Site Plans

Issued for	Local Approvals
Date Issued	November 20, 2018
Latest Issue	November 20, 2018

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, MA

vhb.com

vhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Owner/Applicant

D & C Real Estate Trust CTS
Fiduciary LLC Trustee
Turtle Rock, LLC
231 Willow Street
Yarmouth Port, MA 02675

Assessor's Map: G15
Lot: 35

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Reference Drawings

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	Existing Conditions Plan	November 14, 2018
A101	Building A Floor Plan	November 2, 2018
A201	Building Elevations	November 13, 2018
	Site Lighting Plan and Details	November 20, 2018

Land Surveyor
Stenbeck & Taylor
844 Webster Street #3
Marshfield, MA 02050
781.834.8591

Site Lighting
TECHLIGHT
2707 Satsuma
Dallas, TX 75229

PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

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.

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER
11/20/2018

\\VHB\PROJ\WAT-LD\14239.00\CAD\LD\PLANSET\14239.00 - COV-D 20 November 2018

VHB Project : 14239.00 Proposed Urgent Care Facility
Issued for : Local Approvals 11/15/2018

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
		TRENCH DRAIN
E	E	PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S	S	SEWER MANHOLE CONCENTRIC
S	S	SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
3. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
4. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE SIX (6) INCHES LOAM AND SEED.
5. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
6. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
7. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
8. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
10. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
11. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
12. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
13. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.

Utilities

1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR ITS REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
2. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
3. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
4. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   - A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   - B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   - C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
5. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
7. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   - A. WATER PIPES SHALL BE DUCTILE IRON (DICL)
   - B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE (PVC) SEWER PIPE
   - C. STORM DRAINAGE PIPES SHALL BE HDPE (HIGH-DENSITY POLYETHYLENE)
   - D. PIPE INSTALLATION AND MATERIALS SHALL COMPLY WITH THE STATE PLUMBING CODE WHERE APPLICABLE. CONTRACTOR SHALL COORDINATE WITH LOCAL PLUMBING INSPECTOR PRIOR TO BEGINNING WORK.
8. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
9. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
10. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE PCC (PRECAST CONCRETE CURB) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4 THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS (MINIMUM) OR AS REQUIRED PER THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY STENBECK & TAYLOR, INC, PLAN # 738 OF 1981. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY STENBECK & TAYLOR, INC, DURING SEPTEMBER 2018.
2. GEOTECHNICAL DATA INCLUDING TEST PIT LOCATIONS WERE OBTAINED FROM SITE PLAN SHOWING PROPOSED REPLACEMENT SEWAGE SYSTEM PREPARED BY STENBECK & TAYLOR, INC DATED OCTOBER 12, 2010 AND FROM ADDITIONAL TESTING PERFORMED BY VHB IN NOVEMBER 2018.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.

vhb.com

vhb

101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

_____
_____
_____
_____
_____
_____

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.

_____

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by AFG
Checked by KSS
Issued for Local Approvals
Date Nov. 15, 2018

Not Approved for Construction

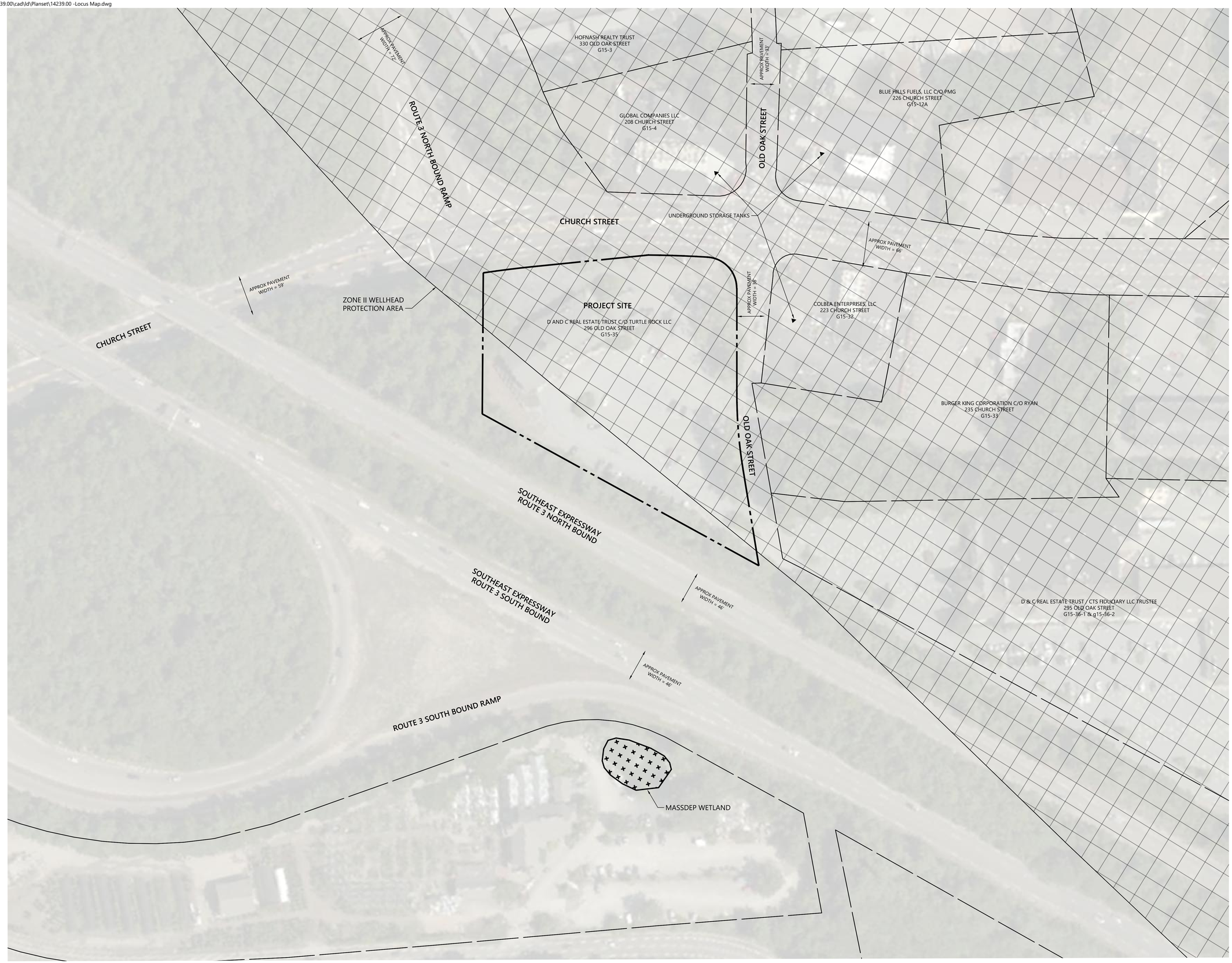
Drawing Title
Legend and General Notes

Drawing Number
C-1

Sheet 1 of 9

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER
11/19/2018

Project Number
14239.00



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0 30 60 120Feet

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C-2

Sheet 2 of 9

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KENNETH S. STAFFIER
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No. 41469
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11/19/2018

Project Number
14239.00

Zoning Summary Chart

Zoning District(S):	Business B District
Overlay District(S):	Adult Use Overlay District

Zoning Regulation Requirements	Existing	Required	Provided
MINIMUM LOT AREA	121,450 SF	80,000 SF	121,450 SF
FRONTAGE	404 Feet & 363 Feet[5]	200 Feet	404 Feet & 363 Feet[5]
MINIMUM LOT PERIMETER RATIO	83	44	83
FRONT YARD BUILDING SETBACK	53.7 Feet & 162 Feet	60 Feet[4]	22.5 Feet & 17.5 Feet[7]
FRONT YARD PARKING SETBACK	4.8 Feet & 17.3 Feet	60 Feet[4]	4.8 Feet & 17.5 Feet
SIDE YARD BUILDING SETBACK	23.9 Feet & 54.5 Feet	30 Feet[4]	23.9 Feet & 54.5 Feet
SIDE YARD PARKING SETBACK	11.4 Feet & 2.4 Feet	30 Feet[4]	11.4 Feet & 5.0 Feet
REAR YARD BUILDING SETBACK	N/A[6]	40 Feet[4]	N/A[6]
REAR YARD PARKING SETBACK	N/A[6]	40 Feet[4]	N/A[6]
MINIMUM LOT WIDTH	205 Feet	135 Feet	205 Feet
MAXIMUM BUILDING HEIGHT	1 Story	3 Stories	2 Stories
MAXIMUM FLOOR AREA RATIO	17 %	35 %	21 %
MAXIMUM IMPERVIOUS	76 %	60 %	74 %
SITE LANDSCAPING - FRONT YARD	41 %	40 %[1]	40 %
SITE LANDSCAPING - SIDE YARD	49 %	40 %[1]	53 %
OPEN SPACE	24 %	25 %[2]	26 %
INTERIOR PARKING LANDSCAPING	1 %	5 %[3]	6 %

1. SECTION 4.D.14 OF PEMBROKE ZONING BYLAWS; AT LEAST 40% OF ANY REQUIRED YARD SHALL BE LANDSCAPED OR LEFT IN A NATURAL STATE.
2. SECTION 5.1.4 OF PEMBROKE SITE PLAN APPROVAL RULES AND REGULATIONS; AT LEAST 25% OPEN SPACE REQUIRED FOR LOTS LESS THAN 3 ACRES. OPEN SPACE SHALL BE CONSIDERED ANY AREA NOT OCCUPIED BY IMPERVIOUS GROUND COVER.
3. SECTION 5.1.5 OF PEMBROKE SITE PLAN APPROVAL RULES AND REGULATIONS; AT LEAST 5% INTERIOR PARKING LOT LANDSCAPING
4. SECTION 4.D.4-6 OF PEMBROKE ZONING BYLAWS; SETBACK PERTAINS TO BUILDING STRUCTURES AND PAVED AREAS OTHER THAN ACCESS WAYS
5. FRONTAGE ALONG OLD OAK STREET = 404 FEET, FRONTAGE ALONG CHURCH STREET = 363 FEET
6. THE LOT IS A CORNER LOT; THERE IS NO REAR LOT LINE.
7. VARIANCE FOR FRONT YARD SETBACK HAS BEEN REQUESTED FROM ZONING BOARD OF APPEALS.

Parking Summary Chart

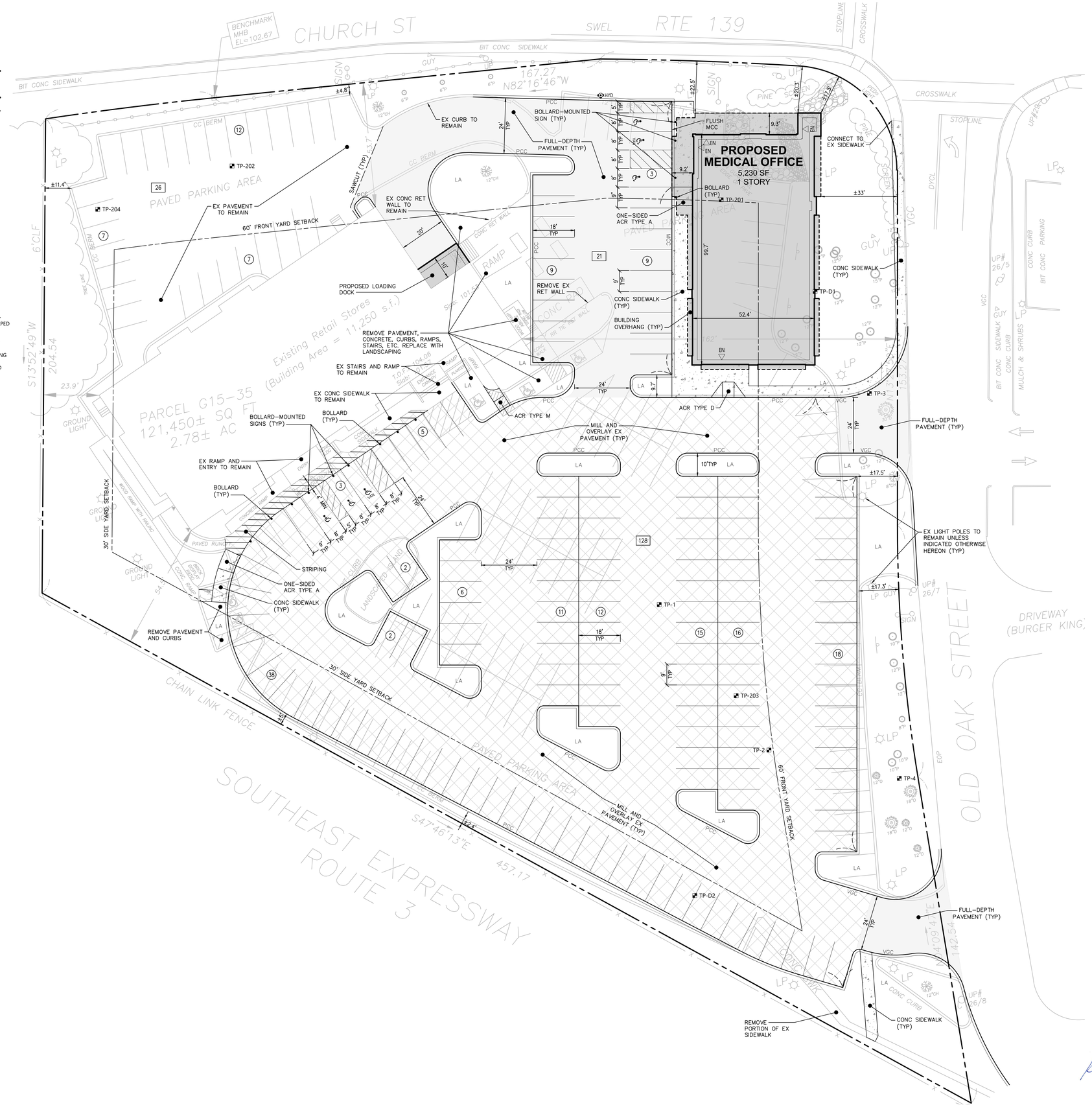
Description	Size Required	Size Provided	Spaces Required	Spaces Provided
STANDARD SPACES	N/A[1]	9 x 18	201	169
STANDARD ACCESSIBLE SPACES	8 x 18[2]	8 x 18	8	5
ACCESSIBLE VAN SPACES	8 x 18[2]	8 x 18	1	1
TOTAL SPACES			209	175[4]
LOADING BAYS[3]			2	1[5]

1. TOWN OF PEMBROKE BYLAWS DO NOT SPECIFY REQUIRED DIMENSIONS
2. MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REQUIREMENTS
3. LOADING BAYS: ONE BAY FOR RETAIL, ONE BAY FOR MEDICAL OFFICE
4. INCLUDES SPACES WHICH ARE AVAILABLE FOR CHRISTMAS TREE SHOP CUSTOMER PARKING, BUT WHICH SPACES ARE NOT USED OR NEEDED BY CTS CUSTOMERS. VARIANCE FOR TOTAL PARKING COUNT HAS BEEN REQUESTED FROM ZONING BOARD OF APPEALS.
5. VARIANCE FOR LOADING BAY COUNT HAS BEEN REQUESTED FROM ZONING BOARD OF APPEALS.

Parking Requirements:

MEDICAL OFFICE	5,230 SF	x	4 SPACE	/	800 SF	=	27 SPACES
	10 EMP	x	1 SPACE	/	2 EMP	=	5 SPACES
RETAIL	16,474 SF*	x	1 SPACE	/	100 SF	=	165 SPACES
	12 EMP	x	1 SPACE	/	1 EMP	=	12 SPACES
			TOTAL PARKING REQUIRED			=	209 SPACES

* SECTION 4.2.a OF PEMBROKE ZONING BYLAWS: PARKING BASED ON AREA DEDICATED TO RETAIL SELLING. ASSUME 80% OF TOTAL SQUARE FOOTAGE (20,592 SF) IS DEDICATED TO RETAIL.



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617.924.1770

PEMBROKE PLANNING BOARD DEFINITIVE DEVELOPMENT PLAN APPROVALS

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.

0 10 20 40 Feet

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by AFG
Checked by KSS
Issued for Local Approvals
Date Nov. 15, 2018

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C-3

Sheet 3 of 9

Project Number 14239.00

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER

11/19/2018

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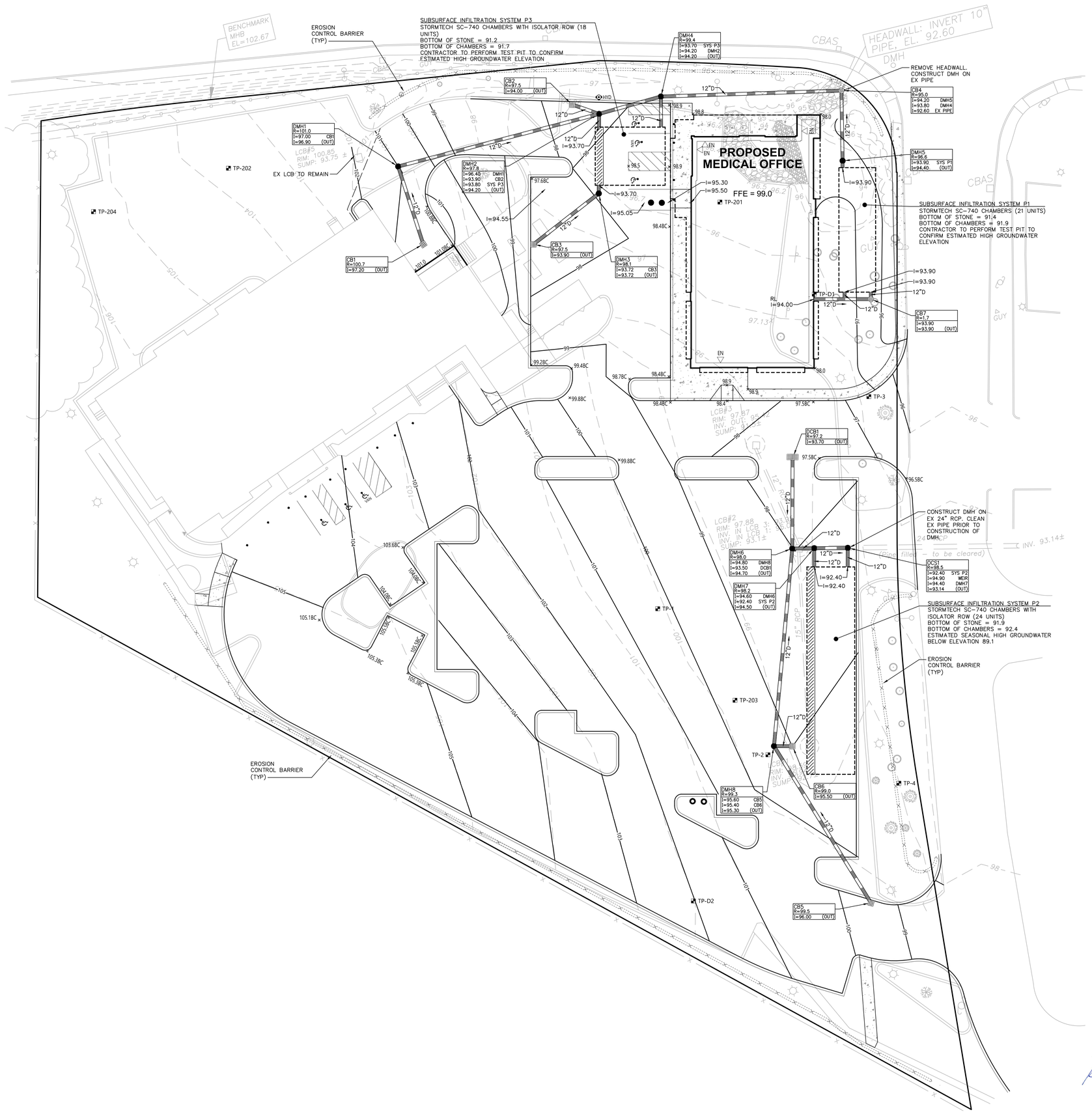

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Watertown, MA 02471
617.924.1770

PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

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

I, _____
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_____

0 10 20 40 Feet

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by AFG
Checked by KSS
Issued for Local Approvals
Date Nov. 15, 2018

Not Approved for Construction

Drawing Title
Grading, Drainage & Erosion Control Plan

Drawing Number
C-4

Sheet 4 of 9

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER
11/19/2018

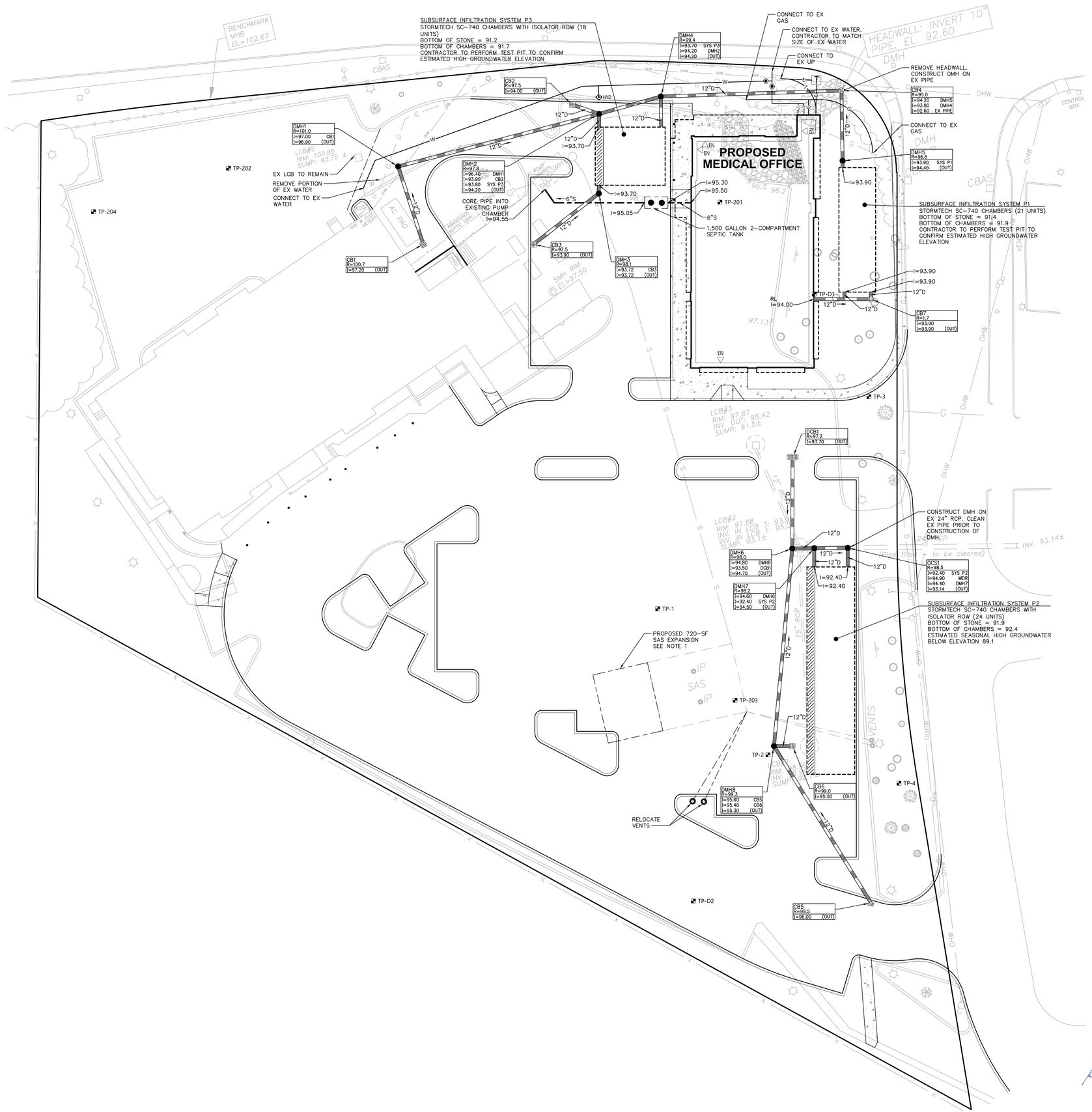
Project Number
14239.00

Saved Monday, November 19, 2018 12:19:10 PM AGOSS Plotted Monday, November 19, 2018 3:00:41 PM Goss, Arianna

Notes

General

1. PROPOSED SHARED SYSTEM PER 310 CMR 15.100 THROUGH 15.293.
   - 1.1. EXISTING SOIL ABSORPTION SYSTEM (SAS) IS DESIGNED FOR 775 GALLONS/DAY.
     - 1.1.1. BOTTOM AREA = 1110 SF (37' LONG X 30' WIDE) AND IS A PRESSURE DOSE SYSTEM.
   - 1.2. PROPOSE TO EXPAND EXISTING LEACHING FIELD TO ACCOMMODATE PROPOSED BUILDING.
     - 1.2.1. PROPOSED ADDITIONAL FLOWS FOR 2-DOCTOR URGENT CARE FACILITY = 250 GALLONS/DAY PER DOCTOR X 2 DOCTORS = 500 GALLONS/DAY
     - 1.2.2. PROPOSED FIELD EXPANSION = 720 SF (24' X 30'). EXTEND EXISTING 7 LATERALS BY 24'.



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PEMBROKE PLANNING BOARD DEFINITIVE DEVELOPMENT PLAN APPROVALS

_____
_____
_____
_____
_____
_____

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

I, _____
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_____

0 10 20 40 Feet

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by AFG
Checked by KSS
Issued for Local Approvals
Date Nov. 15, 2018

Not Approved for Construction

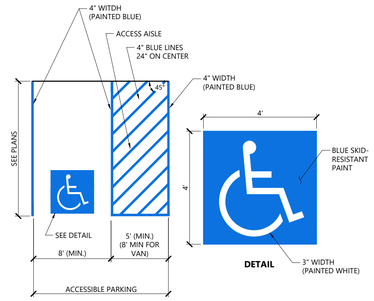
Drawing Title
Utility Plan

Drawing Number
C-5

Sheet 5 of 9

Project Number
14239.00

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER
11/19/2018



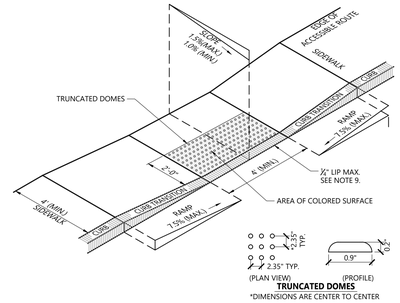
NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

Accessible Parking Space

1/16

N.T.S. Source: VHB LD_552B



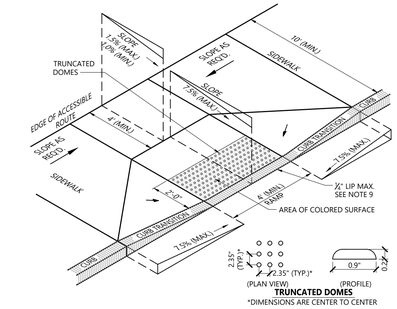
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB, AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'A-D'

1/16

N.T.S. Source: VHB LD_500



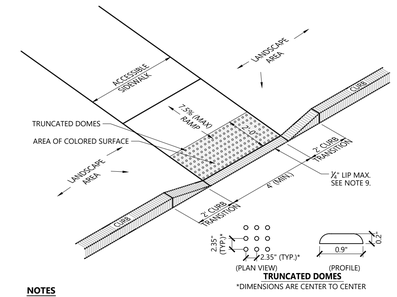
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'D-D'

1/16

N.T.S. Source: VHB LD_503



NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAYS.
10. DETECTABLE WARNINGS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
11. DETECTABLE WARNINGS SHALL BE INSTALLED PERPENDICULAR TO THE ACCESSIBLE ROUTE.

Accessible Curb Ramp (ACR) Type 'M-D'

1/16

N.T.S. Source: VHB LD_512

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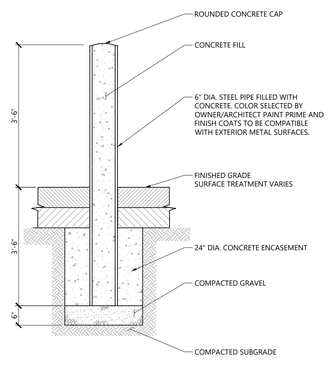
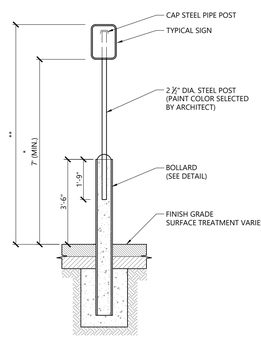


Bollard

1/16

N.T.S. Source: VHB LD_700



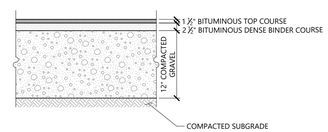
* THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.

** THIS DIMENSION SHALL BE A A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE.

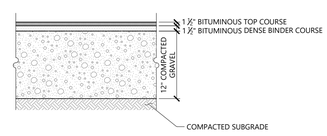
Bollard Mounted Sign

1/16

N.T.S. Source: VHB LD_703



HEAVY DUTY FLEXIBLE PAVEMENT



STANDARD DUTY FLEXIBLE PAVEMENT

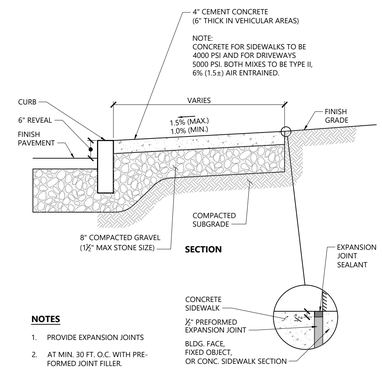
NOTES

PAVEMENT SECTIONS ARE SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

Bituminous Concrete Pavement Sections

1/16

N.T.S. Source: VHB LD_430



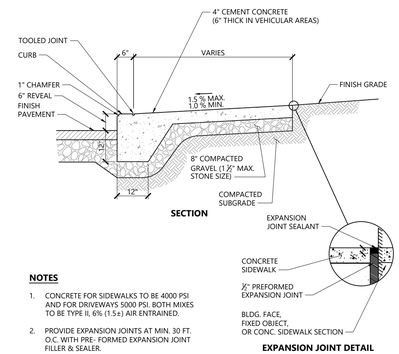
NOTES

1. PROVIDE EXPANSION JOINTS
2. AT MIN. 30 FT. O.C. WITH PRE-FORMED JOINT FILLER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Concrete Sidewalk

1/16

N.T.S. Source: VHB LD_420



NOTES

1. CONCRETE FOR SIDEWALKS TO BE 4000 PSI AND FOR DRIVEWAYS 5000 PSI. BOTH MIXES TO BE TYPE II, 6% (1.5±) AIR ENTRAINED.
2. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- FORMED EXPANSION JOINT FILLER & SEALER.
3. PROVIDE TOOLED CONTROL JOINTS AT 6' O.C.
4. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.

Monolithic Concrete Curb (MCC) & Sidewalk

1/16

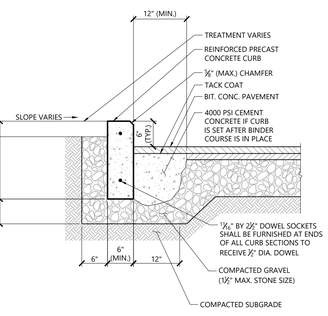
N.T.S. Source: VHB LD_421

PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

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.

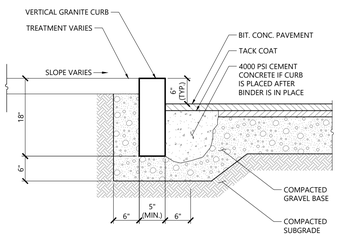
_____



Precast Concrete Curb (PCC)

1/16

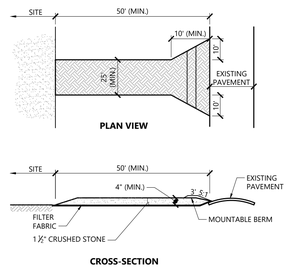
N.T.S. Source: VHB LD_404



Vertical Granite Curb (VGC)

1/16

N.T.S. Source: VHB LD_402



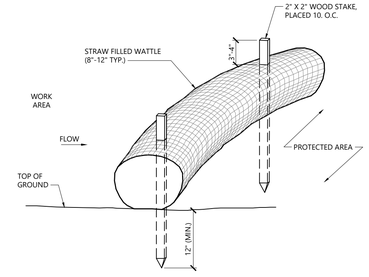
NOTES

1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

1/16

N.T.S. Source: VHB LD_682



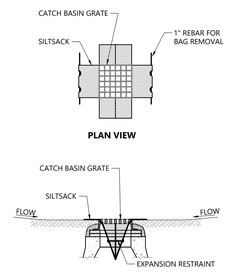
NOTES

1. STRAW WATTLE SHALL BE AS MANUFACTURED BY EARTHSAVER OR APPROVED EQUAL.
2. STRAW WATTLES SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. STRAW WATTLE SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. TEMPORARY STRAW WATTLES TO BE REMOVED BY CONTRACTOR. ALL OTHERS TO REMAIN IN PLACE UNLESS DIRECTED OTHERWISE BY ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

Straw Wattle - Erosion Control Barrier

1/16

N.T.S. Source: VHB LD_659



NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAY BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap

1/16

N.T.S. Source: VHB LD_674

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by: AFG
Checked by: KSS
Issued for: Local Approvals
Date: Nov. 15, 2018

Not Approved for Construction

Drawing Title: Site Details 1

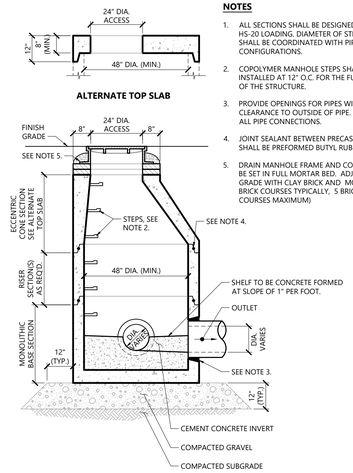
Drawing Number: C-6.1

Sheet 6 of 9

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER

11/19/2018

Project Number: 14239.00

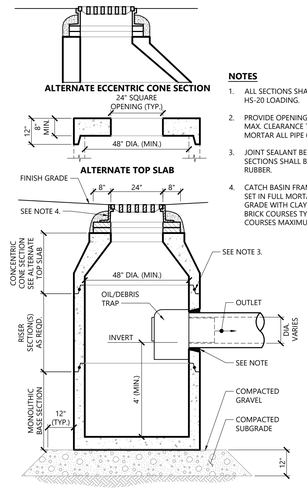


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING. DIAMETER OF STRUCTURES SHALL BE COORDINATED WITH PIPE CONFIGURATIONS.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

Drain Manhole (DMH) 1/16

N.T.S. Source: VHB LD_115

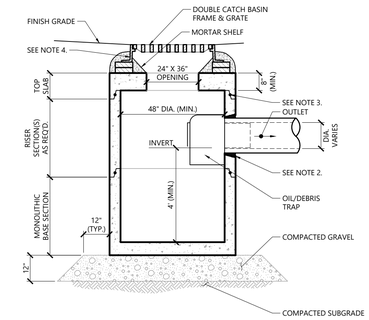


NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
4. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM).

Catch Basin (CB) With Oil/Debris Trap 1/16

N.T.S. Source: VHB LD_101



NOTES

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
3. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE BUTYL RUBBER.
4. DOUBLE CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICKS TYPICALLY, 5 BRICK COURSES MAXIMUM)

Double Grate Catch Basin (DCB) with Oil/Debris Trap 1/16

N.T.S. Source: VHB LD_103

vhb.com

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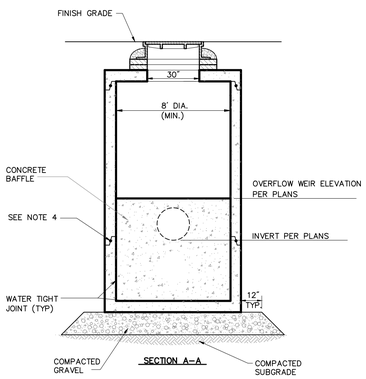
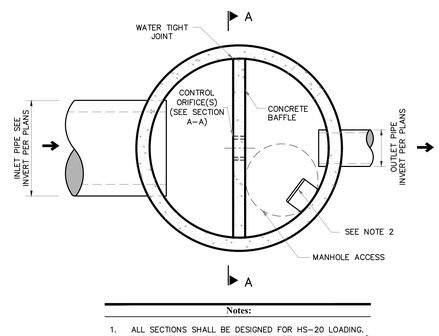


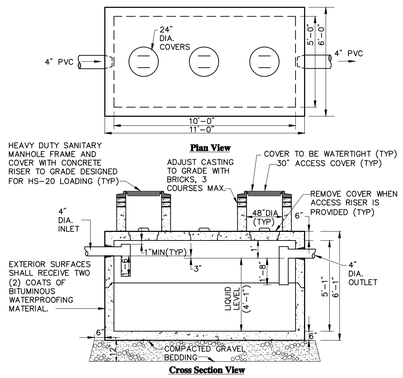


Notes:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS–20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM.)

Outlet Control Structure (OCS) 11/18

N.T.S. Source: VHB

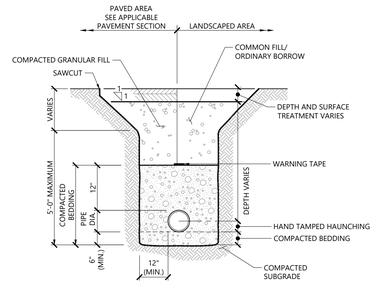


Notes:

SPECIFICATIONS:
CONCRETE MINIMUM STRENGTH – 5,000 P.S.I. @ 28 DAYS
STEEL REINFORCEMENT – ASTM A–165 GR. 60, A–185, OR A–497, 1" MIN. COVER
DESIGN LOADING – AASHTO HS20–44
CONSTRUCTION JOINT – SEALED WITH 1" DIA. BUTYL RUBBER AND BOLTED IN CHAMFERED CORNERS W/ 7/8" ø BOLTS
STRUCTURE DESIGN SHALL BE SUITABLE TO SUPPORT THE DEPTH OF SOILS INDICATED BY THE DRAWINGS.
AS SUPPLIED BY ROTONDO & SONS OR APPROVED EQUAL

1,500 Gallon Precast Septic Tank 11/18

N.T.S. Source: VHB



NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench 1/16

N.T.S. Source: VHB LD_300

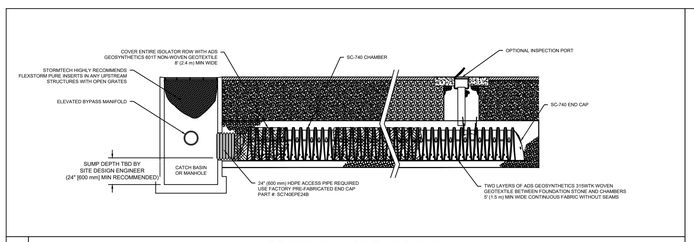
PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

_____
_____
_____
_____
_____
_____
_____
_____

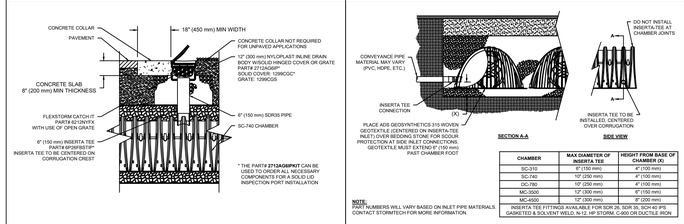
THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW

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.

_____



SC-740 ISOLATOR ROW DETAIL



CHAMBER	MAX DIAMETER OF INSERTA TEE	HEIGHT FROM BASE OF CHAMBER (X)
SC-310	6" (150 mm)	4" (100 mm)
SC-740	10" (250 mm)	4" (100 mm)
DC-780	10" (250 mm)	4" (100 mm)
MC-3500	12" (300 mm)	6" (150 mm)
MC-4500	12" (300 mm)	8" (200 mm)

NOTE:
CONFIGURATION NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.

INSERTA TEE FITTINGS AVAILABLE FOR SDR 26, SDR 35, SCH 40, IPS GASKETED & SOLVENT WELD. N-12, HP, STORM, C-900 OR DUCTILE IRON.

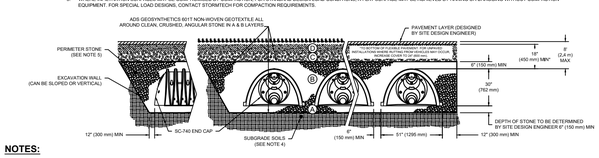
SC-740 6" (150 mm) INSPECTION PORT DETAIL

INSERTA-TEE SIDE INLET DETAIL

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (9" LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

Stormtech 740 Chambers (SC-740) 8/18

N.T.S. Source: ADS

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Appvd.

Designed by AFG | Checked by KSS

Issued for **Local Approvals** | Date Nov. 15, 2018

Not Approved for Construction

Drawing Title
Site Details 2

Drawing Number
C-6.2

Sheet 7 of 9

Project Number
14239.00

COMMONWEALTH OF MASSACHUSETTS
KENNETH S. STAFFIER
CIVIL
No. 41469
REGISTERED PROFESSIONAL ENGINEER

11/19/2018

Tree Protection

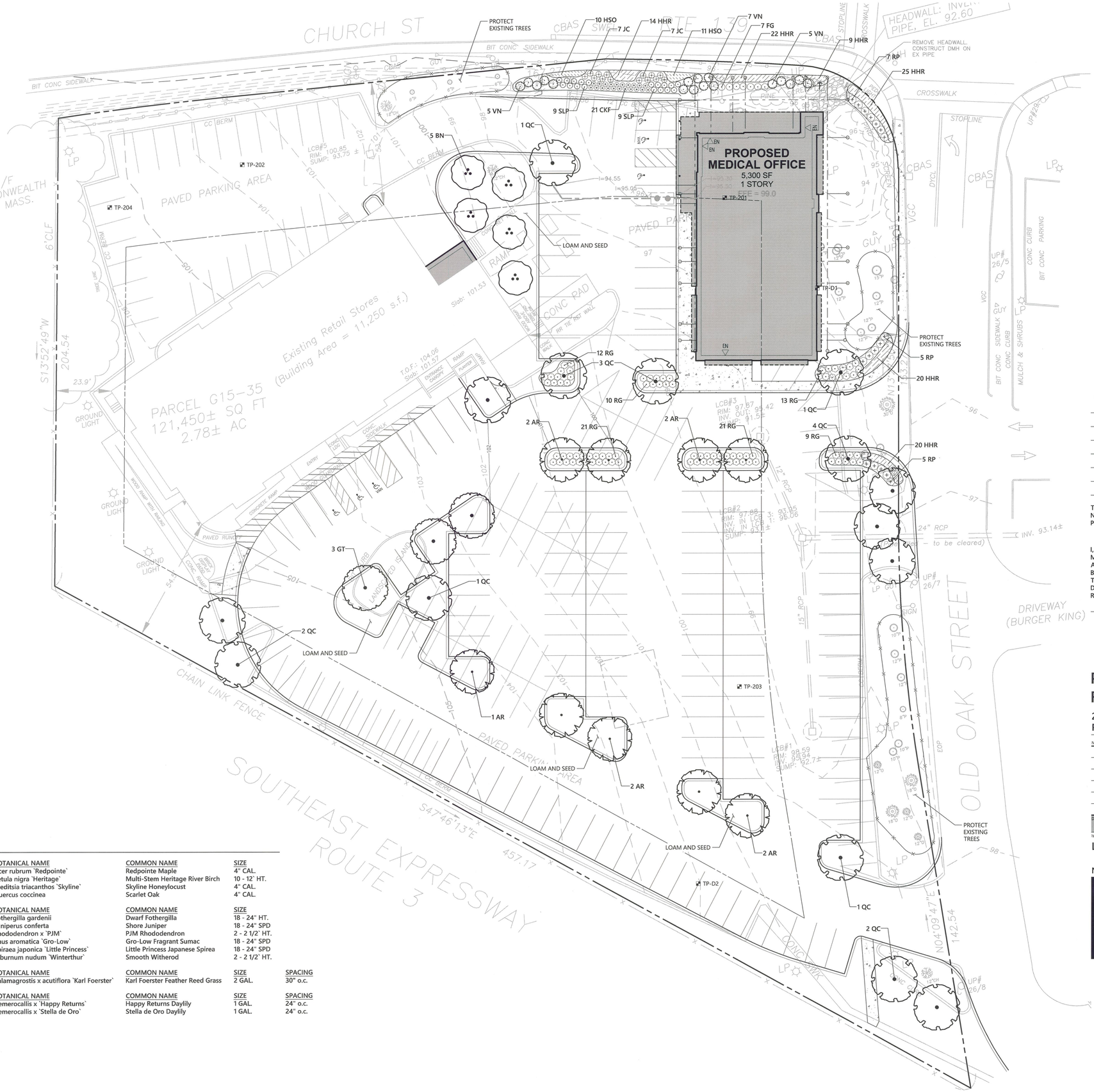
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
2. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
3. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

Plant Maintenance Notes

1. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE OF THE LAWNS AND PLANTINGS. NO IRRIGATION IS PROPOSED FOR THIS SITE. THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATERING FOR NEW LAWNS AND PLANTINGS DURING THE ONE YEAR PLANT GUARANTEE PERIOD.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR THE COMPLETE LANDSCAPE MAINTENANCE WORK. WATER SHALL BE PROVIDED BY THE CONTRACTOR.
3. WATERING SHALL BE REQUIRED DURING THE GROWING SEASON, WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
4. WATER SHALL BE APPLIED IN SUFFICIENT QUANTITY TO THOROUGHLY SATURATE THE SOIL IN THE ROOT ZONE OF EACH PLANT.
5. CONTRACTOR SHALL REPLACE DEAD OR DYING PLANTS AT THE END OF THE ONE YEAR GUARANTEE PERIOD. CONTRACTOR SHALL TURN OVER MAINTENANCE TO THE FACILITY MAINTENANCE STAFF AT THAT TIME.

Planting Notes

1. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
4. A 3-INCH DEEP MULCH PER SPECIFICATION SHALL BE INSTALLED UNDER ALL TREES AND SHRUBS, AND IN ALL PLANTING BEDS, UNLESS OTHERWISE INDICATED ON THE PLANS, OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED OR MULCHED AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	9	Acer rubrum `Redpointe`	Redpointe Maple	4" CAL.
BN	5	Betula nigra `Heritage`	Multi-Stem Heritage River Birch	10 - 12` HT.
GT	3	Gleditsia triacanthos `Skyline`	Skyline Honeylocust	4" CAL.
QC	15	Quercus coccinea	Scarlet Oak	4" CAL.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
FG	7	Fothergilla gardenii	Dwarf Fothergilla	18 - 24" HT.
JC	14	Juniperus conferta	Shore Juniper	18 - 24" SPD
RP	17	Rhododendron x `PJM`	PJM Rhododendron	2 - 2 1/2` HT.
RG	86	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	18 - 24" SPD
SLP	18	Spiraea japonica `Little Princess`	Little Princess Japanese Spirea	18 - 24" SPD
VN	17	Viburnum nudum `Winterthur`	Smooth Witherod	2 - 2 1/2` HT.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
CKF	21	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	2 GAL.	30" o.c.

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
HHR	110	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 GAL.	24" o.c.
HSO	21	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 GAL.	24" o.c.

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Watertown, MA 02471
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PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

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.

0 10 20 40 Feet

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Apprvd.

Designed by | Checked by

Issued for: Local Approvals
Date: Nov. 15, 2018

Not Approved for Construction

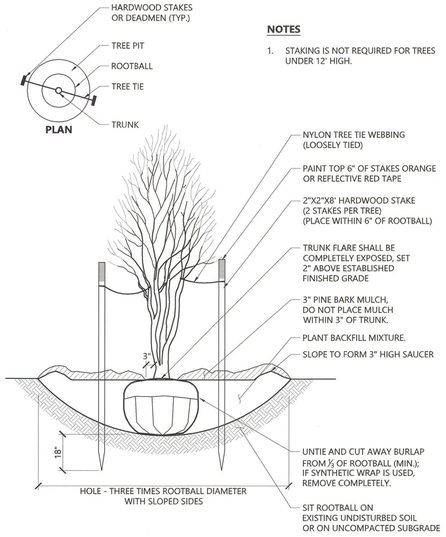
Drawing Title: Planting Plan

Drawing Number: L-1

Sheet 8 of 9

Project Number: 14239.00

MASSACHUSETTS KATHLEEN MARGARET WOOD No. 979 REGISTERED LANDSCAPE ARCHITECT



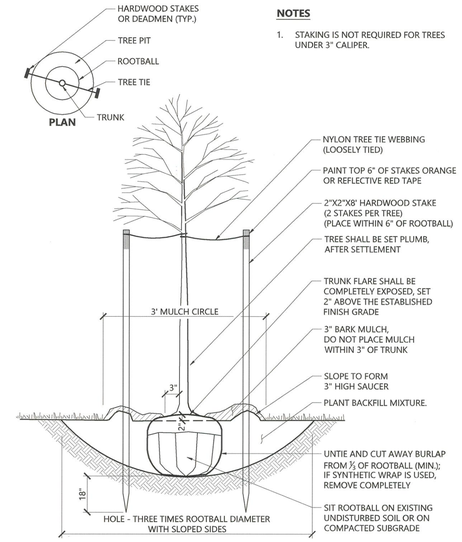
NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 12' HIGH.

Multistem Tree Planting

1/16

N.T.S. Source: VHB LD_606



NOTES

1. STAKING IS NOT REQUIRED FOR TREES UNDER 3" CALIPER.

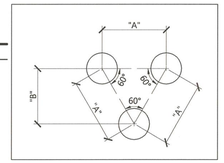
Tree Planting

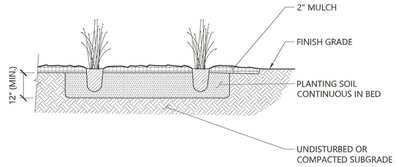
9/18

N.T.S. Source: VHB LD_602

PLANT SPACING

PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8½ IN. O.C.
12 IN. O.C.	10½ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.

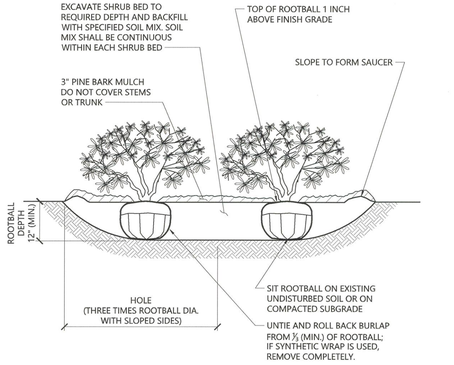




Perennial and Ornamental Grass Planting

1/16

N.T.S. Source: VHB LD_618



NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

Shrub Bed Planting

1/16

N.T.S. Source: VHB LD_601

vhb.com

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617.924.1770

PEMBROKE PLANNING BOARD
DEFINITIVE DEVELOPMENT PLAN APPROVALS

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.

Proposed Urgent Care Facility

296 Old Oak Street
Pembroke, Massachusetts

No.	Revision	Date	Apprvd.

Designed by | Checked by

Issued for | Date

Local Approvals | Nov. 15, 2018

Not Approved for Construction

Drawing Title

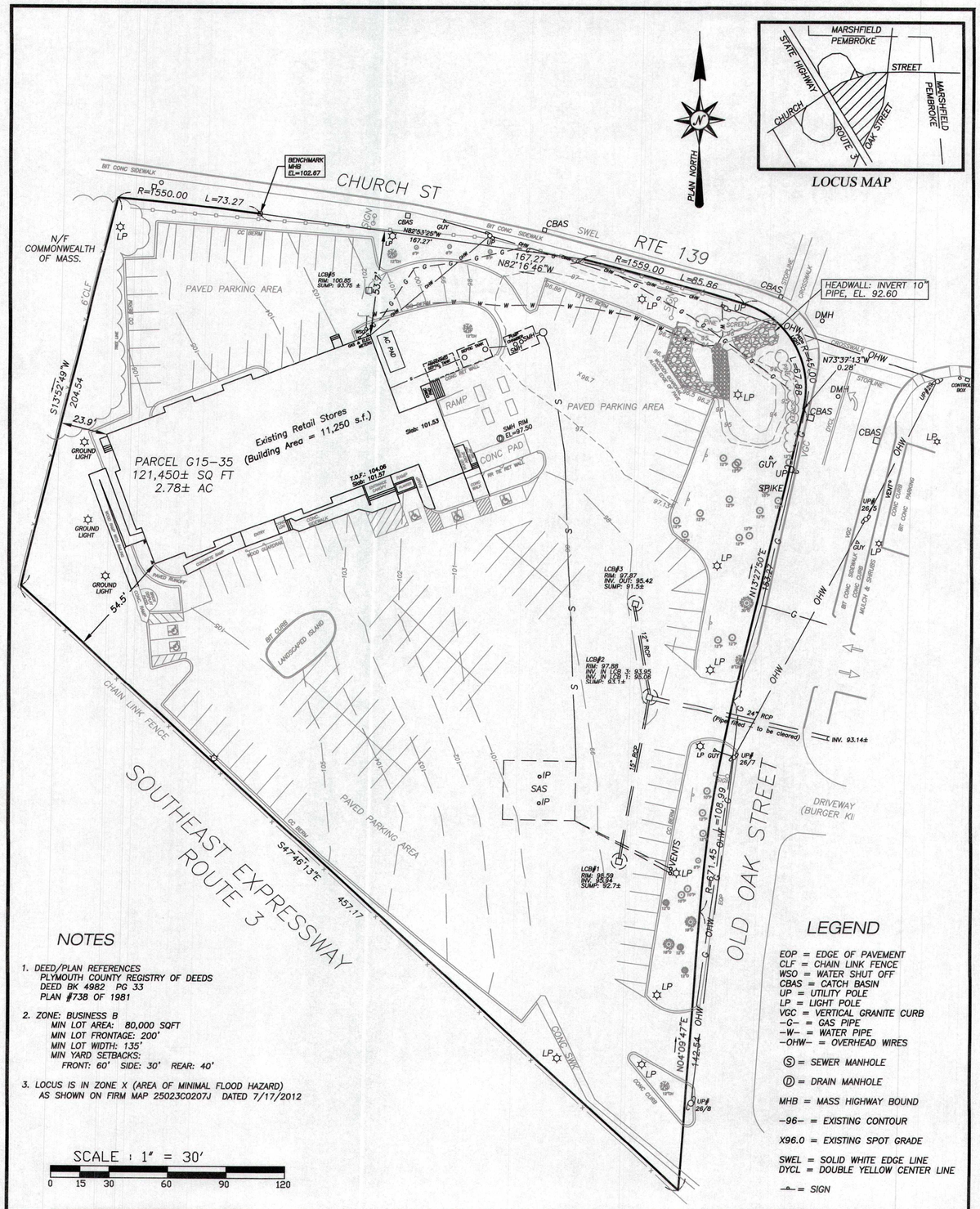
Landscape Details

Drawing Number

L-2

Sheet 9 of 9

Project Number 14239.00



NOTES

1. DEED/PLAN REFERENCES
   PLYMOUTH COUNTY REGISTRY OF DEEDS
   DEED BK 4982 PG 33
   PLAN #738 OF 1981
2. ZONE: BUSINESS B
   MIN LOT AREA: 80,000 SQFT
   MIN LOT FRONTAGE: 200'
   MIN LOT WIDTH: 135'
   MIN YARD SETBACKS:
   FRONT: 60' SIDE: 30' REAR: 40'
3. LOCUS IS IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 25023C0207J DATED 7/17/2012

SCALE : 1" = 30'

0 15 30 60 90 120

LEGEND

EOP = EDGE OF PAVEMENT
CLF = CHAIN LINK FENCE
WSO = WATER SHUT OFF
CBAS = CATCH BASIN
UP = UTILITY POLE
LP = LIGHT POLE
VGC = VERTICAL GRANITE CURB
–G– = GAS PIPE
–W– = WATER PIPE
–OHW– = OVERHEAD WIRES
Ⓢ = SEWER MANHOLE
Ⓓ = DRAIN MANHOLE
MHB = MASS HIGHWAY BOUND
–96– = EXISTING CONTOUR
X96.0 = EXISTING SPOT GRADE
SWEL = SOLID WHITE EDGE LINE
DYCL = DOUBLE YELLOW CENTER LINE
–⊕– = SIGN

Drawn For : VHB

EXISTING CONDITIONS PLAN
296 OLD OAK STREET
PARCEL G15-35
PEMBROKE, MA

11-14-18

COMMONWEALTH OF MASSACHUSETTS
RICHARD SERVANT
NO. 41578
PROFESSIONAL LAND SURVEYOR

Drawn By : CT	
Checked By : BJT	
Scale : 1" = 30'	
Date : 11-14-18	
Job No. : 8617	
Plan No:8617-Exist Cond	

STENBECK & TAYLOR, INC.
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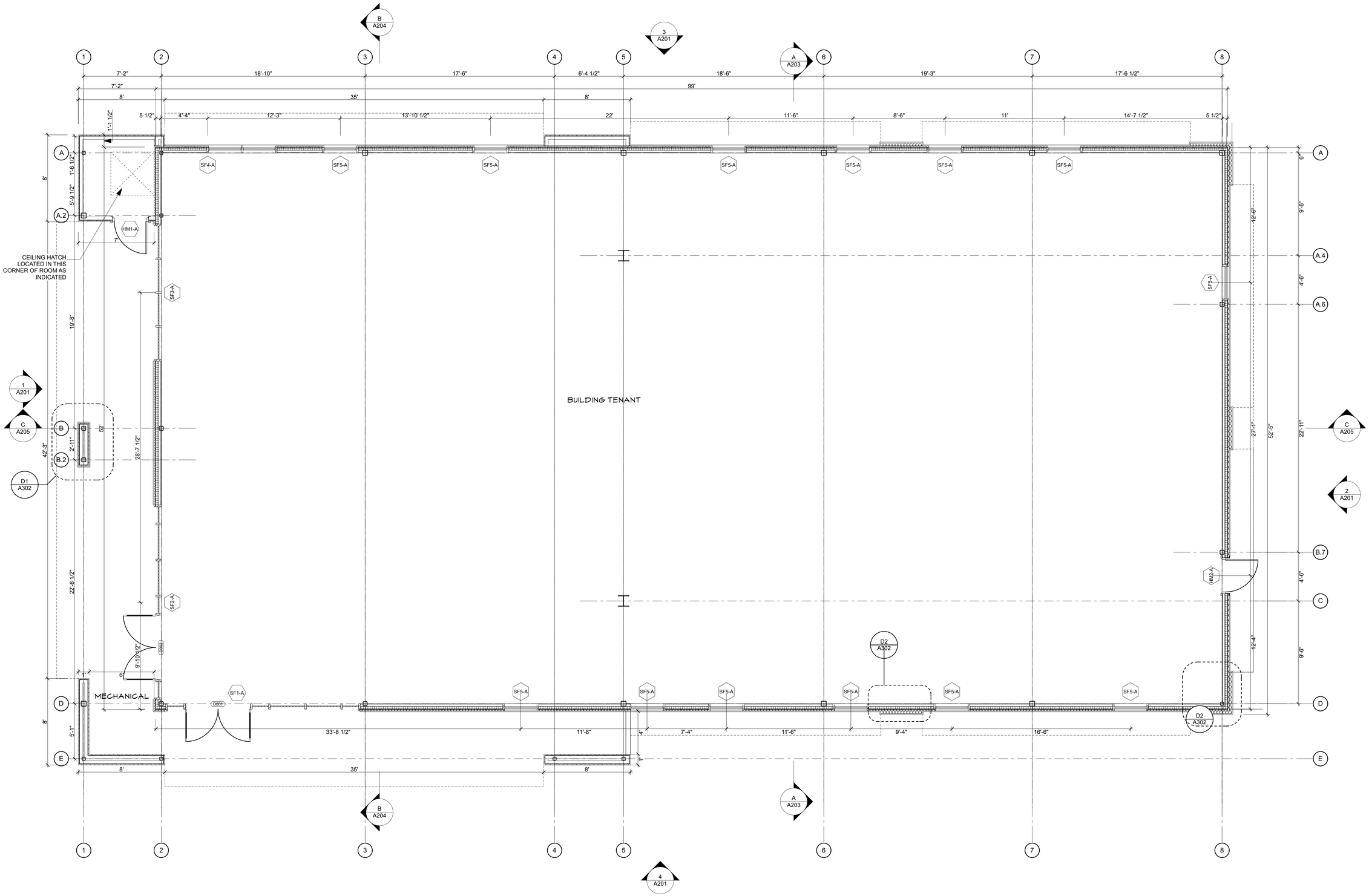

Building A Floor Plan

SCALE: 1/4" = 1'-0"

/Volumes/ActiveProjects/CMD Pembroke MA/CMD Pembroke Shell - 2018082/Archicad - 2018082/2018082_Convenient_MD_PembrokeMA_Shell_V20.pln Tuesday, September 11, 2018

ConvenientMD Building Shell
296 Old Oak Street
Pembroke, MA 02359

DENNIS MIRES, P.A.
ARCHITECTS
697 Union Street, Manchester NH
603-625-4548 FAX 603-625-1067

Building Shell
Floor Plan

revisions:

date: 9/11/18

proj. no.:

A101

1 North Elevation (Church Street)
SCALE: 1/8" = 1'-0"

2 South Elevation (Route 3)
SCALE: 1/8" = 1'-0"

3 East Elevation (Old Oak Street)
SCALE: 1/8" = 1'-0"

4 West Elevation (Parking)
SCALE: 1/8" = 1'-0"

CONVENIENTMD EXTERIOR FINISH NOTES:

Pitched Roofs & Canopies: Standing Seam Metal Roofing, Pac-Clad "Snap Clad" or approved equal, Color to match Englert **Colonial Red** or architect approved equal

Membrane Roof: Fully Adhered White .060 TPO Membrane on coverboard over R30 min XPS rigid insulation,

Eave & Canopy Soffits: Pac Clad Aluminum Flush Soffit Panels or approved equal. Upper tower soffit color to match roof color. Lower canopy soffits to be white.

Exterior Clapboard Siding: Pre-Finished James Hardie clapboard siding, 4" exposure. Color TBD

Cultured Stone: Cultured Stone "Suede Drystack Ledgestone Cultured Stone CSV-2010"

Aluminum Storefront: All Aluminum Storefront doors/windows shall be Efco Series 403 Thermally Broken aluminum storefront system or approved equal.
Two sets of glass exterior double doors with thermally broken aluminum frames with two ADA automatic door openers.
Color to be white

Rear Exit Door: Insulated Hollow Metal rear door with ADA push exit hardware, electric strike & FOB access control system.

Envelope Insulation:
-Low slope roof to be R30 min continuous between exterior insulated walls, ensuring continuity of all envelope insulation.
-Exterior Walls to be R21 (3") min Closed cell spray in place polyurethane insulation in stud cavity & 1" min exterior continuous insulation to outside face of wall sheathing.
-2" min rigid insulation from top of foundation footing to top of slab elevation on outside face of foundation wall, Reinforced Stucco finish over exposed foundation insulation.

Exterior Lighting:
Provide & Install recessed LED lighting fixtures in all canopies, overhangs at both 10'-0" AFF canopies/overhangs and upper tower overhang.
Provide & Install Square recessed LED down lights around perimeter of upper & lower canopy/roof overhangs
Provide additional Linear LED wall wash down lights to graze down corner columns of tower.
Provide LED Wall pack lighting at rear doors
Provide Linear LED lighting above tower canopies per electrical drawings.

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THE ARCHITECTS
607 Union Street, Manchester, NH
603-625-4548 FAX 603-625-1067

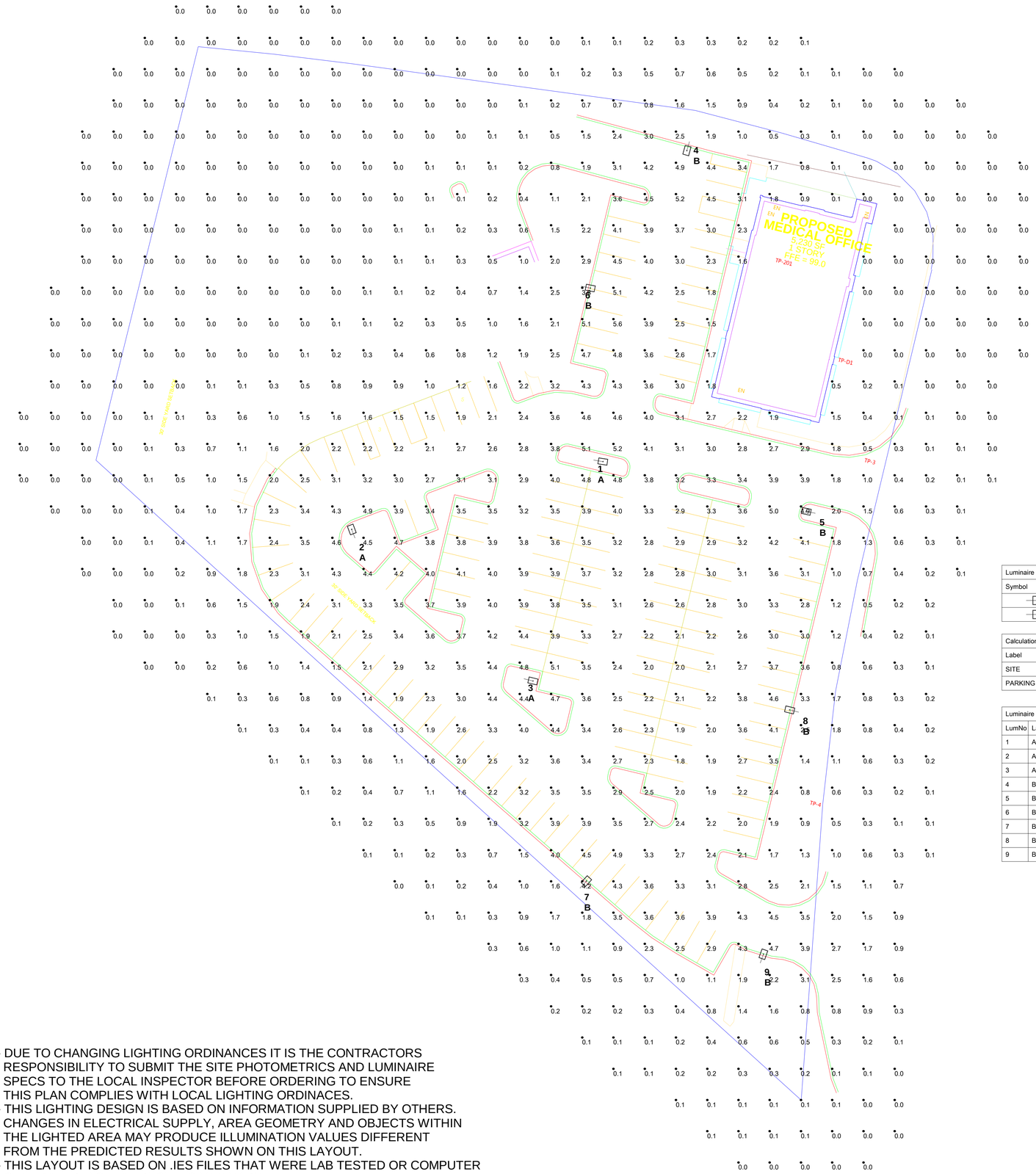
Elevations

revisions:

date: 11/13/18

proj. no.:

A201



Luminaire Schedule						
Symbol	Qty	Label	Lumens/Lamp	Arrangement	LLF	Description
	3	A	N.A.	SINGLE	0.900	LSMT-4-C-M-T5W-D-FOUR BRICK TYPE 5 1050MA LED
	6	B	N.A.	SINGLE	0.900	LSMT-2-C-M-T3-D-TWO BRICK TYPE 3 1050MA LED

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.35	5.6	0.0	N.A.	N.A.
PARKING AND DRIVE	Illuminance	Fc	3.29	5.6	1.5	2.19	3.73

Luminaire Location Summary			
LumNo	Label	Z-luminaire height	Tilt
1	A	25	0
2	A	25	0
3	A	25	0
4	B	25	0
5	B	25	0
6	B	25	0
7	B	25	0
8	B	25	0
9	B	25	0

Notes:
1. Calculation at grade.
2. Based on 25' AFG fixture mounting height.

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

SCALE
0 20 40 60 80

TECHLIGHT

2707 SATSUMA

DALLAS, TX
75229

Project:

URGENT CARE PEMBROKE, MA

Notes:

FILE:
urgentcare.agi

Date:
11-20-18

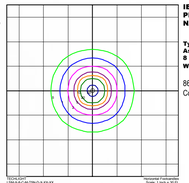
LSMT High Lumen Output Scimitar LED Area Light

PHOTOMETRICS

IES INDOOR REPORT PHOTOMETRIC FILE NAME: LSMT8CMT5ND

Type V Narrow Optical Assembly
8 Brick, 1050mA, Cool White

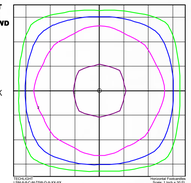
864W LSMT LED Scimitar
Color Temperature: 5,000 K



IES INDOOR REPORT PHOTOMETRIC FILE NAME: LSMT8CMT5WD

Type V Wide Optical Assembly
8 Brick, 1050mA, Cool White

864W LSMT LED Scimitar
Color Temperature: 5,000 K



LUMINAIRE CHARACTERISTICS

1050 mA Drive Current

# of LED Bricks	Drive Current	Color Temp	Delivered Lumens									System Wattage	L70 @ 25°C	Amperage Draw			
			TYPE II	TYPE III	TYPE IV	TYPE 4A	TYPE T4T	FAW	TYPE 5N	TYPE 5M	TYPE 5W			120V	208V	240V	277V
1 BRICK	1050 mA	Cool White (5000K)	11310	11540	11550	11950	11410	12370	11110	11825	11880	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A
2 BRICK	1050 mA	Cool White (5000K)	22620	23080	23100	23900	22820	24740	22220	23650	23760	216	>50K	1.80 A	1.04 A	0.90 A	0.78 A
4 BRICK	1050 mA	Cool White (5000K)	45240	46160	46200	47800	45640	49480	44440	47300	47520	432	>50K	3.60 A	2.08 A	1.80 A	1.56 A
6 BRICK	1050 mA	Cool White (5000K)	67860	69240	69300	71700	68460	74220	66660	70950	71280	648	>50K	5.40 A	3.12 A	2.70 A	2.34 A
8 BRICK	1050 mA	Cool White (5000K)	90480	92320	92400	95600	91280	98960	88880	94600	95040	864	>50K	7.20 A	4.16 A	3.60 A	3.12 A
1 BRICK	1050 mA	Neutral White (4100K)	10875	11096	11106	11490	10971	11894	10683	11370	11423	108	>50K	0.90 A	0.52 A	0.45 A	0.39 A
2 BRICK	1050 mA	Neutral White (4100K)	21750	22192	22212	22981	21942	23788	21365	22740	22846	216	>50K	1.80 A	1.04 A	0.90 A	0.78 A
4 BRICK	1050 mA	Neutral White (4100K)	43500	44385	44423	45962	43885	47577	42731	45481	45692	432	>50K	3.60 A	2.08 A	1.80 A	1.56 A
6 BRICK	1050 mA	Neutral White (4100K)	65250	66577	66635	68942	65827	71365	64096	68221	68538	648	>50K	5.40 A	3.12 A	2.70 A	2.34 A
8 BRICK	1050 mA	Neutral White (4100K)	87000	88770	88846	91924	87770	95154	85461	90961	91384	864	>50K	7.20 A	4.16 A	3.60 A	3.12 A

WARNING: This fixture was designed for down aiming and must be used in a manner that prevents the fixture from tilting at an angle greater than 45 degrees. Failure to do so will void the warranty. For flood light applications please see the LSMA Scimitar LED Flood Light.

TECHLIGHT
INNOVATION IN ILLUMINATION

2707 SATSUMA | DR. DALLAS, TX 75229 | PH: 800.225.0727 | FX: 214.350.0591 | www.techlightusa.com

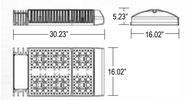
All dimensions and specifications are subject to change without notice.

REV: 20170803-01

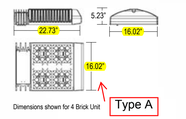
LSMT High Lumen Output Scimitar LED Area Light

AVAILABLE FIXTURE DIMENSIONS

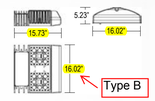
Dimensions shown are for fixture bodies only. Mounting options must be ordered separately.



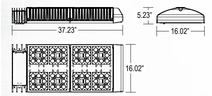
Dimensions shown for 6 Brick Unit



Dimensions shown for 4 Brick Unit



Dimensions shown for 1 or 2 Brick Unit



Dimensions for 8 Brick Unit

FIXTURE & MOUNTING ACCESSORIES

S213[3]
Angled Back Light Shield

PCR7
7-Pin Twist-Lock Photocell Receptacle ANSI C136.41 and Receptacle Shorting Cap

PC2
480V Twist-Lock Photocell

PC6
Multi-Tap (105-285V) Twist-Lock Photocell

SDARM, SDARM-R
Die Cast Decorative Arm Mount

QMSCM[2]
Quick Mount with 8" SSA-M Straight Arm (4 Brick Max)

NOTES

1 EPAs shown include both the fixture and the mounting apparatus.
2 QMSCM Quick Mount only available for fixtures with up to 4 bricks.
3 Order one per LED brick. Field installed.

EPA RATINGS (ft.²)

Fixture Configuration	ARM MOUNT 1 or 2 Brick EPAs[1] SDARM	4 Brick EPAs[1] SDARM	6 Brick EPAs[1] SDARM
1 @ 90°	1.0	1.3	1.6
2 @ 180°	2.0	2.6	3.2
2 @ 90°	1.9	2.4	3.0
3 @ 90°	2.5	3.3	4.0
4 @ 90° or 4 @ 70°	3.5	4.5	5.5

Fixture Configuration	FIXTURE WEIGHTS (APPROX) 1 or 2 Brick	4 Brick	6 Brick
Weight (lbs)	23 lbs	35 lbs	47 lbs

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All dimensions and specifications are subject to change without notice.

REV: 20170803-01

TECHLIGHT
INNOVATION IN ILLUMINATION

Catalog Number	
Project	Type

LSMT SERIES

High Lumen Output Scimitar LED Area Light

SERIES	HOUSING HEIGHT	LENGTH & WIDTH	EPA (FT²)
LSMT	5.23"	37.23" x 16.02"	1.4

FEATURES & SPECIFICATIONS

APPLICATION — The high lumen output luminaire is designed to be a replacement for HID fixtures up to 1000W. It is optimal for lighting applications where long life, low maintenance, and consistent color rendering is required. Areas with limited accessibility due to fixture location or where heavy pedestrian or vehicle traffic makes maintenance difficult are ideal applications. The high wattage/lumen output allows the fixture to be used for parking, restaurant, quick service, shopping centers or sports lighting applications.

CONSTRUCTION — The heavy duty housing is constructed of cast aluminum with heat dissipating fins. The optical assemblies are sealed in place using a silicone gasket for weather tight protection. Modular LED system for ease of maintenance. ETL listed for wet locations (IP64). Additional IP66 rating available upon request. Each fixture comes standard with preps to accommodate advanced wireless control, management and reporting systems for outdoor lighting.

FINISH — A corrosion-resistant black E-Coat layer that forms a uniform and all-encompassing protective barrier is applied to the fixtures prior to electrostatically applying a super durable powder coat finish. Standard colors available: Black, Bronze, US Green, White. Custom colors available upon request.

OPTICAL SYSTEM — Made with a state of the art UV stabilized acrylic high performance refractive optical assemblies that use high transmicity materials to achieve precise photometric distributions. Available in Type II, III, IV, IV Automotive, Automotive Frontline Wide, IV Tennis, V Narrow, V Medium and V Wide beam configurations. Optics may be ordered rotated 90 degrees for perimeter lighting or walkway applications (optics are not field rotatable). The full cutoff fixture is Star Light Friendly (meets or exceeds Dark Sky requirements) in the horizontal position.

ELECTRICAL SYSTEM — Available in up to a 8 brick LED system in 5000K-70 CRI Cool White (+/- 500K) or 4100K-70 CRI Neutral White color temperatures propagated with Philips Lumileds Luxeon MX LED's. Consult factory for high CRI (90+) model availability. Available with 100-300V 50/60 Hz Class II power supply. LED's rated for over 50,000 hours at 25°C ambient temperature. 347V~480V input option available. 0-10V dimming. Built-in surge protection up to 10 kV. Built-in Active PFC Function >95%/Full load. LED Power Supply conforms to UL8750 standards and is IP65 rated for wet locations.

MOUNTING — The fixture was designed to utilize an innovative die cast decorative arm that allows the fixture to easily mount to almost any existing bolt pattern or new pole. Additional mounting options include a quick mount with 8" straight arm (for use on fixtures with no more than 4 LED bricks) and a 2" adjustable slip fitter for tenon mounting (for use as a downlight only). Additional mounting options may be available for custom applications.

LISTINGS — LED Power Supply listed for wet locations (IP65). LED bricks ETL listed for wet locations (IP64). Meets US and Canadian safety standards. -40°C to 50°C ambient operation. RoHS Compliant.

ORDERING INFORMATION

Choose the bold face options for the appropriate luminaire configuration for your application and enter on the line above each fixture attribute. Accessories may be factory installed, depending on the particular accessory chosen, but still be ordered as a separate line item.

EXAMPLE:
LSMT6CXT5WF1-BZ

LSMT

SERIES	# OF BRICKS	COLOR TEMP	# LEDS PER BRICK	OPTICS	DRIVE CURRENT	VOLTAGE	OPTIONS	FINISH
	1 = 1 Brick **2** = 2 Brick **4** = 4 Brick **6** = 6 Brick **8** = 8 Brick	**C** = Cool White (5000K) **N** = Neutral White (4100K)	**M** = 8 Luxeon MX LEDs	**T2**= Type II **T3**= Type III **T4**= Type IV **T4A**= Type IV Auto **FAW**= Frontline-Auto Wide **T4T**= Type IV Tennis **T5N**= Type V Narrow **T5M**= Type V Medium **T5W**= Type V Wide	**D** = 1050 mA	**1** = Multi-Volt[1] **2** = 347~480V	**L** = Left Rotated Optics **R** = Right Rotated Optics (Leave Blank for standard optics)	**BZ** = Bronze **BK** = Black **GR** = US Green **WH** = White **SP** = Special[2]

Type B
Type A

ACCESSORIES (Order as separate line items)

SDARM Die Cast Decorative Arm Mount (Square Pole, 1.4 EPA)
SDARM-R Die Cast Decorative Arm Mount (Round Pole, 1.4 EPA)
QMSCM[4] Quick Mount with 8" SSA-M Straight Arm (4 Brick Max)
S213[3] Angled Back Light Shield
PCR7[5] 7-Pin Twist-Lock Photocell Receptacle ANSI C136.41and Receptacle Shorting Cap
PC2 480V Twist-Lock Photocell
PC6 Multi-Tap (105-285V) Twist-Lock Photocell
IP66[6] Additional IP66 Fixture Rating

NOTES

[1] = Multi-Volt is an auto ranging power supply from 100V to 300V input.
[2] = Custom RAL color matching is available. Contact your sales representative for additional info.
[3] = QMSCM Quick Mount only available for fixtures with up to 4 bricks.
[4] = Order one per LED brick. Field installed.
[5] = Photocell Receptacle must be installed at the factory. No field installation.
[6] = Additional IP66 rating may not be changed once production has begun on the fixtures.

DesignLights Consortium® Qualified. Please go to **www.designlights.org** for the current Qualified Products List. Further details about qualified models may be found under Family Models.

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All dimensions and specifications are subject to change without notice.

REV: 20170803-01

WJM

SQUARE STRAIGHT ALUMINUM (SA)

POLE SHAFT

The pole shaft is a seamless 6063-T6 aluminum alloy extrusion having a uniform wall thickness of 0.188". The sides of the shaft may be drilled for mounting luminaire fixtures. All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

BASE PLATE

The anchor base is cast from A356 alloy aluminum. The anchor base telescopes the pole shaft and is circumferentially welded top and bottom. All welds are performed in accordance with the American Welding Society specification AWS D1.2, latest edition.

HANDHOLE

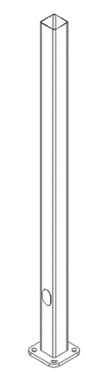
An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 17"-6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLT

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified.

FINISH

Color to be determined.



SA5000725-F-DM10-BC						
CATALOG LOGIC			CODE	DESCRIPTION		
Series:			SA	Square Straight Aluminum		
Base Diameter:			500	5.0" Base Bottom Diameter		
Thickness:			07	0.188" wall thickness		
Nominal Height:			25	25 feet tall		
Finish:			F	Color to be determined		
Mounting Designation:			DM10	Drilled for 1 Luminaire		
Options:			BC	Base Cover		
HEIGHT (ft.)	POLE SHAFT (in.) x (ft.)	SHAFT THICKNESS (in.)	HANDHOLE SIZE (in.)	ANCHOR BOLT (in.) x (in.) x (in.)		BOLT CIRCLE (in.)
25	5.0 x 25.0	0.188	3"x 5"	1"x 36" x 4"		11
EPA	80 MPH (ft.²)	90 MPH (ft.²)	100 MPH (ft.²)	110 MPH (ft.²)	WEIGHT	SHIP WT. (lbs.)
	7	5	3	1		118

TECHLIGHT

2707 SATSUMA

DALLAS, TX
75229

Project:

URGENT CARE PEMBROKE, MA

Notes:

FILE:
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Date:
11-20-18