

# CAMP PEMBROKE YURT VILLAGE

306 OLDHAM STREET  
PEMBROKE, MASSACHUSETTS  
(Plymouth County)

**APPLICANT/PROJECT OWNER**

Eli and Bessie Cohen Camps  
888 Worcester Street, Suite 350  
Wellesley, MA 02482

**CIVIL ENGINEER/SURVEYOR/  
WETLAND SCIENTIST  
AND LANDSCAPE ARCHITECT**

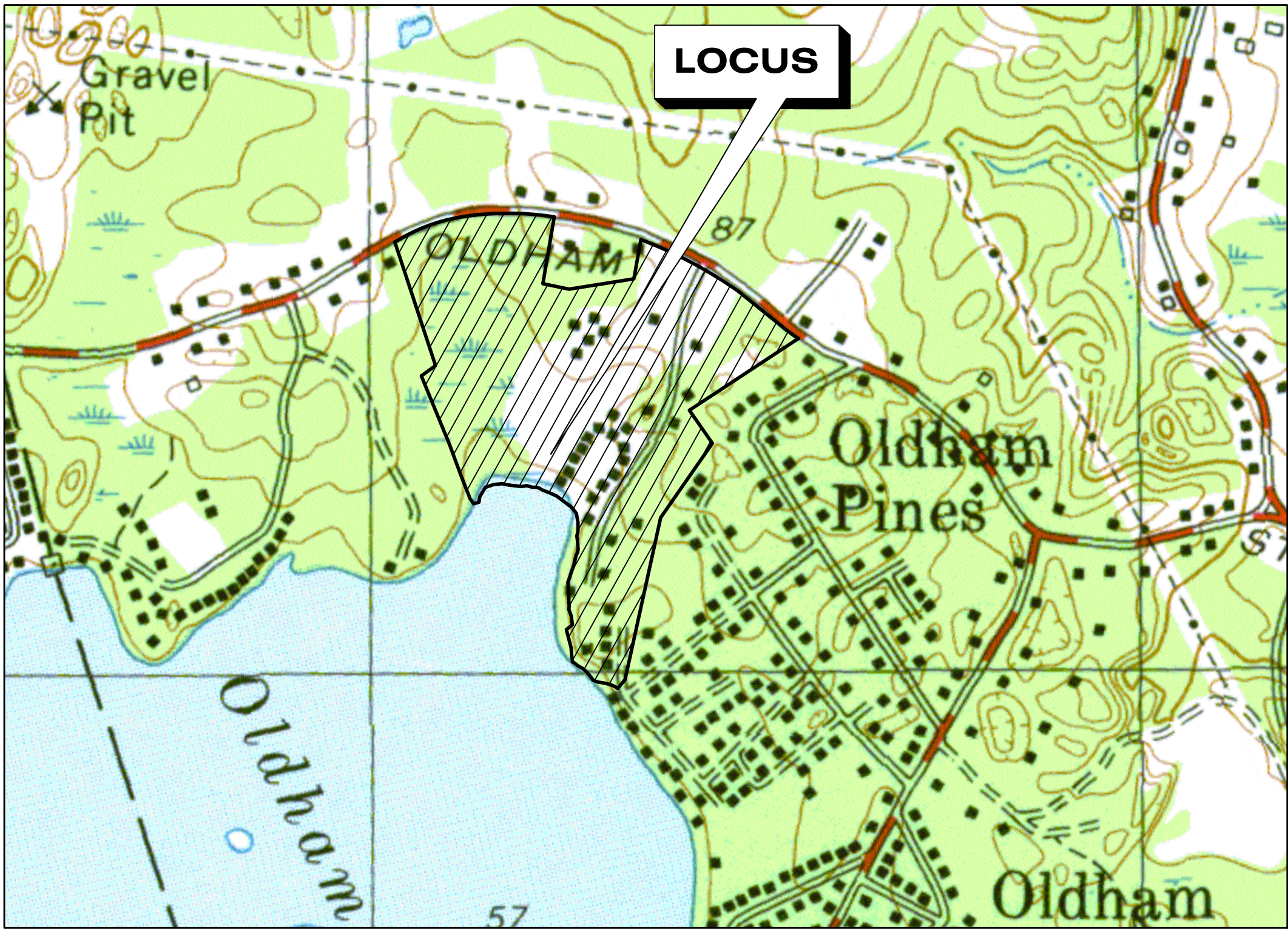
Beals and Thomas, Inc.  
32 Court Street  
Plymouth, Massachusetts 02360-3866

**ARCHITECT**

Black River Architects  
1640 Massachusetts Avenue  
Cambridge, MA 02138

APPROVED BY THE  
PEMBROKE PLANNING BOARD

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.



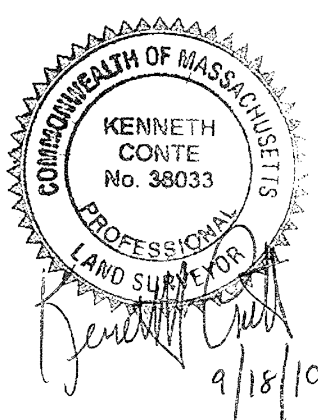
Locus Map  
Scale: 1" = 500'



Permit Plan Set - September 18, 2019

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Job No.: 1762.11  
Plan No.: 176211P013A-001  
Sheet 1 of 10





PREPARED FOR:

**ELI & BESSIE  
COHEN CAMPS**

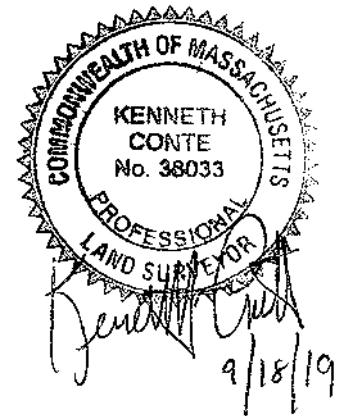
888 WORCESTER STREET  
SUITE 350  
WELLESLEY, MASSACHUSETTS

RECORD OWNER:

**ELI & BESSIE  
COHEN**

MAP B10-15  
1718/394

4	09/18/2019	UPDATE WETLAND, BUFFER ZONES	
3	03/15/2004	ADD DRAINAGE STRUCTURES	
2	01/28/2004	UPDATE WETLAND LINE	
1	01/15/2004	UPDATE WETLAND LINE	
0	10/27/2003	INITIAL ISSUE	
ISSUE DATE		DESCRIPTION	
ATL	JRA	JRA	KCC
FLD	CALC	DWN	CHK'D



**COMPILED  
TOPOGRAPHIC PLAN  
CAMP PEMBROKE  
YURT VILLAGE**

PEMBROKE, MA.  
(PLYMOUTH COUNTY)

PREPARED BY:

**BEALS + THOMAS**  
Civil Engineers + Landscape Architects +  
Land Surveyors + Planners +  
Environmental Specialists

BEALS AND THOMAS, INC.  
32 Court Street  
Plymouth, Massachusetts 02360-3866  
T 508.746.3288 | www.bealsandthomas.com

DATE: OCTOBER 27, 2003

SCALE: 1"=60'

0 30 60 120 180  
FEET

B+T JOB NO. 1762.11

B+T PLAN NO.  
176211P001E-001

SHEET No. 1 OF 2

**TP-1**

APPROVED BY THE  
PEMBROKE PLANNING BOARD

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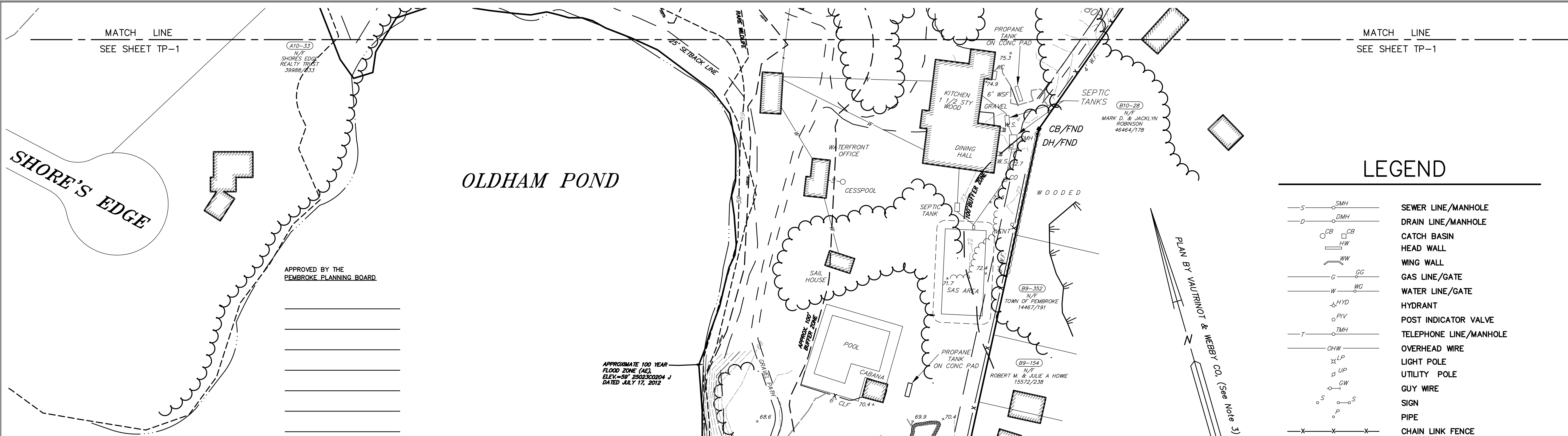
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NOTE:  
FOR NOTES, REFERENCES, AND LEGEND SEE SHEET TP-2

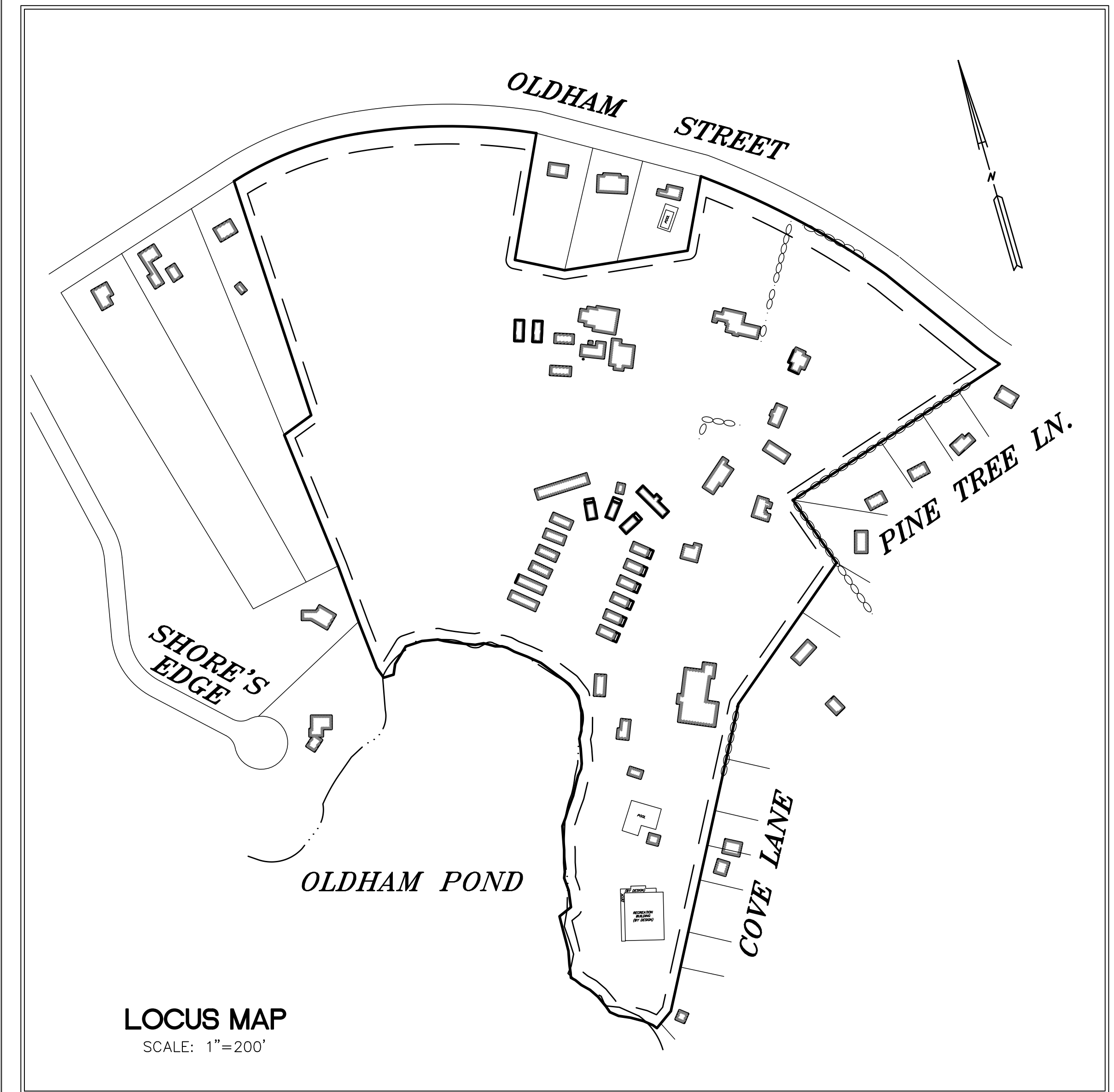
MATCH LINE  
SEE SHEET TP-2





## LEGEND

- S — SMH  
D — DMH  
CB — CB  
HW — HW  
WW — WW  
G — GG  
W — WG  
HYD — HYD  
PIV — PIV  
TMH — TMH  
OHV — OHV  
LP — LP  
UP — UP  
GW — GW  
S — S  
P — P  
X — X  
GC — GC  
T — T
- SEWER LINE/MANHOLE  
DRAIN LINE/MANHOLE  
CATCH BASIN  
HEAD WALL  
WING WALL  
GAS LINE/GATE  
WATER LINE/GATE  
HYDRANT  
POST INDICATOR VALVE  
TELEPHONE LINE/MANHOLE  
OVERHEAD WIRE  
LIGHT POLE  
UTILITY POLE  
GUY WIRE  
SIGN  
PIPE  
CHAIN LINK FENCE  
GRANITE CURB  
TREE  
TREE LINE  
STONE WALL  
RETAINING WALL
- BUILDING  
TOP OF BANK  
BOUNDARY OF BORDERING  
VEGETATED WETLAND  
APPROXIMATE BOUNDARY OF BORDERING  
VEGETATED WETLAND  
ISOLATED  
VEGETATED WETLAND  
BUFFER ZONE  
MINOR CONTOUR  
MAJOR CONTOUR  
SPOT ELEVATION  
EDGE OF WATER  
BITUMINOUS CONCRETE  
CEMENT LINED DUCTILE IRON  
CONCRETE  
CLEAN OUT (SEWER)  
EDGE OF PAVEMENT  
FORCE MAIN  
WOOD STAIRS  
WOOD STOCKADE FENCE  
CONCRETE BOUND  
DRILL HOLE  
FOUND  
NOW OR FORMERLY  
DEED BOOK AND PAGE REFERENCE  
ASSESSOR'S MAP AND LOT NUMBER
- BIT. CONC.  
CLDI  
CONC.  
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FM  
WS  
WSF  
CB  
DH  
FND  
N/F  
15614/97  
(A10-15)



### NOTES:

- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- SURVEY BY ZEISS ELTA TOTAL STATION, AND SUPPLEMENTED BY MASSACHUSETTS AERIAL PHOTOGRAPHS. WETLAND FLAGS LOCATED IN THE FIELD ON JULY 18, 2019. AERIAL PHOTOGRAPHS FROM MASSACHUSETTS GIS AND DATED DECEMBER 12, 2002.
- PROPERTY LINE INFORMATION TAKEN FROM A PLAN ENTITLED "PLAN OF EASTERLY PROPERTY LINE IN PEMBROKE, MASS." PREPARED BY VAUTRINOT & WEBBY CO. AND DATED DECEMBER 17, 1992.
- ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD29)
- ZONING CLASSIFICATION-RESIDENCE A
- THIS PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE PURPOSES.
- A PORTION OF THE PARCEL SHOWN IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP, TOWN OF PEMBROKE, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 204 OF 650", MAP NUMBER 250230204J, EFFECTIVE DATE JULY 17, 2012.

### REFERENCES:

- "PLAN OF PROPOSED SEWERAGE SYSTEMS FOR NEW BUILDING AT CAMP PEMBROKE OLDHAM ST., PEMBROKE, MASSACHUSETTS" PREPARED BY PRIMMER ENGINEERING INC, AND DATED FEBRUARY 26, 1979.
- "AS-BUILT SANITARY SYSTEM IN PEMBROKE, MASS. OLDHAM STREET" PREPARED BY VAUTRINOT & WEBBY CO., AND DATED FEBRUARY 21, 1992.
- "PROPOSED FILTER BED REPAIR PLAN CAMP PEMBROKE PEMBROKE, MA." PREPARED BY MALCOLM T. SHAW CO. AND DATED OCTOBER 24, 1978, REVISED NOV. 27, 1978.
- "STUDY PLAN OF LAND IN PEMBROKE, MASS" PREPARED BY MALCOLM T. SHAW CO., AND DATED AUGUST 25, 1975.
- "CAMP PEMBROKE PEMBROKE, MASSACHUSETTS GENERAL PLAN SEWERAGE SYSTEM" PREPARED BY FRANCIS A. OBERT AND DATED JULY 1954.

PREPARED FOR:

## ELI & BESSIE COHEN CAMPS

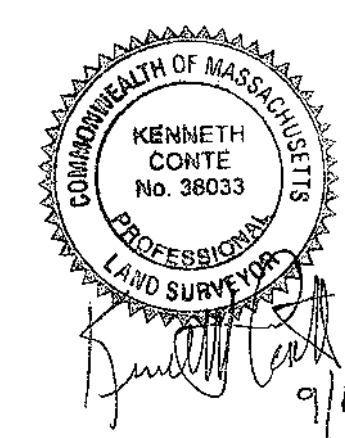
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## COMPILED TOPOGRAPHIC PLAN CAMP PEMBROKE YURT VILLAGE PEMBROKE, MA. (PLYMOUTH COUNTY)

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METERS  
0 10 25 50  
0 30 60 120 180  
FEET

B+T JOB NO. 1762.11  
B+T PLAN NO. 176211P001E-002  
SHEET No. 2 OF 2

# TP-2



GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

ZONING DISTRICT: RESIDENTIAL A DISTRICT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH CONDITIONS THAT MAY BE PROMULGATED BY THE PEMBROKE CONSERVATION COMMISSION AND MUNICIPAL AGENCIES.

EROSION CONTROL AND SEDIMENTATION NOTES

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.

ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.

ALL TOPSOIL ENCOUNTERED SURROUNDING THE PROPOSED COMMON HOUSE, PATHWAYS AND GATHERING SPACE SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.

EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.

ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO ENSURE THAT THE EROSION CONTROL BARRIERS ARE INTACT.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE WETLANDS.

ADDITIONAL EROSION CONTROL SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE SITE OWNER OR THEIR REPRESENTATIVE.

CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

LAYOUT AND MATERIALS NOTES

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 AND THE ENGINEER FOR RESOLUTION.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

GRADING, DRAINAGE AND UTILITY NOTES

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 AND THE OWNER 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 AND THE OWNER ARE PROPERLY NOTIFIED IN ADVANCE.

ALL SITE WORK SHALL MEET OR EXCEED THE SITE WORK SPECIFICATIONS TO BE PREPARED FOR THIS PROJECT. 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 AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS FOR THE PROJECT AS SHOWN ON THE PLANS.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

GRADING, DRAINAGE AND UTILITY NOTES (CONT)

GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, SEWER 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 FINISH GRADE UNLESS OTHERWISE NOTED.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY OR DPW STANDARDS, AS APPLICABLE.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND ELECTRIC, DRAINAGE, SEWER OR OTHER UTILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE CONSERVATION COMMISSION AND WETLAND SPECIALIST.

WETLANDS ARE TO REMAIN UNDISTURBED. NO ENCROACHMENT PERMITTED.

PITCH EVENLY BETWEEN SPOT GRADES.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

PLANTING NOTES

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. PROPOSED SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF FOUR (4) INCHES AFTER SETTING ON ALL STRIPPED PLANTED AREAS INCLUDING SLOPE STABILIZATION, LAWN AREAS AND PLANTING BEDS AFTER FILLS ARE PROPERLY SETTLED AND SUBGRADE HAS BEEN APPROVED BY THE OWNER. THE SETTLED TOPSOIL SHALL BE UP TO THE FINISHED GRADE AS CALLED FOR ON THE DRAWINGS. SCARIFY SUBGRADE TO A DEPTH OF TWO (2) INCHES BEFORE PLACING TOPSOIL.

PLANTING SEED SHALL BE SOWN IN SEASONAL CONDITIONS AS APPROPRIATE FOR GOOD SEED SURVIVAL, OR AT SUCH TIMES AS APPROVED BY THE OWNER.

LOAM AND SEED ALL DISTURBED AREAS.

IF CERTAIN AREAS OF THE SEEDED AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEDED AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS. THIS PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.

PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.

REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

APPROVED BY THE  
PEMBROKE PLANNING BOARD

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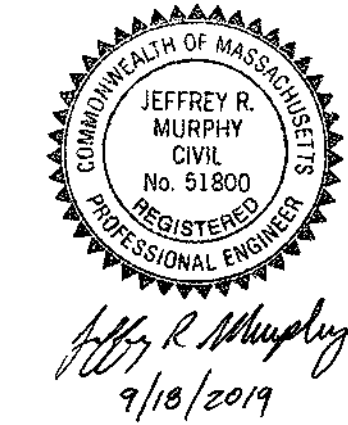
LEGEND AND ABBREVIATIONS

EXISTING	PROPOSED	
		SEWER LINE/MANHOLE
		DRAIN LINE/MANHOLE
		ROOF DRAIN LINE
		CATCH BASIN
		HEAD WALL
		WING WALL
		GAS LINE/GATE
		WATER LINE/GATE
		HYDRANT
		POST INDICATOR VALVE
		ELECTRIC CONDUIT
		OVERHEAD WIRE
		LIGHT POLE
		UTILITY POLE
		GUY WIRE
		SIGN
		PIPE
		CHAIN LINK FENCE
		GRANITE CURB
		TREE
		TREE LINE
		STONE WALL
		RETAINING WALL
		BUILDING
		TOP OF BANK
		BOUNDARY OF BORDERING VEGETATED WETLAND
		APPROXIMATE BOUNDARY OF BORDERING VEGETATED WETLAND
		BOUNDARY OF ISOLATED VEGETATED WETLAND
		BUFFER ZONE
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		EDGE OF WATER
		BITUMINOUS CONCRETE
		CEMENT LINED DUCTILE IRON
		CONCRETE
		CLEAN OUT (SEWER)
		EROSION CONTROL BARRIER

PREPARED FOR:

**ELI & BESSIE COHEN CAMPS**

888 WORCESTER STREET  
SUITE 350  
WELLESLEY, MASSACHUSETTS



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PREPARED BY:

**BEALS + THOMAS**  
Civil Engineers + Landscape Architects +  
Land Surveyors + Planners +  
Environmental Specialists

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32 Court Street  
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T 508.746.3288 | www.btiweb.com

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	ISSUE DATE	DESCRIPTION
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PROJECT:

**CAMP PEMBROKE YURT VILLAGE**

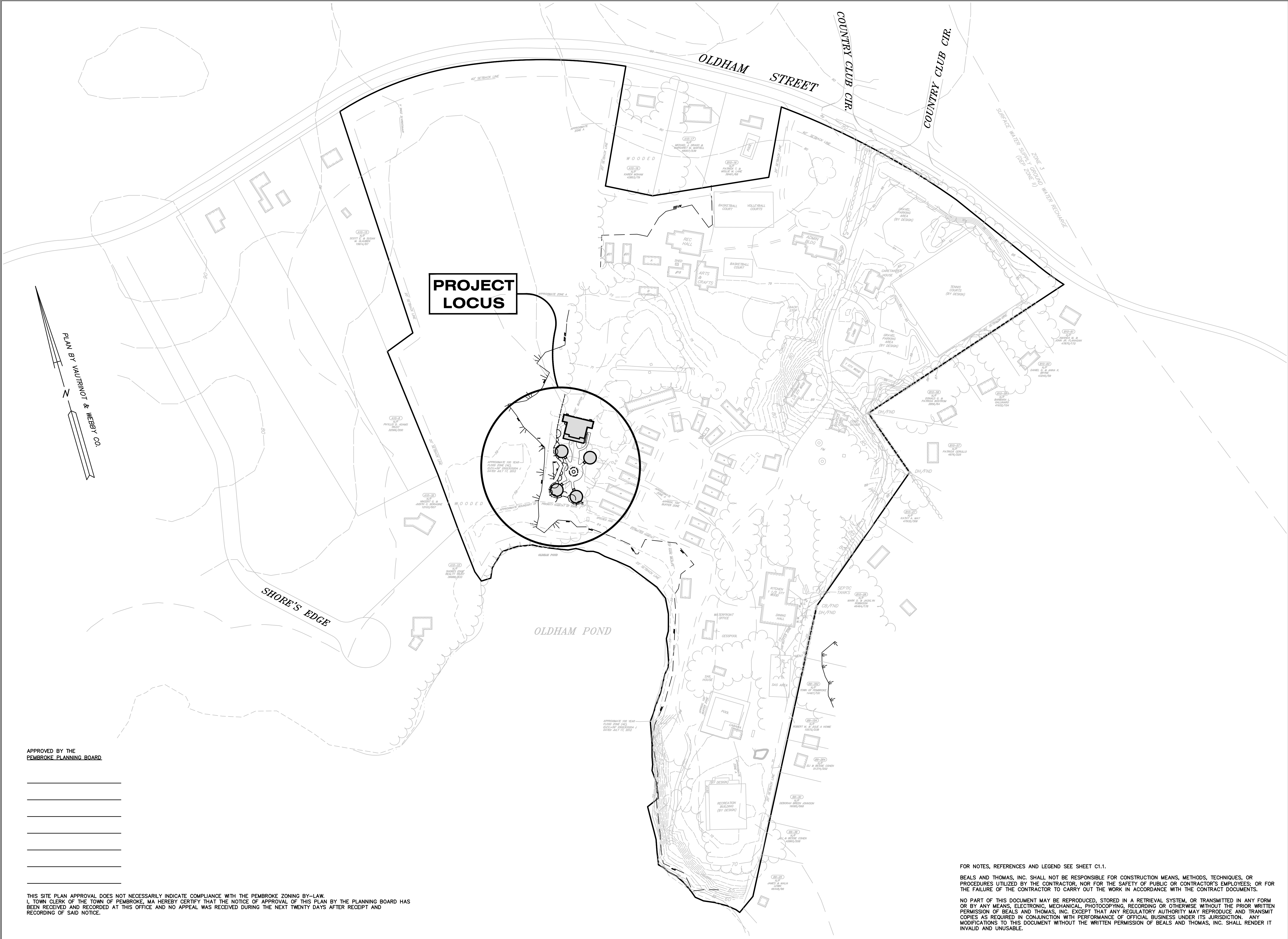
PEMBROKE, MA.  
(PLYMOUTH COUNTY)

SCALE: N.T.S. DATE: SEPTEMBER 18, 2019

NOTES, REFERENCES AND LEGEND

B+T JOB NO. 1762.11	<b>C11</b>
B+T PLAN NO. 176211P013A--002	





PROJECT  
LOCUS

APPROVED BY THE  
PEMBROKE PLANNING BOARD

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FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.1.

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PREPARED FOR:

**ELI & BESSIE  
COHEN CAMPS**

888 WORCESTER STREET  
SUITE 350  
WELLESLEY, MASSACHUSETTS



*Jeffrey R. Murphy*  
9/18/2019

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Plymouth, Massachusetts 02360-3866  
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	ISSUE DATE	DESCRIPTION
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		APP'D

PROJECT:

**CAMP PEMBROKE  
YURT VILLAGE**

PEMBROKE, MA.  
(PLYMOUTH COUNTY)

SCALE: 1" = 100' DATE: SEPTEMBER 18, 2019

METERS  
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0 50 100 200 300  
FEET

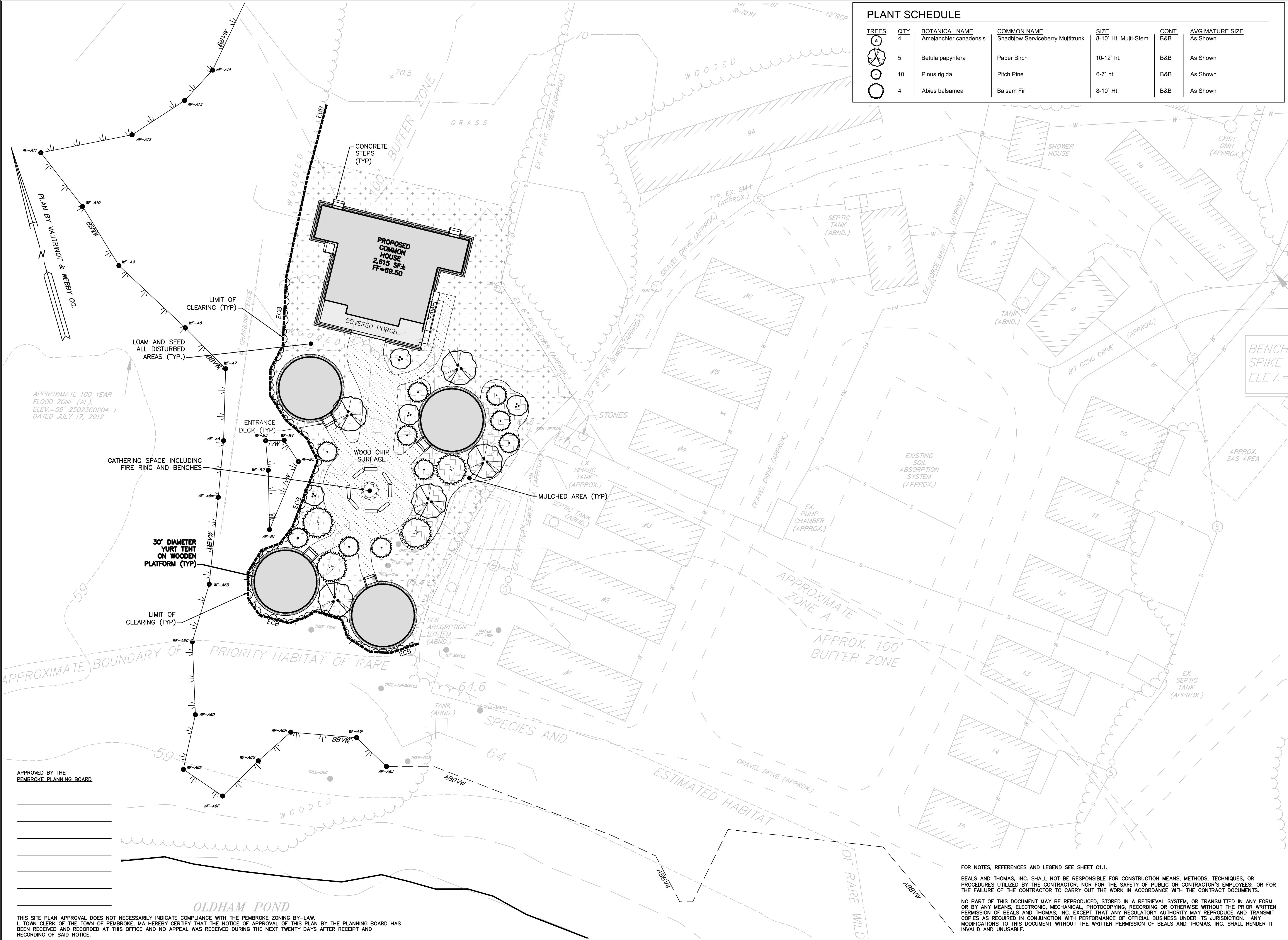
LOCUS PLAN

B+T JOB NO. 1762.11

B+T PLAN NO.  
176211P013A-003

C2.1





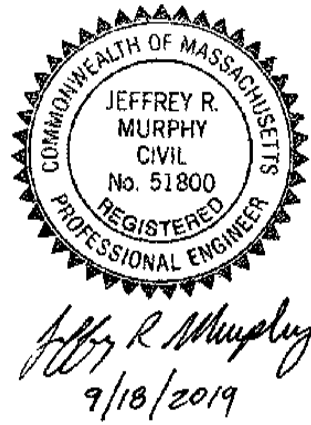
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	AVG. MATURE SIZE
	4	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	8-10' Ht. Multi-Stem	B&B	As Shown
	5	Betula papyrifera	Paper Birch	10-12' ht.	B&B	As Shown
	10	Pinus rigida	Pitch Pine	6-7' ht.	B&B	As Shown
	4	Abies balsamea	Balsam Fir	8-10' Ht.	B&B	As Shown

PREPARED FOR:

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PROJECT:

**CAMP PEMBROKE YURT VILLAGE**

PEMBROKE, MA.  
(PLYMOUTH COUNTY)

SCALE: 1" = 20' DATE: SEPTEMBER 18, 2019

METERS  
0 5 10 15 20  
FEET  
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LAYOUT AND MATERIALS PLAN

B+T JOB NO. 1762.11

B+T PLAN NO.  
176211P013A-004

**C3.1**

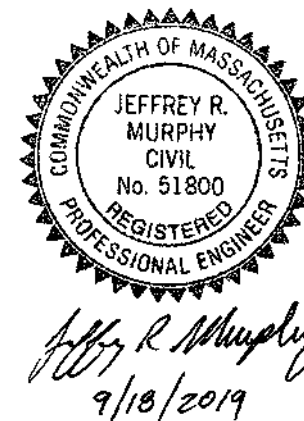




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PROJECT:

**CAMP PEMBROKE  
YURT VILLAGE**

PEMBROKE, MA.  
(PLYMOUTH COUNTY)

SCALE: 1" = 20' DATE: SEPTEMBER 18, 2019

METERS  
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FEET  
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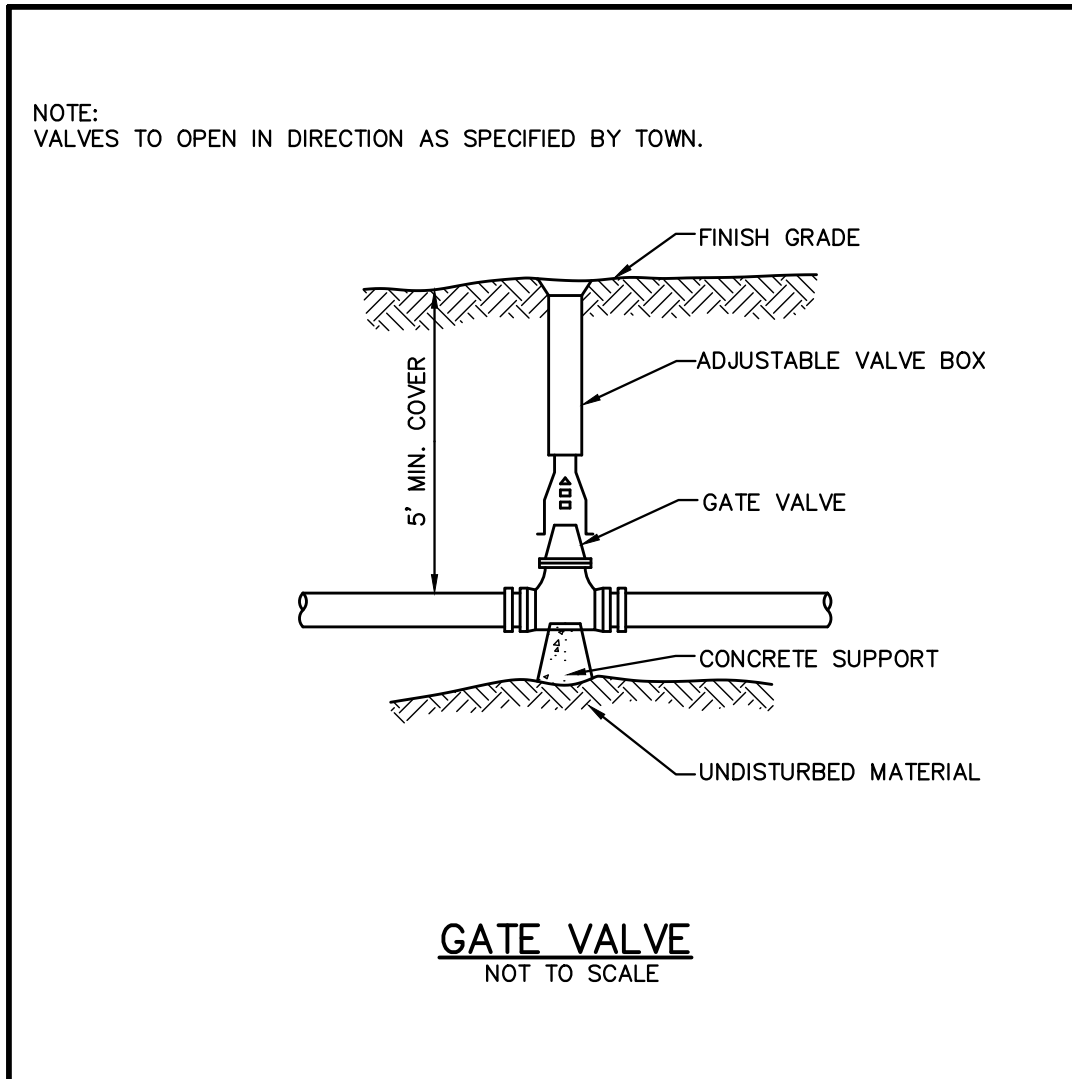
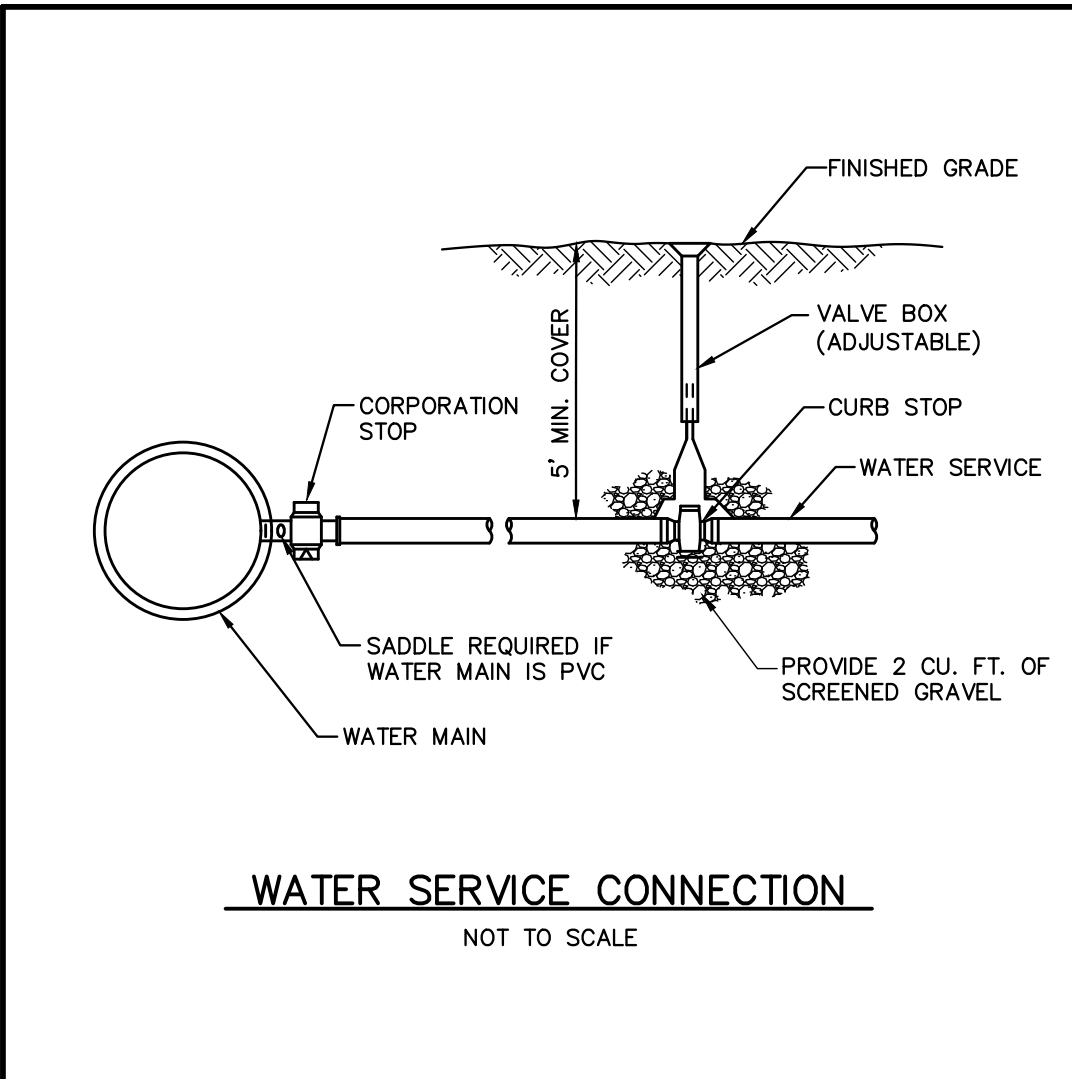
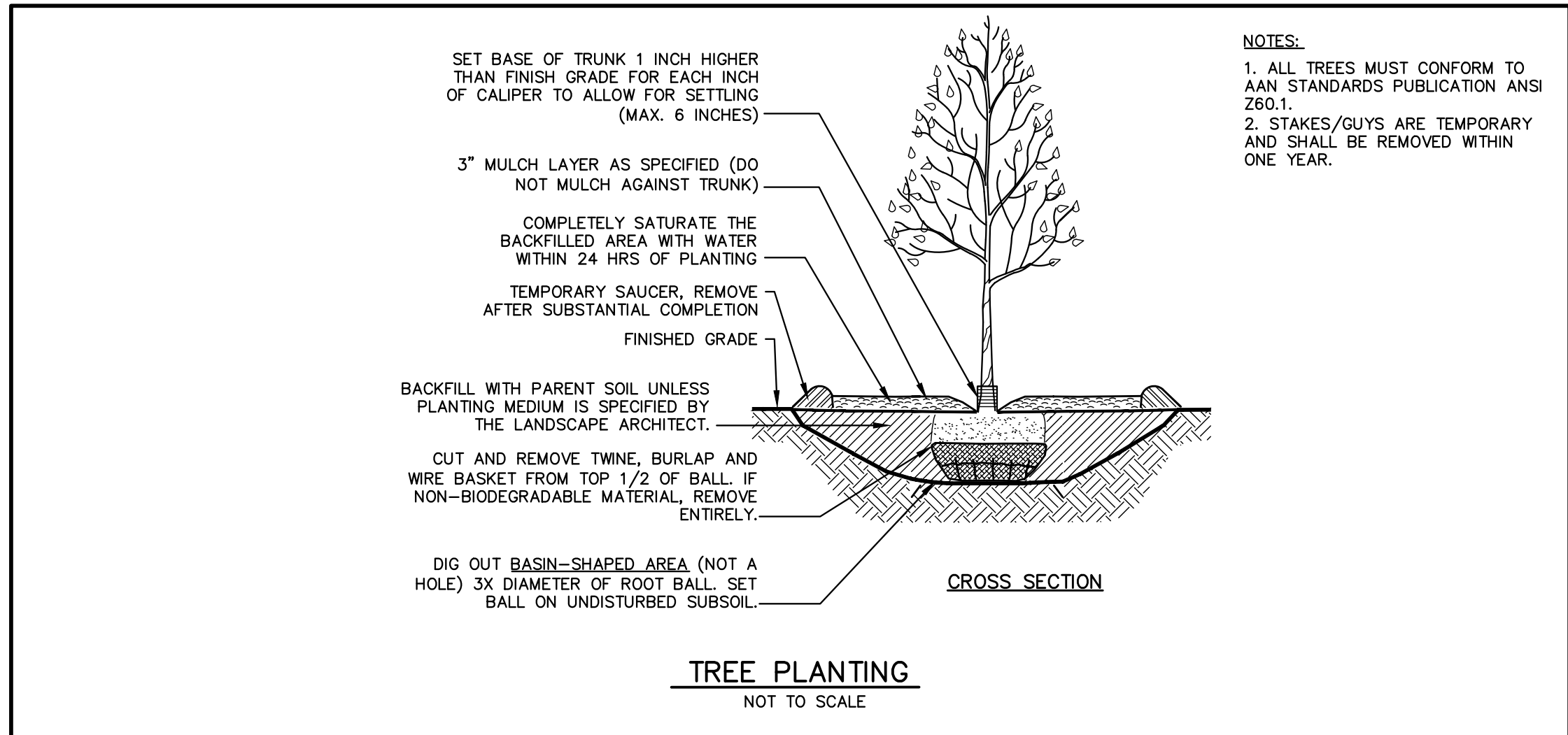
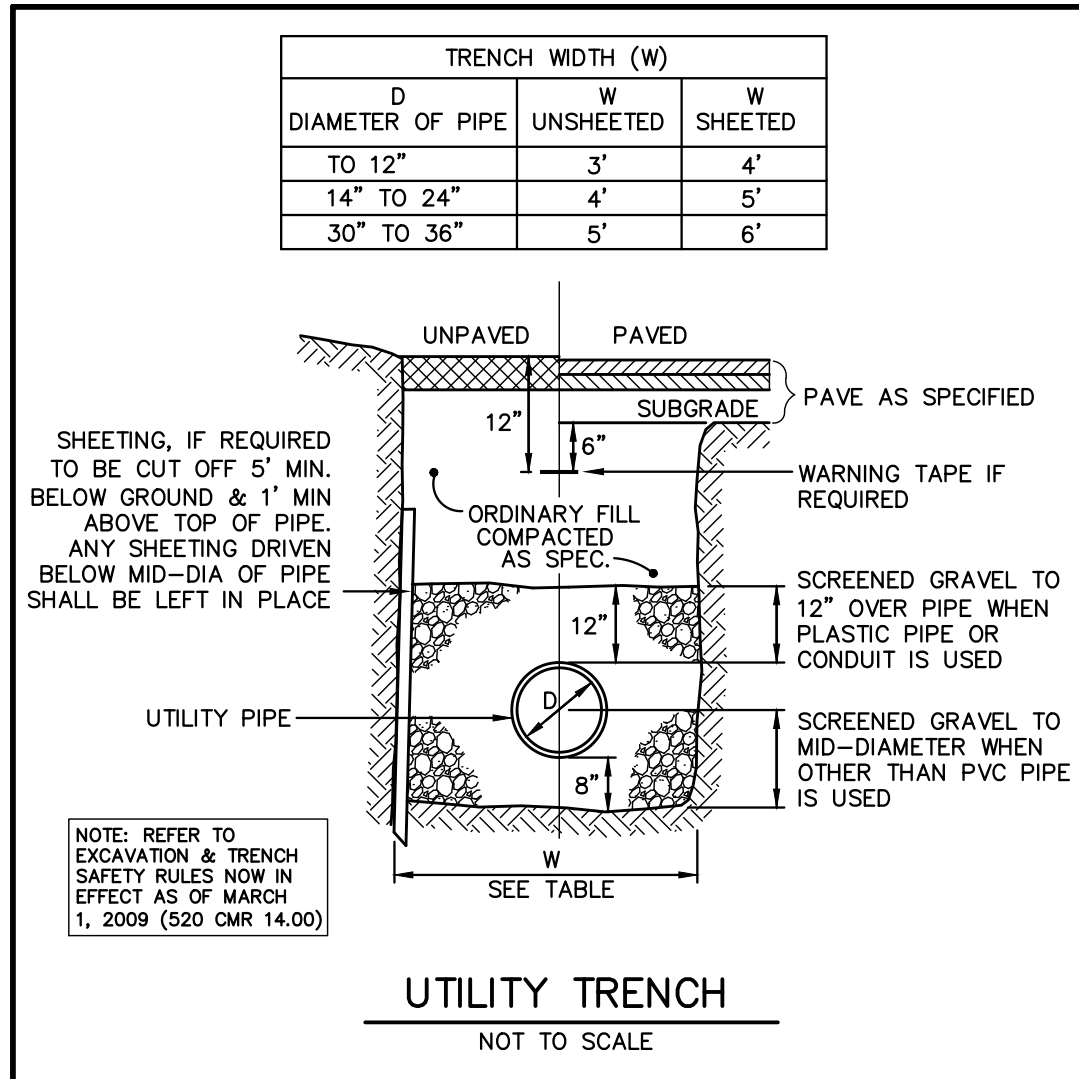
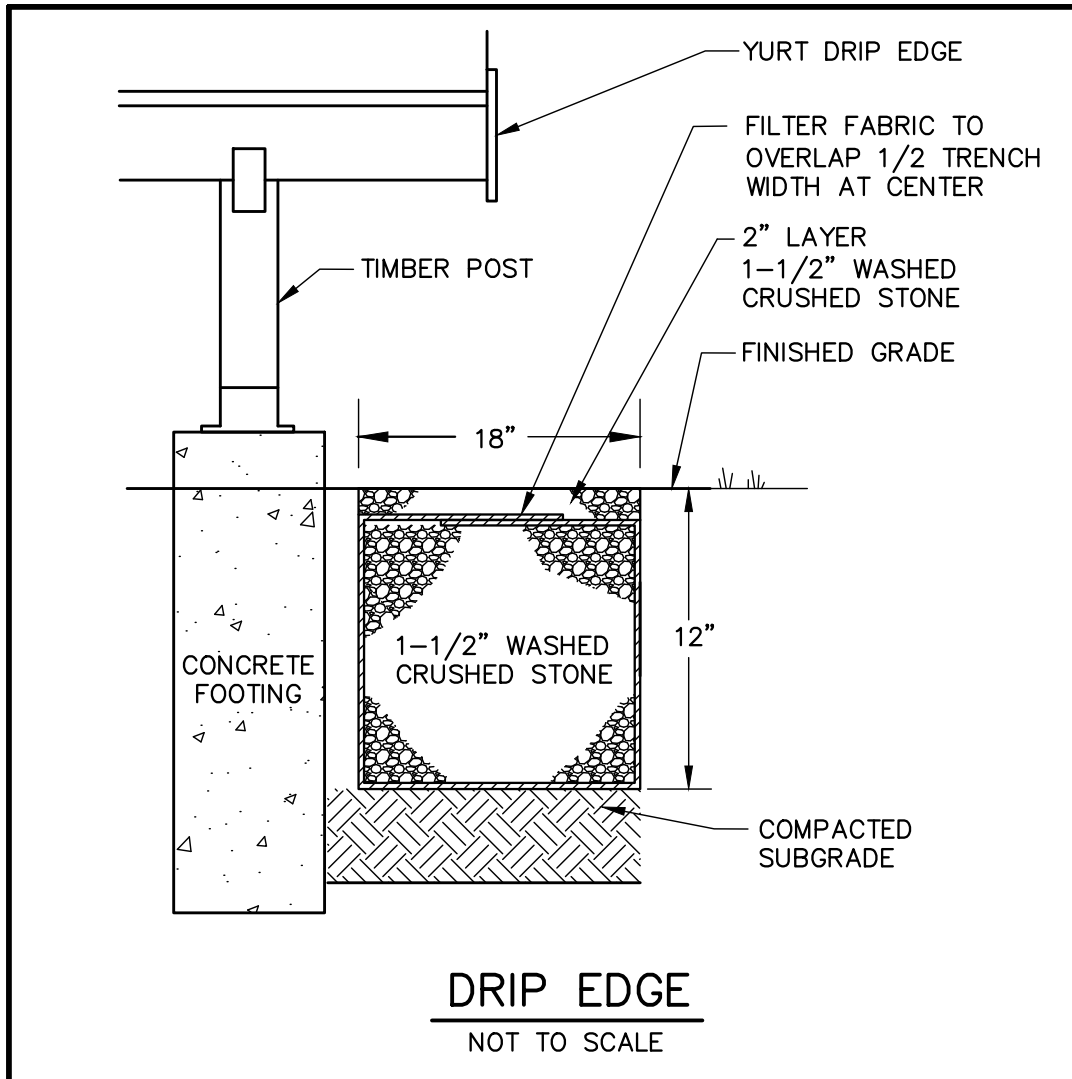
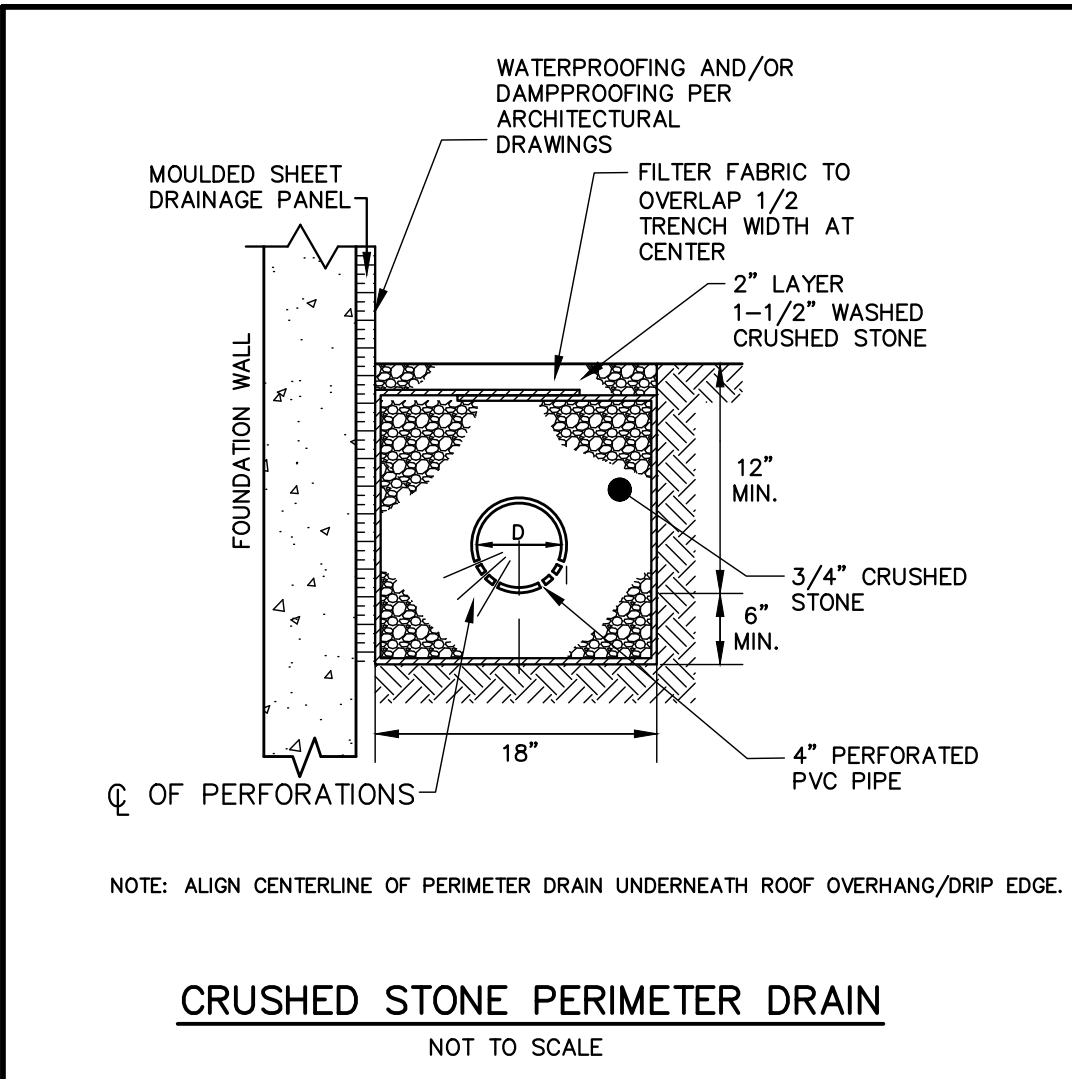
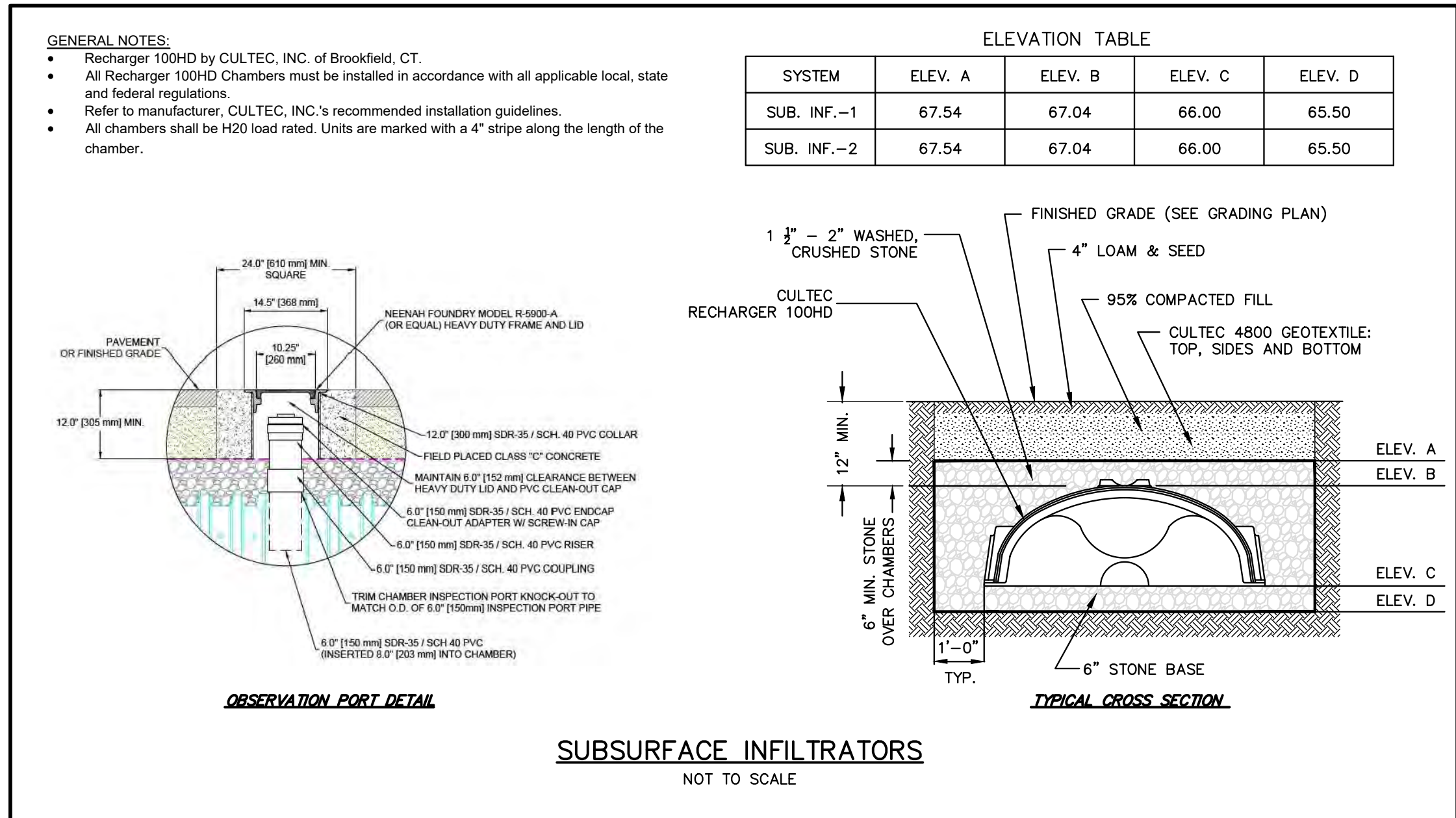
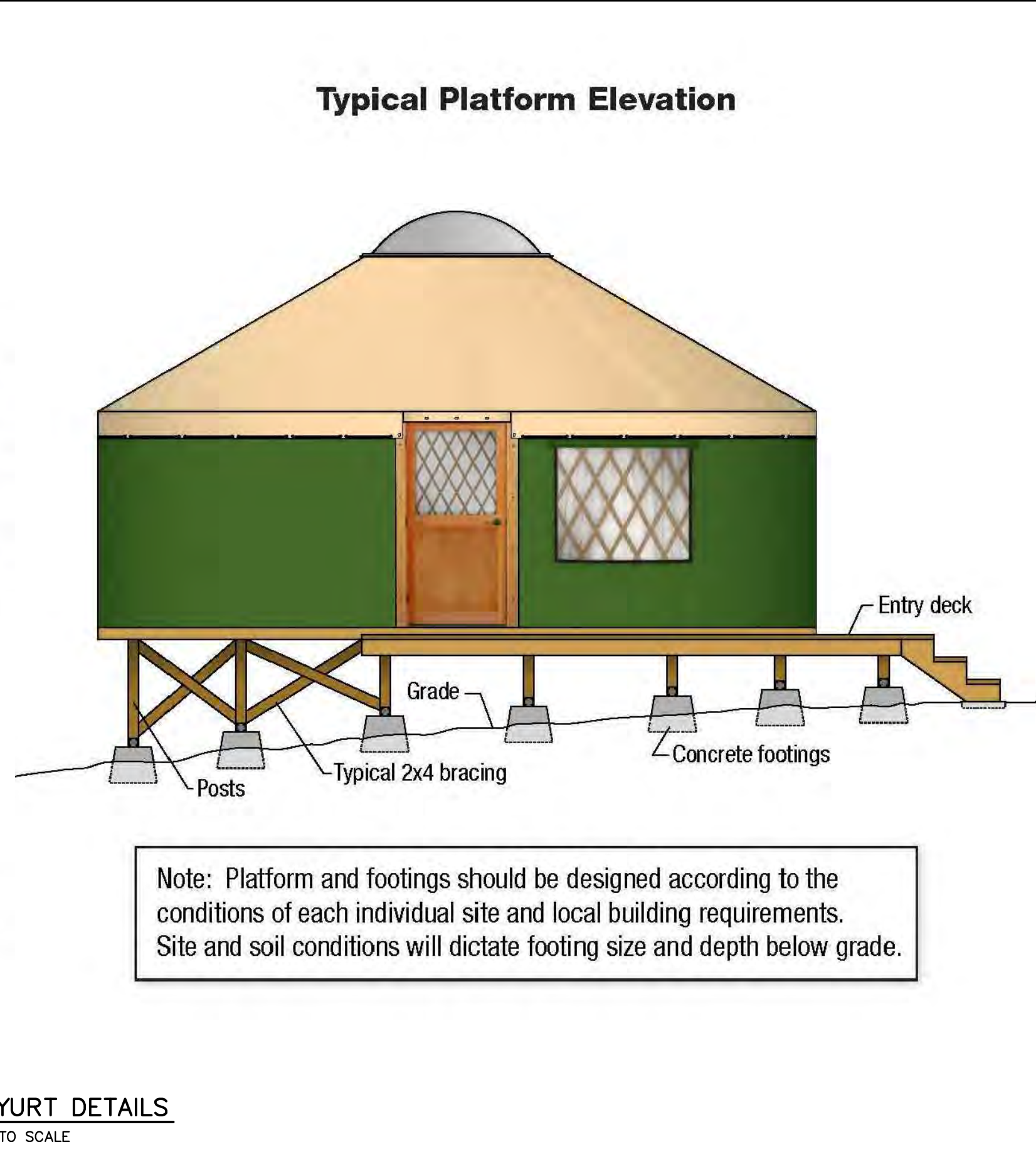
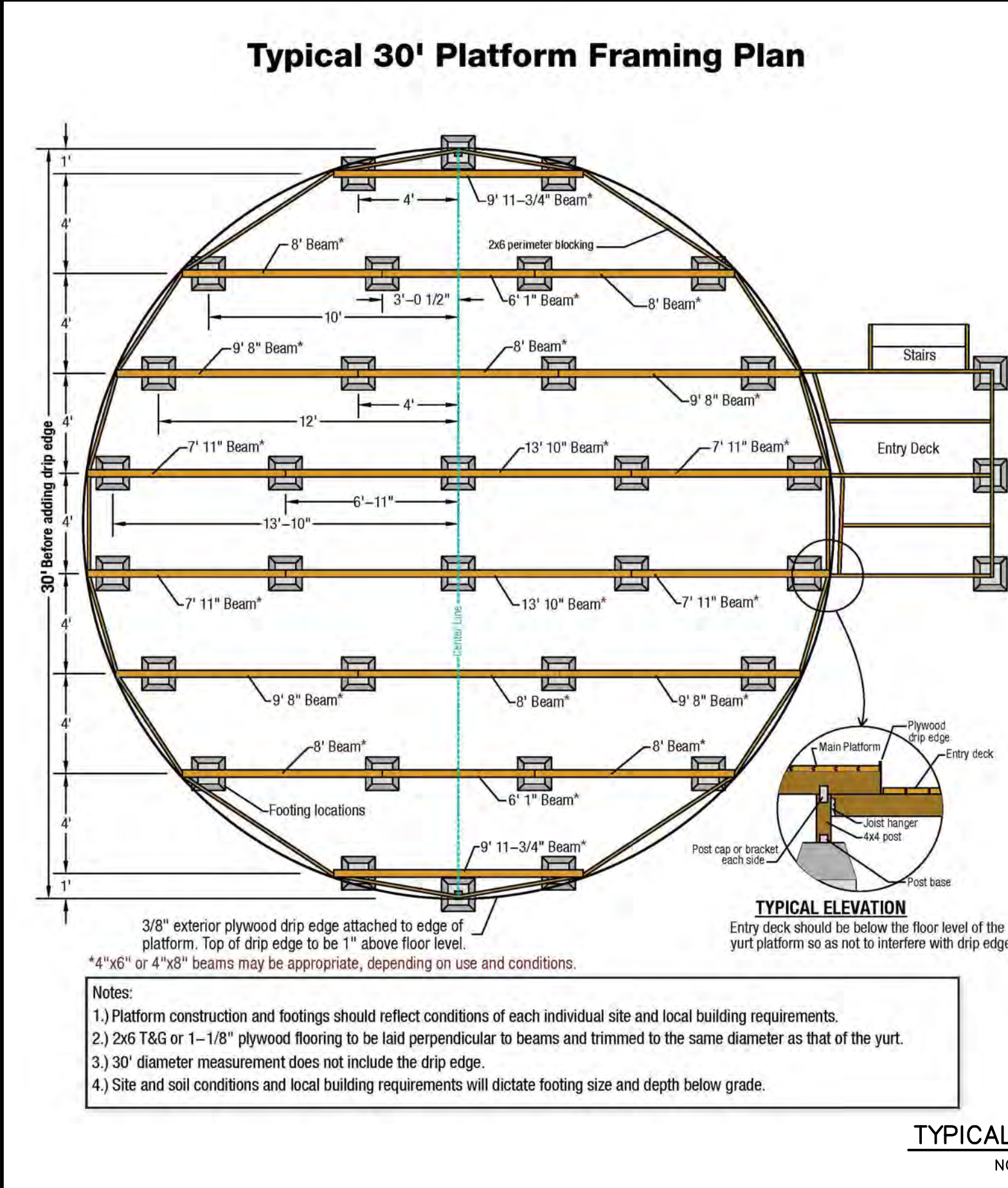
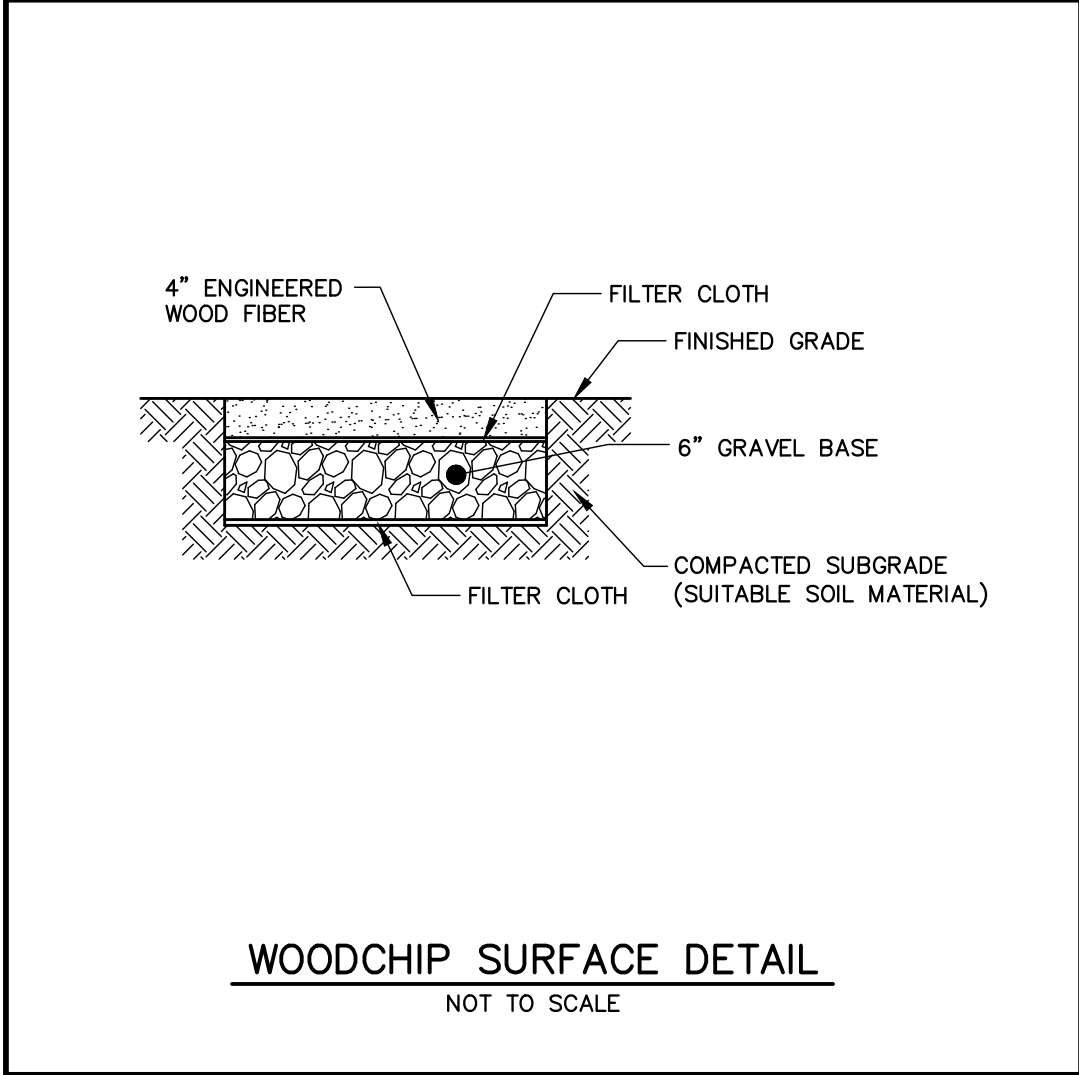
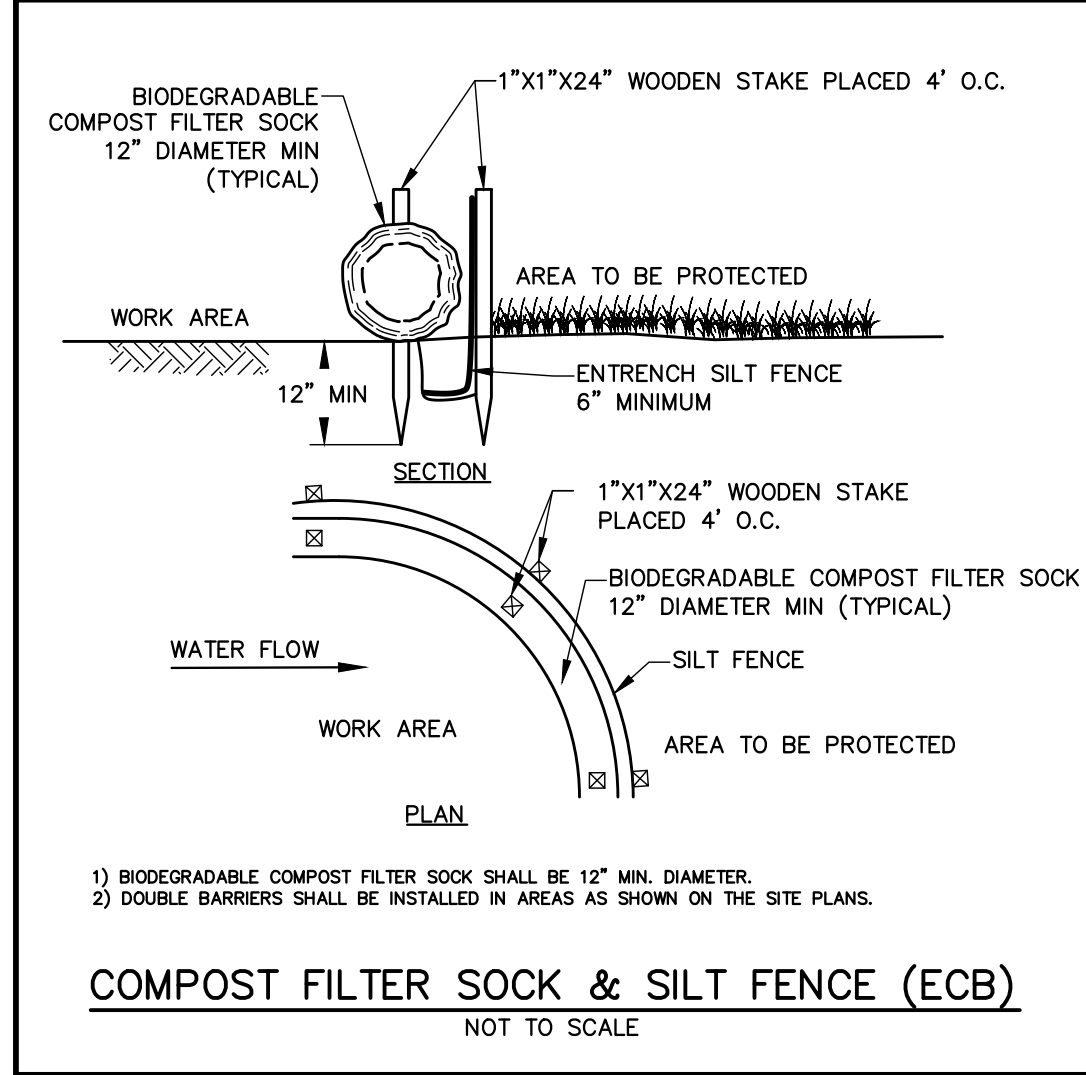
**GRADING, DRAINAGE  
AND UTILITIES PLAN**

B+T JOB NO. 1762.11

B+T PLAN NO.  
176211P013A-005

**C4.1**





APPROVED BY THE  
PEMBROKE PLANNING BOARD

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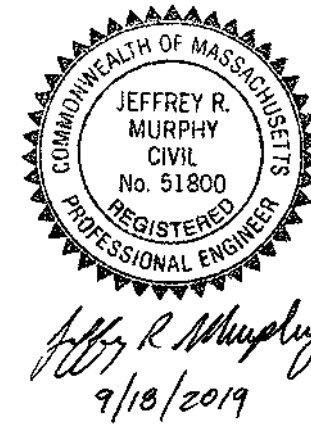
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PREPARED FOR:

**ELI & BESSIE COHEN CAMPS**  
888 WORCESTER STREET  
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PROJECT:  
**CAMP PEMBROKE YURT VILLAGE**  
PEMBROKE, MA.  
(PLYMOUTH COUNTY)

SCALE: AS NOTED DATE: SEPTEMBER 18, 2019

**DETAILS**

B+T JOB NO. 1762.11

B+T PLAN NO.  
176211P013A-006

**C5.1**

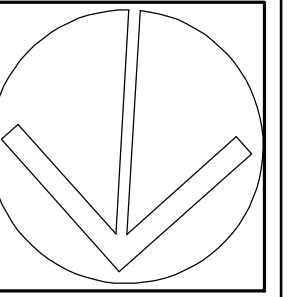
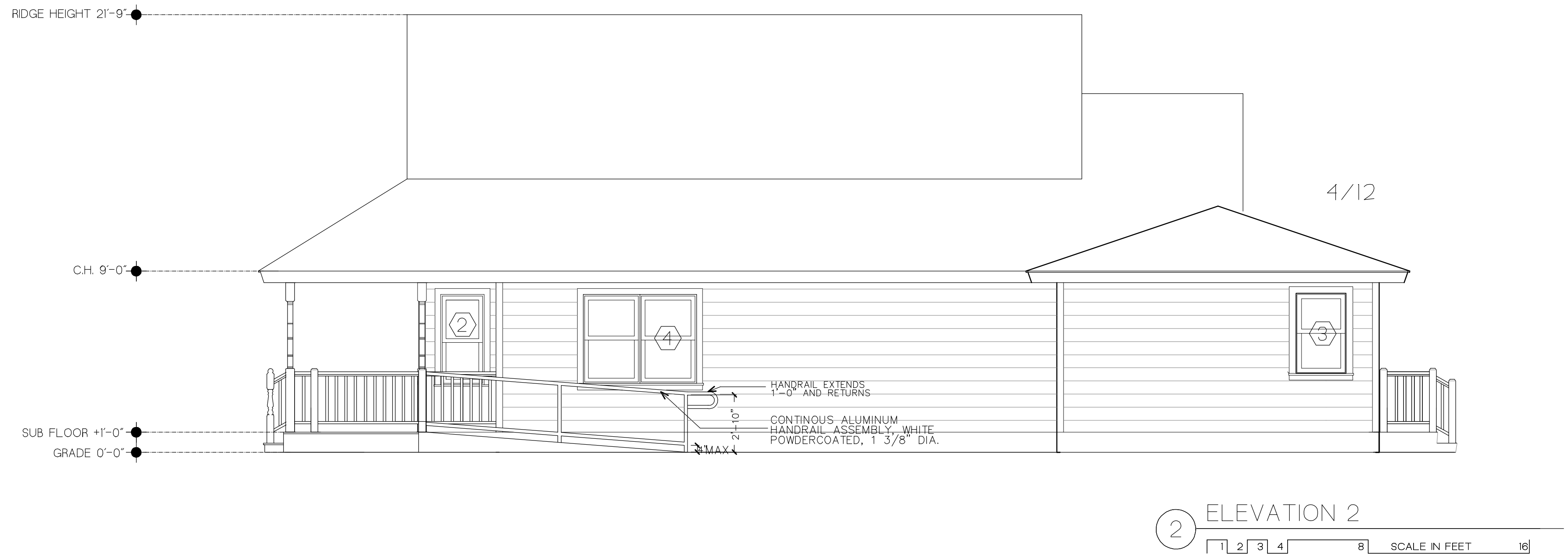
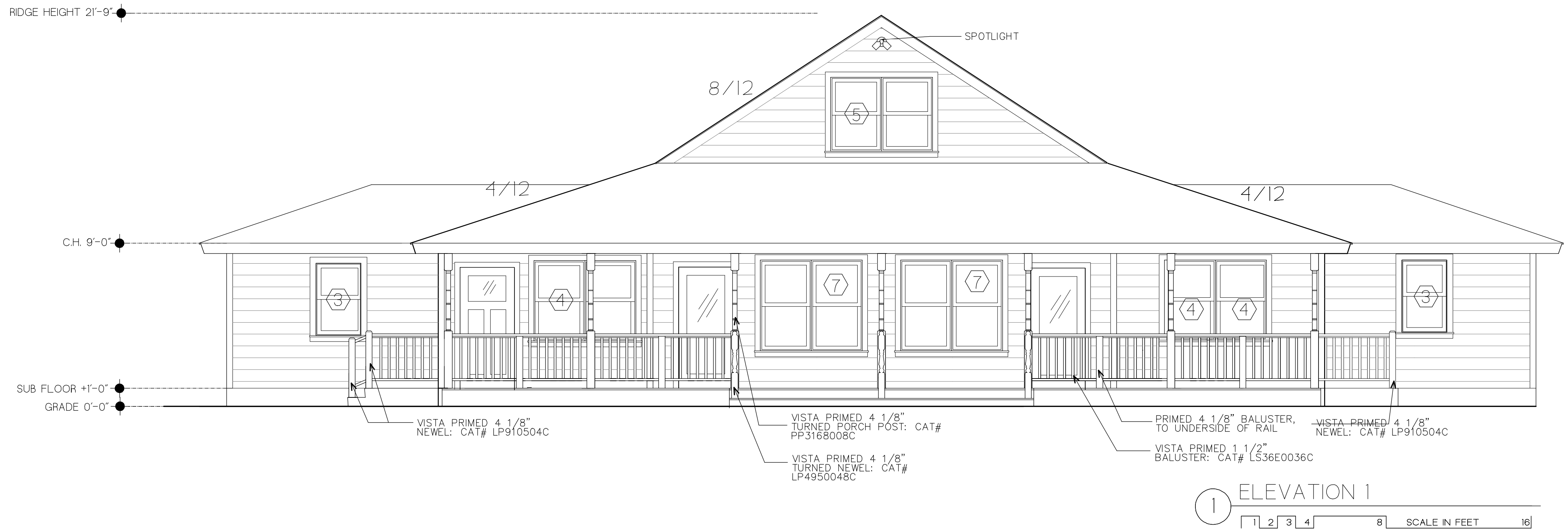
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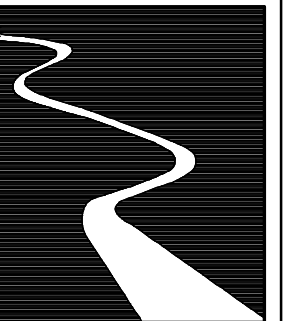
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CAMP PEMBROKE  
COMMON BUILDING  
PEMBROKE, MA

BLACK  
RIVER  
ARCHITECTS,  
*inc.*

1640 Mass. Ave.  
Cambridge, MA  
02138  
(617) 661-3007



Title  
PEMBROKE BUILDING  
EXTERIOR ELEVATIONS 1

Scale  
AS NOTED

Job No.  
011418.1

Drawn By  
JGT

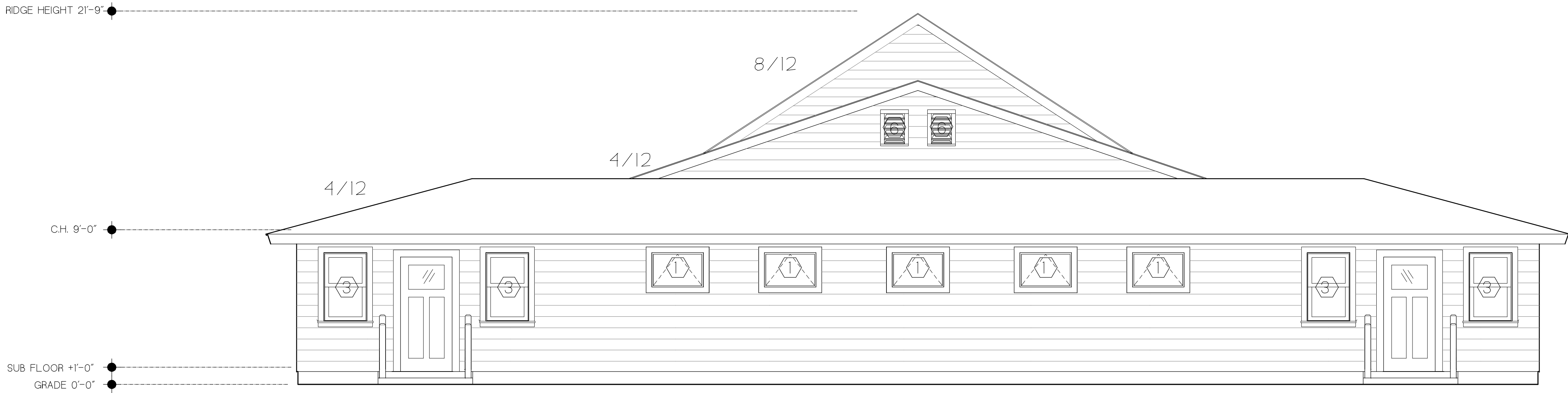
Checked By  
AH

Issue  
Date  
09.04.19

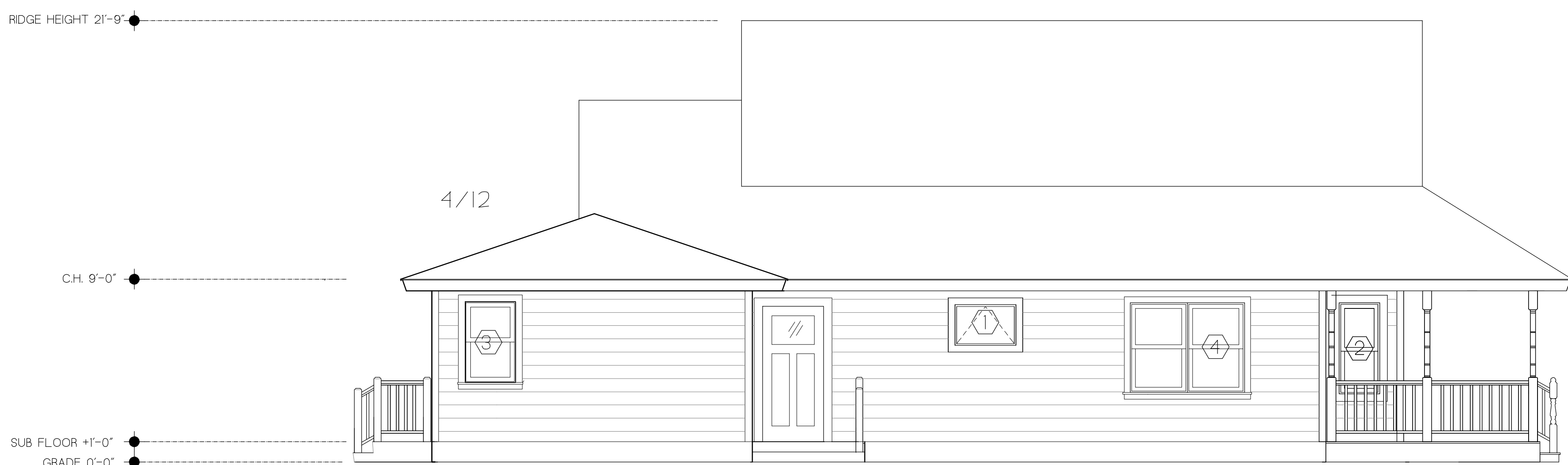
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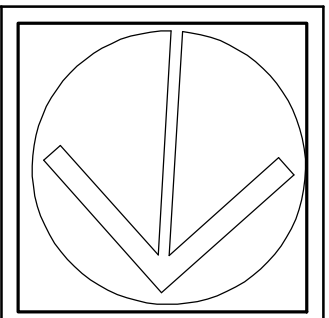
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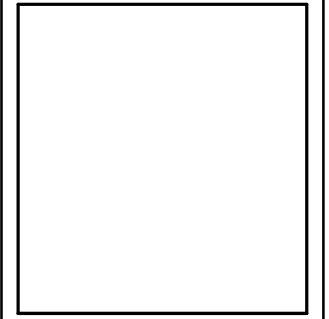
① ELEVATION 3  
1 2 3 4 8 SCALE IN FEET 16



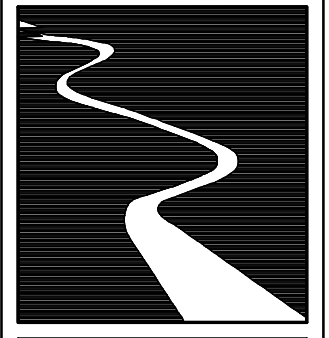
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1 2 3 4 8 SCALE IN FEET 16



CAMP PEMBROKE  
COMMON BUILDING  
PEMBROKE, MA



BLACK  
RIVER  
ARCHITECTS,  
*inc.*  
  
1640 Mass. Ave.  
Cambridge, MA  
02138  
(617) 661-3007



Title PEMBROKE BUILDING EXTERIOR ELEVATIONS 2	
Scale AS NOTED	
Job No. 011418.1	
Drawn By JGT	
Checked By AH	
Issue	Date 09.04.19

A202