

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.

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

MOUNTAIN AVENUE
(PUBLIC - 45 FT WIDE COUNTY LAYOUT DECREE NO. 879)

ASSESSORS PARCEL D8-42
#155 MOUNTAIN AVENUE
N/F DONALD R. BRYANT
REVOCABLE TRUST
DEED BOOK 45775 PAGE 231

ASSESSORS PARCEL D8-43
#163 MOUNTAIN AVENUE
N/F ANTHONY J. TROTTA III
& JANE E. TROTTA
DEED BOOK 38956 PAGE 271

ASSESSORS PARCEL D8-44
#169 MOUNTAIN AVENUE
N/F STEPHEN P. & ROBYN BABINO
DEED BOOK 9319 PAGE 211

ASSESSORS PARCEL D8-12
#179 MOUNTAIN AVENUE
N/F CHRISTOPHER CONRANCE
DEED BOOK 44261 PAGE 314

ASSESSORS PARCEL E8-17F
#211 ORCHARD DRIVE
N/F PHILIP F. & KATHERINE A. CARUSO
DEED BOOK 4420 PAGE 281

ASSESSORS PARCEL D8-66
#57 ORCHARD DRIVE
N/F WALTER J. & JUDITH E. DENNIS
DEED BOOK 5072 PAGE 441

ASSESSORS PARCEL D8-67
#45 ORCHARD DRIVE
N/F JAMES M. & TRACEY A. CARTER
DEED BOOK 4181 PAGE 62

OLD CART PATH LANE
(PUBLIC - 40 FT WIDE)

ASSESSORS PARCEL D8-68
#62 OLD CART PATH LANE
N/F ROBERT W. HARNAS
DEED BOOK 45564 PAGE 22

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

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 _____ 2018, 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.

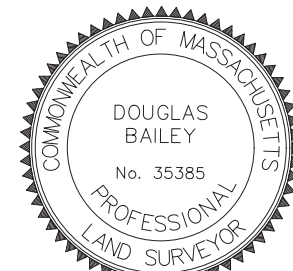
PEMBROKE TOWN CLERK

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DATE: _____

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

1/29/20
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

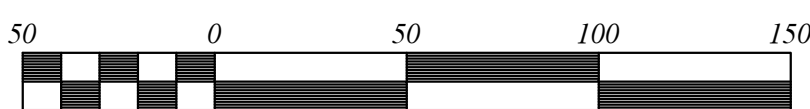


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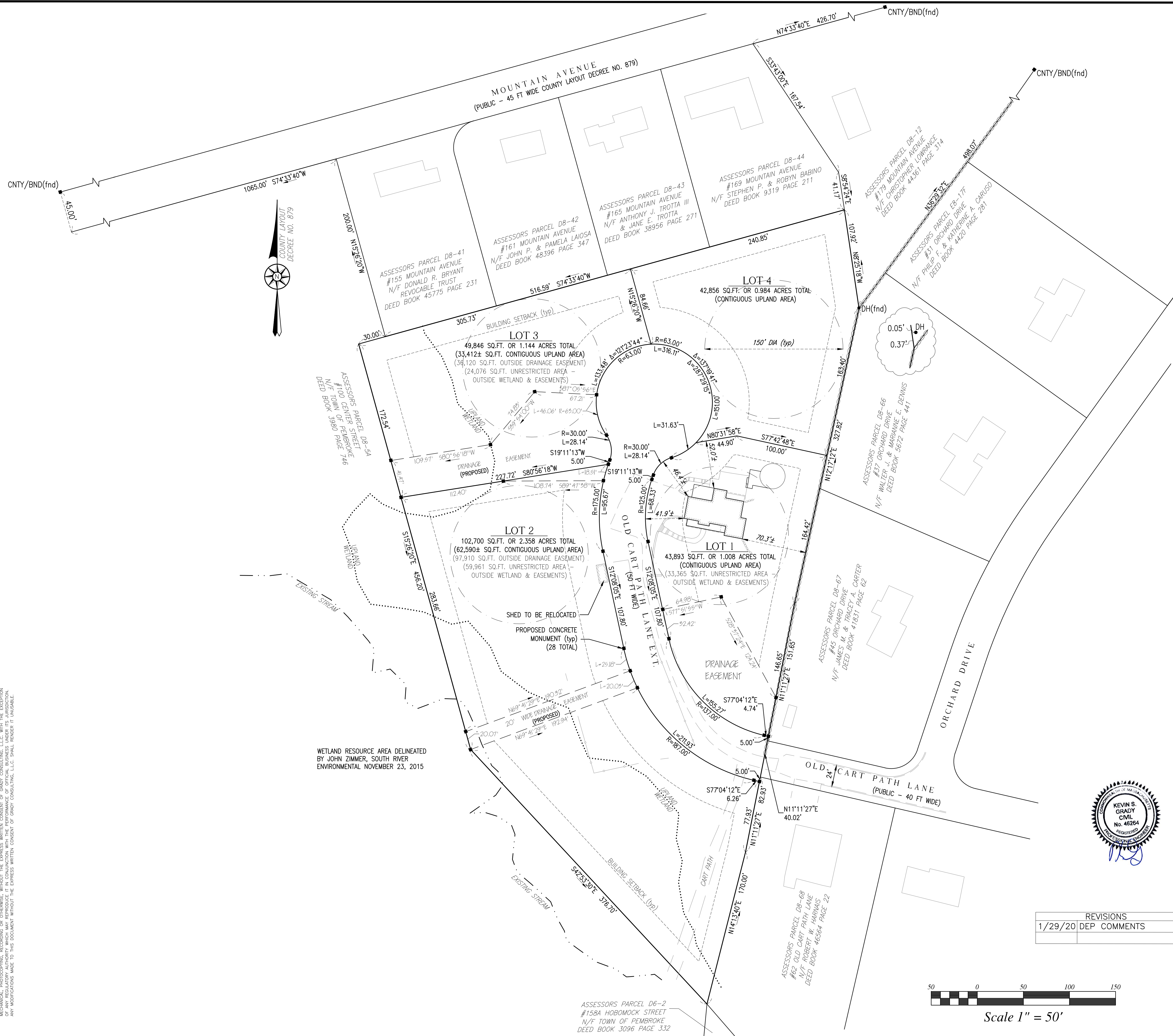


REVISIONS	
1/29/20	DEP COMMENTS



Scale 1" = 50'

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Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385 1/29/20
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
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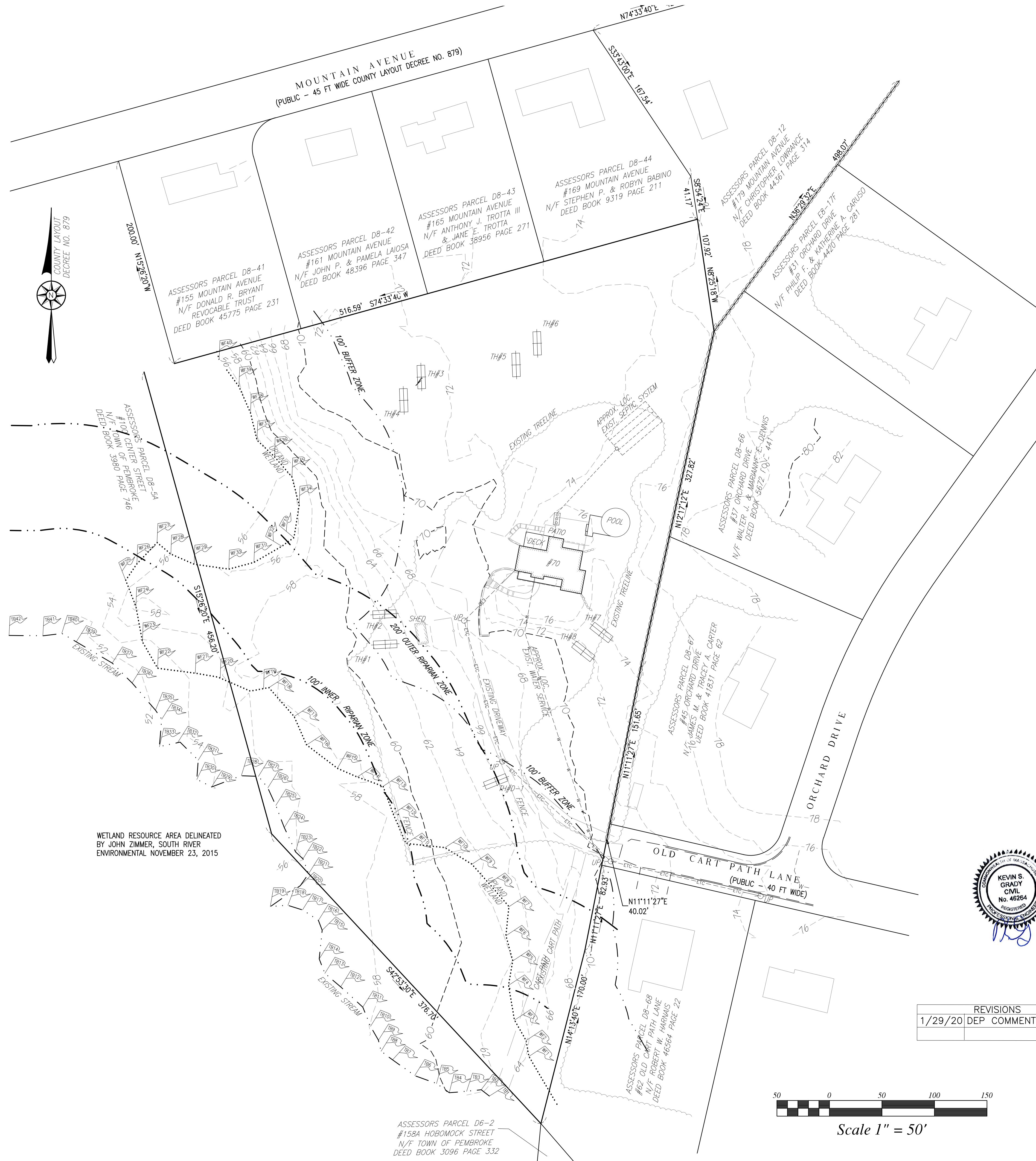
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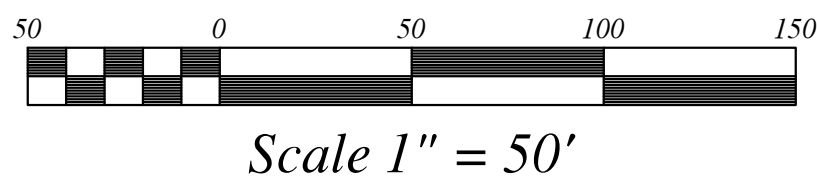
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WETLAND RESOURCE AREA DELINEATED
BY JOHN ZIMMER, SOUTH RIVER
ENVIRONMENTAL NOVEMBER 23, 2015

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

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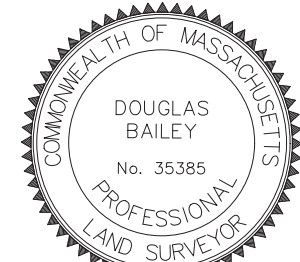
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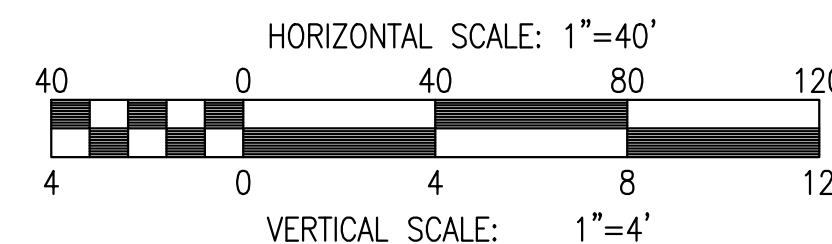
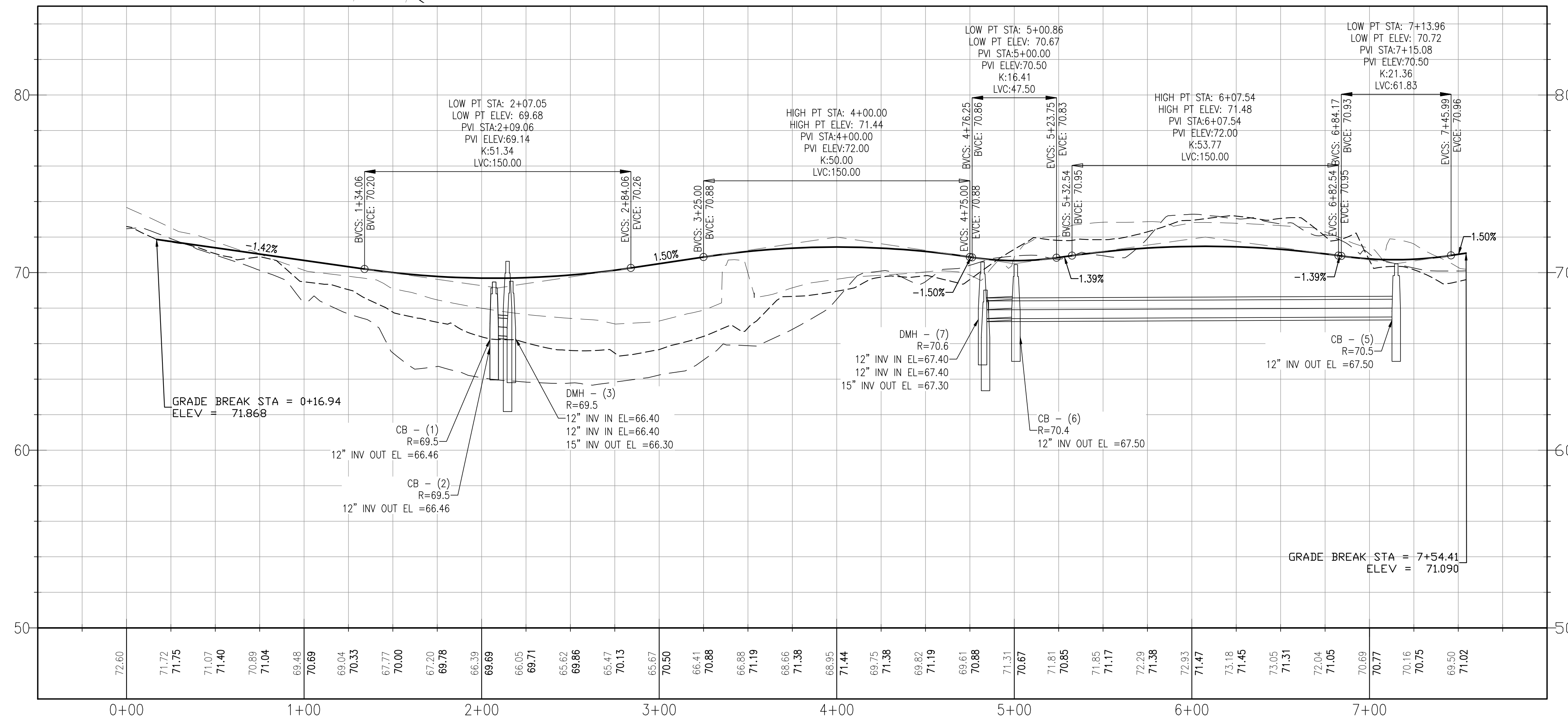
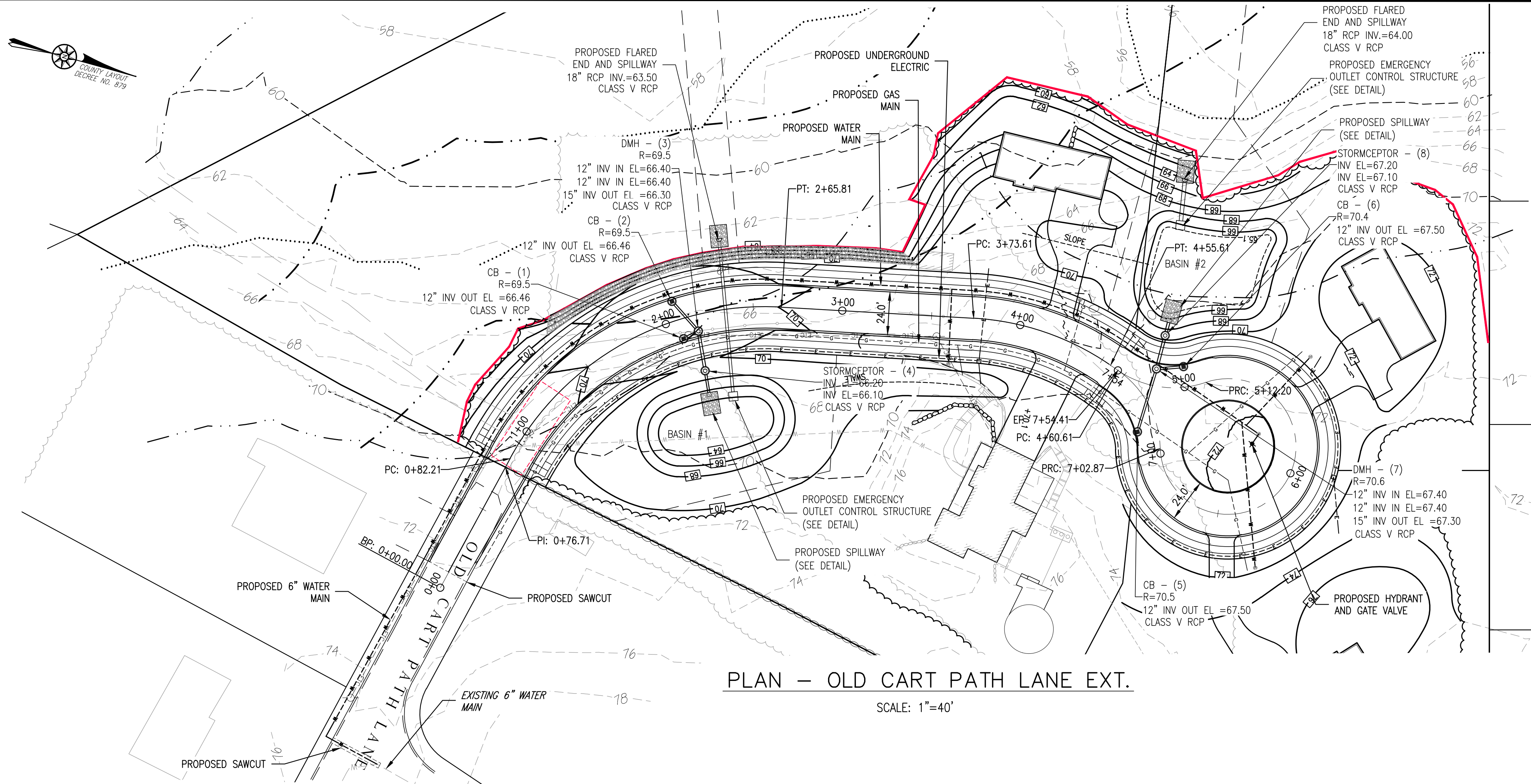
OLD CART PATH LANE EXT. (70 OLD CART PATH LANE) PEMBROKE, MASSACHUSETTS

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

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

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*Civil Engineers, Land Surveyors &
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71 Evergreen Street, Suite 1, Kingston, MA 02364
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EXISTING CONDITIONS



REVISIONS	DEP COMMENTS
1/29/20	

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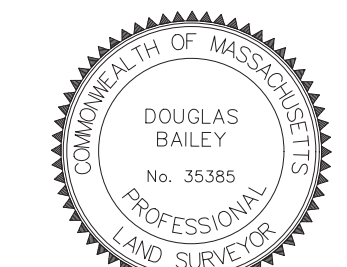
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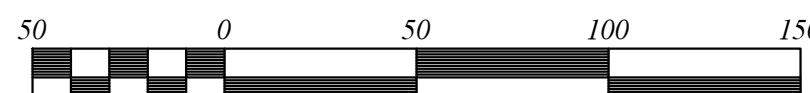


WETLAND RESOURCE AREA DELINEATED
BY JOHN ZIMMER, SOUTH RIVER
ENVIRONMENTAL NOVEMBER 23, 2015

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

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

REVISIONS	
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Scale 1" = 50'

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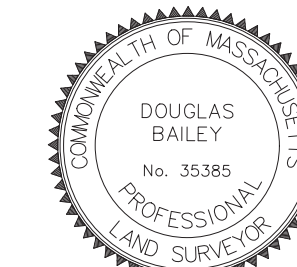
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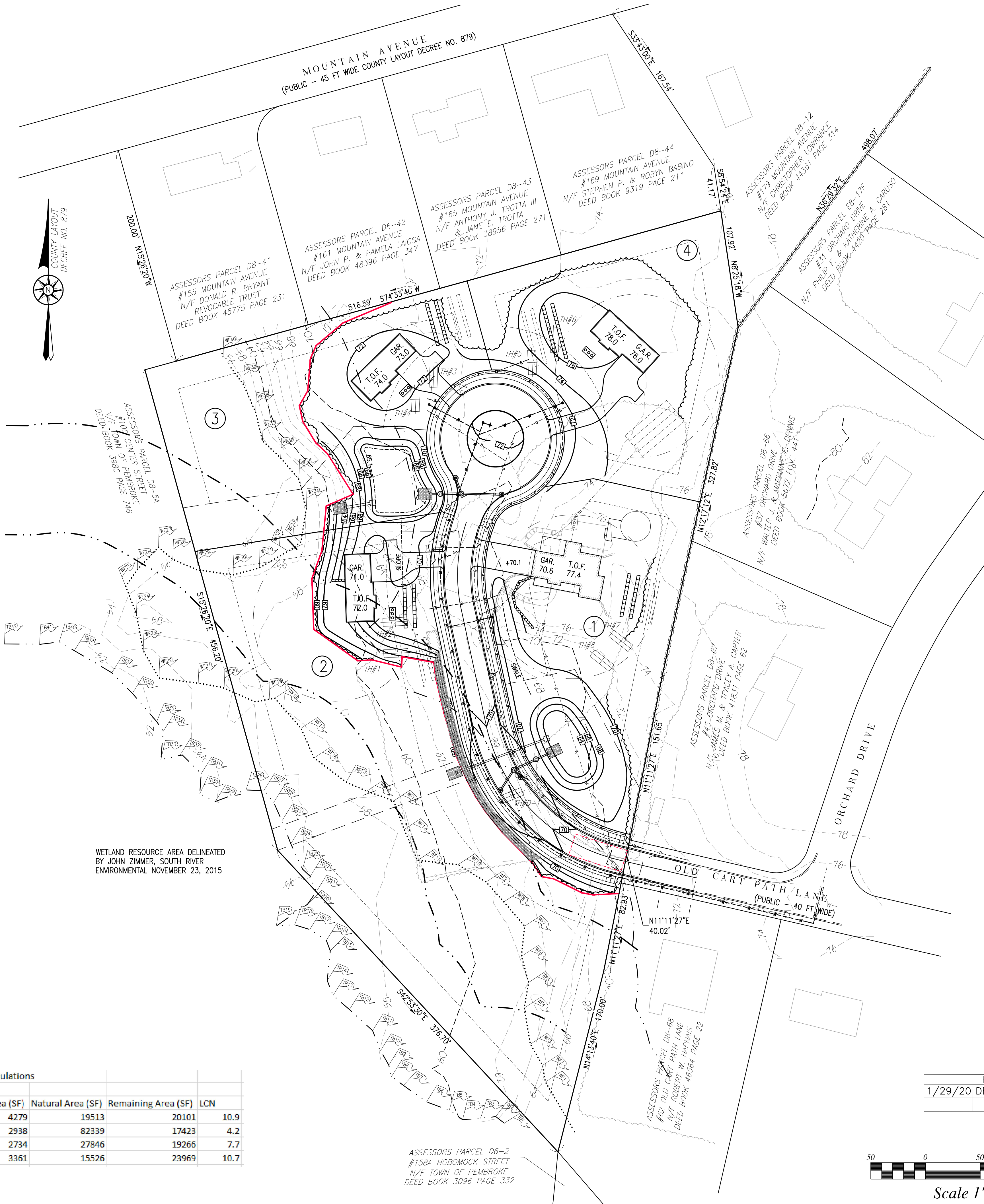
ROADWAY GRADING, EROSION
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Lot Characterization Number (LCN) Calculations					
Refer to ZBL Section V.10.					
	Lot Area (SF)	Impervious Area (SF)	Natural Area (SF)	Remaining Area (SF)	LCN
1	43893	4279	19513	20101	10.9
2	102700	2938	82339	17423	4.2
3	49846	2734	27846	19266	7.7
4	42856	3361	15526	23969	10.7

ASSESSORS PARCEL DB-2
#158A HOBMOCK STREET
N/F TOWN OF PEMBROKE
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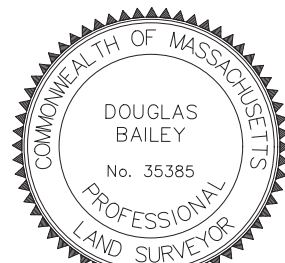
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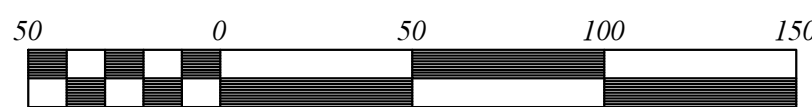
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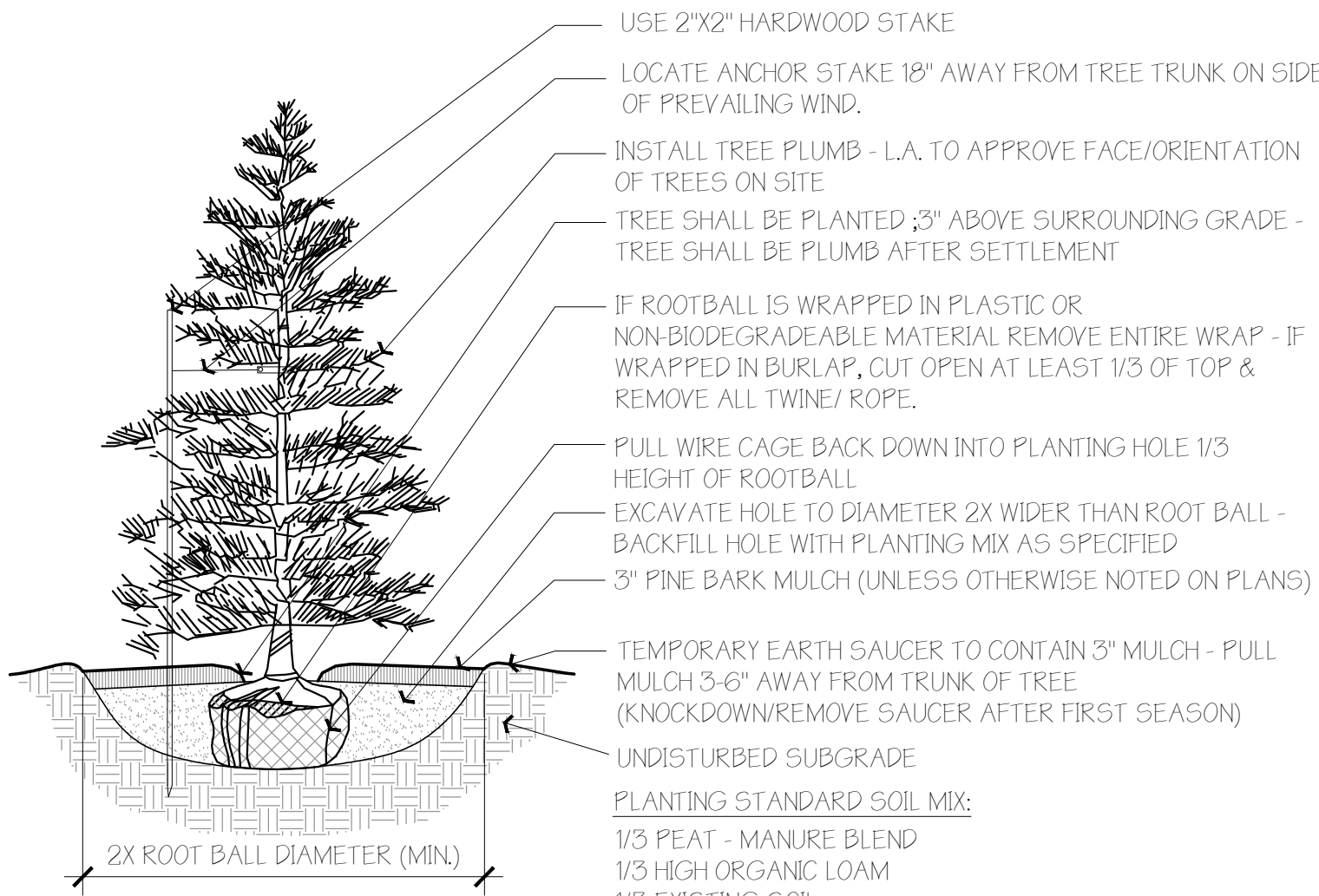
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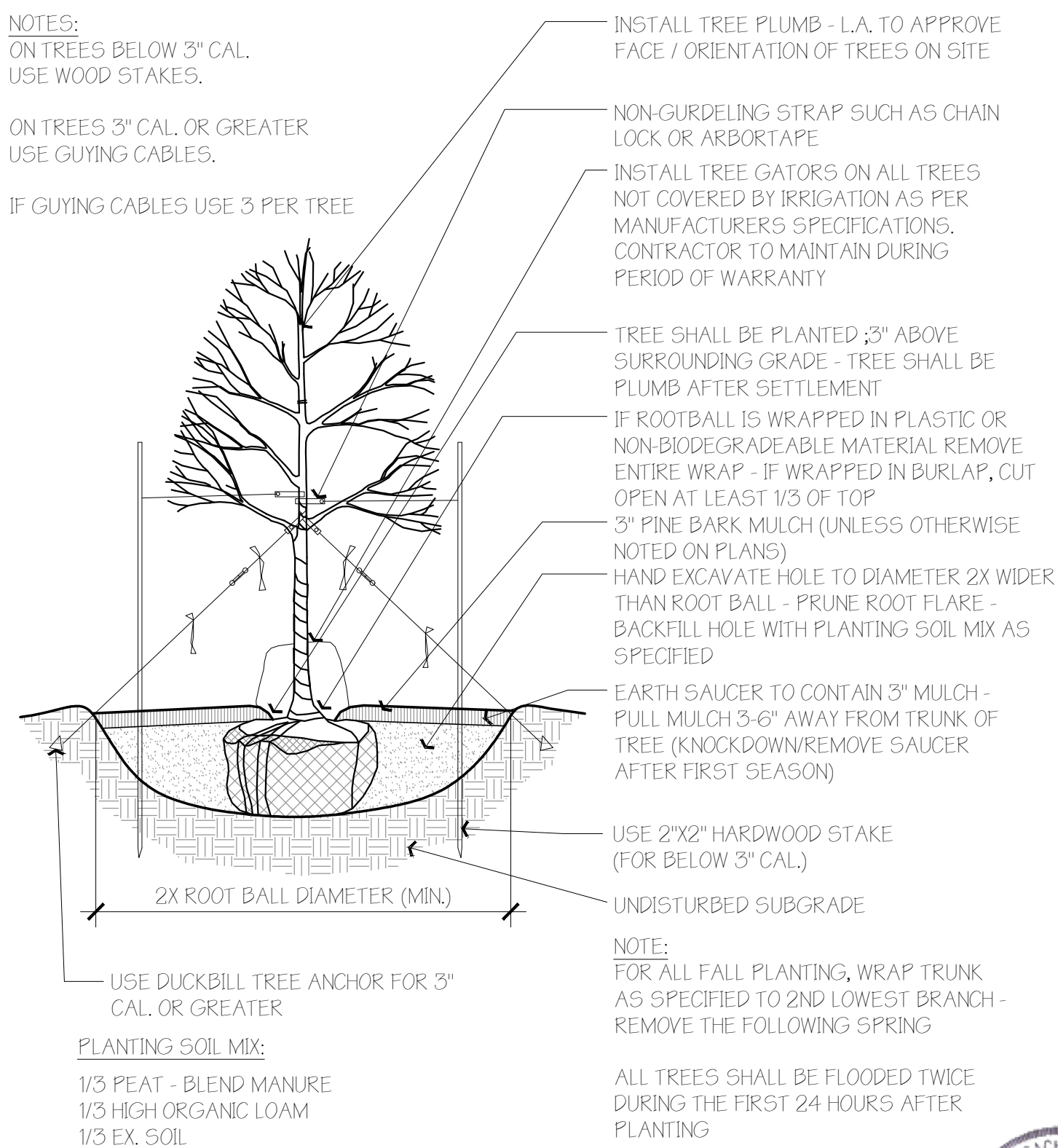


Scale 1" = 50'



2 EVERGREEN TREE DETAIL

32 9343.04-01



1 SHADE / FLOWERING TREE DETAIL

32 9343.03-01

REVISIONS	
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PLANT SCHEDULE

DECIDUOUS TREES		QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	2018-04-30 11:40 SIZE
ACE RUB	15	Acer rubrum 'Red Sunset' / Red Sunset Maple	B & B	3"	Cal	
GLE TRI	7	Gleditsia triacanthos 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.	

PLANTING NOTES

- 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 NURSERYMEN, 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).

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: _____

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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 1/29/20
DATE

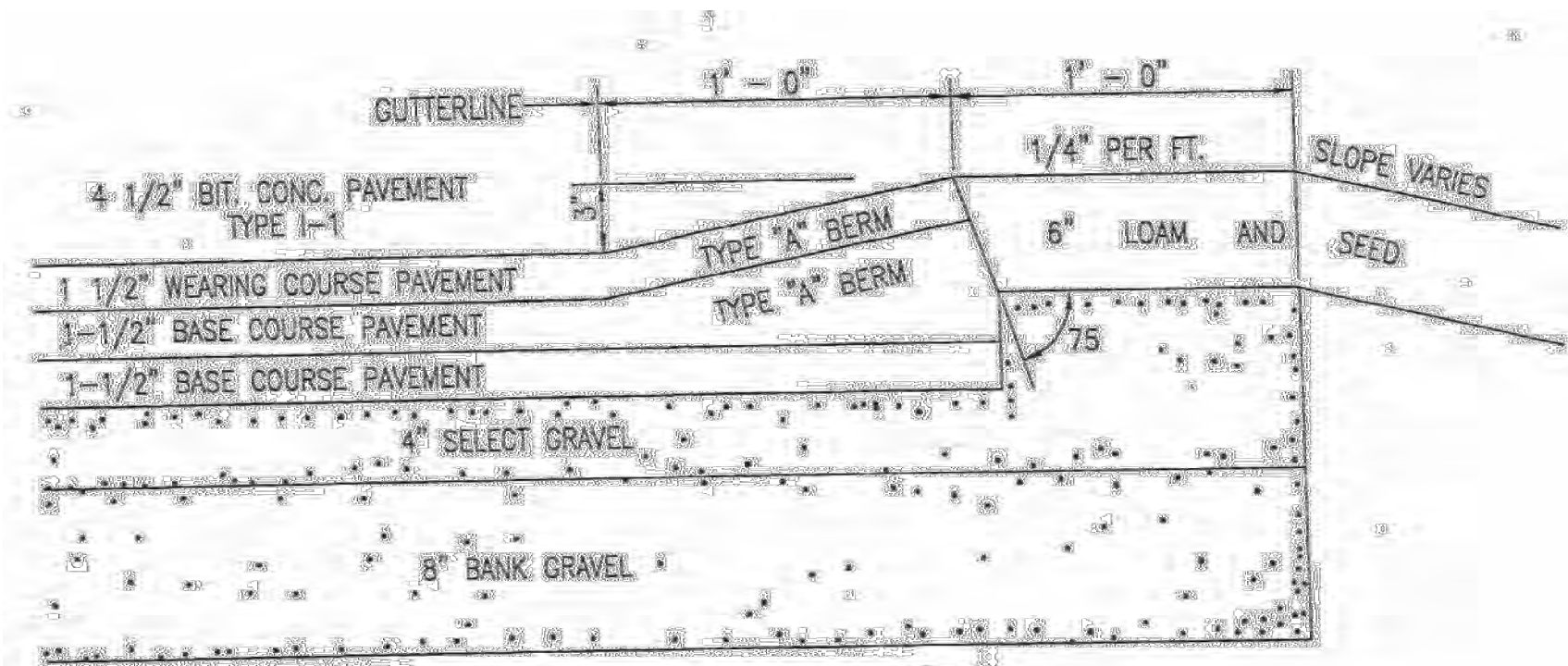
DEFINITIVE SUBDIVISION PLAN

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

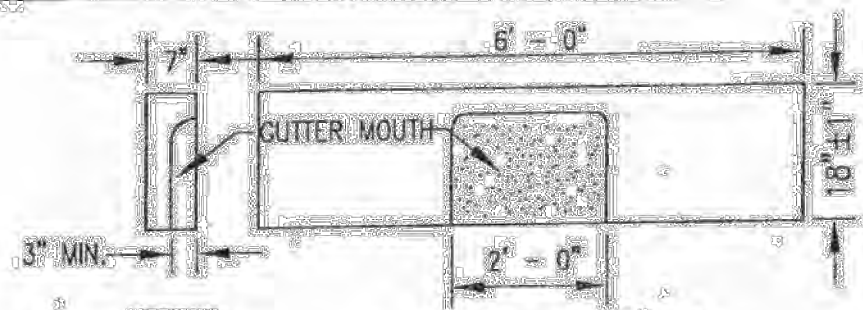
PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

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

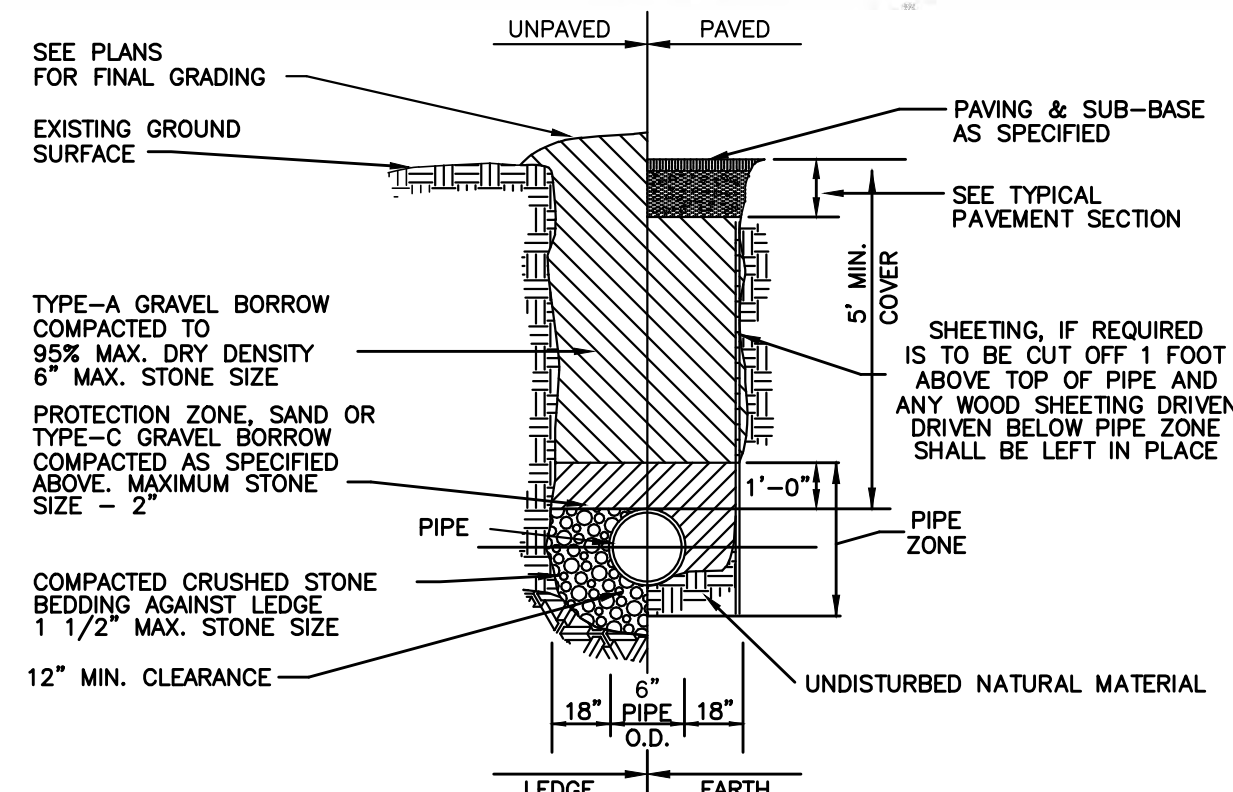
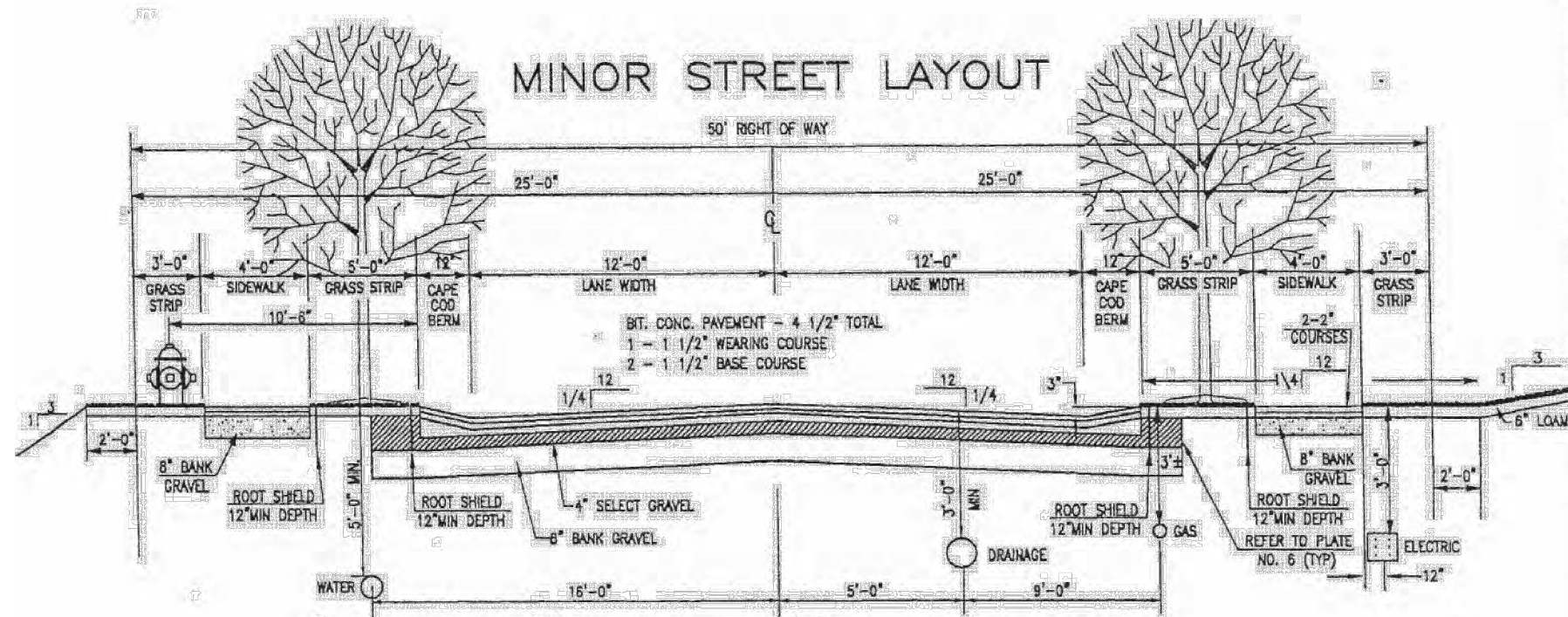
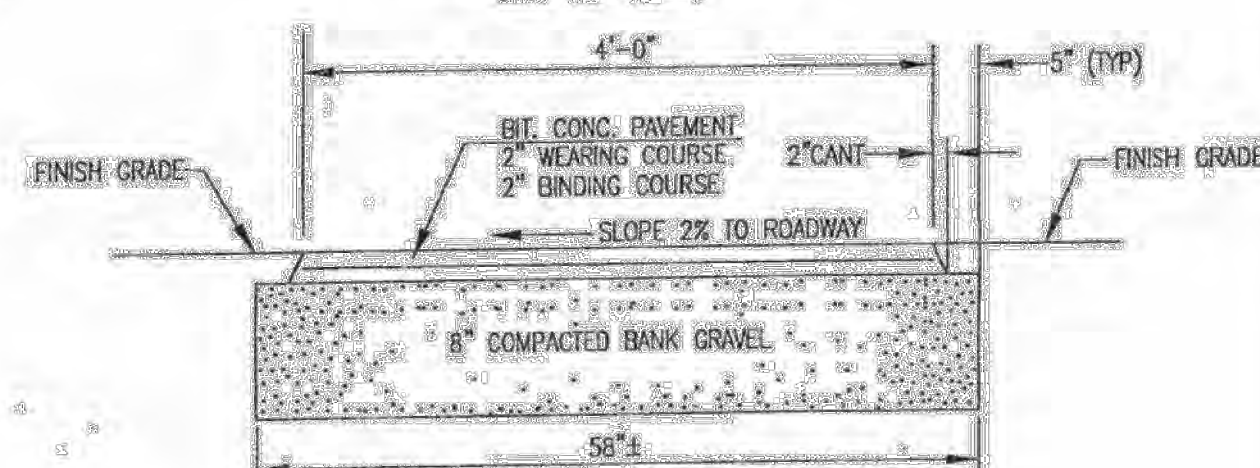
GRADY CONSULTING, L.L.C.
*Civil Engineers, Land Surveyors &
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71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



NOTE:
BITUMINOUS CONCRETE BERM SHALL BE CONSTRUCTED MONOLITHICALLY USING BOTH THE 3\"/>

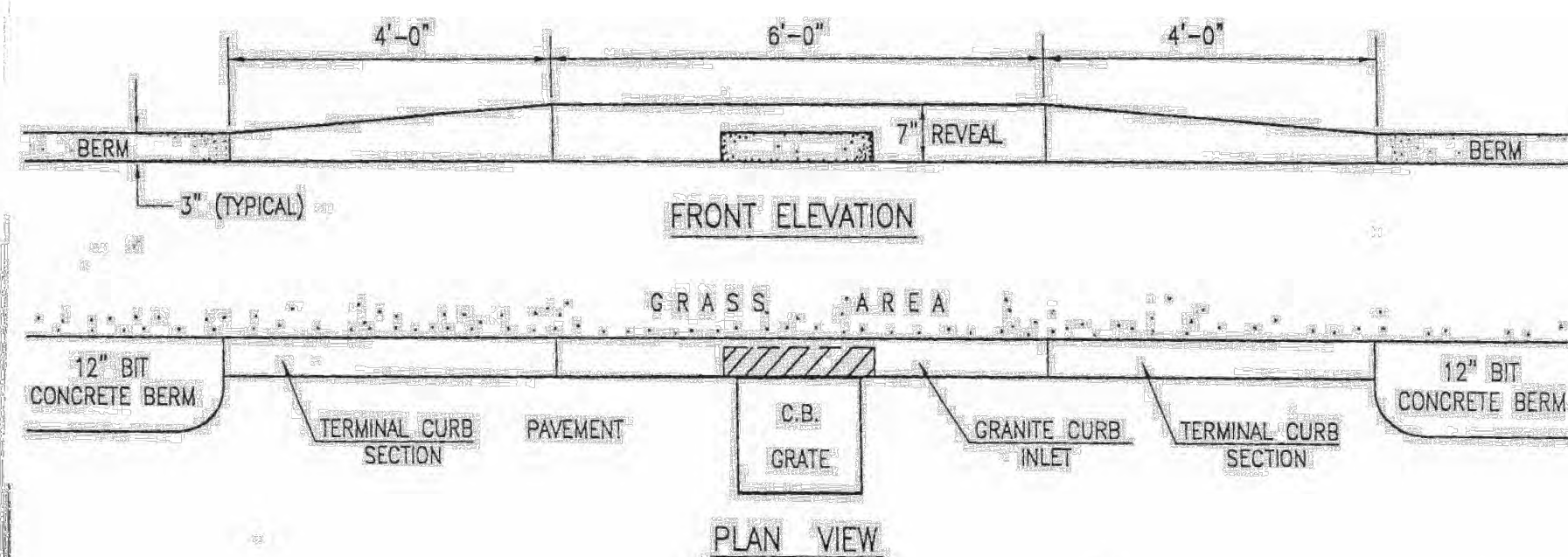
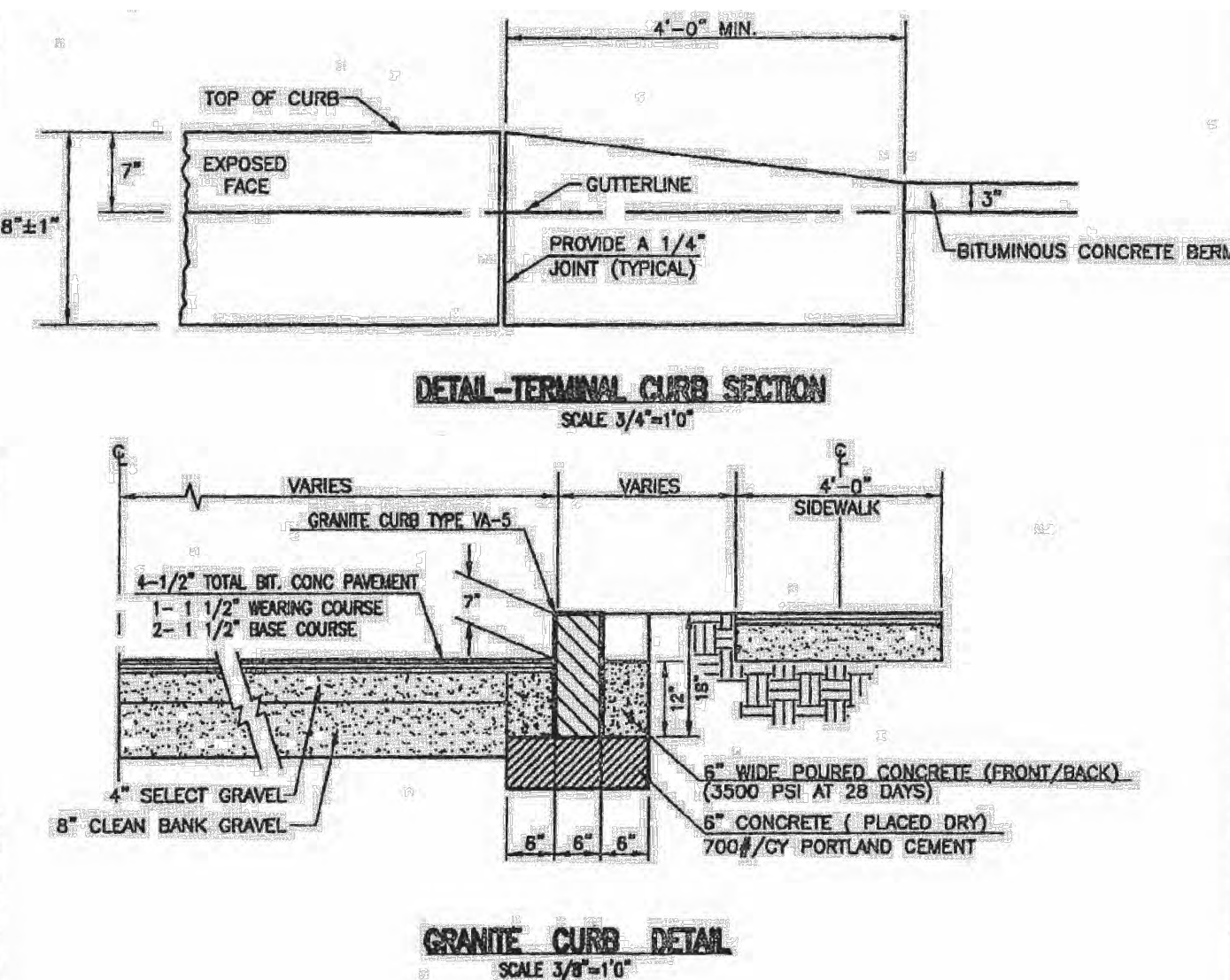


- NOTES:
1. GRANITE CURB INLETS ARE REQUIRED ON ALL CATCH BASINS
 2. PROVIDE GRANITE CURB INLETS FOR EACH NEW CATCH BASIN CONSTRUCTED PROVIDE 4\"/>

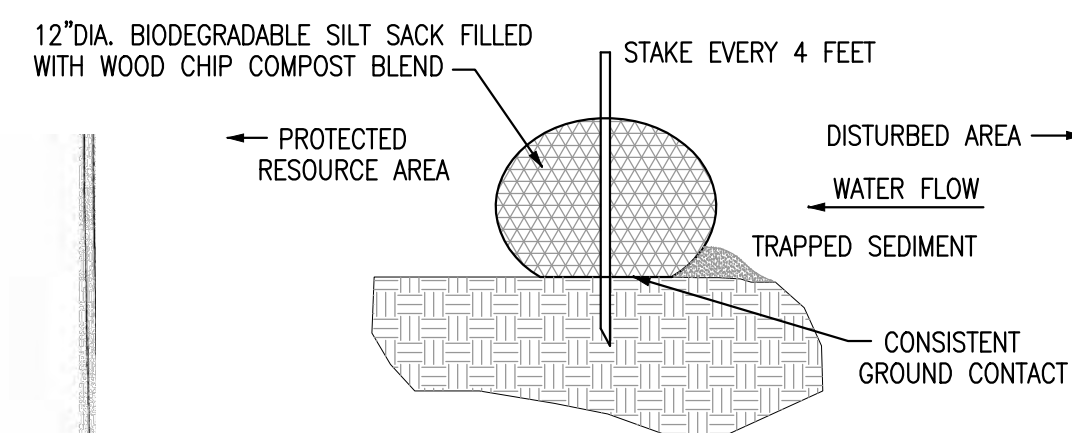


1. GRAVEL BORROW SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M1.03.0
2. CRUSHED STONE BEDDING SHALL CONFORM TO MASS HIGHWAY SPECIFICATION M2.01.1

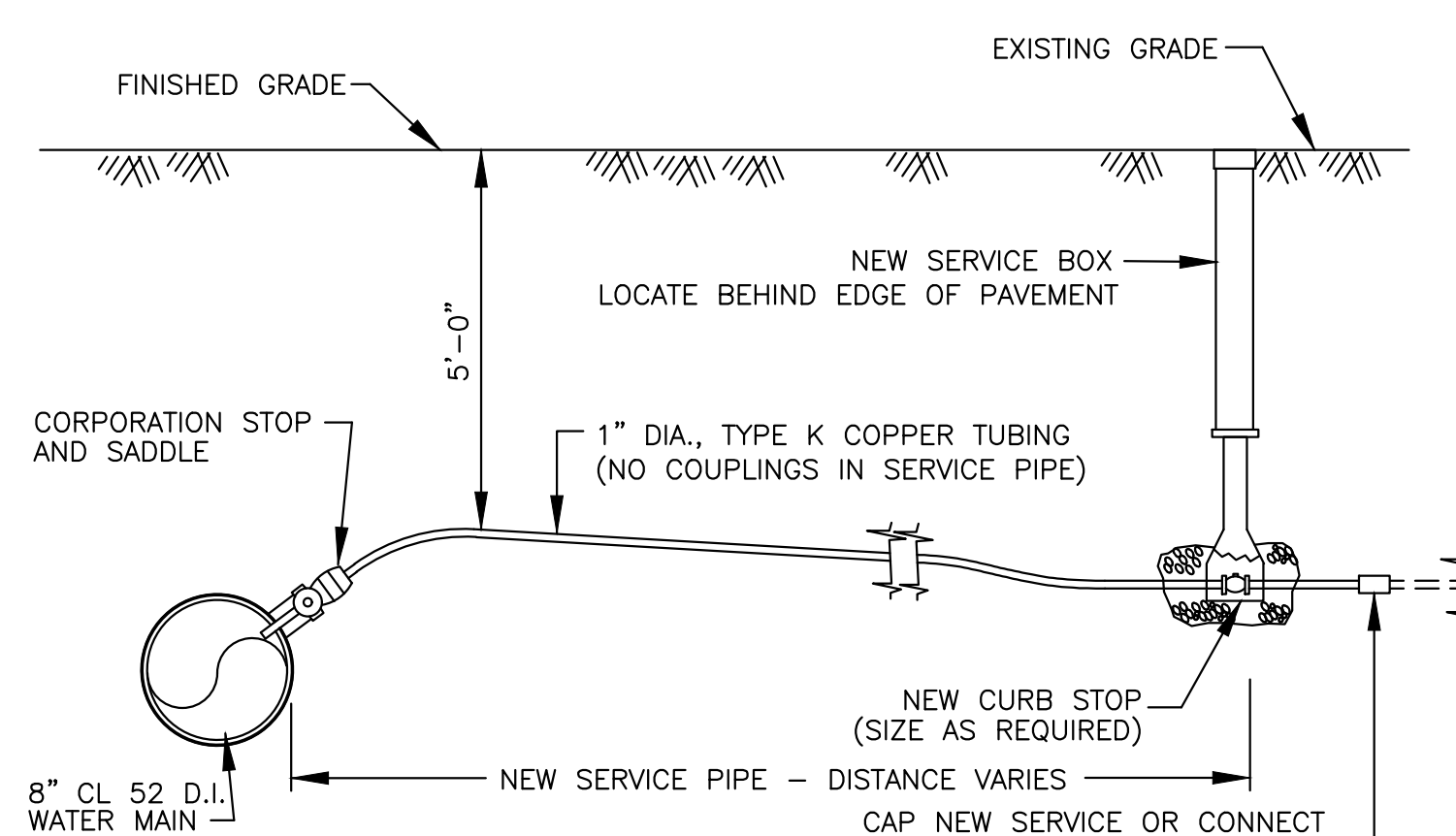
TYPICAL WATER TRENCH DETAIL
NOT TO SCALE



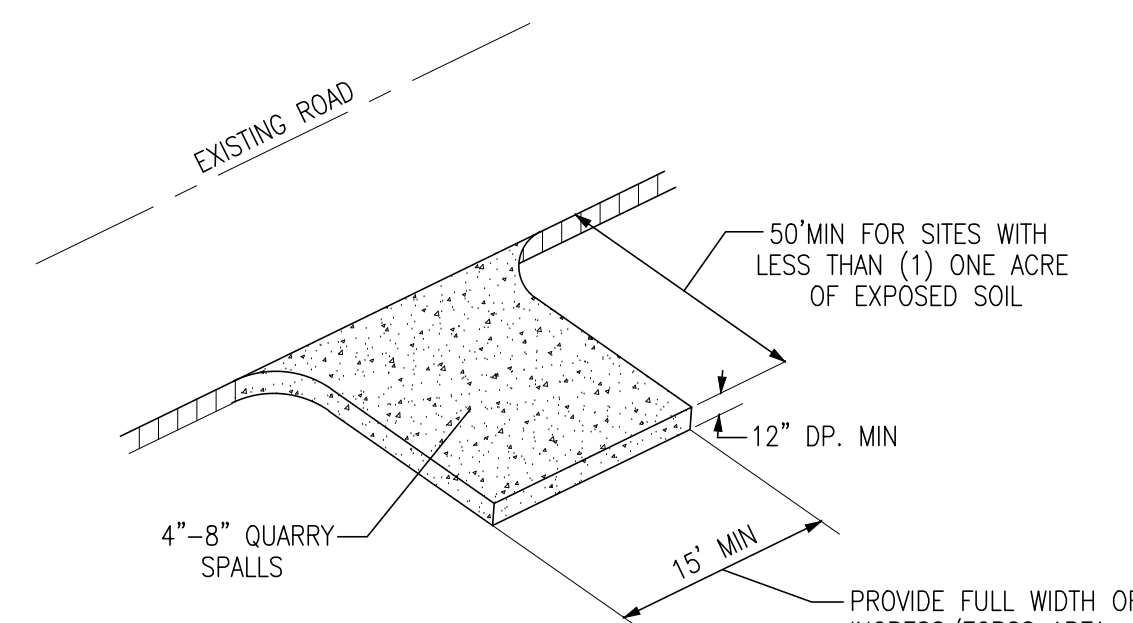
TYPICAL GRANITE CURB INLET INSTALLATION
WITH BITUMINOUS CONCRETE BERM
(NOT TO SCALE)



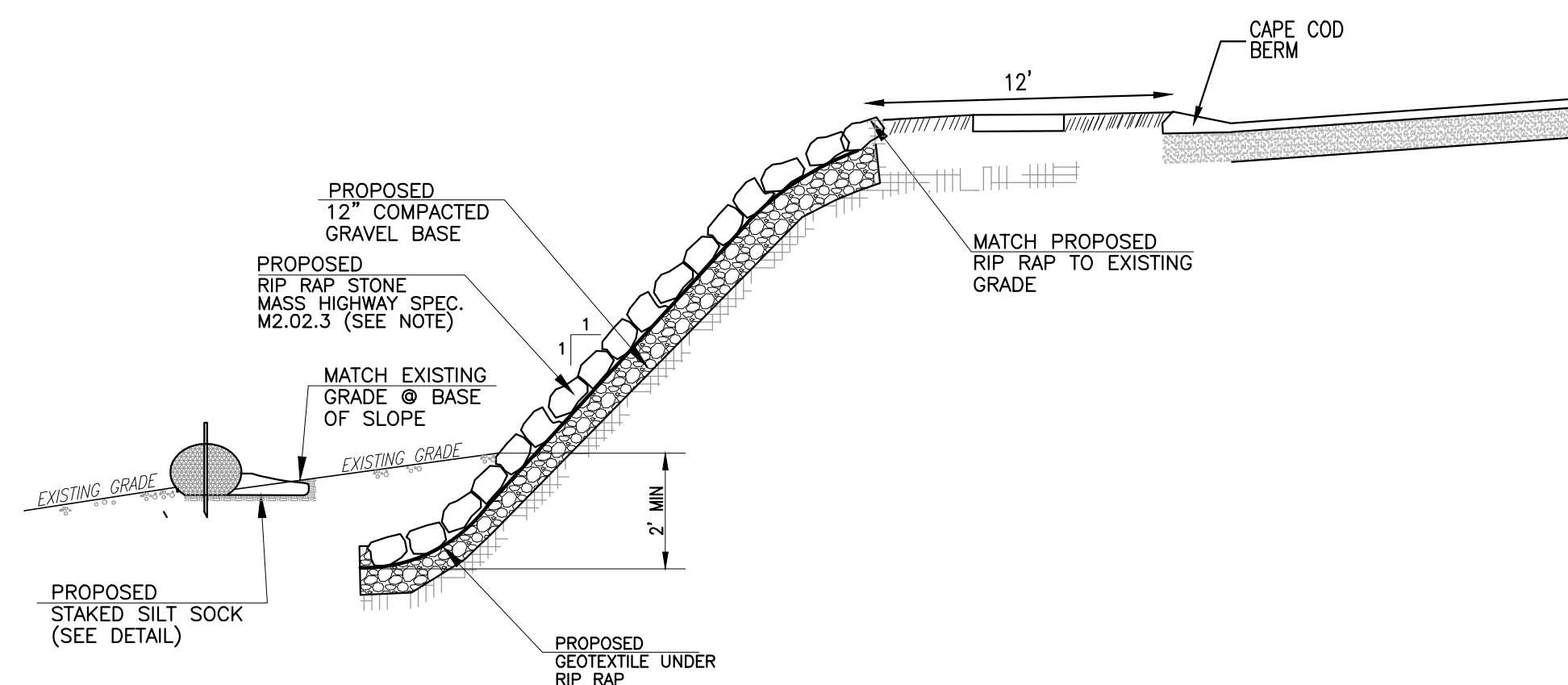
SILT SOCK DETAIL
NOT TO SCALE



TYPICAL HOUSE SERVICE CONNECTION
N.T.S.



STONE CONSTRUCTION ENTRANCE
(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



REVISIONS	
1/29/20	DEP COMMENTS

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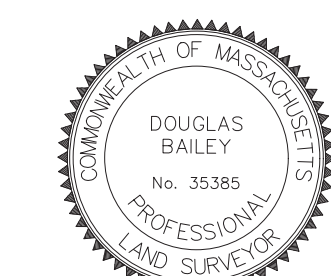
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TOWN CLERK, TOWN OF PEMBROKE

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Douglas Bailey P.L.S. #35385 1/29/20
DATE

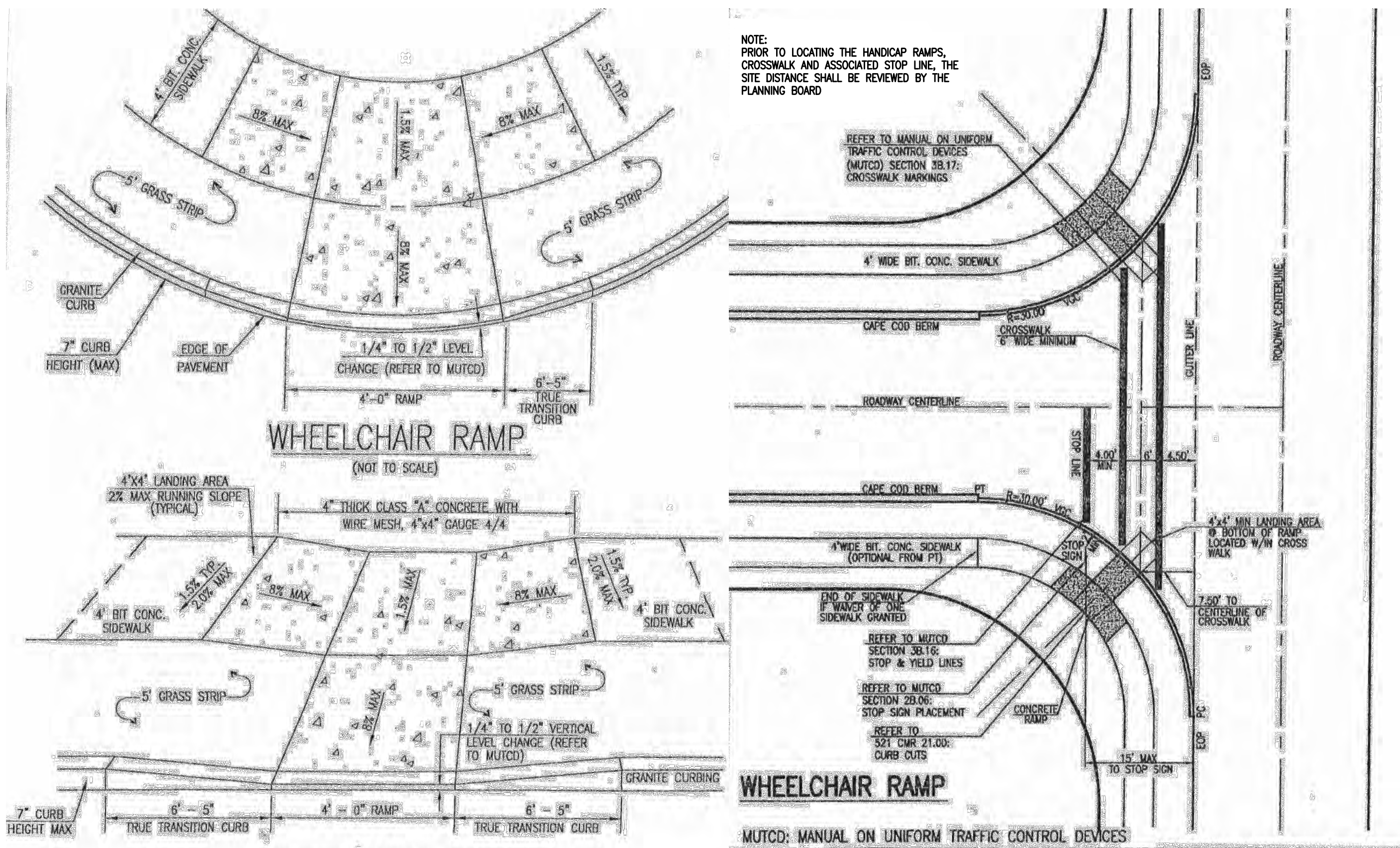
DEFINITIVE SUBDIVISION PLAN
OLD CART PATH LANE EXT.
(70 OLD CART PATH LANE)
PEMBROKE, MASSACHUSETTS

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

DETAILS



WHEELCHAIR RAMP
(NOT TO SCALE)

SOIL LOGS

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 59.83	0'-6" A LOAM 62.80	0'-6" A LOAM 69.70	0'-6" A LOAM 69.60	0'-6" A LOAM 72.60	0'-6" A LOAM 72.60	0'-6" A LOAM 73.00	0'-6" A LOAM 70.00	0'-6" A LOAM 65.30
20'-24" A LOAM 59.50	6'-24" B LOAMY SAND 61.30	6'-24" B LOAMY SAND 68.20	6'-24" B LOAMY SAND 68.10	6'-24" B LOAMY SAND 71.10	6'-24" B LOAMY SAND 71.10	6'-24" B LOAMY SAND 71.50	6'-24" B LOAMY SAND 68.50	6'-24" B LOAMY SAND 63.80
24'-36" B LOAMY SAND 58.50	24'-144" C1 GRAVELLY COARSE SAND 51.30	24'-144" C1 FINE SAND 58.20	24'-150" C FINE SAND 57.60	24'-132" C1 FINE LOAMY SAND 62.10	24'-144" C FINE LOAMY SAND 62.10	24'-80" C1 FINE SAND 66.83	24'-120" C1 FINE SAND 60.50	24'-66" C1 GRAVELLY SAND 60.30
36'-54"/108" C1 GRAVELLY COARSE SAND 57.00	PERC @ 48"-66" P.R.<2 MIN/IN 52.50	PERC @ 32"-50" P.R.<2 MIN/IN	PERC @ 30"-48" P.R.<2 MIN/IN	PERC @ 36"-54" P.R.<2 MIN/IN	PERC @ 36"-54" P.R.=6 MIN/IN	PERC @ 36"-54" P.R.=6 MIN/IN	PERC @ 30"-48" P.R.=5 MIN/IN	66'-84" C2 MEDIUM SAND 58.80
54'/108"-168" C2 FINE LOAMY SAND 47.50	D= 12'-0" MOTTLING @ 6'-0" (EL.=57.30)	D= 12'-0" MOTTLING @ 7'-10" (EL.=62.36)	D= 12'-6" MOTTLING @ 7'-0" (EL.=63.10)	D= 11'-0" MOTTLING @ 4'-6" (EL.=68.60)	D= 12'-0" MOTTLING @ 3'-6" (EL.=69.50)	D= 6'-8" NO WATER	D= 10'-0" MOTTLING @ 6'-0" (EL.=64.50)	84'-120" C3 SILT LOAM 55.80

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

CONSTRUCTION NOTES

GENERAL:

- TOPOGRAPHIC DATA BY GRADY CONSULTING, L.L.C.
- 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.
- 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.
- CONTRACTOR SHALL NOTIFY "DIG SAFE" (1-888-344-7233) AT LEAST 4 DAYS PRIOR TO CONSTRUCTION.
- 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.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN OF PEMBROKE PLANNING BOARD RULES AND REGULATIONS,
- ALL STUMPS SHALL BE DISPOSED OFF SITE AND IN ACCORDANCE WITH DEP

WATER SYSTEM NOTES:

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

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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 1/29/20



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

[illegible]

(BASIN 1)

(NOT TO SCALE)

BASIN DETAIL

NOT TO SCALE



(NOT TO SCALE)



(NOT TO SCALE)



(NOT TO SCALE)



PLACE OUTLET STRUCTURE ON 6" (MIN)
CRUSHED STONE BASE



OVERFLOW OUTLET CONTROL STRUCTURE

(NOT TO SCALE)



SECTION THRU CHAMBER

ENLARGED INLET TEE DROP PIPE

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 STORMCOURSE SYSTEM IS PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: #4985148, #5498331, #5725760, #5753115, #5849181, #6088765, #6371690.
4. CONTACT A HYDRO CONDUIT REPRESENTATIVE FOR FURTHER DETAILS NOT LISTED ON THIS SHEET.

DETAIL — STORMCEPTOR

(NOT TO SCALE)

Rinker 028

APPROVED CONDITIONALLY SUBJECT TO THE
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DATE SIGNED:

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1/29/20
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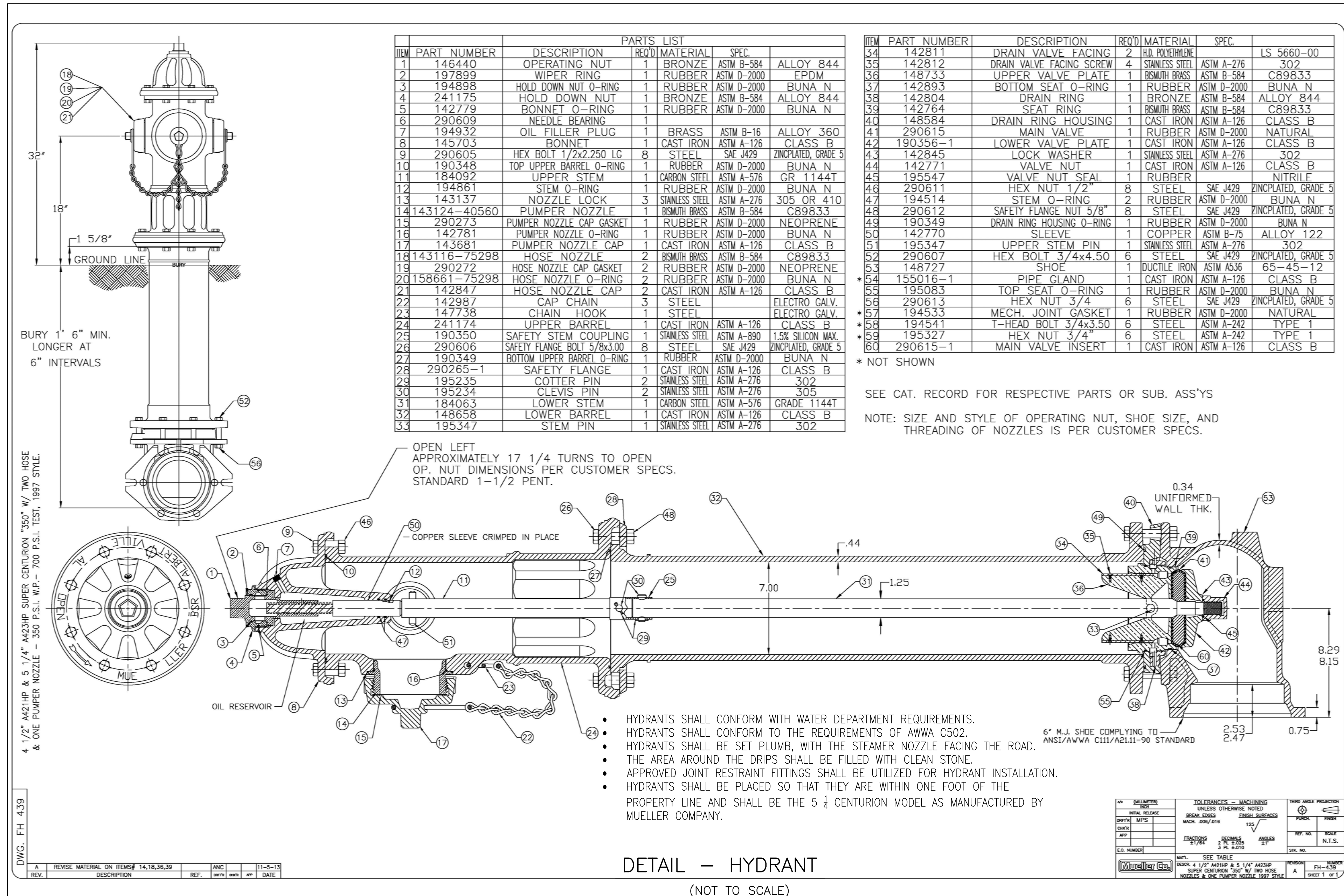
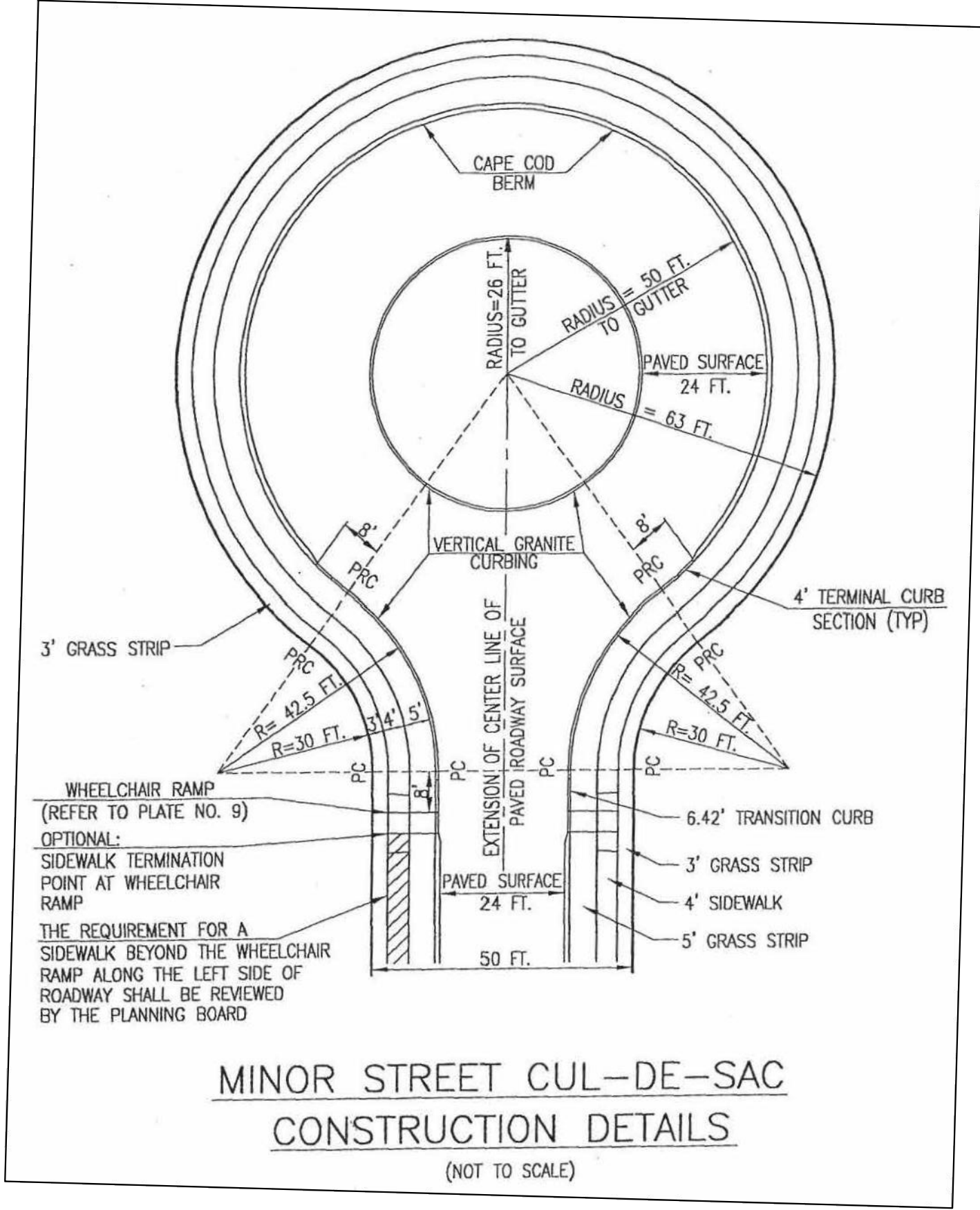
OLD CART PATH LANE EXT.

PEMBROKE, MASSACHUSETTS

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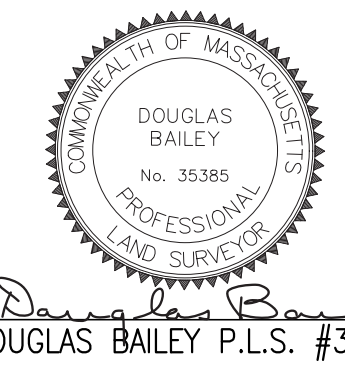
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Douglas Bailey P.L.S. #35385
1/29/20
DATE

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
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