

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

DATE SIGNED: _____

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.

TOWN CLERK, TOWN OF PEMBROKE:

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.

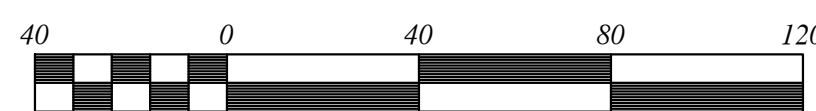


Timothy R. Bennett 2/16/2024
TIMOTHY R. BENNETT P.L.S. #36856 DATE

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.

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

- 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:				
LOT AREA (RECORD 196,020± S.F.)	<u>REQUIRED</u> 40,000 S.F.	<u>ALLOWED</u> 196,020± SF	EXISTING 196,020± SF	PROPOSED 196,020± SF.
LOT AREA EXCLUSIVE OF WETLANDS	35,000 S.F.	113,780± 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	98.7:1
LOT FRONTAGE	150 FT	413.27 FT	413.27 FT	413.27 FT
(BUILDING, STRUCTURES, PAVED AREAS)				
FRONT SETBACK	40 FT	21.8± FT	21.8± FT	21.8± FT
SIDE SETBACK	25 FT	21.8± FT	21.8± FT	21.8± FT
REAR SETBACK	20 FT	N/A FT	N/A FT	N/A FT
MAX HEIGHT	3 STORIES	1 STORY	1 STORY	1 STORY
MAX BUILDING FLOOR AREA (%)	35%	9.4%	11.4%	11.4%
COVERAGE (%)	60%	31.3	31.3%	31.3%
LANDSCAPING	40%	68.7	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	0.0 FT
SIDE 25 X.4 (ABUT RESIDENTIAL)	10 FT	0.0 FT	0.0 FT	0.0 FT
SIDE 25 X.5 (ABUT RESIDENTIAL)	12.5 FT	67.0 FT	67.0 FT	67.0 FT
REAR 20 X.4 (ABUT RESIDENTIAL)	8 FT	78.2 FT	78.2 FT	78.2 FT

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
UNIT		
REAR(Y.E.S.)	ELEC. CONTRACTOR	10
	TOTAL	10 EMPLOYEES

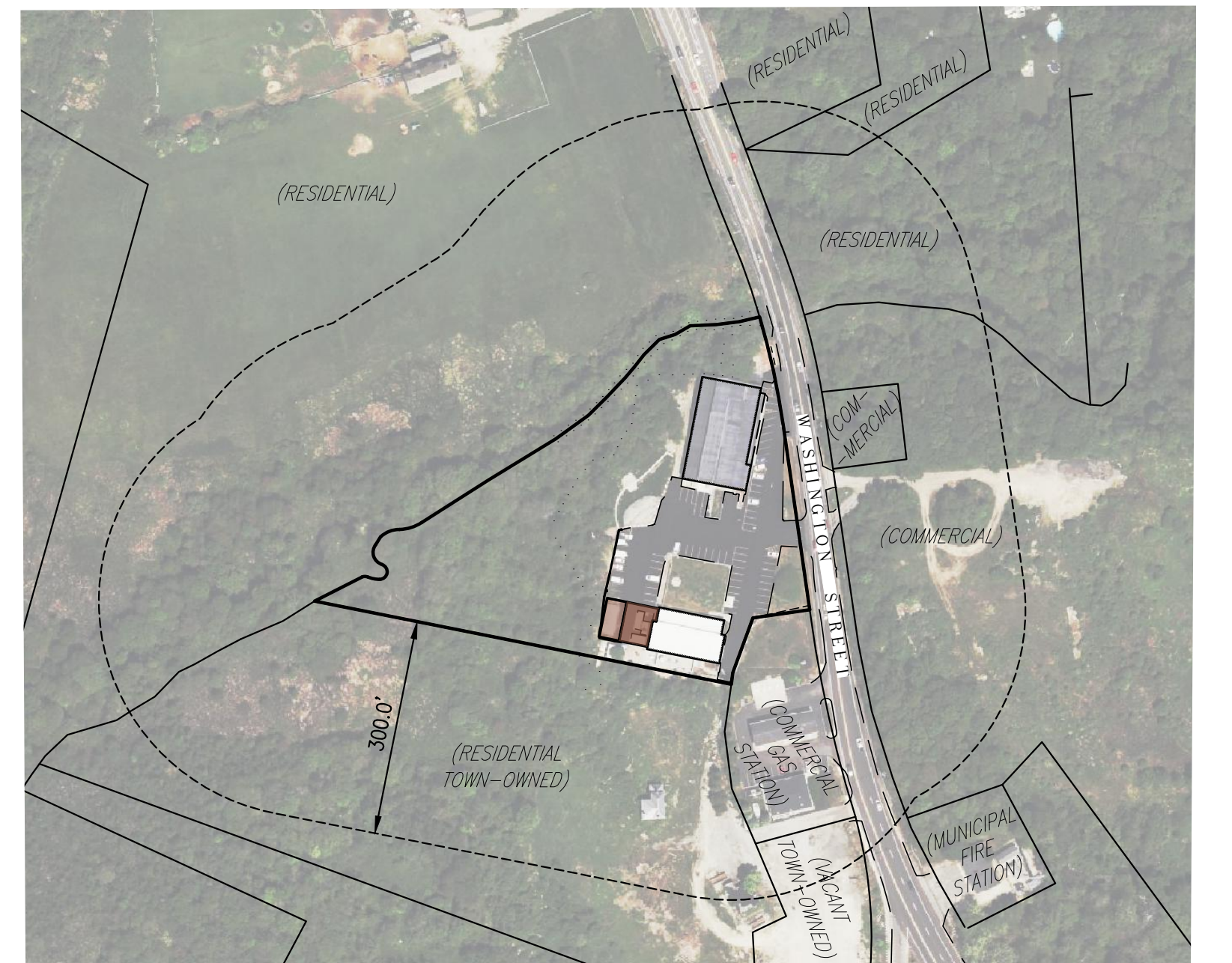
10 EMPLOYEES x 1 PARKING SPACE/EMPLOYEE = 10 REQUIRED PARKING SPACES

TOTAL REQ'D PARKING SPACES ON SITE = 42 + 10 = 52 TOTAL PARKING SPACES < 67 SPACES AFTER CONSTRUCTION OF ADDITION

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

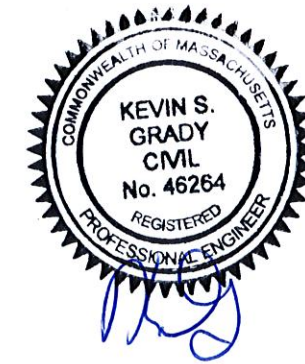
SHEET 1	ZONING
SHEET 2	EXISTING CONDITIONS & PROPOSED CONDITIONS
SHEET 3	DETAILS & SITE PICTURE



VICINITY MAP WITHIN 300 FT

SCALE: 1"=200'

#345 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS



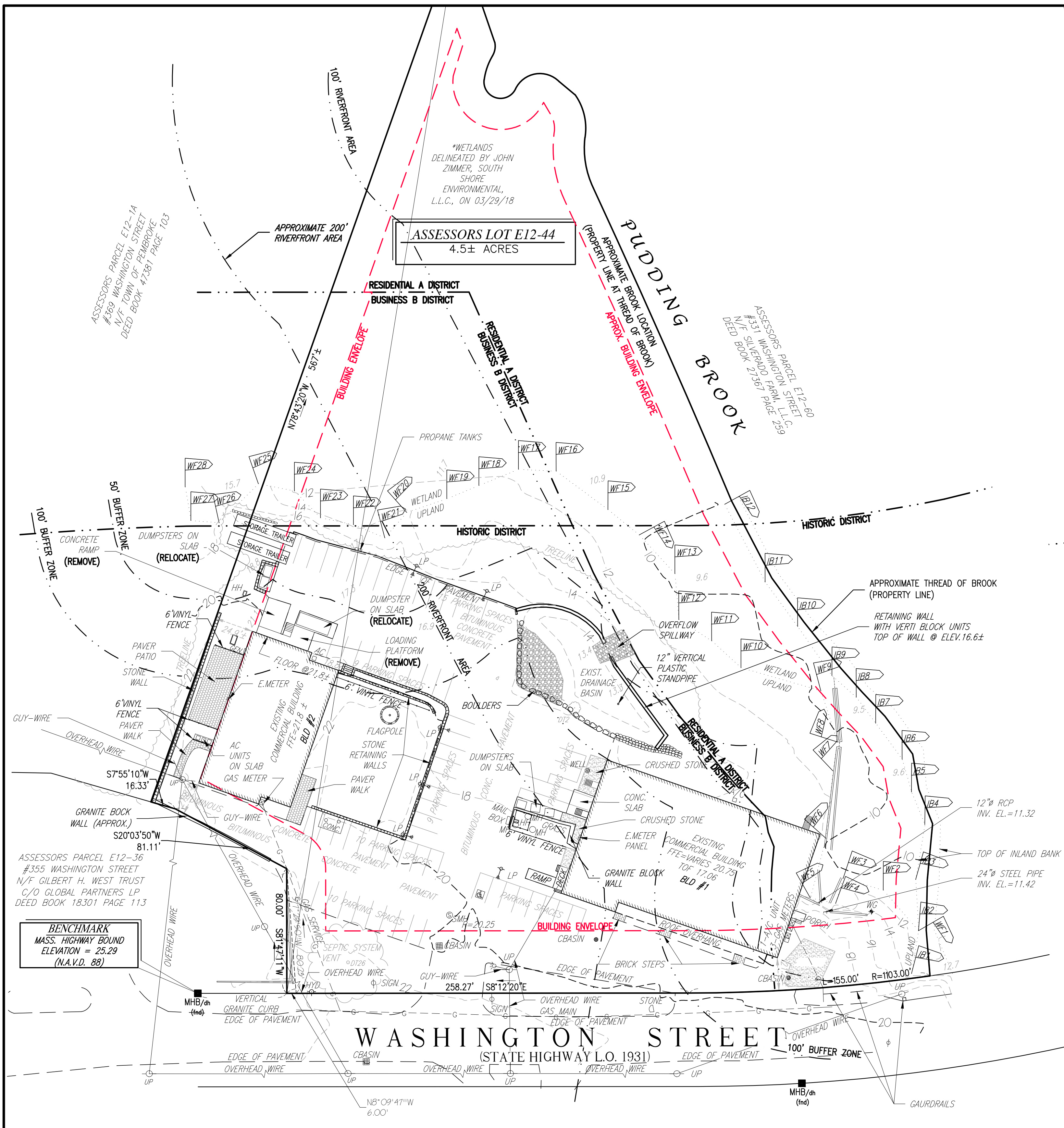
APPLICANT
345 WASHINGTON STREET, L.L.C.
345 WASHINGTON STREET
PEMBROKE, MA 02359

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

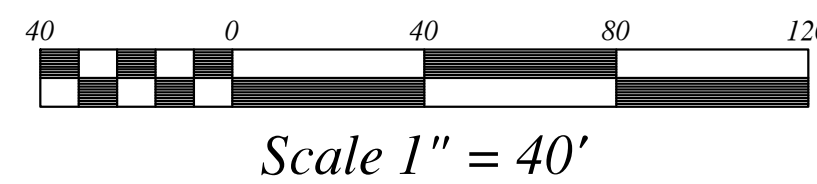
 **GRADY CONSULTING, L.L.C.**
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

SHEET 1 OF 3

THE PURPOSE OF THIS PLAN IS TO ADD A WAREHOUSE TO AN EXISTING ELECTRICAL CONTRACTOR BUILDING, SPECIFICALLY TO STORE MATERIALS INSIDE INSTEAD OF OUTSIDE. NO NEW EMPLOYEES ARE PROPOSED.

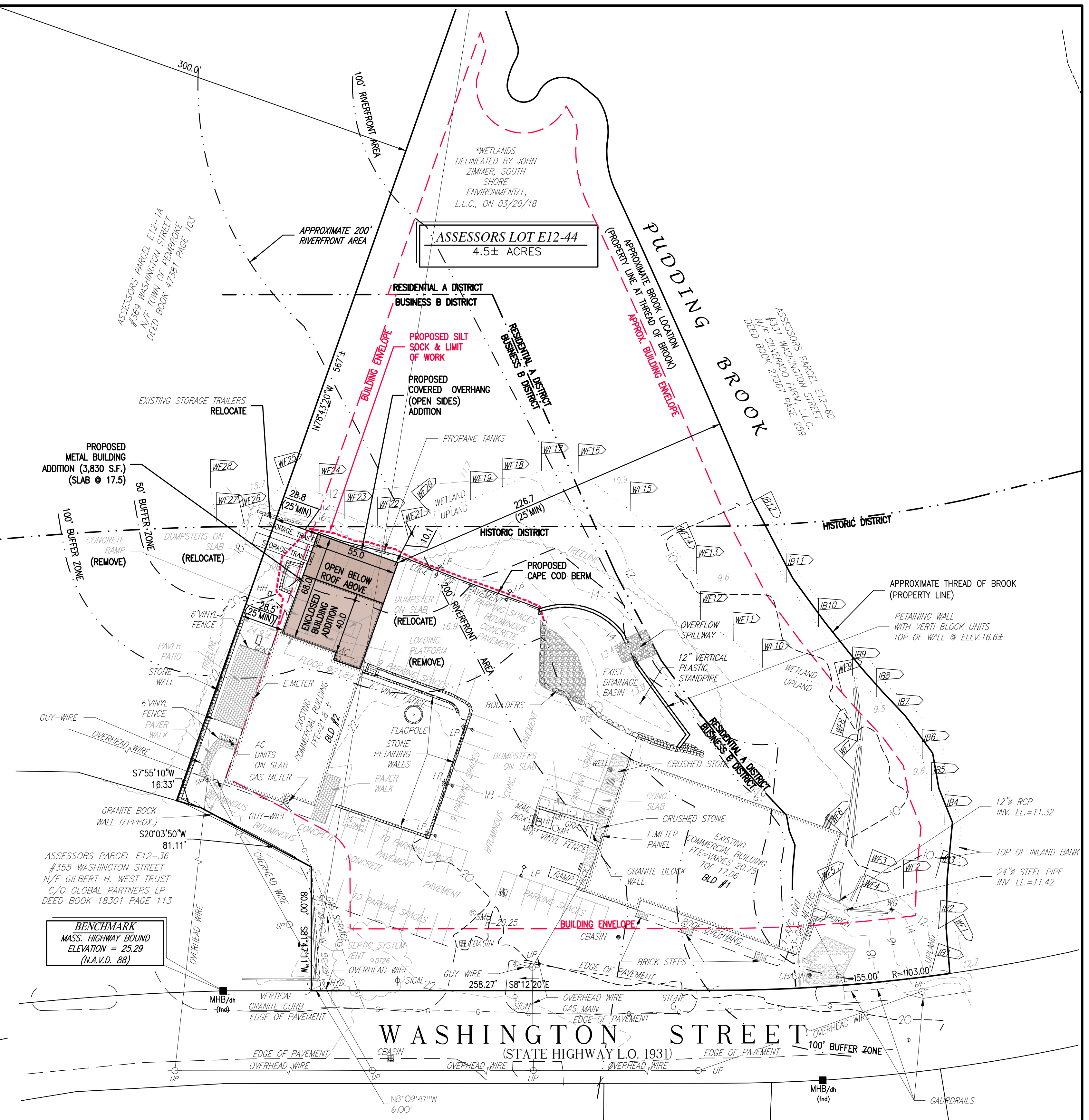


EXISTING CONDITION



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.

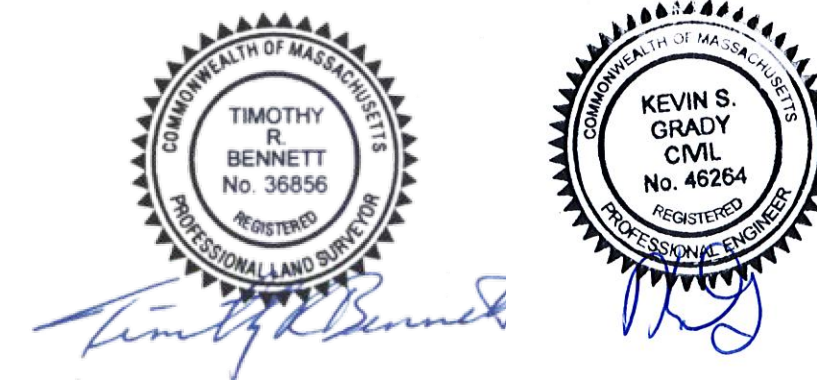


PROPOSED CONDITION

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PEMBROKE, MASSACHUSETTS

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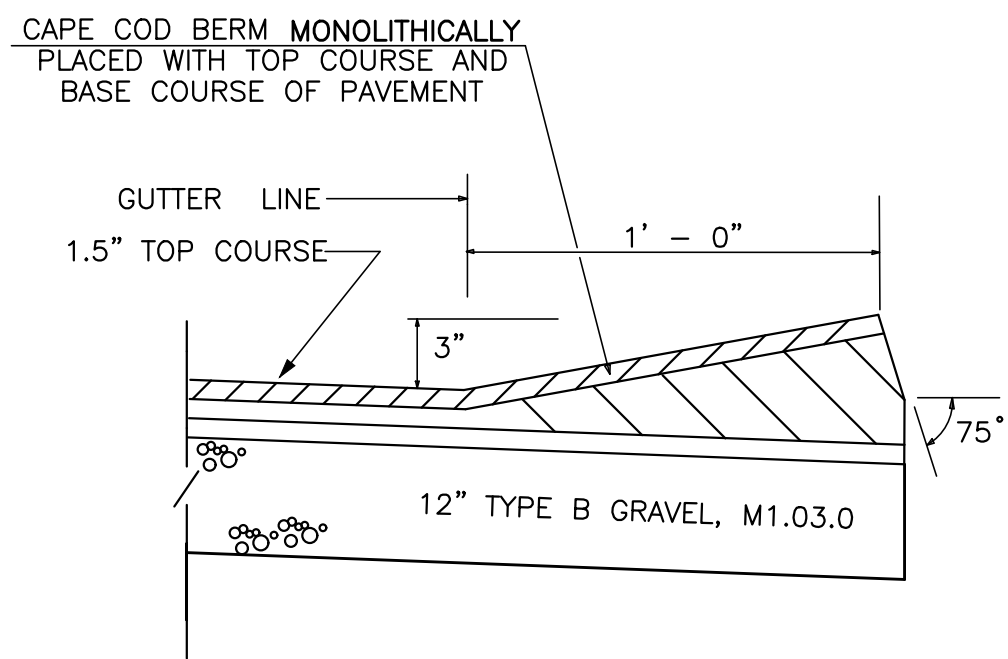
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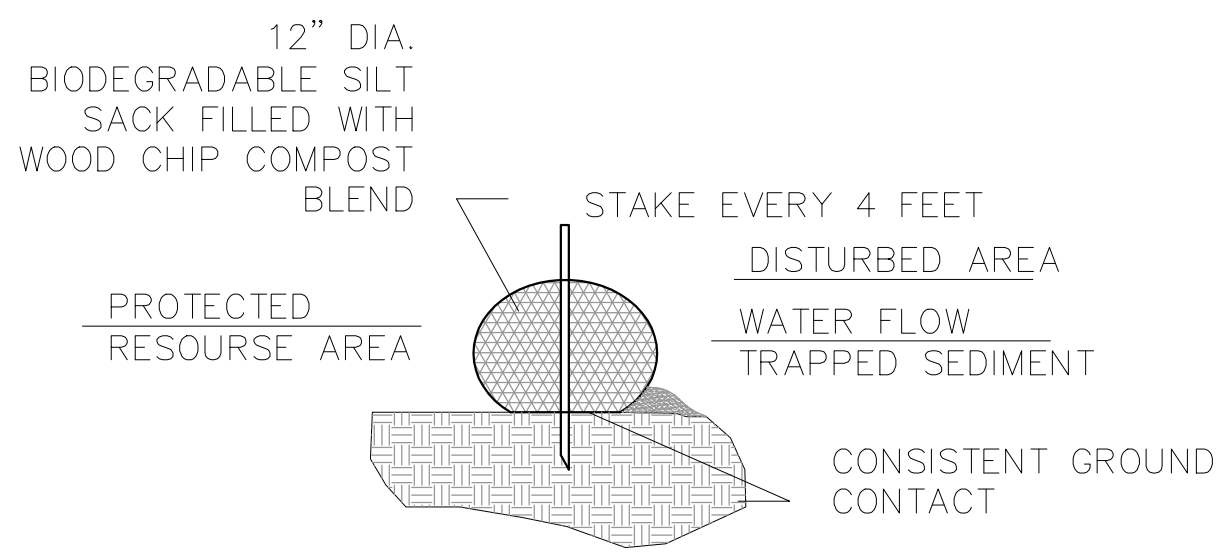
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IMAGE OF EXISTING BUILDING
(NOT TO SCALE)



CAPE COD BERM DETAIL
(NOT TO SCALE)



SILT SOCK DETAIL
(NOT TO SCALE)



SITE PLAN
3 4 5 WASHINGTON STREET
PEMBROKE, MASSACHUSETTS

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