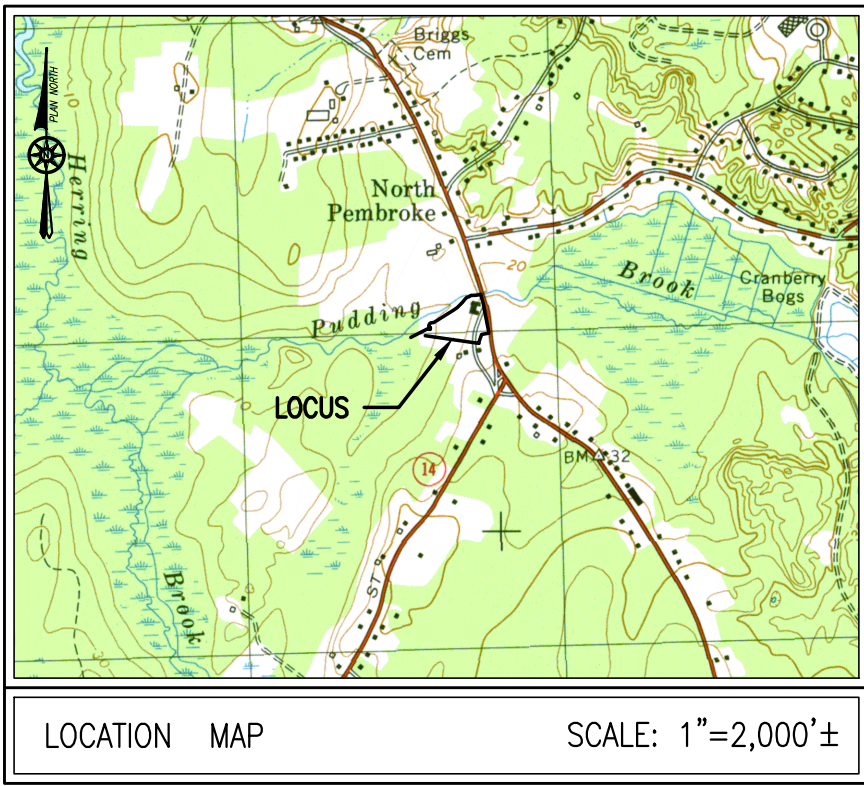




PEMBROKE PLANNING BOARD

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.

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.

TIMOTHY R. BENNETT P.L.S. #36856 3/25/2024 DATE

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED PARTIALLY IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AND PARTIALLY IN THE FEMA FLOOD ZONE AE (EL. 8) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0208K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021.

ELEVATION 8 IS DOWN GRADIENT OF RVU AS SHOWN.

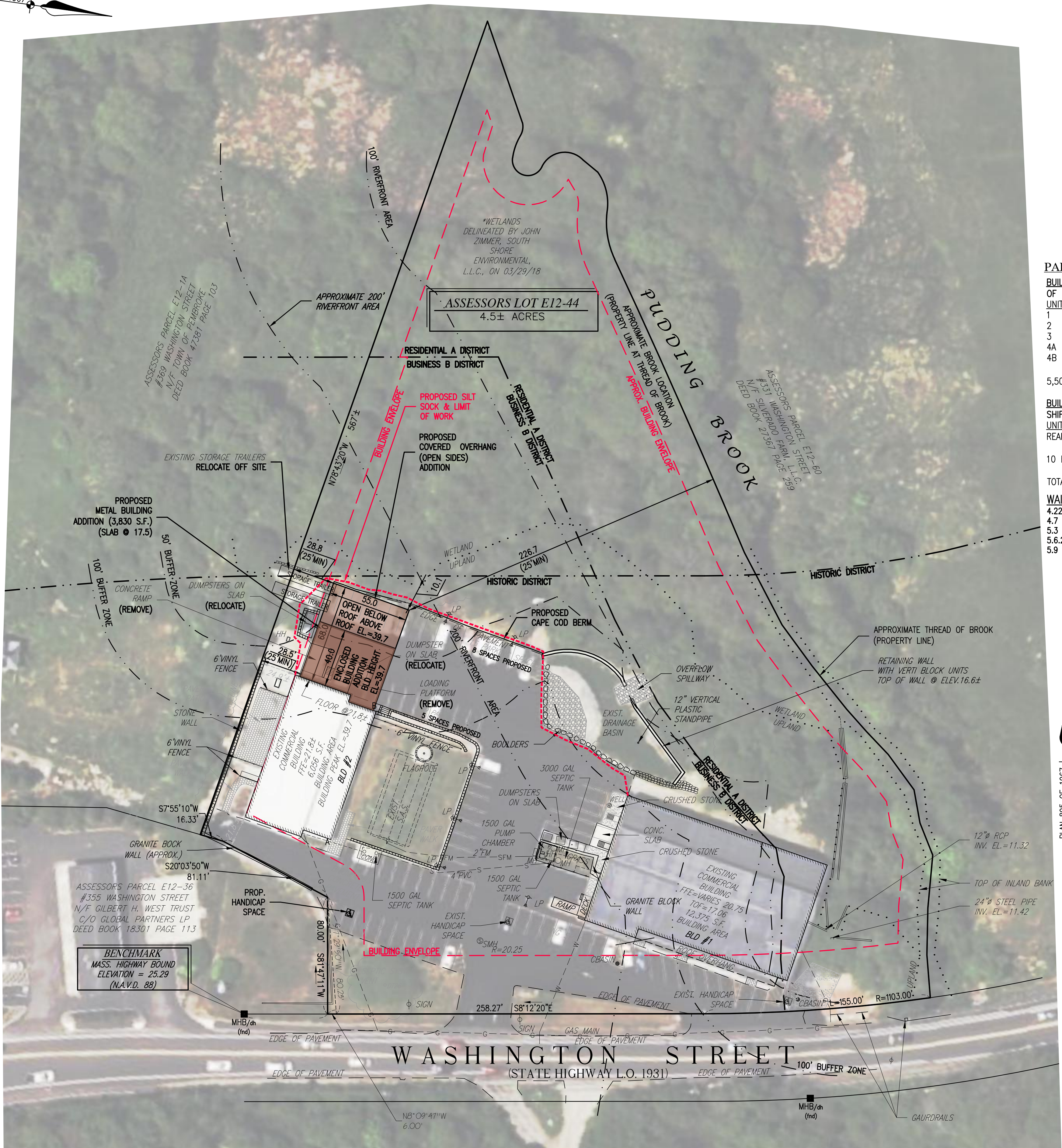
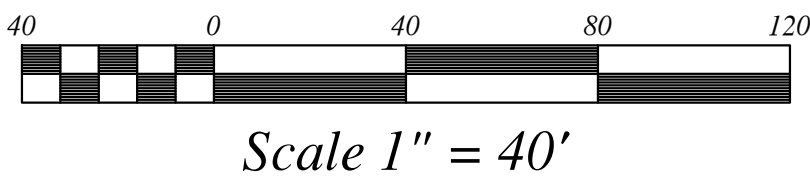


RECORD OWNER:

ASSESSOR MAP E12 LOT 44
345 WASHINGTON STREET, L.L.C.
345 WASHINGTON STREET
PEMBROKE, MA 02359
DEED BOOK 47790 PAGE 255
LOT 1 - PLAN BOOK 4960 PAGE 303

PLAN REFERENCES:

- 1.) DEED BOOK 3469, PAGE 497
- 2.) PLAN BOOK 21, PAGE 508
- 3.) DEED BOOK 4960, PAGE 303
- 4.) PLAN BOOK 40, PAGE 1099
- 5.) PLAN BOOK 43, PAGE 593



ZONE:	BUSINESS B DISTRICT, RESIDENTIAL A DISTRICT, & HISTORIC DISTRICT			
EXISTING USE:	COMMERCIAL BUILDING - ELECTRICAL CONTRACTOR ALLOWED USE PER ZBL SECTION N-4.A.5 - LIGHT INDUSTRY, INCLUDING FABRICATION, ASSEMBLY, FINISHING, PACKAGING OR RESEARCH, TO INCLUDE THE MANUFACTURE, ASSEMBLY, AND PACKAGING OF MERCHANDISE.			
PROPOSED USE:	NO CHANGE IN USE PROPOSED			
PARCEL SIZE	4.5± ACRES OR 196,020± SF (113,780 CONTIGUOUS UPLAND)			
DIMENSIONAL REQUIREMENTS IN BUSINESS B DISTRICT:	REQUIRED/ALLOWED	EXISTING	PROPOSED	
LOT AREA (RECORD 196,020± S.F.)	40,000 S.F.	196,020± SF	196,020± S.F.	
LOT AREA EXCLUSIVE OF WETLANDS	35,000 S.F.	113,780± S.F.	113,780± S.F.	
LOT PERIMETER RATIO (196,020\1,985)	44:1	98.7:1	98.7:1	
LOT FRONTAGE	150 FT	413.27 FT	413.27 FT	
(BUILDING, STRUCTURES, PAVED AREAS)				
FRONT SETBACK	40 FT	21.8± FT	21.8± FT	
SIDE SETBACK	25 FT	21.8± FT	21.8± FT	
REAR SETBACK	20 FT	N/A FT	N/A FT	
MAX HEIGHT	3 STORIES	1 STORY (22.0 FT)	1 STORY (22.0 FT)	
MAX BUILDING FLOOR AREA (%)	35%	9.4%	11.4%	
COVERAGE (%)	60%	31.3	31.3%	
LANDSCAPING	40%	68.7	68.7%	
FRONT 40% OF ANY YARD SHALL BE LANDSCAPED OR LEFT IN A NATURAL STATE (50% ABUTTING RESIDENTIAL USE)				
FRONT 40 X.4	10 FT	0.0 FT	0.0 FT	
SIDE 25 X.4 (ABUT RESIDENTIAL)	10 FT	0.0 FT	0.0 FT	
SIDE 25 X.5 (ABUT RESIDENTIAL)	12.5 FT	67.0 FT	67.0 FT	
REAR 20 X.4 (ABUT RESIDENTIAL)	8 FT	78.2 FT	78.2 FT	

PARKING

BUILDING #1 - V.4.A.2.b. - OFFICES, BANKS, AND SIMILAR SPACES. ONCE SPACE FOR EACH ONE HUNDRED AND FIFTY SQUARE FEET OF FLOOR AREA PLUS ONE SPACE FOR EACH TWO EMPLOYEES OR NEAREST MULTIPLE THEREOF.

UNIT	USE	S.F.
1	VETERINARIAN	1,650
2	YOGA STUDIO	550
3	SMOOTHIE SHOP	1,100
4A	YOGA STUDIO	1,100
4B	LAW OFFICE	1,100
TOTAL		5,500 S.F.

5,500 S.F. x $\frac{1}{150}$ = 37 + 5 SPECIAL FOR EMPLOYEES = 42 REQUIRED PARKING SPACES

BUILDING #2 - V.4.A.2.f. - INDUSTRIAL, MANUFACTURING, AND WHOLESALE USES. ONE SPACE FOR EACH EMPLOYEE ON ANYONE

SHIFT	UNIT	USE	No. OF EMPLOYEES
REAR(Y.E.S.)	ELEC. CONTRACTOR		10
	TOTAL		10 EMPLOYEES

10 EMPLOYEES x 1 PARKING SPACE/EMPLOYEE = 10 REQUIRED PARKING SPACES

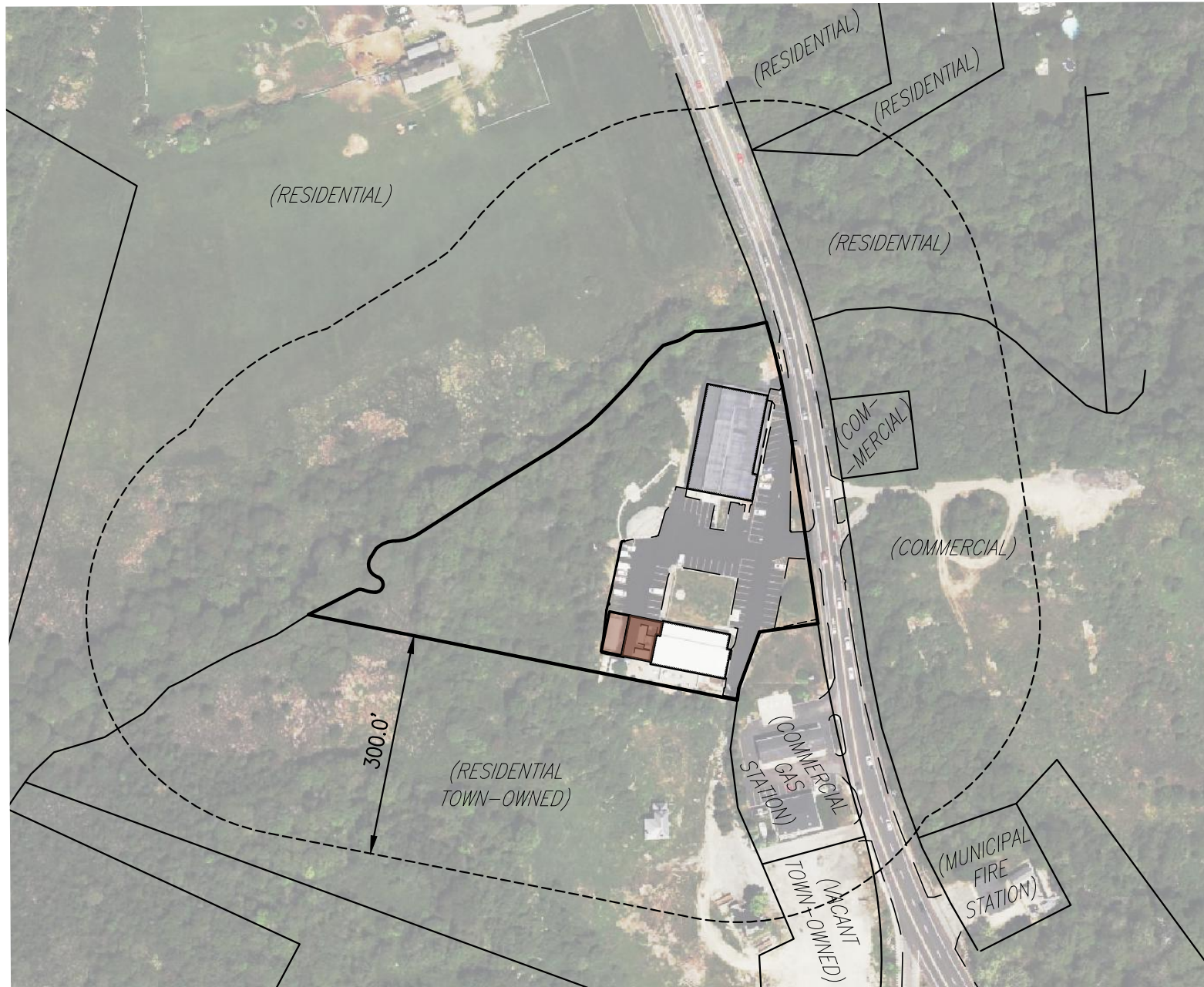
TOTAL REQ'D PARKING SPACES ON SITE = 42 + 10 = 52 TOTAL PARKING SPACES < 63 SPACES AFTER CONSTRUCTION OF ADDITION (3 ACCESSIBLE PARKING SPACES PROPOSED)

WAIVER REQUESTS:

4.22 THE APPLICANT REQUESTS A WAIVER FOR THE REQUIREMENT OF A TRAFFIC STUDY. - NO INCREASE IN TRAFFIC PROPOSED
4.7 THE APPLICANT REQUESTS A WAIVER FOR THE REQUIREMENT OF A LANDSCAPING PLAN - SITE WAS RECENTLY FULLY LANDSCAPED
5.3 ELIMINATE REQUIREMENT FOR DRAINAGE DESIGN - DRAINAGE DESIGN APPROVED IN 2020. NO PROP. CHANGES IN DRAINAGE PATTERNS
5.6.2 TO ELIMINATE THE REQUIREMENT OF CURBING AT EDGES OF ALL PAVED SURFACES. - CAPE COD BERM REQUIRED FOR DRAINAGE SYSTEM
5.9 ELIMINATE THE NEED FOR ARCHITECTURAL PLAN - ADDITION WILL MATCH EXISTING BUILDING STYLE AS SEEN IN IMAGE ON SHEET 3

SHEET INDEX

SHEET 1	ZONING
SHEET 2	EXISTING CONDITIONS & PROPOSED CONDITIONS
SHEET 3	DETAILS & SITE PICTURE



VICINITY MAP WITHIN 300 FT

REVISION	
3/25/24	PB REVIEW COMMENTS

SCALE: 1"=200'

SITE PLAN

#345 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

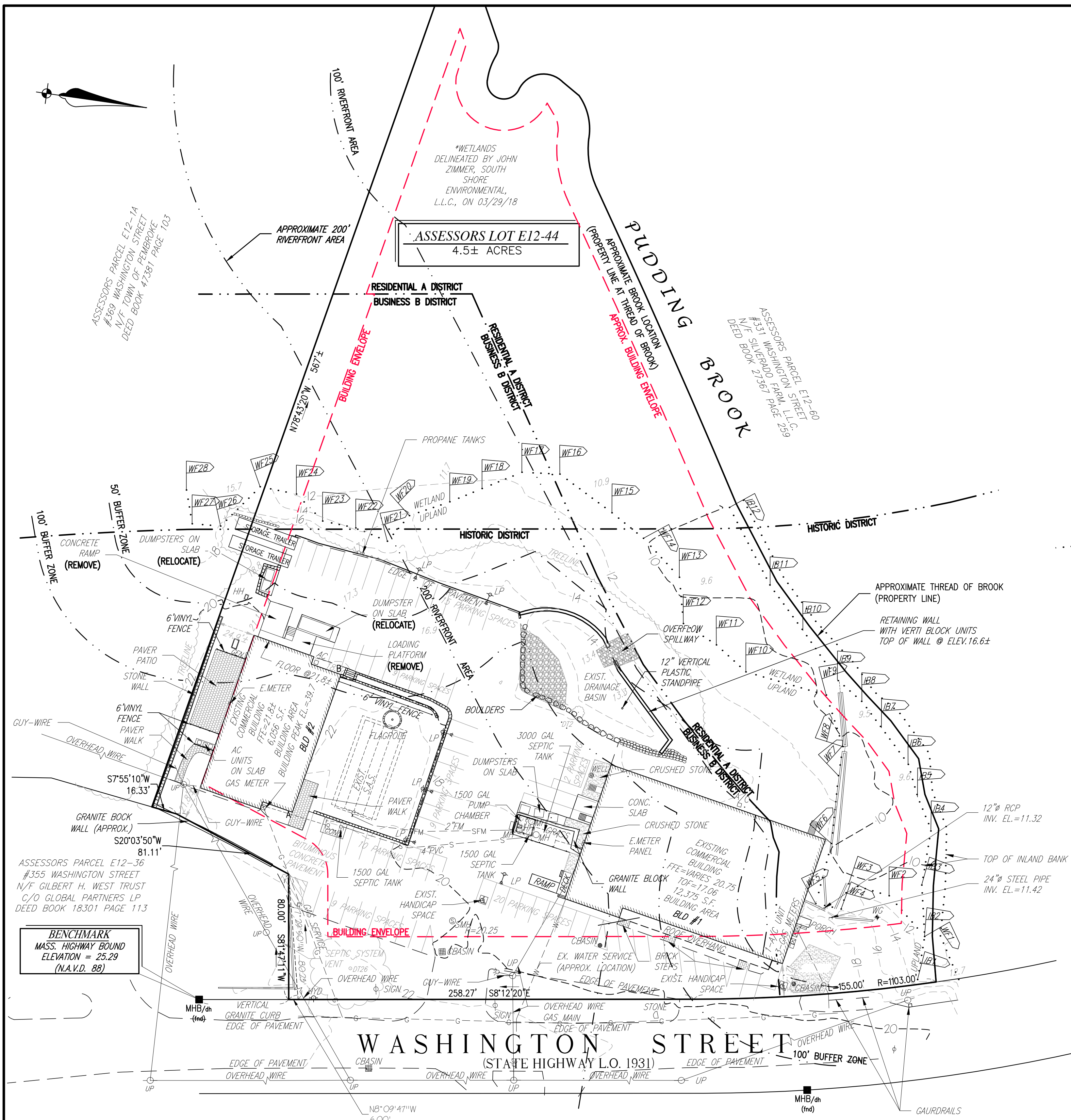
APPLICANT
345 WASHINGTON STREET, L.L.C.
345 WASHINGTON STREET
PEMBROKE, MA 02359

FEBRUARY 15, 2024
SCALE: 1"=40'
JOB NO. 23-447
18-073



GRADY CONSULTING, L.L.C.

71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

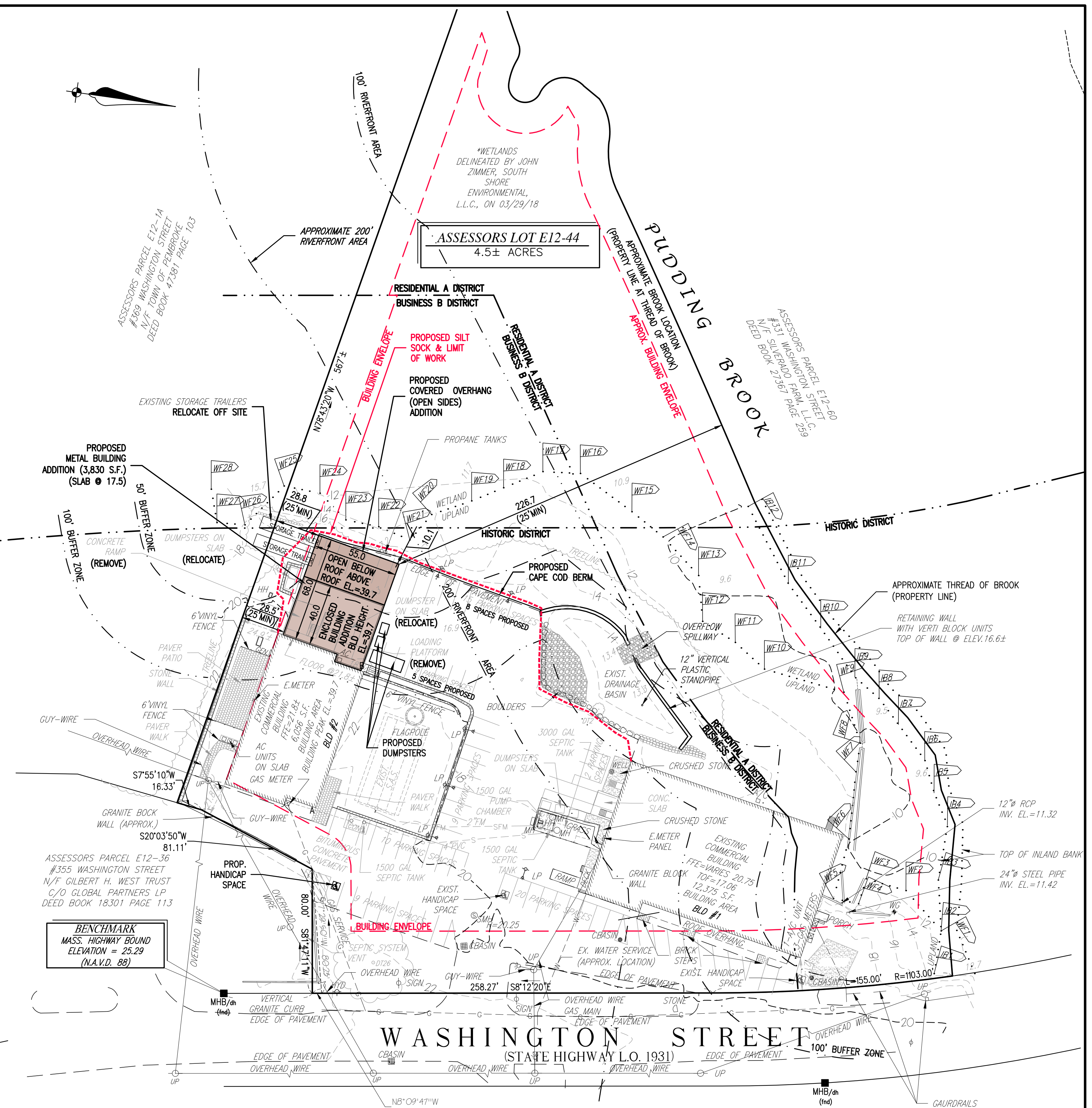
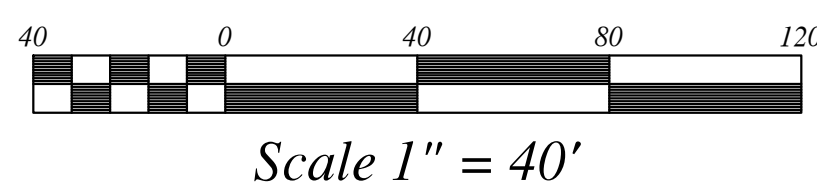


EXISTING CONDITION

NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING WATER SERVICES TO PRIOR TO START OF CONSTRUCTION. NO RECORD ON FILE AT PEMBROKE WATER DEPARTMENT SHOWING WATER LINE TO BUILDING #2.

NOTES:

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON JANUARY 9, 2024.
- ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
- PORTIONS OF THE SUBJECT SITE ARE LOCATED WITHIN THE "BUSINESS B" DISTRICT, THE "RESIDENTIAL A" DISTRICT, AND THE HISTORIC DISTRICT, AS DEPICTED ON THE TOWN OF PEMBROKE ZONING DISTRICT MAP, REVISED OCTOBER 27, 2015.
- WETLAND RESOURCE AREAS WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL SERVICES ON MARCH 29, 2018.
- 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.



PROPOSED CONDITION

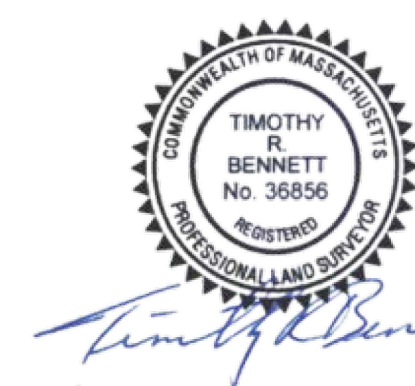
REVISION
3/25/24 PB REVIEW COMMENTS

SITE PLAN

#345 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

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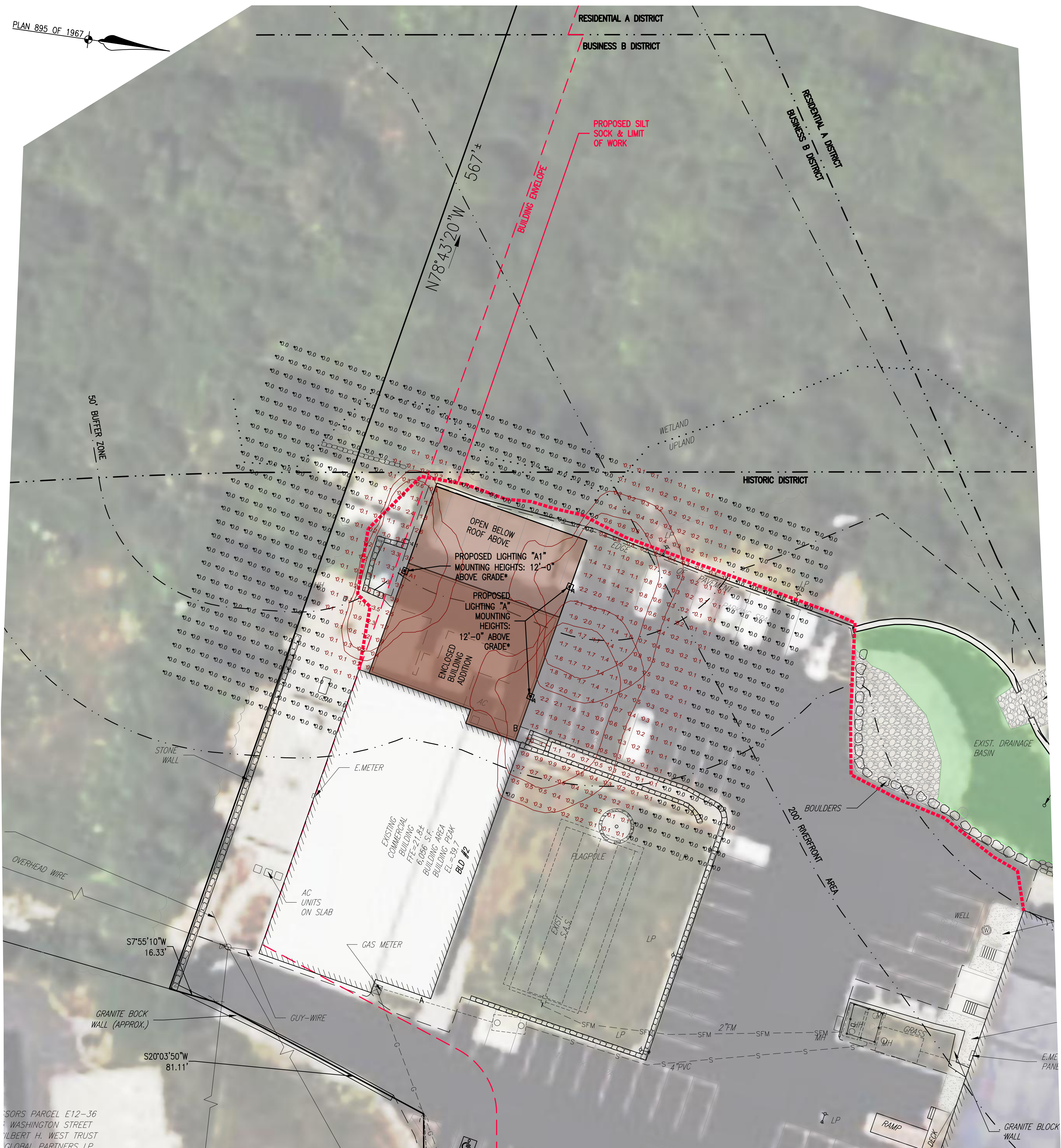
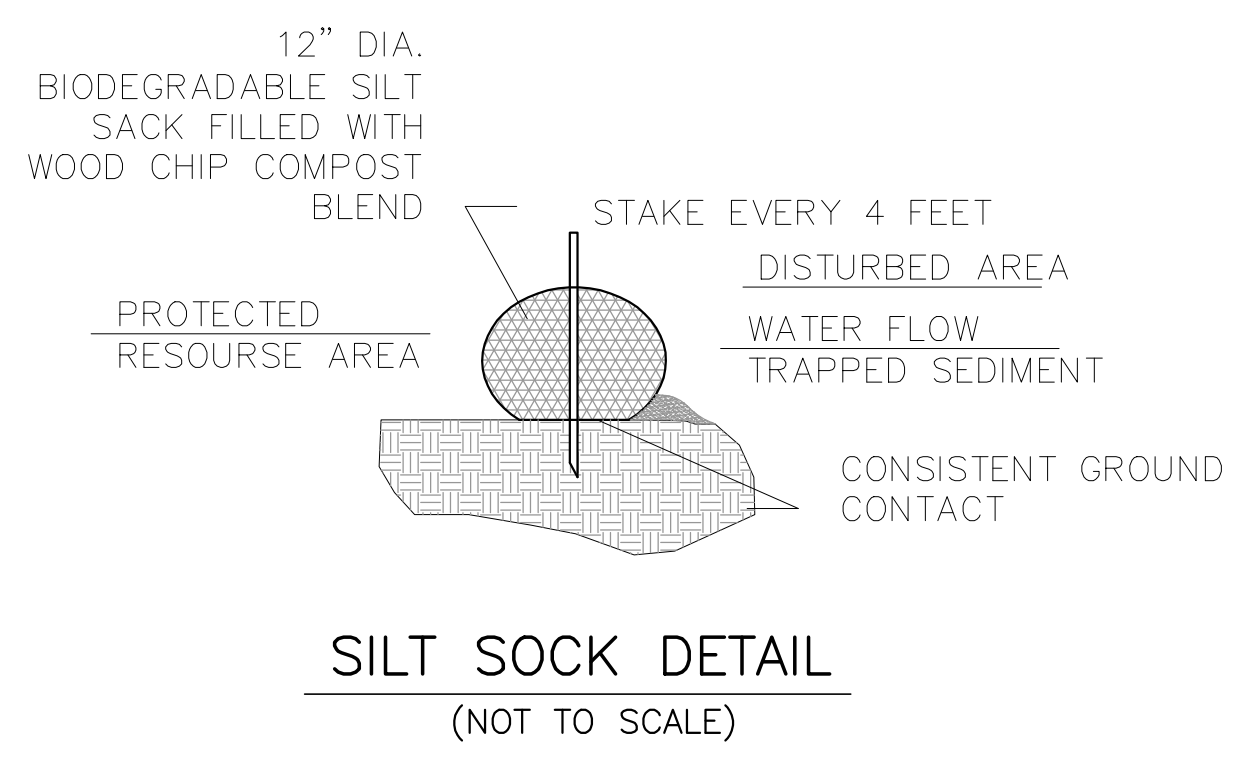
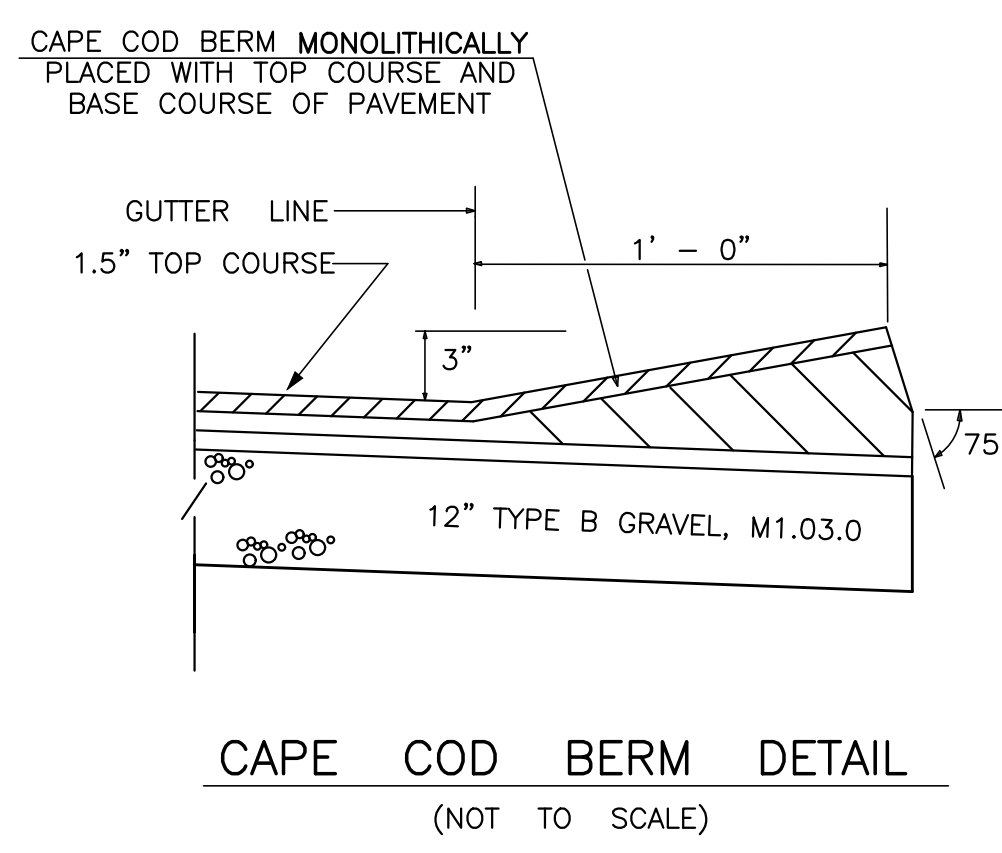


IMAGE OF EXISTING BUILDING
(NOT TO SCALE)

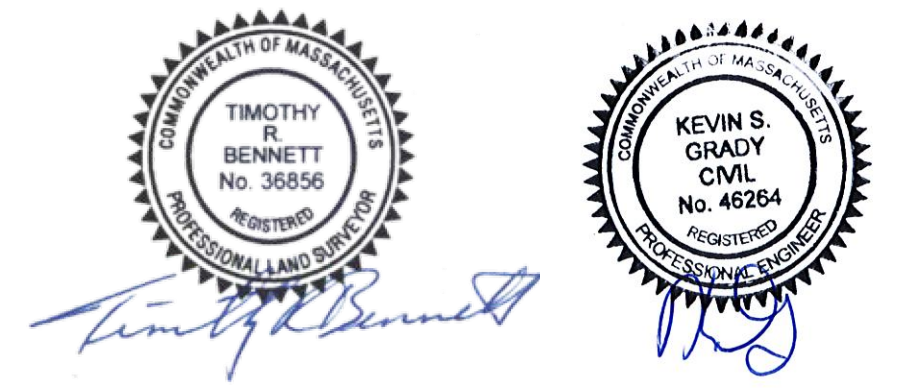


REVISION	
3/25/24	PB REVIEW COMMENTS

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