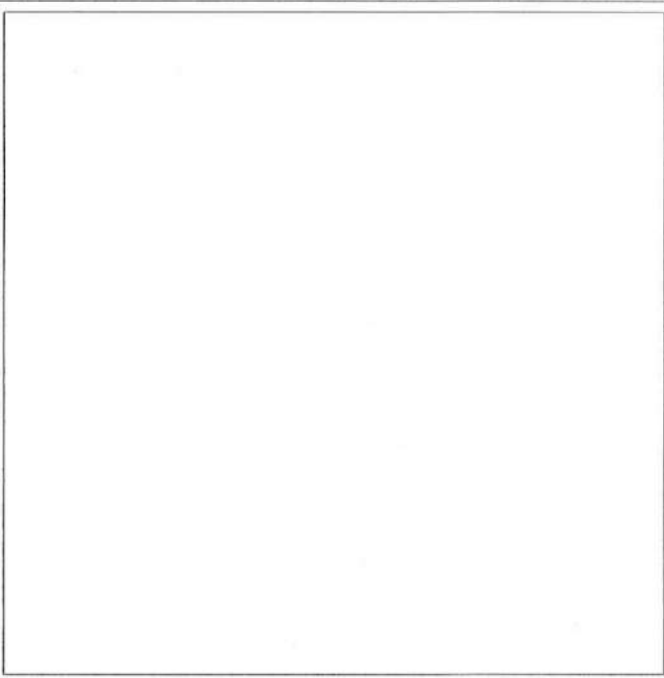


LOCUS MAP  
Not to Scale



FOR REGISTRY USE ONLY

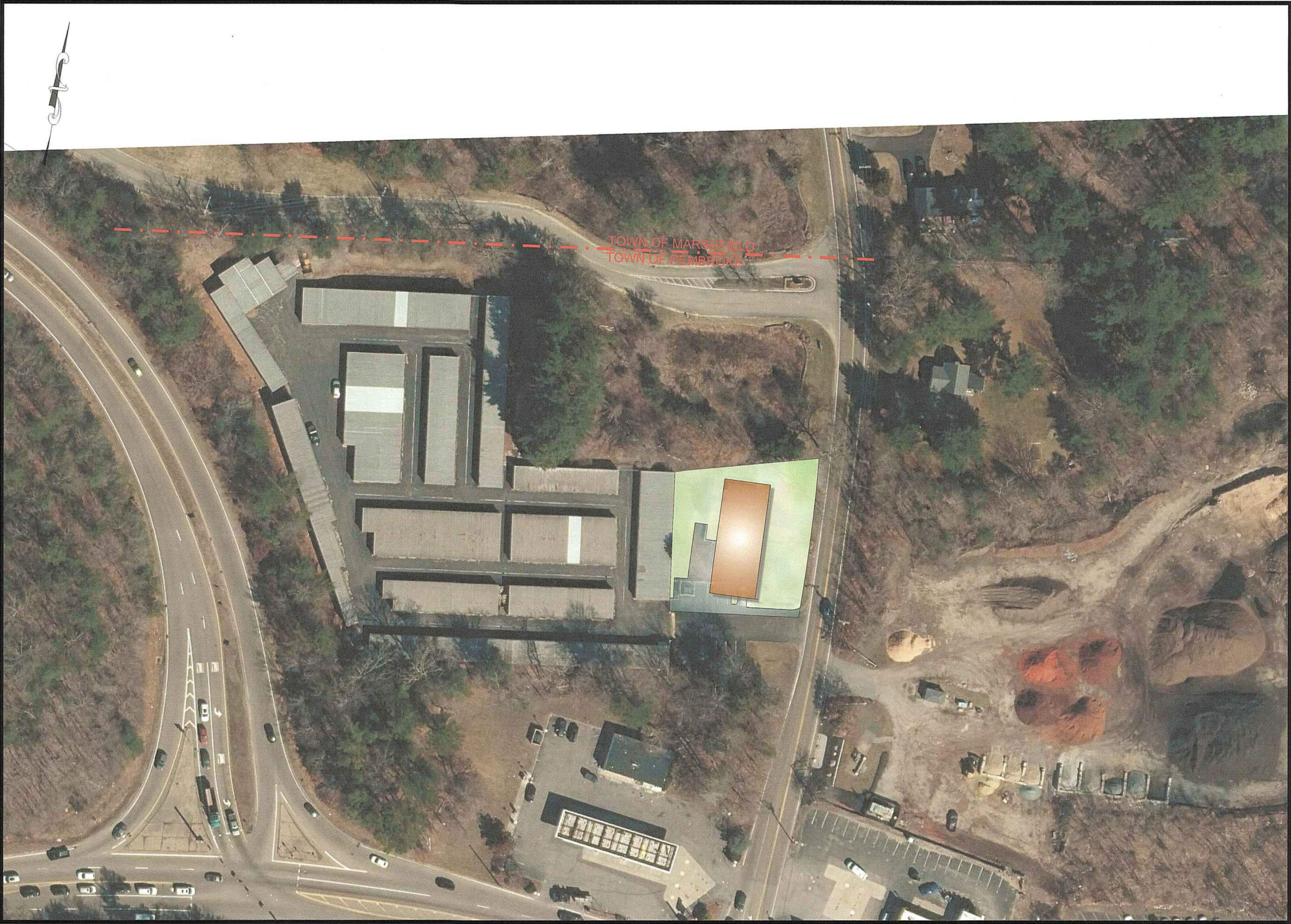
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

  
PROFESSIONAL ENGINEER

4-24-23  
DATE

Drawing Index:

No.	Drawing Title
C-1	Cover Sheet
C-2	General Notes, Legend & Abbreviations
EX-1	Existing Conditions Plan
C-3	Site Layout Plan
C-4	Grading & Utility Plan
D-1-D-2	Construction Details
ES-1	Erosion & Sedimentation Control Plan



SCALE: 1" = 60'

Issued Date:  
MARCH 1, 2023  
REVISED APRIL 24, 2023

McKenzie Engineering Group, Inc. Consulting Engineers  
150 Longwater Drive, Suite 101, Norwell, Massachusetts 02061

# SITE RE-DEVELOPMENT 330 OLD OAK STREET PEMBROKE, MA

SPECIAL PERMIT SITE PLAN APPROVAL

DATE OF APPLICATION: \_\_\_\_\_  
DATE OF HEARING: \_\_\_\_\_  
DATE OF APPROVAL: \_\_\_\_\_  
DATE OF ENDORSEMENT: \_\_\_\_\_

PEMBROKE PLANNING BOARD  
THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW.

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 \_\_\_\_\_

List of Waivers Requested from  
the Planning Board Rules &  
Regulations Governing The  
Issuance of Site Plan Approval  
Town of Pembroke,  
Massachusetts  
August 29, 2005

SECTION IV.4.7 LANDSCAPE PLAN  
IN LIEU OF A LANDSCAPE PLAN, THE PROJECT PROPONENT HAS AGREED TO PROVIDE A LANDSCAPED BUFFER ALONG THE FRONT OF THE BUILDING FACING OLD OAK STREET.  
SECTION IV.4.15/6.0 DEVELOPMENT IMPACT STATEMENT  
SECTION IV.4.22 TRAFFIC IMPACT STUDY  
THE STORAGE UNIT WILL GENERATE FEWER DAILY TRIPS THAN THE EXISTING TWO-FAMILY APARTMENT.  
SECTION V.5.1 SITE LANDSCAPING  
IN LIEU OF A LANDSCAPE PLAN, THE PROJECT PROPONENT HAS AGREED TO PROVIDE A LANDSCAPED BUFFER ALONG THE FRONT OF THE BUILDING FACING OLD OAK STREET.  
SECTION V.5.2 SITE LIGHTING  
THE PROJECT PROPONENT PROPOSES WALL PACK LIGHTING.  
SECTION V.5.3 DRAINAGE  
THE PROJECT PROPONENT HAS AGREED TO INSTALL A ROOF DRY WELL SYSTEM.

Owner/Applicant:  
330 Old Oak Street, LLC  
289 St. George Street  
Duxbury, MA 02332  
  
Engineer/Surveyor:  
McKenzie Engineering Group, Inc.  
150 Longwater Drive  
Suite 101  
Norwell, MA 02061

REV 1 04/24/23 1  
DESCRIPTION BY APP  
PEER REVIEW COMMENTS BCM

**MEG**  
MCKENZIE  
ENGINEERING GROUP  
Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
www.mckeng.com

**SITE RE-DEVELOPMENT**  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS



OWNERS/APPLICANT:  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

DRAWN BY: SBS  
DESIGNED BY: --  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: MARCH 1, 2023  
SCALE: AS NOTED  
PROJECT NO.: 222-190  
DWG. TITLE:

COVER  
SHEET

DWG. NO: C-1



ABANDONED  
ACP ASBESTOS CEMENT PIPE  
ACR ACCESSIBLE CURB RAMP  
ADJ ADJUST  
APPROX APPROXIMATE  
ASPH ASPHALT  
ACCOMP ASPHALT COATED CORRUGATED METAL PIPE  
B BOLLARD  
BD BOUND  
BLDG BUILDING  
BIT CONC BUTTMASS CONCRETE  
BM BENCHMARK  
BS BOTTOM OF SLOPE  
CAP CORRUGATED ALUMINUM PIPE  
CB CATCH BASIN  
CAC CUT AND CAPPED  
CB/DH CONC. BOUND/DRILL HOLE  
CB/EFLP CB/ESCUTCHION  
CCB CAPE COD BERM  
CIP CAST IRON PIPE  
CIT CHANGE IN TYPE  
C CENTERLINE  
CLF CHAIN LINK FENCE  
CO CLEAN OUT  
CONC CONCRETE  
COND CONDUIT  
CMP CORRUGATED METAL PIPE  
CPP CORRUGATED POLYETHYLENE PIPE  
CS COMBINED SEWER  
CSMH COMBINED SEWER MANHOLE  
CULV CULVERT  
Δ DELTA ANGLE  
D DRAIN  
DCB DOUBLE CATCH BASIN  
DIP DUCTILE IRON PIPE  
DMH DRAIN MANHOLE  
E ELECTRIC  
ECC EXTRUDED CONCRETE CURB  
ELEV ELEVATION  
EMH ELECTRIC MANHOLE  
E/T/C ELECTRIC, TELEPHONE, & CABLE TV  
EW END WALL  
EXIST EXISTING  
FAB FIRE ALARM BOX  
FES FLARED END SECTION  
FND FOUND  
FNC FOUNDATION  
F&C FRAME AND COVER  
F&G FRAME AND GRATE  
FD FIRST DEFENSE UNIT  
G GAS  
GD GROUND  
GG GAS GATE  
GIP GALVANIZED IRON PIPE  
GU GUARD POST  
GS GAS SERVICE  
GR GUARD RAIL  
GRAN GRANITE  
HH HANDHOLE  
HOR HORIZONTAL  
HP HIGH PRESSURE  
HWL HEADWALL  
HYD HYDRANT  
INV INVERT  
I.P. IRON PIN  
I.R. IRON ROD  
L LEAD  
LP LIGHT POLE  
MAX MAXIMUM  
MC METAL COVER  
MH MANHOLE  
MHB MASS. HIGHWAY BOUND  
MLN MINIMUM  
MLP METAL LIGHT POLE  
NIC NOT IN CONTRACT  
NTS NOT TO SCALE  
OHW OVERHEAD WIRE  
PB PULL BOX  
PE POLYETHYLENE PIPE  
P PROPERTY LINE  
PROP PROPOSED  
PVC POLYVINYL CHLORIDE PIPE  
PWT PAVEMENT  
PWW PAVED WATER WAY  
RCP REINFORCED CONCRETE PIPE  
REM REMOVE  
REMOD REMODEL  
RET RETAIN  
ROW RIGHT OF WAY  
RR RAILROAD  
R&R REMOVE AND RESET  
R&S REMOVE AND STACK  
S SEWER  
SB STONE BOUND  
SB/DH STONE BOUND/DRILL HOLE  
SGC SLOPED GRANITE CURB  
SMH SEWER MANHOLE  
STA STATION  
SS SEWER SERVICE  
STL STEEL  
T SIDEWALK  
T TELEPHONE  
TCB TRAFFIC CONTROL BOX  
TL TRAFFIC LIGHT  
TMH TELEPHONE MANHOLE  
Tr TREE  
TRANS TRANSFORMER  
TS TOP OF SLOPE  
TSV TAPPING SLEEVE, VALVE AND BOX  
TYP TYPICAL  
UP UTILITY POLE  
VCP VITRIFIED CLAY PIPE  
VERT VERTICAL  
VGC VERBAL GRANITE CURB  
W WATER MAIN  
WG WATER GATE

EXISTING		PROPOSED	
	55		100
	X 100.2		+ 100.00
	27.21TC 27.15BC		27.21TC 27.15BC
	21.25		21.25
	S		S
	FD		FD
	DMH		DMH
	CB		CB
	DCB		DCB
	HYD		HYD
	UP		UP
	LIGHT		LIGHT
	WG		WG
	GG		GG
	SIGN		SIGN
	EP		EP
	TP		TP
	EXISTING TREE		EXISTING TREE
	BOLLARD		BOLLARD
	DUMPSTER PAD		DUMPSTER PAD
	PARKING COUNT		PARKING COUNT
	HANDICAP RAMP		HANDICAP RAMP
	HANDICAP PARKING		HANDICAP PARKING
	VAN-ACCESSIBLE HANDICAP PARKING		VAN-ACCESSIBLE HANDICAP PARKING
	UTILITY POLE		UTILITY POLE
	GUY POLE		GUY POLE
	HAND HOLE		HAND HOLE
	PULL BOX		PULL BOX
	TELEPHONE MANHOLE		TELEPHONE MANHOLE
	TRANSFORMER PAD		TRANSFORMER PAD
	TREE LINE		TREE LINE
	CHAIN LINK FENCE		CHAIN LINK FENCE
	STONE WALL		STONE WALL
	RETAINING WALL		RETAINING WALL
	WETLAND FLAG LOCATION		WETLAND FLAG LOCATION
	WETLAND LINE		WETLAND LINE
	WETLAND BUFFER		WETLAND BUFFER
	LIMIT OF WORK/EROSION CONTROL		LIMIT OF WORK/EROSION CONTROL
	SNOW STORAGE AREA		SNOW STORAGE AREA

1. LOCUS IS SHOWN AS PARCEL NUMBER G15-3 ON THE TOWN OF PEMBROKE ASSESSOR'S MAPS.
2. DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 57242, PAGE 35.
3. SURVEY OF THE FRONT PORTION OF THE SITE WAS MADE ON THE GROUND IN SEPTEMBER OF 2022 BY MCKENZIE ENGINEERING GROUP, INC. THE REMAINDER OF THE SITE IS FROM COMPILED DATA.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
5. WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
6. MINIMUM SETBACK REQUIREMENTS:  
ZONING DISTRICT: BUSINESS B (ADULT USE OVERLAY)  
FRONT YARD 40'  
SIDE YARD 25'  
REAR YARD 20'
7. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25023C0207K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2022.
8. THE PROPERTY SHOWN HEREON IS LOCATED IN A DEP ZONE 2, AND NOT LOCATED IN A TOWN OF PEMBROKE WATER RESOURCE AND GROUNDWATER PROTECTION DISTRICT.
9. THE LOCUS IS NOT LOCATED WITHIN AN AREA MAPPED AS PRIORITY HABITAT & ESTIMATED HABITAT FOR RARE SPECIES ACCORDING TO THE NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM (NHESP).
10. PLAN REFERENCES:

PB	PG
4090	428
3414	357
3538	583
3654	303

1. 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 SHALL BE 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCHMARKS NECESSARY FOR THE WORK.
3. THE CONTRACTOR SHALL COORDINATE ALL STREET WORK WITH THE PEMBROKE DEPARTMENT OF PUBLIC WORKS.
4. THE CONTRACTOR SHALL EXCAVATE THE UTILITY TRENCHES IN THE LOCATIONS SHOWN ON THE PLAN PRIOR TO COMMENCING WORK TO VERIFY THE ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE THE OWNER AND ENGINEER WITH THE RESULTS PRIOR TO COMMENCING ANY WORK.
5. ALL WATER AND FIRE SERVICES SHALL BE INSTALLED WITH 9' OF COVER EXCEPT AS NOTED OR DETAILED OTHERWISE.
6. THE LOCATION AND SIZES OF THE DOMESTIC WATER AND FIRE SERVICES SHALL BE PROVIDED DURING FINAL DESIGN AND WERE NOT SPECIFIED BY MCKENZIE ENGINEERING GROUP, INC.
7. THE DOMESTIC WATER SERVICES SHALL BE POLYETHYLENE AND FIRE SERVICES SHALL BE CEMENT LINED DUCTILE IRON PIPE (C.L.D.I.) AND SHALL BE INSTALLED WITH APPROPRIATELY SIZED TAPPING SLEEVE, GATE VALVE AND BOX.
8. ALL WATER AND FIRE SERVICE APPURTENANCES, MATERIALS, METHODS OF INSTALLATION SHALL MEET OR EXCEED ALL LOCAL MUNICIPAL REQUIREMENTS.
9. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE ADEQUATELY PROTECTED AGAINST BACKFLOW (BACKFLOW PREVENTION) AT THE BUILDING.
10. AFTER PRESSURE TESTING AND CHLORINATION IS COMPLETED, SAMPLES SHALL BE TAKEN FROM THE FIRE SERVICE AND DOMESTIC WATER SERVICE AND SHALL BE TESTED AT 200 PSI FOR A MINIMUM OF 2 HOURS. THE CONTRACTOR IS REQUIRED TO NOTIFY THE PEMBROKE DEPARTMENT OF PUBLIC WORKS AT LEAST 24 HOURS PRIOR TO THE TESTING.
11. THE FIRE SERVICE AND DOMESTIC WATER SERVICE SHALL BE TESTED IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. A MINIMUM OF 2 SEPARATE WATER SAMPLES SHALL BE TESTED AT A STATE CERTIFIED LABORATORY.
12. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER SERVICES AND WATER SERVICES. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET TO A WATER SERVICE THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER SERVICE.
13. ALL GRAVITY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) SDR-35 UNLESS OTHERWISE NOTED.
14. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE EXCAVATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHENEVER IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS STIPULATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
15. THE LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE, COMMUNICATION (E.T.C.) AND FIRE SERVICES ARE APPROXIMATE. THE PROJECT ELECTRICAL ENGINEER SHALL VERIFY THESE LOCATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL E.T.C. WORK WITH THE APPROPRIATE UTILITY COMPANIES.
16. THE PROPOSED GAS SERVICE LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL COORDINATE THE GAS SERVICE INSTALLATION WITH THE GAS COMPANY. THE CLIENT AND CONTRACTOR SHALL CONFIRM THE LOCATION AND SIZE OF THE PROPOSED GAS SERVICES WITH THE GAS COMPANY.
17. IF DURING THE CONSTRUCTION PROCESS THE NEED FOR EXCAVATION DEWATERING ARISES, A DEWATERING FILTER PIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROPRIATE STORMWATER MANAGEMENT AND ENGINEERING PRACTICES.

4-24-23  
DATE

[illegible]

**SITE RE-DEVELOPMENT**  
**(ASSESSORS PARCEL G15-3)**  
**330 OLD OAK STREET**  
**PEMBROKE, MASSACHUSETTS**

COMMONWEALTH OF MASSACHUSETTS  
BRADLEY C.  
MCKENZIE  
CIVIL  
No. 38917  
REGISTERED  
PROFESSIONAL ENGINEER

OWNERS/APPLICANT:  
3330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

PERMIT PLAN

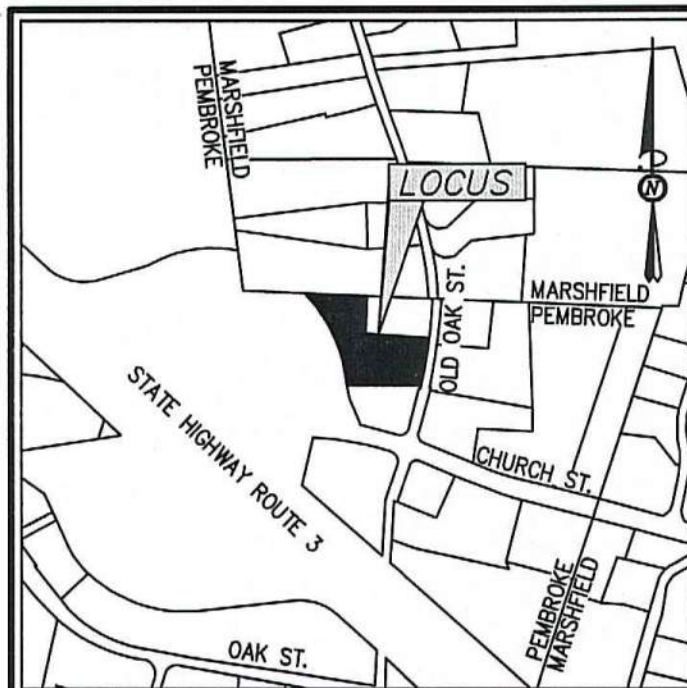
DRAWN BY:	SBS
DESIGNED BY:	--
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 1, 2023
SCALE:	NTS
PROJECT NO.:	222-190
DWG. TITLE:	

## GENERAL NOTES, LEGEND & ABBREVIATIONS

DWG. NO:

C-2





LOCUS MAP

Not to Scale

FOR REGISTRY USE ONLY

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PROFESSIONAL LAND SURVEYOR

DATE

UNION STREET  
APN C11-01-01  
N/F  
NORTH RIVER COMMUNITY  
DEED BK 18170 PG 208

TOWN OF MARSHFIELD  
TOWN OF PEMBROKE

334 OLD OAK STREET  
APN F15-1  
N/F  
NORTH RIVER COMMUNITY  
DEED BK 18170 PG 208

343 OLD OAK STREET  
APN G15-22  
N/F  
343 OAK STREET REALTY TRUST  
BK. 28067 PG. 236  
±1.00 AC

305 OLD OAK STREET  
APN G15-12  
N/F  
EMILY TRADING POST INC.  
BK. 10519 PG. 235  
±2.94 AC

SPECIAL PERMIT SITE PLAN APPROVAL

DATE OF APPLICATION:

DATE OF HEARING:

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

PEMBROKE PLANNING BOARD

THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW.

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

ABBREVIATIONS

FFE FIRST FLOOR ELEVATION  
BIT CONC. BITUMINOUS CONCRETE PAVEMENT  
CDB CAPE COD BERM  
EP EDGE OF PAVEMENT  
BC BITUMINOUS CONCRETE CURB  
(AM) AS MEASURED  
RET WALL RETAINING WALL  
CONC. CONCRETE  
RCP REINFORCED CONCRETE PIPE  
VCC VERTICAL GRANITE CURB  
ETW EDGE OF TRAVEL WAY  
MTL METAL BERM  
VCC VERTICAL CONCRETE CURB  
CMP CORRUGATED METAL PIPE  
LSA LANDSCAPED AREA

LEGEND

SURVEY SYMBOLS

REBAR  
ANGLE IRON  
CONCRETE BOUND WITH DRILL HOLE  
STONE BOUND  
STONE BOUND

UTILITY SYMBOLS

CHIMNEY  
ELECTRIC HAND HOLE  
GUY POLE  
GUY WIRE  
HVAC UNIT  
BUILDING LIGHT W/MAST  
BUILDING LIGHT  
TRANSFORMER  
WATER GATE  
EXHAUST VENT  
AIR VENT  
DRAINAGE SUMP  
ELECTRIC MANHOLE  
SEWER MANHOLE  
DRAIN MANHOLE  
TELEPHONE MANHOLE  
DRAINAGE CATCH BASIN  
DOOR WAY THRESHOLD  
HYDRANT  
POST INDICATOR VALVE  
UTILITY POLE  
YARD LIGHT  
RIP RAP  
BOLLARD  
SIGN  
FIRE ALARM  
DECIDUOUS TREE  
CONIFEROUS TREE

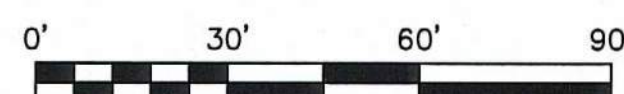
LINE DESIGNATORS

WATER MAIN  
HANDRAIL  
JERSEY BARRIER  
GUARD RAIL  
OVERHEAD WIRES  
GAS LINE  
WATER SERVICE  
UNDERGROUND ELECTRIC  
STORM DRAIN LINE  
SANITARY SEWER LINE  
DRAINAGE SWALE  
CHAIN LINK FENCE

SURVEY NOTES:

- LOCUS IS SHOWN AS PARCEL NUMBER G15-3 ON THE TOWN OF PEMBROKE ASSESSOR'S MAPS.
- DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 50475, PAGE 87.
- THIS SURVEY WAS MADE ON THE GROUND IN SEPTEMBER OF 2022 BY MCKENZIE ENGINEERING GROUP, INC.
- ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
- WETLAND RESOURCE AREAS WERE NOT ENCOUNTERED DURING THE FIELD SURVEY.
- MINIMUM SETBACK REQUIREMENTS:  
ZONING DISTRICT: BUSINESS B (ADULT USE OVERLAY)  
FRONT YARD 40'  
SIDE YARD 25'  
REAR YARD 20'
- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 25023C0207K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2022.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A DEP ZONE 2, AND NOT LOCATED IN A TOWN OF PEMBROKE WATER RESOURCE AND GROUNDWATER PROTECTION DISTRICT.
- UTILITY INFORMATION FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION AND CONSTRUCTION AS THE LAND SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
- PLAN REFERENCES:  
PB 4090 428  
3414 357  
3538 593  
3654 303

208 CHURCH STREET  
APN G15-4  
N/F  
GLOBAL COMPANIES, LLC  
BK. 38960 PG. 190  
±1.36 AC

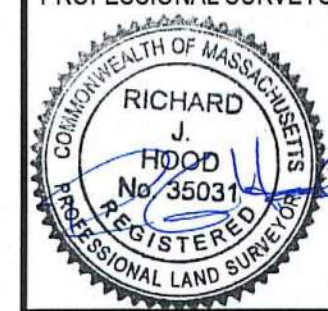


C MCKENZIE ENGINEERING GROUP, INC.

M:\MEG\2022 PROJECTS\222-190 JEI VENTURES - 330 OLD OAK ST., PEMBROKE\DWG\222-205 ECP.DWG

SITE RE-DEVELOPMENT  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS

PROFESSIONAL SURVEYOR:



OWNERS/APPLICANT:  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

DRAWN BY: ESS  
DESIGNED BY: RTLS  
CHECKED BY: RJH  
APPROVED BY: RJH  
DATE: MARCH 1, 2023  
SCALE: 1"=30'  
PROJECT NO.: 222-190  
DWG. TITLE:

EXISTING  
CONDITIONS  
PLAN

DWG. NO.

EX-1

PERMIT PLAN





IV-A SCHEDULE OF DIMENSIONAL REQUIREMENTS

BUSINESS DISTRICT B/ADULT USE OVERLAY DISTRICT		PARCEL ID G15-3	
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SQUARE FT.	3.24 ACRES	NO CHANGE
	35,000 SQUARE FT. *		
MINIMUM LOT FRONTAGE	150' FT.	210.79 FT.	NO CHANGE
MINIMUM FRONT SETBACK	40 FT.	22.15 FT.	40.1'
MINIMUM SIDE SETBACK	25 FT.	29.51 FT.	25 FT.
MINIMUM REAR SETBACK	20 FT.	> 20 FT.	> 20 FT.
MAXIMUM BUILDING HEIGHT	(3) STORIES	1 STORY	1 STORY
BUILDING FLOOR AREA <sup>1</sup>	35%	31.97%	32.65%
MAXIMUM LOT COVERAGE	60%	95,289.70 SF. OR 67.52%	95,668.11 SF. OR 67.78%

\*EXCLUSIVE OF ALL EASEMENTS, CRANBERRY BOGS, WETLANDS, FLOODPLAINS AND WATERSHED AREAS.

<sup>1</sup> EXISTING FLOOR AREAS DETERMINED BY PEMBROKE ASSESSORS CARDS: MINI WAREHOUSES = 42,150 SF, HOUSE = 3,033.5 SF TOTAL=45,183.50

UNION STREET  
APN C11-01-01  
N/F  
NORTH RIVER COMMUNITY  
DEED BK 18170 PG 208

### PLANTING SCHEDULE

	NAME	SIZE	NUMBER OF SPECIMEN
SHRUB	HP PANICLE HYDRANGEA ( <i>HYDRANGEA PANICULATA</i> )	POT	7
GRASSES	df WAVY HAIRGRASS ( <i>DESCAMPSIA FLEXUOSA</i> )	POT	9
	HYDROSEED WITH NEW ENGLAND EROSION CONTROL/ RESTORATION MX AT 1 LB/1250 SQUARE FEET	SEED	

### PLANTING NOTES

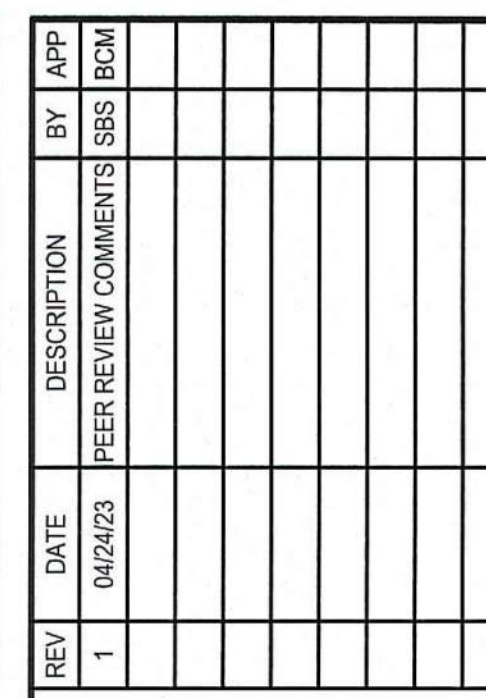
1. THE PROJECT SUPERVISOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE CONTRACTOR TO ENSURE ALL ASPECTS OF THE PROJECT.
2. EROSION CONTROL BARRIERS SHALL BE INSTALLED ALONG THE PROPOSED WORK AREA. THIS EROSION CONTROL BARRIER SHALL ALSO SERVE AS A LIMIT OF WORK.
3. ROUGH GRADES SHALL BE VERIFIED BY FIELD SURVEY TO CONFIRM DESIGN ELEVATIONS HAVE BEEN MET. ADJUSTMENTS SHALL BE MADE AS DIRECTED BY THE ENGINEER.
4. PLANTINGS WILL BE WITH CONTAINER GROWN NURSERY STOCK. SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON AVAILABILITY AND COST.

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.

  
PROFESSIONAL ENGINEER

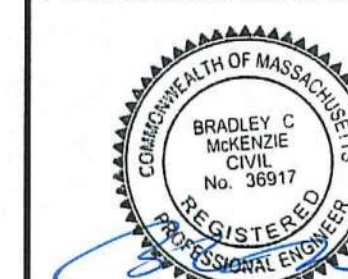
4-29-23  
DATE

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**SITE RE-DEVELOPMENT**  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS

PROFESSIONAL ENGINEER



OWNERS/APPLICANT:  
3330 OLD OAK STREET, LLC  
2899 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

PERMIT PLAN

DRAWN BY:	SBS
DESIGNED BY:	--
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 1, 2023
SCALE:	1"=30'
PROJECT NO.:	222-190

## SITE LAYOUT PLAN

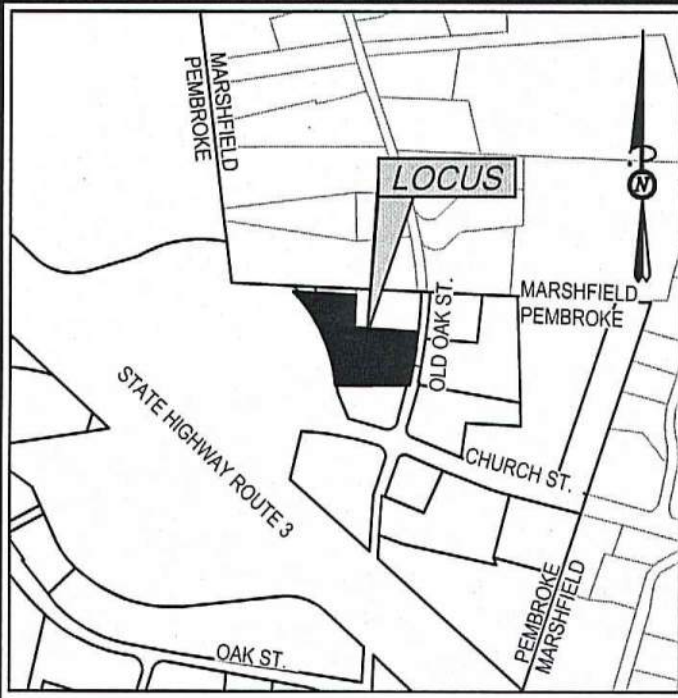
DWG. NO:

C-3

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M:\MEGI\2022 PROJECTS\222-190 JET VENTURES - 330 OLD OAK ST., PEMBROKE\DWGS\1\222-190 C-3 (R1).DWG





LOCUS MAP  
Not to Scale

UNION STREET  
APN C11-01-01  
N/F  
NORTH RIVER COMMUNITY  
DEED BK 18170 PG 208

TOWN OF MARSHFIELD  
TOWN OF PEMBROKE

334 OLD OAK STREET  
APN F15-1  
N/F  
NORTH RIVER COMMUNITY  
DEED BK 18170 PG 208

343 OLD OAK STREET  
APN G15-22  
N/F  
343 OAK STREET REALTY TRUST  
BK. 28067 PG. 236  
±1.00 AC

330 OLD OAK STREET  
APN G15-3  
N/F  
HOFNASH REALTY, LLC  
BK. 50475 PG. 87  
±3.24 AC

305 OLD OAK STREET  
APN G15-12  
N/F  
EMILY TRADING POST INC.  
BK. 10519 PG. 235  
±2.94 AC

208 CHURCH STREET  
APN G15-4  
N/F  
GLOBAL COMPANIES, LLC  
BK. 38960 PG. 190  
±1.36 AC

226 CHURCH STREET  
APN G15-12A  
N/F  
PMG NORTHEAST LLC  
BK. 52181 PG. 76  
±1.84 AC



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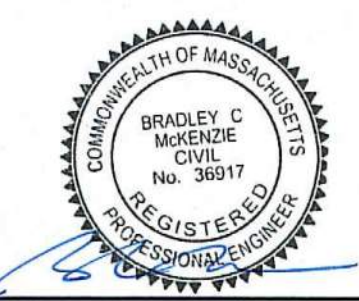
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Blair*  
PROFESSIONAL ENGINEER

4-24-23  
DATE

**SITE RE-DEVELOPMENT**  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

DRAWN BY: SBS  
DESIGNED BY: --  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: MARCH 1, 2023  
SCALE: 1"=30'  
PROJECT NO.: 222-190

DWG. TITLE:  
**GRADING &  
UTILITY PLAN**

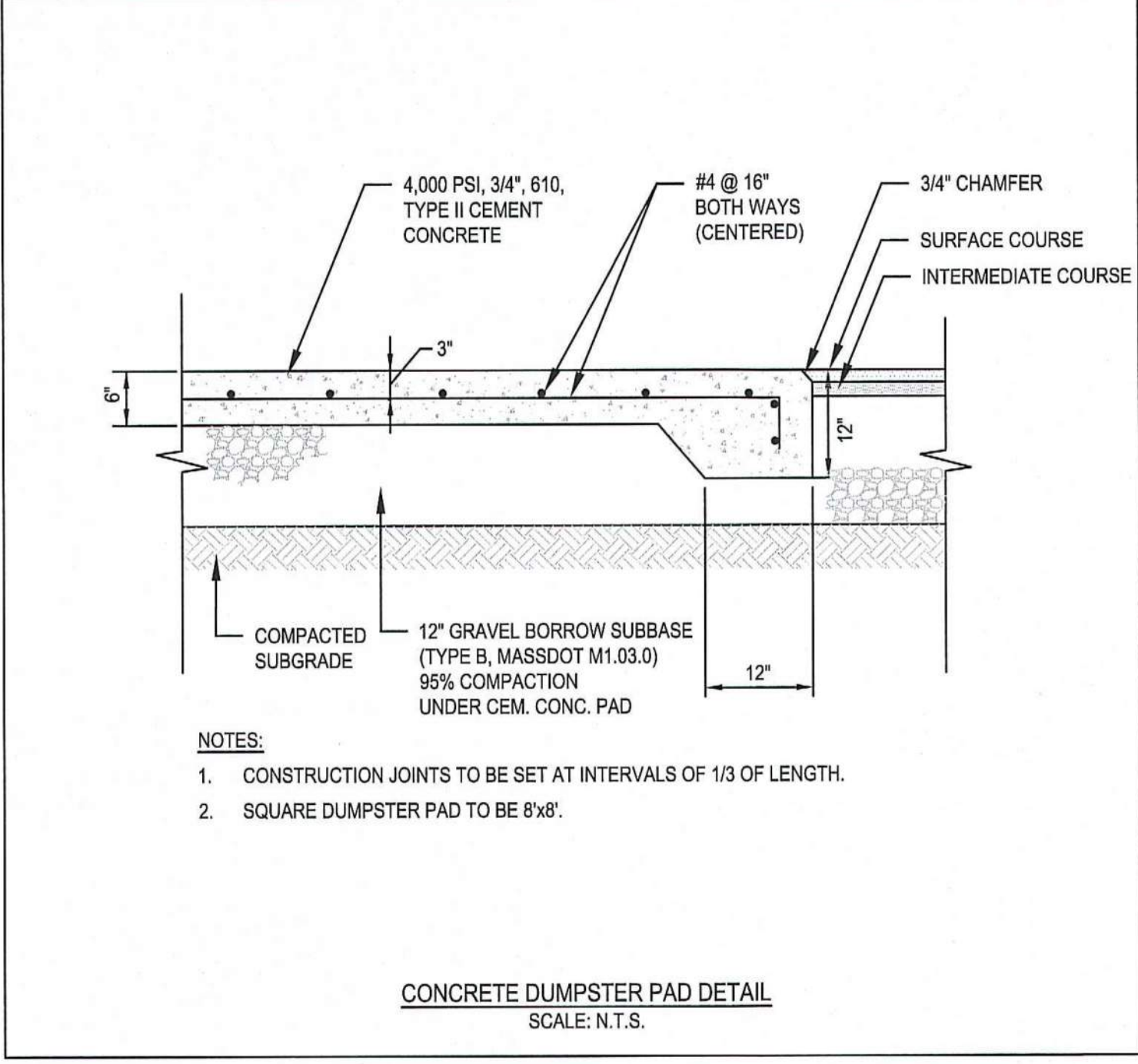
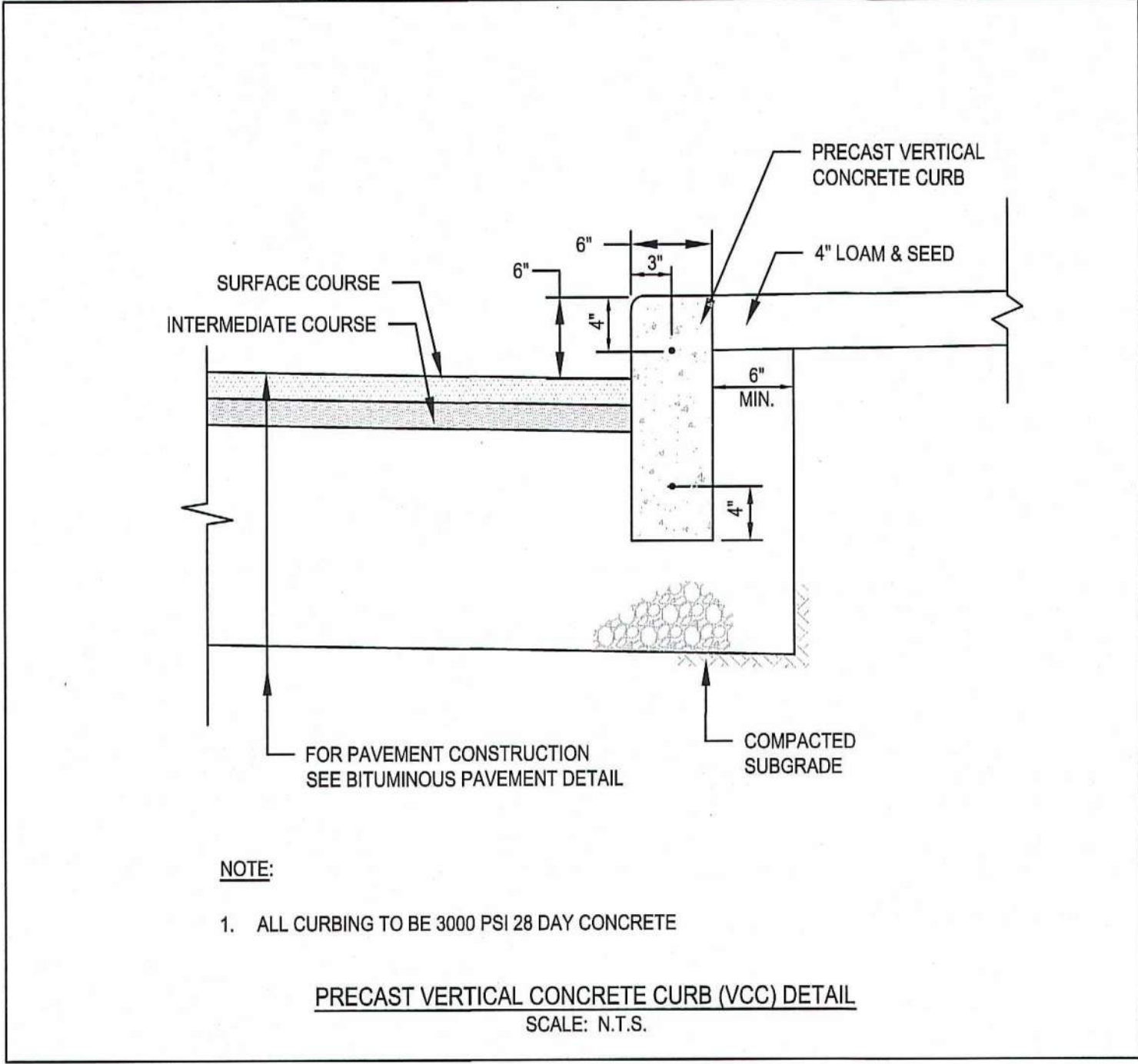
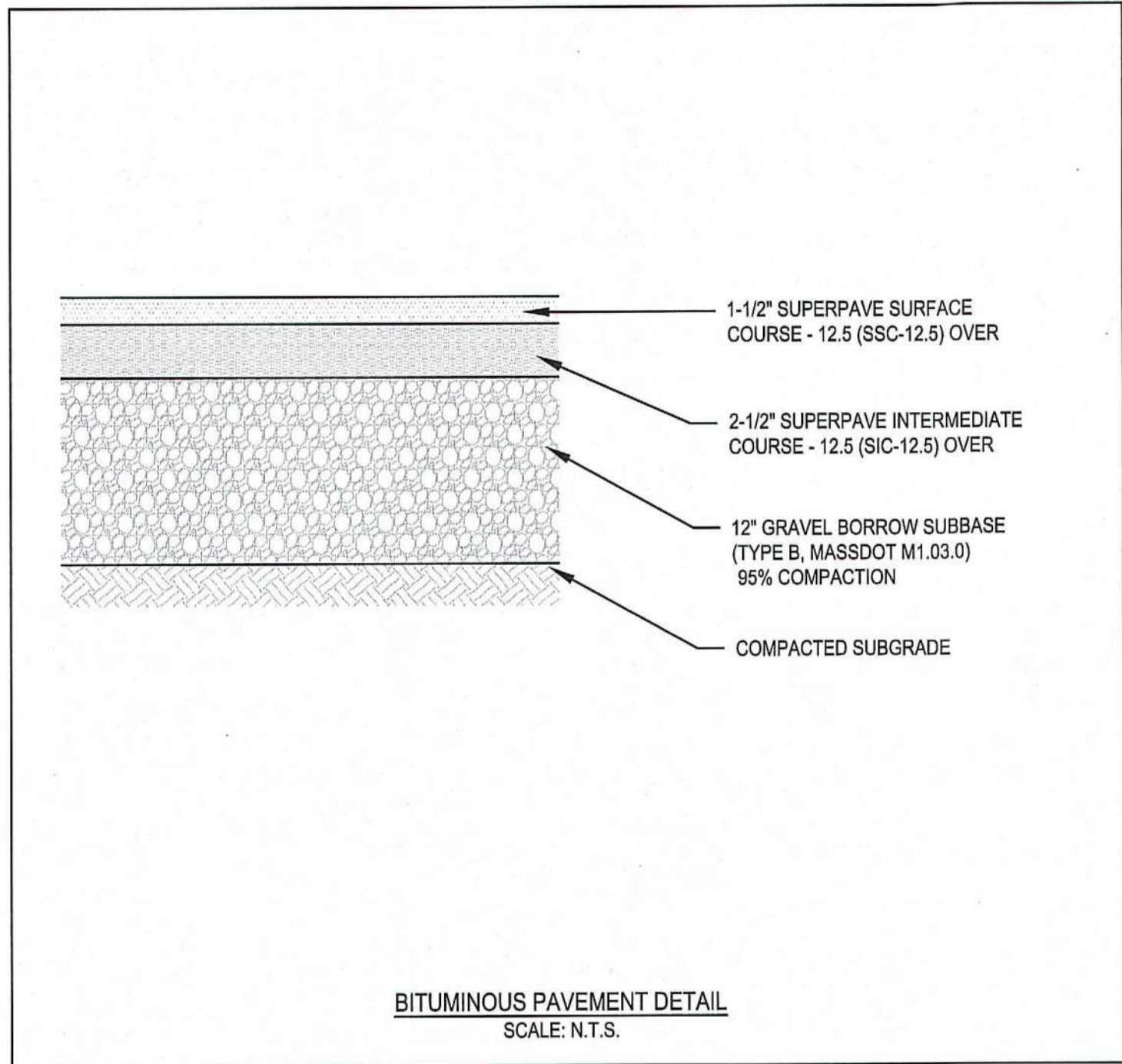
DWG. NO.: **C-4**

PERMIT PLAN

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M:\MEG\2022 PROJECTS\222-190 JBI VENTURES - 330 OLD OAK ST., PEMBROKE\DWGS\R1\222-190 C-4 (R1).DWG





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.

*Blair*  
PROFESSIONAL ENGINEER

4-24-23  
DATE

- SEEDING SPECIFICATIONS**
- SEEDING RECOMMENDATIONS**
1. **SEEDBED PREPARATION**
- A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- B. STONES LARGER THAN FOUR INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT FOUR INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
2. **ESTABLISHING A STAND**
- A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
- AGRICULTURAL LIMESTONE: 2 TONS PER ACRE OR 100 LBS. PER SQ. FT.  
NITROGEN (N): 50 LBS. PER ACRE OR 1.1 LBS. PER 1000 SQ. FT.  
PHOSPHATE (P O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.  
POTASH (K O): 100 LBS. PER ACRE OR 2.2 LBS. PER 1000 SQ. FT.
- (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10 FERTILIZER)
- B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH 0.25 INCH OF SOIL OR LESS, BY CULTIVATING OR RAKING.
- C. REFER TO SEEDING RATES AND SEEDING GUIDES FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING.
- D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.

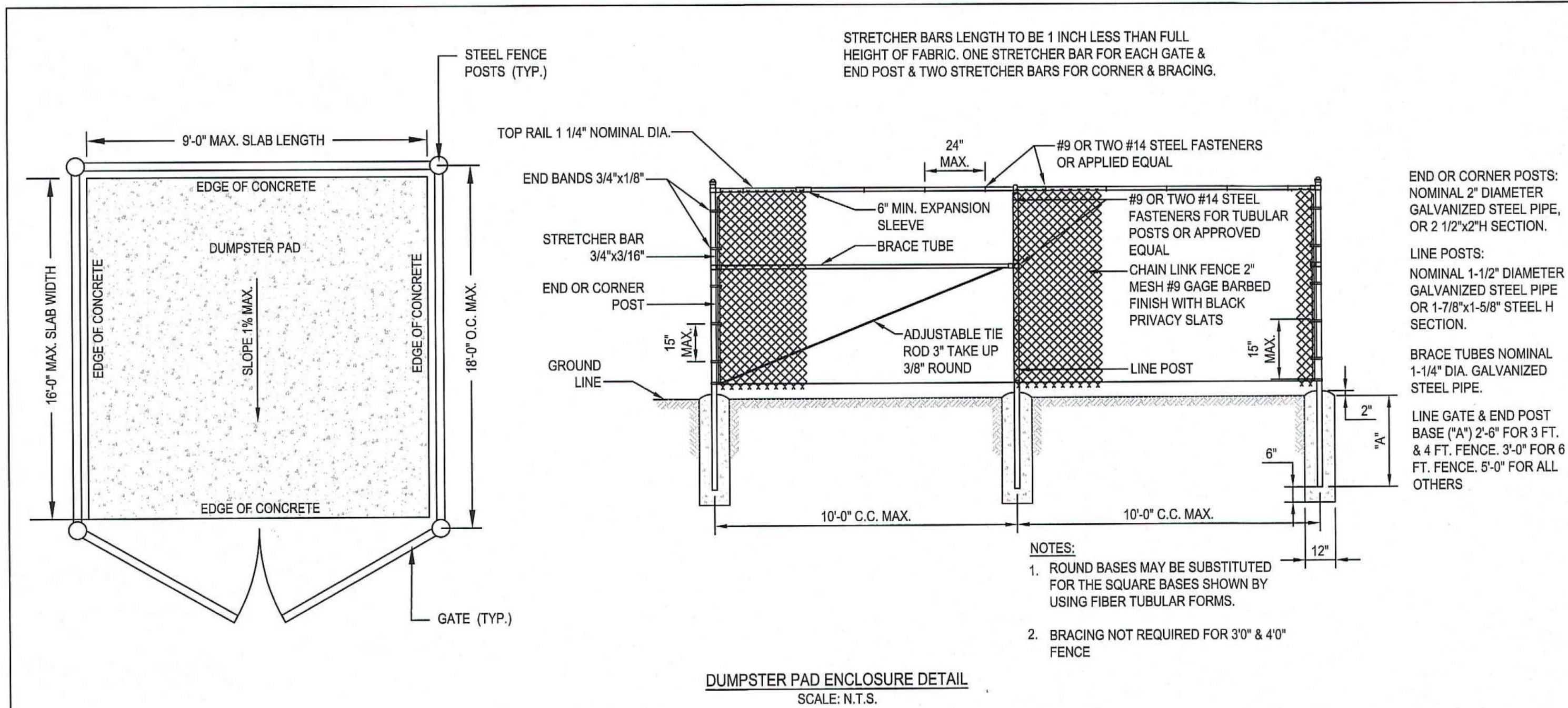
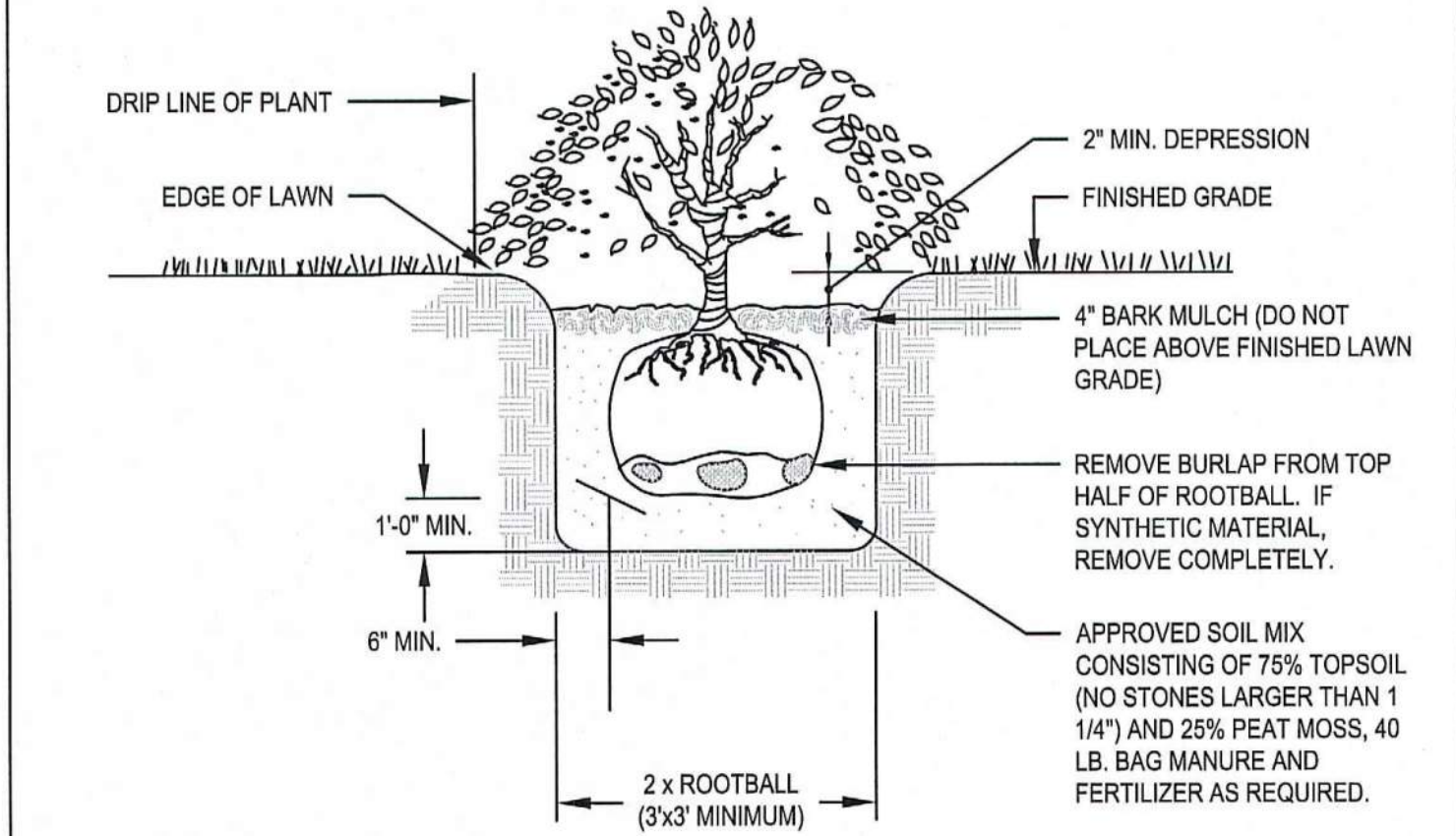
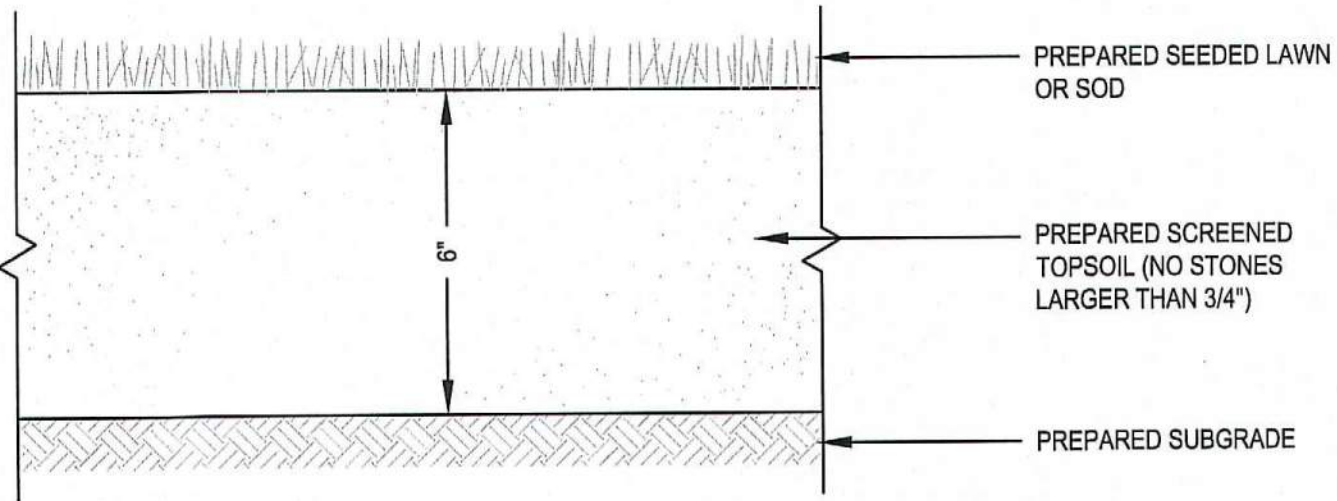
	SEEDING RATES	
	POUND / ACRE	POUNDS / 1,000 S.F.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
REDTOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
BIRDSFOOT TREFOIL	15	0.35
TOTAL	40	0.95
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDSFOOT TREFOIL	6	0.20
TOTAL	46	1.10
D. BIRDSFOOT TREFOIL	10	0.25
REDTOP	5	0.10
REED CANARY GRASS	15	0.35
TOTAL	30	0.70
E. TALL FESCUE	20	0.45
FLATPEA	30	0.75
TOTAL	50	1.20
F. CREeping RED FESCUE 1/	85	2.00
KENTUCKY BLUEGRASS 1/	85	2.00
TOTAL	170	4.00
G. TALL FESCUE 1/	150	3.60
H. WINTER RYE	112	2.50 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 5)
OATS	80	2.00 (BEST FOR SPRING SEEDING, BEFORE MAY 15)
ANNUAL RYEGRASS	40	1.00 (BEST FOR FALL SEEDING, AUG 15 TO SEPT. 15)
TOTAL	232	5.50 (MAY BE USED EARLY SPRING ALSO)

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

USE	SEEDING GUIDE	
	SEEDING MIXTURE 1/	
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	E	
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER	D	
LAWN AREAS	F	

- NOTES:**
1. TOP OF LOAM (TOPSOIL) IS FINISHED GRADE.
2. TOPSOIL SHALL CONTAIN BETWEEN 5% AND 12% ORGANIC MATTER AND SHALL HAVE A MAXIMUM STONE SIZE OF 3/4" AND SHALL CONFORM TO THE FOLLOWING GRADATION:

SIEVE	% PASSING
1 1/4 INCH	100
No. 4	85-100
No. 40	60-85
No. 100	38-60
No. 200	28-40



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M:\MEG\2022 PROJECTS\222-190 JEI VENTURES - 330 OLD OAK ST., PEMBROKE\DWGS\R1\222-190 DETAIL SHEETS (R1).DWG

APP	BY	DESCRIPTION	DATE	REV
BCM	SBS	PEER REVIEW COMMENTS	04/24/23	1

**MCKENZIE ENGINEERING GROUP**

Assinippi Office Park  
150 Longwater Drive, Suite 101  
Norwell, MA 02061  
P: 781.792.3900  
F: 781.792.0333  
www.mckeng.com

**SITE RE-DEVELOPMENT**  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS



**OWNERS/APPLICANT:**  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

**DRAWN BY:** SBS  
**DESIGNED BY:** BCM  
**CHECKED BY:** BCM  
**APPROVED BY:** BCM  
**DATE:** MARCH 1, 2023  
**SCALE:** NOT TO SCALE  
**PROJECT NO.:** 222-190  
**DWG. TITLE:**

**CONSTRUCTION DETAILS**

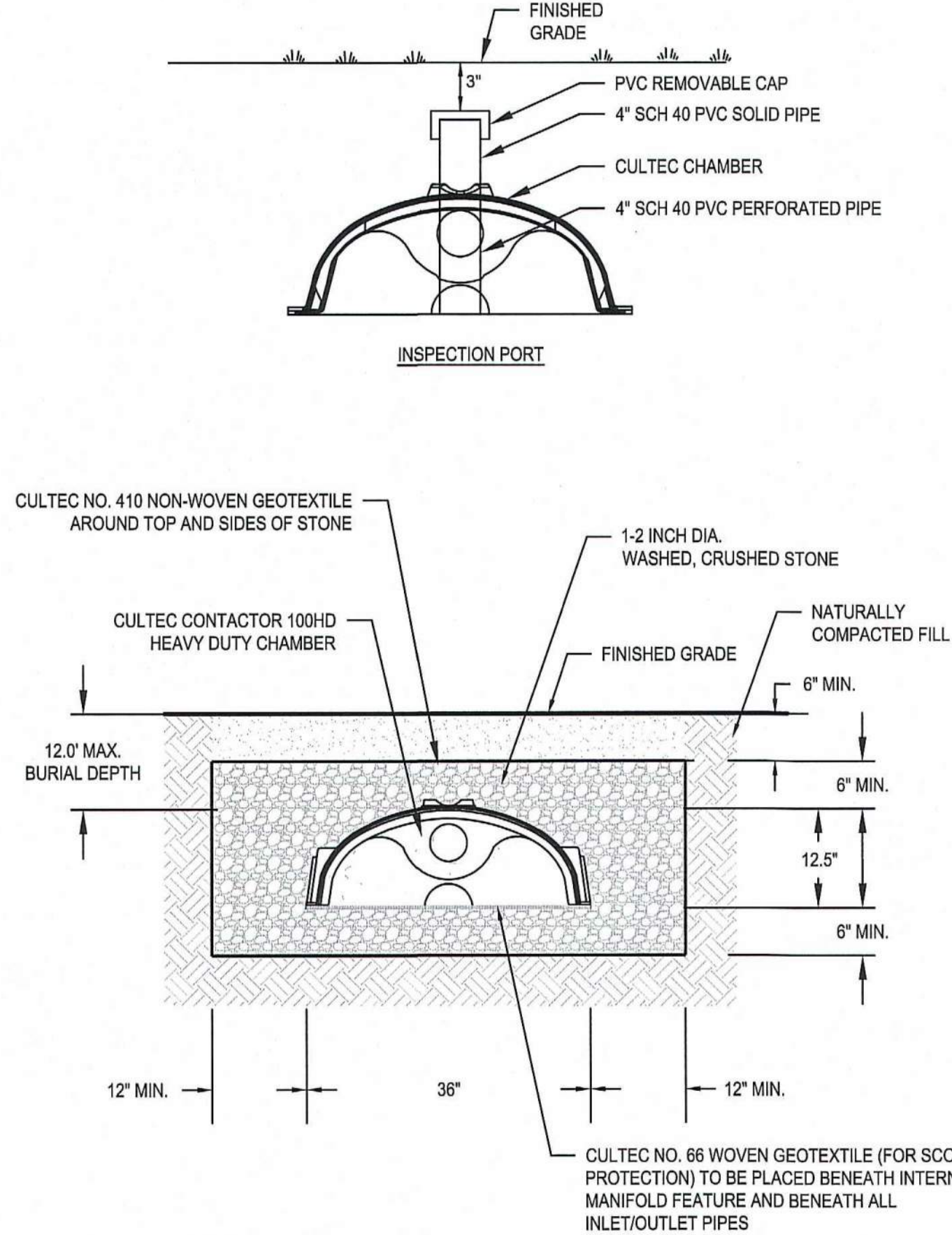
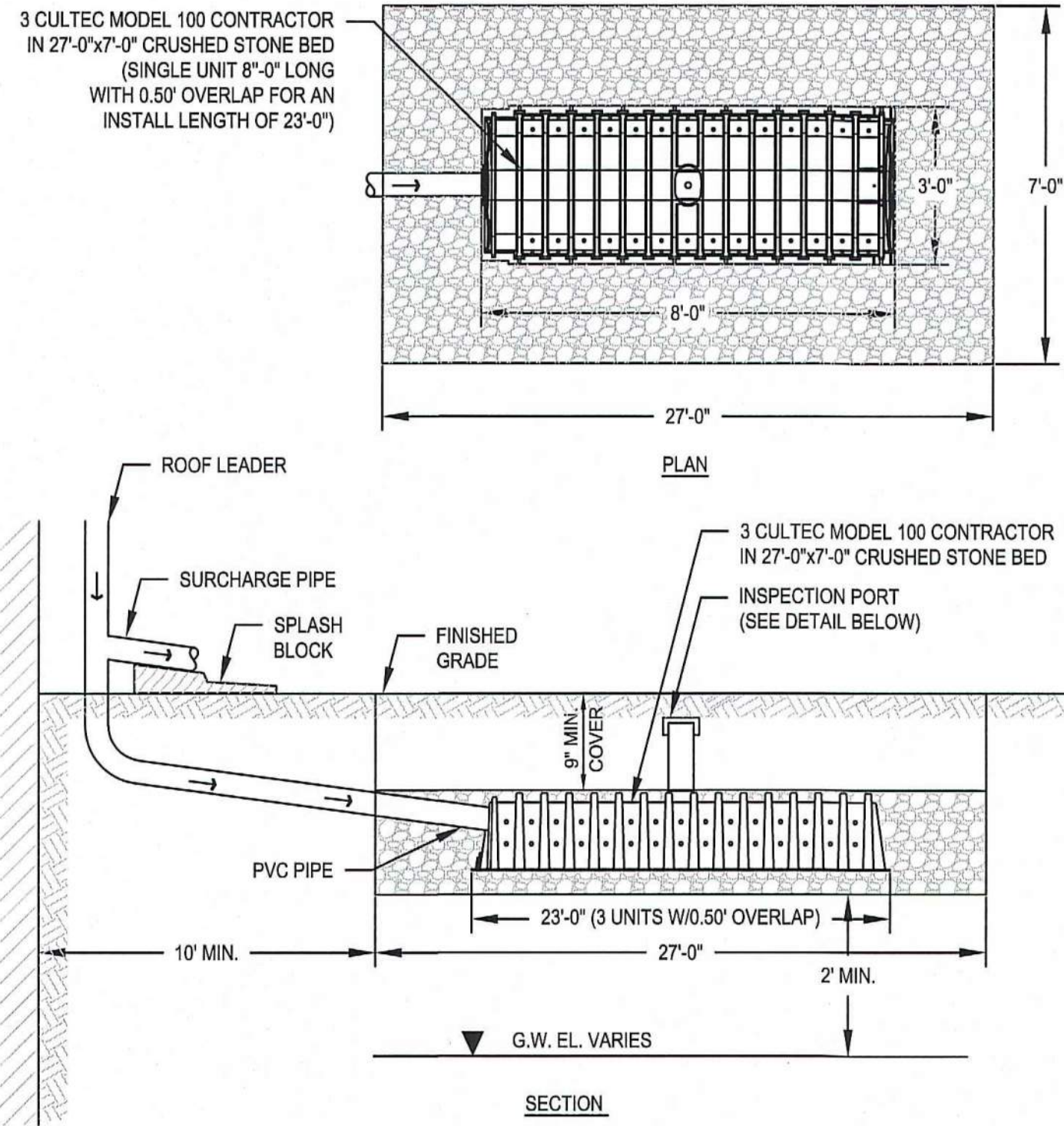
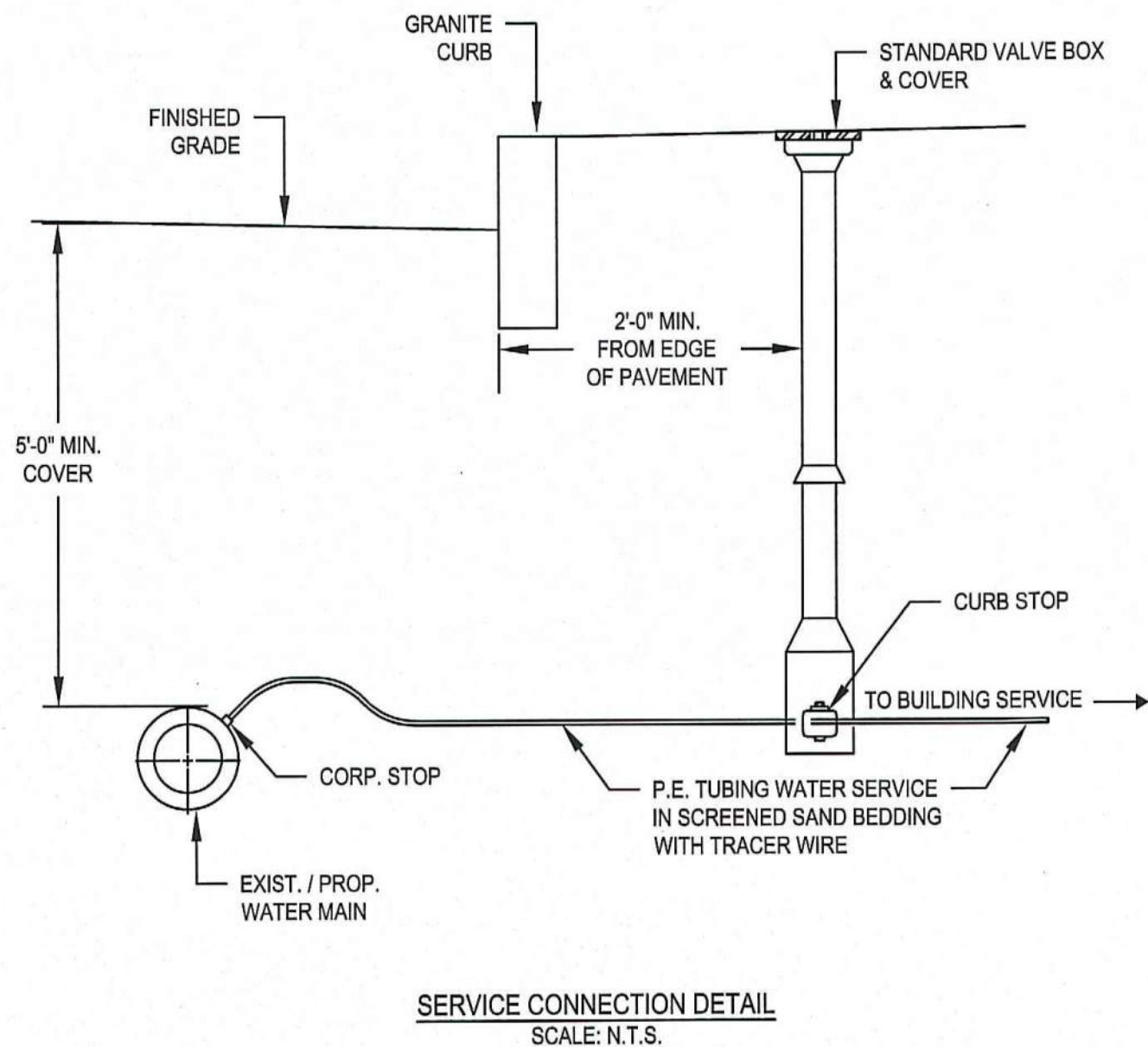
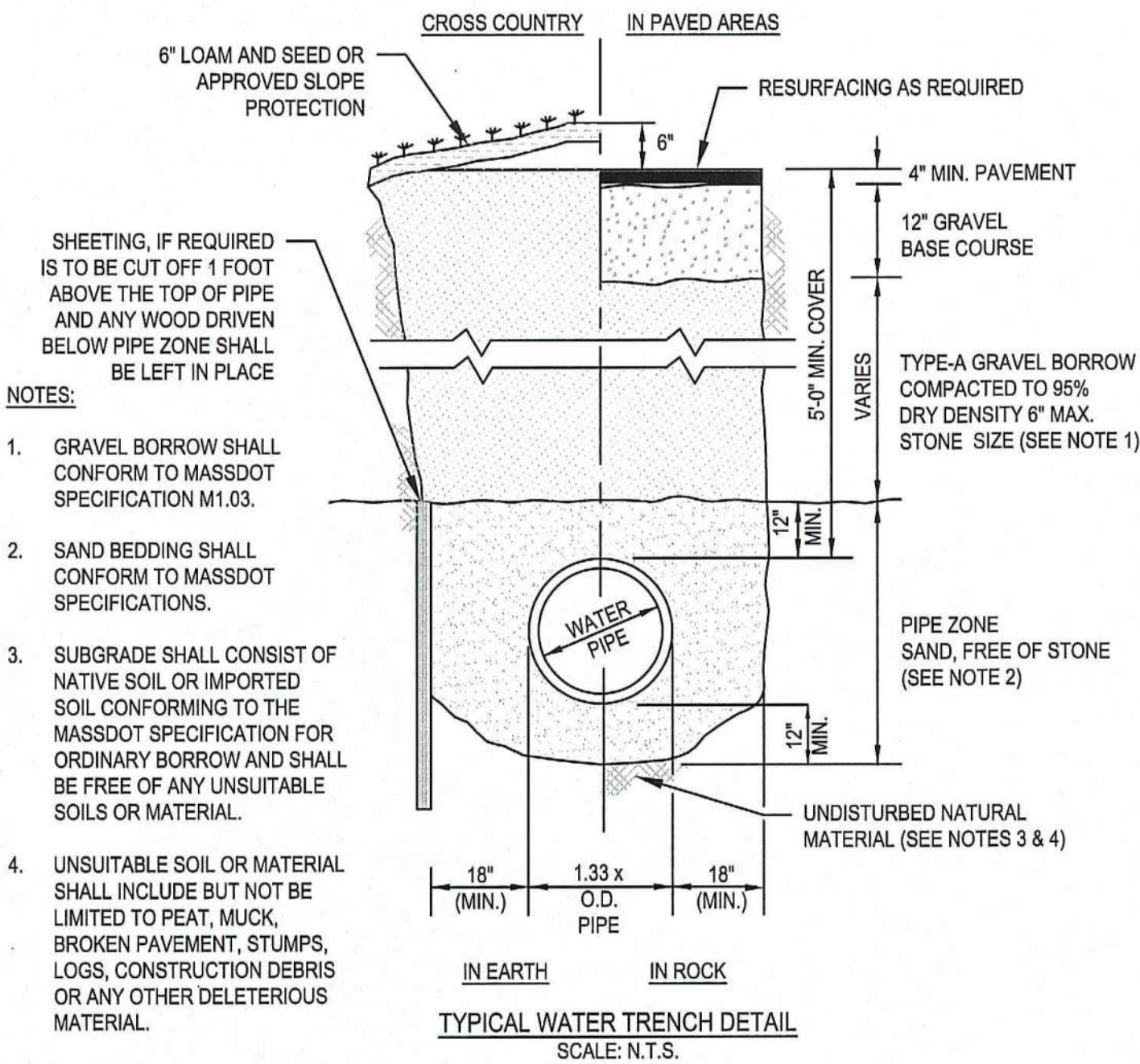
**DWG. NO.:** D-1

PERMIT PLAN



GENERAL NOTES

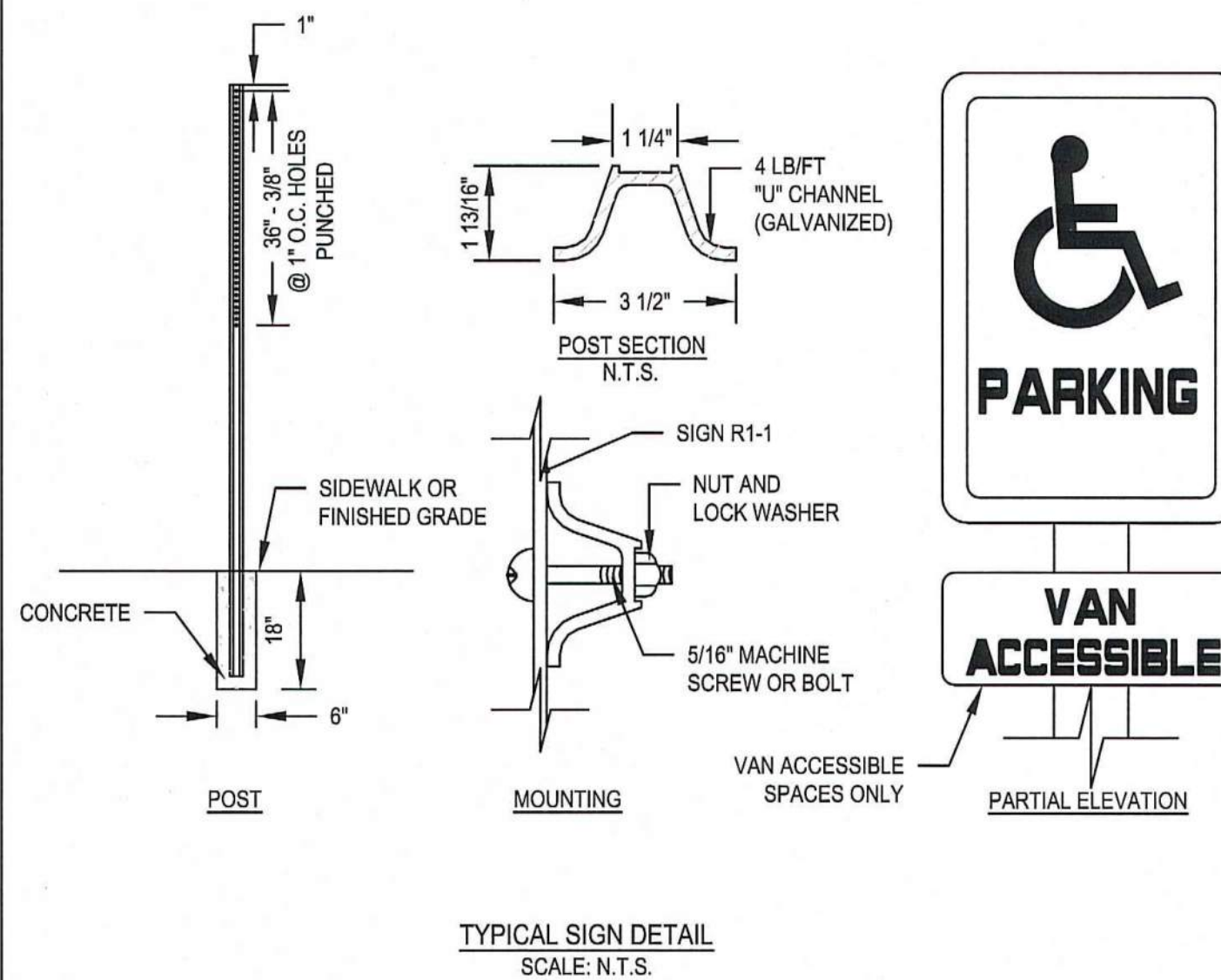
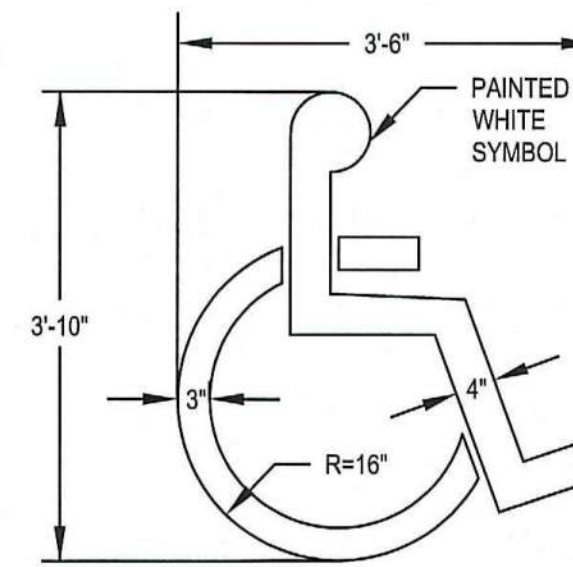
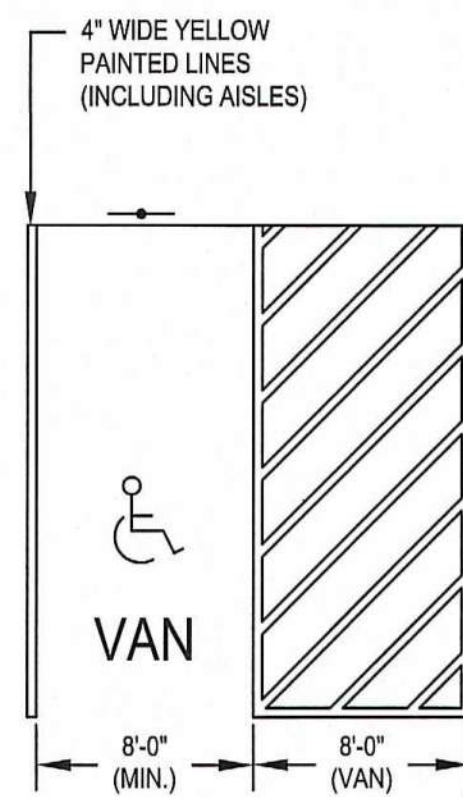
- IF SHEETING IS USED, IT SHALL BE CUT OFF NO MORE THAN 12" ABOVE TOP OF PIPE.
- ALL PIPES SHALL BE PRESSURE TESTED AT 200 PSI WORKING PRESSURE FOR A MINIMUM DURATION OF TWO HOUR.
- WATER SYSTEM IS TO BE DISINFECTED TO 50 P.P.M. AVAILABLE CHLORINE AND AFTER 24 HOURS TO 25 P.P.M. OR AS REQUIRED BY PEMBROKE WATER SUPERINTENDENT/ENGINEER.
- WATER PIPE IS TO BE CEMENT LINED DUCTILE IRON "TYTON" OR EQUAL TYPE JOINT, CONFORMING TO A.N.S.I./A.W.W.A. C150/A21.50, CLASS 52, AS APPROVED BY THE TOWN'S WATER SUPERINTENDENT/ENGINEER.
- ALL PIPING SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS PRIOR TO PAVING IF PAVING ABOVE TRENCH IS REQUIRED.
- BACKFILL IS TO BE COMPACTED TO 90% MAXIMUM DRY DENSITY BY AASHTO T-180 D.
- ALL WATER PIPE SHALL BE LAID WITH A MINIMUM OF 5 FEET OF COVER OF APPROVED MATERIALS.
- RESULTS FROM PRESSURE TESTING AND DISINFECTION SHALL BE FURNISHED TO THE DIRECTOR OF PUBLIC WORKS FOR APPROVAL PRIOR TO WATER BEING TURNED ON.
- ALL WORK SHALL BE IN CONFORMANCE WITH PEMBROKE WATER DEPARTMENT STANDARDS.
- ALL PERMITS REQUIRED FOR STREET OPENINGS AND WATER MAIN TAPPING MUST BE OBTAINED.
- NO WATER WILL BE TURNED ON IN THE PROJECT WITHOUT WATER DEPARTMENT APPROVAL.



NOTES:

- EXCAVATE BELOW BOTTOM OF CRUSHED STONE BASE AND BACKFILL WITH CLEAN GRAVEL BORROW (MASS. HIGHWAY M1.03.0 TYPE B) TO NATURALLY OCCURRING PERVIOUS MATERIAL.
- ALL ROOF LEADERS SHALL BE EQUIPPED WITH DOWNSPOUT STRAINERS.
- NO CONSTRUCTION ACTIVITY (TRAFFIC) SHALL BE ALLOWED OVER THE LEACHING DRY WELL AREAS.
- NO CONSTRUCTION SURFACE WATER OR DEWATERING DISCHARGES SHALL BE DISCHARGED INTO THE DRYWELL STRUCTURES OR DRYWELL SITE LOCATIONS.

SUBSURFACE LEACHING DRWELL  
SCALE: N.T.S.



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.

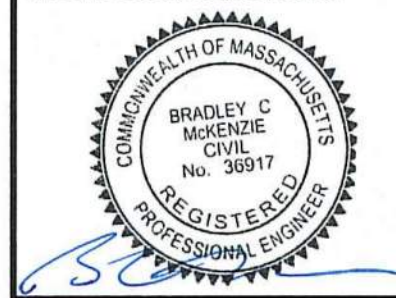
PROFESSIONAL ENGINEER

4-24-23  
DATE

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SITE RE-DEVELOPMENT  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS

PROFESSIONAL ENGINEER:



OWNERS/APPLICANT:  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

DRAWN BY: SBS  
DESIGNED BY: --  
CHECKED BY: BCM  
APPROVED BY: BCM  
DATE: MARCH 1, 2023  
SCALE: NOT TO SCALE  
PROJECT NO.: 222-190

DWG. TITLE:  
CONSTRUCTION  
DETAILS

DWG. NO.:  
D-2

PERMIT PLAN

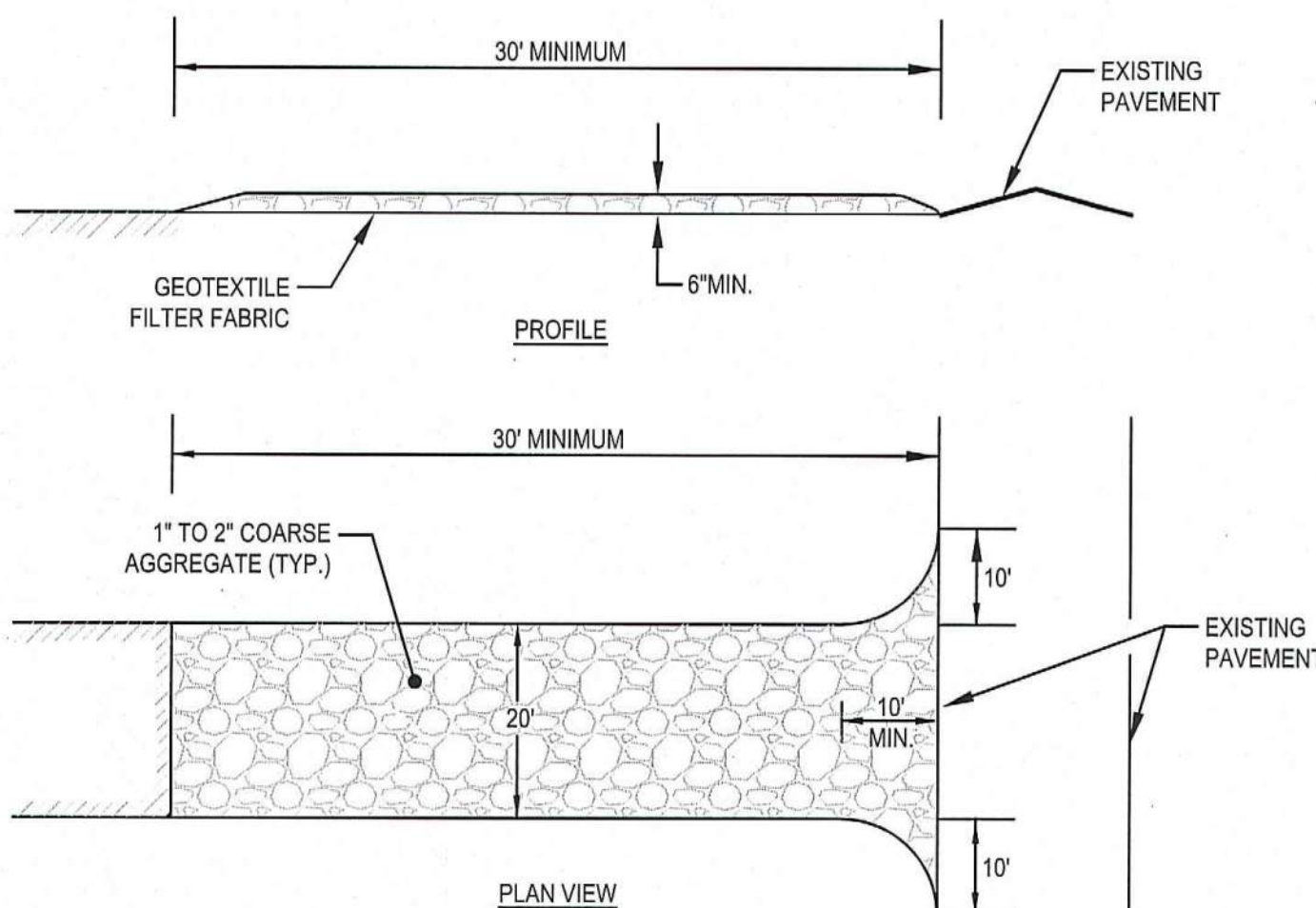


TO PREVENT EXCESSIVE EROSION AND SILTING, THE FOLLOWING CONSTRUCTION SEQUENCE COUPLED WITH OTHER WIDELY ACCEPTED PRINCIPALS FOR REDUCING EROSION AND SEDIMENTATION SHALL BE IMPLEMENTED IN THE DEVELOPMENT OF THE SITE.

1. THE CONTRACTOR SHALL COORDINATE A PRE-CONSTRUCTION MEETING PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. STABILIZATION PRACTICES FOR EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AT OLD OAK STREET.
3. CLEAR AND GRUB UP AS REQUIRED FOR THE CONSTRUCTION OF THE BUILDING AND RELATED INFRASTRUCTURE.
4. EXCAVATE TOPSOIL AND SUBSOIL FROM CUT AND FILL AREAS AND STOCKPILE OFF SITE.
5. CONSTRUCT CUT AND FILL AREAS. ALL FILL WILL BE INSTALLED USING 12" MAXIMUM COMPACTION LIFTS. PLACE ALL SLOPE PROTECTION WHERE INDICATED ON THE PLAN.
6. INSTALL UTILITIES. ALL CATCH BASINS SHALL BE COVERED WITH SILT SACK OR EQUIVALENT INLET PROTECTION.
7. GRADE SITE TO SUBGRADE ELEVATIONS AND CONSTRUCT SIDE SLOPES. APPLY TEMPORARY STABILIZATION MEASURES WHERE WARRANTED. REFER TO "EROSION AND SEDIMENTATION CONTROL" SECTION OF THIS PLAN.
8. GRADE SLOPES AND STABILIZE CUT AREAS AT TOE OF SLOPES. BLEND ALL INTO EXITING TOPOGRAPHY AND LOAM AND SEED ALL DISTURBED AREAS. SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MESH.
9. COMPLETE FINE GRADING OF SITE.
10. REMOVE TEMPORARY EROSION CONTROL DEVICES ONCE ADEQUATE GROWTH IS ESTABLISHED. ADEQUATE GROWTH IS DEFINED AS VEGETATION COVERING 75% OR MORE OF THE GROUND SURFACE.

REFER TO MASS DEP STORMWATER MANAGEMENT HANDBOOK FOR SPECIFICATIONS AND STRUCTURAL AND DUST CONTROL EROSION BEST MANAGEMENT PRACTICES.

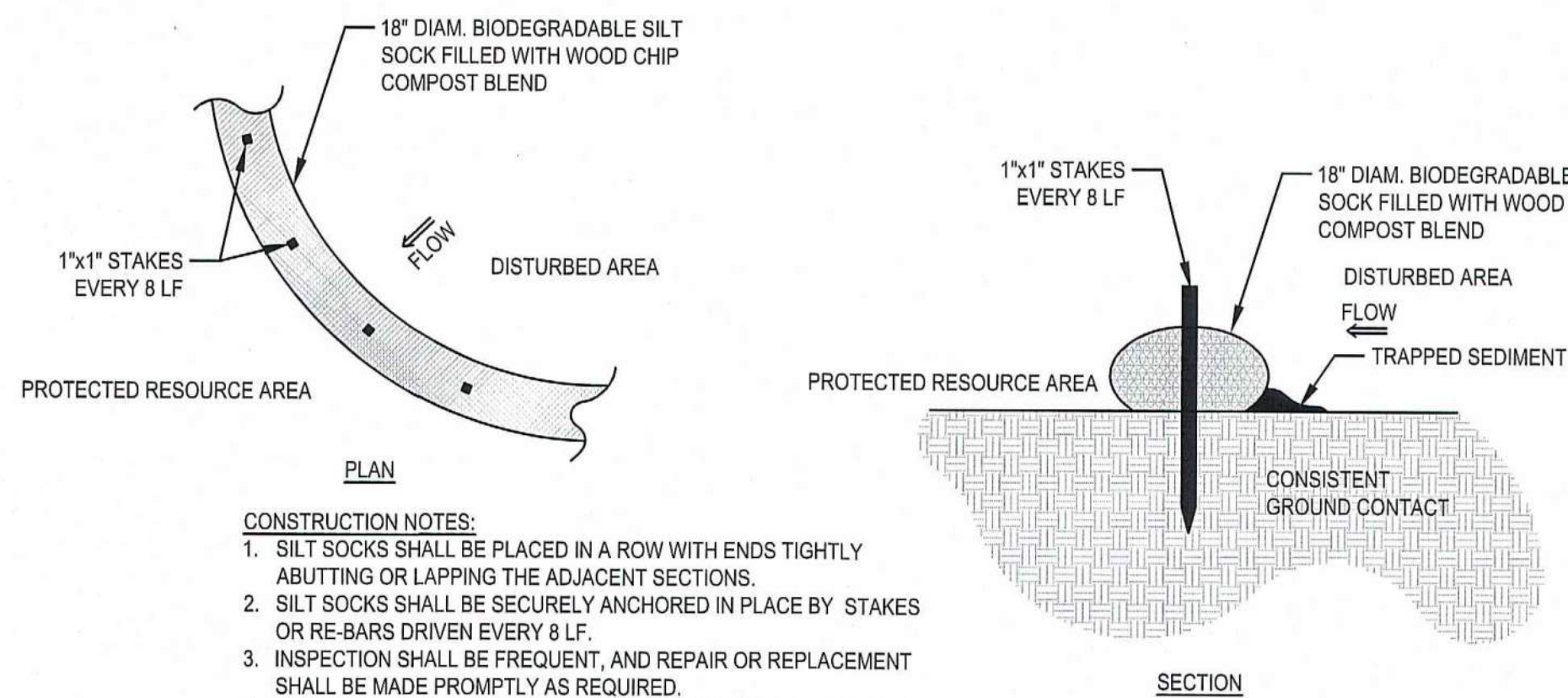
1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE SILT SOCK BARRIER CONTROLS, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY DIVERSION SWALES WITH STONE CHECK DAMS, SEDIMENT BASINS, AND INLET PROTECTION SUBJECT TO TOWN OF PEMBROKE ENGINEERING APPROVAL.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. IN GENERAL, THE SMALLEST POSSIBLE AREA OF LAND SHOULD BE EXPOSED AT ONE TIME. WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE EXPOSURE SHALL BE CONFINED TO A MAXIMUM PERIOD OF 3 MONTHS. LAND SHALL NOT BE EXPOSED DURING THE WINTER MONTHS. ANY DISTURBED AREA SHALL BE LEFT TEMPORARILY AND THAT WILL BE REGRADED AT A LATER DATE SHALL BE MACHINE HAY MULCHED AND SEEDED WITH WINTER RYE TO PREVENT EROSION.



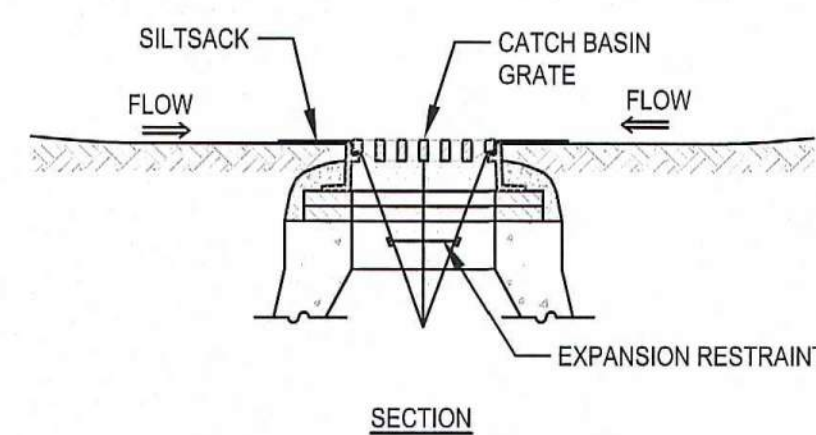
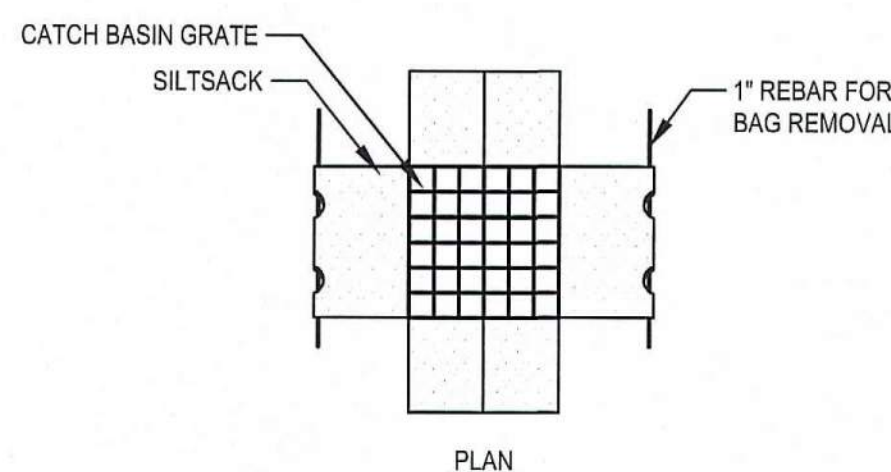
1. STONE FOR A STABILIZATION CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN A FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DEVERTED TOWARDS THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT, SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE (SCE) DETAIL  
SCALE: N.T.S.

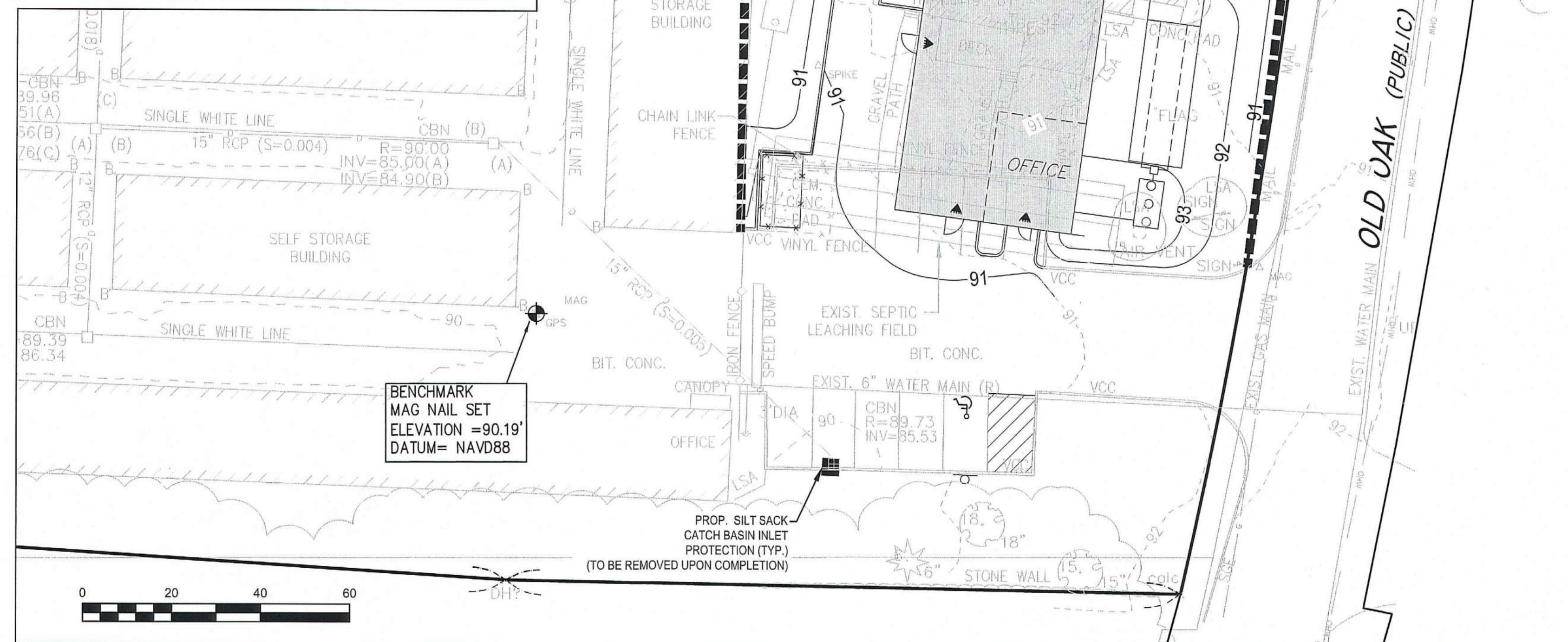
1. STRUCTURAL PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE EROSION CONTROL BARRIERS, STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION.
2. STABILIZATION PRACTICES UTILIZED FOR THE PROJECT WILL INCLUDE TEMPORARY SEEDING, GEOTEXTILES (JUTE MESH), MULCHING, AND PERMANENT SEEDING.
3. OPERATOR PERSONNEL MUST INSPECT THE CONSTRUCTION SITE AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 1/2 INCH OR GREATER. THE INSPECTOR SHOULD REVIEW THE EROSION AND SEDIMENT CONTROLS WITH THE PERSONNEL TO THE FOLLOWING:
  - A. WHETHER OR NOT THE MEASURE WAS INSTALLED/PERFORMED CORRECTLY.
  - B. WHETHER OR NOT THERE HAS BEEN DAMAGE TO THE MEASURE SINCE IT INSTALLED OR PERFORMED.
  - C. WHAT SHOULD BE DONE TO CORRECT ANY PROBLEMS WITH THE MEASURE.



SILT SOCK EROSION CONTROL BARRIER DETAIL  
SCALE: N.T.S.



SILTSACK SEDIMENT TRAP  
SCALE: N.T.S.



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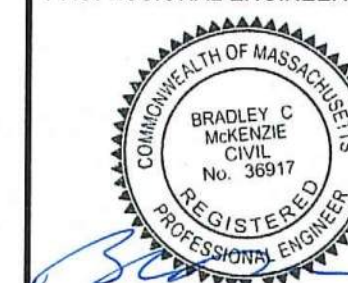
PROFESSIONAL ENGINEER

4-24-23  
DATE

[illegible]

**SITE RE-DEVELOPMENT**  
(ASSESSORS PARCEL G15-3)  
330 OLD OAK STREET  
PEMBROKE, MASSACHUSETTS

PROFESSIONAL ENGINEER



OWNERS/APPLICANT:  
330 OLD OAK STREET, LLC  
289 ST. GEORGE STREET  
DUXBURY, MASSACHUSETTS

PERMIT PLAN

DRAWN BY:	SBS
DESIGNED BY:	--
CHECKED BY:	BCM
APPROVED BY:	BCM
DATE:	MARCH 1, 2023
SCALE:	AS NOTED
PROJECT NO.:	222-190
DWG. TITLE:	

## Erosion & Sedimentation Control Plan

DWG. NO.

ES-1