

RECORD OWNER:
ASSESSORS MAP F15 BLOCK 40 LOTS 2-7
329 OAK STREET

TOMASI NURSERIES, LLC
299 OAK STREET
PEMBROKE, MA 02359
DEED BOOK 58026 PAGE 338
LOT 2,3,4,5,6 AND 7

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0207K, WHICH BEARS AN EFFECTIVE DATE OF JULY 6, 2021, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:
1. PLAN REFERENCES:
1.1. PLAN ENTITLED "LOTS IN PEMBROKE" RECORDED IN PLAN BOOK 3135, PAGE 477.
 2. SUBJECT SITE IS IN THE BUSINESS DISTRICT B AS DEPICTED ON THE TOWN OF PEMBROKE ZONING MAP.
 3. SUBJECT SITE IS NOT LOCATED WITHIN A WATER RESOURCE & GROUNDWATER PROTECTION DISTRICT.

ZONING REQUIREMENTS	
BUSINESS DISTRICT B	
AREA	40,000 SF*
FRONTAGE	150 FEET
WIDTH	100 FEET
BUILDING HEIGHT	3 STORIES
LOT PERIMETER RATIO**	> 44
LOT COVERAGE	60%
BLDG COVERAGE	35%
MINIMUM YARDS:	
FRONT	40 FEET
SIDE	25 FEET
REAR	20 FEET
* MIN. 35,000 SF OF LOT AREA SHALL BE EXCLUSIVE OF EASEMENTS, WETLANDS, BOGS, FLOODPLAINS AND WATERSHED AREAS.	
** RATIO OF LOT AREA (SF) TO LOT PERIMETER (FT).	

RESIDENTIAL DEVELOPMENT POTENTIAL
TOTAL LOT AREA = 267,210± SF (6.13± AC.)
BASED ON EXISTING DATA, THE LOCUS APPEARS TO SUPPORT A MAXIMUM OF 6 SINGLE-FAMILY LOTS, EACH CONTAINING A MINIMUM OF 40,000 SF/35,000 SF UPLAND, PER TOWN OF PEMBROKE ZONING BYLAW. WETLAND BOUNDARIES NEED TO BE CONFIRMED BY A WETLAND SCIENTIST AND SURVEYED TO CONFIRM MINIMUM UPLAND AREA REQUIREMENTS ON EACH LOT.

SUMMARY OF USES	
SUMMARY OF ALLOWED USES (BY RIGHT)*	
BUSINESS DISTRICT B**	
1. CHURCH/MUNICIPAL/CIVIC USE	
2. EDUCATIONAL/RELIGIOUS/PHILANTHROPIC INSTITUTION	
3. BUSINESS/MEDICAL CLINIC/ PROF. OFFICE	
4. LABORATORY/RESEARCH OFFICE	
5. FITNESS/HOTEL	
6. RETAIL	
7. LIGHT INDUSTRY	
8. BANK	
9. PLACE OF ASSEMBLY	
10. SANITARY LANDFILL	
11. SINGLE-FAMILY DWELLING	
12. GARDEN/NURSERY	
13. HOME OCCUPATION	
SUMMARY OF USES PERMITTED BY SPECIAL PERMIT*	
BUSINESS DISTRICT B**	
1. OUTDOOR STORAGE/DISPLAY/SALE OF GOODS	
2. GASOLINE AND INCIDENTAL SERVICES	
3. INDOOR COMMERCIAL RECREATION	
4. RESTAURANTS	
5. BODY ART ESTABLISHMENT	
6. KENNELS/PET SERVICES	
7. TRADE OCCUPATIONS	
8. CEMETARY	
9. GOLF CLUB	
10. RIDING STABLES	
11. ATTACHED DWELLING TO EXISTING SINGLE-FAMILY HOUSE	
12. ACCESSORY APARTMENT	
* SEE TOWN OF PEMBROKE ZONING BYLAW, SECTION IV, FOR MORE DETAILS.	
**BUSINESS DISTRICT B INCLUDES ALLOWED USES AND USES PERMITTED BY SPECIAL PERMIT IN RESIDENCE DISTRICT A.	

PARCEL ID: F15-38
N/F SIX CIRCLES, LLC

N/F
COMMONWEALTH OF
MASSACHUSETTS

ORIGINAL LOTS 2-7 AS SHOWN ON PLAN ENTITLED "LOTS IN PEMBROKE", RECORDED AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS, PLAN BOOK 3135, PAGE 477.

LOT 2
44,100 SF
1.01 AC ±

LOT 3
42,300 SF
0.97 AC ±

TOTAL LOCUS LOT AREA
267,210 SF
6.13 AC ±
LOT 4
45,300 SF
1.04 AC ±

LOT 5
43,560 SF
1.00 AC ±

LOT 6
48,600 SF
1.11 AC ±
(42,300± UPLAND)

LOT 7
43,350± SF
0.96 AC ±
(40,800± UPLAND)

APPROX. LOCATION OF
EXISTING POND
POSSIBLE WETLAND

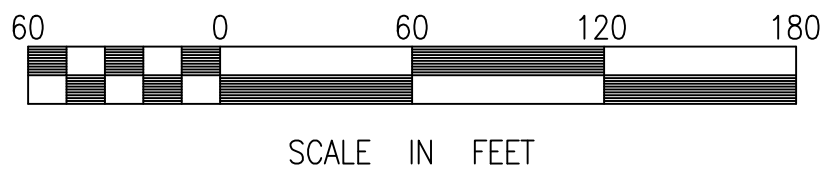
APPROX. LOCATION OF
EXISTING POND
POSSIBLE WETLAND

APPROX. LOCATION OF
EXISTING POND
POSSIBLE WETLAND

CORPORATE PARK DRIVE

OAK STREET
~PUBLIC - 50.00' WIDE~

OAK STREET
~PUBLIC - 45.00' WIDE~



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REVISIONS:

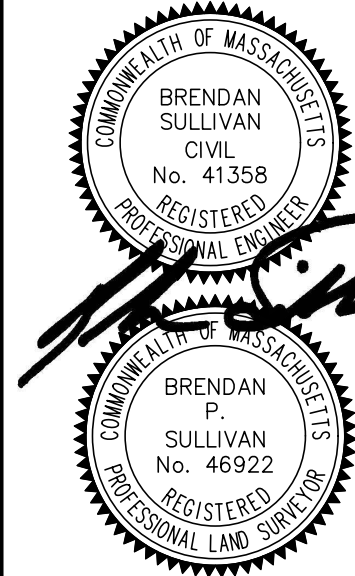
DRAWN BY:

DESIGNED BY:

CHECKED BY:

SCALE:
CUSTOM

STAMP:



427 Columbia Road
Hanover, MA 02339
781-826-9200
362 Court Street
Plymouth, MA 02360
508-746-6060
448 N. Falmouth Highway
North Falmouth, MA 02556
508-563-2183
Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

PROJECT #:
JN:
24-336

PROJECT:
CONCEPT
PLAN
329 OAK STREET
ASSESSOR'S MAP F15-40
PEMBROKE, MASSACHUSETTS

CLIENT:
JOHN HAJJAR &
FRANK SULLIVAN
299 OAK STREET
PEMBROKE, MA 02359

DRAWING PATH:
H:\24-336\DESIGN\24-336 - 8.26.24.DWG

DATE:
SEPTEMBER 3, 2024

CONCEPT PLAN

SHEET 1 of 1
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