

SITE DEVELOPMENT PLANS

MATTAKEESETT VILLAGE FOR 1317 WASHINGTON RE HOLDINGS, LLC

7 & 15 MATTAKEESETT ST.
PEMBROKE, MA

OWNER/APPLICANT:

1317 WASHINGTON RE HOLDINGS, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

ARCHITECT:

EGAN DRAFTING & DESIGN
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SURVEYOR/ENGINEER/PERMITTING:

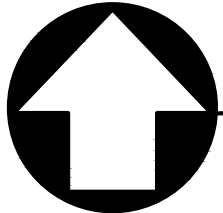
CROCKER DESIGN GROUP
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
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PERMITTING COUNSEL

DROHAN TOCCHIO & MORGAN PC
175 DERBY STREET, SUITE 30
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NORTH



LOCUS MAP

SCALE: 1" = 300'



DRAWING INDEX:

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SUPPLEMENTAL PLANS:

1 OF 1 EXISTING CONDITIONS PLAN

PERMIT SET:
NOT FOR CONSTRUCTION

Date	Description	No.
Revisions		
<div><p>GABRIEL R. CROCKER CIVIL No. 47917 REGISTERED PROFESSIONAL ENGINEER MASSACHUSETTS</p><p><i>Gabe Crocker</i> 9-5-2023</p><p>GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917</p></div>		
<div><p>Crocker Design Group</p><p>2 SHARP STREET, UNIT A HINGHAM, MA 02043 P: 781-919-0808</p></div>		
Project		
MATTAKEESETT VILLAGE PEMBROKE, MA 02359		
Prepared for		
1317 WASHINGTON RE HOLDINGS, LLC 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA 02043		
Drawing Title		
COVER SHEET		
Project No.	100-152	Drawing No.
Date	09/05/2023	C-0
Scale	AS NOTED	
Drawn By	JM	
Approved By	GRC	

SITE GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CROCKER DESIGN GROUP ENTITLED "EXISTING CONDITIONS PLAN" DATED 02/03/23.
- ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
- THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN: DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
- CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
- ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 316R. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 308.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
- BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS. SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
- SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY/ALL CONSTRUCTION RELATED PERMITS ASSOCIATED WITH THE WORK TO BE PERFORMED. THIS INCLUDES SUCH ITEMS AS TRENCH PERMITS, DRAIN LATER PERMITS, NPDES NOTICE OF INTENT, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY/ALL SUCH PERMITS REQUIRED TO PERFORM THEIR WORK. PERMIT APPLICATION FEES WILL BE PAID FOR BY THE OWNER. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
- CONTRACTOR MUST REFER TO THE ARCHITECTURAL/BUILDING PLANS "OF RECORD" FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIST POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
- DEBRIS MUST NOT BE BRUIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL GOVERNMENTAL AUTHORITIES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER CONTRACTOR.
- THE APPLICANT RESERVES THE RIGHT TO SUBSTITUTE VERTICAL CONCRETE CURB WITH EITHER VERTICAL GRANITE OR CAPE COD BERM WITH PERMISSION FROM THE APPROVING AUTHORITY.

DEMOLITION NOTES:

- CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND PERFORMANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND MUST BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE.
- ALL SLOPES, UNLESS OTHERWISE SPECIFIED, SHALL BE LOAMED AND SEEDED FOR STABILIZATION AS SOON AS POSSIBLE TO PREVENT EROSION AND DOWNGRADIENT AREAS, ABUTTING PROPERTIES, OR PUBLIC WAYS. EROSION CONTROL BLANKETS ARE REQUIRED FOR ALL 2H:1V. SLOPES MAY NOT EXCEED 2H:1V.
- ADDITIONAL BENCHMARKS TO BE SET BY CONTRACTOR PRIOR TO CONSTRUCTION TO ENSURE QUALITY WORKMANSHIP.
- THE GOAL OF THESE PLANS IS TO PROVIDE THE CONTRACTOR WITH THE GENERAL EXTENTS OF SITE DEMOLITION. NOT EVERY SPECIFIC ITEM IS IDENTIFIED OR REFERENCED AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL DEMOLITION REMOVALS NECESSARY TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS AND DELIVER A COMPLETE FINISHED SITE TO THE OWNER.
- CONTRACTOR MUST CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT ACTIVITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
- THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

- BELOW IS PRESENTED A GENERAL CONSTRUCTION PHASING. A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING SILT SOCKS AND SILT FENCE WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES EVERY 7 DAYS AND AFTER RAIN EVENTS OF 0.25" OR GREATER.
- THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LADEN RUNOFF.
- CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.
- GRADING OF SITE INCLUDING BUILDING PADS, PARKING AREAS, AND DRAINAGE BASINS AND DIGGING OF UTILITY TRENCHES TO DEFINED INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND PROCESSED/ SCREENED BEFORE REUSE.
- LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACK-FILL, TAKING CARE TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.
- FINE GRADING FOR THE PARKING AREAS AND ROADWAYS TO BE COMPLETED.
- ONCE THE DRAINAGE STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
- INSTALL BINDER COURSE AND SPREAD TOPSOIL AS NEEDED.
- LIGHT POLES, SIGNAGE, ETC. WILL BE INSTALLED.
- INSTALL TOP COURSE OF PAVING AND SIDEWALK.
- THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED OR SEEDED. IN THE EVENT THAT WEATHER CONDITIONS PREVENT FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TEMPERATURE AND WEATHER IS SUITABLE FOR GRASS GROWING. A FINAL INSPECTION WILL ENSURE THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. SILT SOCK AND SILT FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE SITE HAS PASSED FINAL INSPECTION. VEGETATION IS TO BE OF A UNIFORM DENSITY OF AT LEAST 75% FOR ACCEPTANCE.

DRAINAGE NOTES:

- MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
- FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
- DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
- FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE, ADJUST FOR GRADE WITH BRICK MASONRY.
- ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED CPE PIPE UNLESS OTHERWISE NOTED.
- FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
- INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
- PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.
- PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
- UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF, OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS, AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING, AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
- FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
- PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES OR RIGHT-OF-WAYS, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.

UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE EFFECTED.
- AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES, AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE OWNER AND ENGINEER FOR RESOLUTION.
- ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND MANHOLES ARE APPROXIMATE.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS. PITCH EVENLY BETWEEN SPOT GRADES.
- THE CONTRACTOR SHALL PRESERVE FROM DAMAGE ALL VEGETATION DESIGNATED TO REMAIN AS SHOWN ON THE DRAWINGS, FLAGGED IN THE FIELD OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. THE LIMIT OF CLEARING SHALL BE IN ACCORDANCE WITH LIMIT OF WORK AS SHOWN ON THE DRAWINGS, UNLESS OTHERWISE SPECIFIED. NO TREES SHALL BE CUT, REMOVED, DESTROYED OR TRIMMED OUTSIDE THE LIMIT OF WORK WITHOUT APPROVAL OF THE OWNER AND THE TOWN PLANNING BOARD.
- THE CONTRACTOR SHALL ALTER THE MASONRY OF THE TOP SECTION OF ALL EXISTING DRAINAGE STRUCTURES AS NECESSARY FOR CHANGES IN GRADE, AND RESET ALL WATER AND DRAINAGE FRAMES, GRATES AND BOXES TO THE PROPOSED FINISH SURFACE GRADE.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES. NOT ALL UTILITIES PRESENT MAY BE SHOWN. THOSE DEPICTED ON THE PLAN SHOULD BE CONSIDERED APPROXIMATE. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.
- ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT. THE CONTRACTOR SHALL MAKE ALL NOTIFICATIONS REQUIRED FOR INSPECTIONS AND TESTING ASSOCIATED WITH SUCH.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND CONSTRUCTION SHALL COMPLY WITH ALL TOWN DEPARTMENT OF PUBLIC WORKS FOR PAVING, PAVEMENT CUTTING, EXCAVATION, UTILITY CONNECTIONS, BACKFILLING, AND PATCHING.
- ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.
- SIZES OF DOMESTIC AND FIRE WATER SERVICES TO BE DETERMINED BY PROJECT MEP ENGINEER AND FIRE PROTECTION ENGINEER.
- CONTRACTOR IS CAUTIONED THAT NOT EVERY FITTING ON THE WATER AND FIRE SERVICE ARE LABELED. TYPICAL FITTINGS ARE LABELED FROM TIME TO TIME, HOWEVER THE INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR PROVIDE A COMPLETE WORKING SYSTEM, INCLUSIVE OF ALL COMPONENTS NECESSARY TO CONSTRUCT , OPERATE AND MAINTAIN BOTH THE FIRE AND WATER SYSTEMS.
- LOCATION OF ELECTRICAL AND TELECOM SYSTEMS ARE APPROXIMATE. REFER TO FINAL ELECTRICAL SITE PLANS FOR DETAIL INFORMATION AND LOCATION OF ALL ELECTRIC, TELECOM, CABLE AND EQUIPMENTS.
- FIRE HYDRANTS SHALL BE MUELLER CENTURION OPEN RIGHT.
- GATE VALVES SHALL OPEN RIGHT.
- WATER LINES SHALL BE PRESSURE TESTED, CHLORINATED, AND FLUSHED PRIOR TO ACTIVATION OF LINES.
- BACKFLOW DEVICES ARE REQUIRED.
- EXISTING WATER SERVICE THAT WILL NOT BE UTILIZE SERVING EXISTING BUILDINGS THAT ARE TO BE REMOVED SHALL BE CUT AND CAP AT THE MAIN.
- CONTROLLED DENSITY FILL (CDF) IS REQUIRED TO BACKFILL WATER AND SEWER TRENCHES LOCATED IN STREET LAYOUT.
- ALL WATER PIPES, FITTINGS, HYDRANTS, BACK-FLOW PREVENTERS TYPES AND MATERIALS AND CONSTRUCTION METHODS ARE TO BE REVIEWED AND APPROVED BY THE WATER DEPARTMENT PRIOR TO INSTALLATION.

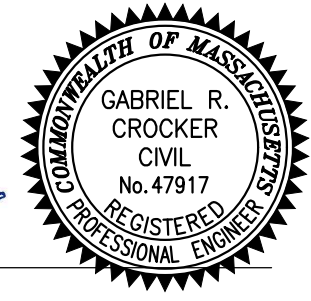
CONSTRUCTION PHASING

- ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (SILT FENCE) AROUND THE PERIMETER.
- UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
- SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
- TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE. IN THE EVENT OF WINTER CONDITIONS OR SUMMER DROUGHT CONDITIONS, CONTRACTOR SHALL UTILIZE SPRAYED TACKIFIER IN LIEU OF HYDROSEED.
- UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75%± MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED. IN THE EVENT OF WINTER CONDITIONS OR SUMMER DROUGHT CONDITIONS, CONTRACTOR SHALL UTILIZE SPRAYED TACKIFIER IN LIEU OF HYDROSEED.
- SUITABLE GROWING PERIOD FOR PERMANENT SEEDING SHALL BE BETWEEN APRIL15 - NOVEMBER 15, BUT COULD BE EXTENDED WITH ENGINEER APPROVAL. IN THE EVENT OF WINTER CONDITIONS OR SUMMER DROUGHT CONDITIONS, CONTRACTOR SHALL UTILIZE SPRAYED TACKIFIER IN LIEU OF HYDROSEED.
- MAINTENANCE - EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
- ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS.
- ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.
- INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVEN OF 0.25 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVEN IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.
- INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
- CARE SHOULD BE TAKEN TO NOT COMPACT AREA WHERE INFILTRATION IS PROPOSED. SILT FENCE SHOULD BE INSTALLED TO CLEARLY DEMARCAT AND PROTECT PROPOSED INFILTRATION AREAS. NO SOIL STOCKPILING IS ALLOWED OVER PROPOSED INFILTRATION AREAS.
- STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.

PERMIT SET:
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CONSTRUCTION

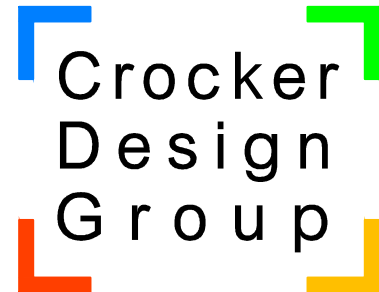
Date	Description	No.

Revisions



Gabe Crocker
9-5-2023

GABRIEL R. CROCKER
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**Crocker
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Project

**MATTAKEESETT VILLAGE
PEMBROKE, MA 02359**

Prepared for

**1317 WASHINGTON
RE HOLDINGS, LLC**

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

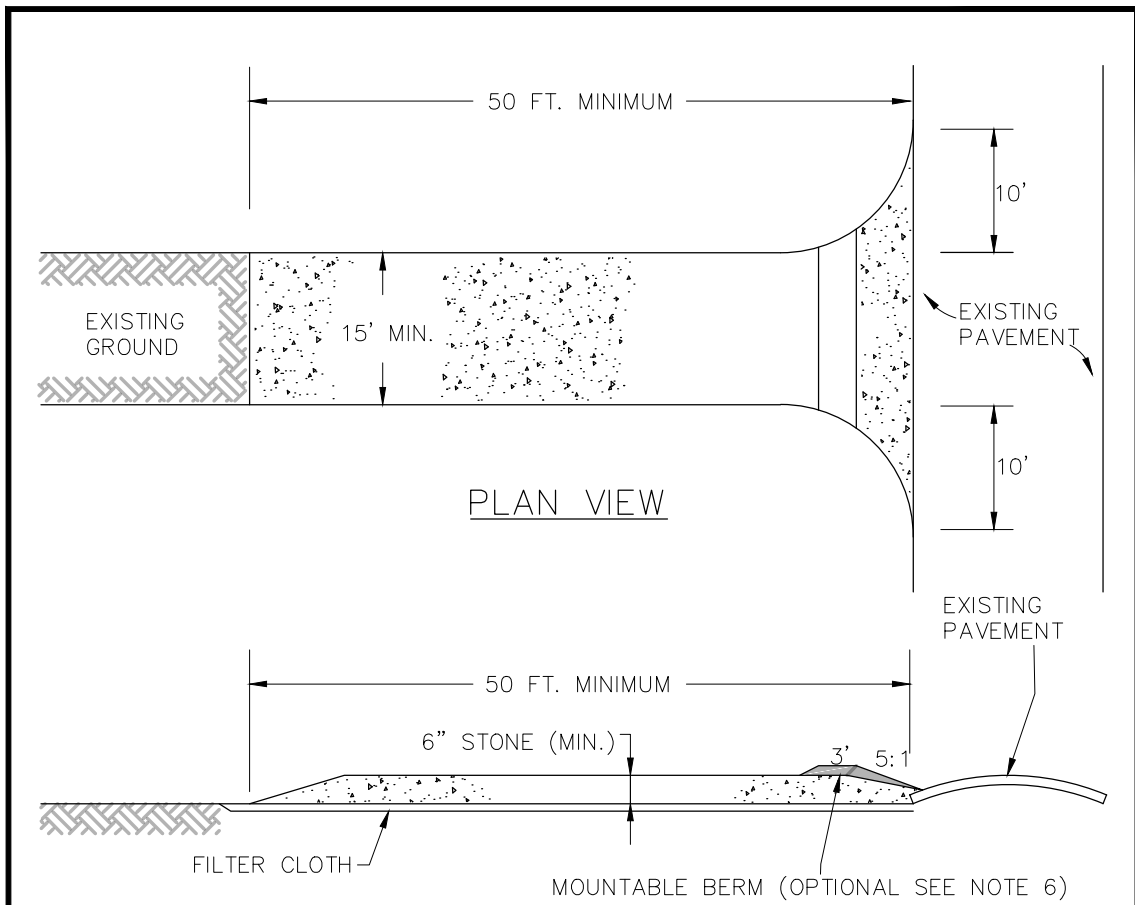
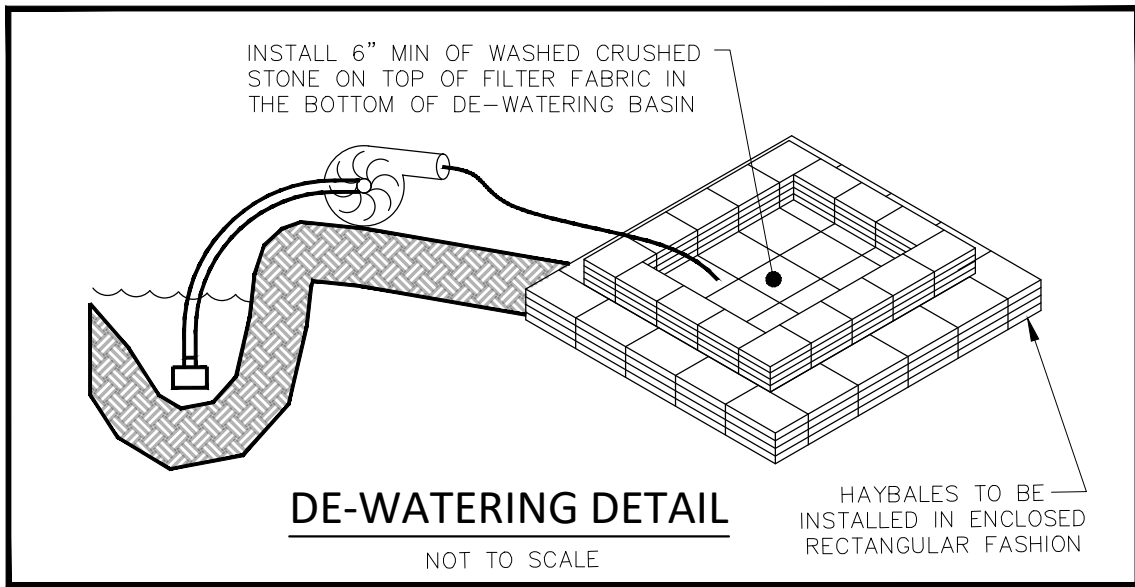
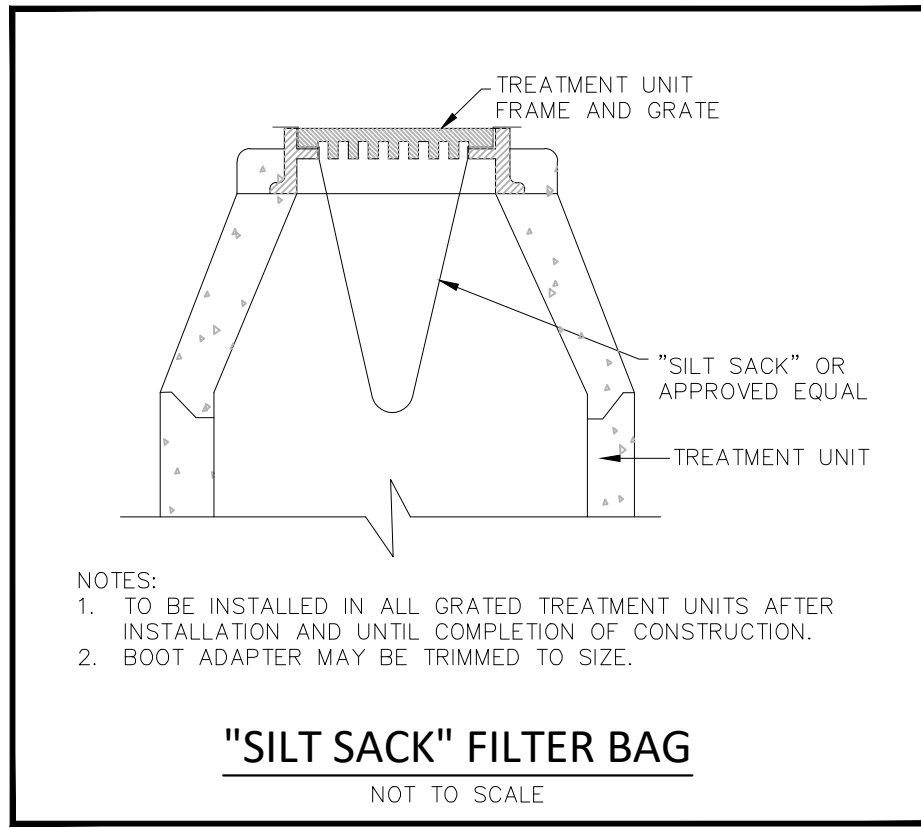
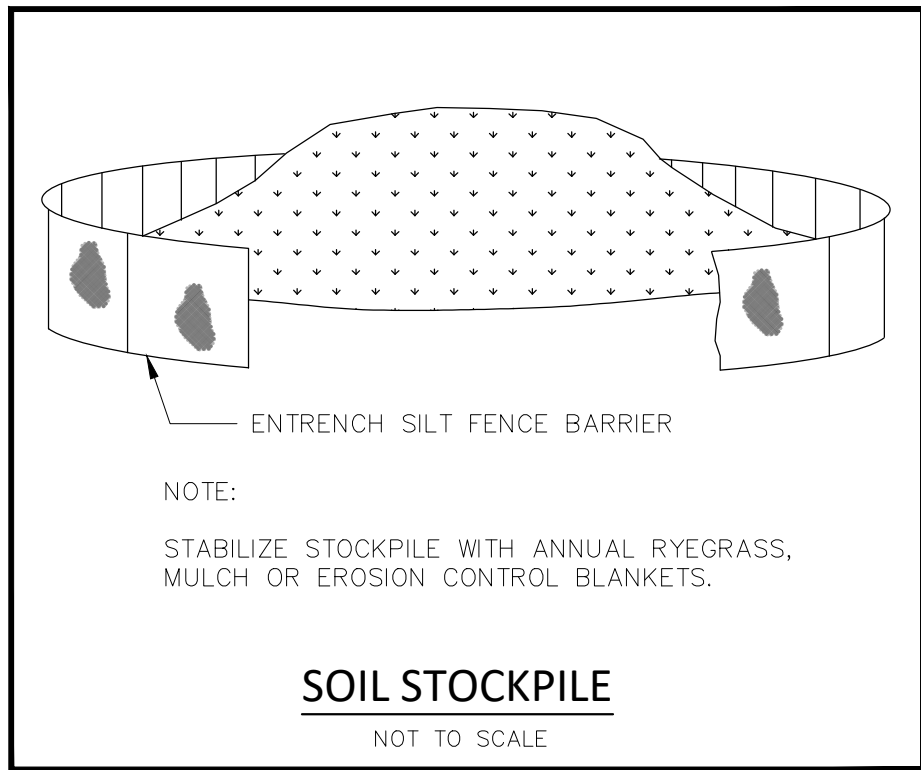
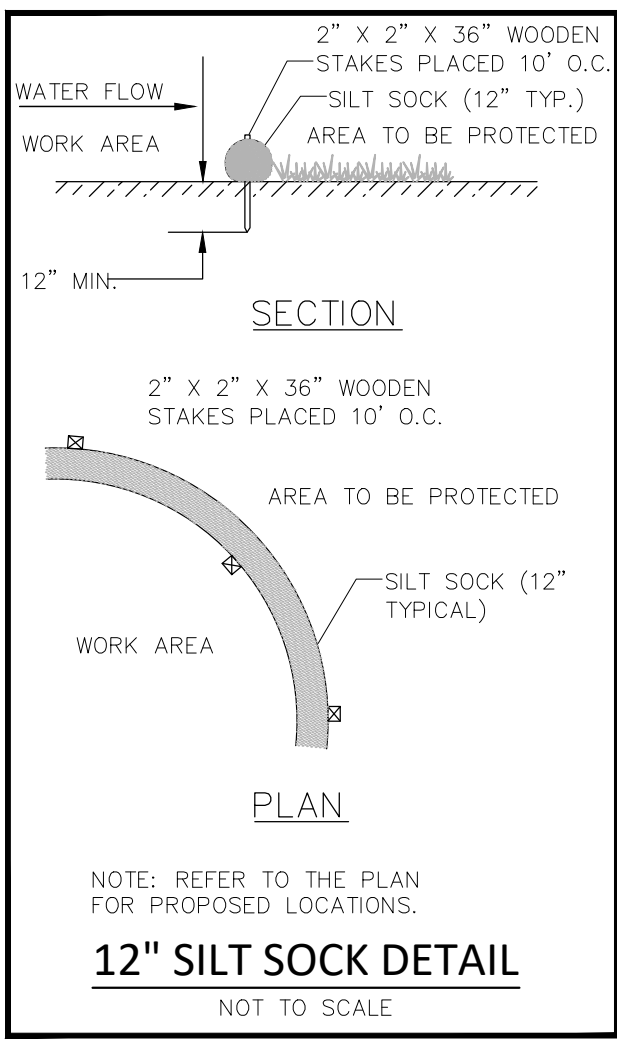
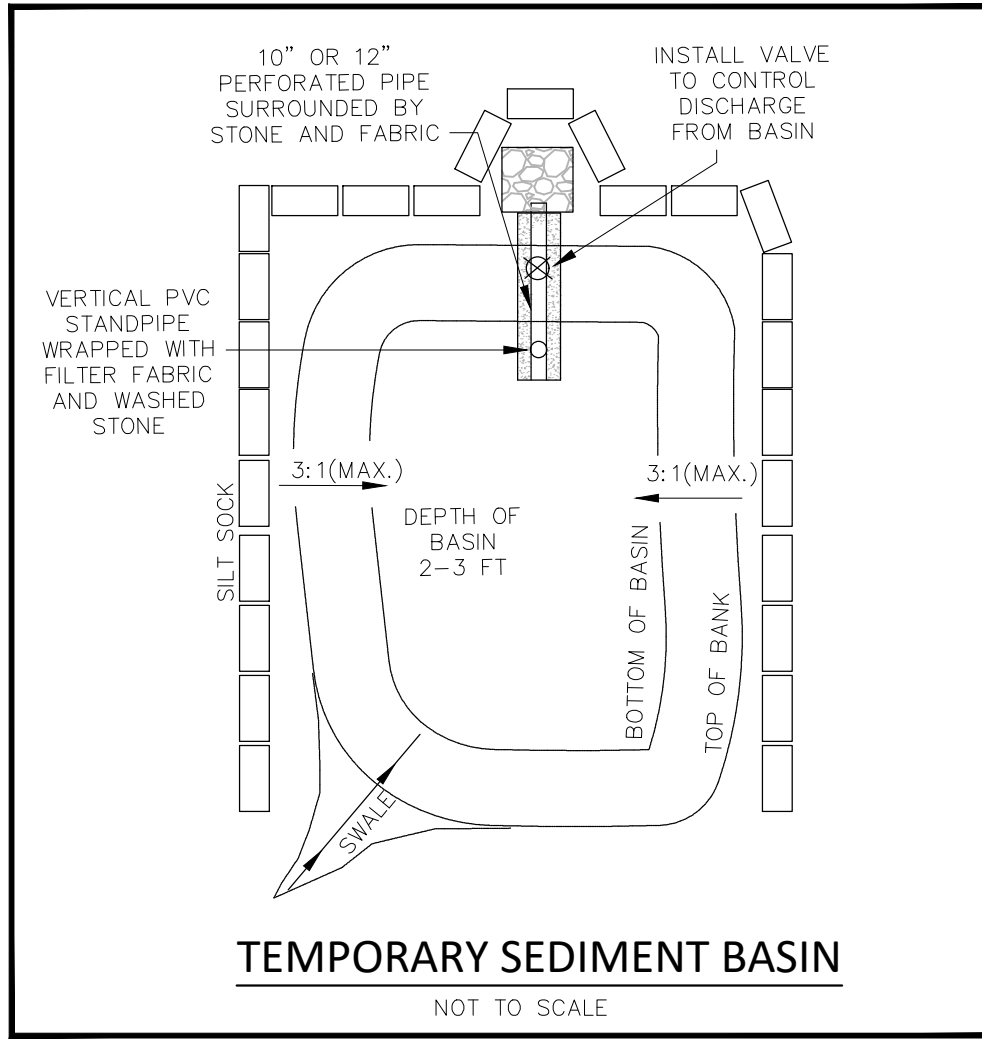
**GENERAL PLAN
NOTES SHEET**

Project No.	100-152	Drawing No.	C-1
Date	09/05/2023		
Scale	AS NOTED		
Drawn By	JM		
Approved By	GRC		

REFER TO DETAIL SHEET C-2
FOR TYPICAL EROSION
CONTROL DETAILS

REFER TO LAYOUT PLAN
SHEET C-3 FOR ZONING
ANALYSIS TABLE

DEMOLITION LIST			
#s	DESCRIPTION	#s	DESCRIPTION
1	EXISTING RETAINING WALL (TBR)	15	EXISTING DRAINAGE PIPE (TBR)
2	EXISTING VINYL FENCE (TBR)	16	EXISTING DRAINAGE MANHOLE / CATCH BASIN (TBR)
3	EXISTING CAPE COD BERM (TBR)	17	EXISTING BUILDING (TBR)
4	EXISTING CONCRETE WALKWAY (TBR)	18	EXISTING SEPTIC SYSTEM (TBR)
5	EXISTING PAVEMENT SECTION (TBR)		
6	EXISTING GRASS / LANDSCAPING (TBR)		
7	EXISTING GRANITE CURB (TBR)		
8	EXISTING SIGN (TBR)		
9	REMOVE EXISTING OVERHEAD WIRES (COORDINATE WITH ELECTRIC CO.)		
10	EXISTING LIGHT POLE (TBR)		
11	EXISTING UNDERGROUND WATER SERVICE / MAIN (TBR)		
12	EXISTING UNDERGROUND GAS SERVICE (TBR)		
13	PAVEMENT SAWCUT LINE		
14	EXISTING GUARDRAIL (TBR)		



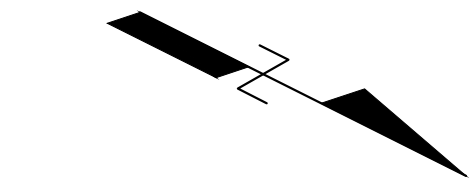
- CONSTRUCTION SPECIFICATIONS:
- STONE SIZE—USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH—RECOMMEND GREATER THAN OR EQUAL TO 50 FEET WHERE SOILS ARE SANDS AND GRAVELS AND 100 FEET IN SILTS AND CLAYS.
 - THICKNESS—NOT LESS THAN SIX (6) INCHES.
 - WIDTH—FIFTEEN (15) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OF EGRESS OCCURS.
 - FILTER CLOTH—SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER—ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM SHALL BE INSTALLED.
 - MAINTENANCE—THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OF 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED.

CONSTRUCTION ENTRANCE

NOT TO SCALE

**PERMIT SET:
NOT FOR CONSTRUCTION**

DEMO LEGEND	
(TBR)	TO BE REMOVED AND DISPOSED OF (EXCAVATE TO PROPOSED SUBGRADE)
(TRIP)	TO REMAIN IN PLACE
	EXISTING ASPHALT (TBR)
	EXISTING CONCRETE (TBR)
	EXISTING BUILDING (TBR)
	EXISTING SCRUB / BRUSH & TREES (TBR)
	PROPOSED CONSTRUCTION ENTRANCE
	EXISTING UNDERGROUND UTILITIES (TBR)
	EXISTING TREE (TBR)
	EXISTING UTILITY STRUCTURE (TBR)
	PROTECT EXISTING STRUCTURE
	SILT SOCK (LIMITS OF WORK)



Date	Description	No.
Revisions		

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

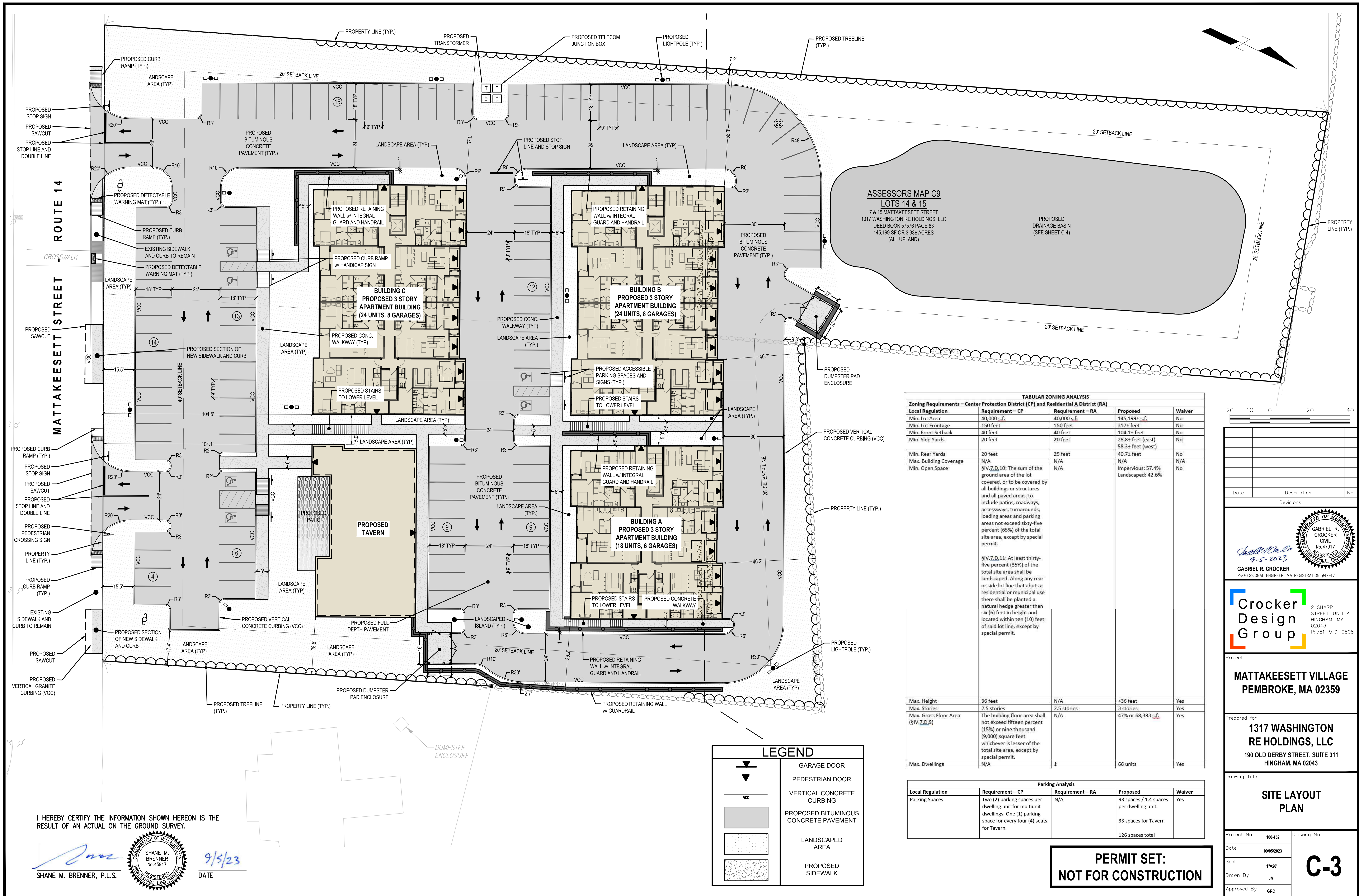
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
**MATTAKEESETT VILLAGE
PEMBROKE, MA 02359**

Prepared for
**1317 WASHINGTON
RE HOLDINGS, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
DEMOLITION PLAN

Project No.	100-152	Drawing No.	C-2
Date	09/05/2023		
Scale	1"=30'		
Drawn By	JM		
Approved By	GRC		



TABULAR ZONING ANALYSIS				
Zoning Requirements – Center Protection District (CP) and Residential A District (RA)				
Local Regulation	Requirement – CP	Requirement – RA	Proposed	Waiver
Min. Lot Area	40,000 s.f.	40,000 s.f.	145,199± s.f.	No
Min. Lot Frontage	150 feet	150 feet	317± feet	No
Min. Front Setback	40 feet	40 feet	104.1± feet	No
Min. Side Yards	20 feet	20 feet	28.8± feet (east) 58.3± feet (west)	No
Min. Rear Yards	20 feet	25 feet	40.7± feet	No
Max. Building Coverage	N/A	N/A	N/A	N/A
Min. Open Space	§IV.7.D.10: The sum of the ground area of the lot covered, or to be covered by all buildings or structures and all paved areas, to include patios, roadways, accessways, turnarounds, loading areas and parking areas not exceed sixty-five percent (65%) of the total site area, except by special permit.	N/A	Impervious: 57.4% Landscaped: 42.6%	No
Max. Height	36 feet	N/A	>36 feet	Yes
Max. Stories	2.5 stories	2.5 stories	3 stories	Yes
Max. Gross Floor Area (§IV.7.D.9)	The building floor area shall not exceed fifteen percent (15%) or nine thousand (9,000) square feet whichever is lesser of the total site area, except by special permit.	N/A	47% or 68,383 s.f.	Yes
Max. Dwellings	N/A	1	66 units	Yes

Parking Analysis				
Local Regulation	Requirement – CP	Requirement – RA	Proposed	Waiver
Parking Spaces	Two (2) parking spaces per dwelling unit for multiunit dwellings. One (1) parking space for every four (4) seats for Tavern.	N/A	93 spaces / 1.4 spaces per dwelling unit. 33 spaces for Tavern 126 spaces total	Yes

PERMIT SET:
NOT FOR CONSTRUCTION

Date

Description

No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

MATTAKEESETT VILLAGE
PEMBROKE, MA 02359

Prepared for

1317 WASHINGTON
RE HOLDINGS, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

SITE LAYOUT
PLAN

Project No.

100-152

Drawing No.

C-3

Date

09/05/2023

Scale

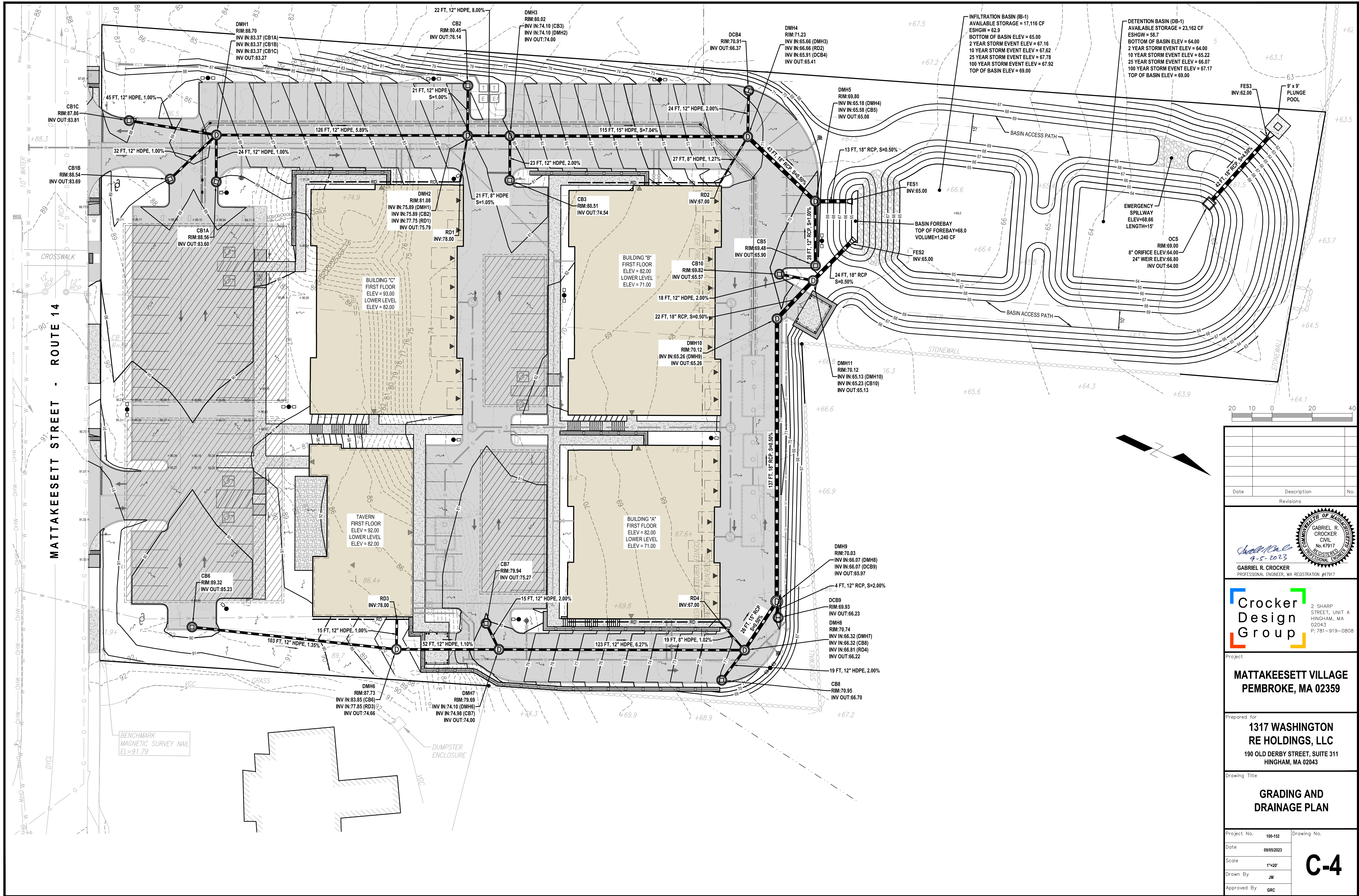
1"=20'

Drawn By

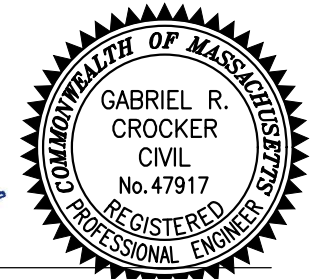
JM

Approved By

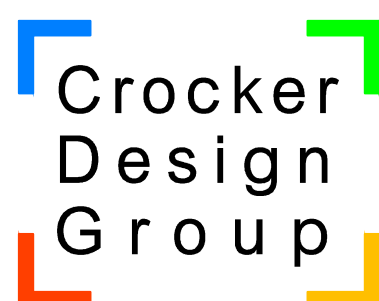
GRC



Date	Description	No.
Revisions		



GABRIEL R. CROCKER
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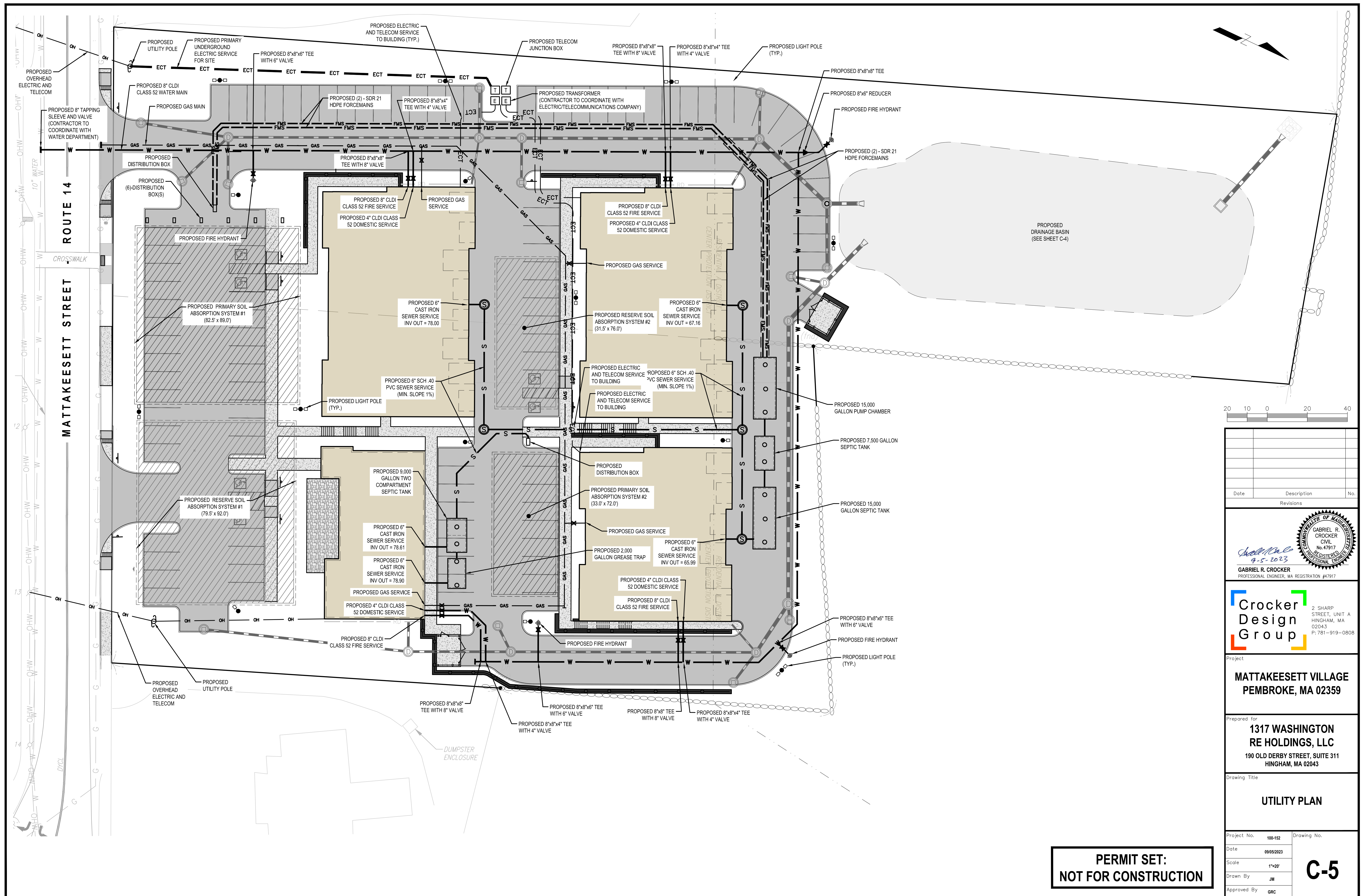
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

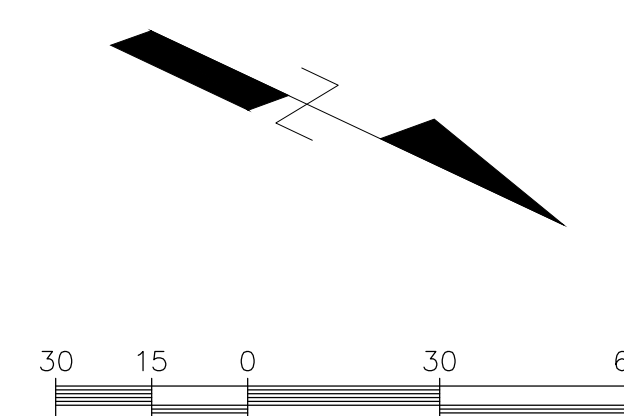
Project
MATTAKEESETT VILLAGE
PEMBROKE, MA 02359

Prepared for
1317 WASHINGTON
RE HOLDINGS, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

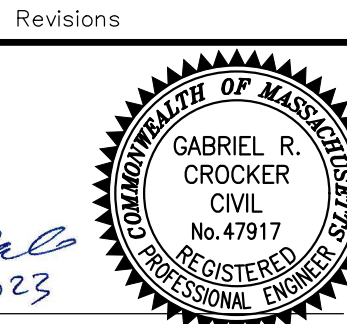
Drawing Title
GRADING AND DRAINAGE PLAN

Project No.	100-152	Drawing No.	C-4
Date	09/05/2023		
Scale	1"=20'		
Drawn By	JM		
Approved By	GRC		

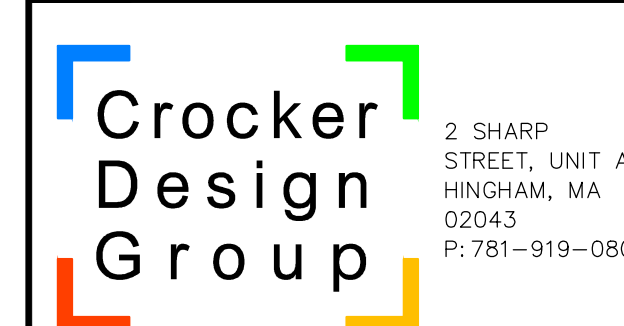




Date	Description	



GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917



Project

**MATTAKEESETT VILLAGE
PEMBROKE, MA 02359**

Prepared for

**1317 WASHINGTON
RE HOLDINGS, LLC**

**190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043**

Drawing Title

TEST PIT PLAN

TEST PLAN		<div style="text-align: center; font-size: 2em; font-weight: bold;">C-6</div>
Project No.	100-152	
Drawing No.		
Date	09/05/2023	
Scale	1"=30'	
Drawn By	JM	
Approved By	GRC	

**PERMIT SET:
NOT FOR CONSTRUCTION**

21-01

EL. 74.2

0" TO 8"
A HORIZON
LOAMY SAND
10 YR 3/3

73.6

8" TO 24"
B HORIZON
LOAMY SAND
10 YR 5/6

72.2

24" TO 96"
C1 LAYER
SAND
2.5 Y 5/3

PR +3
MININ
66.2

BOTTOM OF
HOLE

MOTTLING = 16" (EL. 72.9)
WEEPING = 75" (EL. 68.0)
STANDING = 75" (EL. 67.9)

21-02

EL. 72.2

0" TO 18"
A HORIZON
LOAMY SAND
10 YR 3/3

70.7

18" TO 44"
B HORIZON
LOAMY SAND
10 YR 5/6

68.6

44" TO 108"
C1 LAYER
SAND
2.5 Y 5/3

PR +6
MININ
63.2

BOTTOM OF
HOLE

MOTTLING = 36" (EL. 69.2)
WEEPING = 76" (EL. 65.9)
STANDING = 90" (EL. 65.5)

21-03

EL. 70.3

0" TO 12"
A HORIZON
LOAMY SAND
10 YR 3/3

69.3

12" TO 36"
B HORIZON
LOAMY SAND
10 YR 5/6

67.3

36" TO 96"
C1 LAYER
SAND
2.5 Y 5/3

62.3

BOTTOM OF
HOLE

MOTTLING = 22" (EL. 68.5)
WEEPING = NONE
STANDING = 90" (EL. 66.0)

21-04

EL. 68.3

0" TO 18"
A HORIZON
LOAMY SAND
10 YR 3/3

67.3

12" TO 28"
B HORIZON
LOAMY SAND
10 YR 5/6

66.0

28" TO 96"
C1 LAYER
SAND
2.5 Y 5/3

60.3

BOTTOM OF
HOLE

MOTTLING = 36" (EL. 66.5)
WEEPING = NONE
STANDING = 52" (EL. 64.0)

21-05

EL. 87.0

0" TO 12"
A HORIZON
LOAMY SAND
10 YR 3/3

77.7

112" TO 126"
B HORIZON
LOAMY SAND
2.5 YR 6/2

76.5

126" TO 186"
C1 LAYER
SAND
2.5 Y 5/3

71.5

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

TP-1

EL. 86.3

0" TO 127"
FILL

75.7

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

TP-2

EL. 66.5

0" TO 13"
Ap HORIZON

65.4

13" TO 25"
B HORIZON
LOAMY SAND
10 YR 5/5

64.4

25" TO 95"
C1 LAYER
LOAMY SAND
10 Y 5/4

58.6

BOTTOM OF
HOLE

MOTTLING = 40" (EL. 63.2)
WEEPING = NONE
STANDING = NONE

TP-3

EL. 65.4

0" TO 11"
Ap HORIZON

64.5

11" TO 25"
B HORIZON
LOAMY SAND

63.3

25" TO 75"
C1 LAYER
LOAMY SAND
10 Y 5/6

59.1

75" TO 105"
C2 LAYER
SAND
10 Y 4/4

56.7

BOTTOM OF
HOLE

MOTTLING = 81" (EL. 58.7)
WEEPING = NONE
STANDING = 105" (EL. 56.7)

TP-4

EL. 62.4

0" TO 12"
Ap HORIZON

61.4

12" TO 27"
B HORIZON
LOAMY SAND

60.2

27" TO 97"
C1 LAYER
LOAMY SAND
10 Y 5/4

54.3

BOTTOM OF
HOLE

MOTTLING = 60" (EL. 57.4)
WEEPING = NONE
STANDING = NONE

TP-23-01

EL. 74.6

0" TO 8"
Ap HORIZON
LOAMY SAND
10 YR 3/2

74.0

8" TO 30"
Bw HORIZON
LOAMY SAND
10 YR 5/4

72.1

30" TO 120"
C1 LAYER
SAND
2.5 Y 6/3

64.6

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = 110" (EL. 65.4)

TP-23-02

EL. 74.8

0" TO 8"
Ap HORIZON
LOAMY SAND
10 YR 3/2

74.2

8" TO 24"
Bw HORIZON
LOAMY SAND
10 YR 5/6

72.8

24" TO 120"
C1 LAYER
SAND
2.5 Y 6/3

PR +2
MININ
64.8

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = 108" (EL. 65.8)

TP-23-03

EL. 80.1

0" TO 12"
Ap HORIZON
LOAMY SAND
10 YR 3/2

79.1

12" TO 34"
Bw HORIZON
LOAMY SAND
10 YR 5/4

77.3

34" TO 108"
C1 LAYER
SAND
2.5 Y 6/3

71.1

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = 108" (EL. 71.1)

21-06

EL. 88.4

0" TO 82"
FILL

81.6

112" TO 126"
C1 LAYER
SAND
2.5 Y 5/3

77.9

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

21-07

EL. 87.8

0" TO 102"
FILL

79.3

102" TO 174"
C1 LAYER
SAND
2.5 Y 5/3

PR +3
MININ
73.3

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

21-08

EL. 87.6

0" TO 110"
FILL

78.4

110" TO 180"
C1 LAYER
SAND
2.5 Y 5/3

PR +5
MININ
72.6

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

21-09

EL. 91.2

0" TO 82"
FILL

84.4

112" TO 126"
C1 LAYER
SAND
2.5 Y 5/3

80.7

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

21-10

EL. 92.0

0" TO 82"
FILL

85.2

112" TO 126"
C1 LAYER
SAND
2.5 Y 5/3

81.5

BOTTOM OF
HOLE

MOTTLING = NONE
WEEPING = NONE
STANDING = NONE

NOTE:
AB-TP-1 LOCATION AS PER "ASBUILT SEWAGE
DISPOSAL LOCATION PLAN, SHEPHERD FUNERAL
HOME, 7 MATTAKESETT ST. PEMBRROKE, MASS. BY
KENNETH R. TEEBAGY. P.E. DATES JUNE 21, 2011.

SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: DAVID NEWHALL S.E. #14226
SOIL TESTING WITNESSED BY: LISA CULLITY
DATE: NOVEMBER 1, 2021 & DECEMBER 14, 2021

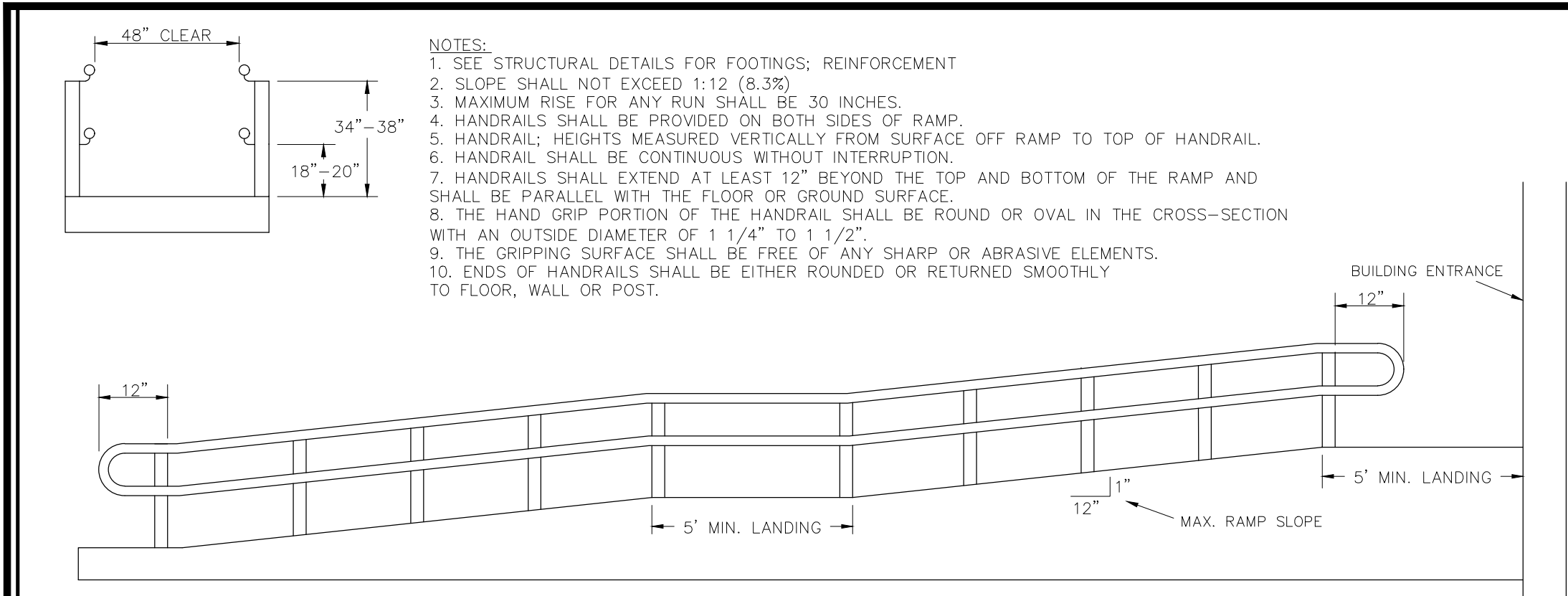
SOIL TEST DATA

SOIL TESTING AND EVALUATION BY: MARGARET LARACY S.E. #14613
DATE: AUGUST 17, 2022

SOIL TEST DATA

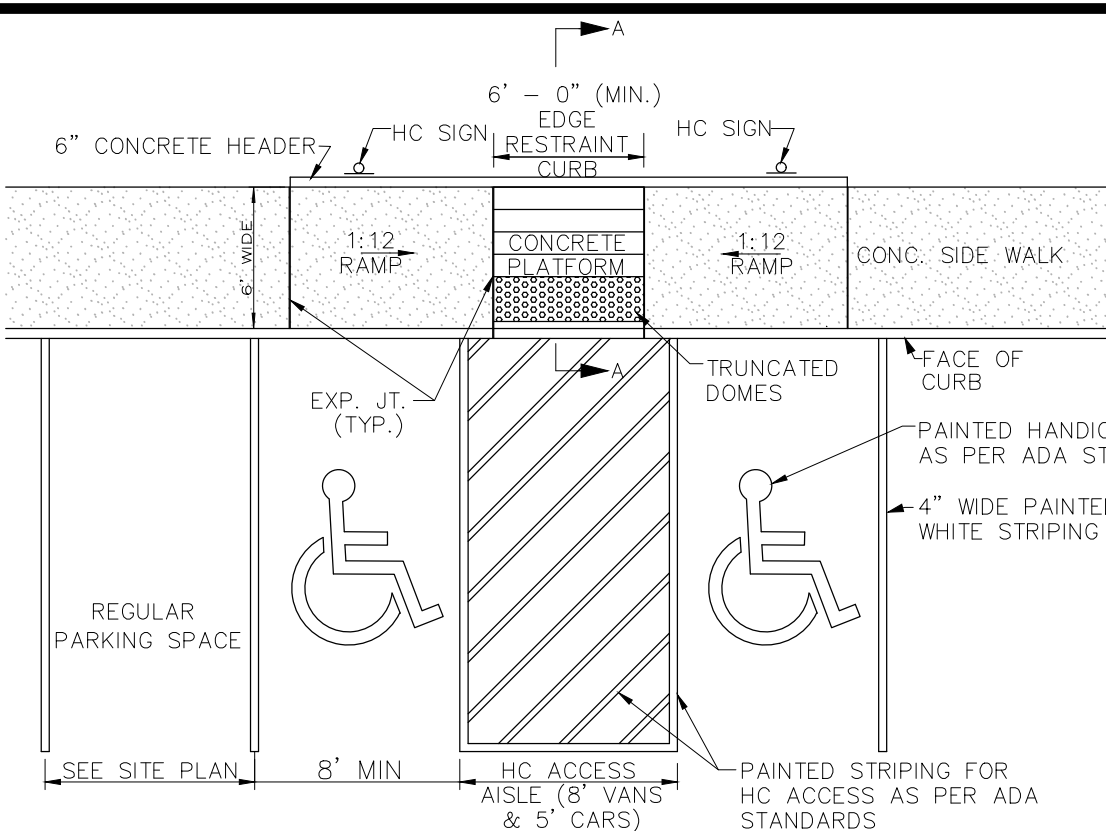
SOIL TESTING AND EVALUATION BY: JOSHUA GREEN
DATE: JANUARY 4, 2023

NOTE:
AB-TP-1 LOCATION AS PER "ASBUILT SEWAGE
DISPOSAL LOCATION PLAN, SHEPHERD FUNERAL
HOME, 7 MATTAKESETT ST. PEMBROKE, MASS. BY
KENNETH R. TEEBAGY. P.E. DATES JUNE 21, 2011.



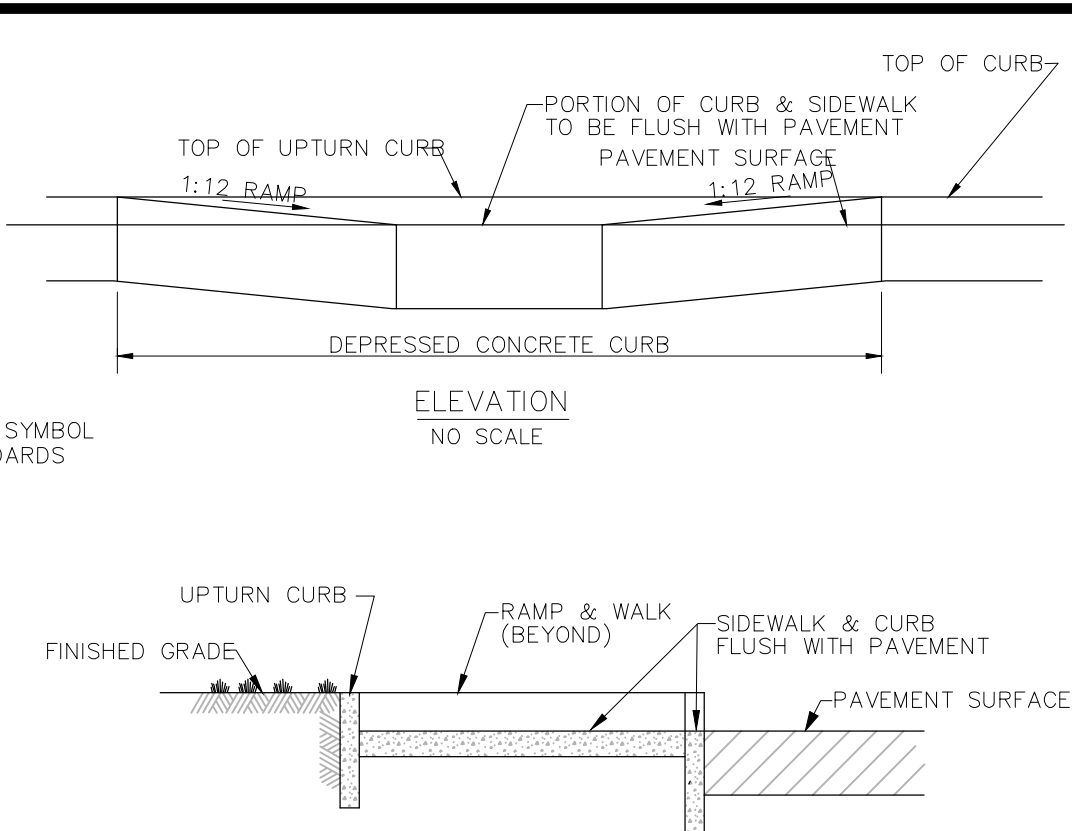
HANDICAP RAMP WITH HAND RAILS

NOT TO SCALE



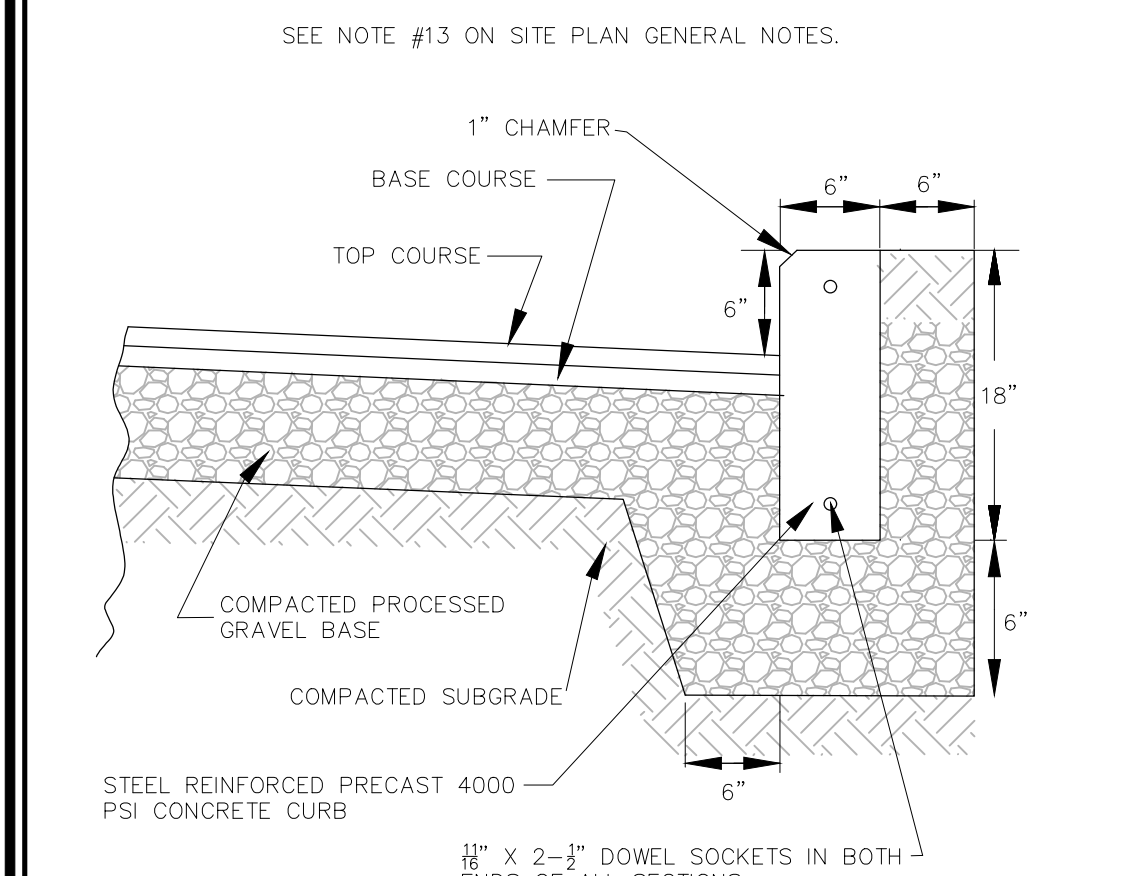
HANDICAP CURB RAMP WITH PARKING LOT STRIPING AND HC STALLS

NOT TO SCALE



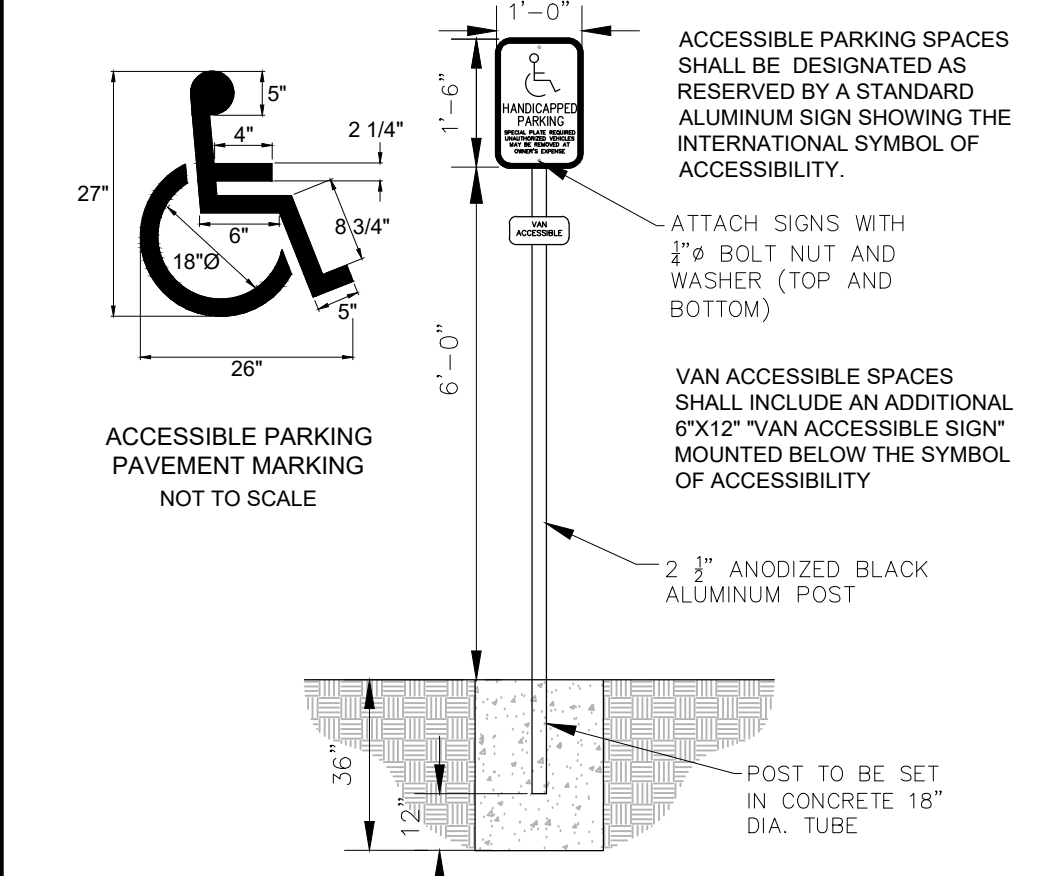
TRUNCATED DOME PATTERN

NOT TO SCALE



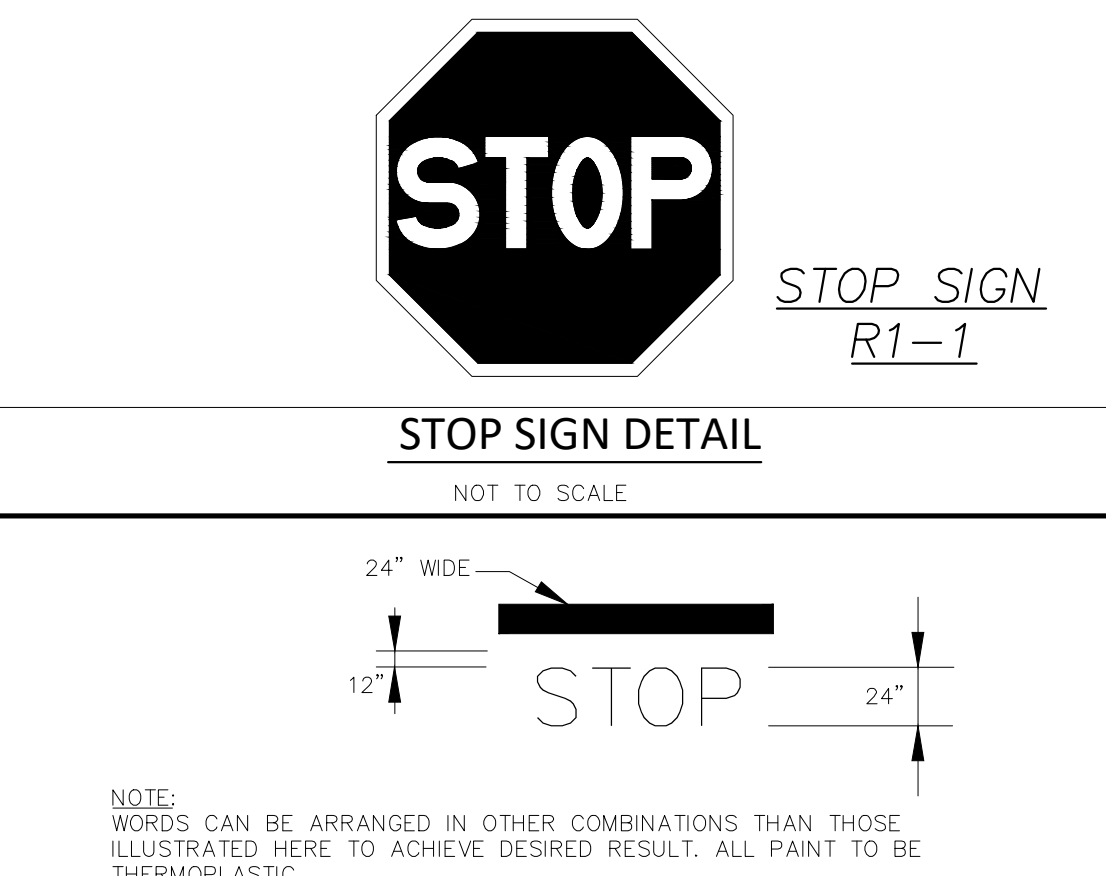
VERTICAL CONCRETE CURB

NOT TO SCALE



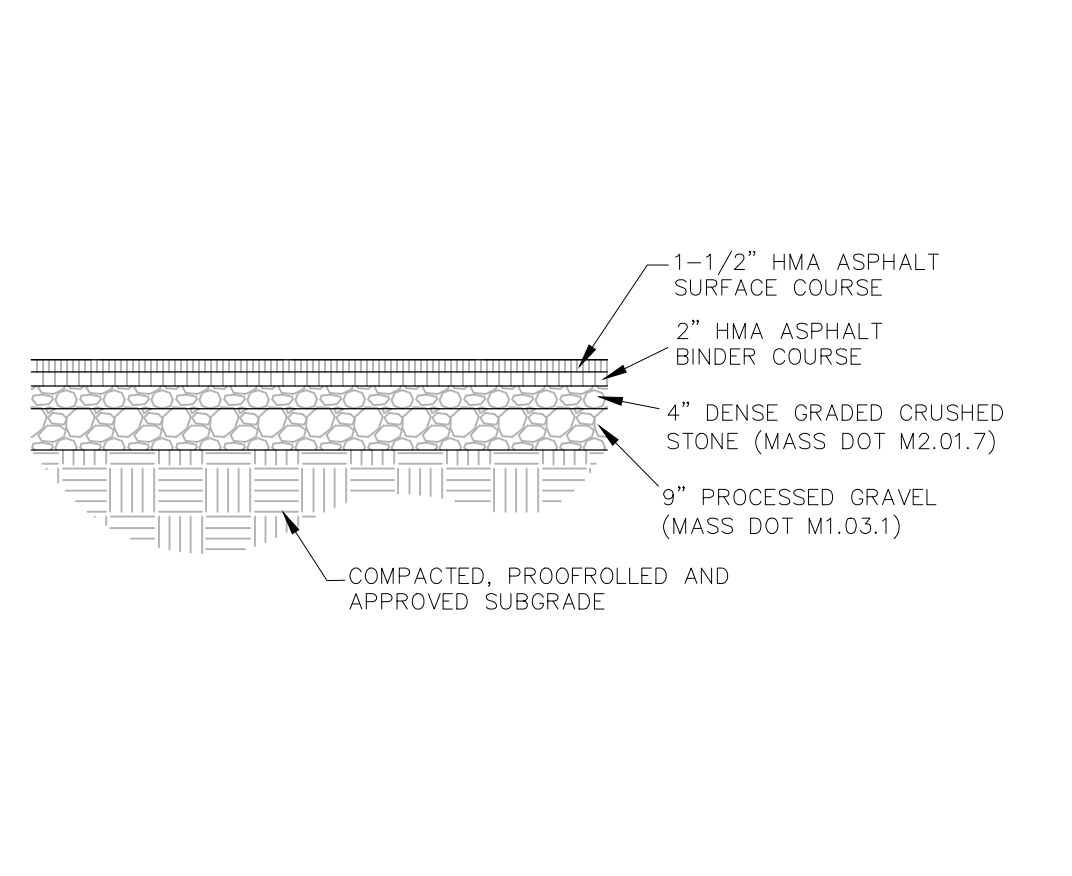
ACCESSIBLE PARKING SIGN

NOT TO SCALE



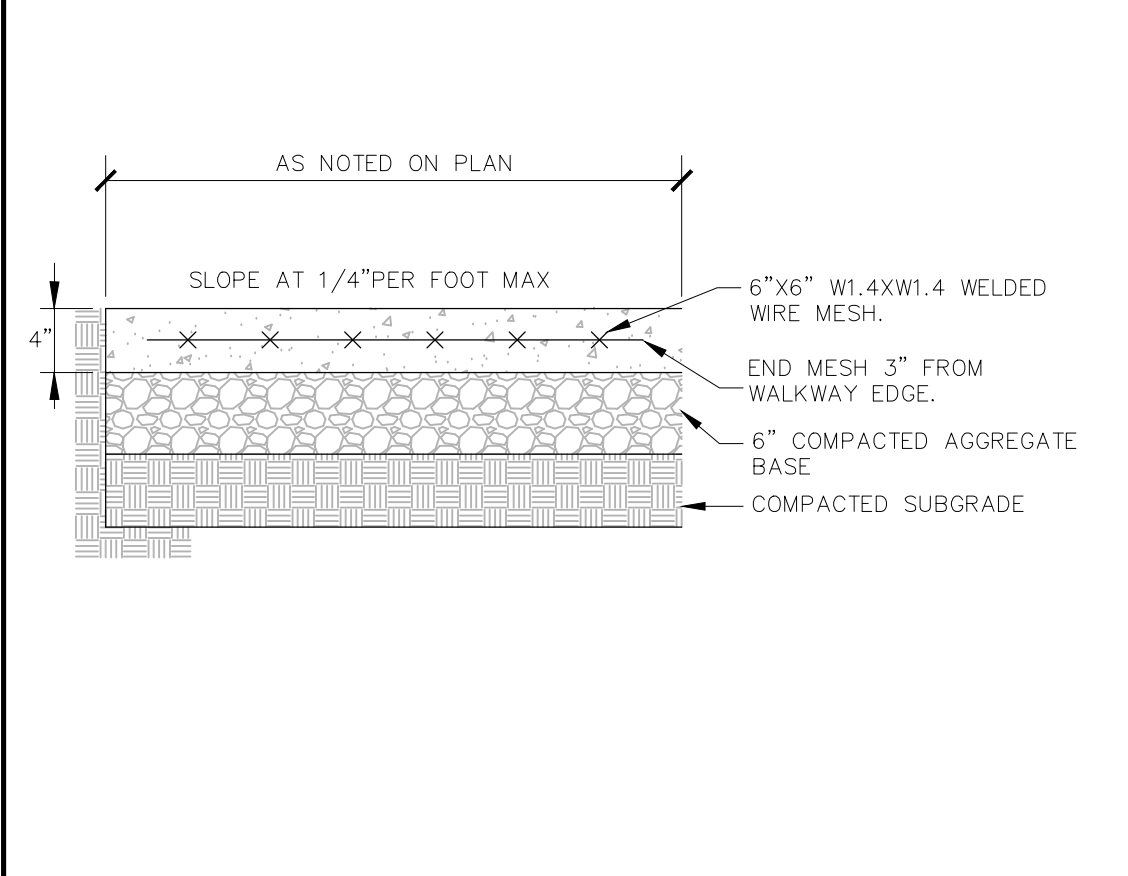
PAINTED MARKING DETAILS

NOT TO SCALE



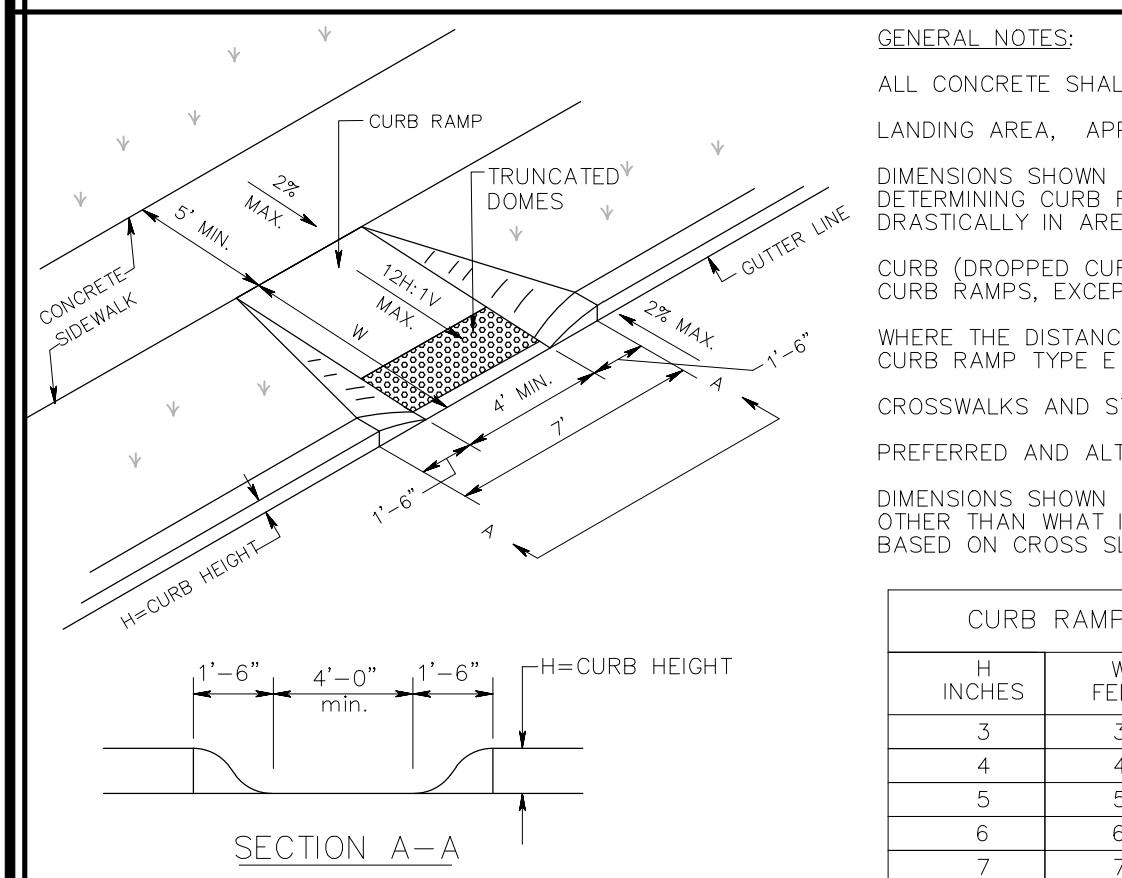
BITUMINOUS PAVEMENT

NOT TO SCALE



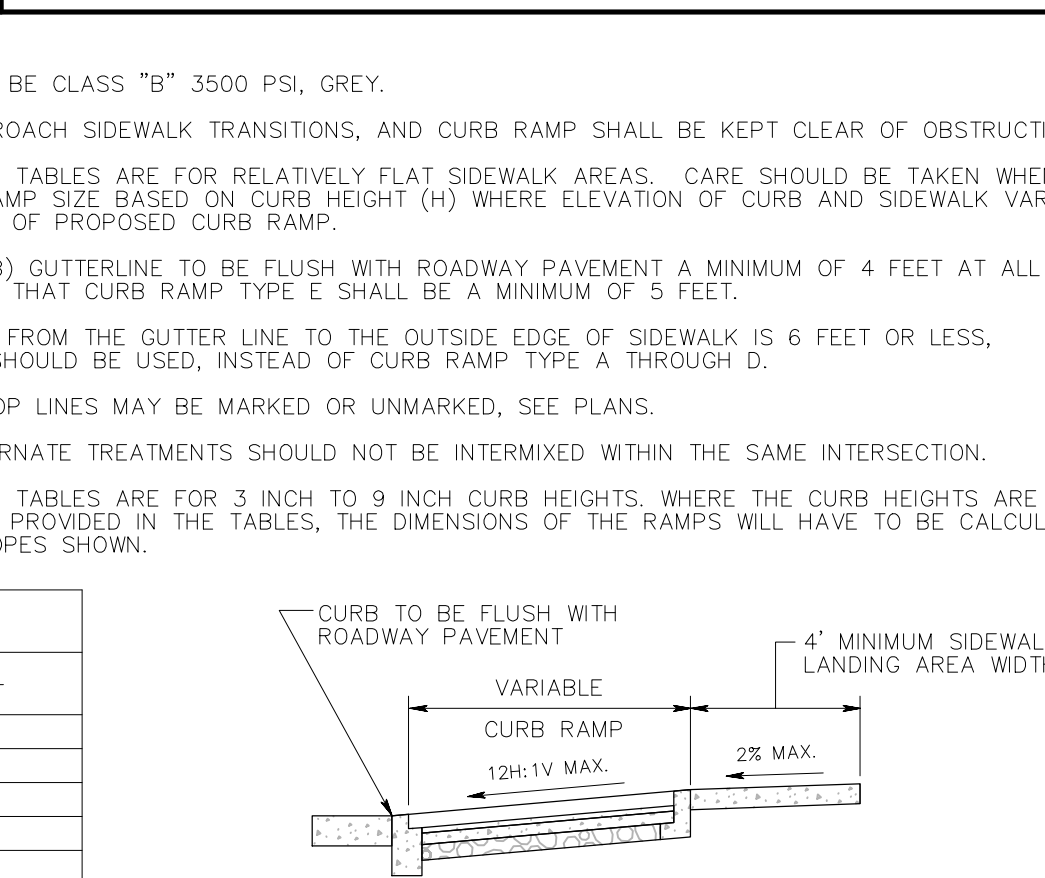
CONCRETE SIDEWALK

NOT TO SCALE

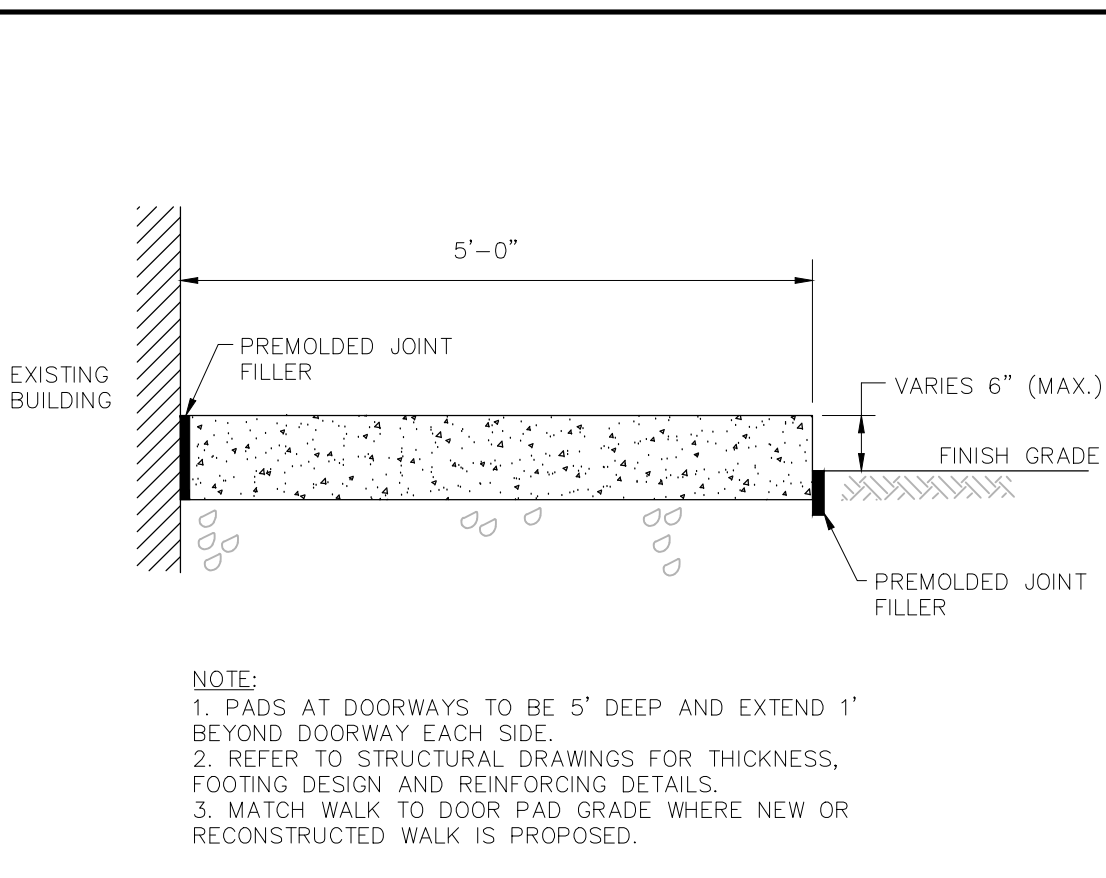


CONCRETE CURB RAMP

NOT TO SCALE

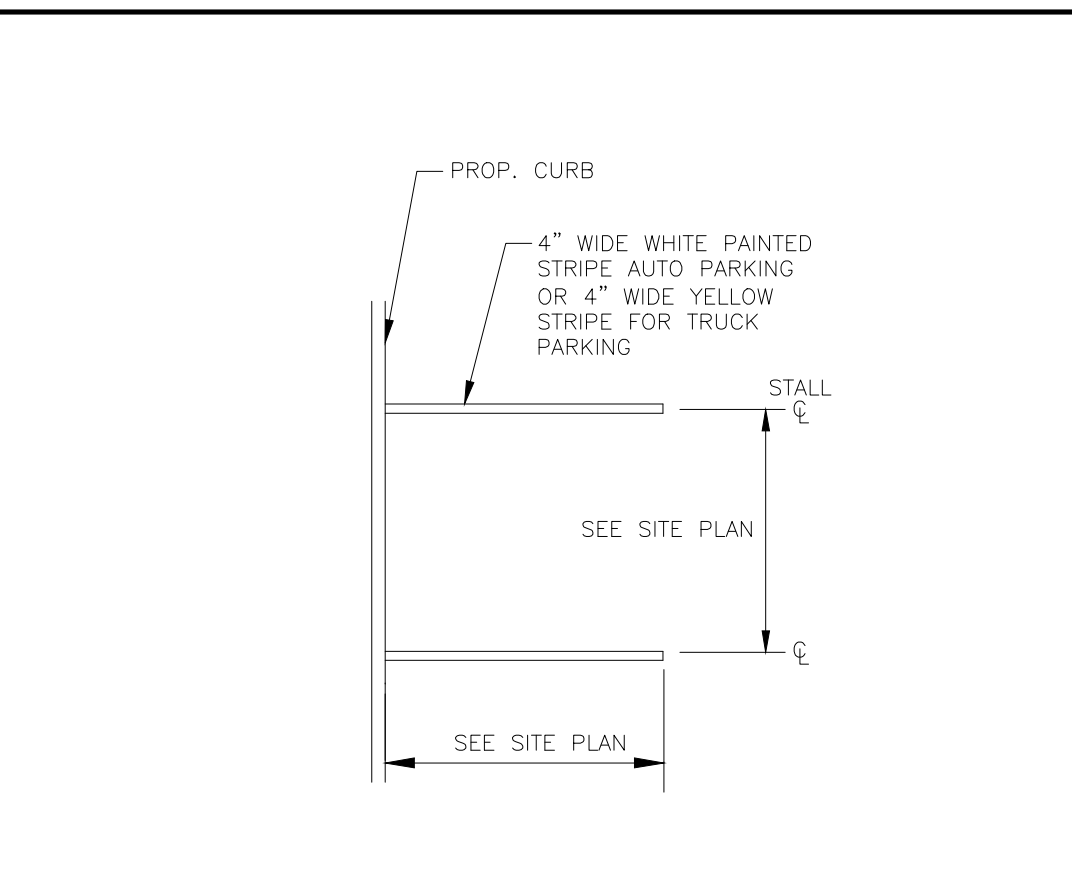


SECTION THROUGH CURB RAMP



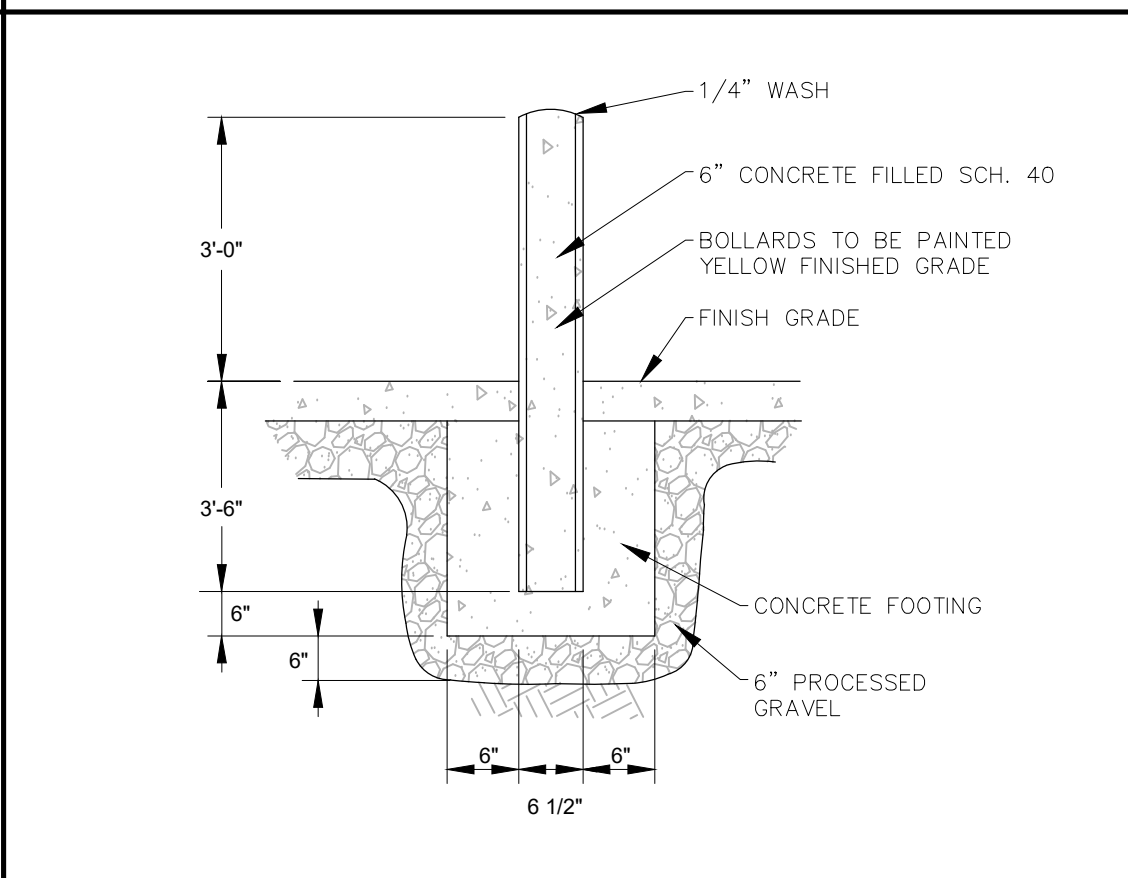
DOOR PAD

NOT TO SCALE



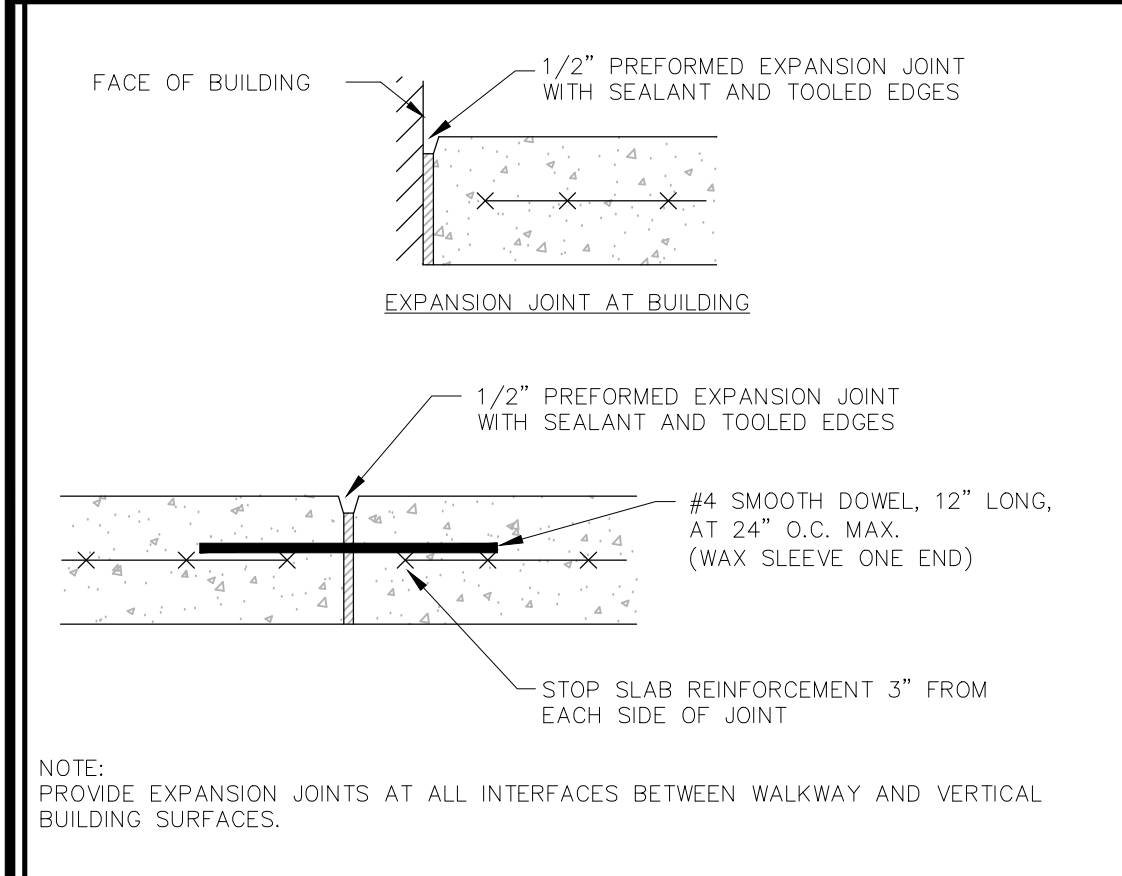
PARKING STALL STRIPING DETAIL

NOT TO SCALE



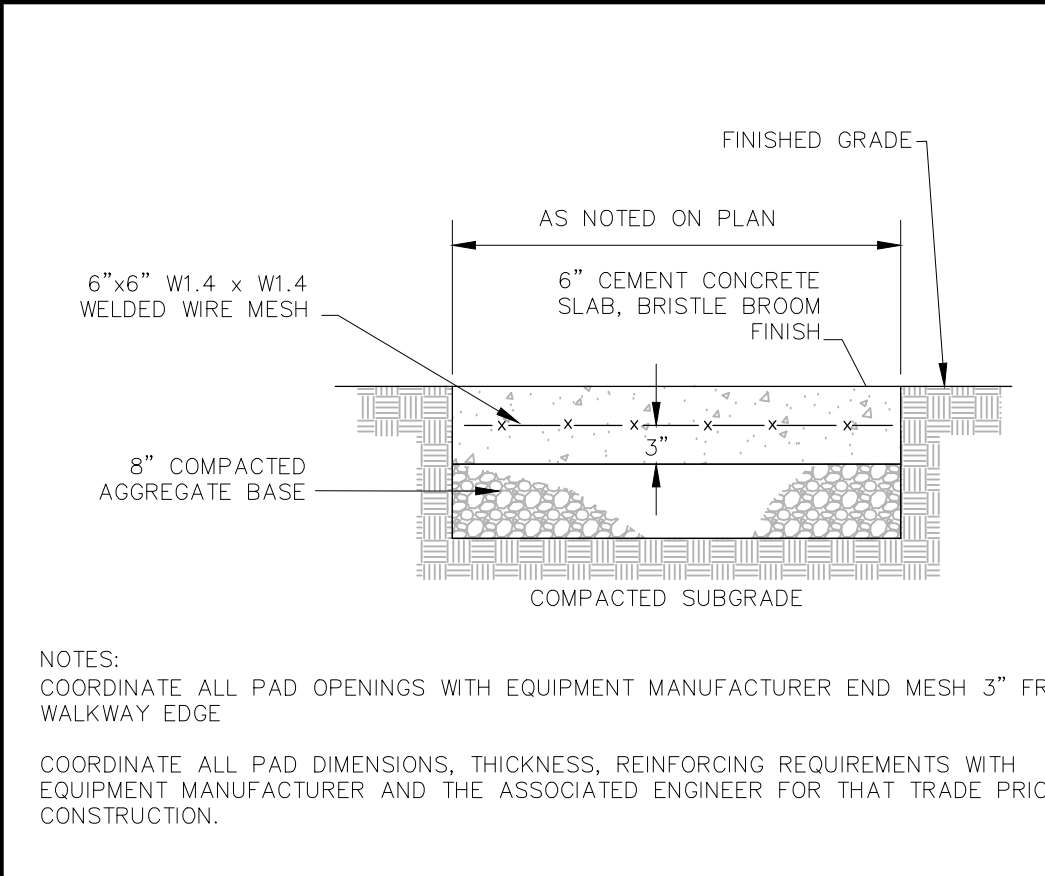
CONCRETE FILLED STEEL BOLLARD

NOT TO SCALE



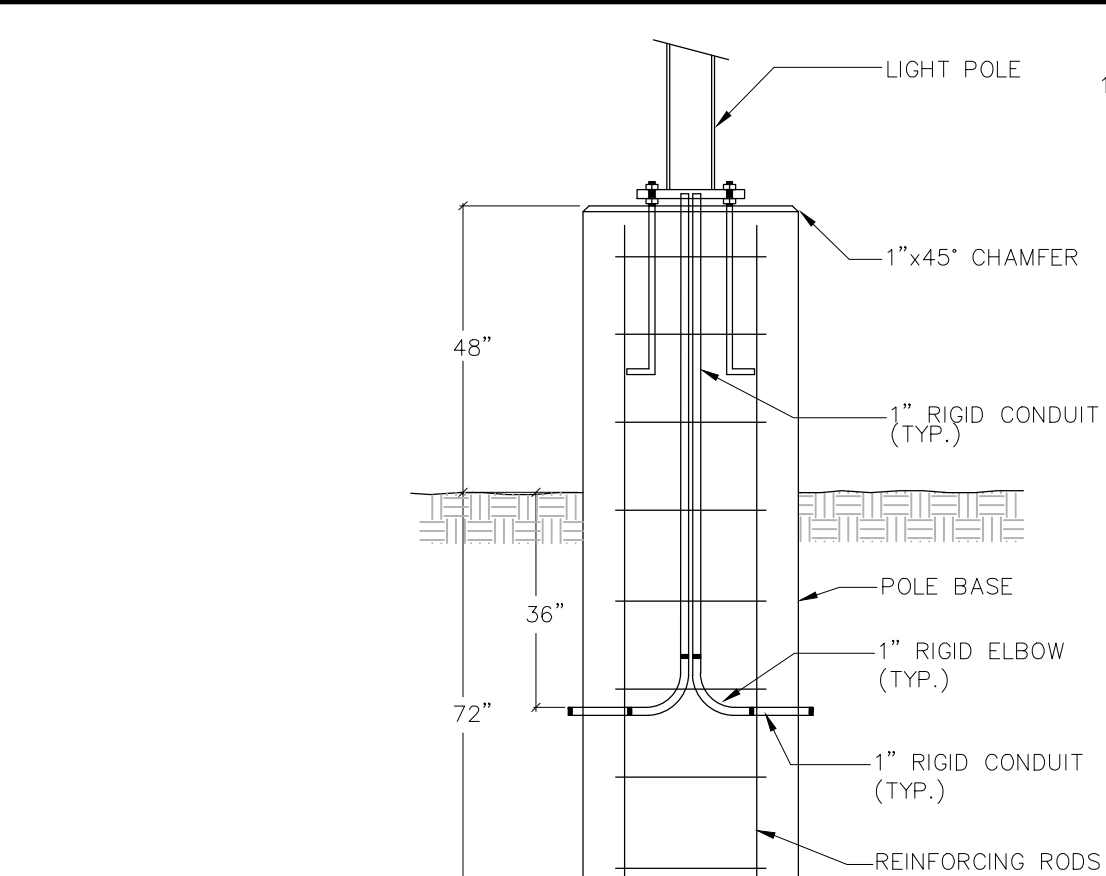
EXPANSION JOINT

NOT TO SCALE



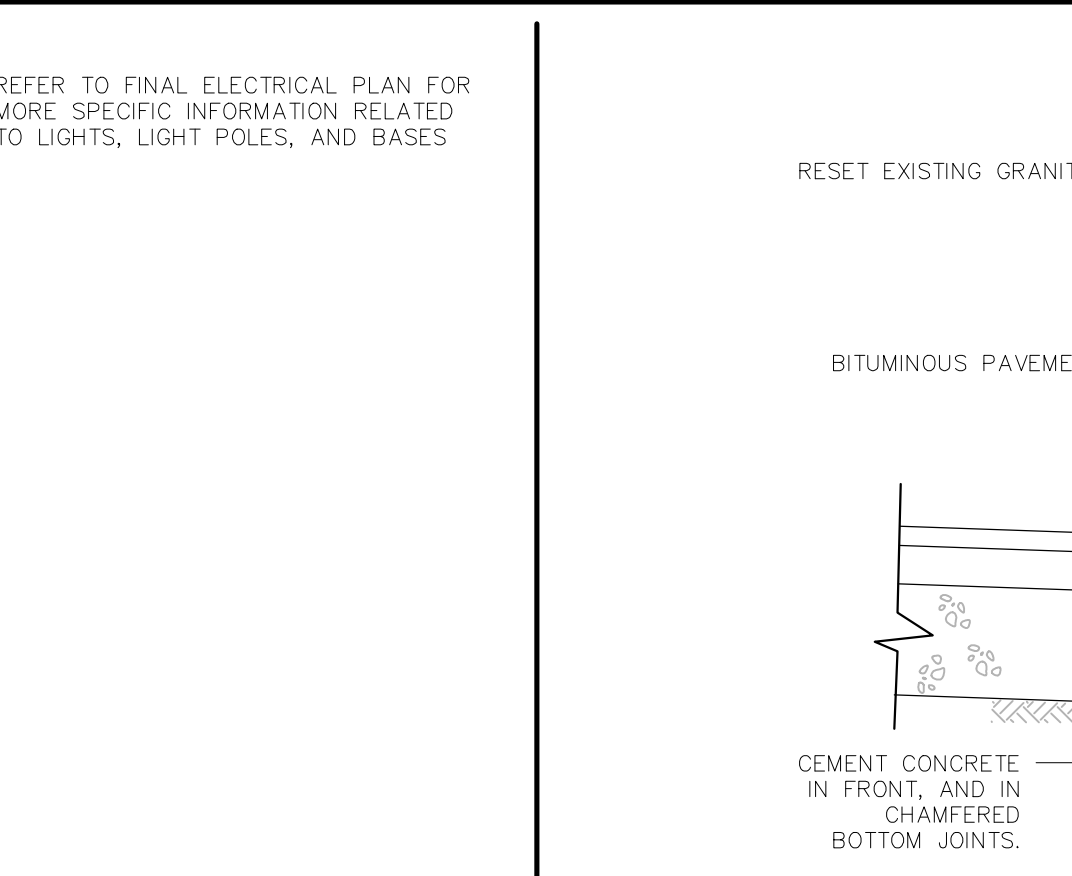
CONCRETE TRANSFORMER/ MECHANICAL PAD

NOT TO SCALE



LIGHT POLE EXPOSED BASE DETAIL

NOT TO SCALE



VERTICAL GRANITE CURB

NOT TO SCALE

PERMIT SET:
NOT FOR
CONSTRUCTION

Date	Description	No.

Revisions

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

**MATTAKEESETT VILLAGE
PEMBROKE, MA 02359**

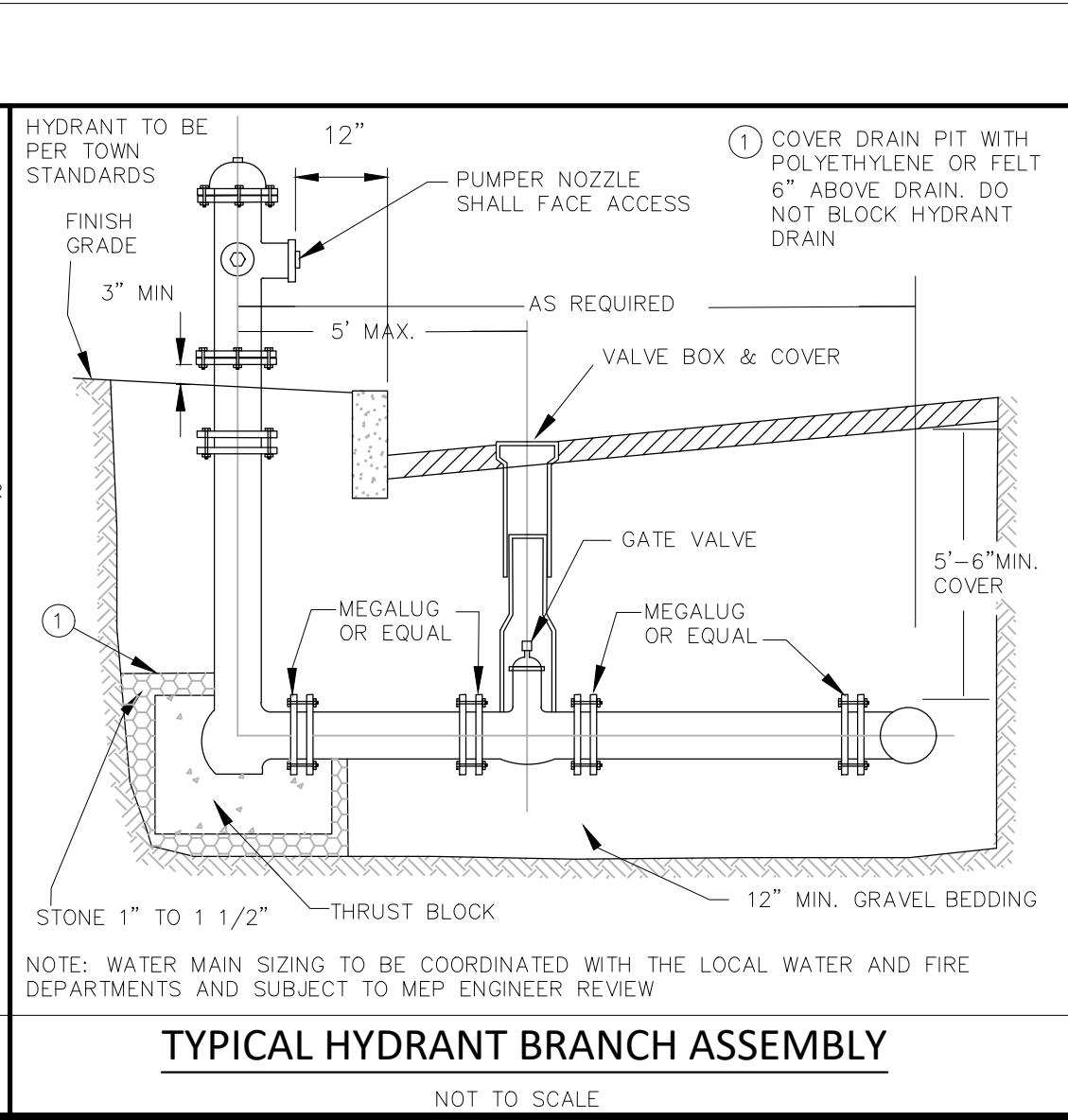
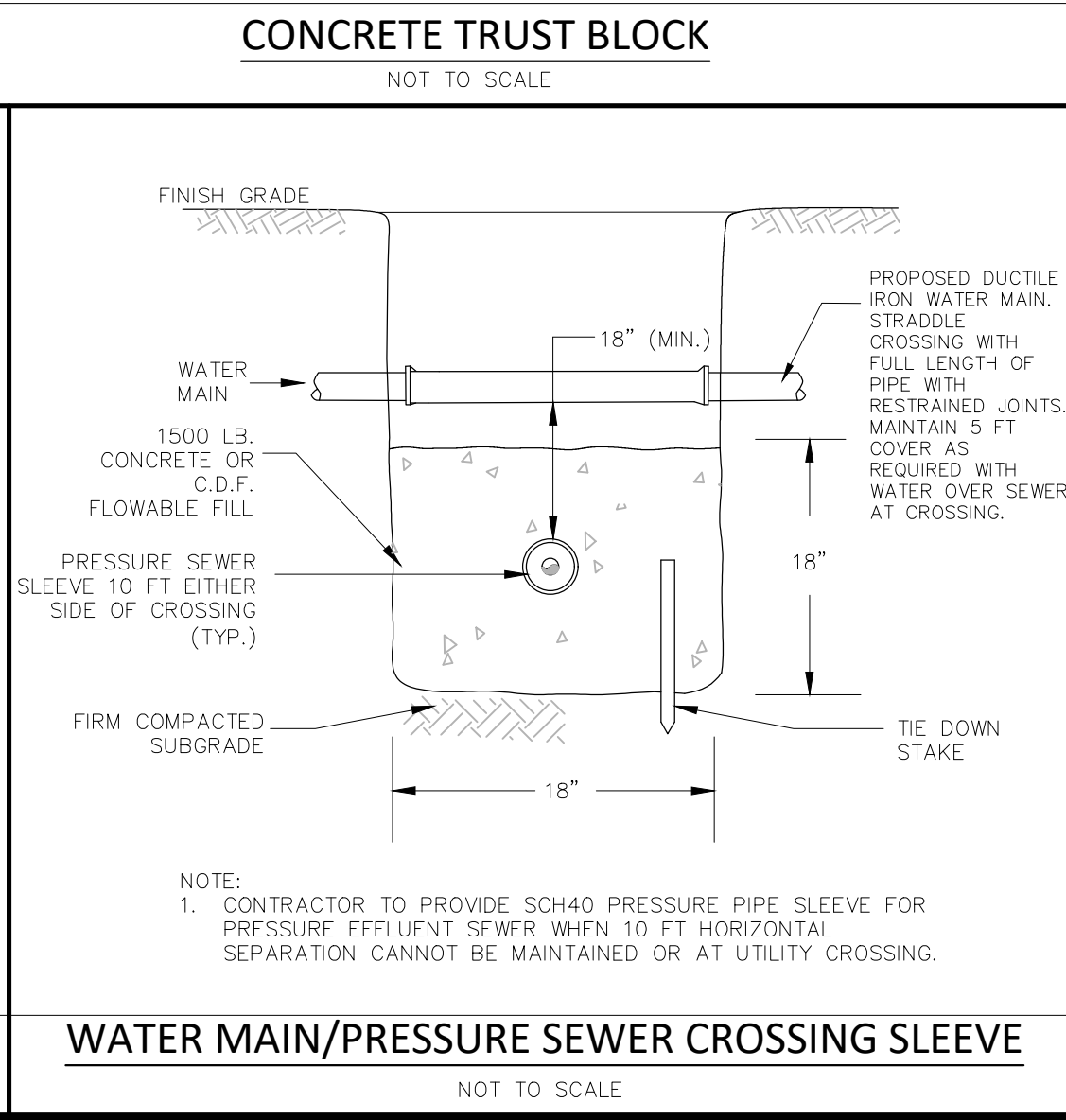
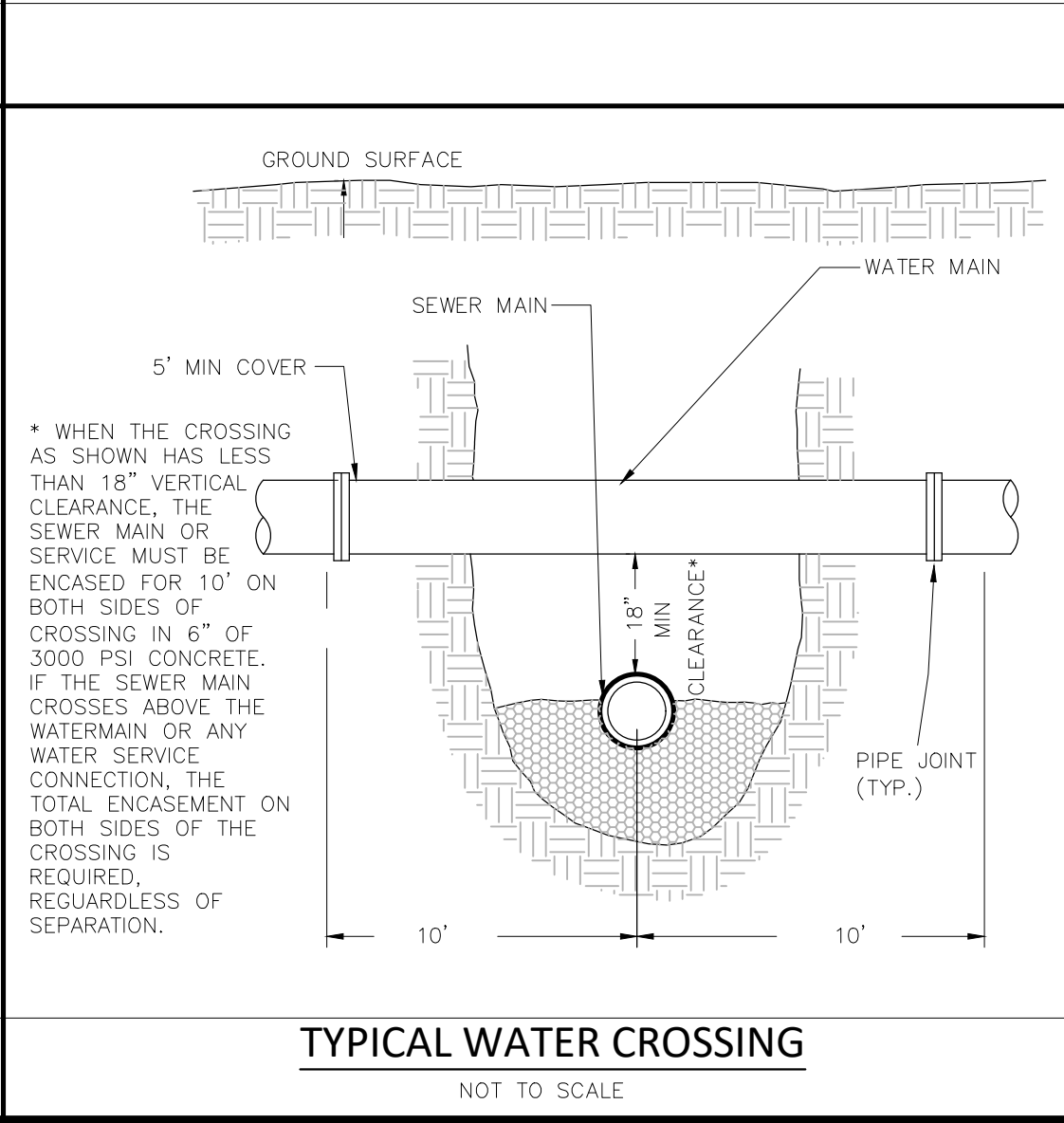
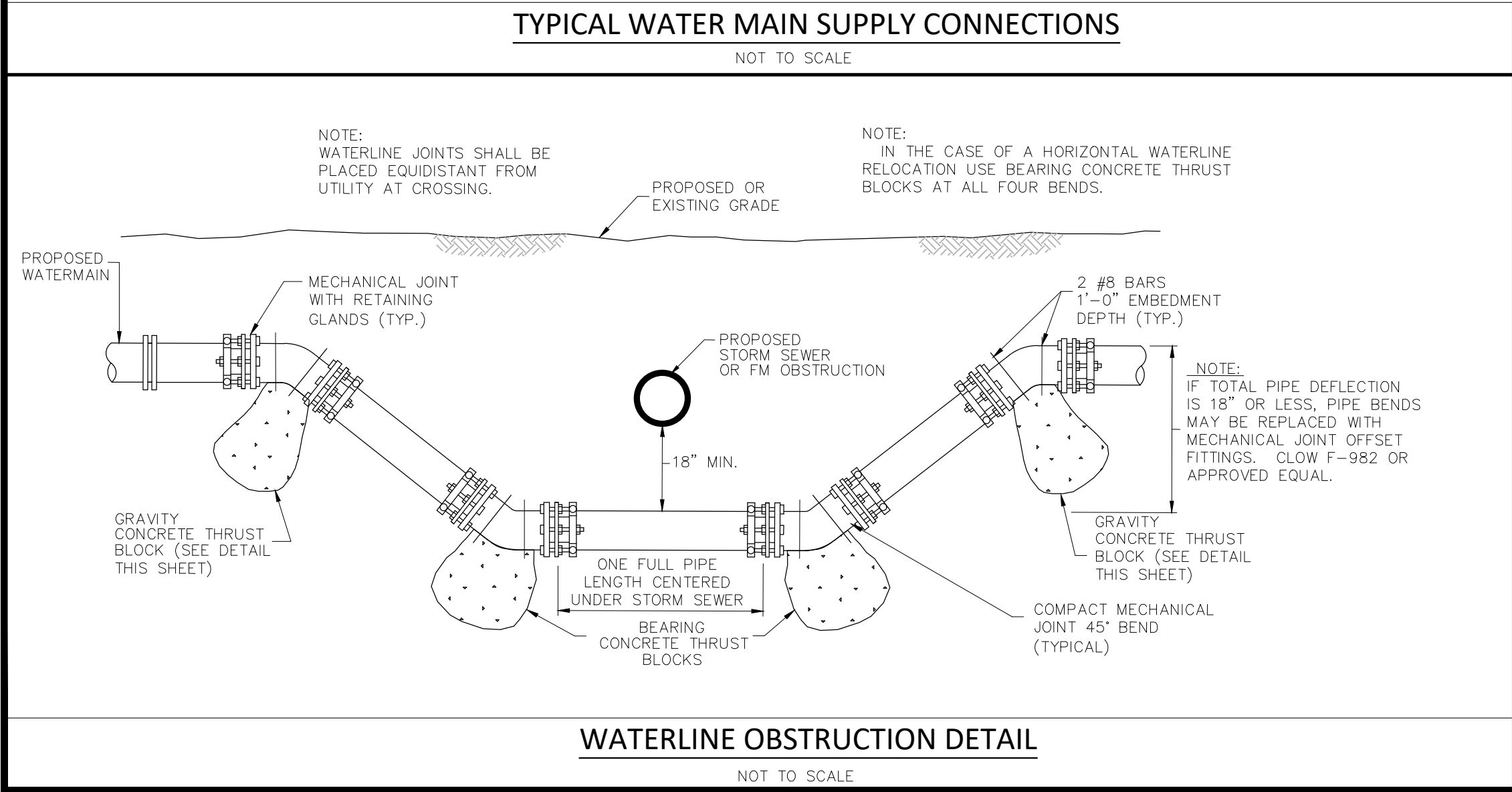
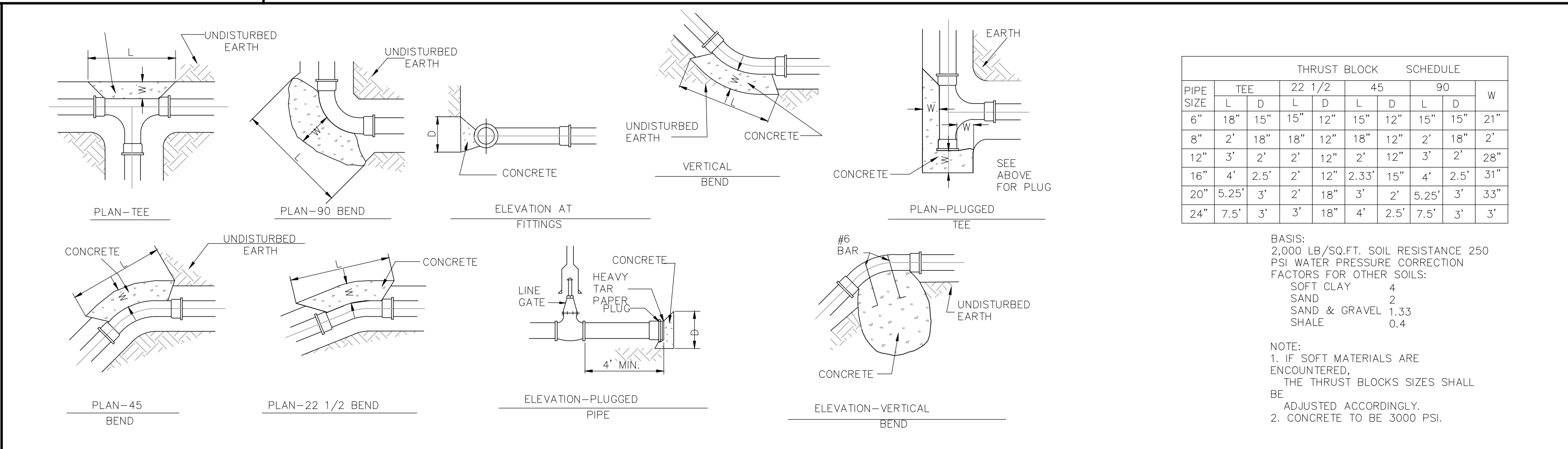
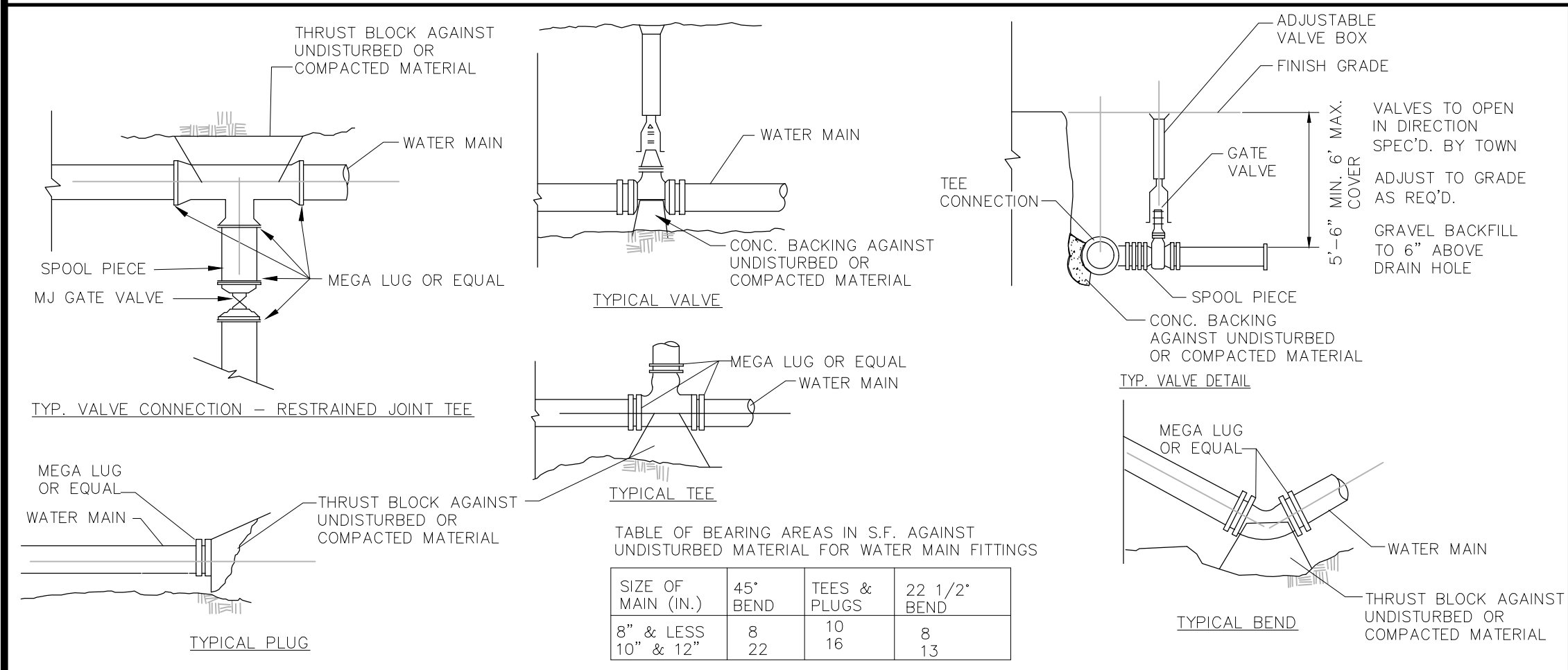
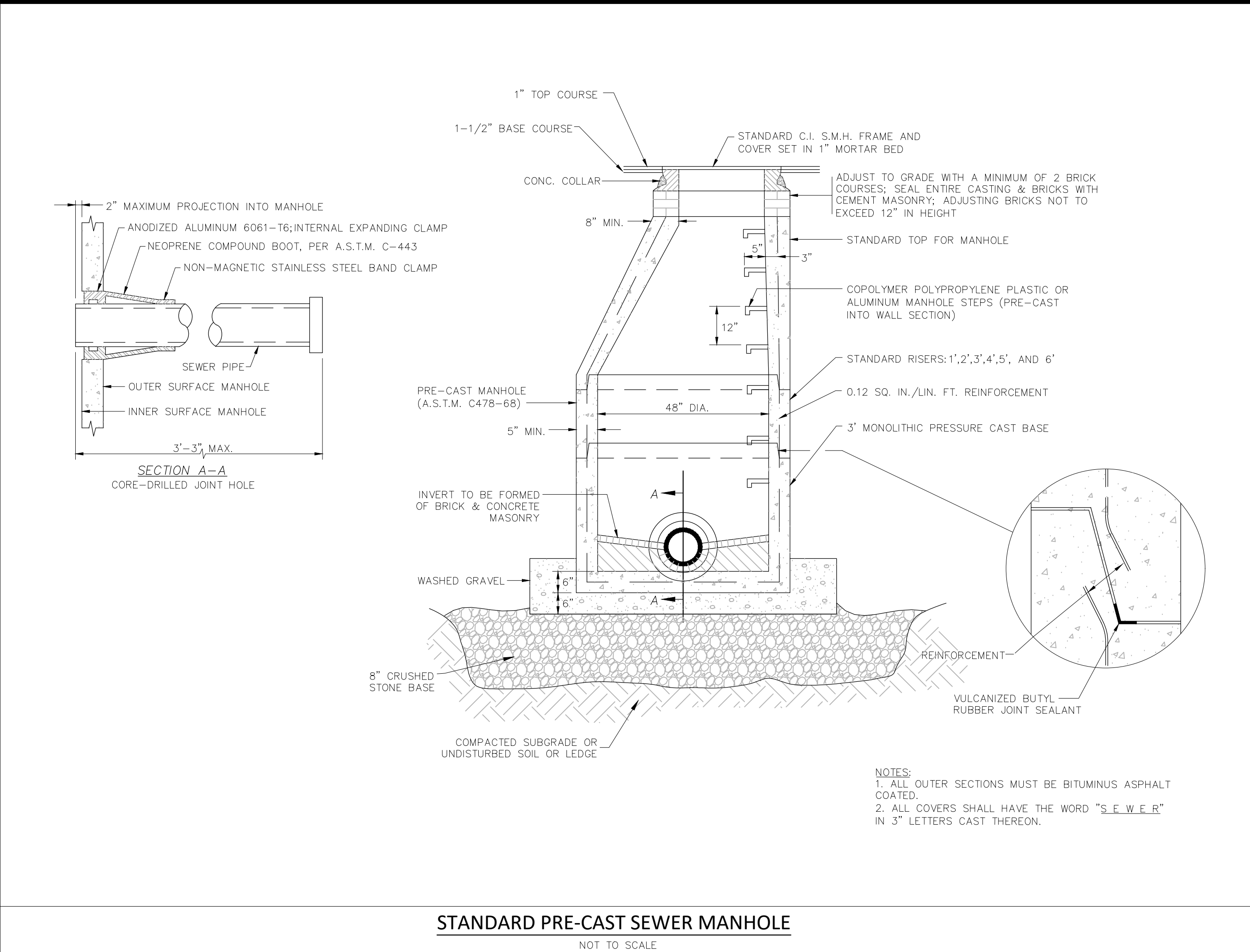
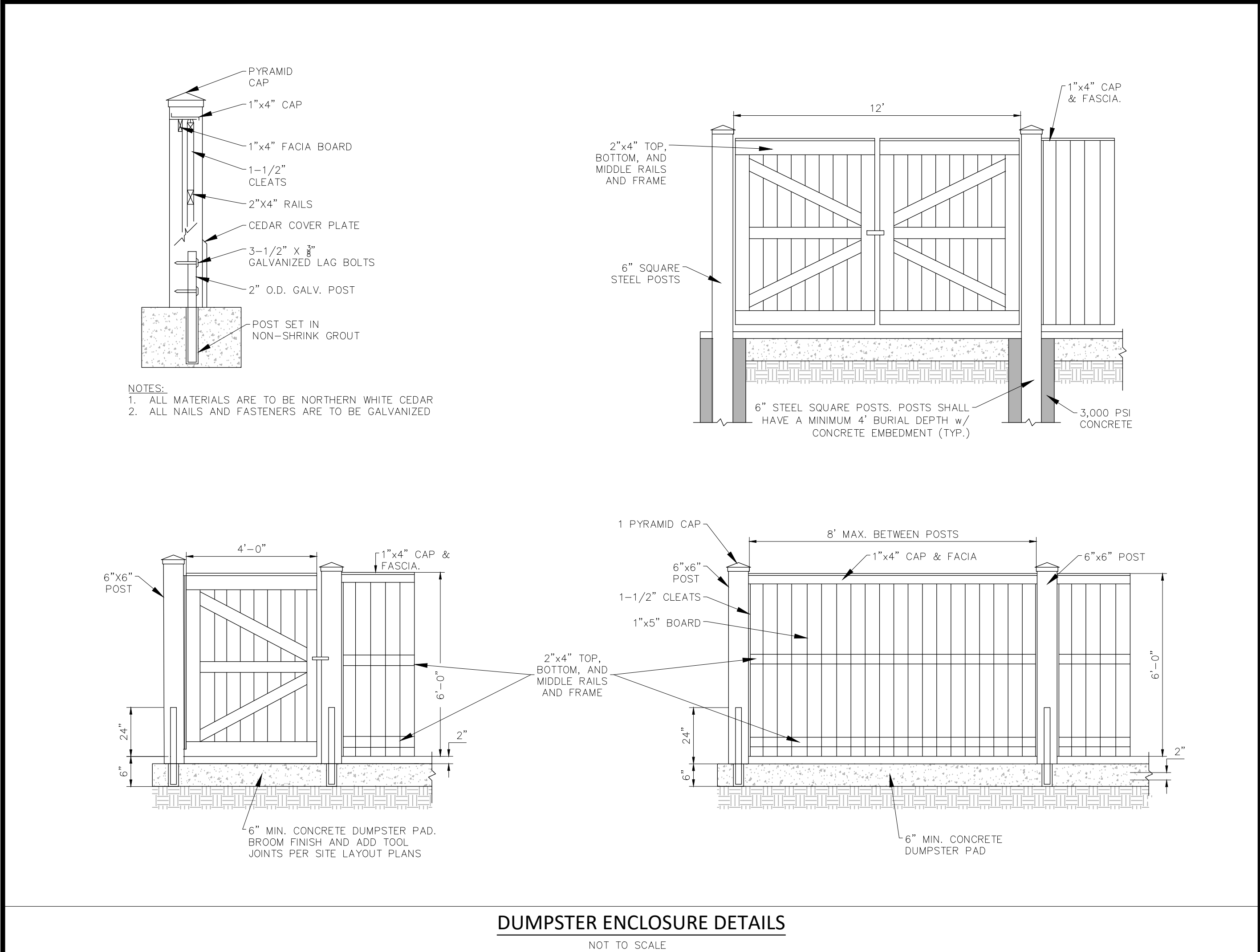
Prepared for

**1317 WASHINGTON
RE HOLDINGS, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

**DETAIL SHEET
(1 OF 3)**

Project No.	100-152	Drawing No.	C-7.1
Date	09/05/2023		
Scale	AS NOTED		
Drawn By	JM		
Approved By	GRC		



**PERMIT SET:
NOT FOR
CONSTRUCTION**

Date	Description	No.
Revisions		

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

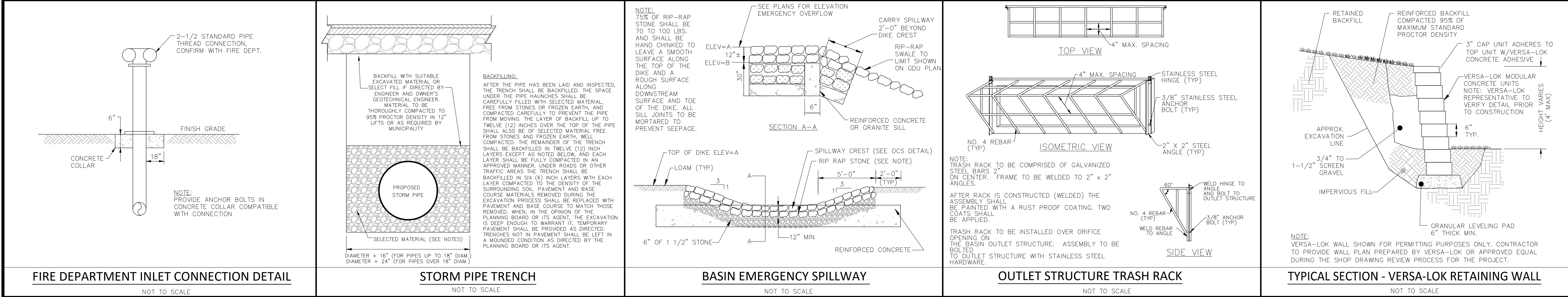
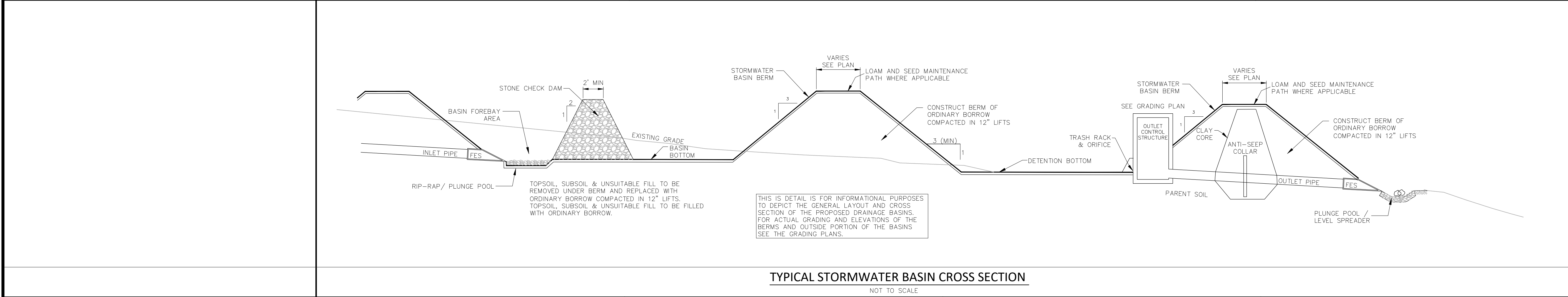
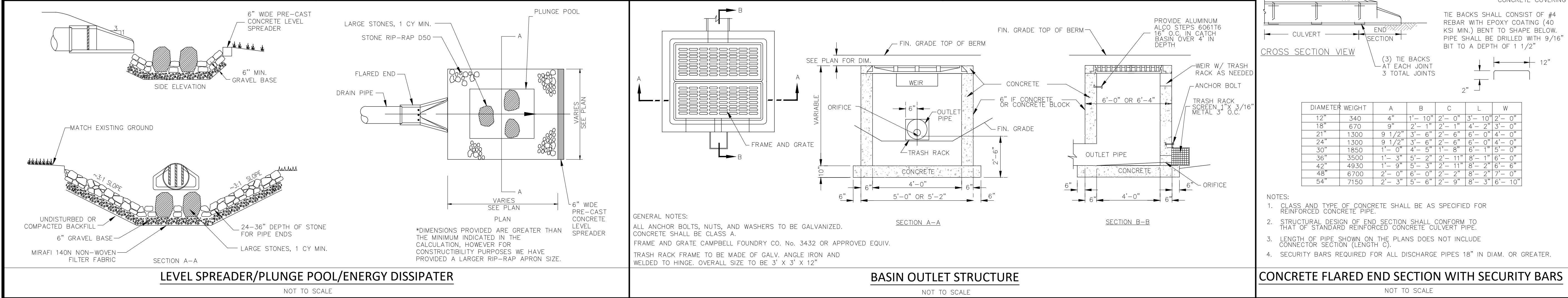
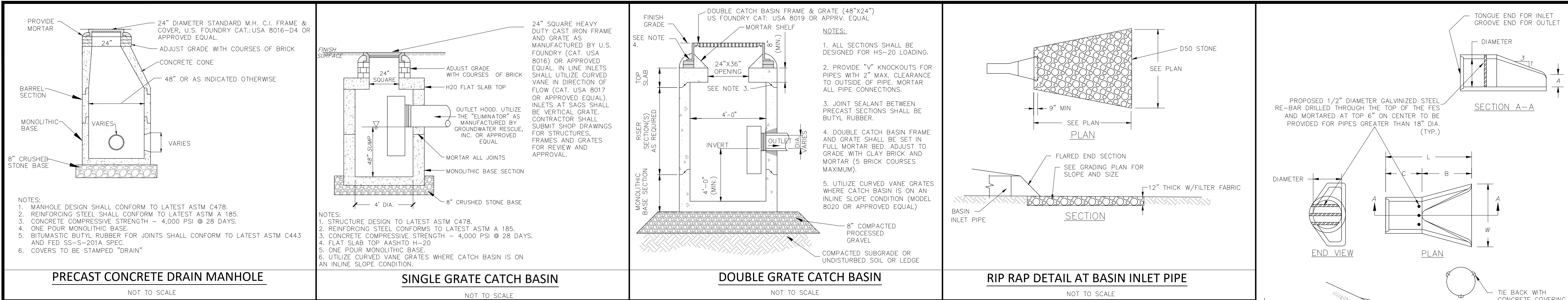
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

**MATTAKESSETT VILLAGE
PEMBROKE, MA 02359**

Prepared for
**1317 WASHINGTON
RE HOLDINGS, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

**DETAIL SHEET
(2 OF 3)**

Project No.	100-152	Drawing No.	C-7.2	
Date	09/05/2023	Scale		AS NOTED
Drawn By	JM	Approved By		GRC



**PERMIT SET:
NOT FOR
CONSTRUCTION**

Date	Description	No.
Revisions		

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker
Design
Group**

2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project

**MATTAKEESETT VILLAGE
PEMBROKE, MA 02359**

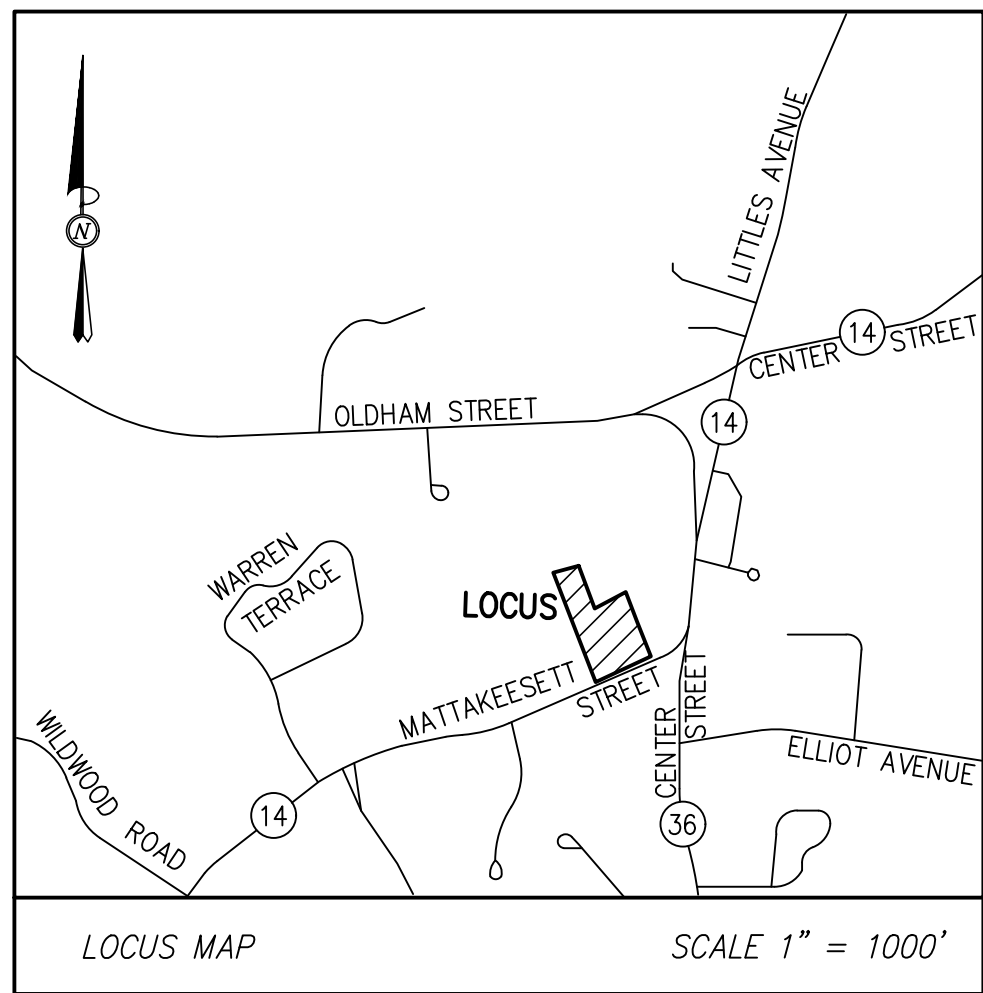
Prepared for

**1317 WASHINGTON
RE HOLDINGS, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

**DETAIL SHEET
(3 OF 3)**

Project No.	100-152	Drawing No.
Date	09/05/2023	C-7.3
Scale	AS NOTED	
Drawn By	JM	
Approved By	GRC	



RECORD OWNER:

MAP C9 LOT 14
7 MATTAKESSETT STREET

MAP C9 LOT 15
15 MATTAKESSETT STREET

1317 WASHINGTON RE HOLDINGS, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043
DEED BOOK 57576 PAGE 83
LOT AREA = 145,199± S.F.

NOTES:

- PROPERTY LINE AND OWNER INFORMATION SHOWN HEREON IS BASED UPON RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PEMBROKE TOWN HALL.
- PROPERTY LINE AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CROCKER DESIGN GROUP, LLC BETWEEN APRIL AND JUNE OF 2022.
- SUBJECT PROPERTY FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP No. 25023C0208K, WITH AN EFFECTIVE DATE OF JULY 6, 2021 AND DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA.
- THE SITE IS LOCATED IN THE CENTER PROTECTION ZONING DISTRICT AND RESIDENTIAL A ZONING DISTRICT PER THE TOWN OF PEMBROKE ZONING MAP DATED OCTOBER 27, 2015.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

#155
EXISTING BUILDING
(APPROXIMATE)

MAP C9 LOT 100
#14 MATTAKESSETT STREET
N/F PEMBROKE PLAZA LIMITED PARTNERSHIP
DEED BOOK 38237 PAGE 278
PLAN BOOK 31 PAGE 38

MAP C9 LOT 73
#147 CENTER STREET
N/F ARC ROCK/IMA LLC
DEED BOOK 35933 PAGE 94
PLAN BOOK 10 PAGE 107

ASSESSORS
MAP C9 LOTS 14 & 15
7 & 15 MATTAKESSETT STREET
1317 WASHINGTON RE HOLDINGS, LLC
DEED BOOK 57576 PAGE 83
145,199± S.F.
OR
3.33± ACRES

MAP C9 LOT 13
#125 CENTER STREET
N/F CHRISTY'S REALTY LIMITED PART
DEED BOOK 13442 PAGE 281

ENVIRONMENTAL NOTES:

- SITE IS NOT WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (A.C.E.C.).
- NO WETLAND AREAS WERE ENCOUNTERED DURING THIS FIELD SURVEY.
- SITE IS NOT LOCATED WITHIN A STATE APPROVED ZONE II GROUND WATER RECHARGE PROTECTION AREA.
- SITE IS NOT WITHIN A PRIORITY HABITAT PER NHESP MAP AUGUST 1, 2021 "PRIORITY HABITATS OF RARE SPECIES" FOR SPECIES UNDER THE MASSACHUSETTS ENDANGERED SPECIES ACT, REGULATIONS (321 CMR10).
- SITE DOES NOT CONTAIN A CERTIFIED VERNAL POOL PER NHESP MAP AUGUST 1, 2021 "CERTIFIED VERNAL POOLS."

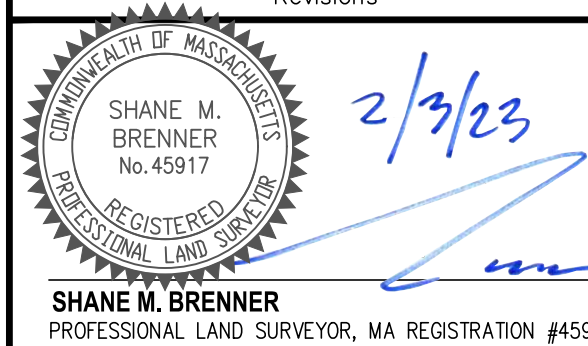
PLAN REFERENCES:

- 1950 PLYMOUTH COUNTY LAYOUT SECTION 3 - DECREE No. 942 - COUNTY TAKING BOOK 0 PAGE 24
- PLAN BOOK 3 PAGE 745 PLAN BOOK 7 PAGE 711
- PLAN No. 616 OF 1954 PLAN BOOK 10 PAGE 107
- PLAN No. 25 OF 1963 PLAN BOOK 12 PAGE 830
- PLAN No. 24 OF 1963 PLAN BOOK 2993 PAGE 208
- PLAN No. 711 OF 1979 PLAN BOOK 21 PAGE 110
- PLAN No. 788 OF 1988 PLAN BOOK 31 PAGE 38
- PLAN No. 128 OF 1992 PLAN BOOK 34 PAGE 1121
- PLAN No. 346 OF 2011 PLAN BOOK 56 PAGE 846
- MASSDOT PROJECT No. 600381, PLAN No. 10089
- MASSDOT PROJECT No. 604957, PLAN No. 11637



LEGEND

EXISTING	DESCRIPTION
---	1" CONTOUR
+30.5	SPOT ELEVATION
---	PROPERTY LINE
EOP	EDGE OF PAVEMENT
VSC	VERTICAL GRANITE CURB
SSC	SLOPE GRANITE CURB
CCB	CAPE COD BERM
VCC	VERTICAL CONCRETE CURB
---	EDGE OF GRAVEL
---	BRICK WALKWAY
---	BRICK WALK
---	RETAINING WALL
---	WATER LINE
---	GAS LINE
---	TELEPHONE & CABLE
---	ELECTRIC & TELEPHONE CABLE
---	ELECTRIC SERVICE
---	OVERHEAD WIRE
---	UNDERGROUND TELECOM
---	SEWER LINE
---	DRAIN LINE
---	STONE WALL
---	FENCE
---	GUARDRAIL
---	HYD
---	WATER GATE
---	GAS GATE
---	GAS METER
---	ELECTRICAL METER
---	UTILITY POLE
---	GUY WIRE
---	SEPTIC TANK
---	SEWER MANHOLE
---	DRAIN MANHOLE
---	CATCH BASIN
---	ROOF DRAIN
---	AIR CONDITIONER UNITS
---	PARKING
---	TRAFFIC MARKINGS



Crocker Design Group
2 SHARP STREET, UNIT B
HINGHAM, MA 02043
P: 781-919-0808

Project
**7 & 15
MATTAKESSETT STREET**
PEMBROKE, MA 02359

Prepared for
**1317 WASHINGTON
RE HOLDINGS, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**EXISTING
CONDITIONS
PLAN**

Project No.	100-152	Drawing No.	1 OF 1
Date	5/27/2022		
Scale	1"=30'		
Drawn By	SVP		
Approved By	SMB		