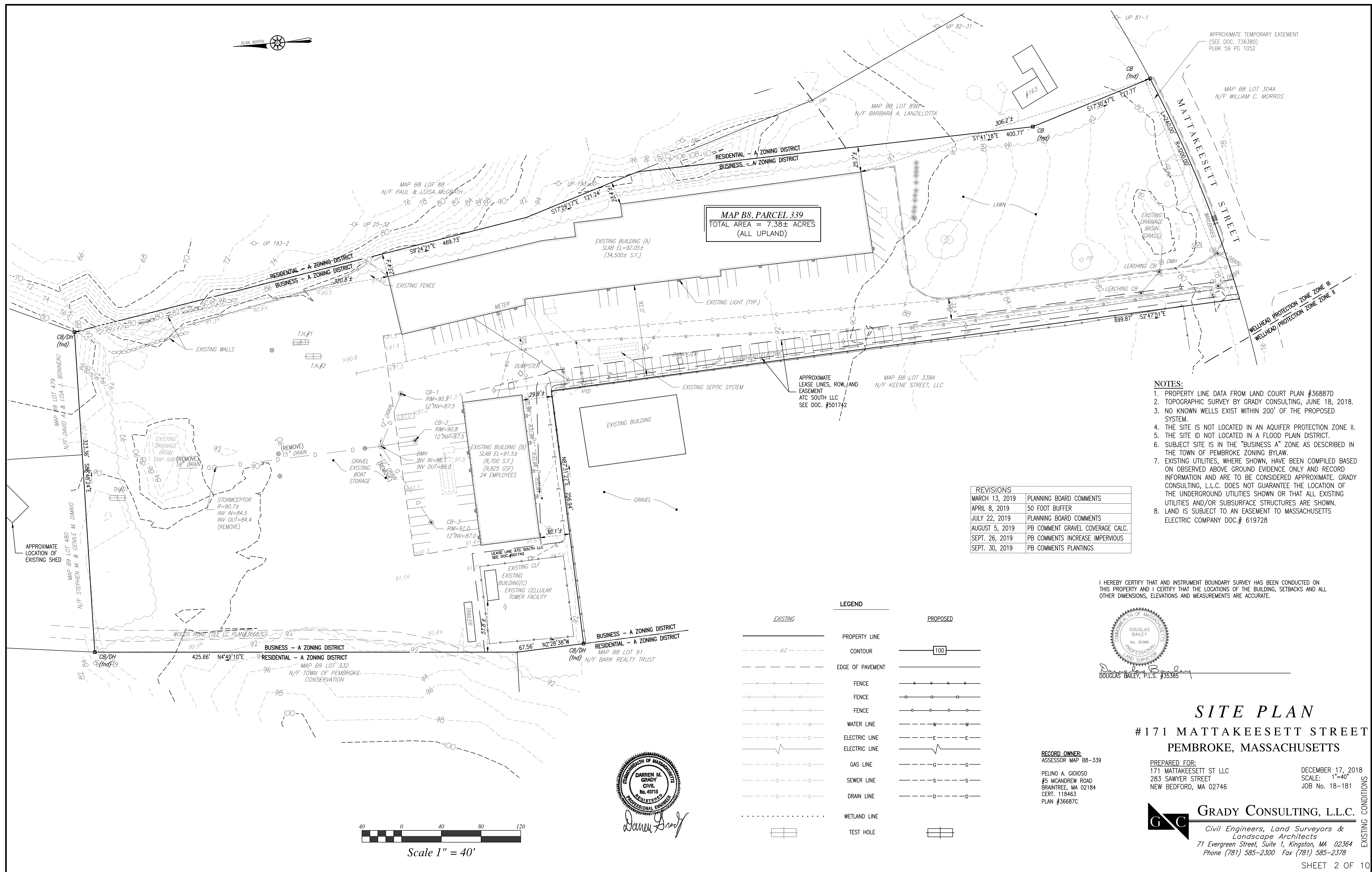
PREPARED FOR:
171 MATTAKEESETT ST LLC
283 SAWYER STREET
NEW BEDFORD, MA 02746

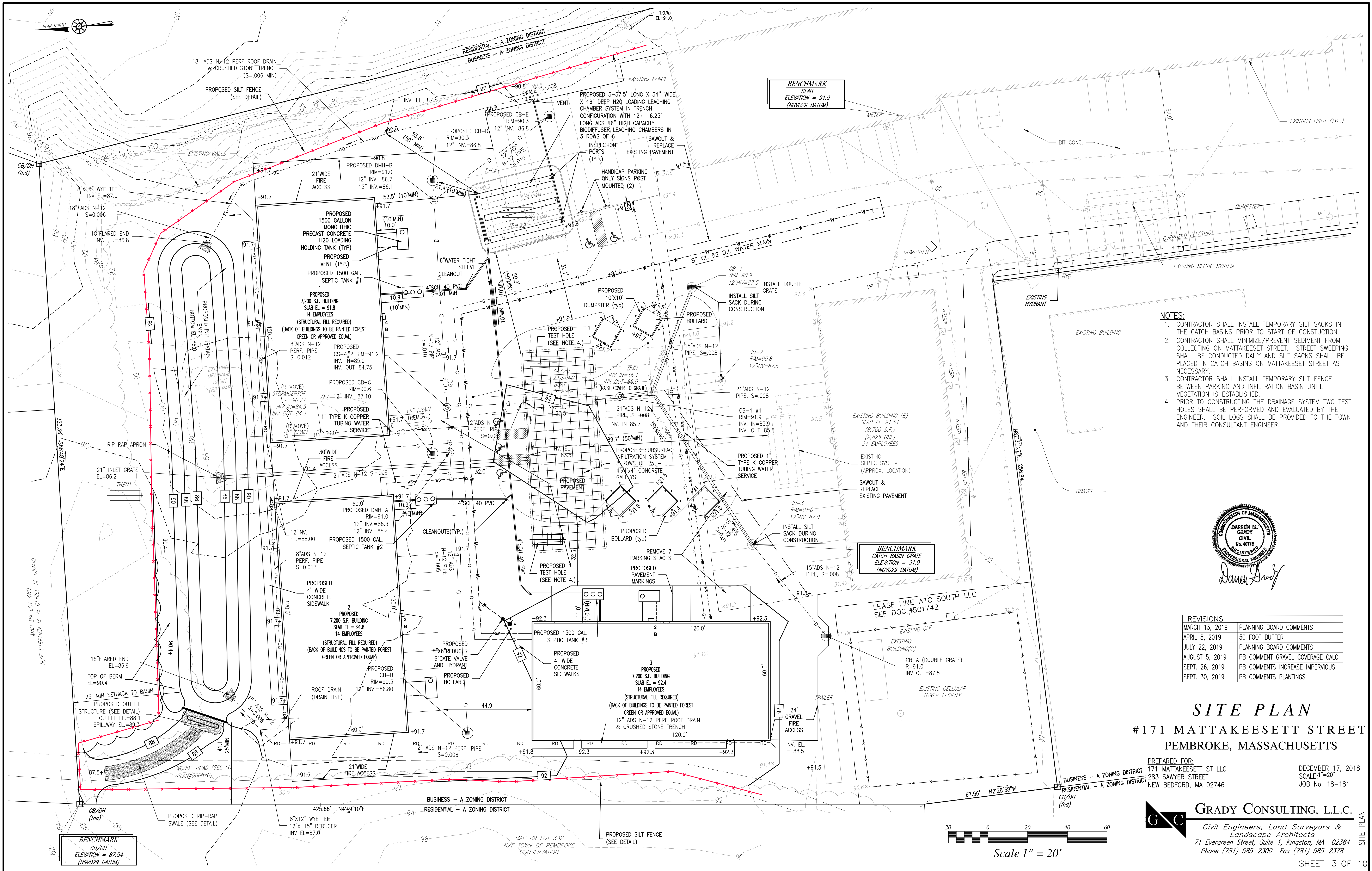
DECEMBER 17, 2018
SCALE: 1"=40"
JOB No. 18-181

GRADY CONSULTING, L.L.C.

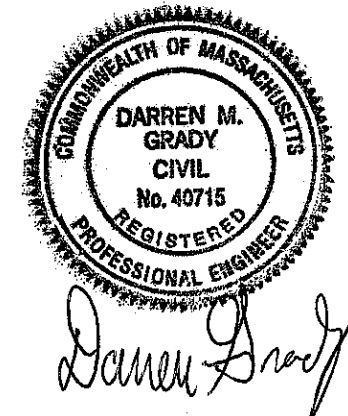
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378







- NOTES:**
1. CONTRACTOR SHALL INSTALL TEMPORARY SILT SACKS IN THE CATCH BASINS PRIOR TO START OF CONSTRUCTION.
 2. CONTRACTOR SHALL MINIMIZE/PREVENT SEDIMENT FROM COLLECTING ON MATTAKEESSET STREET. STREET SWEEPING SHALL BE CONDUCTED DAILY AND SILT SACKS SHALL BE PLACED IN CATCH BASINS ON MATTAKEESSET STREET AS NECESSARY.
 3. CONTRACTOR SHALL INSTALL TEMPORARY SILT FENCE BETWEEN PARKING AND INFILTRATION BASIN UNTIL VEGETATION IS ESTABLISHED.
 4. PRIOR TO CONSTRUCTING THE DRAINAGE SYSTEM TWO TEST HOLES SHALL BE PERFORMED AND EVALUATED BY THE ENGINEER. SOIL LOGS SHALL BE PROVIDED TO THE TOWN AND THEIR CONSULTANT ENGINEER.



REVISIONS	
MARCH 13, 2019	PLANNING BOARD COMMENTS
APRIL 8, 2019	50 FOOT BUFFER
JULY 22, 2019	PLANNING BOARD COMMENTS
AUGUST 5, 2019	PB COMMENT GRAVEL COVERAGE CALC.
SEPT. 26, 2019	PB COMMENTS INCREASE IMPERVIOUS
SEPT. 30, 2019	PB COMMENTS PLANTINGS

SITE PLAN

#171 MATTAKEESSETT STREET PEMBROKE, MASSACHUSETTS

PREPARED FOR:
171 MATTAKEESSETT ST LLC
283 SAWYER STREET
NEW BEDFORD, MA 02746

DECEMBER 17, 2018
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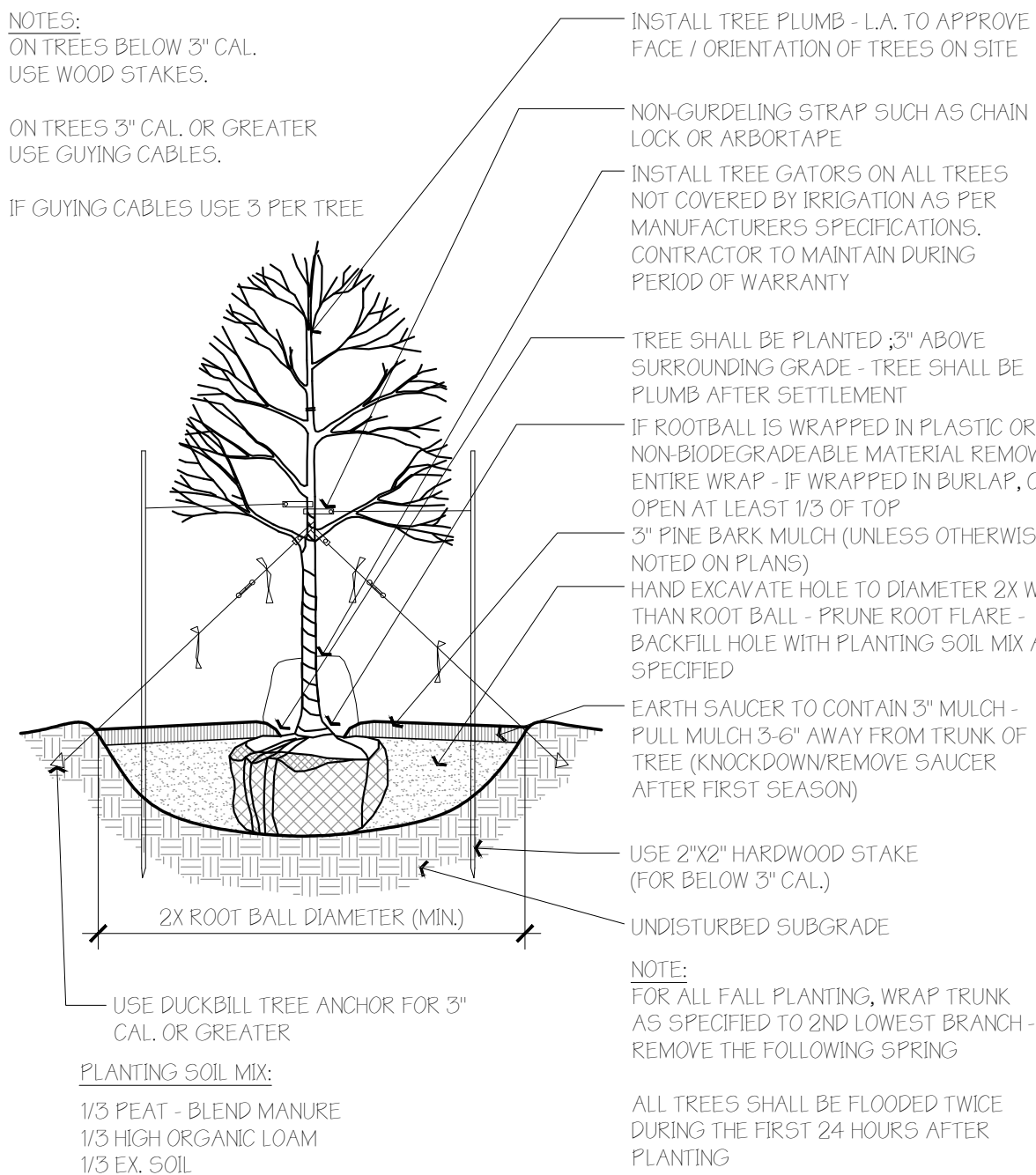
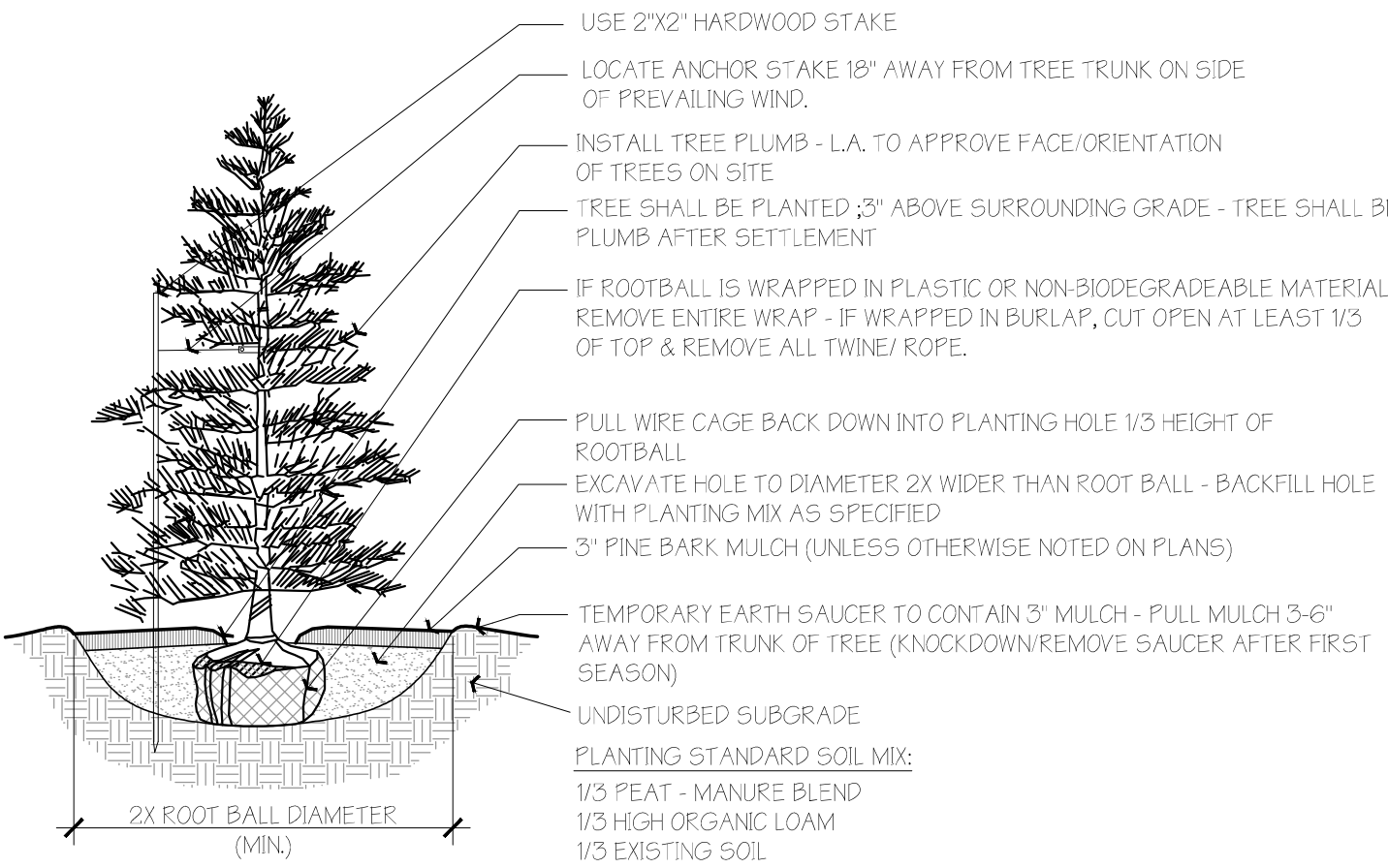
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SITE PLAN

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PLANT SCHEDULE

DECIDUOUS TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
ACE PAL		1	ACER PALMATUM / JAPANESE MAPLE	B & B		12-15' H
ACE RUB		7	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	3" CAL.	
QUE PAL		6	QUERCUS PALUSTRIS / PIN OAK	B & B	3" CAL	
EVERGREEN TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PIN STR		36	PINUS STROBUS / WHITE PINE	B & B		6-7' HGT.
CLUMP TREES		QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
BET NIG		12	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B		10-12' HGT.
SHRUBS		QTY	BOTANICAL / COMMON NAME	SIZE	SIZE	SP
THU GIA		6	THUJA PLICATA 'GREEN GIANT' / WESTERN RED CEDAR	B & B	5-6' HGT.	

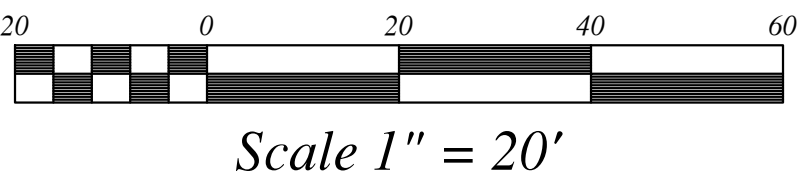
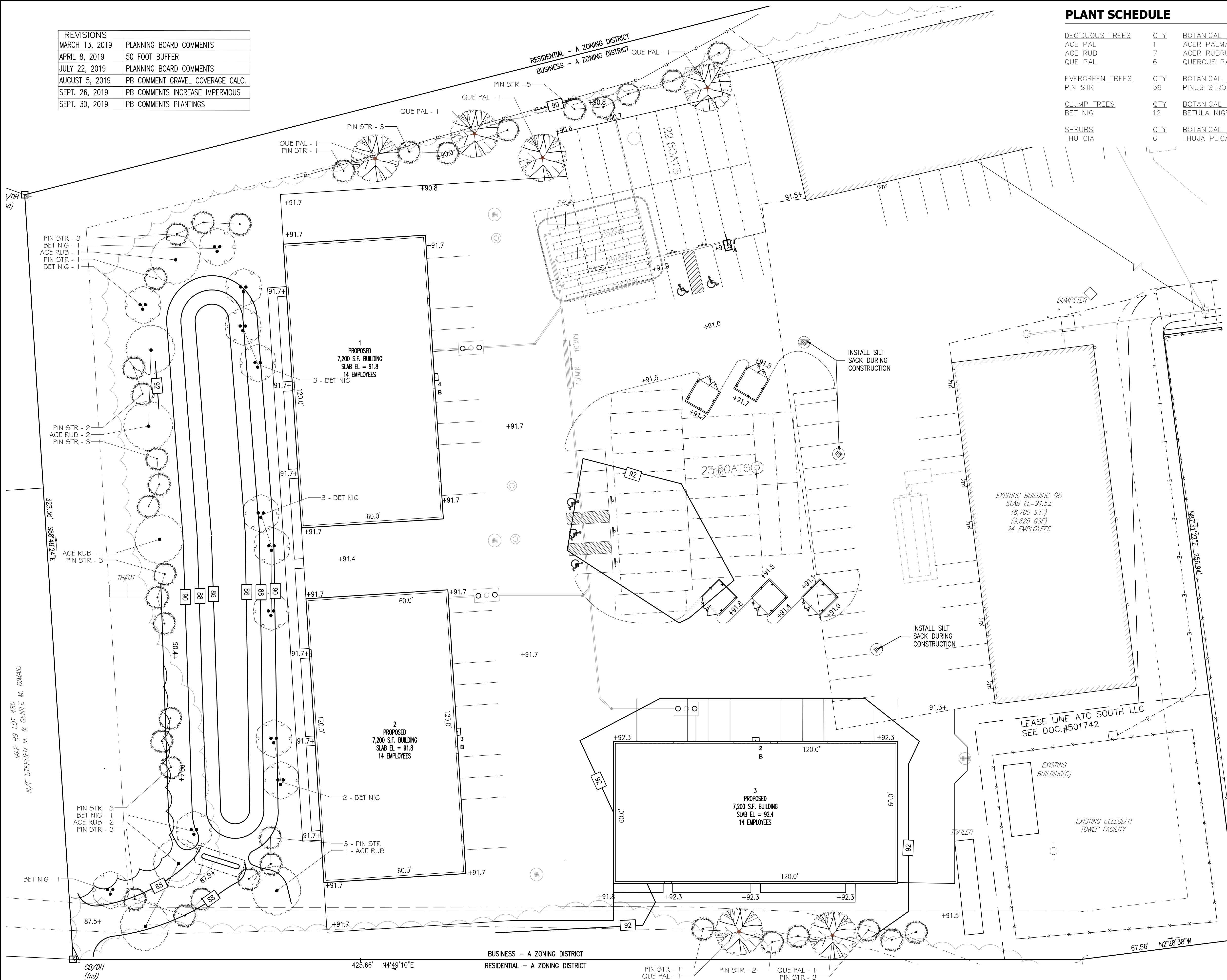


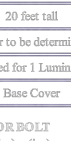
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PEMBROKE, MASSACHUSETTS

PREPARED FOR:
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283 SAWYER STREET
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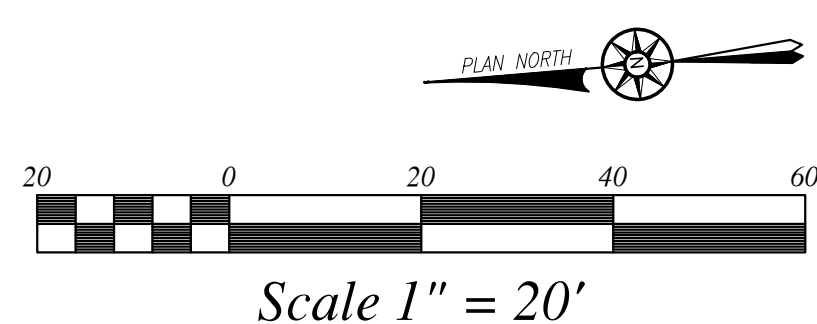
 SQUARE STRAIGHT ALUMINUM (SA)		BASE PLATE The square base plate (SB) allows the aluminum extrusion to be easily mounted to a variety of surfaces by simply attaching the extrusion to the base plate with screws. All units are available in anodized or painted finishes. For further information, see the Aluminum Extrusion Handbook.			
POLISH FINISH The standard finish is a standard 6061-T3 aluminum. After anodizing, the extrusion has a smooth, uniform finish. The extrusion is available in a variety of finishes, including anodized, painted, and powder coated. For further information, see the Aluminum Extrusion Handbook.		ANCHOR BOLT Anchor bolts are designed for structural applications. They are used to secure the extrusion to a concrete foundation. The anchor bolts are made of steel and are available in a variety of sizes. For further information, see the Aluminum Extrusion Handbook.			
HANDHOLE The handhole is a standard 6061-T3 aluminum. It is used to provide a means of access to the interior of the extrusion. The handhole is available in a variety of sizes. For further information, see the Aluminum Extrusion Handbook.					
FINISH The finish is anodized.					

[illegible][illegible]

LumNo	Label	Z	Tilt
1	A	20	0
2	B	18	0
3	B	18	0
4	B	18	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.25	11.2	0.0	N.A.	N.A.
PARKING AND DRIVE	Illuminance	Fc	1.50	11.2	0.0	N.A.	N.A.

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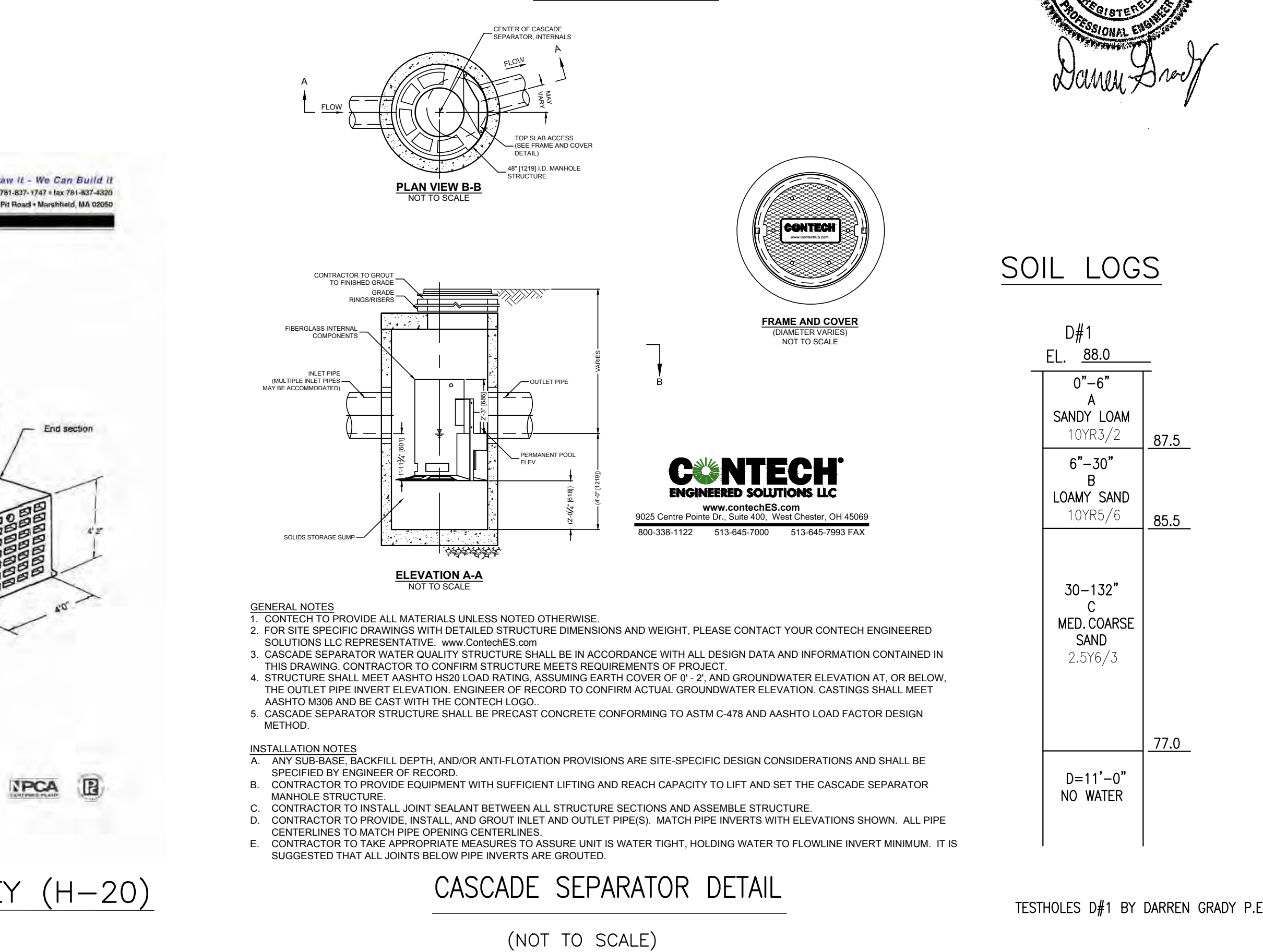
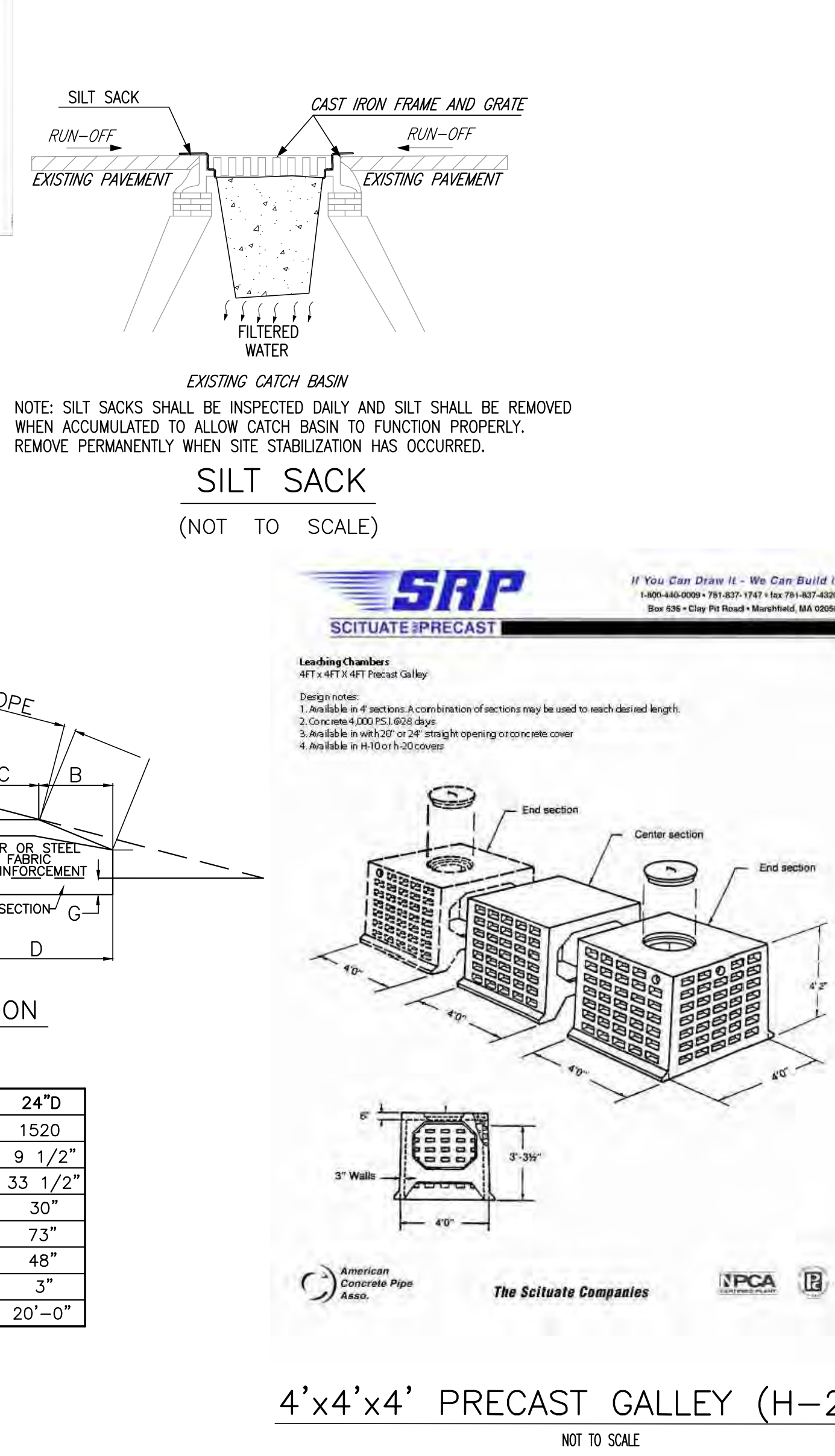
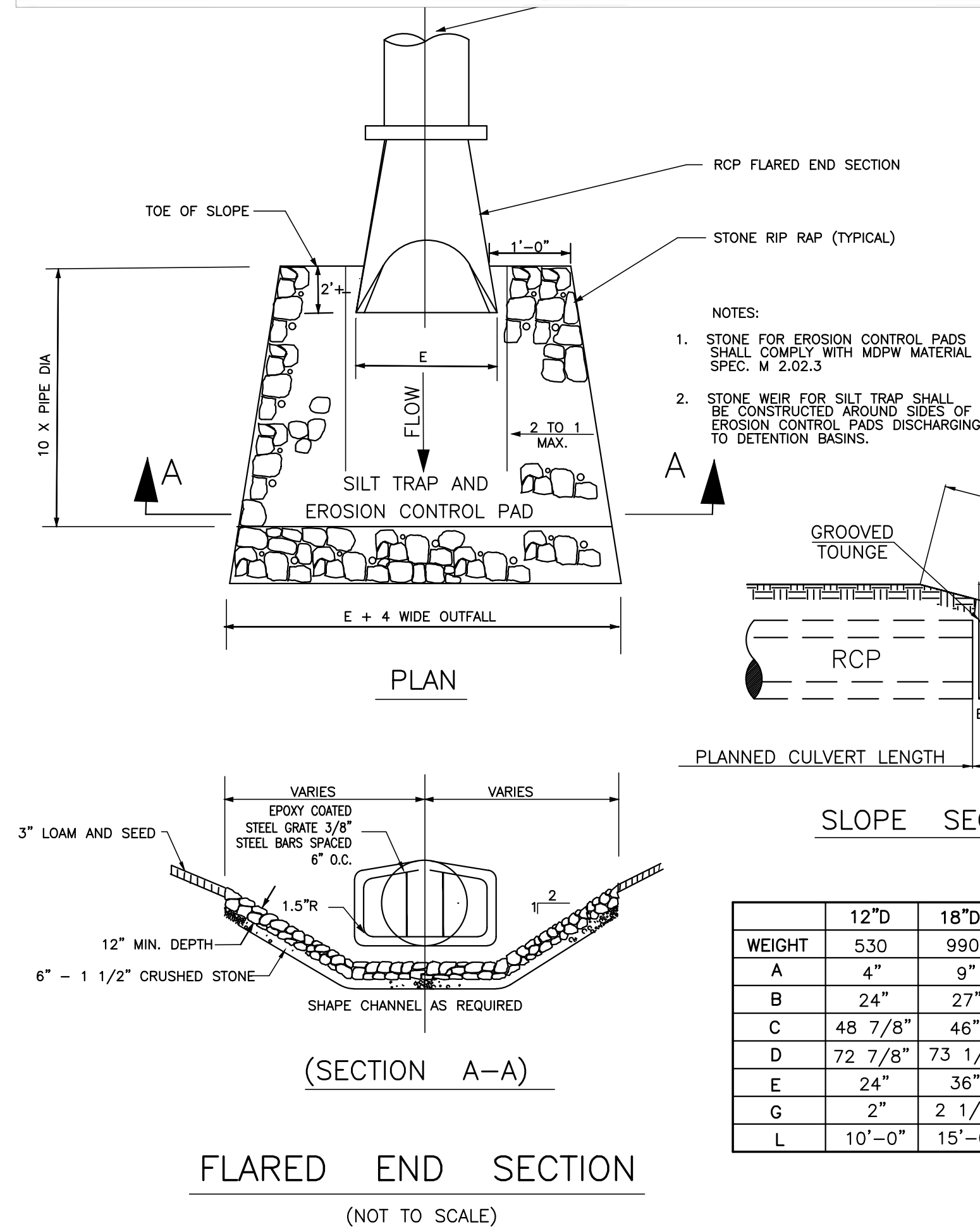


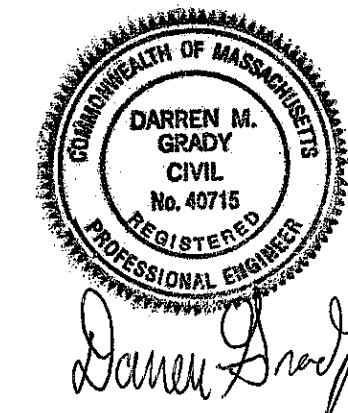
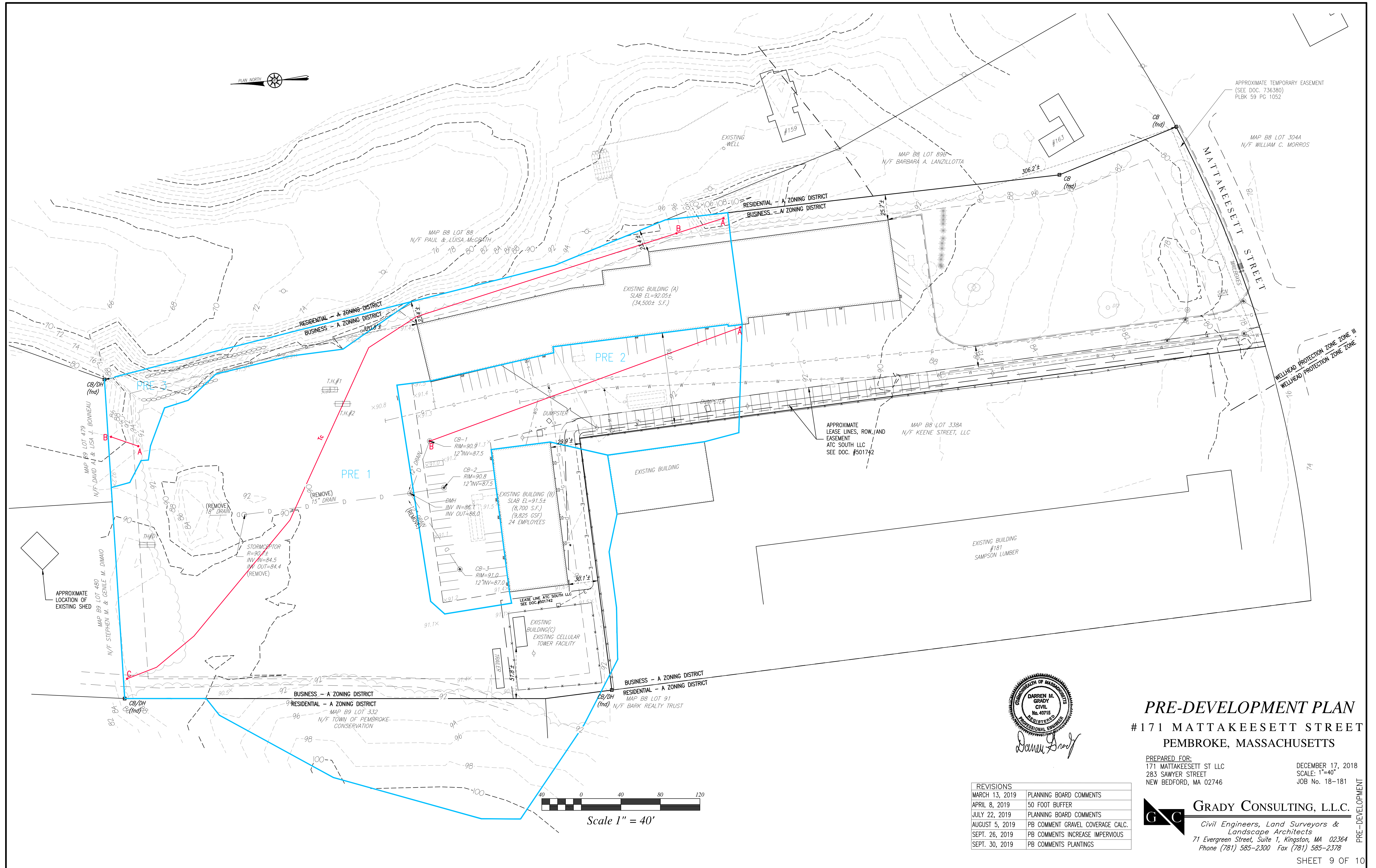
S I T E P L A N
1 7 1 M A T T A K E E S E T T S T R E E T
P E M B R O K E , M A S S A C H U S E T T S

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LIGHTING AND TURNING RADII⁸





PRE-DEVELOPMENT PLAN
#171 MATTAKEESETT STREET
PEMBROKE, MASSACHUSETTS

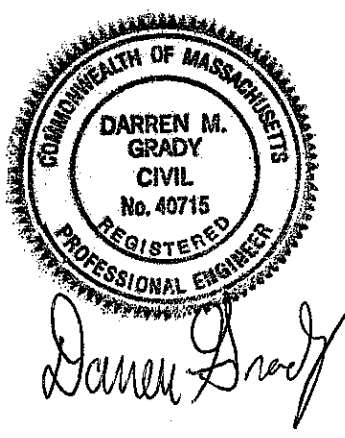
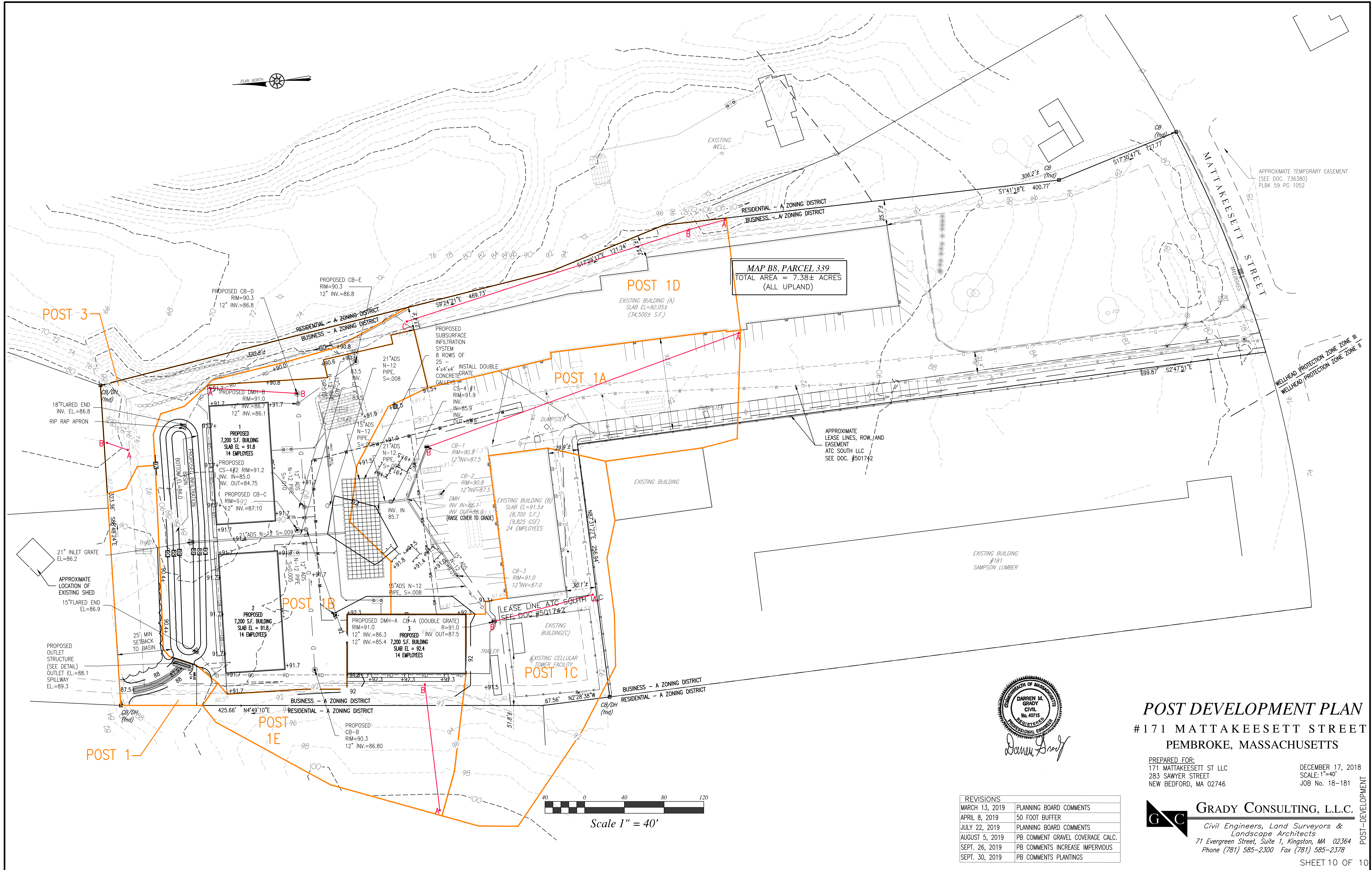
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POST DEVELOPMENT PLAN
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