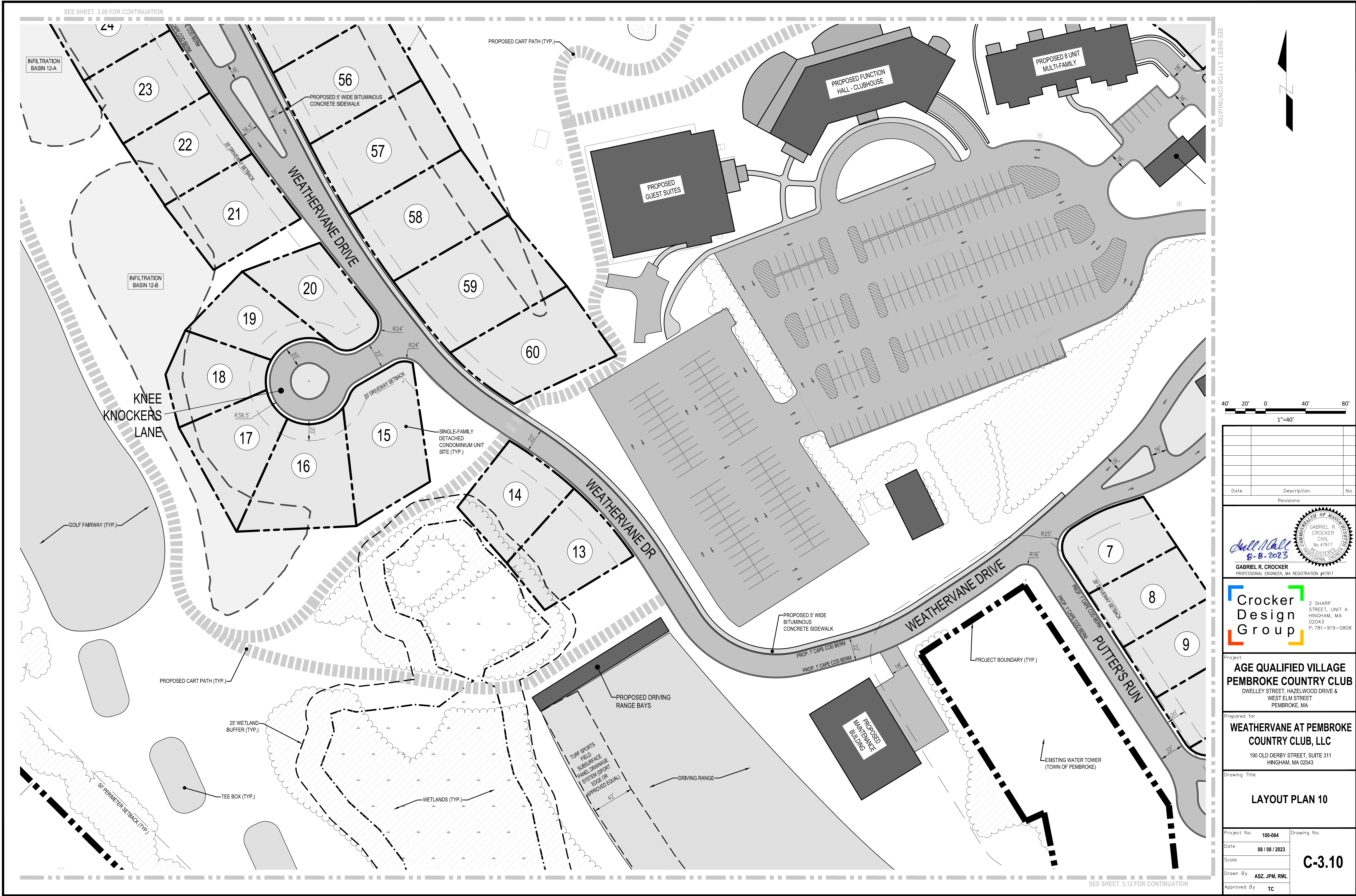
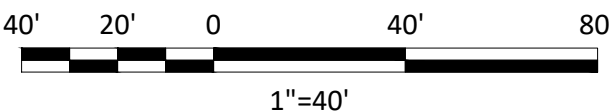
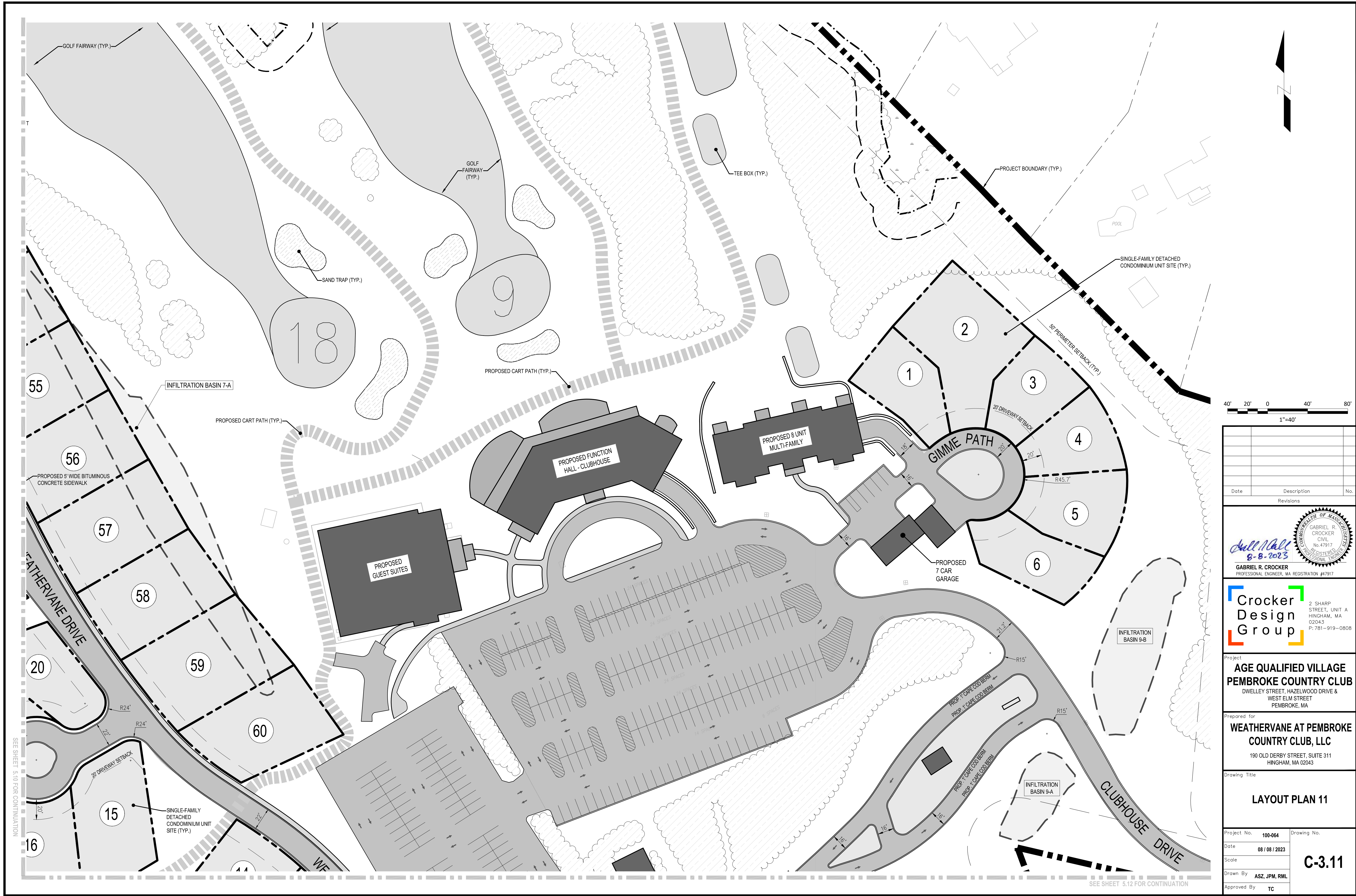








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Revisions		

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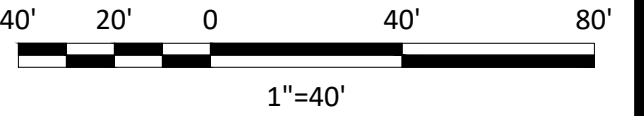
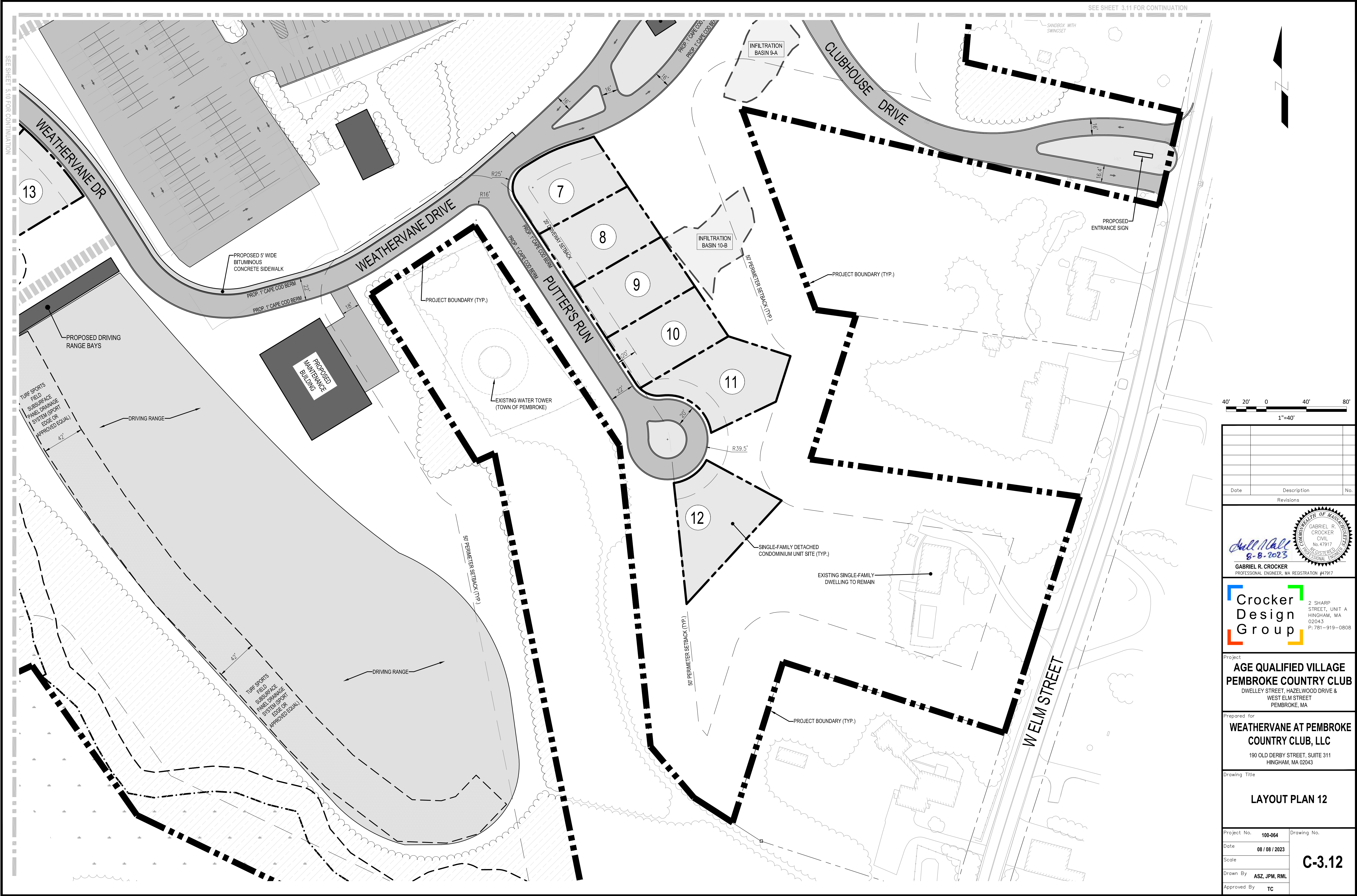
Crocker Design Group
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for
**WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN 11

Project No.	100-064	Drawing No.	C-3.11
Date	08 / 06 / 2023		
Scale			
Drawn By	ASZ, JPM, RML		
Approved By	TC		



Date	Description	No.
Revisions		

Gabriel R. Crocker
8-8-2023
GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
No. 47917
REGISTERED PROFESSIONAL ENGINEER

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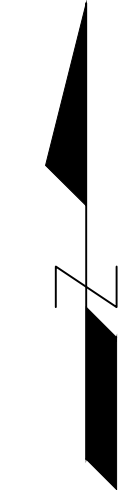
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
P: 781-919-0808

Project
**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for
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COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN 12

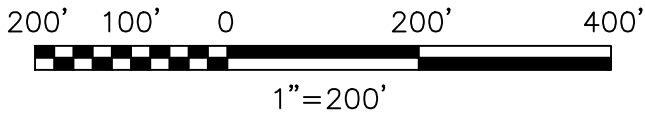
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Drawn By	ASZ, JPM, RML		
Approved By	TC		



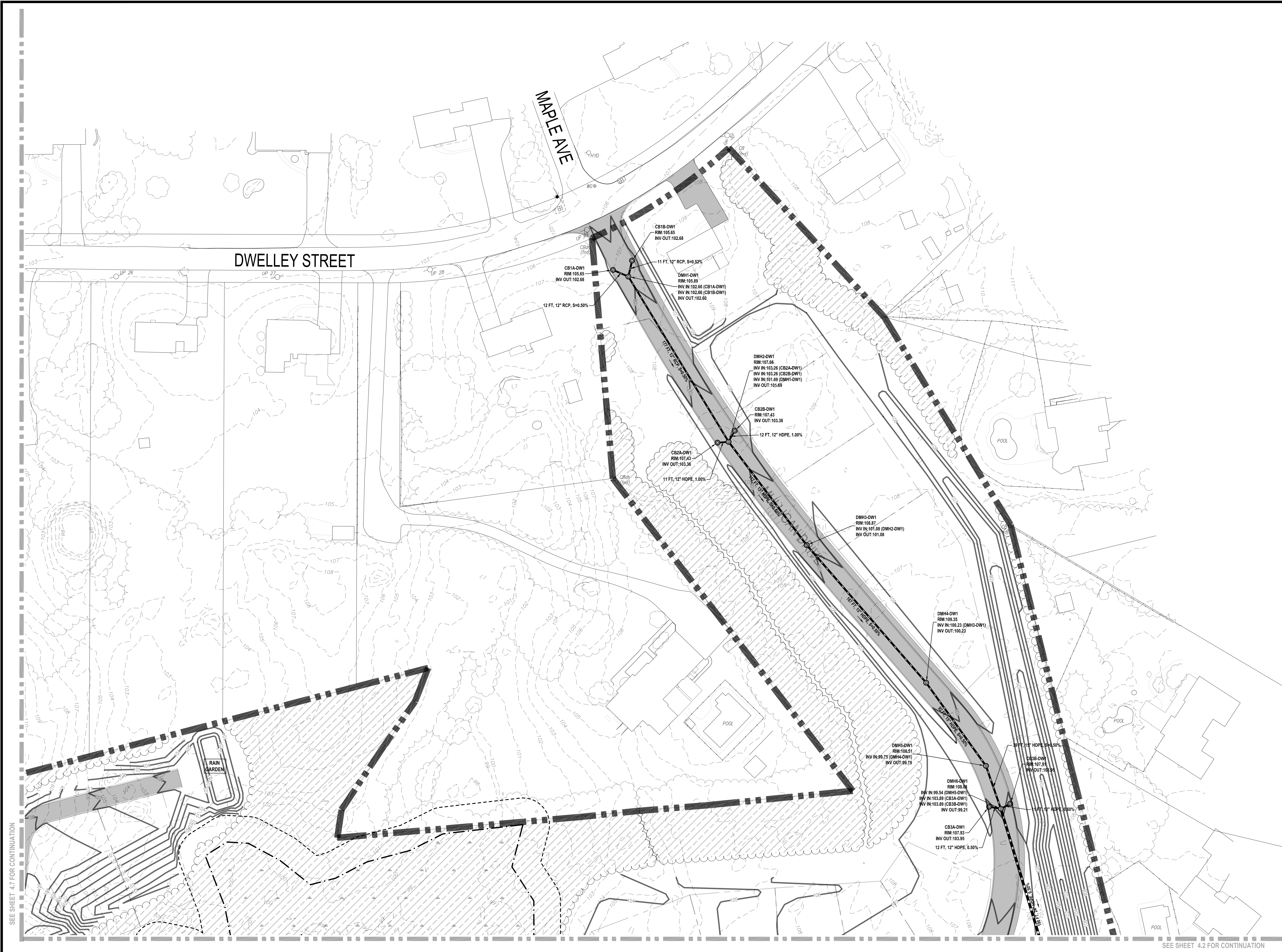
- DRAINAGE NOTES:**
- MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
 - FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
 - DRAINAGE STRUCTURE COVERS SHALL HAVE 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.

LEGEND:		
EXISTING	PROPOSED	DESCRIPTION
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TOP/BOTTOM OF WALL ELEVATION
		PROPERTY LINE (ROW)
		PROPOSED SWALE
		TREE LINE
		RIPRAP
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		CATCH BASIN
		DOUBLE CATCH BASIN

- GRADING NOTES:**
- THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
 - EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
 - 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.
 - 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.
 - DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
 - PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
 - 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.
 - THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
 - THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
 - THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
 - ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
 - PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
 - PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
 - ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
 - PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, 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.
 - STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
 - 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.
 - ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

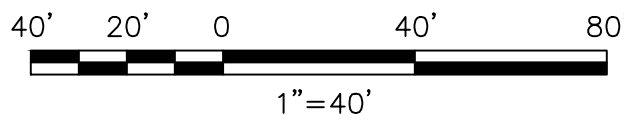
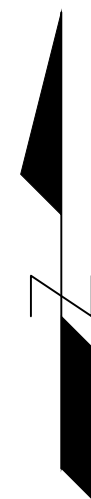


Date	Description	No.
Revisions		
GABRIEL R. CROCKER PROFESSIONAL ENGINEER, MA REGISTRATION #47917		
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Project AGE QUALIFIED VILLAGE PEMBROKE COUNTRY CLUB DWELLEY STREET, HAZELWOOD DRIVE & WEST ELM STREET PEMBROKE, MA		
Prepared for WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC 190 OLD DERBY STREET, SUITE 311 HINGHAM, MA 02043		
Drawing Title GRADING & DRAINAGE KEY PLAN		
Project No.	100-064	Drawing No.
Date	08 / 08 / 2023	C-4.0
Scale		
Drawn By	ASZ, JPM, RML	
Approved By	TC	



SEE SHEET 4.7 FOR CONTINUATION

SEE SHEET 4.2 FOR CONTINUATION



Date	Description	No.
Revisions		

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8-8-2023

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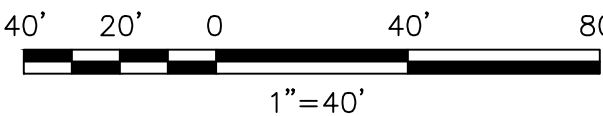
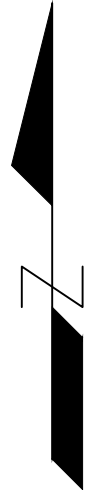
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HINGHAM, MA 02043
P: 781-919-0808

Project
**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for
**WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**GRADING &
DRAINAGE PLAN 1**

Project No.	100-064	Drawing No.	C-4.1
Date	08 / 08 / 2023		
Scale	AS NOTED		
Drawn By	ASZ, JPM, RML		
Approved By	TC		



Date	Description	No.
Revisions		

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Project

**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**

DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for

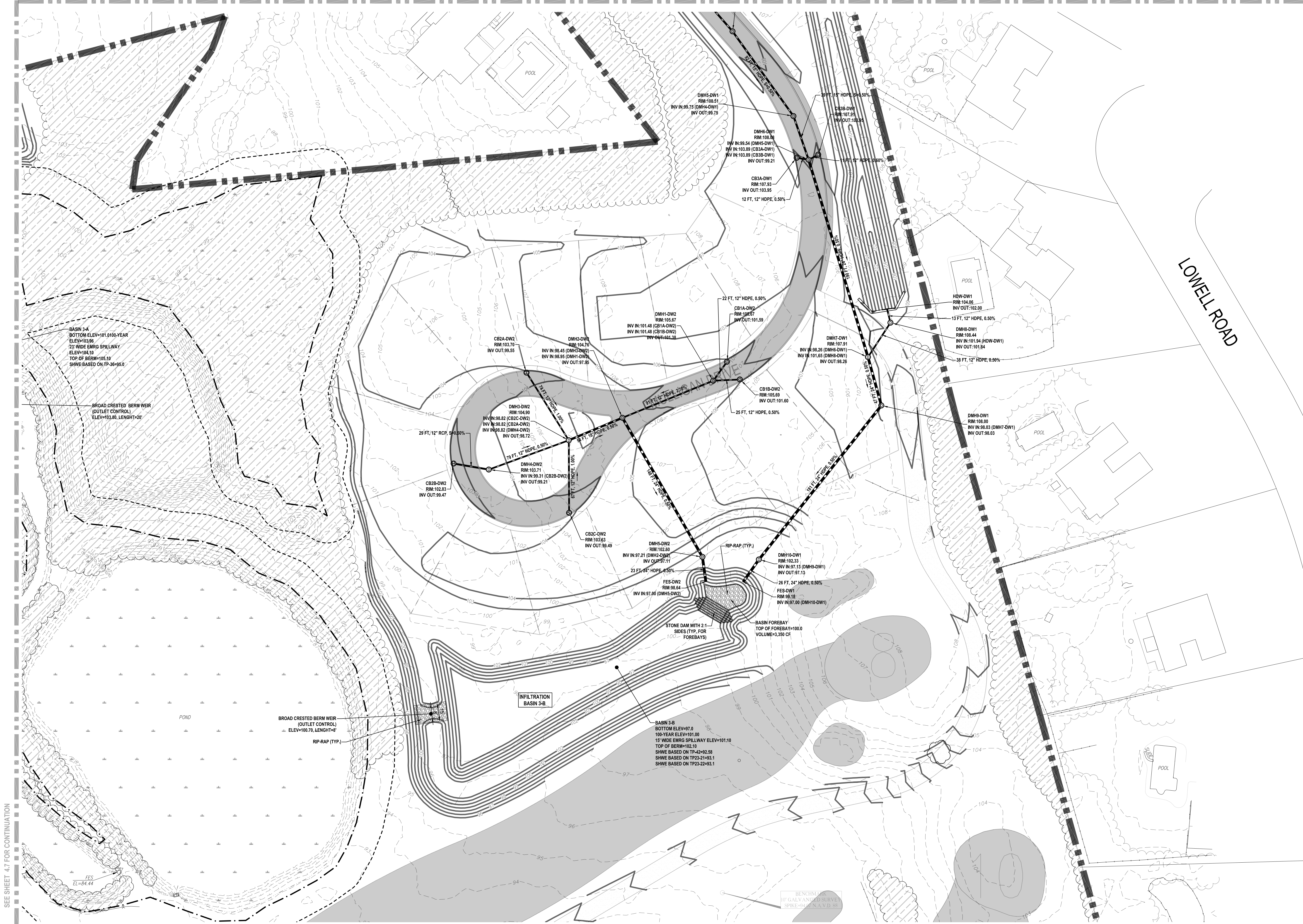
**WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC**

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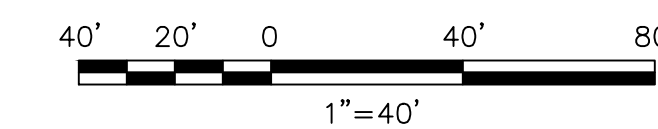
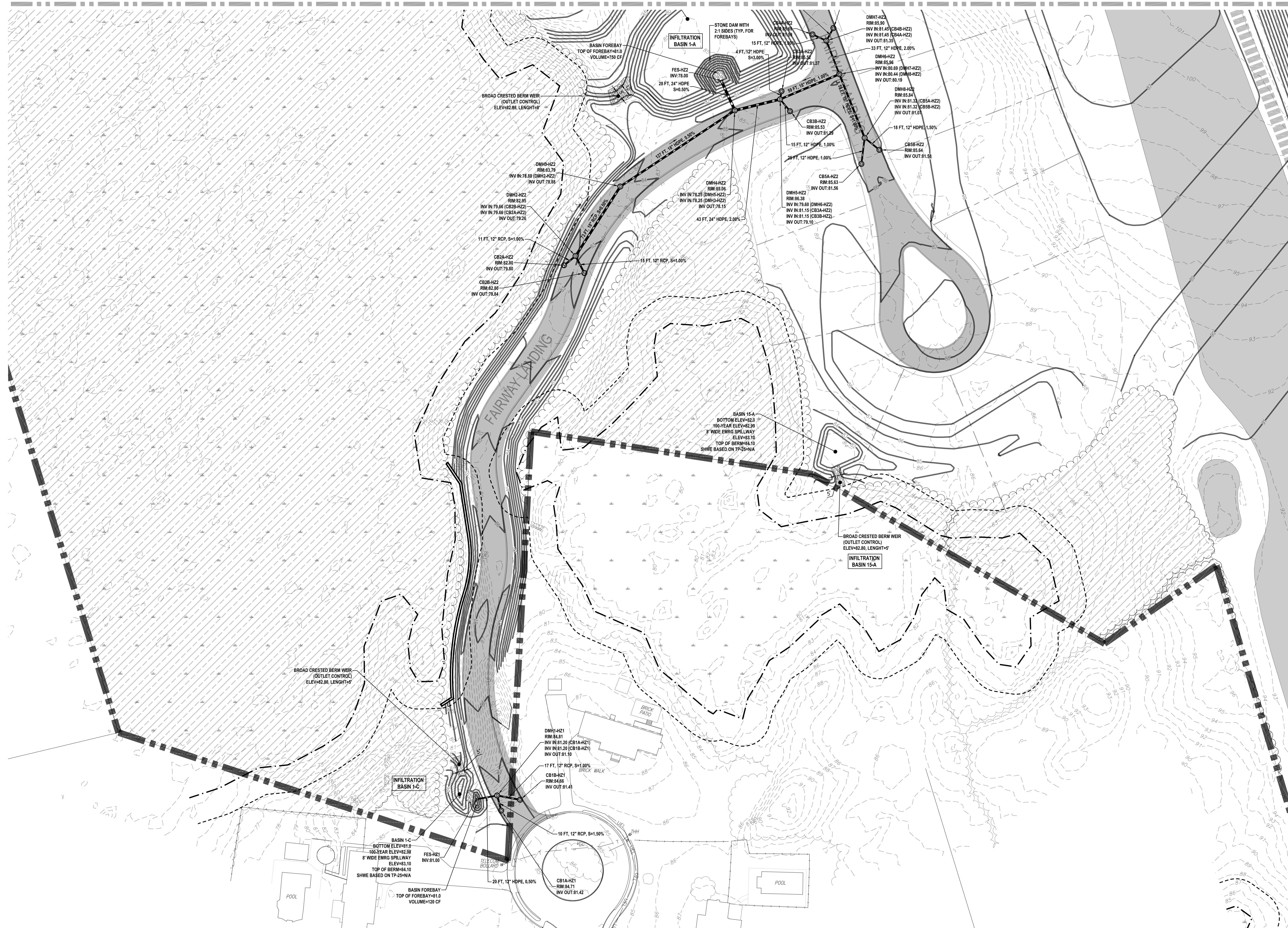
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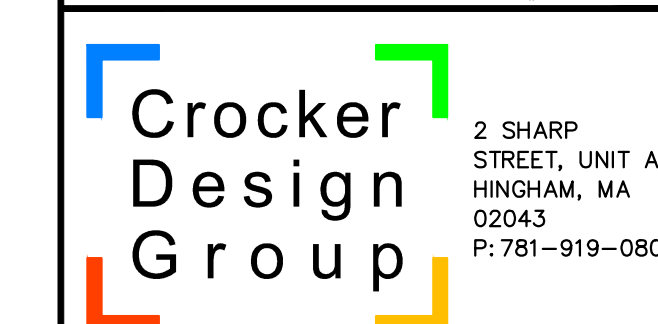
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Date	08 / 06 / 2023		
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Approved By	TC		



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	Revisions	



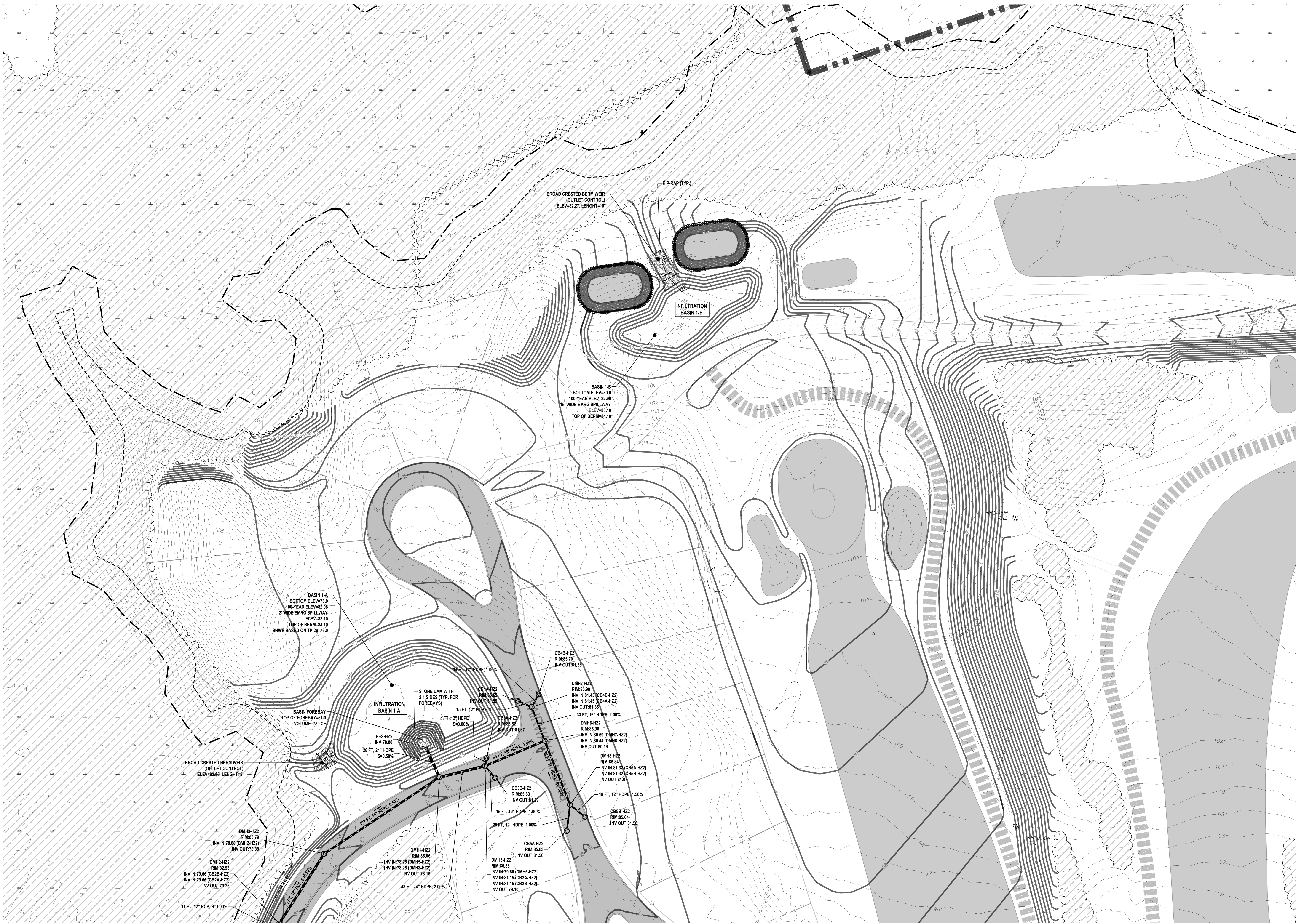
Project
**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for
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COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

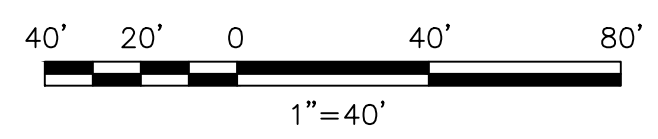
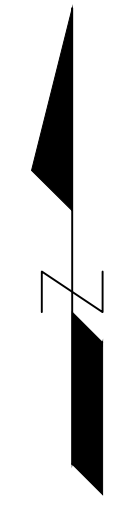
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DRAINAGE PLAN 3**

Project No.	100-064	Drawing No. C-4.3
Date	08 / 08 / 2023	
Scale		
Drawn By	ASZ, JPM, RML	
Approved By	TC	



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Date	Description	No.

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**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for

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COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

**GRADING &
DRAINAGE PLAN 4**

Project No. 100-064

Date 08 / 08 / 2023

Scale

Drawn By ASZ, JPM, RML

Approved By TC

Drawing No.

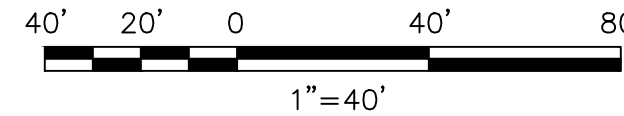
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DWELLEY STREET

EAGLE WAY

WEATHERVANE DRIVE

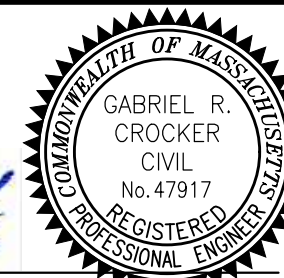
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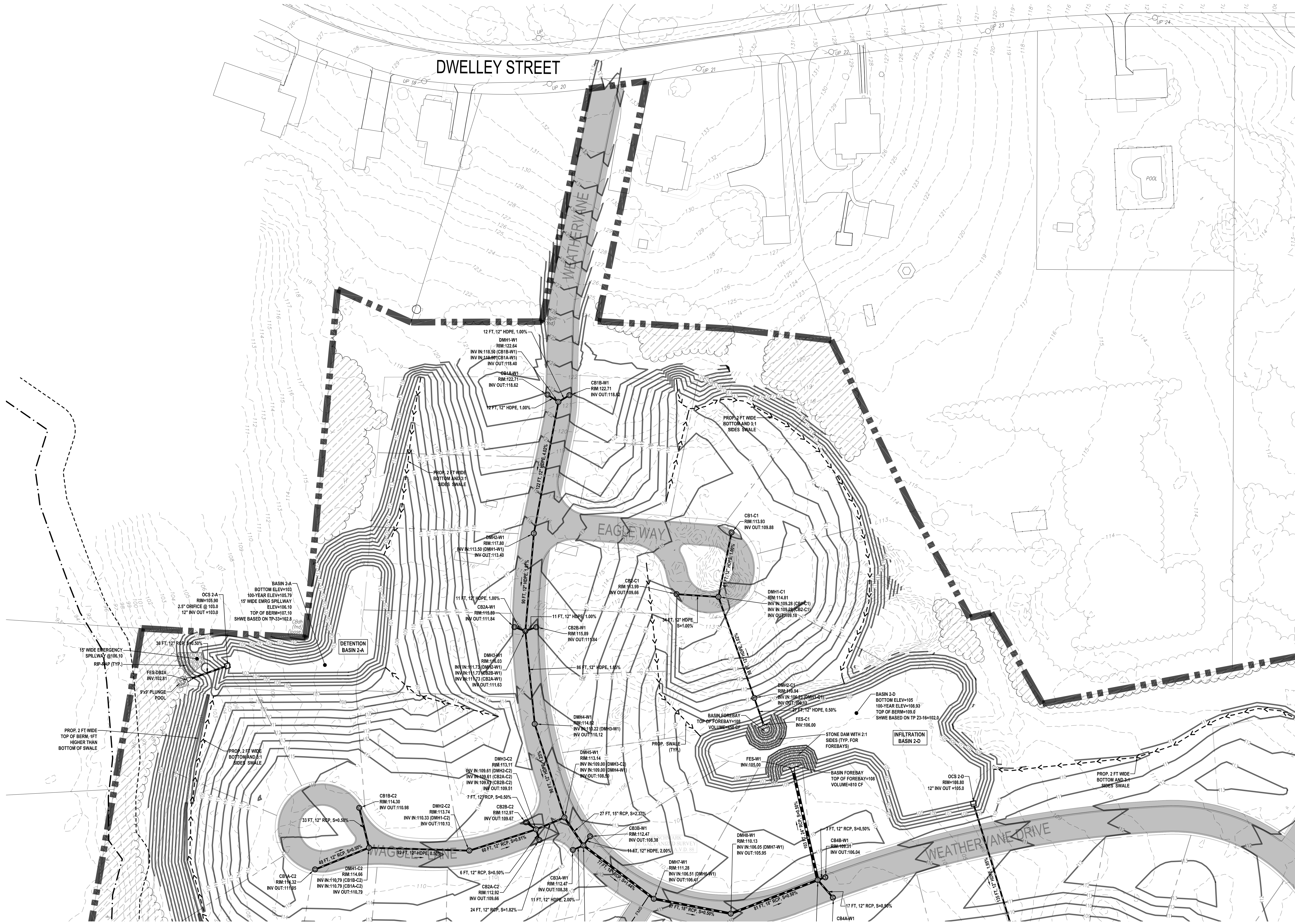
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Project
**AGE QUALIFIED VILLAGE
PEMBROKE COUNTRY CLUB**
DWELLEY STREET, HAZELWOOD DRIVE &
WEST ELM STREET
PEMBROKE, MA

Prepared for
**WEATHERVANE AT PEMBROKE
COUNTRY CLUB, LLC**
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
**GRADING &
DRAINAGE PLAN 5**

Project No.	100-064	Drawing No.	C-4.5
Date	08 / 06 / 2023		
Scale			
Drawn By	ASZ, JPM, RML		
Approved By	TC		



SEE SHEET 4.6 FOR CONTINUATION

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