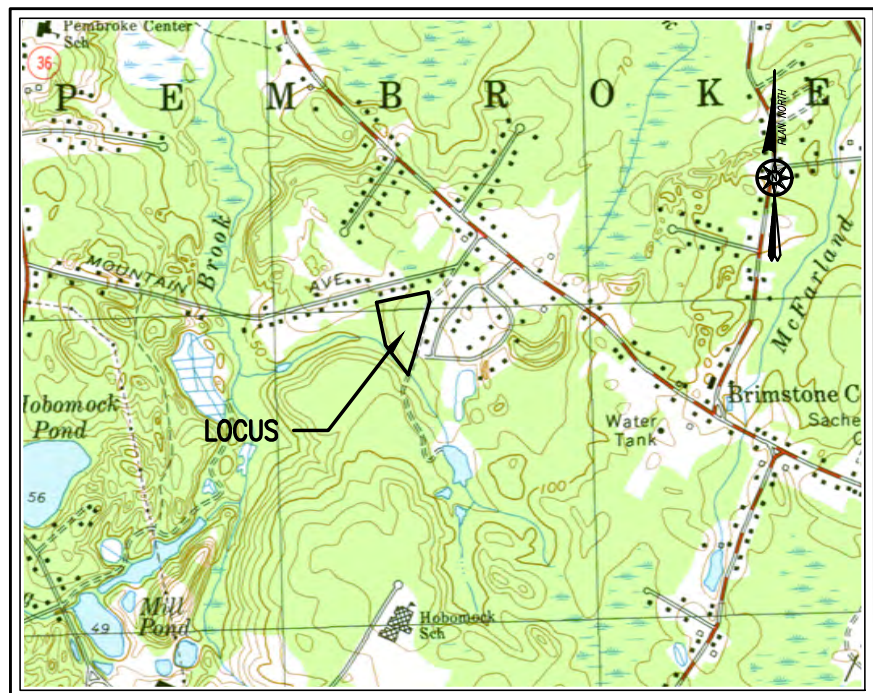




LOCATION MAP SCALE: 1"=2000'±

ZONING DATA	
DISTRICT: RESIDENTIAL A	
MINIMUM REQUIREMENTS:	
LOT AREA	40,000 S.F.
UPLAND 80% CONTIGUOUS	32,000 S.F.
(>30,000 S.F. WITHIN 275' OF WAY)	
(HOUSE PLACED IN 150' DIA. CIRCLE LOCATED TOTALLY WITHIN 80% UPLAND AREA WITH ABILITY TO INSCRIBE CIRCLE FROM LOT'S FRONTAGE TO DESIGN AREA)	
LOT FRONTAGE	150 FT
FRONT YARD	40 FT
SIDE YARD	20 FT
REAR YARD	25 FT

ROADWAY DATA	
"MINOR STREET"	
RIGHT OF WAY	50'
PAVEMENT WIDTH	24'
CAPE COD BERM	12"
SIDEWALK WIDTH	4'
MIN. SIGHT DISTANCE	390'
MAX. GRADE	10%
MIN. GRADE	1%
MIN. CENTERLINE RADIUS	150'
MAX. STREET LENGTH	1000'
TURNAROUND DIAMETER	126'

TOTAL LENGTH OF ROADWAY = 459'
(MEASURED FROM PROPERTYLINE AT RIGHT OF WAY TO CENTER OF CUL-DE-SAC ALONG CENTERLINE)

TOTAL LENGTH OF DEAD END = 644'
(MEASURED FROM THE INTERSECTION OF ORCHARD DRIVE TO CENTER OF CUL-DE-SAC ALONG CENTERLINE)

RECORD OWNER:
ASSESSOR MAP D8 LOT 5b

DIANE SAUNDERS &
STEPHEN V. SAIA
DEED BOOK 37098 PAGE 128
PLAN No. 58 OF 1980
PLAN BOOK 21 PAGE 415

PLAN REFERENCES:
1. PLAN NO. 296 OF 1953, PLAN BOOK 9 PAGE 342
2. PLAN No. 126 OF 1968, PLAN BOOK 14 PAGE 793
3. COUNTY LAYOUT OF MOUNTAIN AVE DECREE NO. 879, MARCH 20, 1934.

PLAN REFERENCES:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP AS DEPICTED ON COMMUNITY PANEL No. 25023C0216J WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

NOTES:
1. BENCHMARK - GARAGE SLAB EXISTING DWELLING #70
2. ALL ELEVATIONS ARE BASED ON N.A.V.D.88 DATUM



WAIVER REQUESTS

SECTION V.D. SIDEWALKS

SECTION V.J. STREET TREES

SECTION V.L. STREET LIGHTS

- TO WAIVE THE REQUIREMENT OF SIDEWALKS ON BOTH SIDES OF THE ROAD
- TO WAIVE THE REQUIREMENT OF STREET TREES
- TO WAIVE THE REQUIREMENT OF STREET LIGHTS

FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

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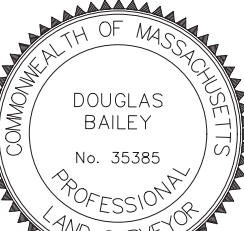
PEMBROKE TOWN CLERK

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DATE: _____

TOWN CLERK, TOWN OF PEMBROKE

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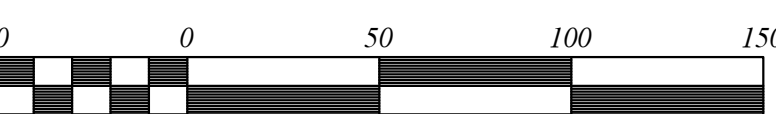


Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
DATE 2/7/20

SHEET	INDEX
SHEET 1	COVER SHEET
SHEET 2	LOTING
SHEET 3	EXISTING CONDITIONS
SHEET 4	PLAN & PROFILE
SHEET 5	ROADWAY GRADING, EROSION CONTROL & LANDSCAPING
SHEET 6	LOT DEVELOPMENT
SHEET 7	LANDSCAPING
SHEET 8-11	DETAILS



REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS



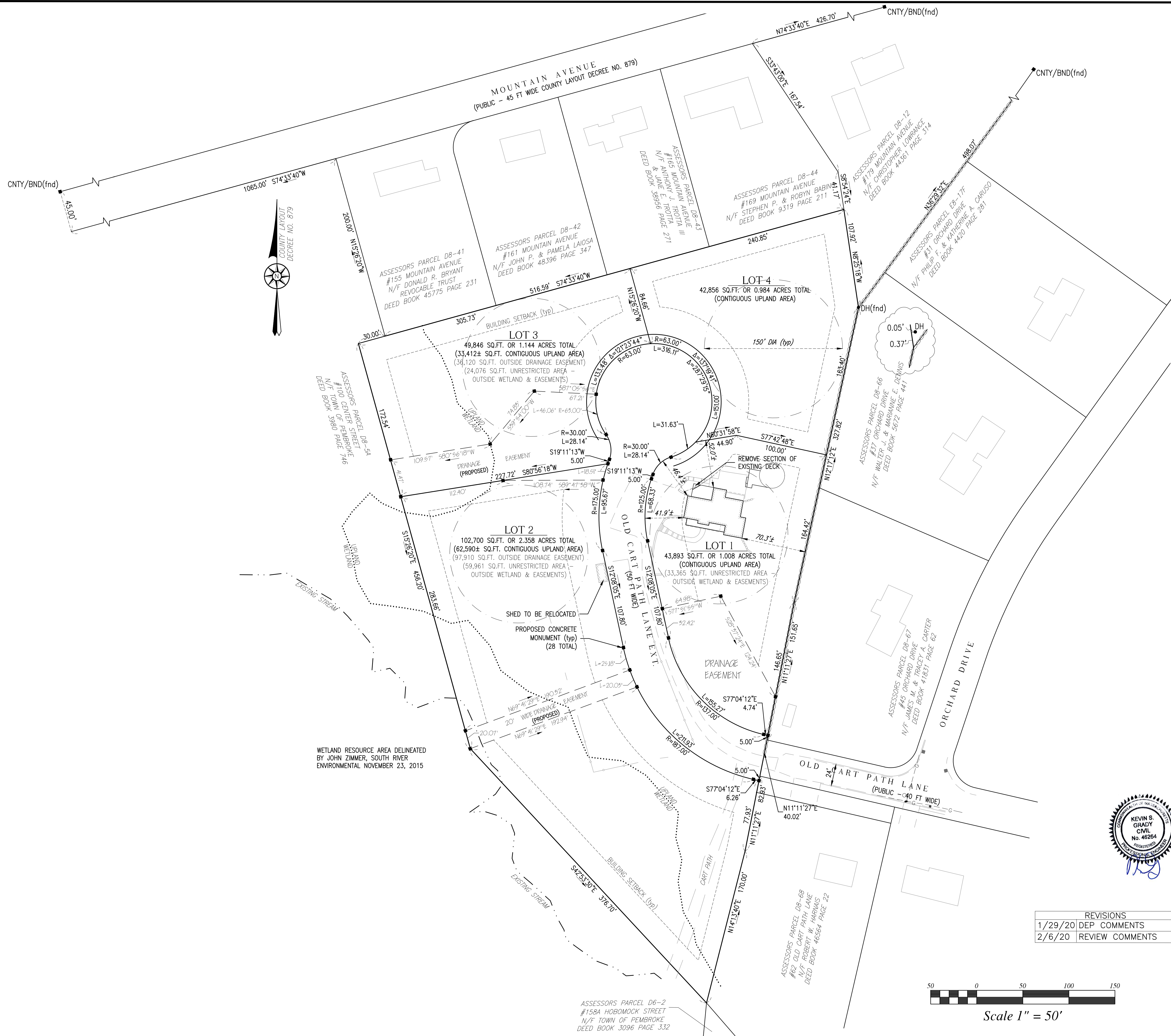
Scale 1" = 50'

DEFINITIVE SUBDIVISION PLAN
OLD CART PATH LANE EXT.
(70 OLD CART PATH LANE)
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



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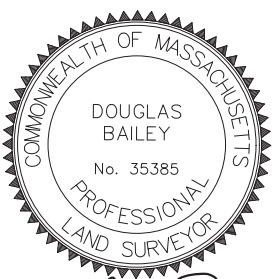
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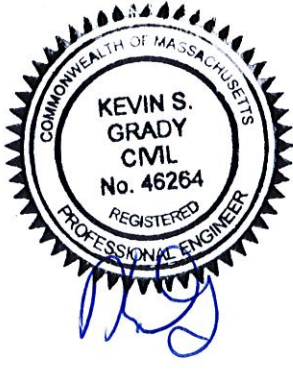
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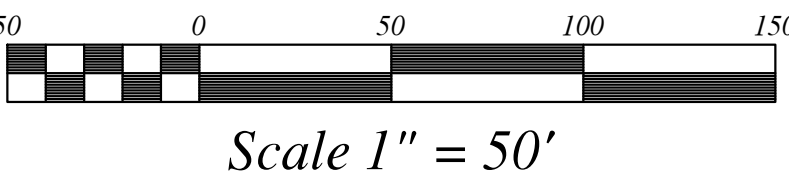
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Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
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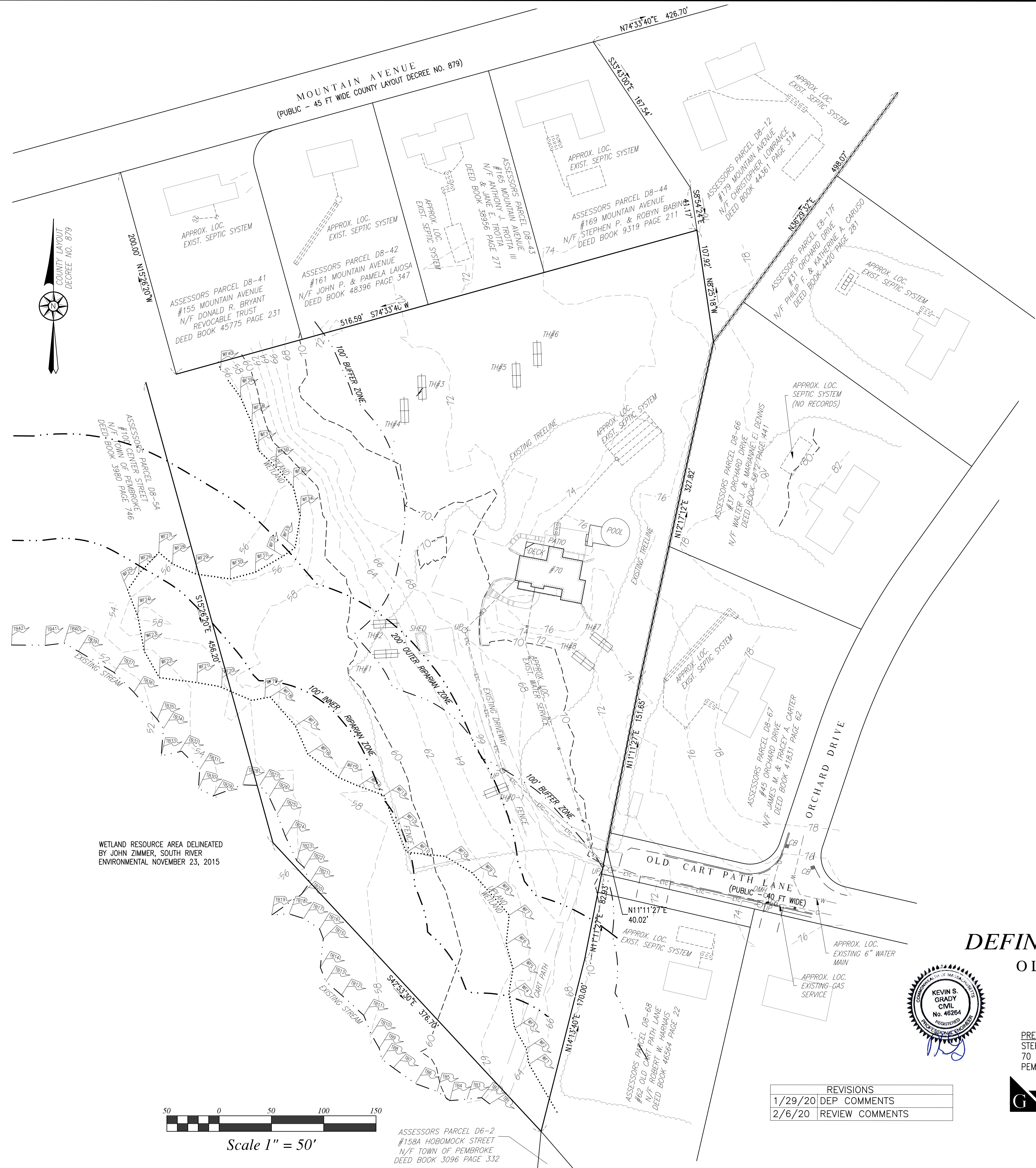
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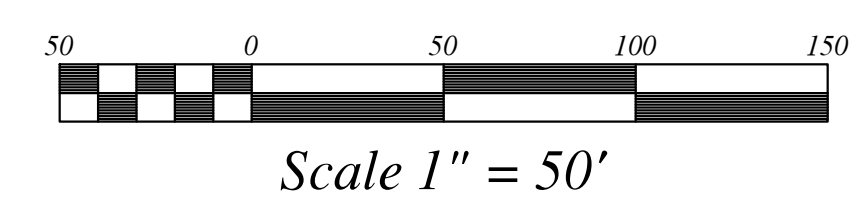
LOTING



LEGEND

EXISTING	PROPOSED
PROPERTY LINE	CONTOUR
EDGE OF PAVEMENT	FENCE
FENCE	FENCE
FENCE	WATER LINE
WATER LINE	ELECTRIC LINE
ETC	GAS LINE
GAS LINE	SEWER LINE
SEWER LINE	DRAIN LINE
DRAIN LINE	WETLAND LINE
WETLAND LINE	TEST HOLE
WETLAND FLAG	WATER GATE
WATER GATE	HYDRANT
HYDRANT	UTILITY POLE
UTILITY POLE	DRAIN MANHOLE
DRAIN MANHOLE	CATCH BASIN
CATCH BASIN	

WETLAND RESOURCE AREA DELINEATED BY JOHN ZIMMER, SOUTH RIVER ENVIRONMENTAL NOVEMBER 23, 2015



ASSESSORS PARCEL D6-2
#158A HOBOMOCK STREET
N/F TOWN OF PEMBROKE
DEED BOOK 3096 PAGE 332

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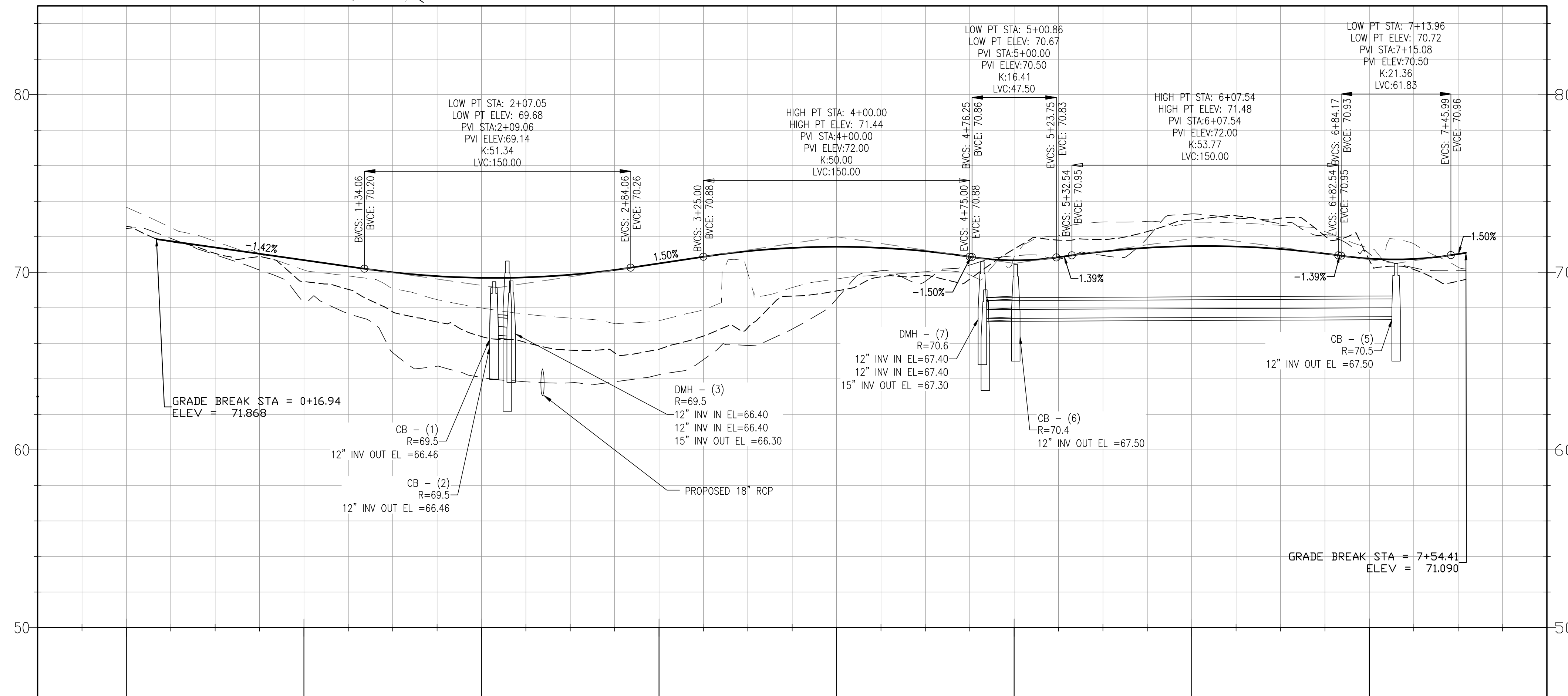
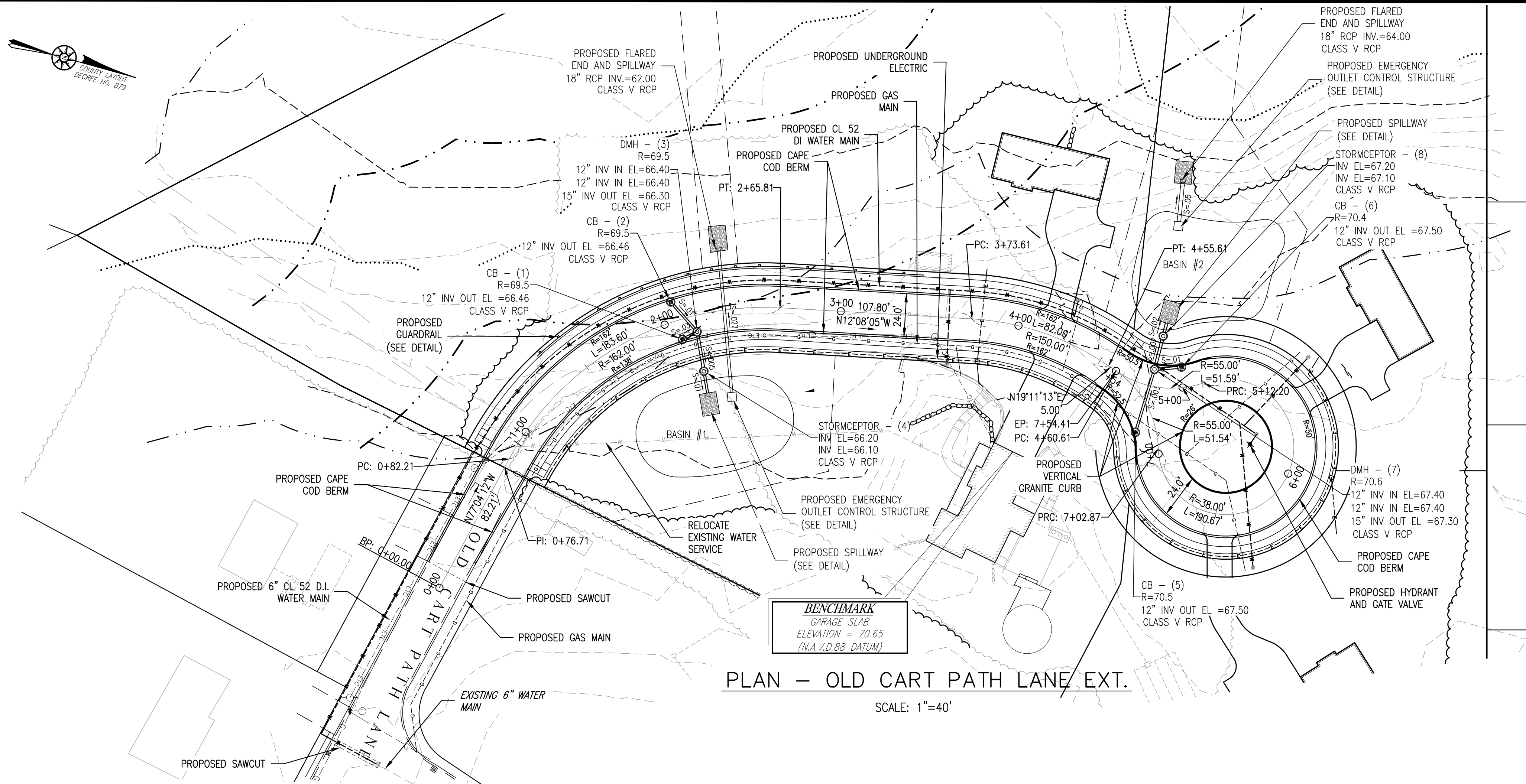
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Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
2/7/20
DATE

EXISTING CONDITIONS



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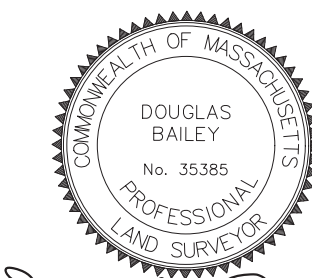
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Douglas Bailey 2/7/20
DOUGLAS BAILEY P.L.S. #35385 DATE

DEFINITIVE SUBDIVISION PLAN

OLD CART PATH LANE EXT.

(70 OLD CART PATH LANE)

PEMBROKE, MASSACHUSETTS

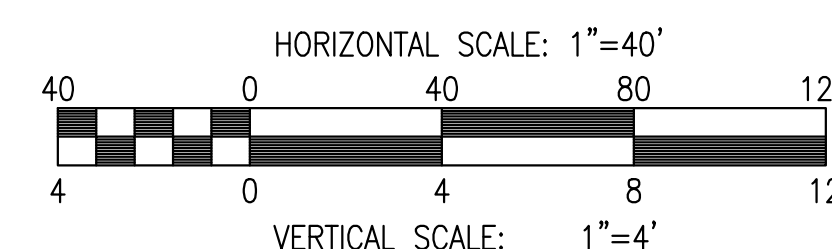
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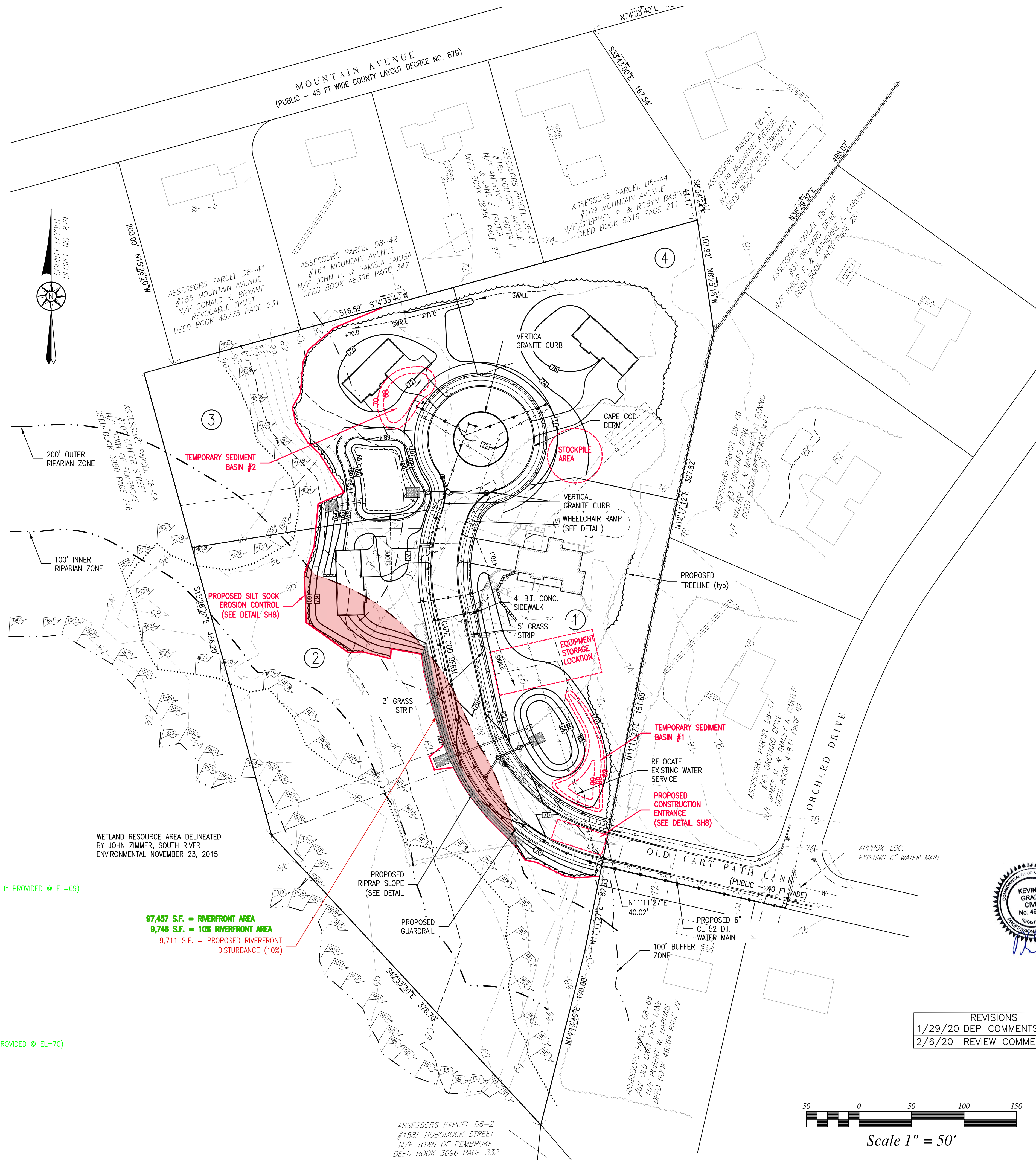
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PLAN & PROFILE



SEDIMENT TRAP #1
2 YEAR RUNOFF VOLUME FROM POST #2, #3, & #10 = 3,781 (CU. FT) (4,296 cu ft PROVIDED @ EL=69)

CONTOUR ELEVATION (sq. FT)	CONTOUR AREA	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)
66	467	N/A	N/A	0.00
68	1701	2.000	2169	2169
69	2551	1.000	2126	4296

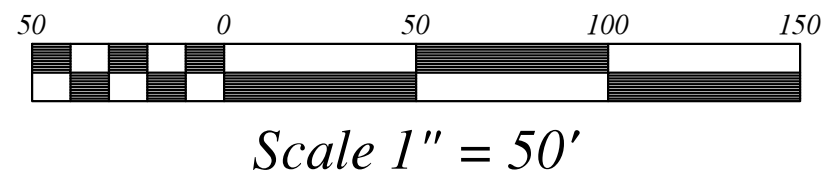
SEDIMENT TRAP #2
2 YEAR RUNOFF VOLUME FROM POST #5 & #6 = 2,539 (CU. FT) (3,437 cu ft PROVIDED @ EL=70)

CONTOUR ELEVATION	CONTOUR AREA (SQ. FT)	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)
68	1242	N/A	N/A	0.00
70	2195	2.000	3437	3437

97,457 S.F. = RIVERFRONT AREA
9,746 S.F. = 10% RIVERFRONT AREA
9,711 S.F. = PROPOSED RIVERFRONT DISTURBANCE (10%)

WETLAND RESOURCE AREA DELINEATED BY JOHN ZIMMER, SOUTH RIVER ENVIRONMENTAL NOVEMBER 23, 2015

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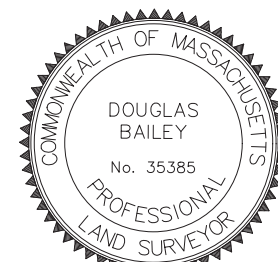
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Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385

2/7/20
DATE



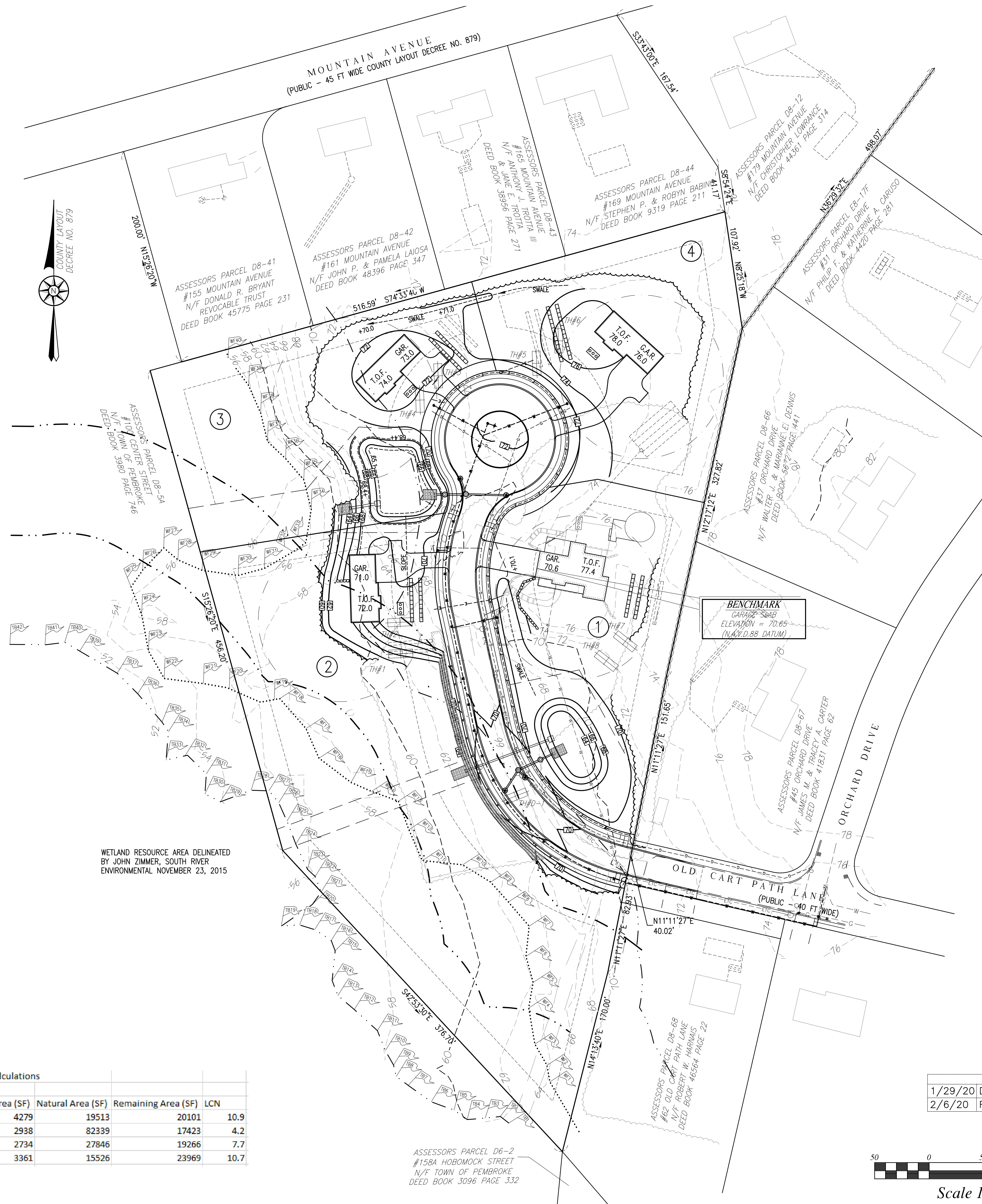
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OLD CART PATH LANE EXT.
(70 OLD CART PATH LANE)
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

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ROADWAY GRADING, EROSION
CONTROL & LANDSCAPING



WETLAND RESOURCE AREA DELINEATED
BY JOHN ZIMMER, SOUTH RIVER
ENVIRONMENTAL NOVEMBER 23, 2015

Lot Characterization Number (LCN) Calculations					
Refer to ZBL Section V.10.					
	Lot Area (SF)	Impervious Area (SF)	Natural Area (SF)	Remaining Area (SF)	LCN
1	43893	4279	19513	20101	10.9
2	102700	2938	82339	17423	4.2
3	49846	2734	19266	19266	7.7
4	42856	3361	15526	23969	10.7

ASSESSORS PARCEL D6-2
#158A HOBMOCK STREET
N/F TOWN OF PEMBROKE
DEED BOOK 3096 PAGE 332

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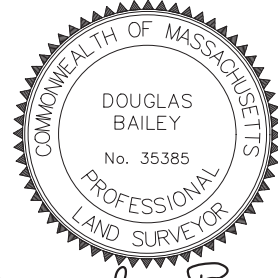
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Douglas Bailey
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DECIDUOUS TREES		QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
ACE RUB	15	Acer rubrum 'Red Sunset' / Red Sunset Maple	B & B	3"Cal		
GLE TRI	7	Gleditsia tricanthos inermis / Thornless Common Honeylocust	B & B	3"Cal		
PLA XLP	5	Platanus x acerifolia / London Plane Tree	B & B	3"Cal		

EVERGREEN TREES		QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE
PIN STR	9	Pinus strobus / White Pine	B & B			7-8' hgt.

- 1) NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION
- 2) ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO OR THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
- 3) APPLY AN APPROVED ANTI-DESSICANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- 4) FLOOD ALL PLANTS WITH CLEAN WATER TWICE IN THE FIRST 24 HOURS AFTER PLANTING. CONTRACTOR TO ARRANGE FOR ALL PLANTS TO BE PLANTED WITHIN THREE DAYS AFTER DELIVERY TO THE SITE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- 5) NEVER CUT A LEADER.
- 6) TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- 7) THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
- 8) ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
- 9) ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- 10) ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- 11) CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- 12) LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- 13) ALL TREES TO RECEIVE A MINIMUM OF THREE INCHES OF MULCH. ALL SHRUBS, VINES AND GROUND COVERS TO RECEIVE A MINIMUM OF TWO INCHES OF MULCH.
- 14) WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- 15) STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.
- 16) CONTRACTOR TO PROVIDE TWO YEAR GUARANTEE ON ALL MATERIAL. CONTRACTOR TO MAINTAIN ALL PLANTING AND LAWNS UNTIL FINAL PROJECT ACCEPTANCE. GUARANTEE PERIOD TO BEGIN AT FINAL ACCEPTANCE.
- 17) ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- 18) COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- 19) NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- 20) CONTRACTOR TO PROVIDE SOIL TESTS IN AREAS DESIGNATED BY LANDSCAPE ARCHITECT IN FIELD FOR EXISTING SOILS TO DETERMINE APPROPRIATE SOIL AMENDMENTS PRIOR TO THE DISTURBANCE OF SITE.
- 21) ALL PLANTING BEDS TO BE TREATED WITH PREEN AND GREEN OR APPROVED EQUAL TO PROHIBIT WEED GERMINATION AND GROWTH PRIOR TO THE SPREADING OF MULCH.
- 22) ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- 23) PLANT LIST: A COMPLETE LIST OF PLANTS INCLUDING A SCHEDULE OF QUANTITIES, SIZES, TYPES AND NAMES IS INCLUDED IN THIS SET OF DRAWINGS. IN THE EVENT OF DISCREPANCIES BETWEEN QUANTITIES OF PLANTS IN THE PLANT LIST AND THE QUANTITIES SHOWN ON THE DRAWINGS, THE PLAN SHALL GOVERN. WHEN MULTIPLE PLANT SPECIES ARE LISTED IN ONE PLANT CATEGORY, THE GOAL IS TO PROVIDE THE BEST PLANTS AVAILABLE AT THE TIME OF INSTALLATION. THE LANDSCAPE ARCHITECT SHALL SELECT OR COORDINATE THE SELECTION OF THE APPROPRIATE PLANTS AT LOCAL NURSERIES. GRADY CONSULTING HAS THE RIGHT TO REJECT ANY PLANT THAT DOES NOT MEET THE SPECIFICATIONS LISTED IN THE PLANT TABLE.
- 24) PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- 25) ALL DISTURBED AREAS TO BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS (REFER TO ENGINEER'S SOIL STABILIZATION AND EROSION CONTROL PLAN FOR FURTHER INFORMATION).
- 26) CONTRACTOR SHALL (IF APPLICABLE) REVIEW WITH CLIENT ALL IRRIGATION PROCEDURES AND PROCESSES (i.e. TIMERS, ZONES AND ALL OTHER ITEMS INVOLVED W/ THE IRRIGATION SYSTEM).

NOTES:
ON TREES BELOW 3" CAL.
USE WOOD STAKES.

ON TREES 3" CAL. OR GREATER
USE GUYING CABLES.

IF GUYING CABLES USE 3 PER TREE

INSTALL TREE PLUMB - I.A. TO APPROVE
FACE / ORIENTATION OF TREES ON SITE

NON-GUDELING STRAP SUCH AS CHAIN
LOCK OR ARBORTAPE

INSTALL TREE GATKORS ON ALL TREES
NOT COVERED BY IRRIGATION AS PER
MANUFACTURERS SPECIFICATIONS,
CONTRACTOR TO MAINTAIN DURING
PERIOD OF WARRANTY

TREE SHALL BE PLANTED 3" ABOVE
SURROUNDING GRADE - TREE SHALL BE
PLUMB AFTER SETTLEMENT

IF ROOTBALL IS WRAPPED IN PLASTIC OR
NON-BIODEGRADEABLE MATERIAL REMOVE
ENTIRE WRAP - IF WRAPPED IN BURLAP, CUT
OPEN AT LEAST 1/3 OF TOP

3" PINE BARK MULCH (UNLESS OTHERWISE
NOTED ON PLANS)

HAND EXCAVATE HOLE TO DIAMETER 2X WIDER
THAN ROOT BALL - PRUNE ROOT FLARE -
BACKFILL HOLE WITH PLANTING SOIL MIX AS
SPECIFIED

EARTH SAUCER TO CONTAIN 3" MULCH -
PULL MULCH 3-6" AWAY FROM TRUNK OF
TREE (KNOCKDOWN/REMOVE SAUCER
AFTER FIRST SEASON)

USE 2"x2" HARDWOOD STAKE
(FOR BELOW 3" CAL.)

UNDISTURBED SUBGRADE

NOTE:
FOR ALL FALL PLANTING, WRAP TRUNK
AS SPECIFIED TO 2ND LOWEST BRANCH -
REMOVE THE FOLLOWING SPRING

2X ROOT BALL DIAMETER (MIN)

USE DUCKBILL TREE ANCHOR FOR 3"
CAL. OR GREATER

PLANTING SOIL MIX:
1/3 PEAT - BLEND MANURE
1/3 HIGH ORGANIC LOAM
1/3 EX. SOIL

ALL TREES SHALL BE FLOODED TWICE
DURING THE FIRST 24 HOURS AFTER
PLANTING

REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS

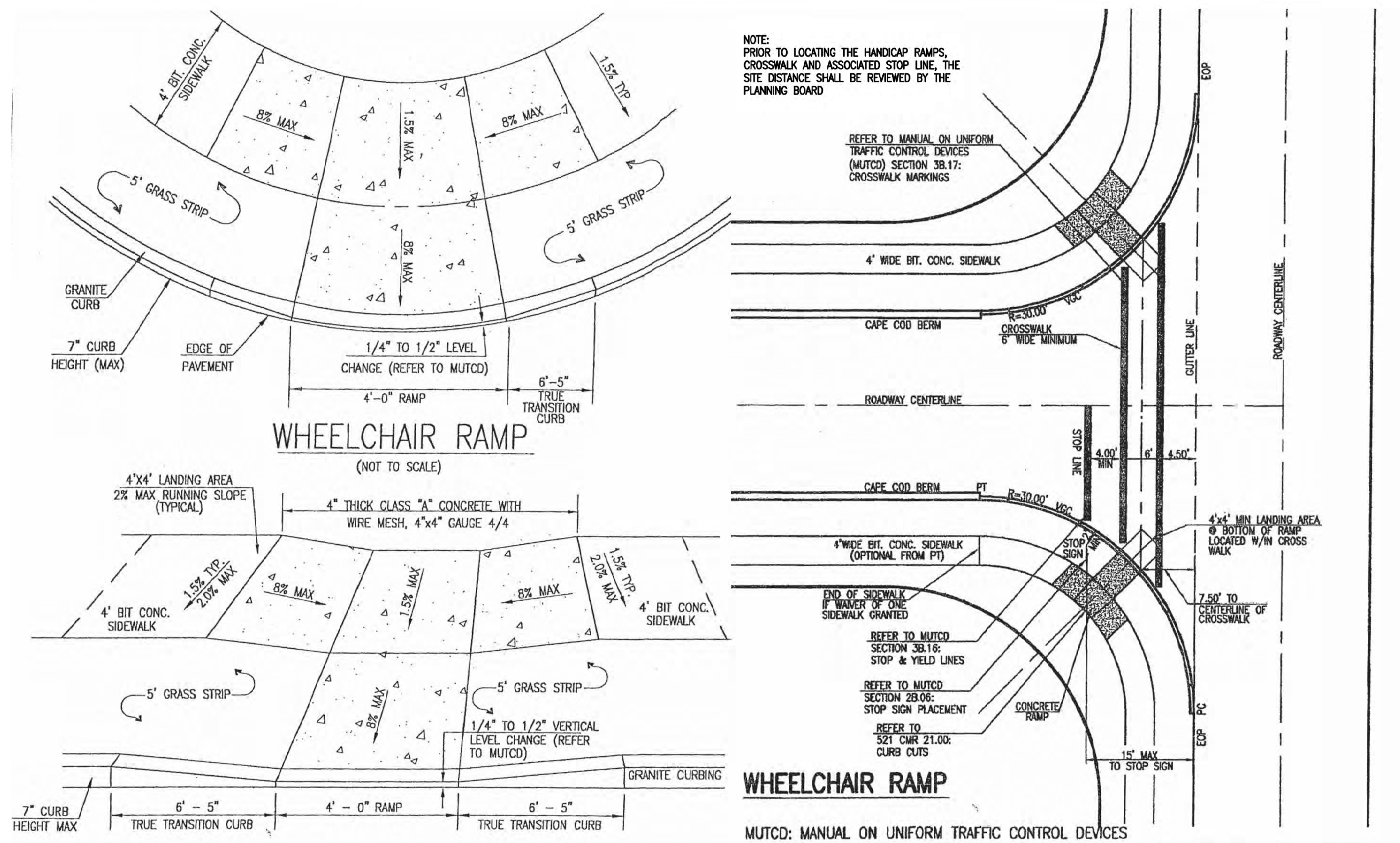
 **GRADY CONSULTING, L.L.C.**
*Civil Engineers, Land Surveyors &
Landscape Architects*
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

SHEET 7 OF 11

LANDSCAPING



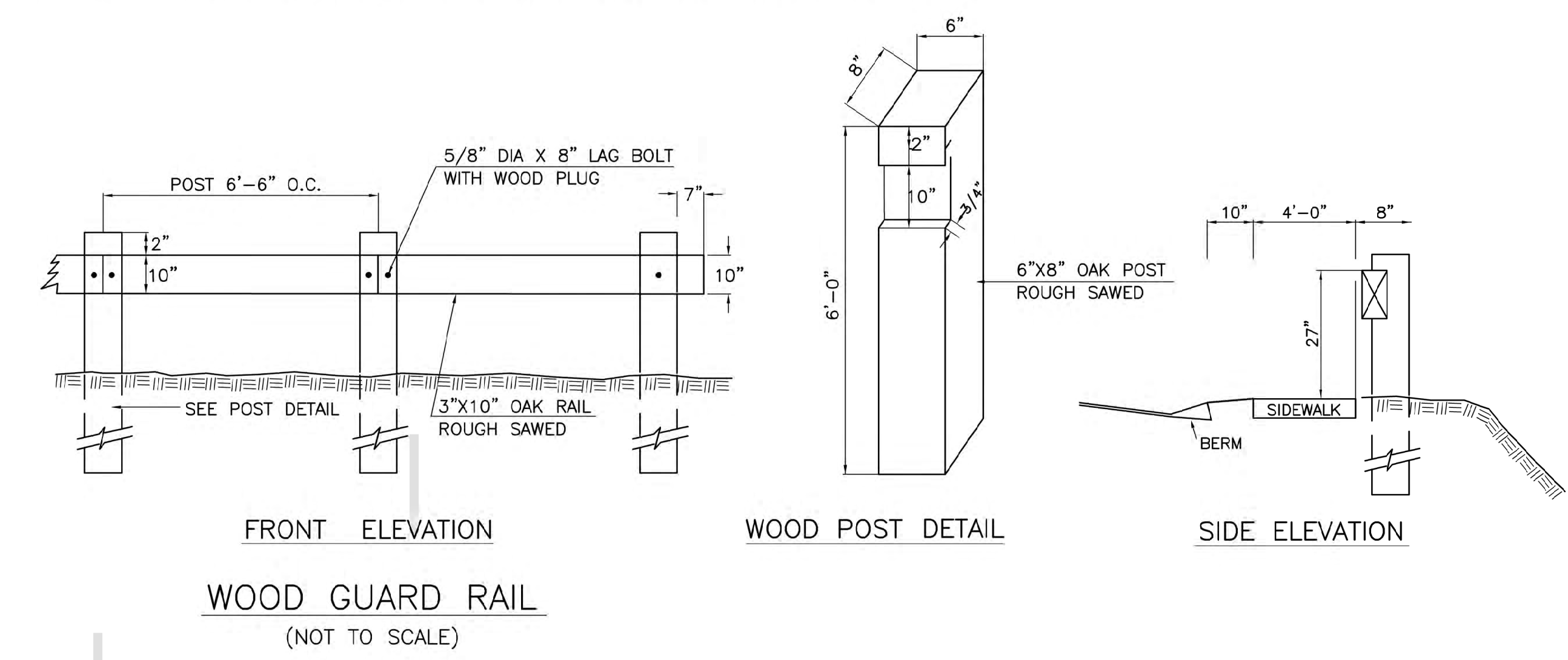
Scale 1" = 50'



WHEELCHAIR RAMP
(NOT TO SCALE)
MUTCD: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

T.H.#1 EL. 61.5	T.H.#2 EL. 63.3	T.H.#3 EL. 70.2	T.H.#4 EL. 70.1	T.H.#5 EL. 73.1	T.H.#6 EL. 73.0	T.H.#7 EL. 73.5	T.H.#8 EL. 70.5	T.H. D-1 EL. 65.8
0'-20" FILL LOAM 20'-24" A LOAM 24'-36" B LOAMY SAND 36'-54'/108" C1 GRAVELLY COARSE SAND 54'/108"-168" C2 FINE LOAMY SAND D= 14'-0" MOTTLING @ 4'-0" (EL.=57.50)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-144" C1 GRAVELLY COARSE SAND D= 12'-0" MOTTLING @ 6'-0" (EL.=57.30)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-144" C1 FINE SAND D= 12'-0" MOTTLING @ 7'-10" (EL.=62.36)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-150" C FINE SAND D= 12'-6" MOTTLING @ 7'-0" (EL.=63.10)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-132" C1 FINE LOAMY SAND D= 11'-0" MOTTLING @ 4'-6" (EL.=68.60)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-144" C FINE LOAMY SAND D= 12'-0" MOTTLING @ 3'-6" (EL.=69.50)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-80" C1 FINE SAND D= 6'-8" NO WATER	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-120" C1 FINE SAND D= 10'-0" MOTTLING @ 6'-0" (EL.=64.50)	0'-6" A LOAM 6"-24" B LOAMY SAND 24"-66" C1 GRAVELLY SAND 66"-84" C2 MEDIUM SAND 84"-120" C3 SILT LOAM D= 10'-0" MOTTLING @ 6'-8" (EL.=59.13)
59.83 59.50 58.50 57.00 47.50	62.80 61.30 51.30	69.70 68.20 58.20	69.60 68.10 57.60	72.60 71.10 62.10	72.60 71.10 62.10	73.00 71.50 66.83	70.00 68.50 60.50	65.30 63.80 60.30 58.80 55.80

TH#1-8 AND D-1 PERFORMED BY GRADY CONSULTING LLC, OCTOBER 5, 2017, WITNESSED BY LISA CULLITY



WOOD GUARD RAIL
(NOT TO SCALE)

SOIL LOGS

CONSTRUCTION NOTES

GENERAL:

1. TOPOGRAPHIC DATA BY GRADY CONSULTING. L.L.C.
2. THE ACCURACY OF EXISTING UTILITY LOCATIONS, DIMENSIONS AND LINES IS FROM EXISTING INFORMATION OF RECORD AND IS NOT WARRANTED. CONTRACTOR TO VERIFY PRIOR TO INITIATING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SECURE ALL NECESSARY STATE, MUNICIPAL AND OTHER UTILITY PERMITS AND VERIFY THE PROPOSED LOCATIONS OF UTILITIES WITH UTILITY COMPANIES.
4. CONTRACTOR SHALL NOTIFY "DIG SAFE" (1-888-344-7233) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION.
5. UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE DEPARTMENT OR COMPANY. THE CONTRACTOR SHALL NOTIFY THE PEMBROKE D.P.W. (293-5620) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION OF DRAINAGE & WATER SYSTEMS.
6. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PEMBROKE PLANNING BOARD RULES AND REGULATIONS,
7. ALL STUMPS SHALL BE DISPOSED OFF SITE AND IN ACCORDANCE WITH DEP

WATER SYSTEM NOTES:

1. ALL WATER SERVICES SHALL BE 1" TYPE "K" COPPER TUBING OR APPROVED EQUAL.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF PEMBROKE WATER DEPARTMENT REQUIREMENTS.
3. ALL WATER GATES SHALL BE MUELLER, OPEN RIGHT.

EROSION CONTROL:

1. ALL CUT AND FILL AREAS, AND DISTURBED DRAINAGE AREAS ARE TO BE BROUGHT TO FINISHED GRADE WITH A MIN. OF 4" OF LOAM, SEEDED WITH A MIXTURE OF ANNUAL RYEGRASS AND PERENNIAL GRASSES, AND MAINTAINED UNTIL VEGETATION STABILIZES THESE AREAS.
2. HAY MULCH, OR OTHER SUITABLE EROSION PROTECTION, SHALL BE UTILIZED ON ALL EXPOSED SLOPES.

CONSTRUCTION SEQUENCE:

- INSTALL HAYBALES AND SILT FENCE
- CLEAR AND GRUB SITE AREAS
- BRING CUT AREAS TO SUBGRADE
- INSPECT STORMWATER BASIN AFTER ALL STORMS AND AT LEAST MONTHLY DURING CONSTRUCTION AND REMOVE SEDIMENT
- EXCAVATE FOUNDATION, POUR, STRIP AND BACKFILL
- INSTALL UTILITIES (ie, DRAIN, WATER, ELECTRIC, etc.)
- CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE
- INSTALL EROSION CONTROLS ON EXPOSED SLOPES
- PLACE BASE COURSE OF PAVEMENT / LOAM AND SEED GRASS AREAS
- INSTALL LANDSCAPING INCLUDING RAIN GARDEN PLANTS
- FINISH PAVING ON ROADWAY

FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

THIS APPROVAL IS SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, 2020, RUNNING WITH THE LAND TO BE DULY RECORDED BY OR FOR THE OWNER OF THE RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE PEMBROKE PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE PEMBROKE TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

PEMBROKE TOWN CLERK

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF PEMBROKE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385

2/7/20
DATE

DEFINITIVE SUBDIVISION PLAN

OLD CART PATH LANE EXT.
(70 OLD CART PATH LANE)
PEMBROKE, MASSACHUSETTS

PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

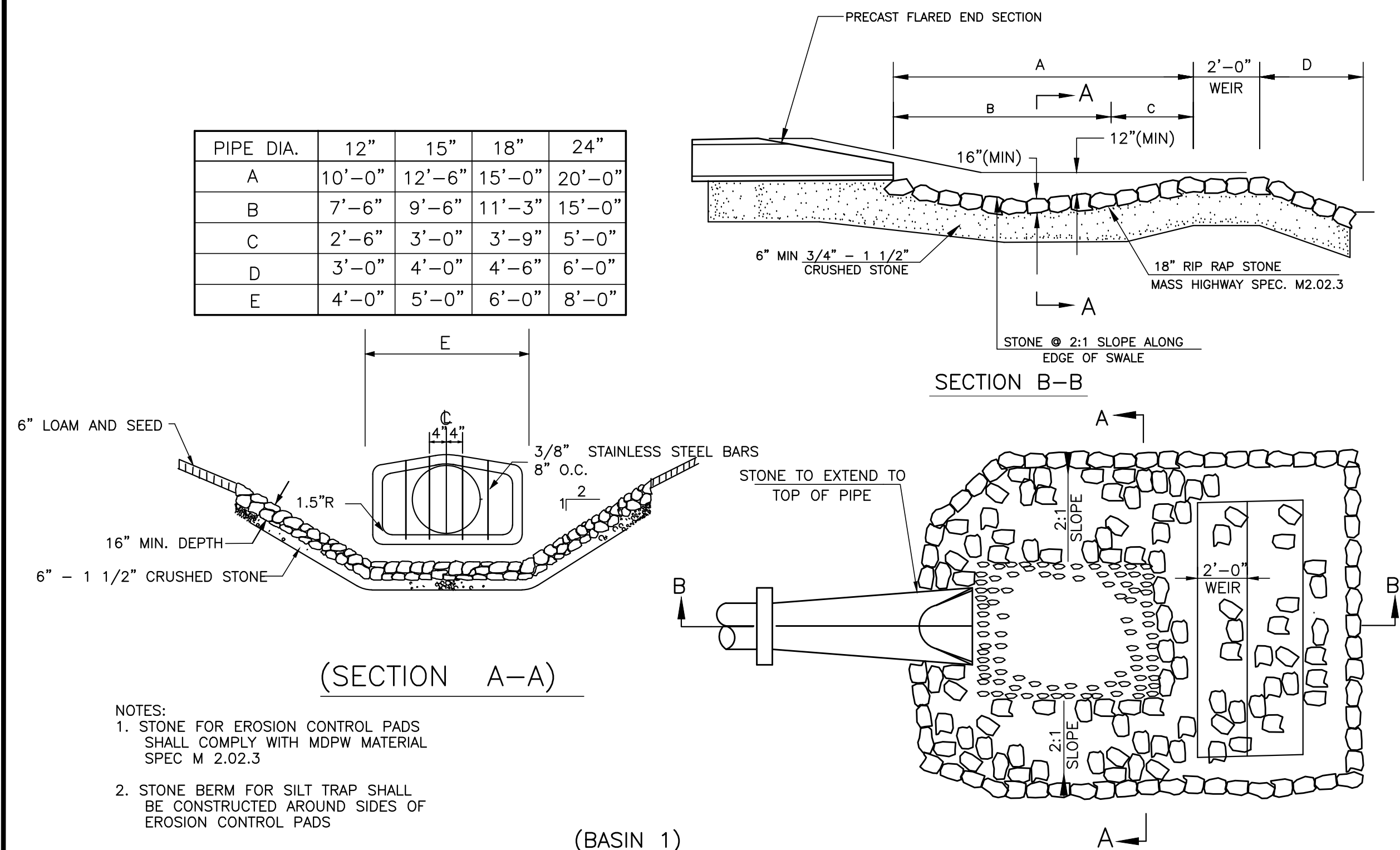
JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

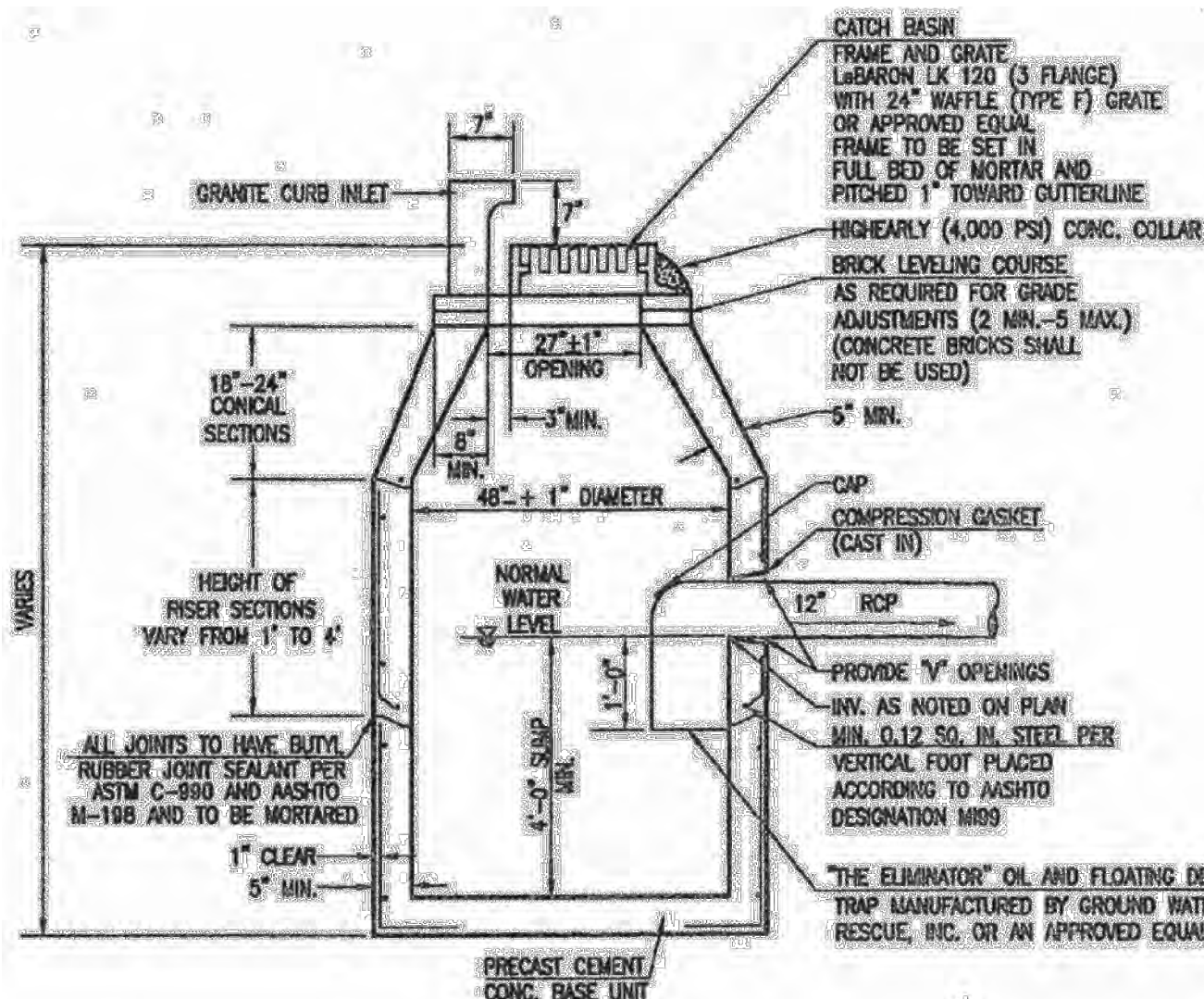
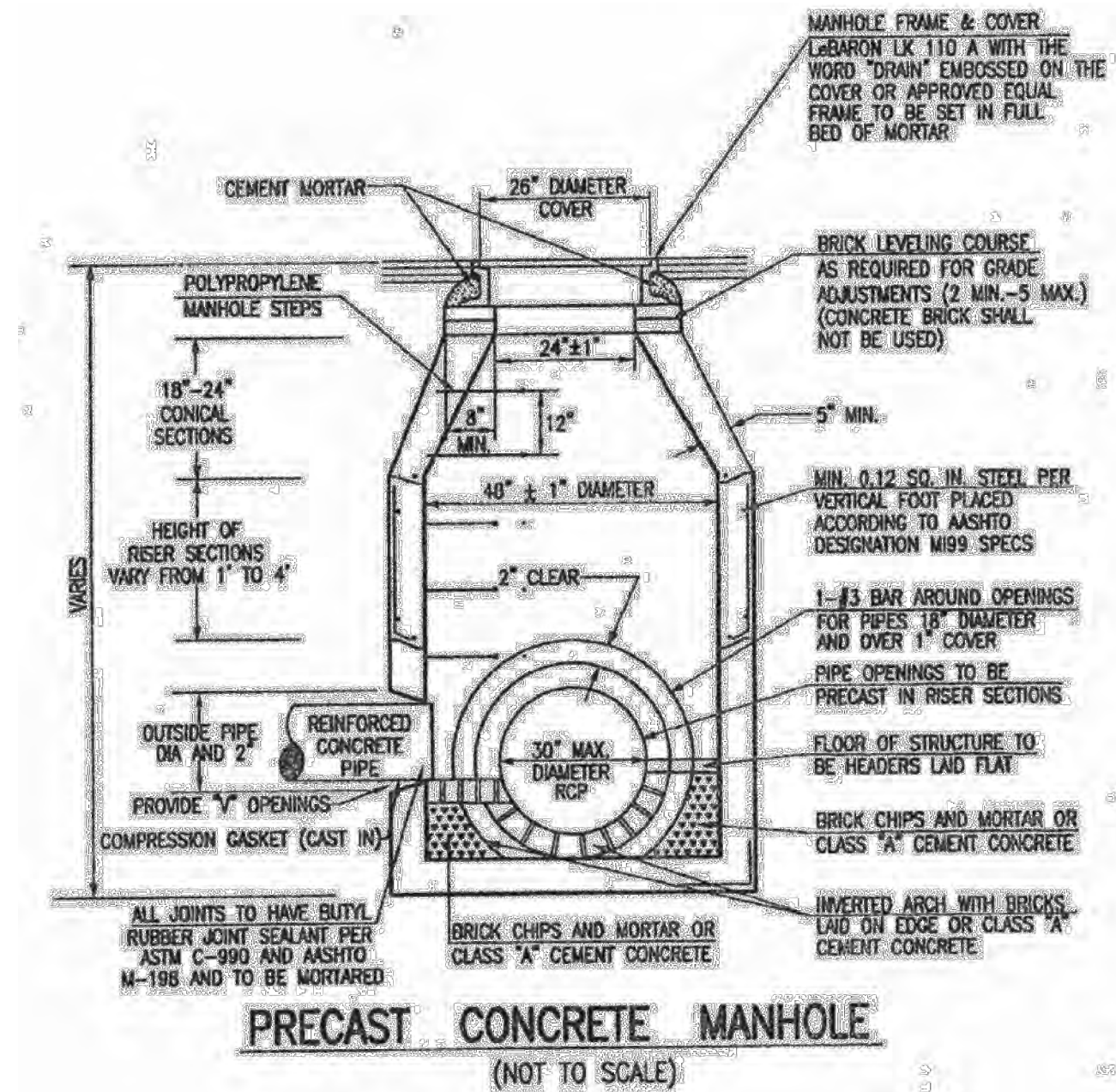
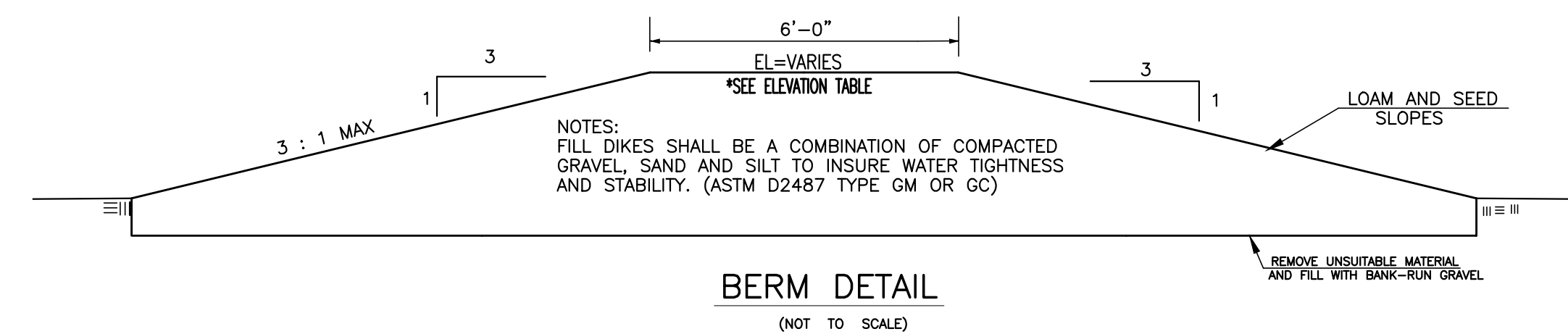
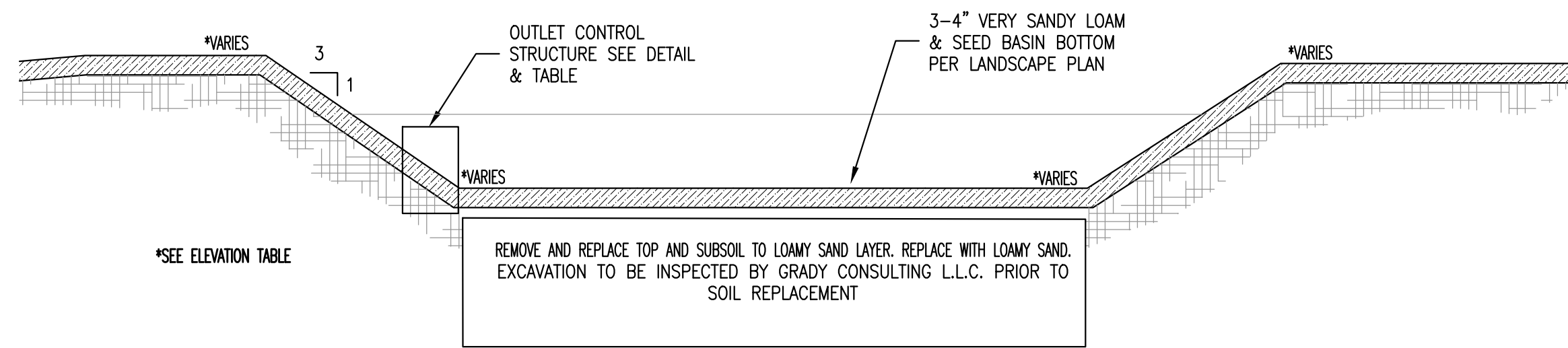
REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS

DETAILS

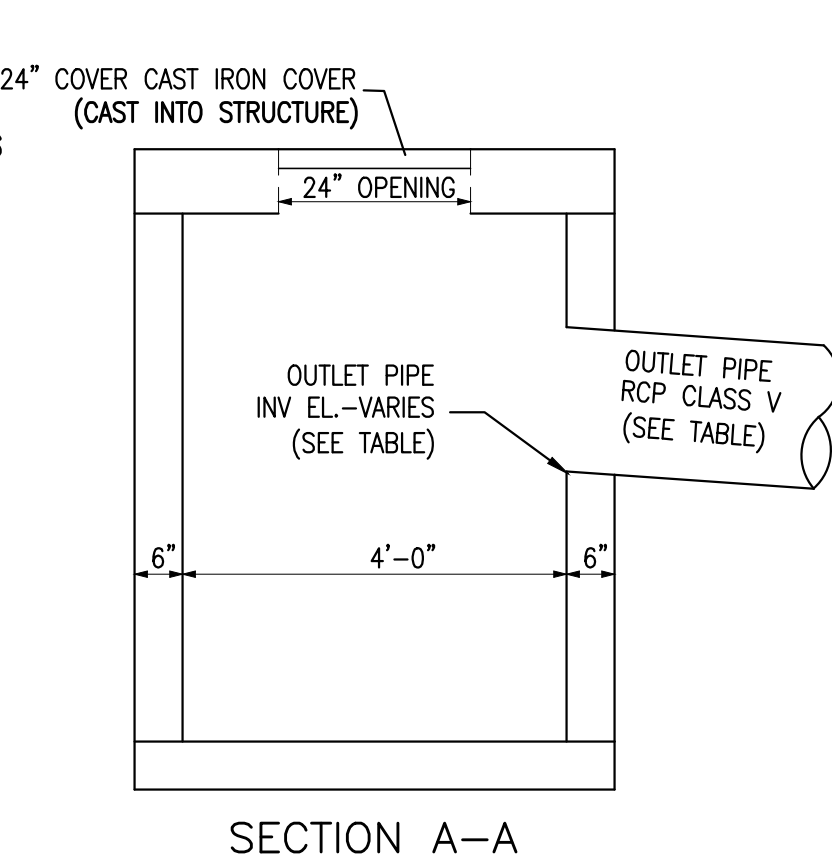
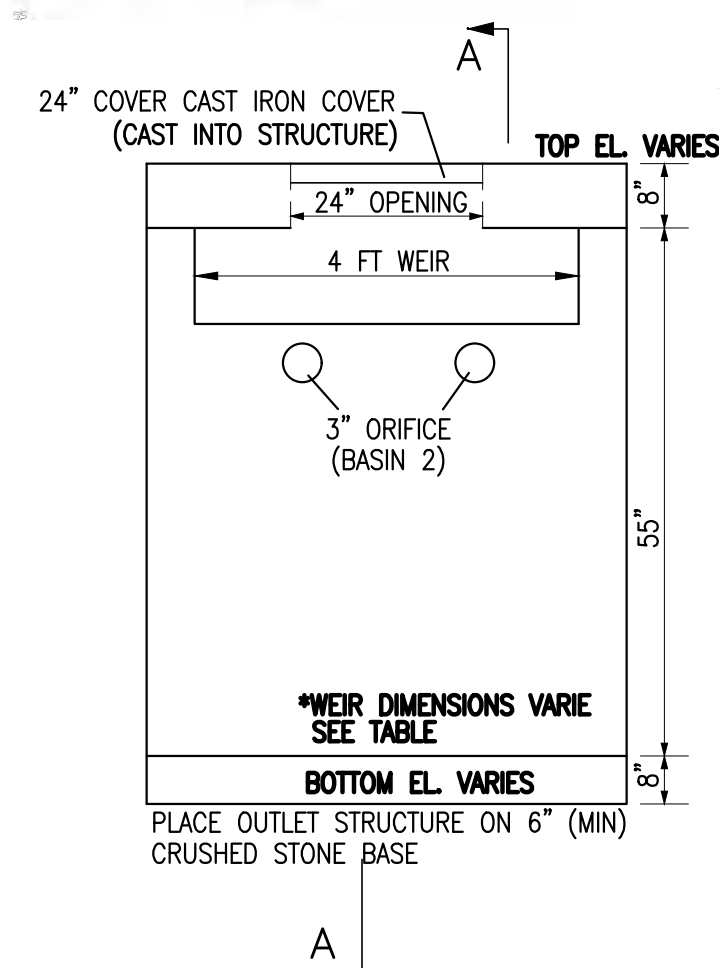
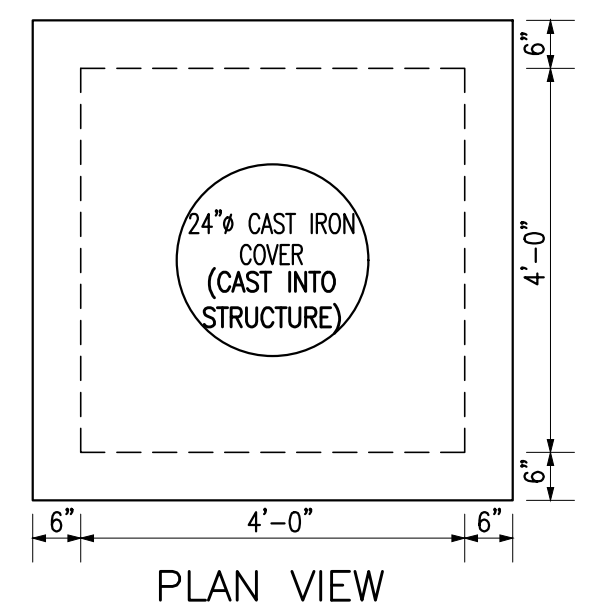
PIPE DIA.	12"	15"	18"	24"
A	10'-0"	12'-6"	15'-0"	20'-0"
B	7'-6"	9'-6"	11'-3"	15'-0"
C	2'-6"	3'-0"	3'-9"	5'-0"
D	3'-0"	4'-0"	4'-6"	6'-0"
E	4'-0"	5'-0"	6'-0"	8'-0"



ELEVATION TABLE									
BASIN	BOTTOM BASIN	BASIN TOP BERM	GROUNDWATER	INLET ELEVATION	OUTLET ELEVATION	100YR STORM	25YR STORM	10YR STORM	2YR STORM
1	64.00	68.00	62.00	66.00	65.80	66.16	65.94	65.80	64.64
2	65.10	68.40	63.10	67.00	67.00	67.34	66.68	66.22	65.46

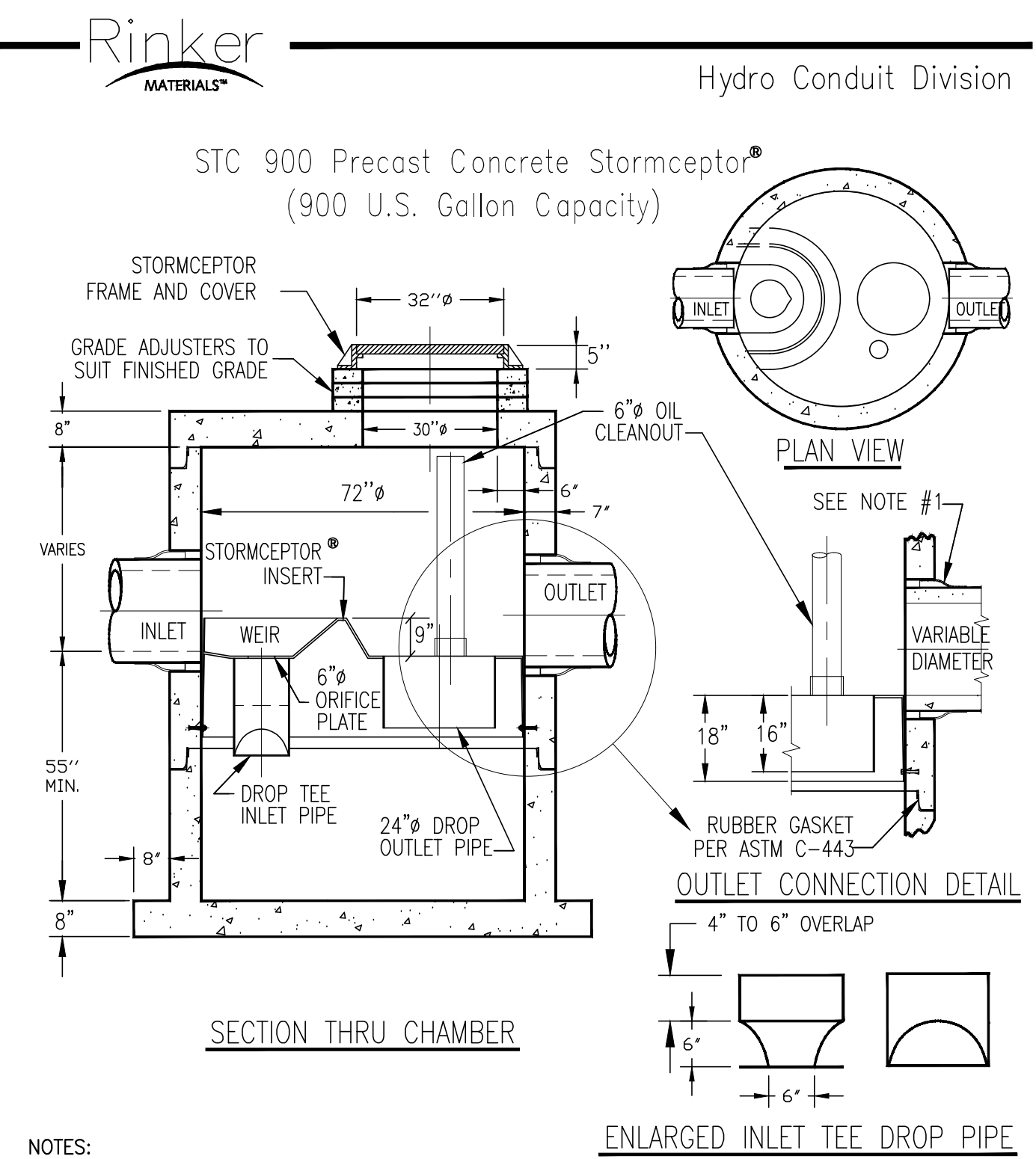


PRECAST GASOLINE TRAP CATCH BASIN (NOT TO SCALE)



BASIN	WEIR			ORIFICE			OUTLET
	ELEVATION	HEIGHT (FT)	WIDTH (FT)	ELEVATION	SIZE	QUANTITY	
1	65.80	1.00	4.00	N/A	N/A	N/A	18"/64.30
2	67.10	1.00	4.00	66.00	3"	2	18"/65.00

OVERFLOW OUTLET CONTROL STRUCTURE (NOT TO SCALE)



- NOTES:
1. THE USE OF A FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET PIPE.
 2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET DROP PIPE AND THE VENT PIPE.
 3. THE STORMCEPTOR SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. CONTACT A HYDRO CONDUIT REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS SHEET.
- (OR AN APPROVED ALTERNATIVE APPROVED BY PEMBROKE DPW AND DESIGN ENGINEER)

DETAIL - STORMCEPTOR (NOT TO SCALE)



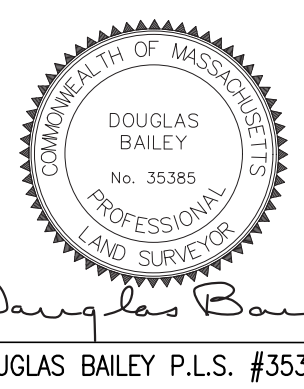
DEFINITIVE SUBDIVISION PLAN

OLD CART PATH LANE EXT. (70 OLD CART PATH LANE) PEMBROKE, MASSACHUSETTS

PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
2/7/20
DATE

PEMBROKE PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

THIS APPROVAL IS SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, 2020, RUNNING WITH THE LAND TO BE DULY RECORDED BY OR FOR THE OWNER OF THE RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE PEMBROKE PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE PEMBROKE TOWN CLERK ON _____ AND HEREWITHTH RECORDED AS PART OF THIS PLAN.

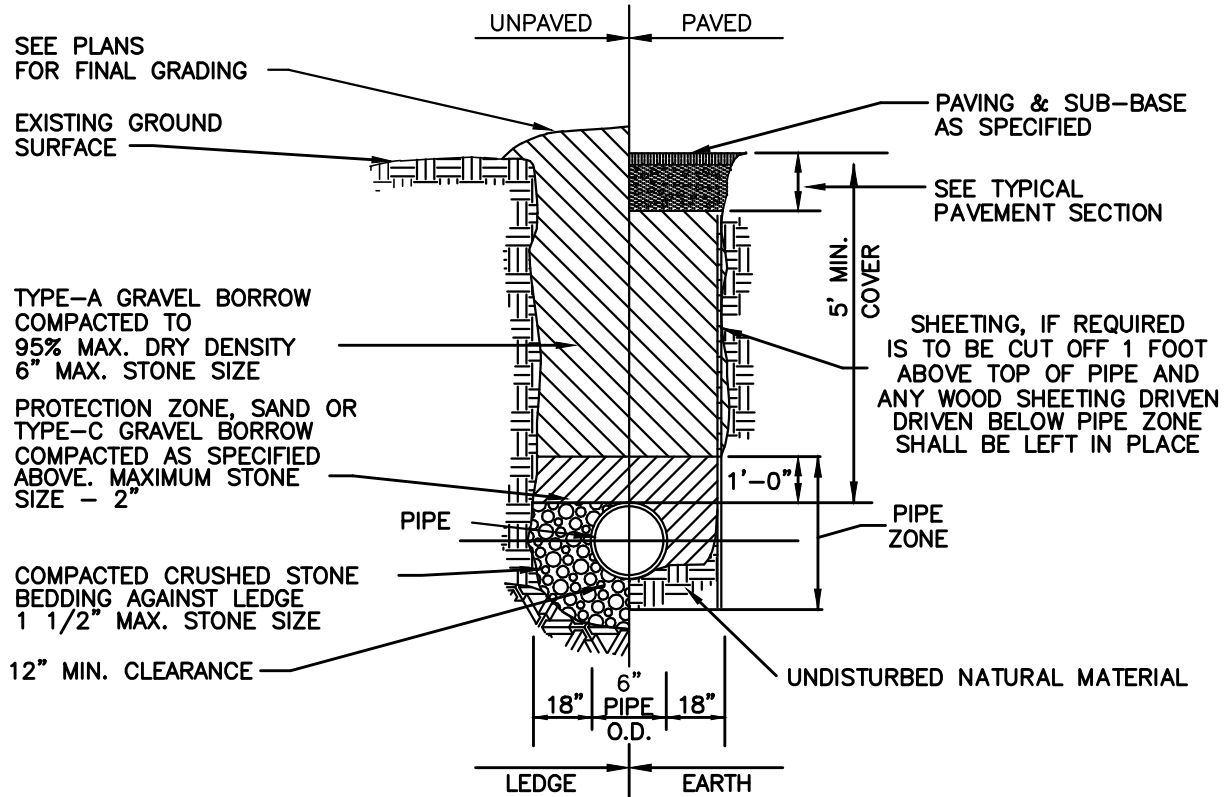
PEMBROKE TOWN CLERK

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

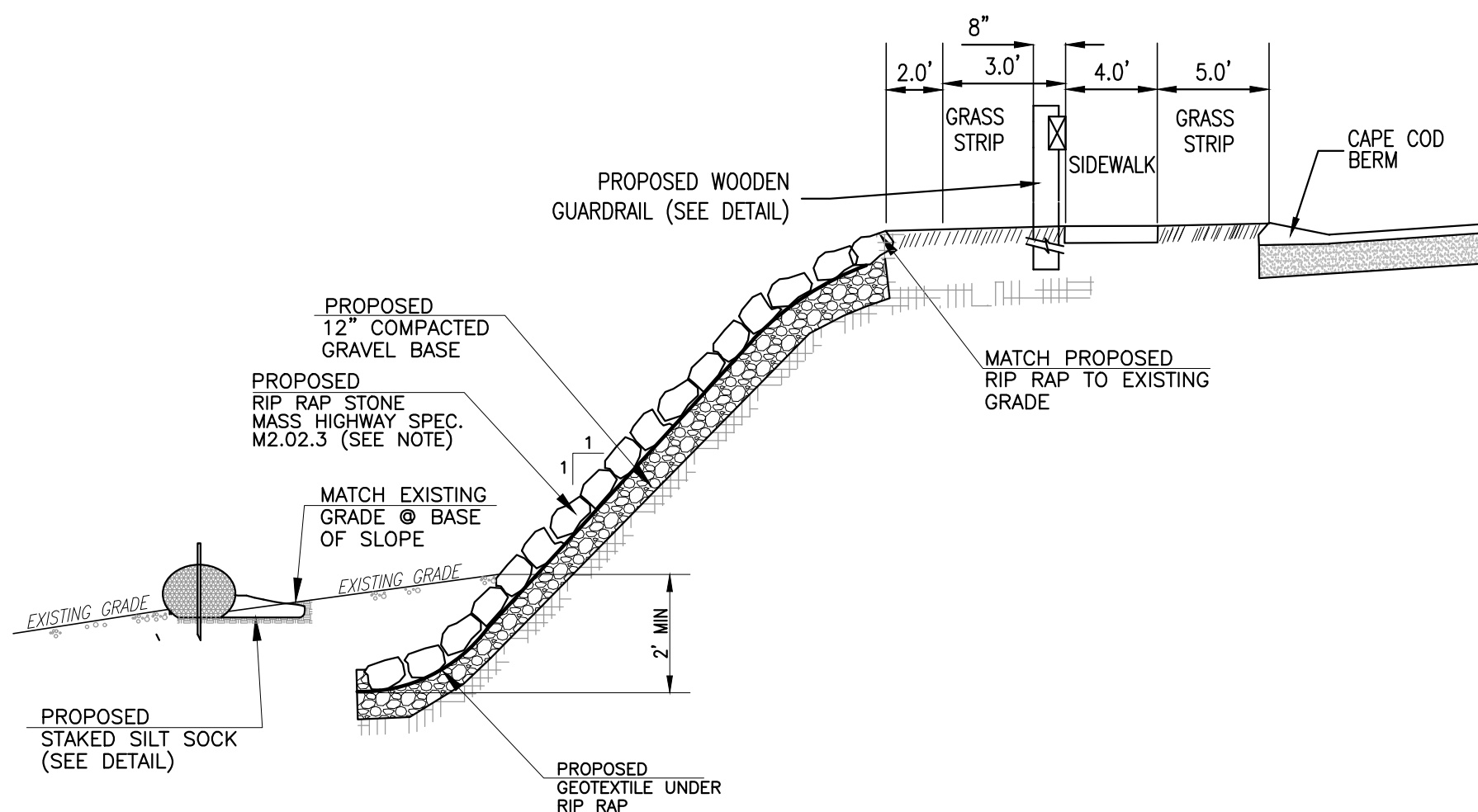
TOWN CLERK, TOWN OF PEMBROKE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



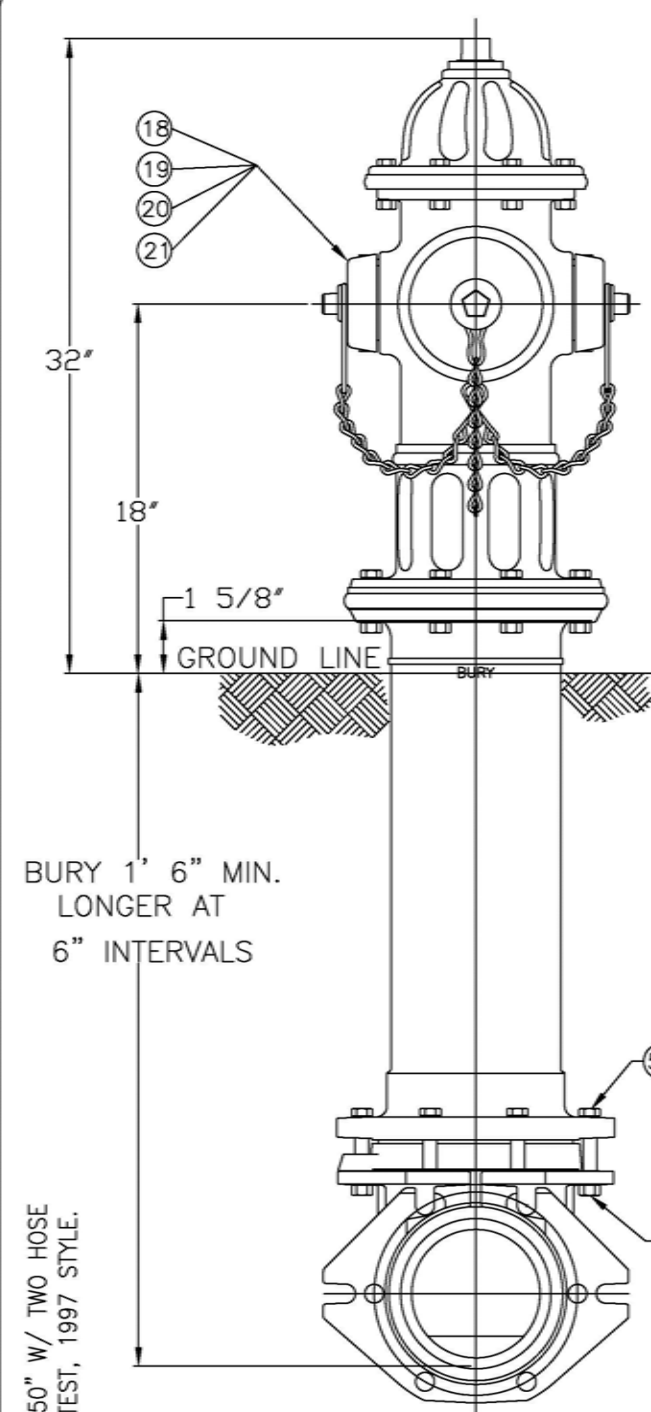
- GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
- CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

TYPICAL WATER TRENCH DETAIL
NOT TO SCALE



NOTE:
M2.02 EACH STONE SHALL WEIGH NOT LESS THAN 50 POUNDS, NOT MORE THAN 125 POUNDS & AT LEAST 75% OF VOLUME SHALL CONSIST OF STONES WEIGHING NOT LESS THAN 75 POUNDS EACH (OR APPROVED EQUAL). THE REMAINDER OF THE STONES SHALL BE SO GRADED THAT WHEN PLACED WITH THE LONGER STONES THE ENTIRE MASS WILL BE COMPACT.

RIP RAP SLOPE
NOT TO SCALE

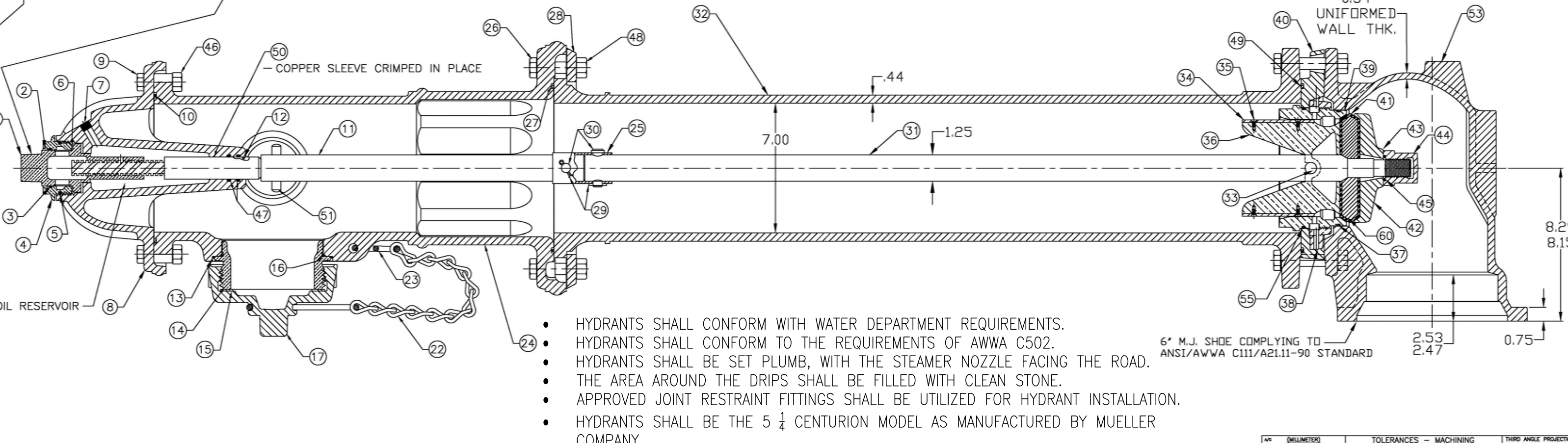


4. 1/2\"/>

DWG. FH 439

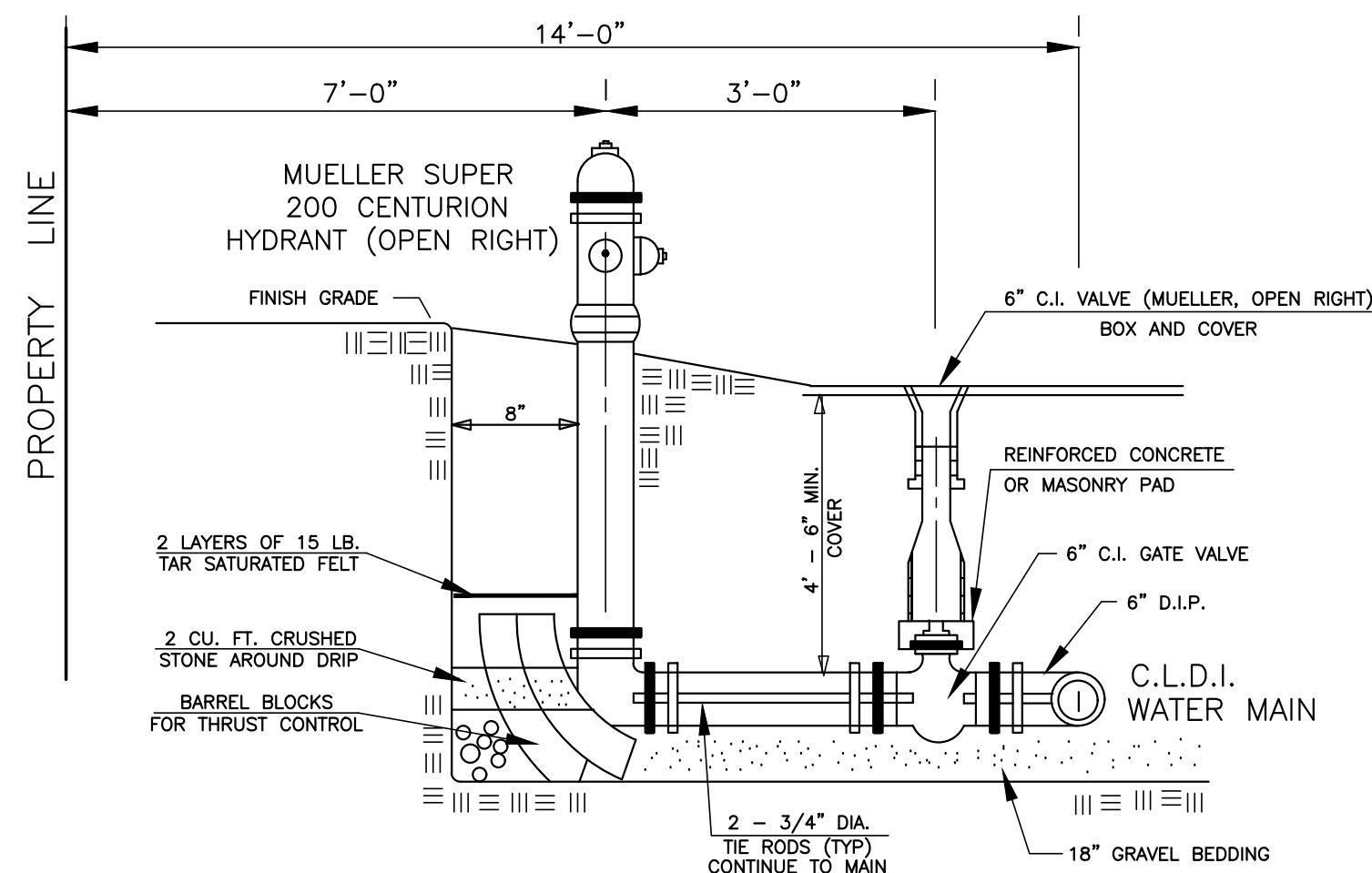
ITEM	PART NUMBER	DESCRIPTION	REQD	MATERIAL	SPEC	ALLOY
1	146440	OPERATING NUT	1	BRONZE	ASTM B-584	ALLOY 844
2	197899	WIPER RING	1	RUBBER	ASTM D-2000	EPDM
3	194898	HOLD DOWN NUT O-RING	1	RUBBER	ASTM D-2000	BUNA N
4	241175	HOLD DOWN NUT	1	BRONZE	ASTM B-584	ALLOY 844
5	142779	BONNET O-RING	1	RUBBER	ASTM D-2000	BUNA N
6	290609	NEEDLE BEARING	1			
7	194932	OIL FILLER PLUG	1	BRASS	ASTM B-16	ALLOY 360
8	145703	BONNET	1	CAST IRON	ASTM A-126	CLASS B
9	290605	HEX BOLT 1/2x2.250 LG.	8	STEEL	SAE J429	ZINCPLATED, GRADE 5
10	190348	TOP UPPER BARREL O-RING	1	RUBBER	ASTM D-2000	BUNA N
11	184092	UPPER STEM	1	CARBON STEEL	ASTM A-576	GR 1144T
12	194861	STEM O-RING	1	RUBBER	ASTM D-2000	BUNA N
13	143137	NOZZLE LOCK	3	STAINLESS STEEL	ASTM A-276	305 OR 410
14	143124-40560	PUMPER NOZZLE	1	BRASS	ASTM B-584	C89833
15	290273	PUMPER NOZZLE CAP GASKET	1	RUBBER	ASTM D-2000	NEOPRENE
16	142781	PUMPER NOZZLE O-RING	1	RUBBER	ASTM D-2000	BUNA N
17	143681	PUMPER NOZZLE CAP	1	CAST IRON	ASTM A-126	CLASS B
18	143116-75298	HOSE NOZZLE	2	BRASS	ASTM B-584	C89833
19	290272	HOSE NOZZLE CAP GASKET	2	RUBBER	ASTM D-2000	NEOPRENE
20	158661-75298	HOSE NOZZLE O-RING	2	RUBBER	ASTM D-2000	BUNA N
21	142847	HOSE NOZZLE CAP	2	CAST IRON	ASTM A-126	CLASS B
22	142987	CAP CHAIN	3	STEEL		ELECTRO GALV.
23	147738	CHAIN HOOK	1	STEEL		ELECTRO GALV.
24	241174	UPPER BARREL	1	CAST IRON	ASTM A-126	CLASS B
25	190350	SAFETY STEM COUPLING	1	STAINLESS STEEL	ASTM A-890	1.5% SILICON MAX.
26	290606	SAFETY FLANGE BOLT 5/8x3.00	8	STEEL	SAE J429	ZINCPLATED, GRADE 5
27	190349	BOTTOM UPPER BARREL O-RING	1	RUBBER	ASTM D-2000	BUNA N
28	290265-1	SAFETY FLANGE	1	CAST IRON	ASTM A-126	CLASS B
29	195235	COTTER PIN	2	STAINLESS STEEL	ASTM A-276	302
30	195234	CLEVIS PIN	2	STAINLESS STEEL	ASTM A-276	305
31	184063	LOWER STEM	1	CARBON STEEL	ASTM A-576	GRADE 1144T
32	148658	LOWER BARREL	1	CAST IRON	ASTM A-126	CLASS B
33	195347	STEM PIN	1	STAINLESS STEEL	ASTM A-276	302

OPEN LEFT APPROXIMATELY 17 1/4 TURNS TO OPEN.
OP. NUT DIMENSIONS PER CUSTOMER SPECS.
STANDARD 1-1/2 PENT.



- HYDRANTS SHALL CONFORM WITH WATER DEPARTMENT REQUIREMENTS.
- HYDRANTS SHALL CONFORM TO THE REQUIREMENTS OF AWWA C502.
- HYDRANTS SHALL BE SET PLUMB, WITH THE STEAMER NOZZLE FACING THE ROAD.
- THE AREA AROUND THE DRIPS SHALL BE FILLED WITH CLEAN STONE.
- APPROVED JOINT RESTRAINT FITTINGS SHALL BE UTILIZED FOR HYDRANT INSTALLATION.
- HYDRANTS SHALL BE THE 5 1/4 CENTURION MODEL AS MANUFACTURED BY MUELLER COMPANY.

DETAIL - HYDRANT
(NOT TO SCALE)



HYDRANT DETAIL
(NOT TO SCALE)

- HYDRANTS SHALL CONFORM WITH WATER DEPARTMENT REQUIREMENTS.
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- HYDRANTS SHALL BE THE 5 1/4 CENTURION MODEL AS MANUFACTURED BY MUELLER COMPANY.

ITEM	PART NUMBER	DESCRIPTION	REQD	MATERIAL	SPEC.	ALLOY
34	142811	DRAIN VALVE FACING	2	HD POLYETHYLENE		LS 5660-00
35	142812	DRAIN VALVE FACING SCREW	4	STAINLESS STEEL	ASTM A-276	302
36	148733	UPPER VALVE PLATE	1	BRASS	ASTM B-584	C89833
37	142893	BOTTOM SEAT O-RING	1	RUBBER	ASTM D-2000	BUNA N
38	142804	DRAIN RING	1	BRONZE	ASTM B-584	ALLOY 844
39	142764	SEAT RING	1	BRASS	ASTM B-584	C89833
40	148584	DRAIN RING HOUSING	1	CAST IRON	ASTM A-126	CLASS B
41	290615	MAIN VALVE	1	RUBBER	ASTM D-2000	NATURAL
42	190356-1	LOWER VALVE PLATE	1	CAST IRON	ASTM A-126	CLASS B
43	142845	LOCK WASHER	1	STAINLESS STEEL	ASTM A-276	302
44	142771	VALVE NUT	1	CAST IRON	ASTM A-126	CLASS B
45	195547	VALVE NUT SEAL	1	RUBBER		NITRILE
46	290611	HEX NUT 1/2"	8	STEEL	SAE J429	ZINCPLATED, GRADE 5
47	194514	STEM O-RING	2	RUBBER	ASTM D-2000	BUNA N
48	290612	SAFETY FLANGE NUT 5/8"	8	STEEL	SAE J429	ZINCPLATED, GRADE 5
49	190349	DRAIN RING HOUSING O-RING	1	RUBBER	ASTM D-2000	BUNA N
50	142770	SLEEVE	1	COPPER	ASTM B-75	ALLOY 122
51	195347	UPPER STEM PIN	1	STAINLESS STEEL	ASTM A-276	302
52	290607	HEX BOLT 3/4x4.50	6	STEEL	SAE J429	ZINCPLATED, GRADE 5
53	148727	SHOE	1	DUCTILE IRON	ASTM A536	65-45-12
54	155016-1	PIPE GLAND	1	CAST IRON	ASTM A-126	CLASS B
55	195083	TOP SEAT O-RING	1	RUBBER	ASTM D-2000	BUNA N
56	290613	HEX NUT 3/4"	6	STEEL	SAE J429	ZINCPLATED, GRADE 5
57	194533	MECH. JOINT GASKET	1	RUBBER	ASTM D-2000	NATURAL
58	194541	T-HEAD BOLT 3/4x3.50	6	STEEL	ASTM A-242	TYPE 1
59	195327	HEX NUT 3/4"	6	STEEL	ASTM A-242	TYPE 1
60	290615-1	MAIN VALVE INSERT	1	CAST IRON	ASTM A-126	CLASS B

* NOT SHOWN

SEE CAT. RECORD FOR RESPECTIVE PARTS OR SUB. ASS'YS

NOTE: SIZE AND STYLE OF OPERATING NUT, SHOE SIZE, AND THREADING OF NOZZLES IS PER CUSTOMER SPECS.

NO.	REVISION	DATE	BY	CHKD.	APP'D.
1	1/29/20	2/6/20	DEP	COMMENTS	REVIEW COMMENTS

FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

APPROVED CONDITIONALLY SUBJECT TO THE COMPLETION OF ALL REQUIRED GROUNDWORK AS SHOWN ON THESE PLANS AND AS SET FORTH IN THE COVENANT.

DATE APPROVED: _____

DATE SIGNED: _____

THIS APPROVAL IS SUBJECT TO A COVENANT DULY EXECUTED DATED THE _____ DAY OF _____, 2020, RUNNING WITH THE LAND TO BE DULY RECORDED BY OR FOR THE OWNER OF THE RECORD.

THIS PLAN IS SUBJECT TO ALL CONDITIONS OF THE PEMBROKE PLANNING BOARD CERTIFICATE OF ACTION DATED _____ FILED WITH THE PEMBROKE TOWN CLERK ON _____ AND HEREWITH RECORDED AS PART OF THIS PLAN.

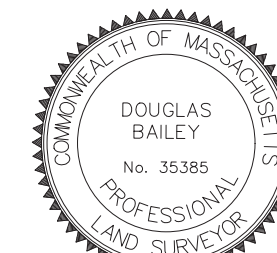
PEMBROKE TOWN CLERK

I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

DATE: _____

TOWN CLERK, TOWN OF PEMBROKE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
2/7/20
DATE

DEFINITIVE SUBDIVISION PLAN OLD CART PATH LANE EXT. (70 OLD CART PATH LANE) PEMBROKE, MASSACHUSETTS

PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346



Grady Consulting, L.L.C.

Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS