







ZONING SUMMARY:

EXISTING ZONE-RESIDENTIAL DISTRICT-A		
PROPOSED USE: AGED QUALIFIED CLUSTER DEVELOPMENT - SECTION V 13. (CONDOMINIUM DEVELOPMENT)		
	REQUIRED	PROPOSED
OVERALL LOT AREA (SF)	1,306,800 SF (30 AC)	TOTAL=10,286,823 SF (244.00 AC)
PERIMETER SETBACK (FT)	50'	50'
SUBDIVIDED LOT MIN. FRONTAGE	N/A	N/A
SUBDIVIDED LOT MIN. AREA	N/A	N/A
OPEN LAND MIN AREA	50% OF TOTAL TRACK AREA	157.6 AC=64.6%
DWELLING MAX HEIGHT	2.5 STORES	2.5 STORES
SUBDIVIDED LOT FRONT YARD SETBACK	18 FT	N/A
MIN DISTANCE BETWEEN BUILDINGS	10 FT	≥ 10 FT

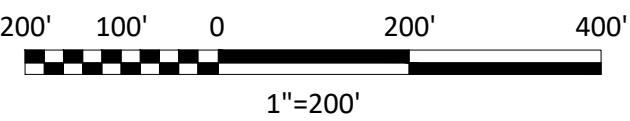
DENSITY CALCULATION:

	REQUIRED	PROPOSED
MAXIMUM RESIDENTIAL DENSITY	1 DWELLING/ 40,000 SF OF UPLAND ±185 AC OF UPLAND WITHIN TOTAL TRACK AREA THEREFORE MAX OF 212 UNITS ALLOWED	162 RESIDENTIAL UNITS + 8 UNIT MULTI-FAMILY 2 EXISTING RESIDENTIAL HOMES

PARKING SUMMARY:

	REQUIRED	PROPOSED
SINGLE FAMILY HOMES (164 HOMES)	2 PER DWELLING UNIT	2 GARAGE SPACES 2 DRIVEWAY SPACES =656 SPACES
MULTIFAMILY BUILDING (8 UNITS)	2 PER DWELLING UNIT	16 POOLING PARKING SPACES 6 SURFACE SPACES =22 SPACES
GARAGE		7 GARAGE SPACES
MAINTENANCE BUILDING		5 PARKING SPACES
CLUBHOUSE/ GOLF		272 SURFACE SPACES

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Date	Description	No.
12/11/23	PEER REVIEW UPDATES	1

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

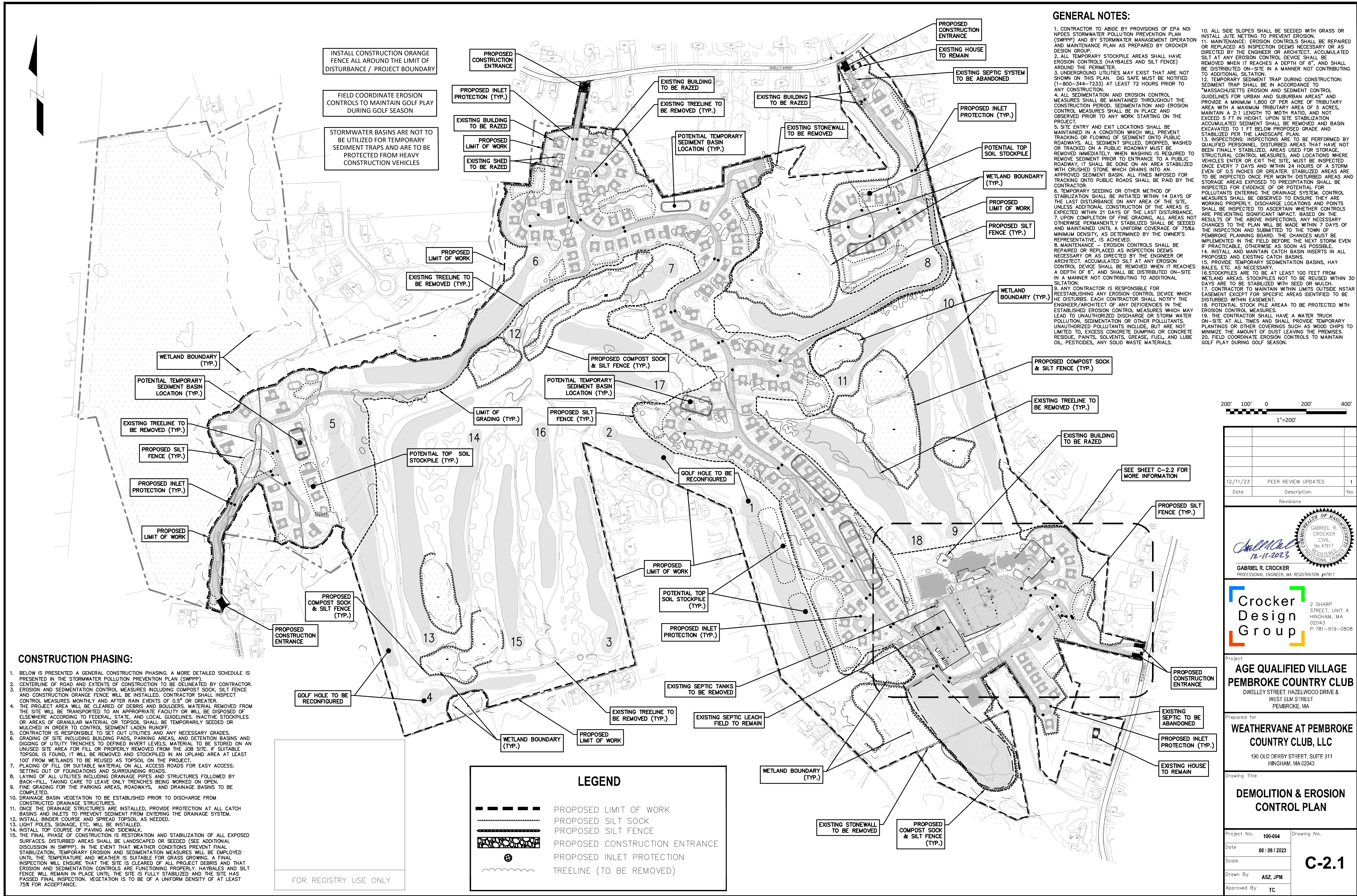
**AGE QUALIFIED VILLAGE  
PEMBROKE COUNTRY CLUB**  
DWELEY STREET, HAZELWOOD DRIVE &  
WEST ELM STREET  
PEMBROKE, MA

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

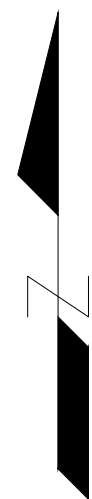
Drawing Title  
**ZONING PLAN**

Project No.	100-064	Drawing No.	<b>Z-1</b>
Date	08 / 08 / 2023		
Scale	AS NOTED		
Drawn By	ASZ, JPM		
Approved By	TC		



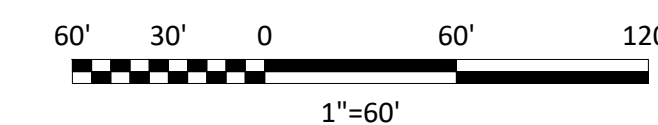
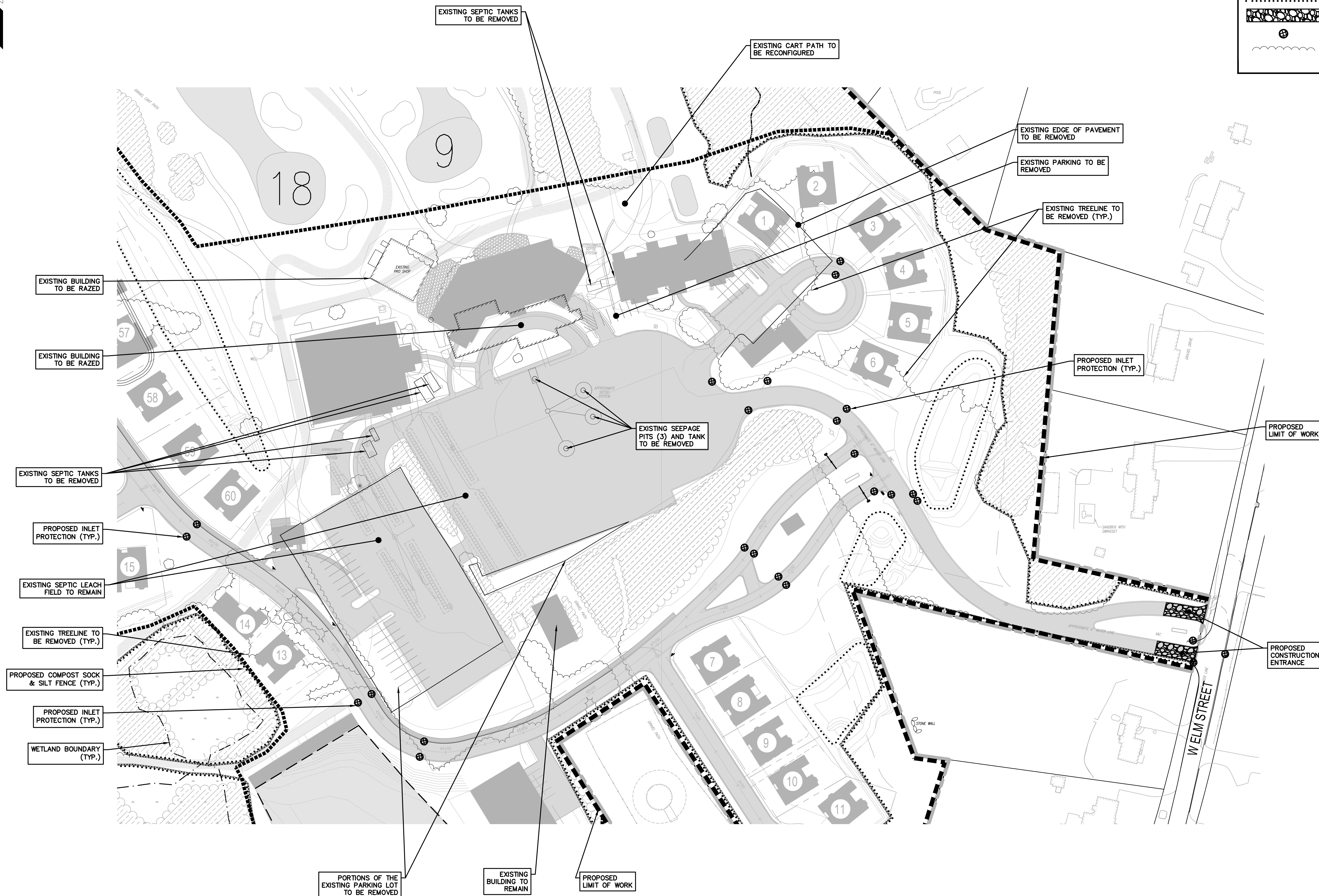






## LEGEND

	PROPOSED LIMIT OF WORK
	PROPOSED SILT SOCK
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED INLET PROTECTION
	TREELINE (TO BE REMOVED)



Date	Description	No.
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Revisions		

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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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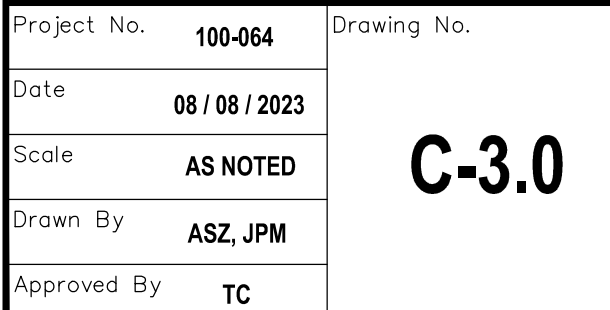
Project  
**AGE QUALIFIED VILLAGE  
PEMBROKE COUNTRY CLUB**  
DWELLEY STREET, HAZELWOOD DRIVE &  
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PEMBROKE, MA

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

Drawing Title  
**DEMO-SESC  
CLUBHOUSE**

Project No.	100-064	Drawing No.	<b>C-2.2</b>
Date	08 / 08 / 2023		
Scale			
Drawn By	ASZ, JPM		
Approved By	TC		

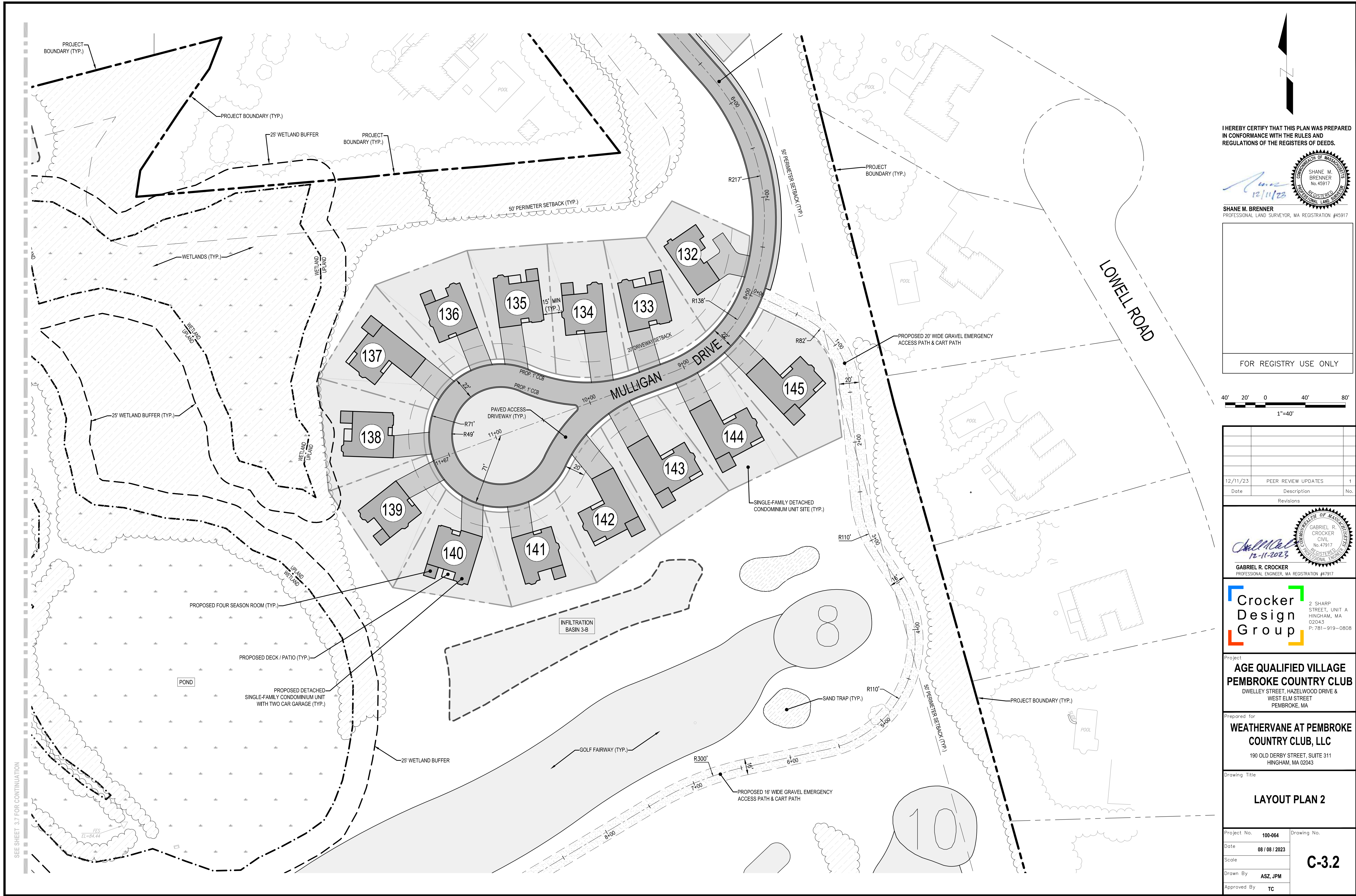










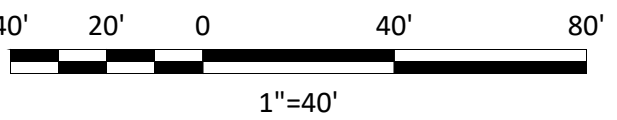


I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED  
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REGULATIONS OF THE REGISTERS OF DEEDS.



SHANE M. BRENNER  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

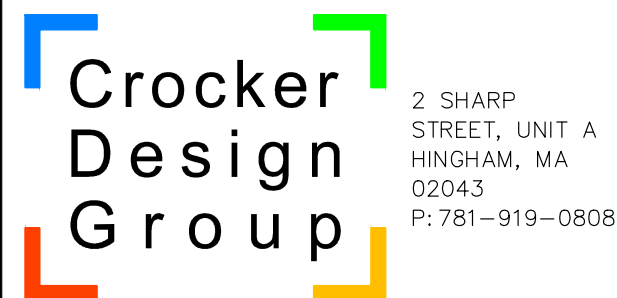
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12/11/23	PEER REVIEW UPDATES	1



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Project  
**AGE QUALIFIED VILLAGE  
PEMBROKE COUNTRY CLUB**  
DWELLEY STREET, HAZELWOOD DRIVE &  
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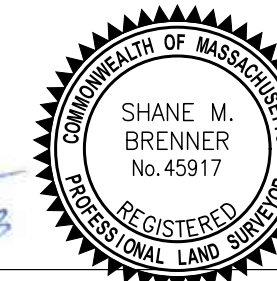
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**LAYOUT PLAN 2**

Project No.	100-064	Drawing No.	<b>C-3.2</b>
Date	08 / 06 / 2023		
Scale			
Drawn By	ASZ, JPM		
Approved By	TC		

SEE SHEET 3.7 FOR CONTINUATION



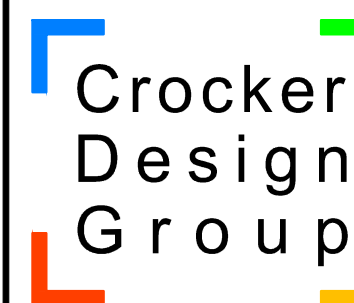
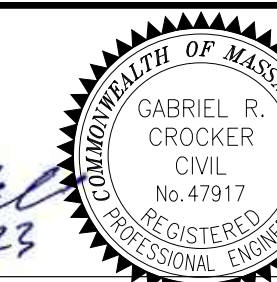
12/11/23



40' 20' 0 20' 40'

1"=40'

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Date	Description	N
	Revisions	



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Project No.	100-064	Drawing No.
Date	08 / 08 / 2023	
Scale		
Drawn By	ASZ, JPM	
Approved By	TC	C-3.3

### C-3.3











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*Shane M. Brenner*  
12/11/23

**SHANE M. BRENNER**  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

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40' 20' 0 40' 80'

1"=40'

12/11/23	PEER REVIEW UPDATES	1
Date	Description	No.
	Revisions	

*Gabriel R. Crocker*  
12-11-2023

**GABRIEL R. CROCKER**  
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

**Crocker Design Group**

2 SHARP STREET, UNIT A  
HINGHAM, MA 02043  
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Project

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PEMBROKE COUNTRY CLUB**

DWELLEY STREET, HAZELWOOD DRIVE &  
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HINGHAM, MA 02043

Drawing Title

**LAYOUT PLAN 5**

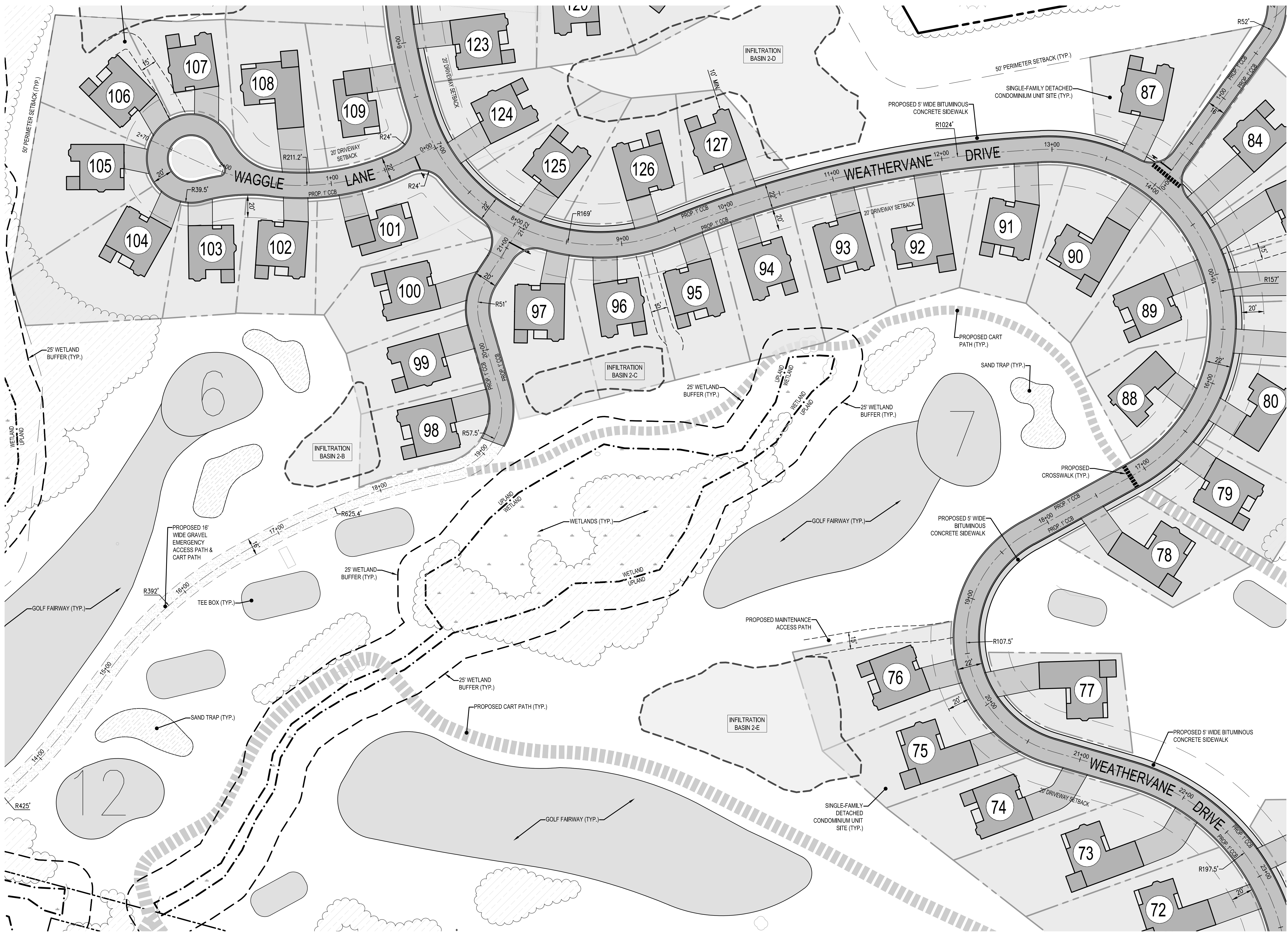
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Date	08 / 06 / 2023	<b>C-3.5</b>
Scale		
Drawn By	ASZ, JPM	
Approved By	TC	

SEE SHEET 3.8 FOR CONTINUATION

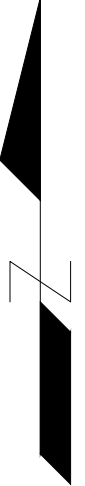
SEE SHEET 3.6 FOR CONTINUATION



SEE SHEET 3.5 FOR CONTINUATION



SEE SHEET 3.8 FOR CONTINUATION

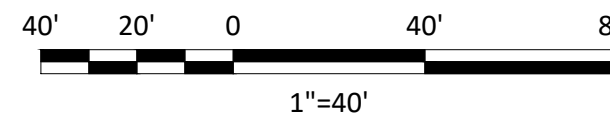


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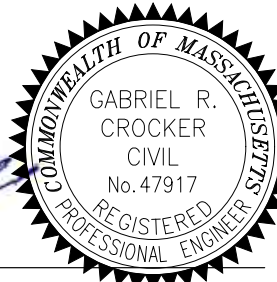


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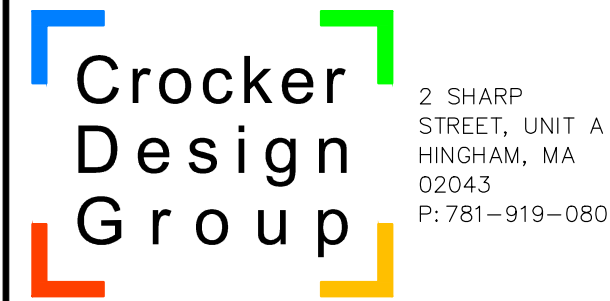
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Project  
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PEMBROKE COUNTRY CLUB**  
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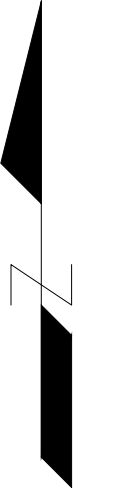
Drawing Title  
**LAYOUT PLAN 6**

Project No.	100-064	Drawing No.	<b>C-3.6</b>
Date	08 / 06 / 2023		
Scale			
Drawn By	ASZ, JPM		
Approved By	TC		

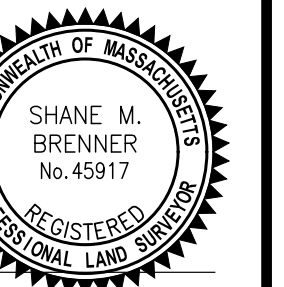




SEE SHEET 3.5 FOR CONTINUATION

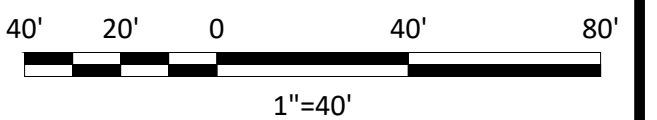


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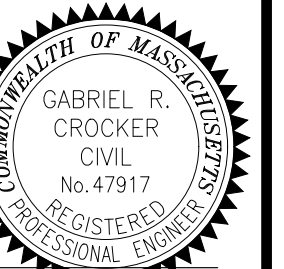


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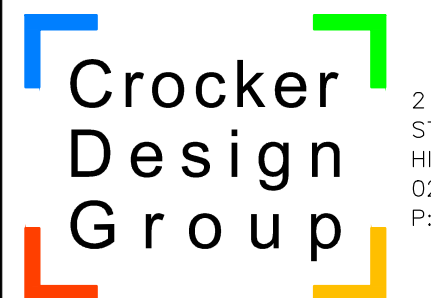
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02043  
781-919-0808

Project

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PEMBROKE COUNTRY CLUB**

DWELLEY STREET, HAZELWOOD DRIVE &  
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Drawing Title

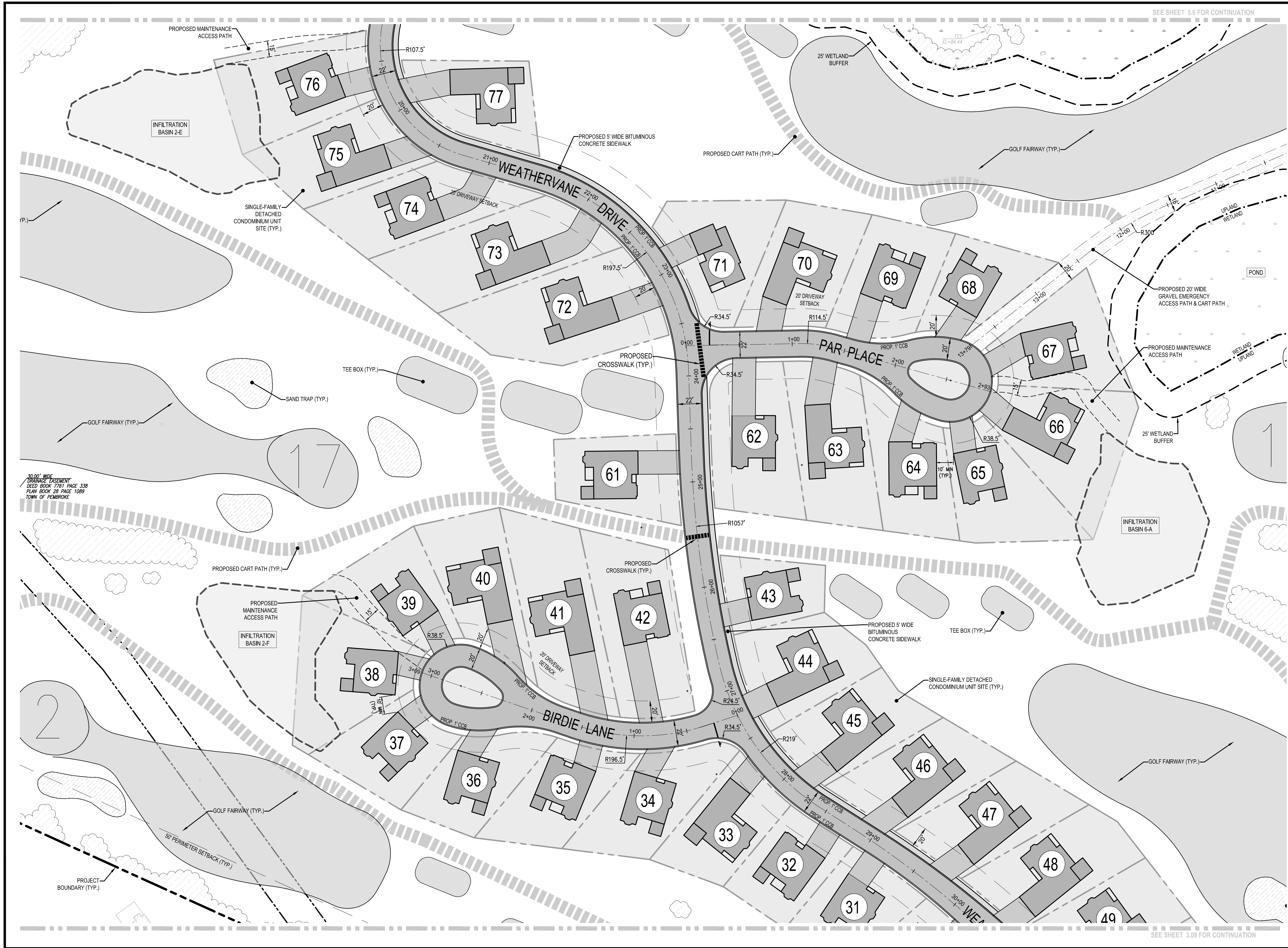
**LAYOUT PLAN 7**

Project No.	100-064	Drawing No.  <div style="font-size: 2em; font-weight: bold; text-align: center;">C-3.7</div>
Date	08 / 08 / 2023	
Scale		
Drawn By	ASZ, JPM	
Approved By	TC	

SEE SHEET 3.8 FOR CONTINUATION

SEE SHEET 3.2 FOR CONTINUATION





SEE SHEET 5.6 FOR CONTINUATION

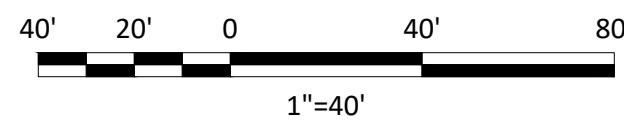
SEE SHEET 3.09 FOR CONTINUATION

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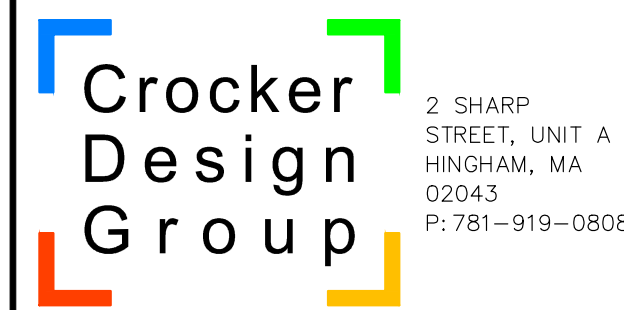
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Revisions		



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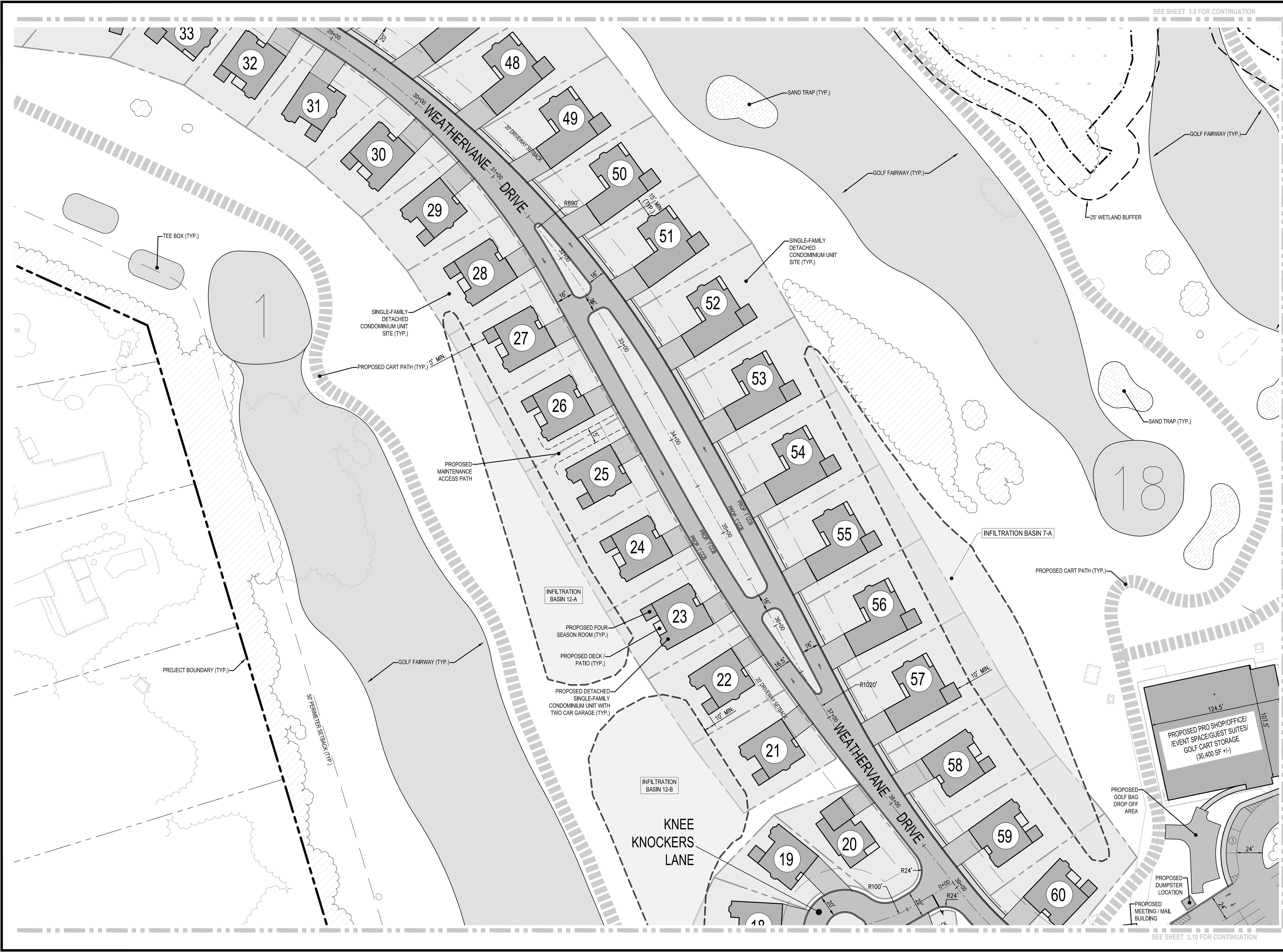
Project  
**AGE QUALIFIED VILLAGE  
PEMBROKE COUNTRY CLUB**  
DWELLEY STREET, HAZELWOOD DRIVE &  
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190 OLD DERBY STREET, SUITE 311  
HINGHAM, MA 02043

Drawing Title  
**LAYOUT PLAN 8**

Project No.	100-064	Drawing No.	<b>C-3.8</b>
Date	08 / 06 / 2023		
Scale			
Drawn By	ASZ, JPM		
Approved By	TC		





SEE SHEET 3.11 FOR CONTINUATION

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40' 20' 0 40' 80'  
1"=40'

Date	Description	No.
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12-11-2023

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**Crocker Design Group**

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Project

**AGE QUALIFIED VILLAGE  
PEMBROKE COUNTRY CLUB**

DWELLEY STREET, HAZELWOOD DRIVE &  
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PEMBROKE, MA

Prepared for

**WEATHERVANE AT PEMBROKE  
COUNTRY CLUB, LLC**

190 OLD DERBY STREET, SUITE 311  
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Drawing Title

**LAYOUT PLAN 9**

Project No. 100-064

Date 08 / 08 / 2023

Scale

Drawn By ASZ, JPM

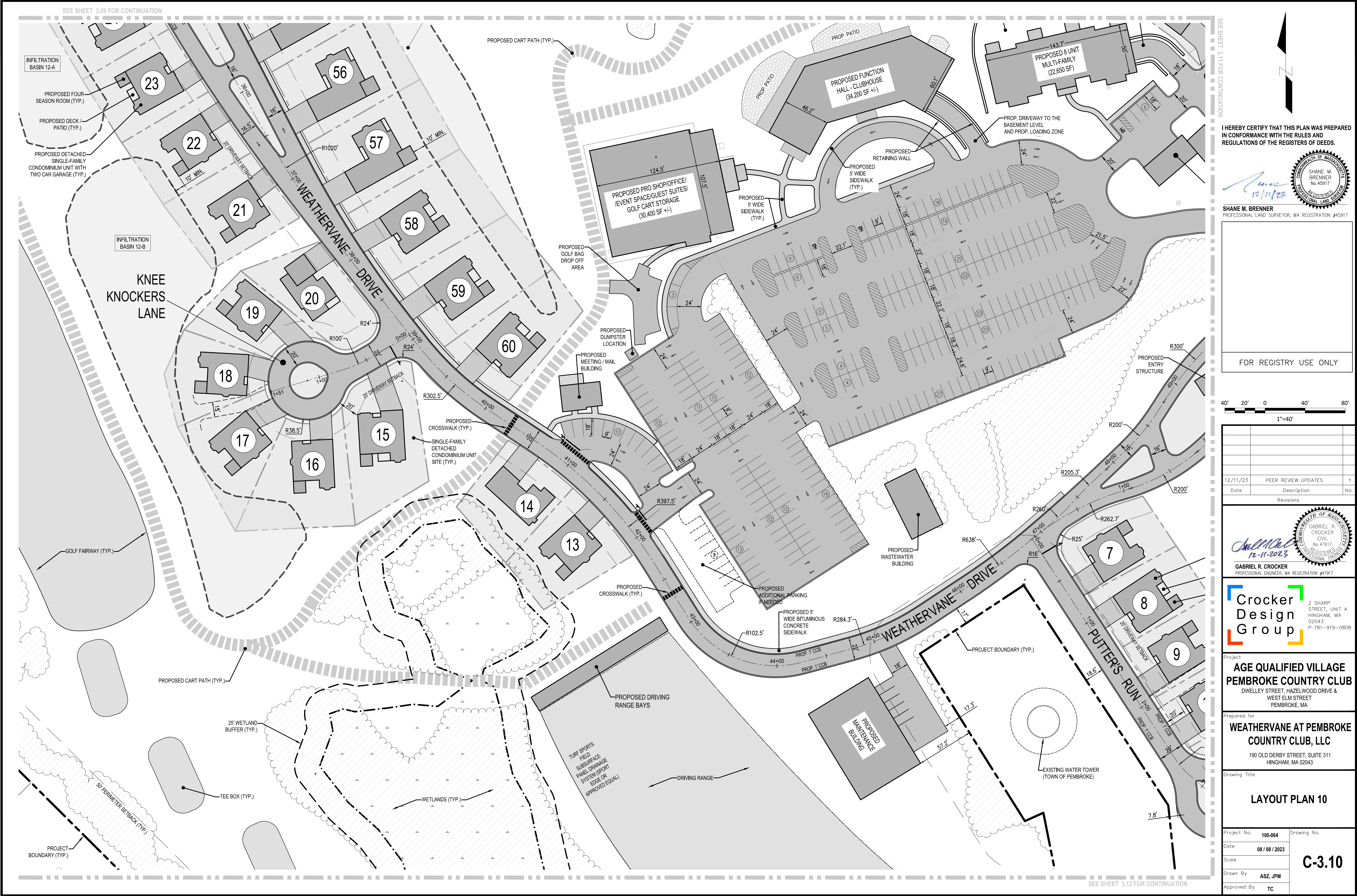
Approved By TC

Drawing No.

**C-3.9**

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\Drawings\Site Plan Application\ C-3.9 LAYOUT PLAN 9, Dec 12, 2023 16:20





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40' 20' 0 40' 80'  
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Date	Description	No.
12/11/23	PEER REVIEW UPDATES	1

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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

Crocker Design Group  
2 SHARP STREET, UNIT A  
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Project  
**AGE QUALIFIED VILLAGE  
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DWELLEY STREET, HAZELWOOD DRIVE &  
WEST ELM STREET  
PEMBROKE, MA

Prepared for  
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HINGHAM, MA 02043

Drawing Title  
**LAYOUT PLAN 10**

Project No. 100-064  
Date 08 / 06 / 2023  
Scale  
Drawn By ASZ, JPM  
Approved By TC  
Drawing No. **C-3.10**



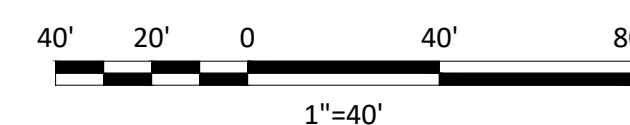


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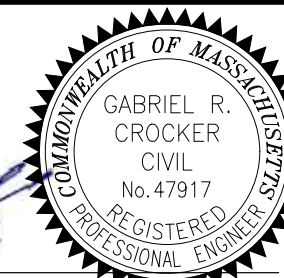


**SHANE M. BRENNER**  
PROFESSIONAL LAND SURVEYOR, MA REGISTRATION #45917

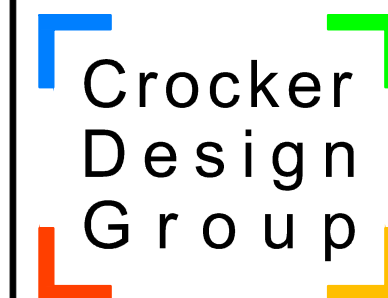
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Date	Description	N
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STREET, UNIT A  
HINGHAM, MA  
02043  
P: 781-919-0800

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
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## LAYOUT PLAN 11

Project No. 100-064

100-064	Drawing No
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Date 08 / 08 / 2023

Scale

Drawn By JOE JRM

Approved By	ASZ, SJM
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**C-3.11**

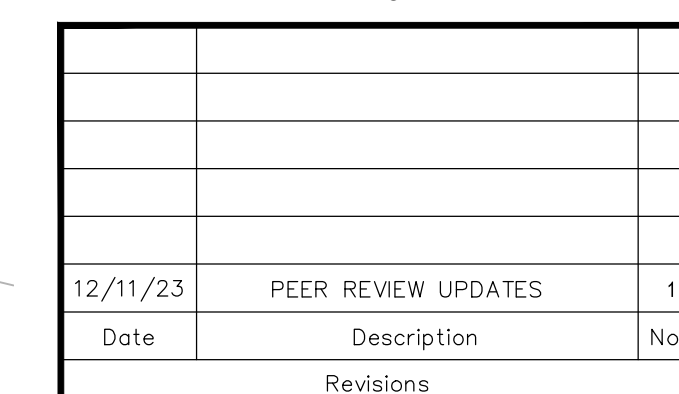
SEE SHEET 5.12 FOR CONTINUATION



*Ames*  
12/11/23

COMMONWEALTH OF MASSACHUSETTS  
SHANE M. BRENNER  
No. 45917  
REGISTERED  
PROFESSIONAL LAND SURVEYOR

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**Crocker  
Design  
Group**

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

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

Project No.	100-064	Drawing No.
Date	08 / 08 / 2023	<b>C-3.12</b>
Scale		
Drawn By	ASZ, JPM	
Approved By	TC	

