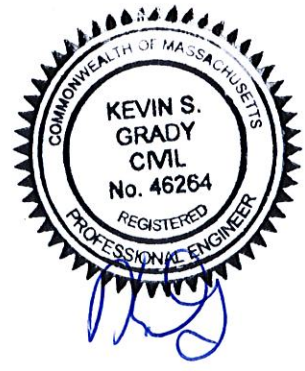


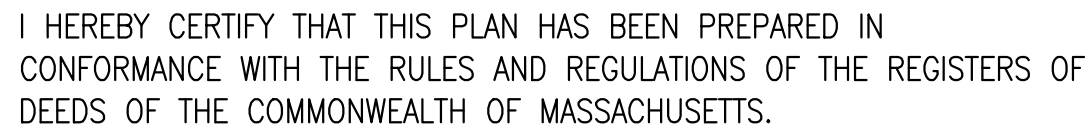


THIS SITE PLAN DOES NOT NECESSARILY INDICATE
COMPLIANCE WITH THE PEMBROKE ZONING BYLAW

[illegible]

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 RE
AND RECORDED AT THIS OFFICE AND NO APPEAL W
RECEIVED DURING THE NEXT TWENTY DAYS AFTER
RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK, TOWN OF PEMBROKE:



I HEREBY CERTIFY THAT AN 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 3/28/2024
TIMOTHY R. BENNETT P.L.S. #36856 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.

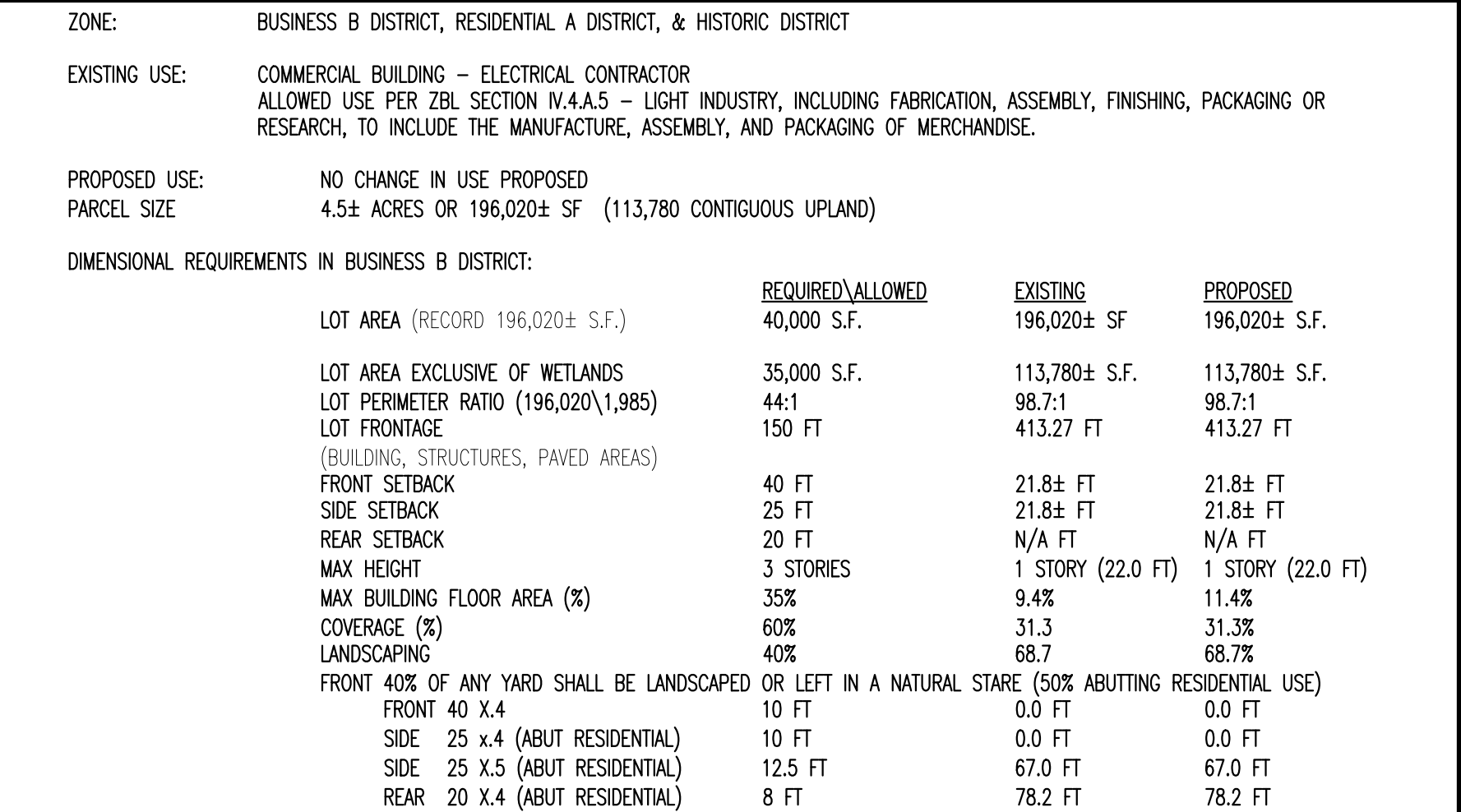
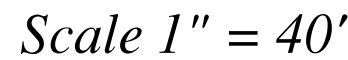
ELEVATION 8 IS DOWN GRADIENT OF BVU AS SHOWN.

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



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.

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

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

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

SHIFT.	USE	No. OF EMPLOYEES
<u>UNIT</u>		
REAR(Y.E.S.)	ELEC. CONTRACTOR	<u>10</u>
	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
 WAIVER REQUESTS: (3 ACCESSIBLE PARKING SPACES PROPOSED)

WAIVER REQUESTS:

4.2.2 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

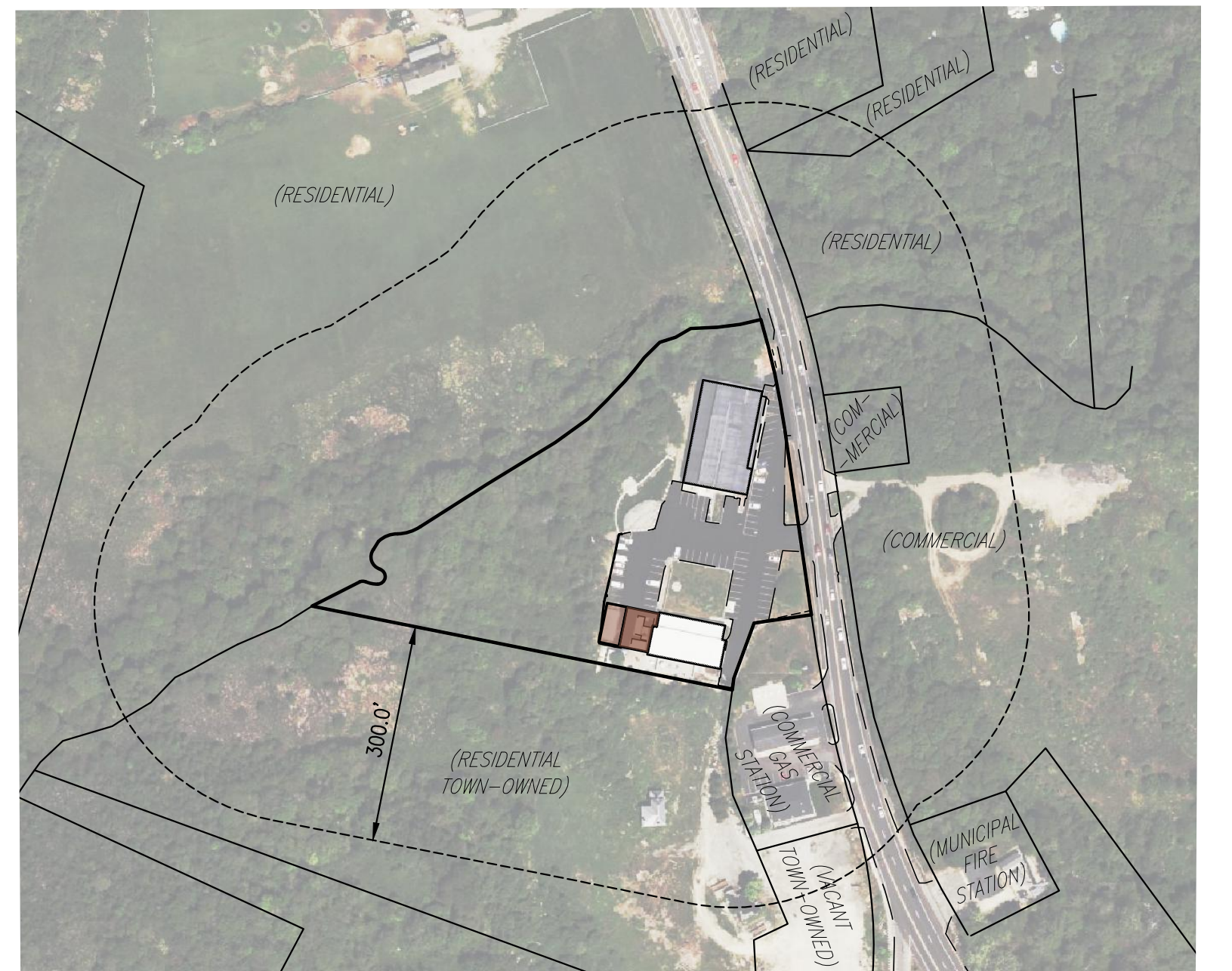
5.3 ELIMINATE REQUIREMENT FOR DRAINAGE DESIGN - DRAINAGE DESIGN APPROVED IN 2020. NO PROP. CHANGES IN DRAINAGE PATTERNS

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

SCALE: 1"=200'

SITE PLAN

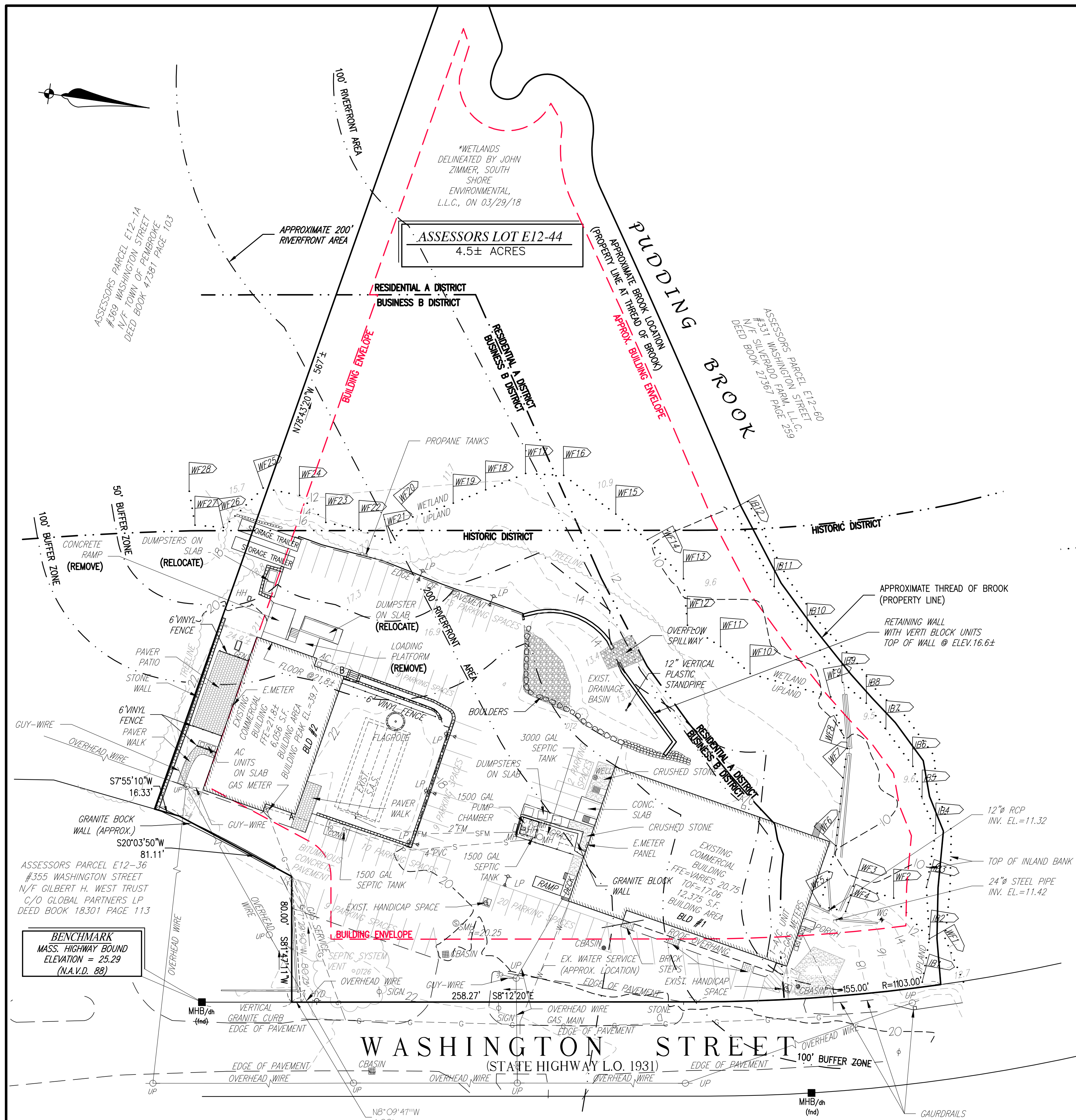
#345 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

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

SHEET 1 OF 3

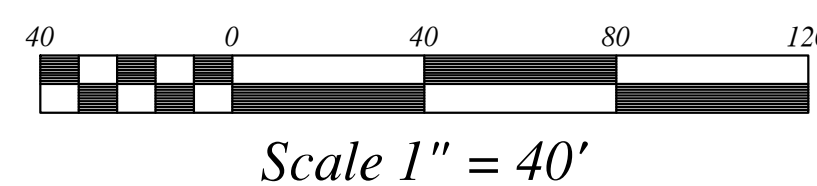


EXISTING CONDITION

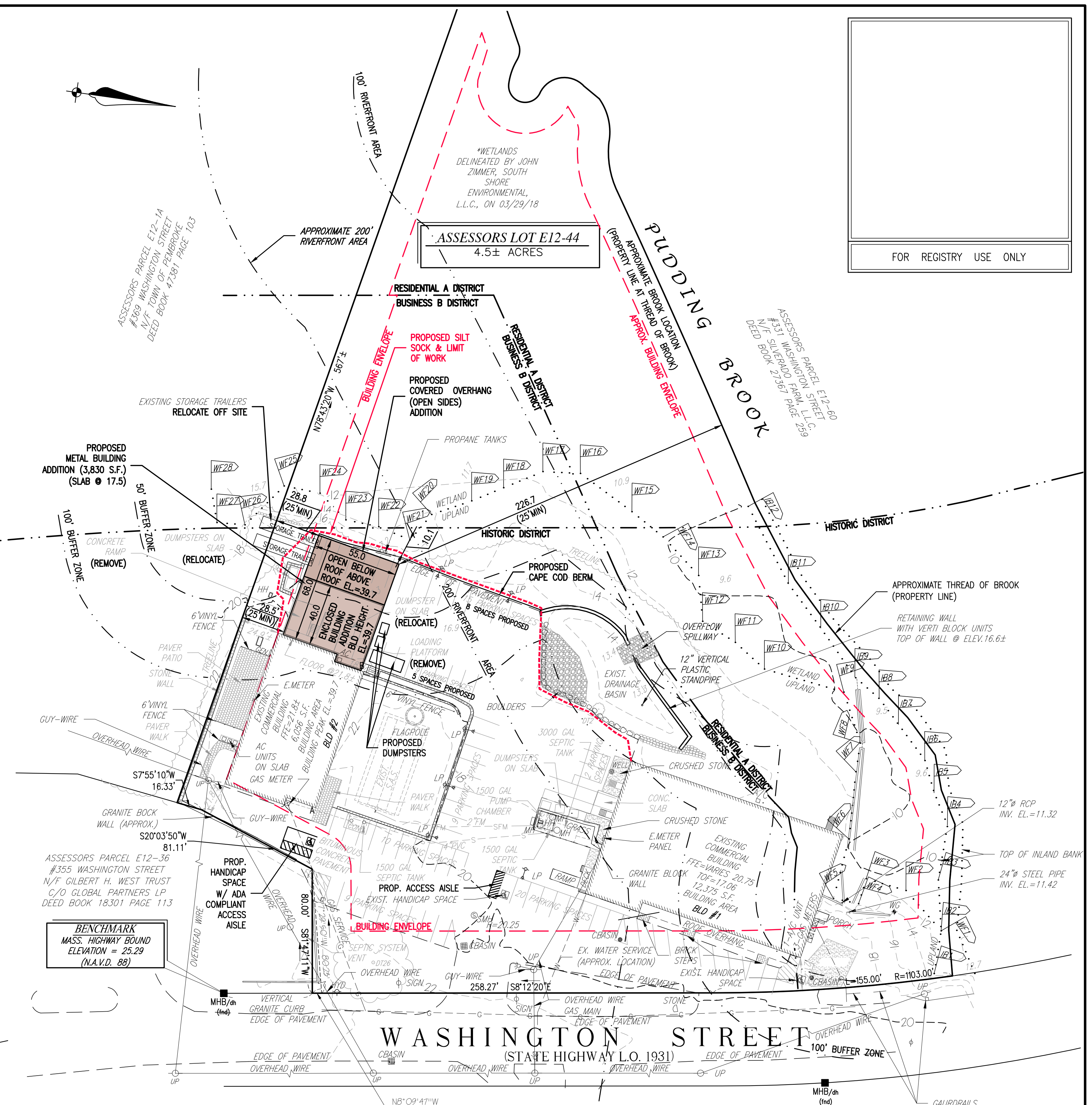
NOTE:
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING WATER SERVICES TO PRIOR TO START OF CONSTRUCTION. NO RECORD ON FILE AT PEMBROKE WATER DEPARTMENT SHOWING WATER LINE TO BUILDING #2.

NOTES:

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 JANUARY 9, 2024.
3. ALL ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM.
4. 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.
5. WETLAND RESOURCE AREAS WERE DELINEATED BY SOUTH RIVER ENVIRONMENTAL SERVICES ON MARCH 29, 2018.
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.



Scale 1" = 40'



PROPOSED CONDITION

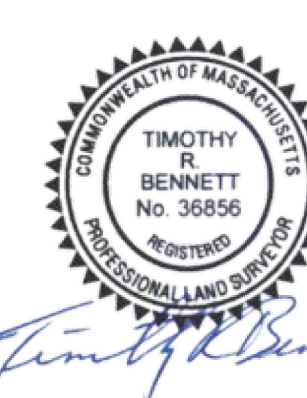
REVISION	
3/25/24	PB REVIEW COMMENTS
3/28/24	PAVEMENT STRIPING

SITE PLAN

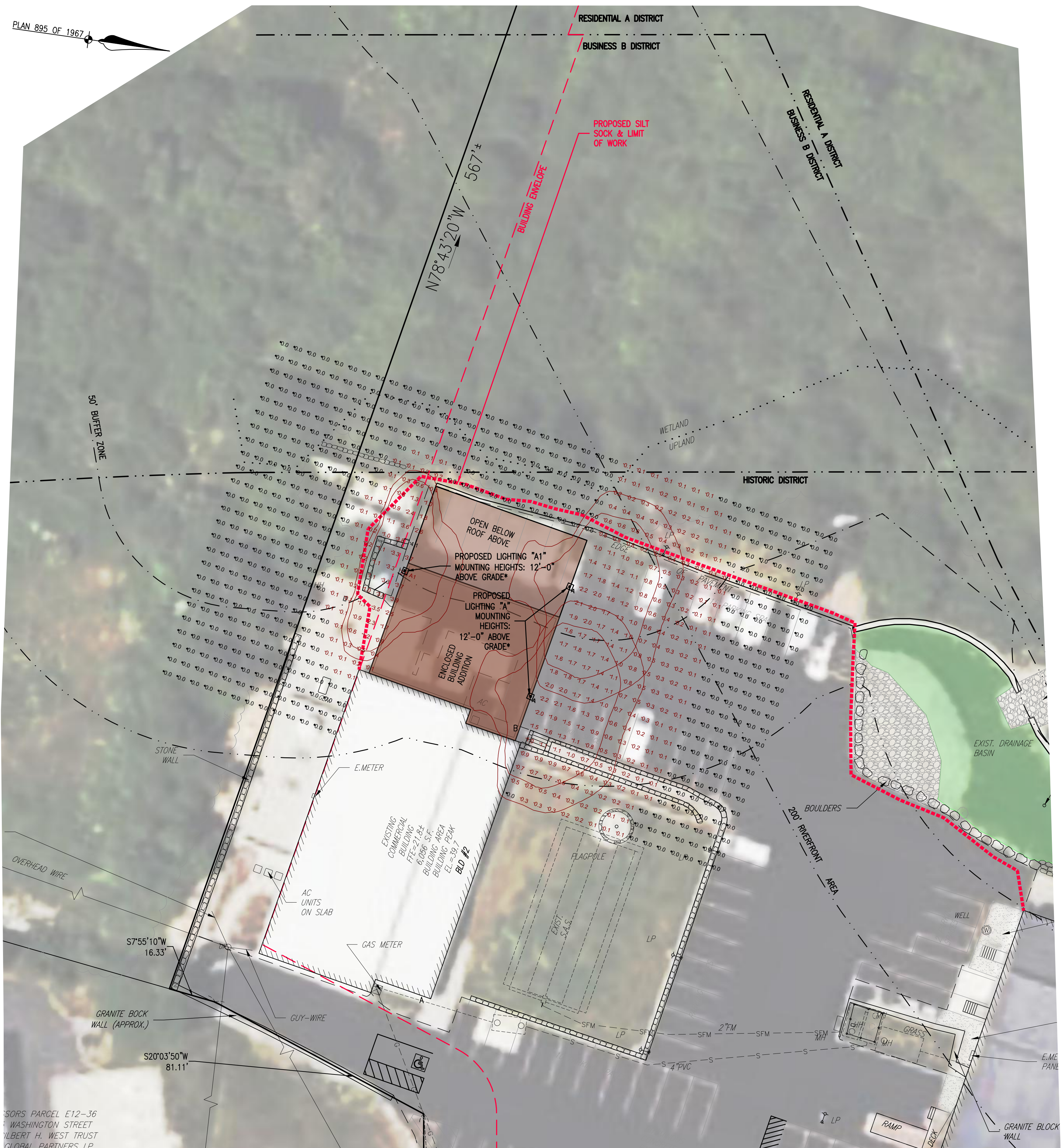
#345 WASHINGTON STREET PEMBROKE, MASSACHUSETTS

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

FEBRUARY 15, 2024
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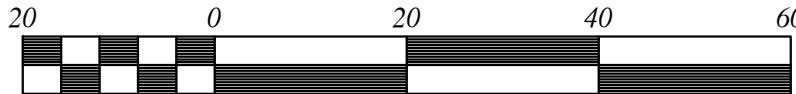
GRADY CONSULTING, L.L.C.
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



PARCELS PARCEL E12-36
WASHINGTON STREET
ALBERT H. WEST TRUST
GLOBAL PARTNERS, L.P.

LIGHTING PLAN

*MOUNTING HEIGHT ON ALL LIGHTING SHALL NOT EXCEED 20-FT ABOVE GRADE

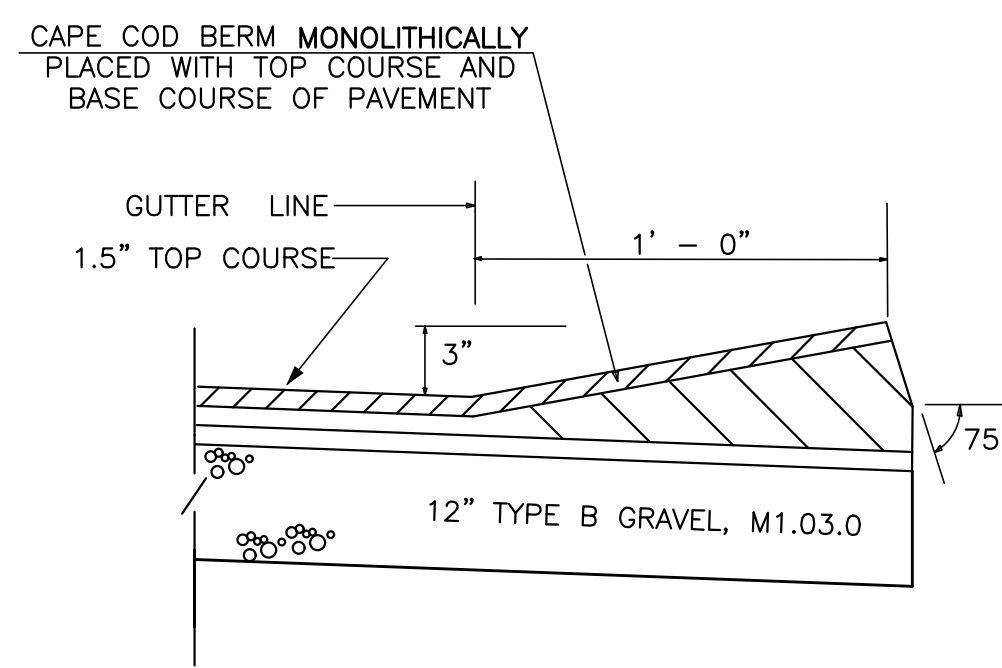


Scale 1" = 20'

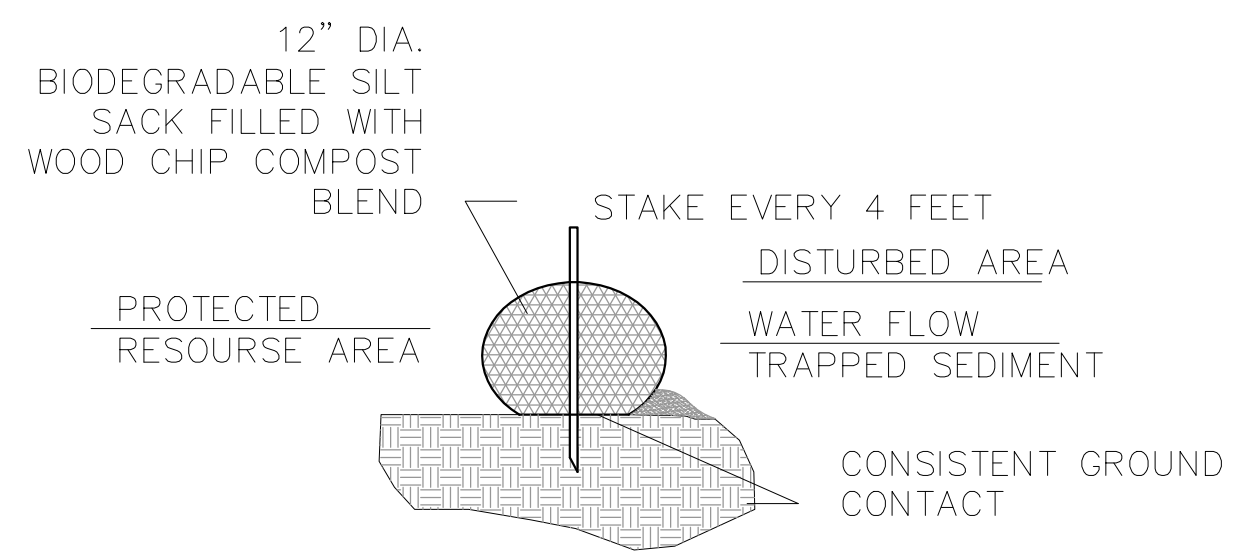
FOR REGISTRY USE ONLY



IMAGE OF EXISTING BUILDING
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)



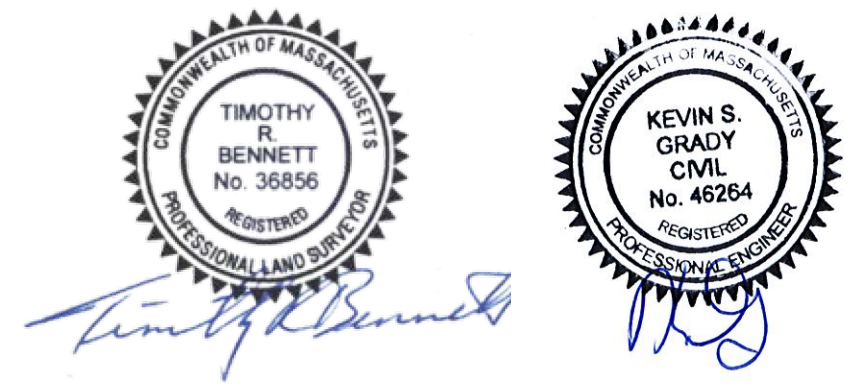
SILT SOCK DETAIL
(NOT TO SCALE)

REVISION	
3/25/24	PB REVIEW COMMENTS
3/28/24	PAVEMENT STRIPING

SITE PLAN
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PEMBROKE, MASSACHUSETTS

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