PEMBROKE PLANNING BOARD
THIS SITE PLAN APPROVAL DOES NOT NECESSARILY INDICATE COMPLIANCE WITH THE PEMBROKE ZONING BY-LAW

DATE OF ENDORSEMENT: _____

_____
_____
_____
_____
_____
_____
_____

PEMBROKE PLANNING BOARD

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

DATE: _____

_____
TOWN CLERK, TOWN OF PEMBROKE:

SITE PLAN APPLICATION

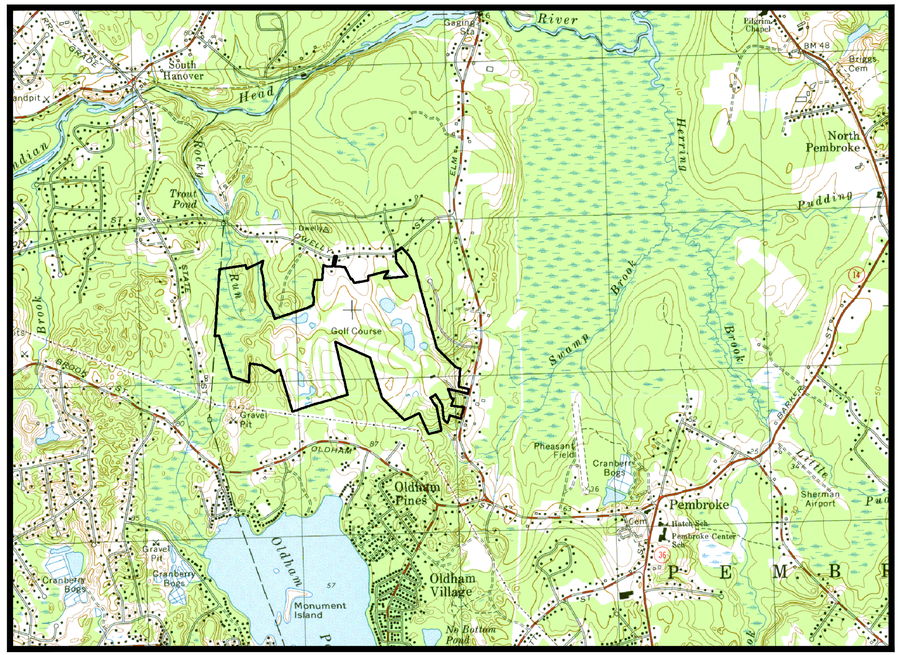
PROPOSED AGE QUALIFIED VILLAGE

AT

PEMBROKE COUNTRY CLUB

PEMBROKE, MA

PARCEL ID: B11-33



NORTH

LOCUS MAP

SCALE: 1' = 1500'

1500 750 0 1500 3000

OWNER/APPLICANT:

WEATHERVANE AT
PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 307
HINGHAM, MA 02043

ARCHITECT/PLANNER/ LANDSCAPE ARCHITECT:

HAWK DESIGN INC.
39 PLEASANT ST.
SAGAMORE, MA 02561

SURVEYOR/ENGINEER/PERMITTING:

CROCKER DESIGN GROUP
2 SHARP STREET, UNIT A
HINGHAM, MA 02043
781-919-0808

WAIVERS REQUESTS

WAIVERS FROM FROM THE PLANNING BOARD RULES & REGULATIONS GOVERNING THE ISSUANCE OF SITE PLAN APPROVAL:

§ 5.6.2 - TO ALLOW BITUMINOUS CONCRETE CURBING.

WAIVERS FROM THE PEMBROKE ZONING BYLAWS:

§ 13.3.E - TO ALLOW A REDUCED PERIMETER SETBACK OF NOT LESS THAN 15' IN SPECIFIC LOCATIONS AS REFLECTED ON THE PLANS.

DRAWING INDEX:

Sheet Number	Sheet Title
C-0	COVER SHEET
Z-1	ZONING PLAN
C-2.1	DEMOLITION & EROSION CONTROL PLAN
C-2.2	DEMO-SESC CLUBHOUSE
C-3.0	LAYOUT KEY PLAN
C-3.1	LAYOUT PLAN 1
C-3.2	LAYOUT PLAN 2
C-3.3	LAYOUT PLAN 3
C-3.4	LAYOUT PLAN 4
C-3.5	LAYOUT PLAN 5
C-3.6	LAYOUT PLAN 6
C-3.7	LAYOUT PLAN 7
C-3.8	LAYOUT PLAN 8
C-3.9	LAYOUT PLAN 9
C-3.10	LAYOUT PLAN 10
C-3.11	LAYOUT PLAN 11
C-3.12	LAYOUT PLAN 12
C-3.13	LAYOUT PLAN 13
C-4.0	GRADING & DRAINAGE KEY PLAN
C-4.1	GRADING & DRAINAGE PLAN 1
C-4.2	GRADING & DRAINAGE PLAN 2
C-4.3	GRADING & DRAINAGE PLAN 3
C-4.4	GRADING & DRAINAGE PLAN 4
C-4.5	GRADING & DRAINAGE PLAN 5
C-4.6	GRADING & DRAINAGE PLAN 6
C-4.7	GRADING & DRAINAGE PLAN 7
C-4.8	GRADING & DRAINAGE PLAN 8
C-4.9	GRADING & DRAINAGE PLAN 9
C-4.10	GRADING & DRAINAGE PLAN 10
C-4.11	GRADING & DRAINAGE PLAN 11
C-4.12	GRADING & DRAINAGE PLAN 12
C-4.13	GRADING & DRAINAGE PLAN 13
C-5.0	UTILITY KEY PLAN
C-5.1	UTILITY PLAN 1
C-5.2	UTILITY PLAN 2
C-5.3	UTILITY PLAN 3
C-5.4	UTILITY PLAN 4
C-5.5	UTILITY PLAN 5
C-5.6	UTILITY PLAN 6
C-5.7	UTILITY PLAN 7
C-5.8	UTILITY PLAN 8
C-5.9	UTILITY PLAN 9
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C-5.11	UTILITY PLAN 11
C-5.12	UTILITY PLAN 12
C-5.13	UTILITY PLAN 13
C-7.1	TEST PIT PLAN
C-7.2	TEST PIT NOTES
C-8.1	DETAIL SHEET
C-8.2	DETAIL SHEET
C-8.3	DETAIL SHEET
C-8.4	DETAIL SHEET
C-8.5	DETAIL SHEET
C-9.0	ROAD PROFILE KEY PLAN
C-9.1	ROAD PROFILES
C-9.2	ROAD PROFILES
C-9.3	ROAD PROFILES
C-9.4	ROAD PROFILES
C-9.5	ROAD PROFILES
C-9.6	ROAD PROFILES
C-9.7	ROAD PROFILES
C-9.8	ROAD PROFILES
C-9.9	ROAD PROFILES
C-9.10	ROAD PROFILES
C-9.11	ROAD PROFILES
C-9.12	ROAD PROFILES
C-9.13	ROAD PROFILES
C-9.14	ROAD PROFILES

SUPPLEMENTAL PLANS:

EXISTING CONDITIONS PLAN
X-1 AUTOTURN 1
X-2 AUTOTURN 2
X-3 AUTOTURN 3
X-4 AUTOTURN 4
X-5 OPEN LAND EXHIBIT

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Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
COVER SHEET

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

Drawing No.
C-0

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=10,288,623 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 STORIES	2.5 STORIES
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 ±195 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 PODIUM PARKING SPACES 8 SURFACE SPACES =22 SPACES
GARAGE		7 GARAGE SPACES
MAINTENANCE BUILDING		5 PARKING SPACES
CLUBHOUSE/ GOLF		267 SURFACE SPACES

IMPERVIOUS COVERAGE (EXCLUDING BUILDINGS)=±19.0 AC
BUILDING COVERAGE=±11.0 AC

TOTAL IMPERVIOUS COVERAGE=±30.0 AC

FOR REGISTRY USE ONLY

200' 100' 0 200' 400'
1"=200'

Date	Description	No.
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Project
AGE QUALIFIED VILLAGE PEMBROKE COUNTRY CLUB
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Prepared for
WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 311
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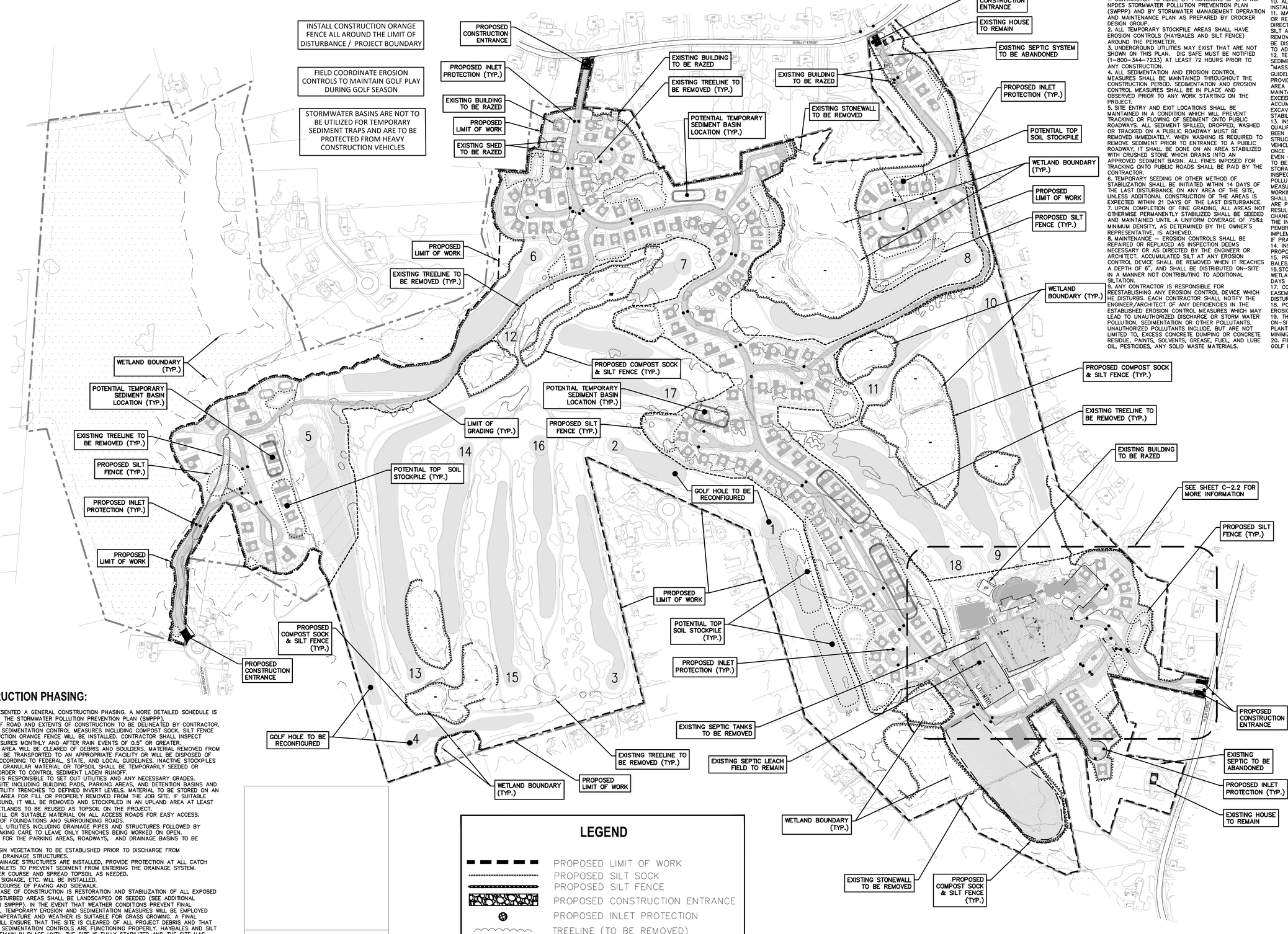
Drawing Title
ZONING PLAN

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

Drawing No.
Z-1

C:\DDV\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Applications\Z1 Zoning Plan.dwg, Subdivision - Buildings, Feb 05, 2024 14:26



GENERAL NOTES:

1. CONTRACTOR TO ABIDE BY PROVISIONS OF EPA NOI NPDES STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND BY STORMWATER MANAGEMENT OPERATION AND MAINTENANCE PLAN AS PREPARED BY CROCKER DESIGN GROUP.
2. ALL TEMPORARY STOCKPILE AREAS SHALL HAVE EROSION CONTROLS (HAYBALES AND SILT FENCE) AROUND THE PERIMETER.
3. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. DIG SAFE MUST BE NOTIFIED (1-800-344-7233) AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION.
4. ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN PLACE AND OBSERVED PRIOR TO ANY WORK STARTING ON THE PROJECT.
5. SITE ENTRY AND EXIT LOCATIONS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON A PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROADWAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
6. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION OF THE AREAS IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
7. UPON COMPLETION OF FINE GRADING, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 75%± MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
8. MAINTENANCE – EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
9. ANY CONTRACTOR IS RESPONSIBLE FOR REESTABLISHING ANY EROSION CONTROL DEVICE WHICH HE DISTURBS. EACH CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OR STORM WATER POLLUTION, SEDIMENTATION OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASE, FUEL, AND LUBE OIL, PESTICIDES, ANY SOLID WASTE MATERIALS.
10. ALL SIDE SLOPES SHALL BE SEEDED WITH GRASS OR INSTALL JUTE NETTING TO PREVENT EROSION.
11. MAINTENANCE: EROSION CONTROLS SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE ENGINEER OR ARCHITECT. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6", AND SHALL BE DISTRIBUTED ON-SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
12. TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION: SEDIMENT TRAP SHALL BE IN ACCORDANCE TO "MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS" AND PROVIDE A MINIMUM 1,800 OF PER ACRE OF TRIBUTARY AREA WITH A MAXIMUM TRIBUTARY AREA OF 5 ACRES, MAINTAIN A 2:1 LENGTH TO WIDTH RATIO, AND NOT EXCEED 5 FT IN HEIGHT. UPON SITE STABILIZATION ACCUMULATED SEDIMENT SHALL BE REMOVED AND BASIN EXCAVATED TO 1 FT BELOW PROPOSED GRADE AND STABILIZED PER THE LANDSCAPE PLAN.
13. INSPECTIONS: INSPECTIONS ARE TO BE PERFORMED BY QUALIFIED PERSONNEL. DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, MUST BE INSPECTED ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM EVEN OF 0.5 INCHES OR GREATER. STABILIZED AREAS ARE TO BE INSPECTED ONCE PER MONTH DISTURBED AREAS AND STORAGE AREAS EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF OR POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM. CONTROL MEASURES SHALL BE OBSERVED TO ENSURE THEY ARE WORKING PROPERLY. DISCHARGE LOCATIONS AND POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER CONTROLS ARE PREVENTING SIGNIFICANT IMPACT. BASED ON THE RESULTS OF THE ABOVE INSPECTIONS, ANY NECESSARY CHANGES TO THE PLAN WILL BE MADE WITHIN 7 DAYS OF THE INSPECTION AND SUBMITTED TO THE TOWN OF PEMBROKE PLANNING BOARD. THE CHANGES MUST BE IMPLEMENTED IN THE FIELD BEFORE THE NEXT STORM EVEN IF PRACTICABLE, OTHERWISE AS SOON AS POSSIBLE.
14. INSTALL AND MAINTAIN CATCH BASIN INSERTS IN ALL PROPOSED AND EXISTING CATCH BASINS.
15. PROVIDE TEMPORARY SEDIMENTATION BASINS, HAY BALES, ETC. AS NECESSARY.
16. STOCKPILES ARE TO BE AT LEAST 100 FEET FROM WETLAND AREAS. STOCKPILES NOT TO BE REUSED WITHIN 30 DAYS ARE TO BE STABILIZED WITH SEED OR MULCH.
17. CONTRACTOR TO MAINTAIN WITHIN LIMITS OUTSIDE NSTAR EASEMENT EXCEPT FOR SPECIFIC AREAS IDENTIFIED TO BE DISTURBED WITHIN EASEMENT.
18. POTENTIAL STOCK PILE AREAA TO BE PROTECTED WITH EROSION CONTROL MEASURES.
19. THE CONTRACTOR SHALL HAVE A WATER TRUCK ON-SITE AT ALL TIMES AND SHALL PROVIDE TEMPORARY PLANTINGS OR OTHER COVERINGS SUCH AS WOOD CHIPS TO MINIMIZE THE AMOUNT OF DUST LEAVING THE PREMISES.
20. FIELD COORDINATE EROSION CONTROLS TO MAINTAIN GOLF PLAY DURING GOLF SEASON.

CONSTRUCTION PHASING:

1. BELOW IS PRESENTED A GENERAL CONSTRUCTION PHASING. A MORE DETAILED SCHEDULE IS PRESENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
2. CENTERLINE OF ROAD AND EXTENTS OF CONSTRUCTION TO BE DELINEATED BY CONTRACTOR.
3. EROSION AND SEDIMENTATION CONTROL MEASURES INCLUDING COMPOST SOCK, SILT FENCE AND CONSTRUCTION ORANGE FENCE WILL BE INSTALLED. CONTRACTOR SHALL INSPECT CONTROL MEASURES MONTHLY AND AFTER RAIN EVENTS OF 0.5" OR GREATER.
4. THE PROJECT AREA WILL BE CLEARED OF DEBRIS AND BOULDERS. MATERIAL REMOVED FROM THE SITE WILL BE TRANSPORTED TO AN APPROPRIATE FACILITY OR WILL BE DISPOSED OF ELSEWHERE ACCORDING TO FEDERAL, STATE, AND LOCAL GUIDELINES. INACTIVE STOCKPILES OR AREAS OF GRANULAR MATERIAL OR TOPSOIL SHALL BE TEMPORARILY SEEDED OR MULCHED IN ORDER TO CONTROL SEDIMENT LADEN RUNOFF.
5. CONTRACTOR IS RESPONSIBLE TO SET OUT UTILITIES AND ANY NECESSARY GRADES.
6. GRADING OF SITE INCLUDING BUILDING PADS, PARKING AREAS, AND DETENTION BASINS AND DIGGING OF UTILITY TRENCHES TO DEFINED INVERT LEVELS. MATERIAL TO BE STORED ON AN UNUSED SITE AREA FOR FILL OR PROPERLY REMOVED FROM THE JOB SITE. IF SUITABLE TOPSOIL IS FOUND, IT WILL BE REMOVED AND STOCKPILED IN AN UPLAND AREA AT LEAST 100' FROM WETLANDS TO BE REUSED AS TOPSOIL ON THE PROJECT.
7. PLACING OF FILL OR SUITABLE MATERIAL ON ALL ACCESS ROADS FOR EASY ACCESS. SETTING OUT OF FOUNDATIONS AND SURROUNDING ROADS.
8. LAYING OF ALL UTILITIES INCLUDING DRAINAGE PIPES AND STRUCTURES FOLLOWED BY BACK-FILL, TAKING CARE TO LEAVE ONLY TRENCHES BEING WORKED ON OPEN.
9. FINE GRADING FOR THE PARKING AREAS, ROADWAYS, AND DRAINAGE BASINS TO BE COMPLETED.
10. DRAINAGE BASIN VEGETATION TO BE ESTABLISHED PRIOR TO DISCHARGE FROM CONSTRUCTED DRAINAGE STRUCTURES.
11. ONCE THE DRAINAGE STRUCTURES ARE INSTALLED, PROVIDE PROTECTION AT ALL CATCH BASINS AND INLETS TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
12. INSTALL BINDER COURSE AND SPREAD TOPSOIL AS NEEDED.
13. LIGHT POLES, SIGNAGE, ETC. WILL BE INSTALLED.
14. INSTALL TOP COURSE OF PAVING AND SIDEWALK.
15. THE FINAL PHASE OF CONSTRUCTION IS RESTORATION AND STABILIZATION OF ALL EXPOSED SURFACES. DISTURBED AREAS SHALL BE LANDSCAPED OR SEEDED (SEE ADDITIONAL DISCUSSION IN SWPPP). IN THE EVENT THAT WEATHER CONDITIONS PREVENT FINAL STABILIZATION, TEMPORARY EROSION AND SEDIMENTATION MEASURES WILL BE EMPLOYED UNTIL THE TEMPERATURE AND WEATHER IS SUITABLE FOR GRASS GROWING. A FINAL INSPECTION WILL ENSURE THAT THE SITE IS CLEARED OF ALL PROJECT DEBRIS AND THAT EROSION AND SEDIMENTATION CONTROLS ARE FUNCTIONING PROPERLY. HAYBALES AND SILT FENCE WILL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED AND THE SITE HAS PASSED FINAL INSPECTION. VEGETATION IS TO BE OF A UNIFORM DENSITY OF AT LEAST 75% FOR ACCEPTANCE.

FOR REGISTRY USE ONLY

LEGEND

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

200' 100' 0 200' 400'
1"=200'

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
DEMOLITION & EROSION CONTROL PLAN

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

Drawing No.
C-2.1

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LEGEND

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

EXISTING SEPTIC TANKS TO BE REMOVED

EXISTING CART PATH TO BE RECONFIGURED

EXISTING EDGE OF PAVEMENT TO BE REMOVED

EXISTING PARKING TO BE REMOVED

EXISTING TREELINE TO BE REMOVED (TYP.)

EXISTING BUILDING TO BE RAZED

EXISTING BUILDING TO BE RAZED

PROPOSED INLET PROTECTION (TYP.)

EXISTING SEEPAGE PITS (3) AND TANK TO BE REMOVED

PROPOSED LIMIT OF WORK

EXISTING SEPTIC TANKS TO BE REMOVED

PROPOSED INLET PROTECTION (TYP.)

EXISTING SEPTIC LEACH FIELD TO REMAIN

EXISTING TREELINE TO BE REMOVED (TYP.)

PROPOSED COMPOST SOCK & SILT FENCE (TYP.)

PROPOSED INLET PROTECTION (TYP.)

WETLAND BOUNDARY (TYP.)

PROPOSED CONSTRUCTION ENTRANCE

PORTIONS OF THE EXISTING PARKING LOT TO BE REMOVED

EXISTING BUILDING TO REMAIN

PROPOSED LIMIT OF WORK

W ELM STREET

60' 30' 0 60' 120'

1"=60'

Date	Description	No.
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Drawing Title
DEMO-SESC CLUBHOUSE

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

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LAYOUT PLAN NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN PREPARED BY CROCKER DESIGN GROUP ENTITLED EXISTING CONDITION PLAN DATED 08-02-2023.
2. ACCESSIBLE CURB RAMPS SHALL BE PER THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (AAB) AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES.
3. THE FOLLOWING LAYOUT CRITERIA SHALL CONTROL UNLESS OTHERWISE NOTED ON THE PLAN:
   - DIMENSIONS ARE TO FACE OF CURB AT GUTTER LINE. DIMENSIONS ARE TO THE CENTER OF PAVEMENT MARKINGS. ALL TIES TO PROPERTY LINES ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS OTHERWISE NOTED.
4. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
5. CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE FOR RESOLUTION.
6. THE CONTRACTOR SHALL FURNISH AND SET ALL LINES AND GRADES REQUIRED AND PROTECT ALL PERMANENT BENCHMARKS OR MONUMENTS. DAMAGED MONUMENTS SHALL BE REPLACED BY A LICENSED SURVEYOR AT NO COST TO THE OWNER.
7. ALL CONCRETE WORK SHALL COMPLY WITH ACI301, "SPECIFICATION FOR STRUCTURAL CONCRETE," AND ACI 318R. UNLESS MODIFIED BY THE CONTRACT DOCUMENTS. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT. COMPLY WITH ACI 306.1 FOR COLD WEATHER PROTECTION, AND FOLLOW RECOMMENDATIONS IN ACI 350R FOR HOT WEATHER PROTECTION DURING CURING. COMPLY WITH ACI 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING, AND PLACING CONCRETE."
8. BITUMINOUS CONCRETE PAVEMENT: CLASS I, TYPE I-1 CONFORMING TO THE STANDARD SPECIFICATIONS, SECTIONS 460 THROUGH 460.02 FOR BINDER COURSE AND TOP COURSE JOB MIX FORMULAS. THE GENERAL CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A CERTIFICATE OF COMPLIANCE SUPPLIED BY THE PAVING CONTRACTOR.
9. SAW-CUT EXISTING PAVEMENT WHERE NEW BITUMINOUS CONCRETE PAVEMENT IS TO COME IN CONTACT. PRIME COAT THE CUT EDGE PRIOR TO PLACEMENT.
10. CONSTRUCTED HOUSE FOOTPRINTS WILL VARY DEPENDING ON FLOOR PLAN AND EXTERIOR ENCLOSED/OPEN PATIOS CHOSEN BY BUYER. DEVELOPER TO TRACK TOTAL PROJECT IMPERVIOUS AREA TO CONFIRM TOTAL NOT EXCEEDED ON PROJECT-WIDE BASIS AND SHALL EMPLOY USE OF PERVIOUS MATERIALS (DRIVEWAYS, PAVER PATIOS) WHERE NECESSARY STAY WITHIN APPROVED IMPERVIOUS AREA LIMITS.
11. THIS PROJECT IS PROPOSED TO BE A CONDOMINIUM. EACH SINGLE-FAMILY DETACHED RESIDENTIAL UNIT INCLUDES AN "EXCLUSIVE USE AREA" AROUND THE UNIT, THESE AREAS AS SHOWN ARE APPROXIMATE AND WILL BE FINALIZED AT THE TIME OF RECORDING ON A UNIT-BY-UNIT BASIS.
12. WALLS THAT ARE MORE THAN 4 FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/5/24

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

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

FOR REGISTRY USE ONLY

200' 100' 0 200' 400'
1"=200'

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

2-5-2024

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

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

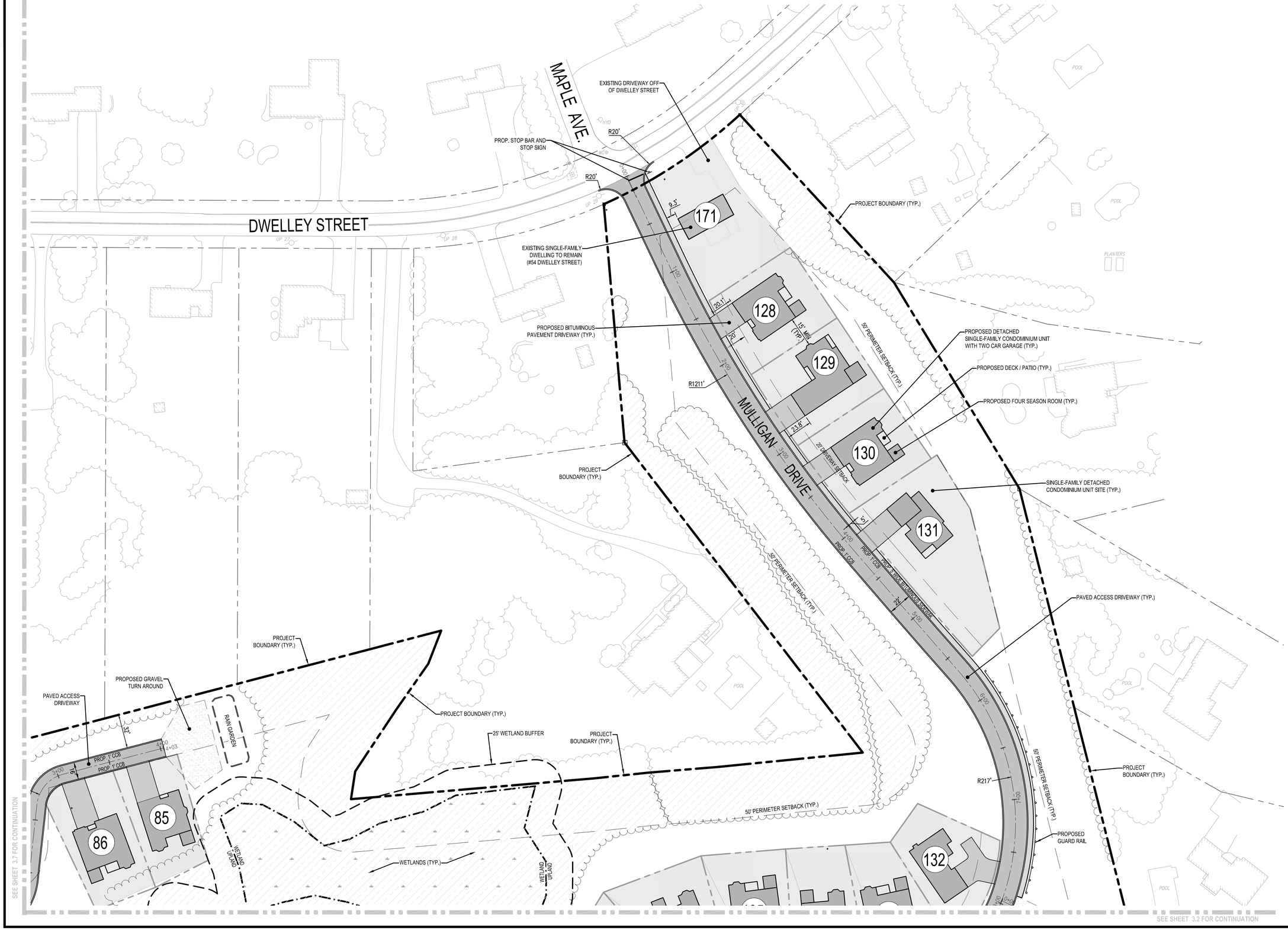
Prepared for
WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT KEY PLAN

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

Drawing No.
C-3.0

C:\DATA\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Applications\ C-3.0 LAYOUT PLAN.dwg, C-3.0 LAYOUT KEY PLAN, Feb 05, 2024 14:28



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

2/6/24

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

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

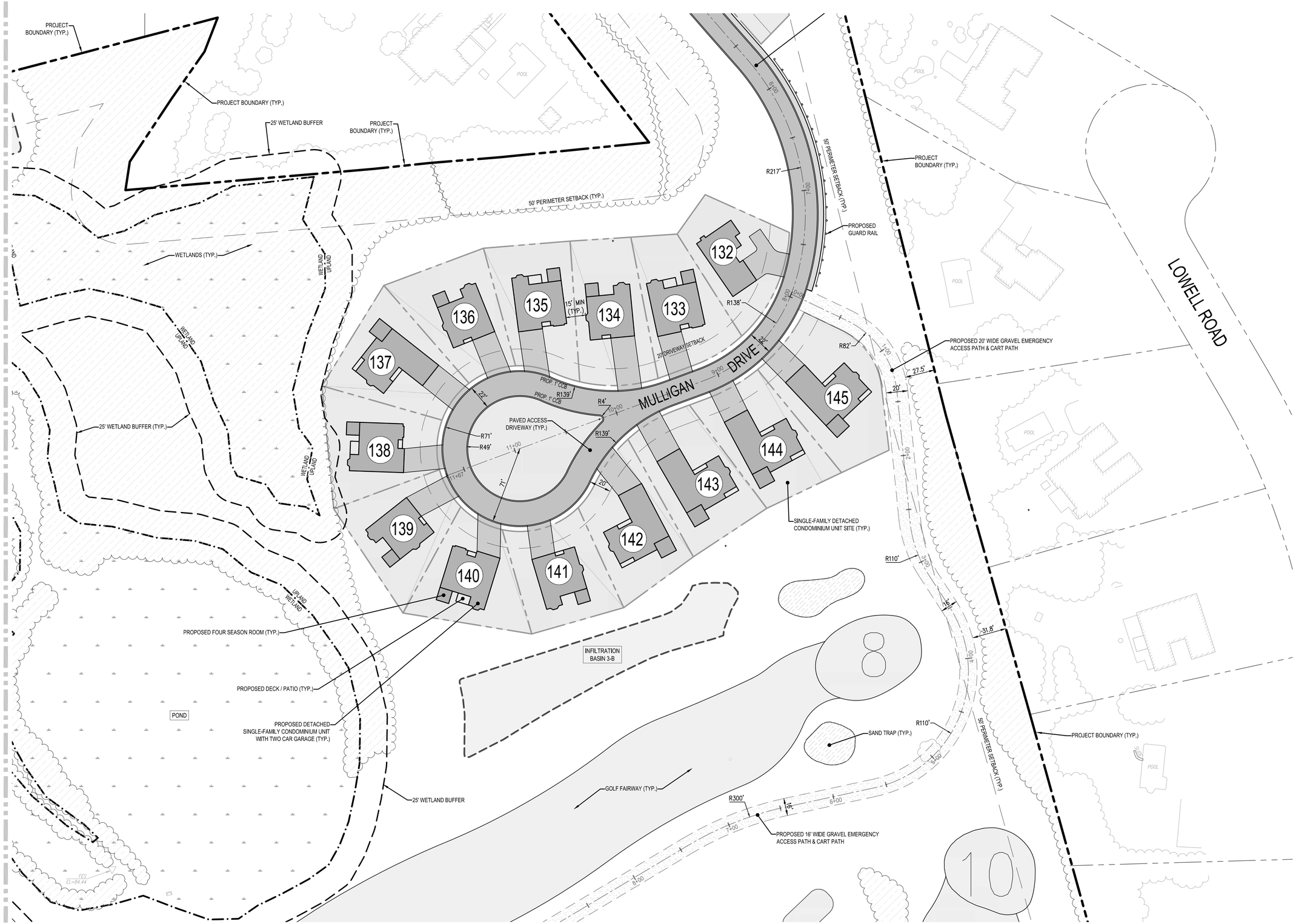
Prepared for
WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN 1

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

Drawing No.
C-3.1

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C-3.1 LAYOUT PLAN 1, Feb 05, 2024 14:28



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS
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2/5/24

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2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

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

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

Drawing Title
LAYOUT PLAN 2

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

Drawing No.
C-3.2

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SEE SHEET 3.4 FOR CONTINUATION

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2/5/24

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

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

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

Drawing Title
LAYOUT PLAN 3

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

Drawing No.
C-3.3

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WETLANDS (TYP.)
WETLAND UPLAND
50' PERIMETER SETBACK (TYP.)
INNER 100' RIPARIAN BUFFER
25' WETLAND BUFFER (TYP.)
OUTER 100' RIPARIAN BUFFER
GOLF FAIRWAY (TYP.)
TEE BOX (TYP.)
PROP. RAIN GARDEN
PROP. 2 FT WIDE STONE DIAPHRAGM
INFILTRATION BASIN 1-B
PROPOSED 16' WIDE GRAVEL EMERGENCY ACCESS PATH & CART PATH
PROPOSED CART PATH (TYP.)
R199.9'
R130'
PROPOSED 20' WIDE GRAVEL EMERGENCY ACCESS PATH & CART PATH
R186'
R56.8'
R35.8'
R310'
R290'
R220'
PROP. 10CB
R8'
R300'
R299'
FAIRWAY
LANDING
R30'
R423'
R201.7'
20' DRIVEWAY SETBACK
SAND TRAP (TYP.)
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
PROPOSED GUARD RAIL
PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK
PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)
PROPOSED DECK / PATCH (TYP.)
PROPOSED FOUR SEASON ROOM (TYP.)
UPLAND
WETLAND
148
149
150
147
146
151
152
153
154
155
156
162
5
W

SEE SHEET 3.3 FOR CONTINUATION

N

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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

2/5/24

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

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12/11/23	PEER REVIEW UPDATES	1
	Revisions	

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REGISTERED PROFESSIONAL ENGINEER

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 4

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

Drawing No.
C-3.4

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SEE SHEET 3.6 FOR CONTINUATION

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COMMONWEALTH OF MASSACHUSETTS
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12/11/23	PEER REVIEW UPDATES	1

Revisions

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2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 5

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

Drawing No.
C-3.5

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SEE SHEET 3.5 FOR CONTINUATION

SEE SHEET 3.7 FOR CONTINUATION

SEE SHEET 3.8 FOR CONTINUATION

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12/11/23	PEER REVIEW UPDATES	1

Revisions

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COMMONWEALTH OF MASSACHUSETTS
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PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 6

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

Drawing No.
C-3.6

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SEE SHEET 3.5 FOR CONTINUATION

PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)
PROPOSED DECK / PATIO (TYP.)
PROPOSED FOUR SEASON ROOM (TYP.)
50' PERIMETER SETBACK (TYP.)
PROJECT BOUNDARY (TYP.)
PROJECT BOUNDARY (TYP.)
PAVED ACCESS DRIVEWAY
PROPOSED GRAVEL TURN AROUND
RAIN GARDEN
PROJECT BOUNDARY (TYP.)
25' WETLAND BUFFER
PROJECT BOUNDARY (TYP.)
INFILTRATION BASIN 2-D
50' PERIMETER SETBACK (TYP.)
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK
INFILTRATION BASIN 3-A
WEATHERVANE DRIVE
20' DRIVEWAY SETBACK
WETLANDS (TYP.)
WETLAND UPLAND
25' WETLAND BUFFER
25' WETLAND BUFFER (TYP.)
PROPOSED MAINTENANCE ACCESS PATH
PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.)
PROPOSED CART PATH (TYP.)
SAND TRAP (TYP.)
INFILTRATION BASIN 2-C
PROP. RETAINING WALL WITH 4FT HIGH FENCE
PROPOSED FOUR SEASON ROOM (TYP.)
PROPOSED DECK / PATH (TYP.)
POND
PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)
PROPOSED CROSSWALK (TYP.)
PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK
PROPOSED GUARD RAIL
GOLF FAIRWAY (TYP.)
PROPOSED MAINTENANCE ACCESS PATH
25' WETLAND BUFFER

SEE SHEET 3.6 FOR CONTINUATION
SEE SHEET 3.8 FOR CONTINUATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

COMMONWEALTH OF MASSACHUSETTS
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No. 45917
REGISTERED PROFESSIONAL LAND SURVEYOR

2/5/24

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2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 7

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

Drawing No.
C-3.7

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SEE SHEET 5.6 FOR CONTINUATION

PROPOSED MAINTENANCE ACCESS PATH
INFILTRATION BASIN 2-E
15'
AY (TYP.)
R107.5'
22'
20'
20+00
WEATHERVANE DRIVE
21+00
22+00
PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
30' DRIVEWAY SETBACK
PROP. 1' CCB
R197.5'
23+00
PROPOSED CROSSWALK (TYP.)
0+00
1+00
R34'
22'
PAR PLACE
R114.5'
20' DRIVEWAY SETBACK
R93.5'
R10'
R104'
2+00
2+93
13+79
15'
R38.5'
24+00
TEE BOX (TYP.)
SAND TRAP (TYP.)
GOLF FAIRWAY (TYP.)
30.00' WIDE DRAINAGE EASEMENT DEED BOOK 7761 PAGE 338 PLAN BOOK 28 PAGE 1089 TOWN OF PEMBROKE
PROPOSED CART PATH (TYP.)
PROPOSED MAINTENANCE ACCESS PATH
INFILTRATION BASIN 2-F
10' MIN (TYP.)
R105'
R24'
R219'
25+00
R1057'
PROPOSED CROSSWALK (TYP.)
26+00
PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK
TEE BOX (TYP.)
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
BIRDIE LANE
R196.5'
GOLF FAIRWAY (TYP.)
50' PERIMETER SETBACK (TYP.)
PROJECT BOUNDARY (TYP.)
28+00
30+00
WE
25' WETLAND BUFFER
GOLF FAIRWAY (TYP.)
FES EL=84.44
PROP. 4FT HIGH FENCE
UPLAND
WETLAND
POND
PROPOSED 20' WIDE GRAVEL EMERGENCY ACCESS PATH & CART PATH
PROPOSED MAINTENANCE ACCESS PATH
WETLAND
UPLAND
INFILTRATION BASIN 6-A
R300
12+00
13+00
16'
76
77
75
74
73
72
71
70
69
68
67
66
65
64
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SEE SHEET 3.09 FOR CONTINUATION

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2/5/24

COMMONWEALTH OF MASSACHUSETTS
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Revisions

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GABRIEL R. CROCKER
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Crocker Design Group
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HINGHAM, MA 02043
P: 781-919-0808

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

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

Drawing Title
LAYOUT PLAN 8

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

Drawing No.
C-3.8

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SEE SHEET 3.11 FOR CONTINUATION

WEATHERVANE DRIVE

SAND TRAP (TYP.)

GOLF FAIRWAY (TYP.)

25' WETLAND BUFFER

TEE BOX (TYP.)

SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)

PROPOSED CART PATH (TYP.) 3' MIN.

PROPOSED MAINTENANCE ACCESS PATH

INFILTRATION BASIN 7-A

INFILTRATION BASIN 12-A

INFILTRATION BASIN 12-B

PROPOSED FOUR SEASON ROOM (TYP.)

PROPOSED DECK / PATIO (TYP.)

PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)

PROJECT BOUNDARY (TYP.)

50' PERIMETER SETBACK (TYP.)

KNEE KNOCKERS LANE

PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.) WITH 4FT HIGH FENCE

PROPOSED PRO SHOP/OFFICE/ /EVENT SPACE/GUEST SUITES/ GOLF CART STORAGE (30,400 SF +/-)

PROPOSED GOLF BAG DROP OFF AREA

PROPOSED DUMPSTER LOCATION

PROPOSED MEETING / MAIL BUILDING

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/5/24

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2-5-2024

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

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 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\dwg\Plot Sheets\Site Plan Application_ C-3.9 LAYOUT PLAN 9.dwg, Feb 05, 2024 14:29

SEE SHEET 3.09 FOR CONTINUATION

SEE SHEET 3.11 FOR CONTINUATION

SEE SHEET 3.12 FOR CONTINUATION

INFILTRATION BASIN 12-A

INFILTRATION BASIN 12-B

PROPOSED FOUR SEASON ROOM (TYP.)

PROPOSED DECK / PATIO (TYP.)

PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)

WEATHERVANE DRIVE

KNEE KNOCKERS LANE

PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.) WITH 4FT HIGH FENCE

PROPOSED GOLF BAG DROP OFF AREA

PROPOSED DUMPSTER LOCATION

PROPOSED MEETING / MAIL BUILDING

PROPOSED CROSSWALK (TYP.)

SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)

PROP. RETAINING WALL WITH 4FT HIGH FENCE

PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.)

GOLF FAIRWAY (TYP.)

PROPOSED CART PATH (TYP.)

25' WETLAND BUFFER (TYP.)

50' PERIMETER SETBACK (TYP.)

PROJECT BOUNDARY (TYP.)

TEE BOX (TYP.)

WETLANDS (TYP.)

TURF SPORTS FIELD SUBSURFACE PANEL DRAINAGE SYSTEM (SPORT EDGE OR APPROVED EQUAL)

PROPOSED DRIVING RANGE BAYS

DRIVING RANGE

PROPOSED GUARD RAIL

PROPOSED CROSSWALK (TYP.)

PROPOSED ADDITIONAL PARKING IF NEEDED

PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK

PROP. 1' CCB

PROPOSED GUARD RAIL

PROP. PATIO

PROPOSED FUNCTION HALL - CLUBHOUSE (34,200 SF +/-)

PROPOSED 5' WIDE SIDEWALK (TYP.)

PROP. 6" REVEAL CONC. CURB (TYP.)

PROPOSED 8 UNIT MULTI-FAMILY (22,650 SF)

PROPOSED RETAINING WALL WITH 4' HIGH FENCE

PROP. DRIVEWAY TO THE BASEMENT LEVEL AND PROP. LOADING ZONE

PROPOSED PRO SHOP/OFFICE/ /EVENT SPACE/GUEST SUITES/ GOLF CART STORAGE (30,400 SF +/-)

PROPOSED 6" REVEAL CONC. CURB (TYP.)

PROPOSED 5' WIDE SIDEWALK (TYP.)

PROPOSED CAPE COD BERM (TYP.)

PROPOSED WASTEWATER BUILDING

PROPOSED MAINTENANCE BUILDING

PROJECT BOUNDARY (TYP.)

EXISTING WATER TOWER (TOWN OF PEMBROKE)

PROPOSED ENTRY STRUCTURE

PROPOSED GUARD RAIL

20' DRIVEWAY SETBACK

PUTTERS RUN

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

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

2/5/24

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

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 10

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

Drawing No.
C-3.10

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GOLF FAIRWAY (TYP.)
25' WETLAND BUFFER
GOLF FAIRWAY (TYP.)
TEE BOX (TYP.)
PROJECT BOUNDARY (TYP.)
SAND TRAP (TYP.)
INFILTRATION BASIN 7-A
PROPOSED MAINTENANCE ACCESS PATH
PROPOSED CART PATH (TYP.)
PROPOSED CART PATH (TYP.)
PROP. DECK
PROP. PATIO
PROP. PATIO
PROPOSED FUNCTION HALL - CLUBHOUSE (34,200 SF +/-)
PROPOSED 5' WIDE SIDEWALK (TYP.)
PROP. 6" REVEAL CONC. CURB (TYP.)
PROPOSED RETAINING WALL WITH 4' HIGH FENCE
PROPOSED 8 UNIT MULTI-FAMILY (22,650 SF)
PROPOSED RETAINING WALL WITH 4' HIGH FENCE
PROPOSED RETAINING WALL WITH 4' HIGH FENCE
PROPOSED RETAINING WALL WITH 4' HIGH FENCE
PROP. COURTYARD
PROP. DRIVEWAY TO THE BASEMENT LEVEL
PROP. DRIVEWAY TO THE BASEMENT LEVEL AND PROP. LOADING ZONE
PROPOSED FOUR SEASON ROOM (TYP.)
PROPOSED DECK / PATIO (TYP.)
PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)
50' PERIMETER SETBACK (TYP.)
20' DRIVEWAY SETBACK
GIMME PATH
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
PROPOSED 7 CAR GARAGE
PROPOSED 6" REVEAL CONC. CURB (TYP.)
PROPOSED 6" REVEAL CONC. CURB (TYP.)
PROPOSED 5' WIDE SIDEWALK (TYP.)
PROPOSED PRO SHOP/OFFICE/ /EVENT SPACE/GUEST SUITES/ GOLF CART STORAGE (30,400 SF +/-)
PROPOSED GOLF BAG DROP OFF AREA
PROPOSED DUMPSTER LOCATION
PROPOSED MEETING / MAIL BUILDING
PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.) WITH 4FT HIGH FENCE
PROPOSED CAPE COD BERM (TYP.)
WEATHERVANE DRIVE
20' DRIVEWAY SETBACK
PROPOSED CROSSWALK (TYP.)
SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)
PROP. RETAINING WALL WITH 4FT HIGH FENCE
PROP. LANDSCAPE RETAINING WALL (4FT HEIGHT MAX.)
PROPOSED ENTRANCE SIGN
PROPOSED "DO NOT ENTER" SIGN
INFILTRATION BASIN 9-B
PROPOSED ENTRY STRUCTURE
PROPOSED ENTRY / EXIT GATE
PROPOSED GUARD RAIL
INFILTRATION BASIN 9-A
ENTRANCE
EXIT
CLUBHOUSE DRIVE
PROPOSED STOP SIGN & "DO NOT ENTER" SIGN
PROJECT BOUNDARY (TYP.)
POOL
SEE SHEET 5.10 FOR CONTINUATION
SEE SHEET 5.12 FOR CONTINUATION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/5/24

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

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
LAYOUT PLAN 11

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

Drawing No.
C-3.11

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SEE SHEET 3.11 FOR CONTINUATION

SEE SHEET 3.10 FOR CONTINUATION

WEATHERVANE DRIVE

PUTTER'S RUN

CLUBHOUSE DRIVE

W. ELM STREET

ENTER" SIGN

ENTRANCE

EXIT

PROPOSED ENTRANCE SIGN (10' TALL BY 14' FT LONG)

PROJECT BOUNDARY (TYP.)

PROPOSED GUARD RAIL

INFILTRATION BASIN 9-A

INFILTRATION BASIN 10-B

PROPOSED WASTEWATER BUILDING

PROPOSED ADDITIONAL PARKING IF NEEDED

PROPOSED CROSSWALK (TYP.)

PROPOSED 5' WIDE BITUMINOUS CONCRETE SIDEWALK

PROPOSED DRIVING RANGE BAYS

PROPOSED MAINTENANCE BUILDING

EXISTING WATER TOWER (TOWN OF PEMBROKE)

PROPOSED MAINTENANCE ACCESS PATH

PROP. RETAINING WALL WITH 4FT HIGH FENCE

PROPOSED DETACHED SINGLE-FAMILY CONDOMINIUM UNIT WITH TWO CAR GARAGE (TYP.)

PROPOSED DECK / PATIO (TYP.)

PROPOSED FOUR SEASON ROOM (TYP.)

SINGLE-FAMILY DETACHED CONDOMINIUM UNIT SITE (TYP.)

EXISTING SINGLE-FAMILY DWELLING TO REMAIN

50' PERIMETER SETBACK (TYP.)

25' DRIVEWAY SETBACK

TURF SPORTS FIELD SUBSURFACE PANEL DRAINAGE SYSTEM (SPORT EDGE OR APPROVED EQUAL)

DRIVING RANGE

SANDBOX WITH SWINGSET

7 8 9 10 11 12 13 172

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/5/24

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

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

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12/11/23	PEER REVIEW UPDATES	1

Revisions

2-5-2024

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

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Crocker Design Group
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HINGHAM, MA 02043
P: 781-919-0808

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

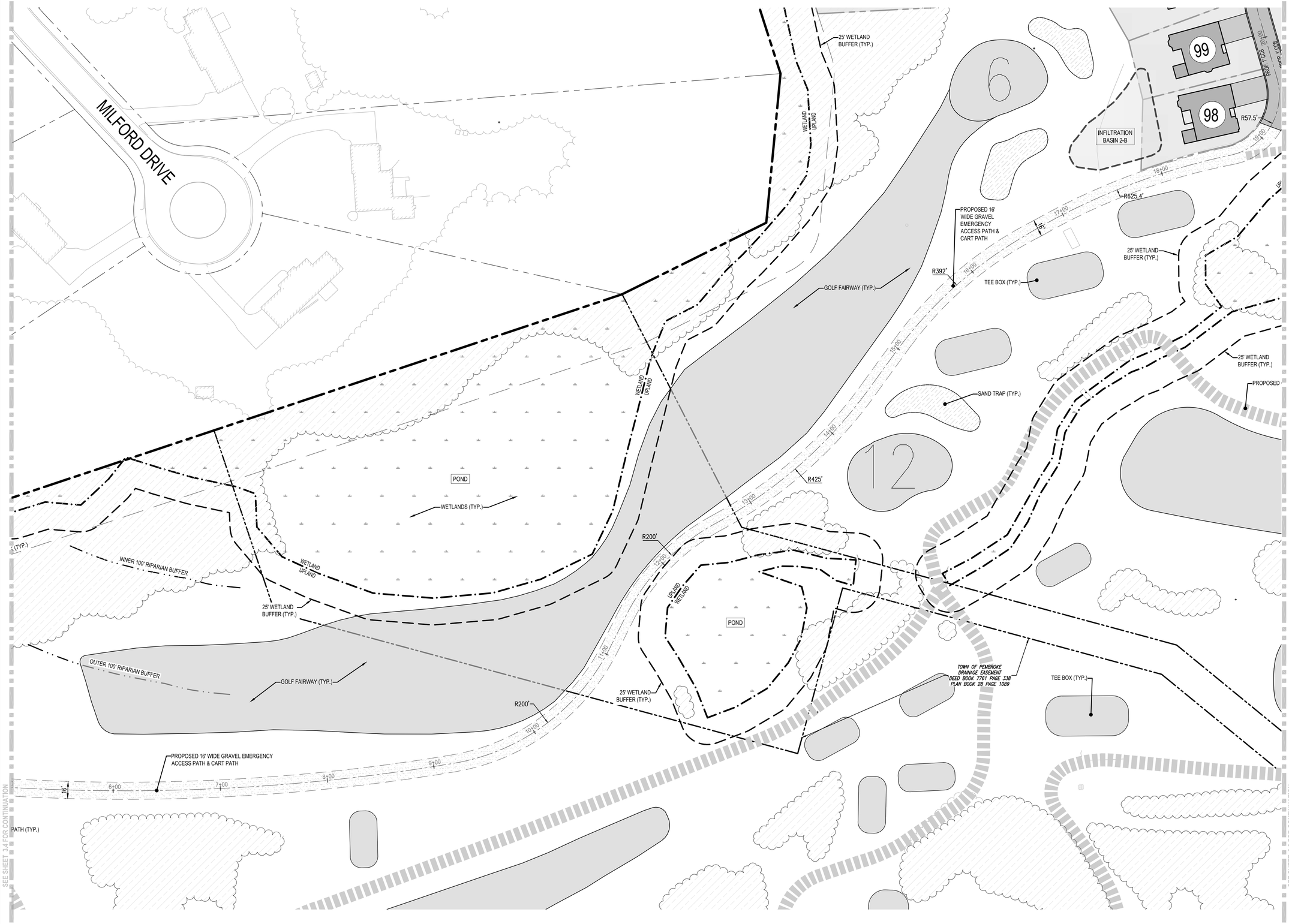
Prepared for
WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN 12

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

Drawing No.
C-3.12

C:\QDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C-3.12 LAYOUT PLAN.dwg, C-3.12, 2/5/2024 14:29



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

2/5/24

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

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

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

2-5-2024

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

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

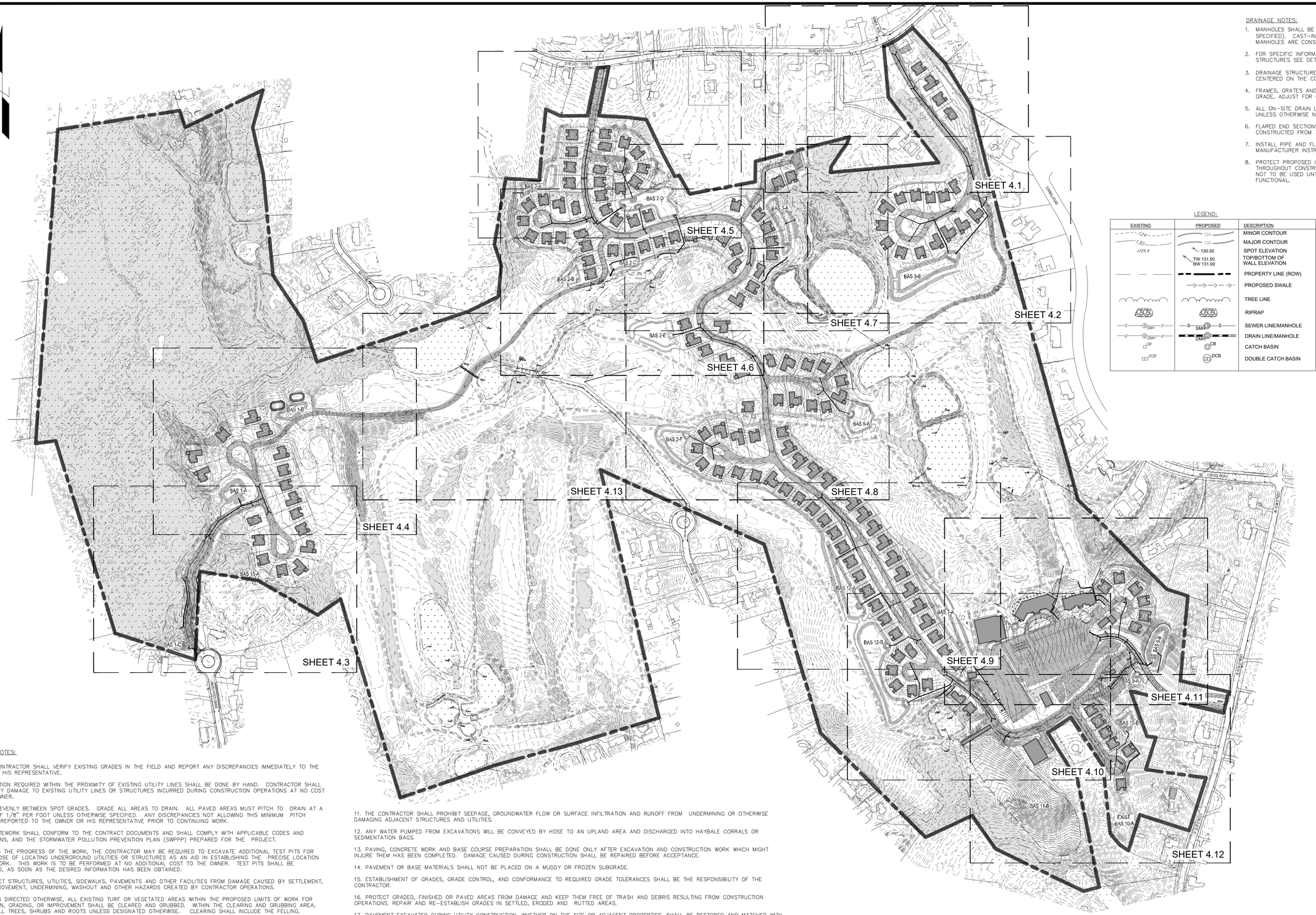
Prepared for
WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC
190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title
LAYOUT PLAN 13

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

Drawing No.
C-3.13

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C-3.13 LAYOUT PLAN 13, Feb 05, 2024, 14:30



DRAINAGE NOTES:

1. MANHOLES SHALL BE 48-INCH DIAMETER (UNLESS OTHERWISE SPECIFIED). CAST-IN-PLACE BASES SHALL BE USED WHERE MANHOLES ARE CONSTRUCTED OVER EXISTING PIPES.
2. FOR SPECIFIC INFORMATION OF FRAMES AND COVER FOR DRAINAGE STRUCTURES SEE DETAIL SHEET
3. DRAINAGE STRUCTURE COVERS SHALL HAVE THE WORD "DRAIN" CENTERED ON THE COVER IN 3-INCH HIGH LETTERS.
4. FRAMES, GRATES AND COVERS SHALL BE SET FIRM AND TRUE TO GRADE. ADJUST FOR GRADE WITH BRICK MASONRY.
5. ALL ON-SITE DRAIN LINES SHALL BE SMOOTH INT. WALLED CPE PIPE UNLESS OTHERWISE NOTED.
6. FLARED END SECTIONS SHALL BE PIPE MANUFACTURER STANDARD CONSTRUCTED FROM THE SAME MATERIAL AS THE PIPE.
7. INSTALL PIPE AND FLARED ENDS IN STRICT ACCORDANCE WITH PIPE MANUFACTURER INSTRUCTIONS.
8. PROTECT PROPOSED INFILTRATION BASINS FROM SEDIMENTATION THROUGHOUT CONSTRUCTION OPERATIONS. INFILTRATION BASINS ARE NOT TO BE USED UNTIL DRAINAGE SYSTEM IS INSTALLED AN FUNCTIONAL.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
124	124	MINOR CONTOUR
130	130	MAJOR CONTOUR
x125.4	130.50	SPOT ELEVATION
	TW 131.50 BW 131.00	TOP/BOTTOM OF WALL ELEVATION
		PROPERTY LINE (ROW)
		PROPOSED SWALE
		TREE LINE
		RIPRAP
SMH	SMH	SEWER LINE/MANHOLE
DMH	DMH	DRAIN LINE/MANHOLE
CB	CB	CATCH BASIN
DCB	DCB	DOUBLE CATCH BASIN

FOR REGISTRY USE ONLY

GRADING NOTES:

1. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER OR HIS REPRESENTATIVE.
2. EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.
3. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS OTHERWISE SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE PRIOR TO CONTINUING WORK.
4. ALL SITEWORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS, AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT.
5. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR MAY BE REQUIRED TO EXCAVATE ADDITIONAL TEST PITS FOR THE PURPOSE OF LOCATING UNDERGROUND UTILITIES OR STRUCTURES AS AN AID IN ESTABLISHING THE PRECISE LOCATION OF NEW WORK. THIS WORK IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER. TEST PITS SHALL BE BACKFILLED, AS SOON AS THE DESIRED INFORMATION HAS BEEN OBTAINED.
6. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY CONTRACTOR OPERATIONS.
7. UNLESS DIRECTED OTHERWISE, ALL EXISTING TURF OR VEGETATED AREAS WITHIN THE PROPOSED LIMITS OF WORK FOR EXCAVATION, GRADING, OR IMPROVEMENT SHALL BE CLEARED AND GRUBBED. WITHIN THE CLEARING AND GRUBBING AREA, REMOVE ALL TREES, SHRUBS AND ROOTS UNLESS DESIGNATED OTHERWISE. CLEARING SHALL INCLUDE THE FELLING, CUTTING AND OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS AND VEGETATIVE DEBRIS PRODUCED THROUGH THE CLEARING OPERATIONS.
8. FILL DEPRESSIONS CAUSED BY TEST PITS AND CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
9. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS OR EARTHWORK AREAS WHICH WOULD CAUSE FLOODING OF THE PROJECT SITE AND SURROUNDING AREA, OR SOFTENING OR LOOSENING OF THE SOIL AT EXCAVATION OR EARTHWORK SUB-GRADES.
10. THE CONTRACTOR SHALL PROVIDE, INSTALL, OPERATE, MAINTAIN AND REMOVE ADEQUATE AND SATISFACTORY DEWATERING SYSTEMS AND DRAINAGE OF EXCAVATIONS TO PERMIT CONSTRUCTION TO PROCEED "IN THE DRY". THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE ADEQUACY OF THE METHODS, MATERIALS AND EQUIPMENT EMPLOYED. THE CONTRACTOR SHALL BEAR THE FULL COST OF PROVIDING ALL NECESSARY DEWATERING.
11. THE CONTRACTOR SHALL PROHIBIT SEEPAGE, GROUNDWATER FLOW OR SURFACE INFILTRATION AND RUNOFF FROM UNDERMINING OR OTHERWISE DAMAGING ADJACENT STRUCTURES AND UTILITIES.
12. ANY WATER PUMPED FROM EXCAVATIONS WILL BE CONVEYED BY HOSE TO AN UPLAND AREA AND DISCHARGED INTO HAYBALE CORRALS OR SEDIMENTATION BAGS.
13. PAVING, CONCRETE WORK AND BASE COURSE PREPARATION SHALL BE DONE ONLY AFTER EXCAVATION AND CONSTRUCTION WORK WHICH MIGHT INJURE THEM HAS BEEN COMPLETED. DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED BEFORE ACCEPTANCE.
14. PAVEMENT OR BASE MATERIALS SHALL NOT BE PLACED ON A MUDDY OR FROZEN SUBGRADE.
15. ESTABLISHMENT OF GRADES, GRADE CONTROL, AND CONFORMANCE TO REQUIRED GRADE TOLERANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. PROTECT GRADED, FINISHED OR PAVED AREAS FROM DAMAGE AND KEEP THEM FREE OF TRASH AND DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS. REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS.
17. PAVEMENT EXCAVATED DURING UTILITY CONSTRUCTION, WHETHER ON THE SITE OR ADJACENT PROPERTIES, SHALL BE RESTORED AND MATCHED WITH EXACTLY THE SAME MATERIALS AND TOLERANCES AS PRIOR TO DISRUPTION, AT NO ADDITIONAL COST TO THE OWNER, OR ADJACENT PROPERTY OWNERS.
18. STONE USED FOR MACHINE PLACED RIP-RAP SHALL BE REASONABLY WELL GRADED, HARD, DURABLE, ANGULAR IN SHAPE, RESISTANT TO WEATHERING AND FREE FROM ORGANIC MATERIAL. ROUNDED STONES OR BOULDERS ARE NOT ACCEPTABLE. THE MINIMUM WEIGHT OF THE STONE SHALL BE 155 POUNDS PER CUBIC FOOT. STONE SHALL BE PLACED IN CONFORMANCE WITH THE LINES, GRADES AND THICKNESSES SHOWN ON THE DRAWINGS.
19. AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS.
20. ALL RIP RAP STONE SHALL BE HAND CHINKED AND SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT STANDARDS.

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1
Date	Description	No.

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE KEY PLAN

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

Drawing No.
C-4.0

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application\C4.0GRAD PLAN.dwg, C-4.0 GRADING & DRAINAGE KEY PLAN, Feb 05, 2024 14:30

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40' 20' 0 40' 80'

1"=40'

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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No. 47917
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2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

Project

AGE QUALIFIED VILLAGE PEMBROKE COUNTRY CLUB

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

Prepared for

WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

GRADING & DRAINAGE PLAN 1

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

Drawing No.

C-4.1

C:\CAD\Crocker Design Group, LLC\Daniel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C4.0R40 PLAN.dwg, C-4.1 GRADING & DRAINAGE PLAN 1, Feb 05, 2024 14:31

SEE SHEET 4.1 FOR CONTINUATION

SEE SHEET 4.7 FOR CONTINUATION

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

COMMONWEALTH OF MASSACHUSETTS
GABRIEL R. CROCKER
CIVIL
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2-5-2024

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Crocker Design Group
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Project
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PEMBROKE, MA

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

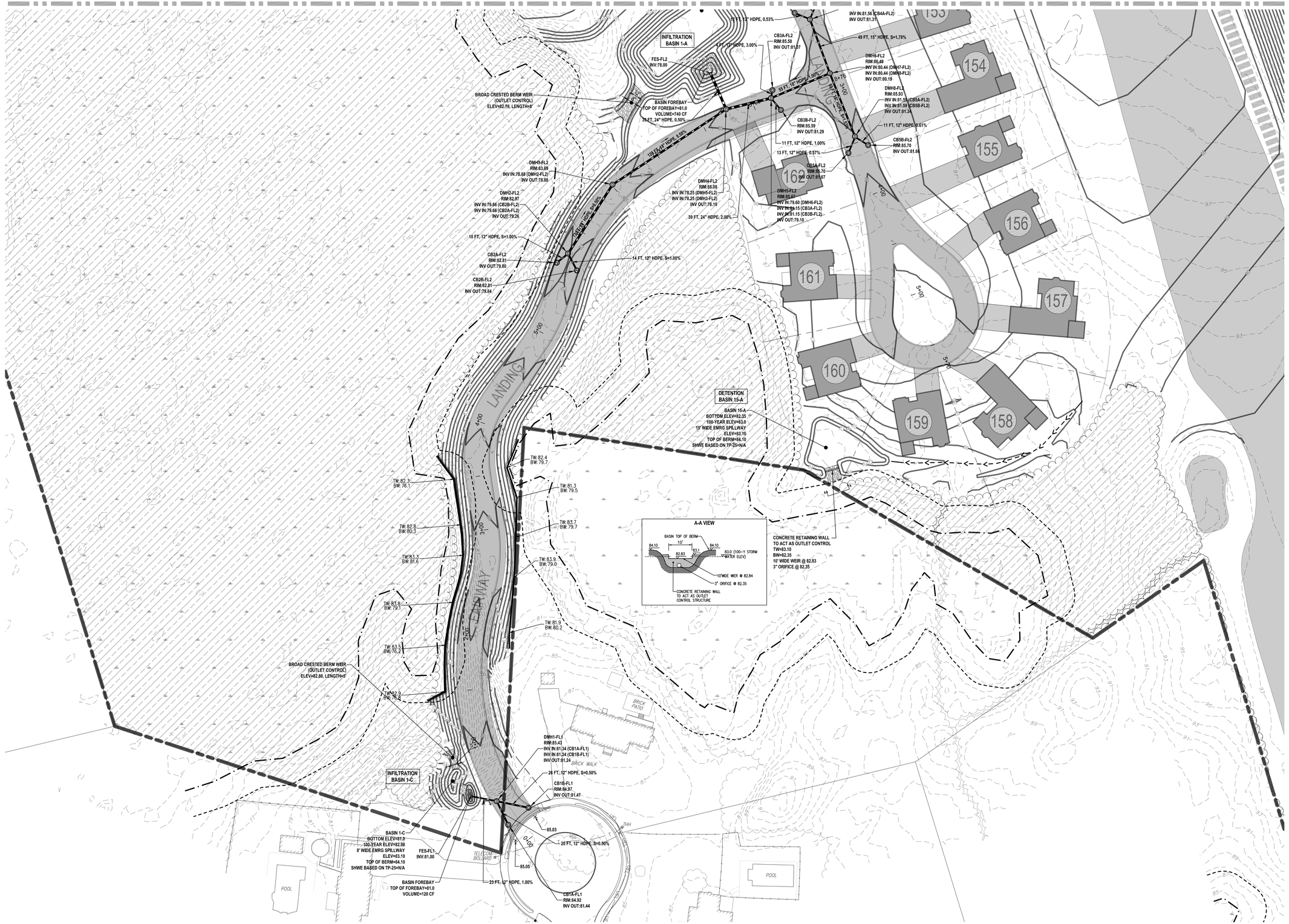
Drawing Title
GRADING & DRAINAGE PLAN 2

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

Drawing No.
C-4.2

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C4-GRAD PLAN.dwg, C-4.2 GRADING & DRAINAGE PLAN 2, Feb 05, 2024 14:31

SEE SHEET 4.4 FOR CONTINUATION



FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1
Date	Description	No.

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 3

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

Drawing No.
C-4.3

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club Way\Plot Sheets\Site Plan Application\ C-4.3 GRADING & DRAINAGE PLAN 3, Feb 05, 2024 14:32

SEE SHEET 4.3 FOR CONTINUATION

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 4

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

Drawing No.
C-4.4

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_04 GRAD PLAN.dwg, C-4.4 GRADING & DRAINAGE PLAN 4, Feb 05, 2024 14:32

DWELLEY STREET

WEATHERVANE LANE

EAGLE WAY

WEATHERVANE DRIVE

DETENTION BASIN 2-A

INFILTRATION BASIN 2-D

POOL

9 FT, 12" HDPE, 0.93%

DMH1-W1A
RIM:122.65
INV IN:118.50 (CB1B-W1A)
INV IN:118.50 (CB1A-W1A)
INV OUT:118.40

CB1A-W1A
RIM:122.72
INV OUT:118.82

CB1B-W1A
RIM:122.76
INV OUT:118.62

9 FT, 12" HDPE, 1.02%

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

DMH2-W1A
RIM:117.80
INV IN:113.50 (DMH1-W1A)
INV OUT:113.40

7 FT, 12" HDPE, 3.00%

CB1A-W1A
RIM:115.89
INV OUT:111.84

7 FT, 12" HDPE, 1.00%

CB2S-W1A
RIM:115.89
INV OUT:111.84

DMH3-W1A
RIM:111.93
INV IN:111.73 (DMH2-W1A)
INV IN:111.73 (CB2S-W1A)
INV IN:111.13 (CB3A-W1A)
INV OUT:111.63

42 FT, 12" HDPE, 1.65%

DMH4-W1A
RIM:114.62
INV IN:110.22 (DMH3-W1A)
INV OUT:110.12

DMH5-W1A
RIM:113.14
INV IN:109.04 (DMH5-WL)
INV IN:109.04 (DMH4-W1A)
INV OUT:108.75

7 FT, 12" RCP, S=0.50%

CB2B-WL
RIM:112.37
INV OUT:108.87

DMH4-WL
RIM:113.11
INV IN:109.61 (DMH5-WL)
INV IN:109.61 (CB2A-WL)
INV IN:109.51 (CB2B-WL)
INV OUT:109.01

DMH2-WL
RIM:113.74
INV IN:110.33 (DMH1-WL)
INV OUT:110.33

CB1B-WL
RIM:114.30
INV OUT:110.98

33 FT, 12" RCP, S=0.50%

49 FT, 12" RCP, S=0.50%

39 FT, 12" HDPE, 0.50%

DMH1-WL
RIM:114.66
INV IN:110.79 (CB1B-WL)
INV IN:110.79 (CB1A-WL)
INV OUT:110.79

CB1A-WL
RIM:114.32
INV OUT:111.65

6 FT, 12" RCP, S=0.50%

CB3A-WL
RIM:112.92
INV OUT:109.66

24 FT, 12" RCP, S=1.82%

CB3A-W1A
RIM:112.47
INV OUT:108.38

7 FT, 12" HDPE, 2.00%

DMH6-W1A
RIM:112.83
INV IN:108.42 (DMH5-W1A)
INV IN:108.17 (CB3B-W1A)
INV IN:108.17 (CB3A-W1A)
INV OUT:108.17

CB3B-W1A
RIM:112.47
INV OUT:108.38

27 FT, 15" RCP, S=1.23%

7 FT, 12" HDPE, 2.00%

CB3B-W1B
RIM:114.71
INV OUT:106.93

3 FT, 12" RCP, S=0.50%

17 FT, 12" RCP, S=0.50%

CB4A-W1B

CB1-EW
RIM:113.83
INV OUT:109.58

CB2-EW
RIM:113.83
INV OUT:109.66

DMH1-EW
RIM:114.18
INV IN:109.28 (CB1-EW)
INV IN:109.28 (CB2-EW)
INV OUT:109.18

DMH2-EW
RIM:110.26
INV IN:107.22 (DMH1-EW)
INV OUT:107.12

42 FT, 12" HDPE, 0.50%

FES-EW
INV:107.00

BASIN FOREBAY
TOP OF FOREBAY=108
VOLUME=155 CF

BASIN FOREBAY
TOP OF FOREBAY=108
VOLUME=300 CF

BASIN FOREBAY
TOP OF FOREBAY=108
VOLUME=350 CF

PROP. SWALE (TYP.)

STONE DAM WITH 2:1 SIDES. (TYP. FOR FOREBAYS)

FES-W1A
INV:107.00

FES-W1B
INV:106.41

BASIN 2-D
BOTTOM ELEV=106
100-YEAR ELEV=108.96
TOP OF BERM=109.10
SHWE BASED ON TP 23-16=102.0

OCS 2-D
RIM=108.60
12" INV OUT =106.0

OCS 2-DD
RIM=108.70
12" INV OUT =105.0
TO ACT AS EMERGENCY SPILLWAY

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

PROP. 2FT WIDE BOTTOM AND 3:1 SIDES SWALE

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

BASIN 2-A
BOTTOM ELEV=102.8
100-YEAR ELEV=105.71
15' WIDE EMRG SPILLWAY ELEV=106.10
TOP OF BERM=107.10
SHWE BASED ON TP-33=102.8

OCS 2-A
RIM=105.90
2.5" ORIFICE @ 102.8
12" INV OUT =102.8

TW: 110.4
BW: 108.0

PROP. LANDSCAPE RETAINING WALL

CBdh (Typ.)
(top=10')

10'

RIP-RAP (TYP.)

15' WIDE EMERGENCY SPILLWAY @106.10

FES-DB2A
INV:101.00

7'x9' PLUNGE POOL

41 FT, 12" HDPE, 4.21%

15.6'

15' BASIN ACCESS

PROP. 2 FT WIDE TOP OF BERM, 1FT HIGHER THAN BOTTOM OF SWALE

15' ACCESS

10'

SEE SHEET 4.7 FOR CONTINUATION

SEE SHEET 4.6 FOR CONTINUATION

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 5

FOR REGISTRY USE ONLY

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

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

Drawing No.
C-4.5

C:\CDG\Crocker Design Group, LLC\Current Crocker Projects\100-064 Pembroke Country Club\dwg\Plot Sheets\Site Plan Application\C4.5\RG0 PLAN.dwg, C-4.5 GRADING & DRAINAGE PLAN 5, Feb 05, 2024 14:33

SEE SHEET 4.5 FOR CONTINUATION

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40' 20' 0 40' 80'

1"=40'

Date	Description	No.
	Revisions	
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 6

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

Drawing No.
C-4.6

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C-4.6 GRADING & DRAINAGE PLAN 6, Feb 05, 2024 14:33

SEE SHEET 4.5 FOR CONTINUATION

SEE SHEET 4.2 FOR CONTINUATION

SEE SHEET 4.8 FOR CONTINUATION

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 7

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

Drawing No.
C-4.7

C:\2023\Crocker Design Group, LLC\Colonial Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application\C-4.7 GRADING & DRAINAGE PLAN 7, Feb 05, 2024 14:34

SEE SHEET 4.8 FOR CONTINUATION

SEE SHEET 4.9 FOR CONTINUATION

FOR REGISTRY USE ONLY

40' 20' 0 40' 80'

1"=40'

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 8

Project No. 100-064	Drawing No. C-4.8
Date 08 / 08 / 2023	
Scale	
Drawn By ASZ, JPM	
Approved By TC	

C:\CDG\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_C-4.8 GRADING & DRAINAGE PLAN 8, Feb 05, 2024 14:34

SEE SHEET 4.8 FOR CONTINUATION

SEE SHEET 4.11 FOR CONTINUATION

SEE SHEET 4.10 FOR CONTINUATION

PROP. HIGH POINT: 107.50

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

DMH1-W4
RIM:110.81
INV IN:106.47 (CB1A-W4)
INV IN:106.47 (CB1B-W4)
INV OUT:106.35

CB1B-W4
RIM:110.06
INV OUT:106.61

11 FT, 12" HDPE, 1.00%

CB1A-W4
RIM:109.79
INV OUT:106.23

12 FT, 12" HDPE, 1.00%

52 FT, 12" HDPE, 1.00%

WEATHERVANE DRIVE

DMH2-W4
RIM:107.25
INV IN:101.89 (DMH1-W4)
INV OUT:101.79

123 FT, 12" HDPE, 2.00%

DMH3-W4
RIM:107.46
INV IN:101.24 (CB1A-W4)
INV IN:101.24 (CB1B-W4)
INV IN:101.24 (DMH2-W4)
INV OUT:100.74

CB2B-W4
RIM:107.33
INV OUT:101.80

52 FT, 12" HDPE, 1.00%

11 FT, 12" HDPE, 2.00%

CB2A-W4
RIM:107.29
INV OUT:101.53

DMH4-W4
RIM:97.51
INV IN:94.19 (DMH3-W4)
INV OUT:94.04

16 FT, 18" HDPE, 1.00%

FES-W4
INV:94.00

BASIN FOREBAY
TOP OF FOREBAY=950
VOLUME=1,200 CF

STONE DAM WITH 2:1 SIDES (TYP. FOR FOREBAYS)

BROAD CRESTED BERM WEIR (OUTLET CONTROL) ELEV=101.87, LENGTH=20'

RIP-RAP (TYP.)

PIPE END NOT FOUND

PERPENDICULAR PIPE

PROP. 2 FT WIDE BOTTOM AND 3:1 SIDES SWALE

BASIN 12-A
BOTTOM ELEV=90.0
100-YEAR ELEV=95.91
15' WIDE EMRG SPILLWAY ELEV=96.10
TOP OF BERM=97.10
SHWE BASED ON TP-44=90.0

INFILTRATION BASIN 12-A

DMH2-W5
RIM:105.05
INV IN:93.26 (DMH1-W5)
INV OUT:93.16

20 FT, 18" HDPE, 0.54%

45 FT, 18" HDPE, 1.00%

BASIN FOREBAY
TOP OF FOREBAY=950
VOLUME=500 CF

FES-W5
INV:93.00

DMH3-W5
RIM:9.73
INV IN:93.22 (DMH2-W5)
INV OUT:93.12

45 FT, 12" HDPE, 4.50%

DMH1-W5
RIM:104.38
INV IN:99.27 (CB1A-W5)
INV IN:99.61 (CB1B-W5)
INV OUT:99.51

45 FT, 12" HDPE, 1.00%

CB1B-W5
RIM:104.37
INV OUT:100.22

39 FT, 12" HDPE, 0.50%

CB1A-W5
RIM:104.29
INV OUT:99.88

5 FT, 12" HDPE, 2.00%

RIP-RAP (TYP.)

BROAD CRESTED BERM WEIR (OUTLET CONTROL) ELEV=95.45, LENGTH=10'

BASIN 12-B
BOTTOM ELEV=91.0
100-YEAR ELEV=93.91
20' WIDE EMRG SPILLWAY ELEV=94.10
TOP OF BERM=95.10
SHWE BASED ON TP-45=87.06
SHWE BASED ON TP-46=88.50

STONE DAM WITH 2:1 SIDES (TYP. FOR FOREBAYS)

BASIN FOREBAY
TOP OF FOREBAY=93.0
VOLUME=600 CF

24 FT, 12" HDPE, 0.54%

FES-W6
INV:92.00

KNEE KNOCKERS LANE

INFILTRATION BASIN 12-B

DMH2-W6
RIM:103.47
INV IN:97.99 (DMH1-W6)
INV OUT:97.89

47 FT, 12" HDPE, 1.00%

CB1B-W6
RIM:102.51
INV OUT:98.46

39 FT, 12" HDPE, 0.50%

10 FT, 12" HDPE, 4.50%

DMH1-W6
RIM:102.85
INV IN:98.30 (CB1A-W6)
INV IN:98.30 (CB1B-W6)
INV OUT:98.20

CB1A-W6
RIM:103.56
INV OUT:99.44

DMH3-W6
RIM:96.46
INV IN:92.24 (DMH2-W6)
INV OUT:92.14

CB2-KKL
RIM:99.72
INV OUT:96.46

46 FT, 12" HDPE, 1.00%

INFILTRATION BASIN 7-A

BASIN 7-A
BOTTOM ELEV=91.0
100-YEAR ELEV=93.93
25' WIDE EMRG SPILLWAY ELEV=94.10
TOP OF BERM=95.10
SHWE BASED ON TP-47=85.5

FOREBAY
TOP OF FOREBAY=93.0
VOLUME=1,200 CF

FES-W7
INV:93.00

TW: 96.52
BW: 92.42

CB1B-W7
RIM:100.64
INV OUT:96.89

14 FT, 12" HDPE, 1.00%

EXIST ITE

37'00 WEATHERVANE DRIVE

38'00

39'00

40'00

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40' 20' 0 40' 80'

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Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
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Date	Description	No.

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

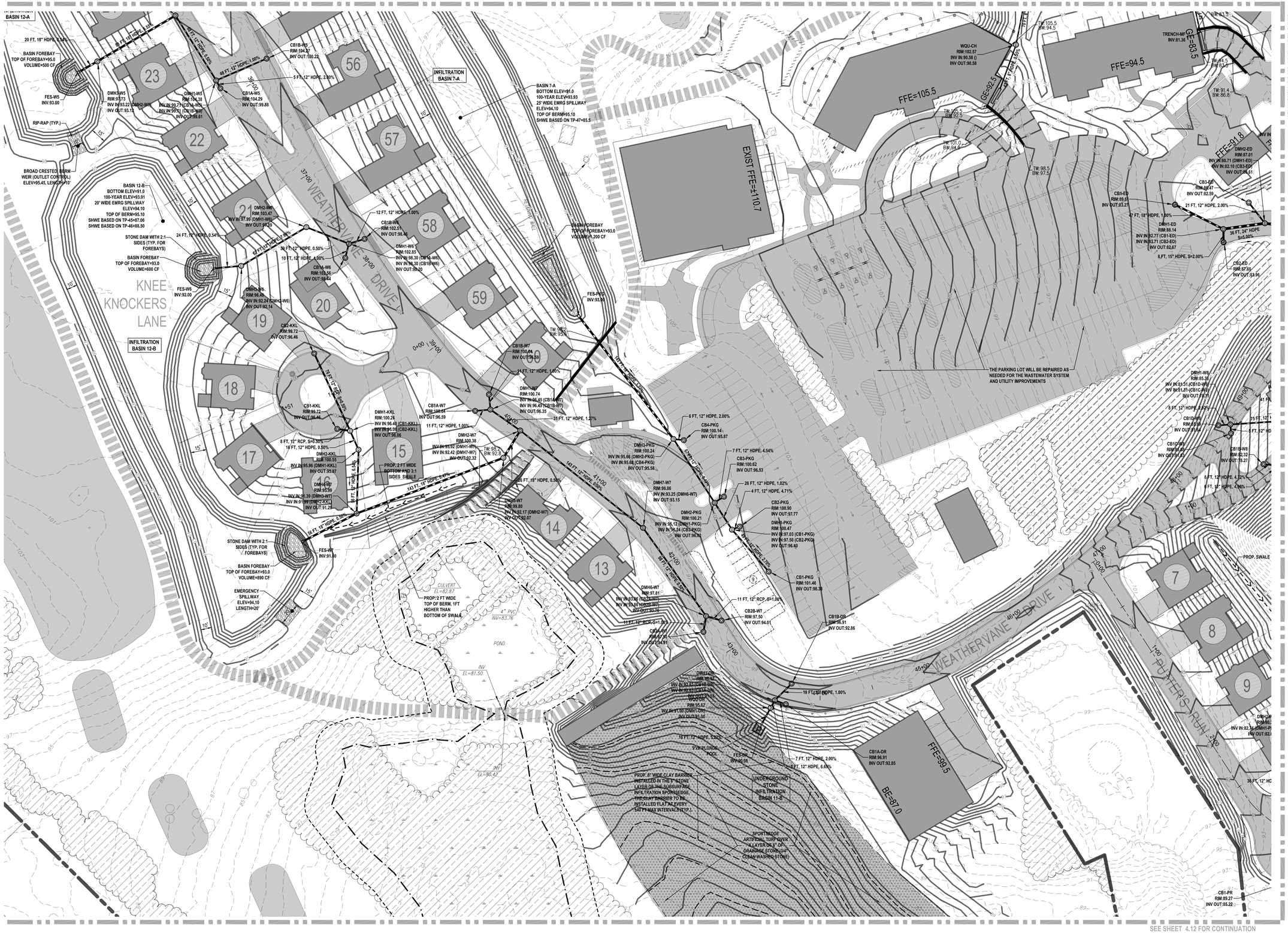
Drawing Title
GRADING & DRAINAGE PLAN 9

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

Drawing No.
C-4.9

C:\100\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application_24.dwg, C-4.9 GRADING & DRAINAGE PLAN 9, Feb 05, 2024 14:35

SEE SHEET 4.9 FOR CONTINUATION



SEE SHEET 4.12 FOR CONTINUATION

SEE SHEET 4.11 FOR CONTINUATION

N

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40' 20' 0 40' 80'

1"=40'

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

Project

AGE QUALIFIED VILLAGE PEMBROKE COUNTRY CLUB

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

Prepared for

WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

GRADING & DRAINAGE PLAN 10

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

Drawing No.

C-4.10

C:\2023\Crocker Design Group, LLC\Gabriel Crocker - Projects\100-064 Pembroke - Country Club\dwg\Plot Sheets\Site Plan Application\ - C-4.10 GRADING & DRAINAGE PLAN 10.dwg, C-4.10 GRADING & DRAINAGE PLAN 10, Feb 05, 2024 14:35

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40' 20' 0 40' 80'

1"=40'

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

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2-5-2024

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P: 781-919-0808

Project

AGE QUALIFIED VILLAGE PEMBROKE COUNTRY CLUB

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

Prepared for

WEATHERVANE AT PEMBROKE COUNTRY CLUB, LLC

190 OLD DERBY STREET, SUITE 311
HINGHAM, MA 02043

Drawing Title

GRADING & DRAINAGE PLAN 11

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

Drawing No.

C-4.11

C:\2020\Crocker Design Group, LLC\Client Projects\100-064 Pembroke - Country Club\Grid Sheets\Site Plan Application_C-4.0 GRADING & DRAINAGE PLAN 11, Feb 05, 2024 14:36

SEE SHEET 4.11 FOR CONTINUATION

SEE SHEET 4.10 FOR CONTINUATION

FOR REGISTRY USE ONLY

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

Date	Description	No.
2/05/24	PEER REVIEW UPDATES	2
12/11/23	PEER REVIEW UPDATES	1

Revisions

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

2-5-2024

GABRIEL R. CROCKER
PROFESSIONAL ENGINEER, MA REGISTRATION #47917

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

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

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

Drawing Title
GRADING & DRAINAGE PLAN 12

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

Drawing No.
C-4.12

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