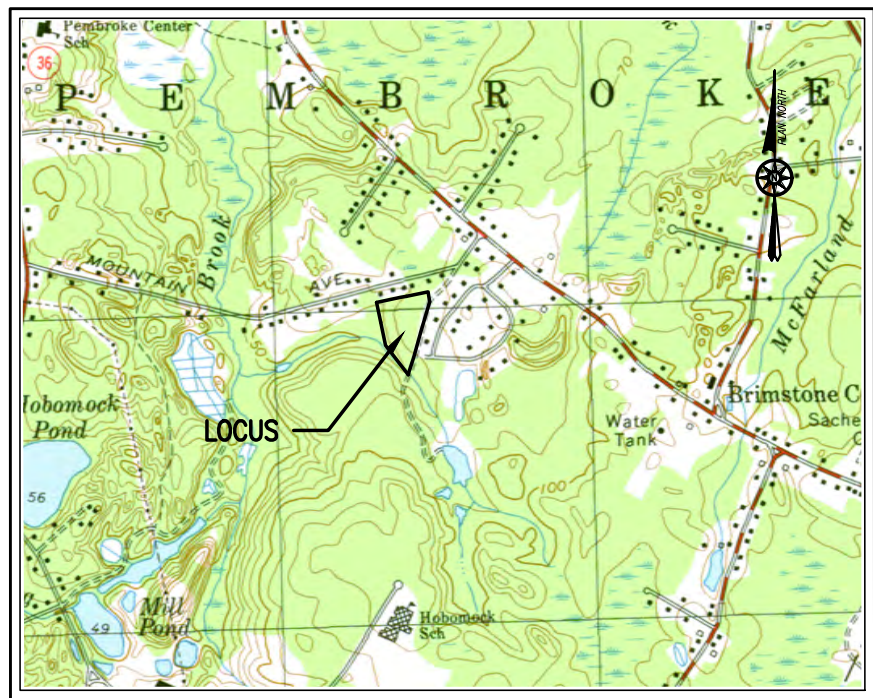




LOCATION MAP SCALE: 1"=2000'±

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

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

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

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

RECORD OWNER:
ASSESSOR MAP D8 LOT 5b

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

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

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

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



WAIVER REQUESTS
SECTION V.D. SIDEWALKS - TO WAIVE THE REQUIREMENT OF SIDEWALKS ON BOTH SIDES OF THE ROAD
SECTION V.L. STREET LIGHTS - TO WAIVE THE REQUIREMENT OF STREET LIGHTS

FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

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

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 5/19/20
DOUGLAS BAILEY P.L.S. #35385 DATE



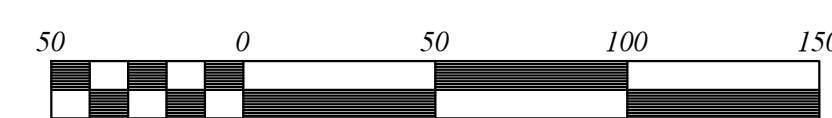
DEFINITIVE SUBDIVISION PLAN OLD CART PATH LANE EXT. (70 OLD CART PATH LANE) PEMBROKE, MASSACHUSETTS

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

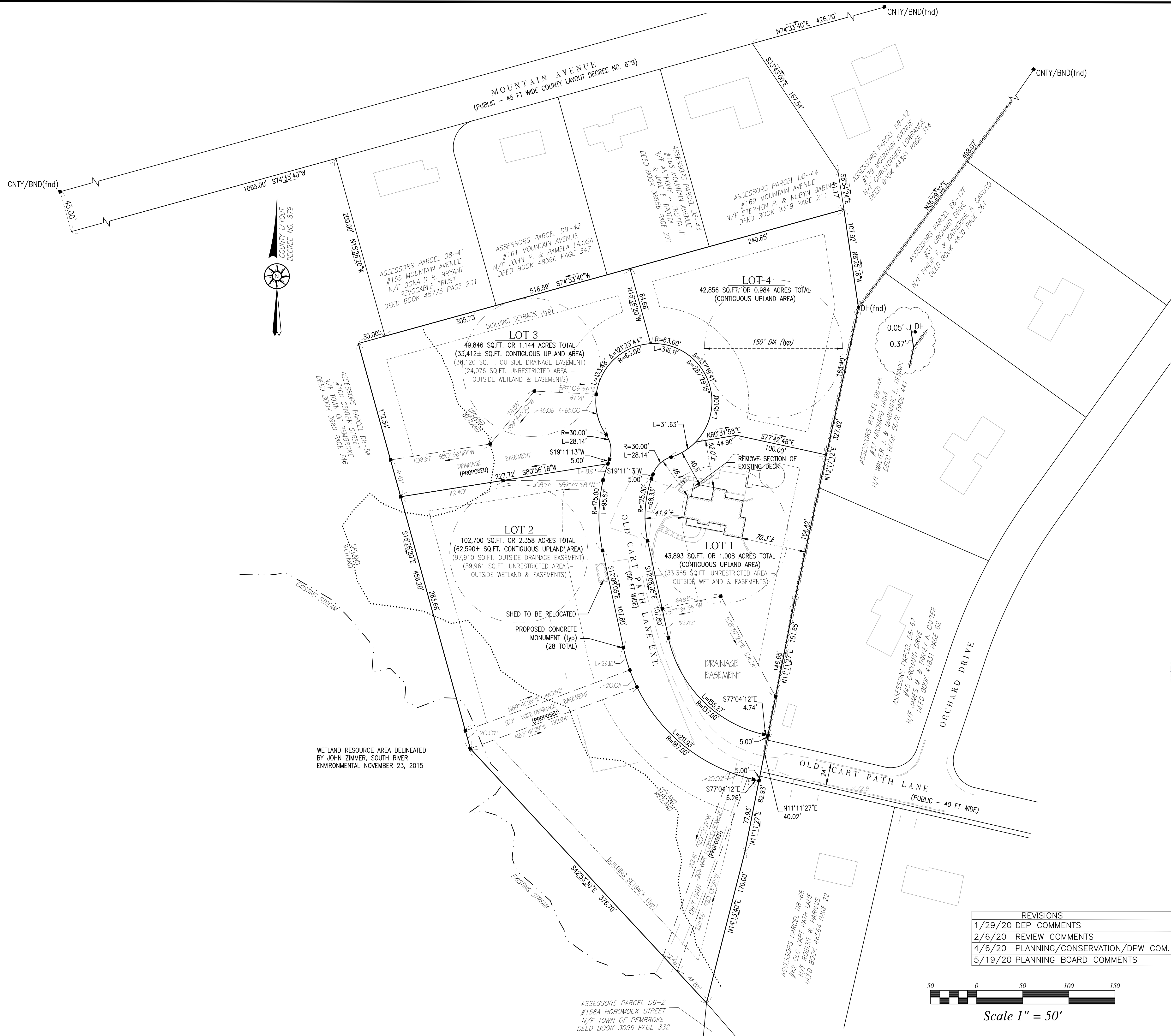
JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

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

REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS
4/6/20	PLANNING/CONSERVATION/DPW COM.
5/19/20	PLANNING BOARD COMMENTS



Scale 1" = 50'



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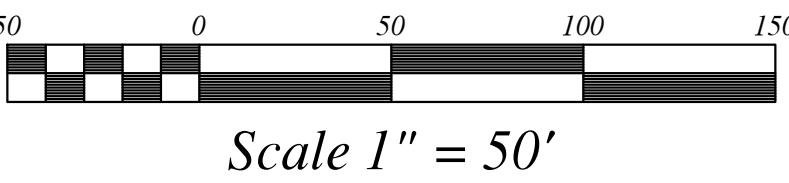
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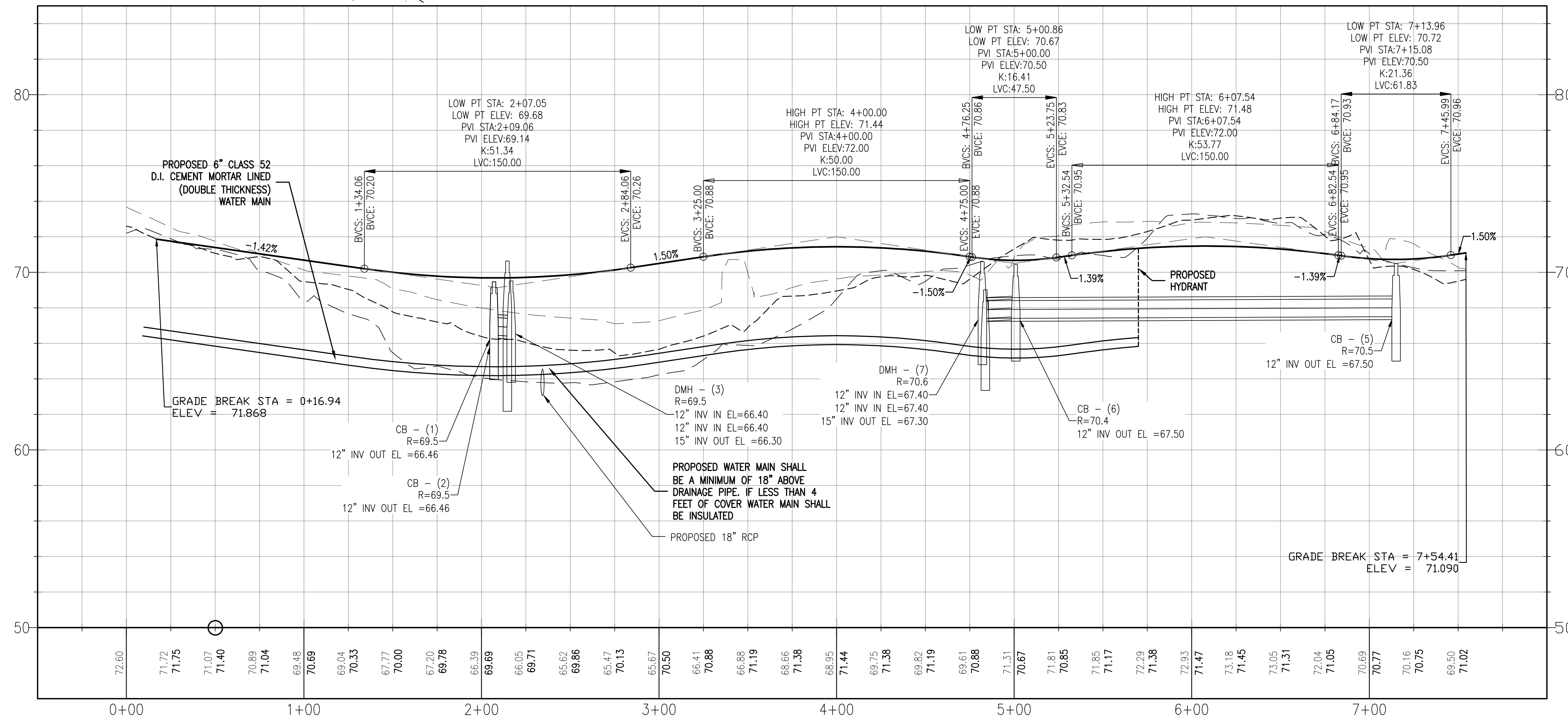
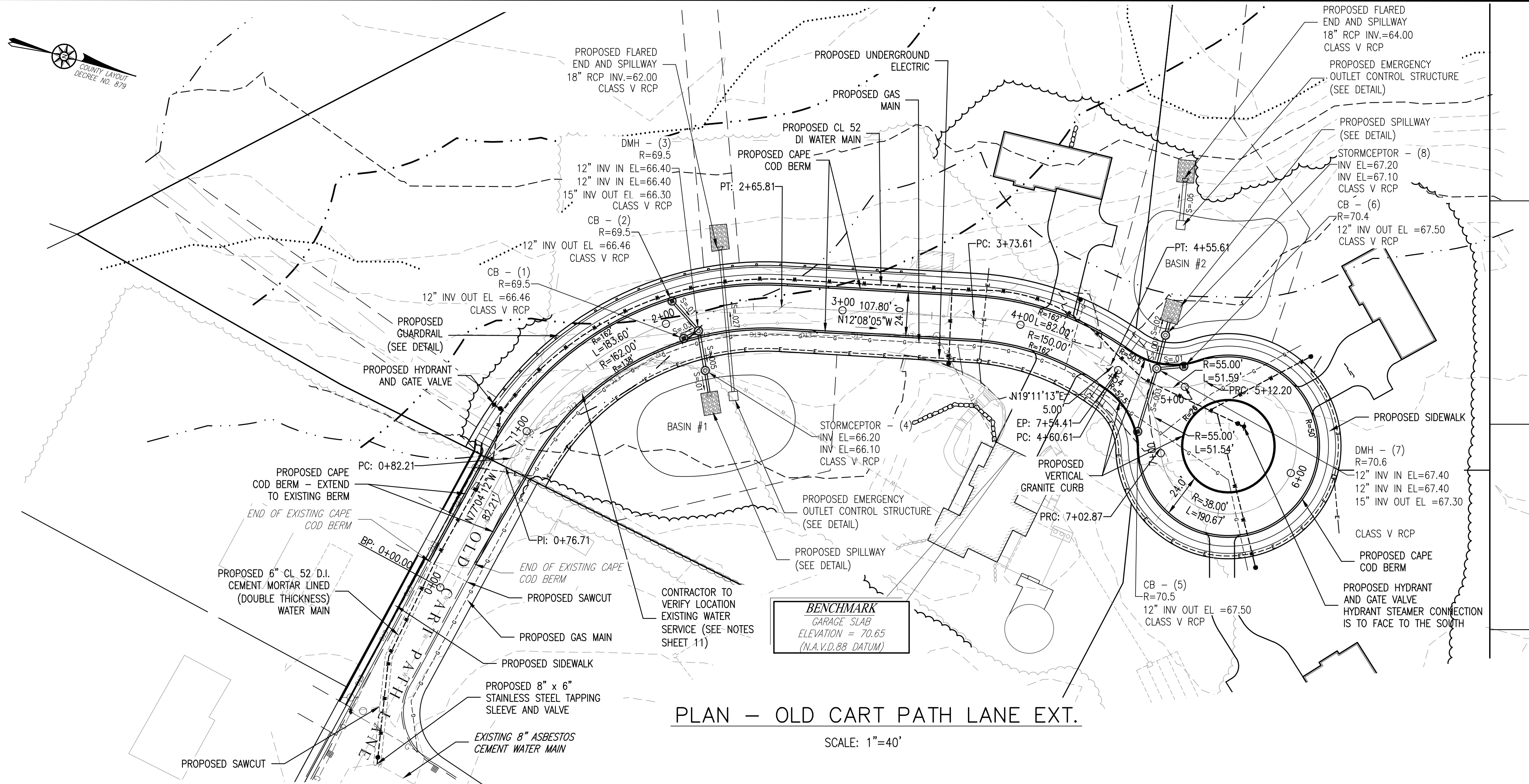
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LOTING



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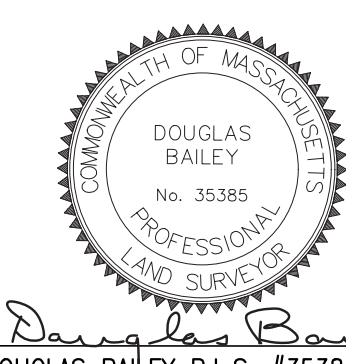
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5/19/20
DATE

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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PHASE 1 CONSTRUCTION SEQUENCE:

PHASE 1 INCLUDES THE CONSTRUCTION OF THE ROADWAY, UTILITIES AND DRAINAGE BASINS

STAKE LIMITS OF WORK AND TREE CLEARING

INSTALL EROSION CONTROLS INCLUDING TEMPORARY SEDIMENT TRAPS & SWALES. TRAPS AND SWALES ARE TO BE INSPECTED FOLLOWING HEAVY RAINFALL OR SIGNIFICANT LEAF LITTER. CONTRACTOR TO KEEP SILT TRAPS AND SWALES CLEAR AT ALL TIMES

CUT TREES, CLEAR AND GRUB ROADWAY AND DRAINAGE BASIN AREAS AS SHOWN

GRADE TEMPORARY SHOULDER AND INSTALL WATER LINE.

CONSTRUCT DRAINAGE SWALE, DRAINAGE ACCESS ROAD, INFILTRATION BASIN INCLUDING LOAM AND SEED

(LIMIT USE OF HEAVY EQUIPMENT ON BASIN BOTTOMS) THE CONTRACTOR SHALL TAKE CARE TO MINIMIZE SOIL COMPACTION IN ALL AREAS OF THE SITE WITH THE EXCEPTION OF ROADWAYS AND STRUCTURAL AMENITIES AS REQUIRED FOR STRUCTURAL STABILITY.

BRING CUT AREAS TO SUBGRADE INSPECT BASIN AND FOREBAY AFTER ALL STORMS AND AT LEAST MONTHLY DURING CONSTRUCTION AND REMOVE SEDIMENT

INSTALL UTILITIES (ie, DRAIN, WATER, ELECTRIC, etc.)

CATCH BASIN GRATES ARE TO BE SET AT BINDER GRADE

INSTALL EROSION CONTROLS ON EXPOSED SLOPES, INSTALL SILT SACK IN CATCH BASIN, SILT SOCK AT BASIN INLET

PLACE BASE COURSE OF PAVEMENT / LOAM AND SEED GRASS AREAS

STABILIZATION SEED SHALL BE PLACED PRIOR TO NOVEMBER TO EACH YEAR DURING CONSTRUCTION TO ENSURE VEGETATIVE STABILIZATION.

PAVING SHOULD ONLY BE COMPLETED WHILE PAVEMENT PLANTS ARE OPERATING. IT IS PREFERRED THAT PAVING BE COMPLETED PRIOR TO NOVEMBER.

PHASE 2 CONSTRUCTION SEQUENCE:

PHASE 2 INCLUDES THE CONSTRUCTION OF THE INDIVIDUAL HOUSE LOTS, SUBDIVISION LANDSCAPE AND FINISH PAVEMENT

STAKE LIMITS OF WORK AND TREE CLEARING

INSTALL EROSION CONTROLS, INSTALL EROSION CONTROLS ON EXPOSED SLOPES, INSTALL SILT SACK IN CATCH BASIN, MAINTAIN SILT SOCK AT BASIN INLET

CUT TREES, CLEAR AND GRUB YARD AREAS AS SHOWN

BRING CUT AREAS TO SUBGRADE INSPECT BASIN AND FOREBAY AFTER ALL STORMS AND AT LEAST MONTHLY DURING CONSTRUCTION AND REMOVE SEDIMENT

INSTALL AND BACKFILL FOUNDATION

CONSTRUCT DWELLINGS

INSTALL UTILITIES (IE, DRAIN, WATER, ELECTRIC, SEPTIC ETC.)

(LIMIT USE OF HEAVY EQUIPMENT ON BASIN BOTTOMS)

BRING YARDS TO SUBGRADE

INSTALL DOWNSPOUTS/ROOF DRAIN CONNECTIONS

PLACE DRIVEWAY BASE COURSE OF PAVEMENT / LOAM AND SEED GRASS AREAS

CONTRACTOR SHALL REMOVE AND REPLACE ANY COMPACTED SOILS THROUGHOUT THE PROPERTY PRIOR TO PLACING LANDSCAPE TO ALLOW FOR PROPER DRAINAGE AND INFILTRATIVE CAPACITY OF THE UNDERLYING SOILS.

COMPLETE SUBDIVISION LANDSCAPING

STABILIZATION SEED SHALL BE PLACED PRIOR TO NOVEMBER TO EACH YEAR DURING CONSTRUCTION TO ENSURE VEGETATIVE STABILIZATION.

PAVING SHOULD ONLY BE COMPLETED WHILE PAVEMENT PLANTS ARE OPERATING. IT IS PREFERRED THAT PAVING BE COMPLETED PRIOR TO NOVEMBER.

UNCOVER TEMPORARY DRAINAGE SEALS / FINISH PAVING ON ROADWAY AND DRIVEWAYS

REQUEST CERTIFICATE OF COMPLIANCE FROM CONSERVATION AND PLANNING BOARD

SEDIMENT TRAP #1 & 2
2 YEAR RUNOFF VOLUME FROM POST #2, #3, & #10 = 3,781 (CU. FT) (4,605 CU. ft PROVIDED)

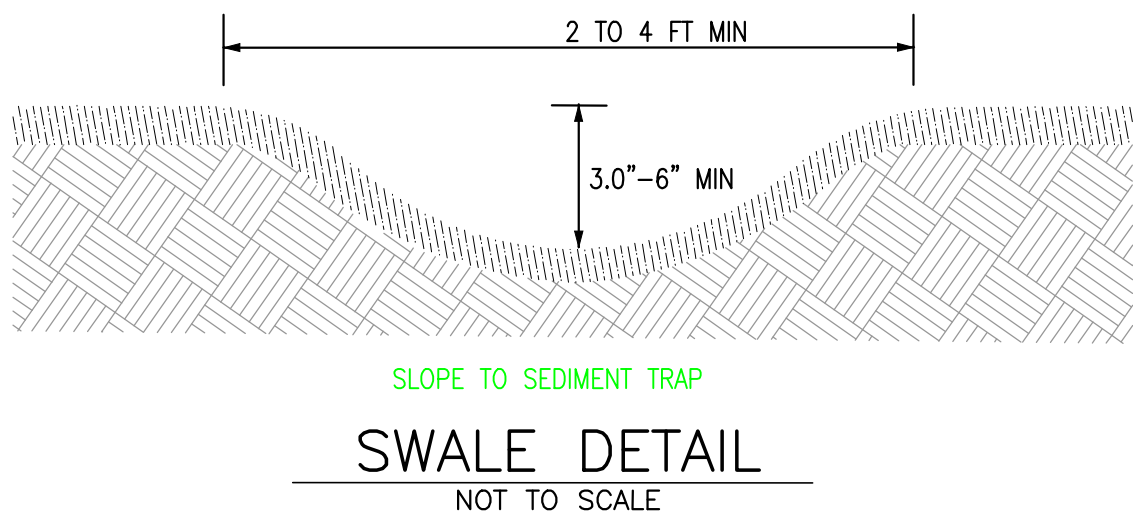
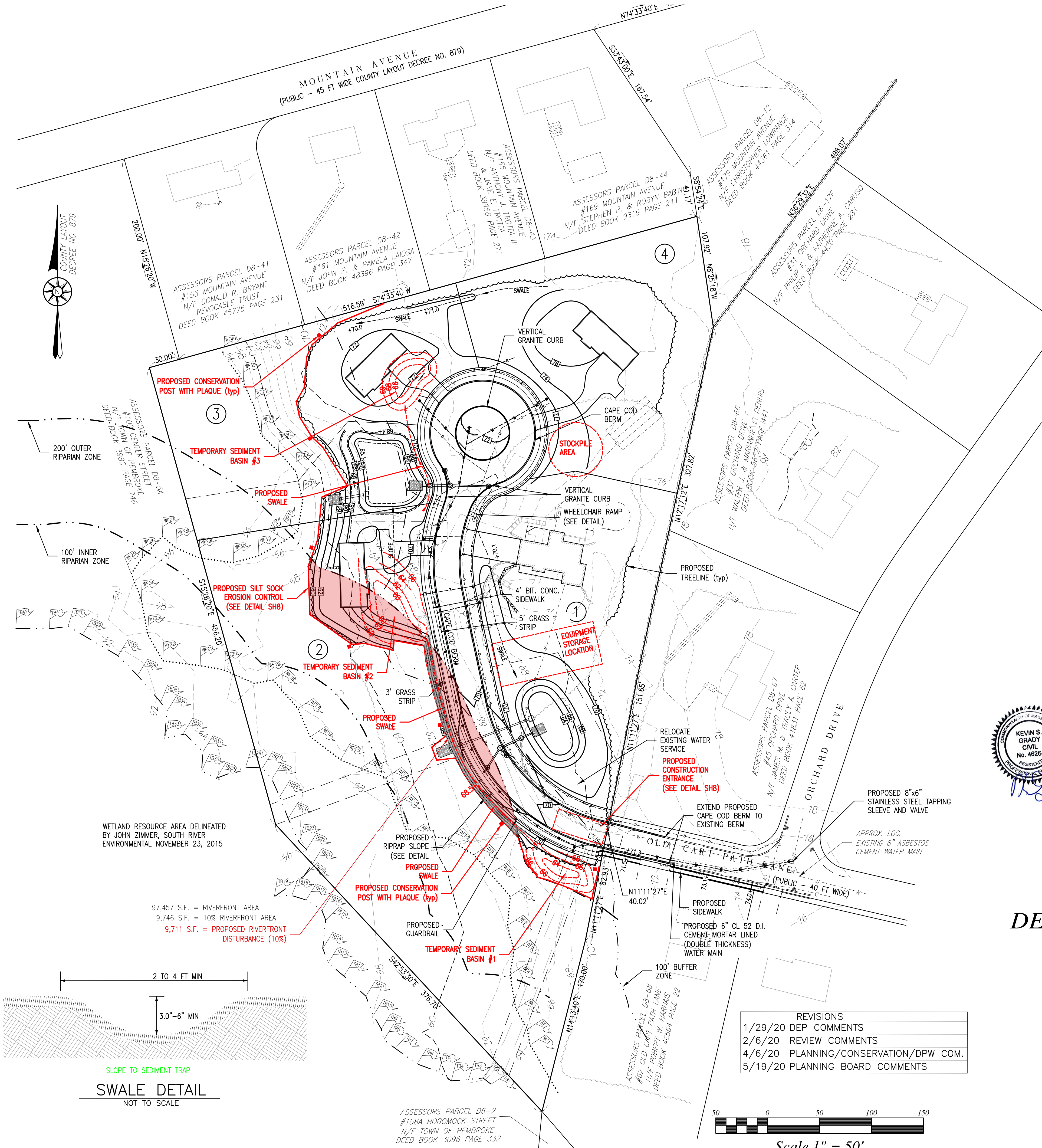
CONTOUR ELEVATION (sq. FT)	CONTOUR AREA	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)
SEDIMENT TRAP #1				
64	284	N/A	N/A	0.00
66	1055	2.000	1339	1339

SEDIMENT TRAP #2				
60	1076	N/A	N/A	0.00
62	2190	2.000	3266	3266

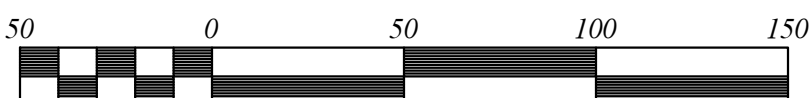
SEDIMENT TRAP #2
2 YEAR RUNOFF VOLUME FROM POST #5 & #6 = 2,539 (CU. FT) (3,200 CU. ft PROVIDED @ EL=69)

CONTOUR ELEVATION	CONTOUR AREA (SQ. FT)	DEPTH (FT)	INCREMENTAL VOLUME AVG. END (CU. FT)	CUMULATIVE VOLUME AVG. END (CU. FT)
-------------------	-----------------------	------------	--------------------------------------	-------------------------------------

66	470	N/A	N/A	0.00
68	1141	2.000	1611	1611
69	2038	1.000	1589	3200



REVISIONS
1/29/20 DEP COMMENTS
2/6/20 REVIEW COMMENTS
4/6/20 PLANNING/CONSERVATION/DPW COM.
5/19/20 PLANNING BOARD COMMENTS



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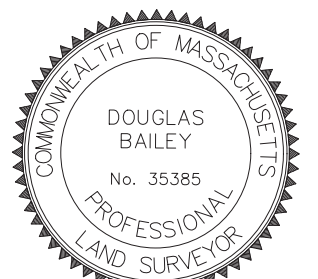
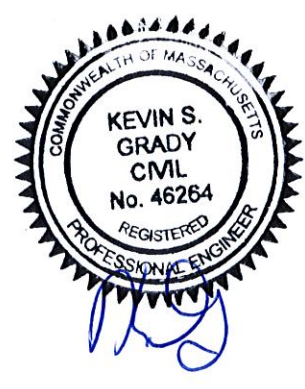
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Douglas Bailey 5/19/20
DOUGLAS BAILEY P.L.S. #35385 DATE

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

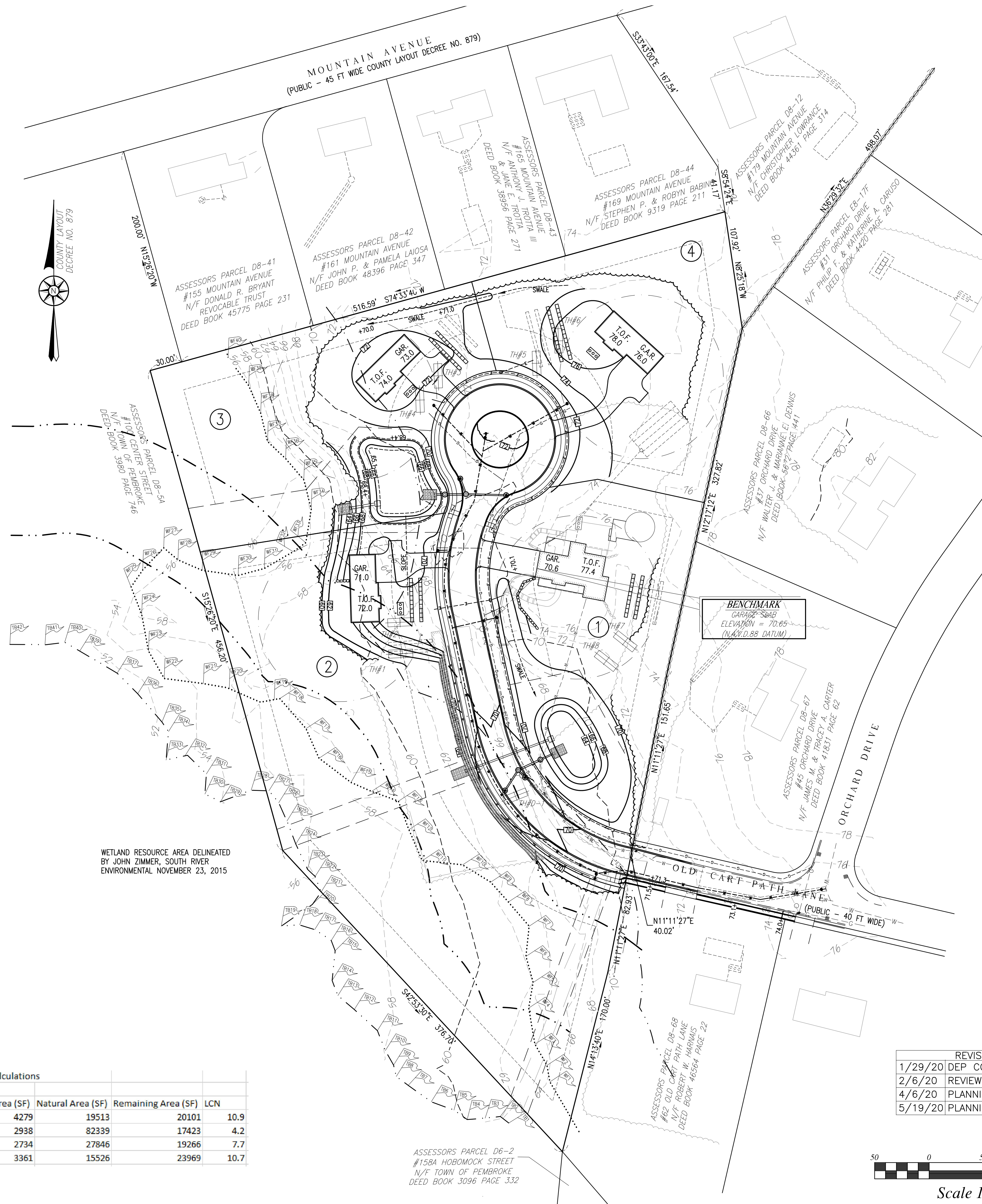
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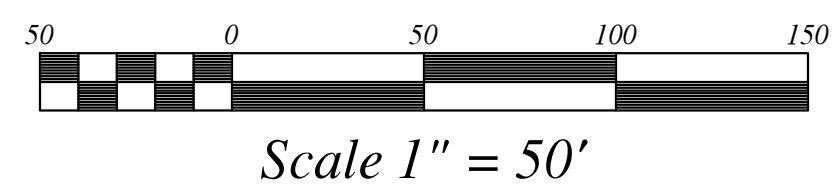
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ROADWAY GRADING, EROSION CONTROL & LANDSCAPING



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

REVISIONS	
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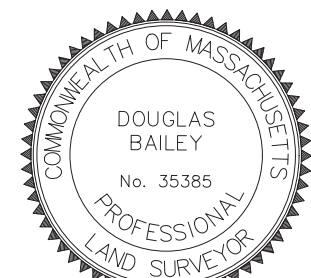
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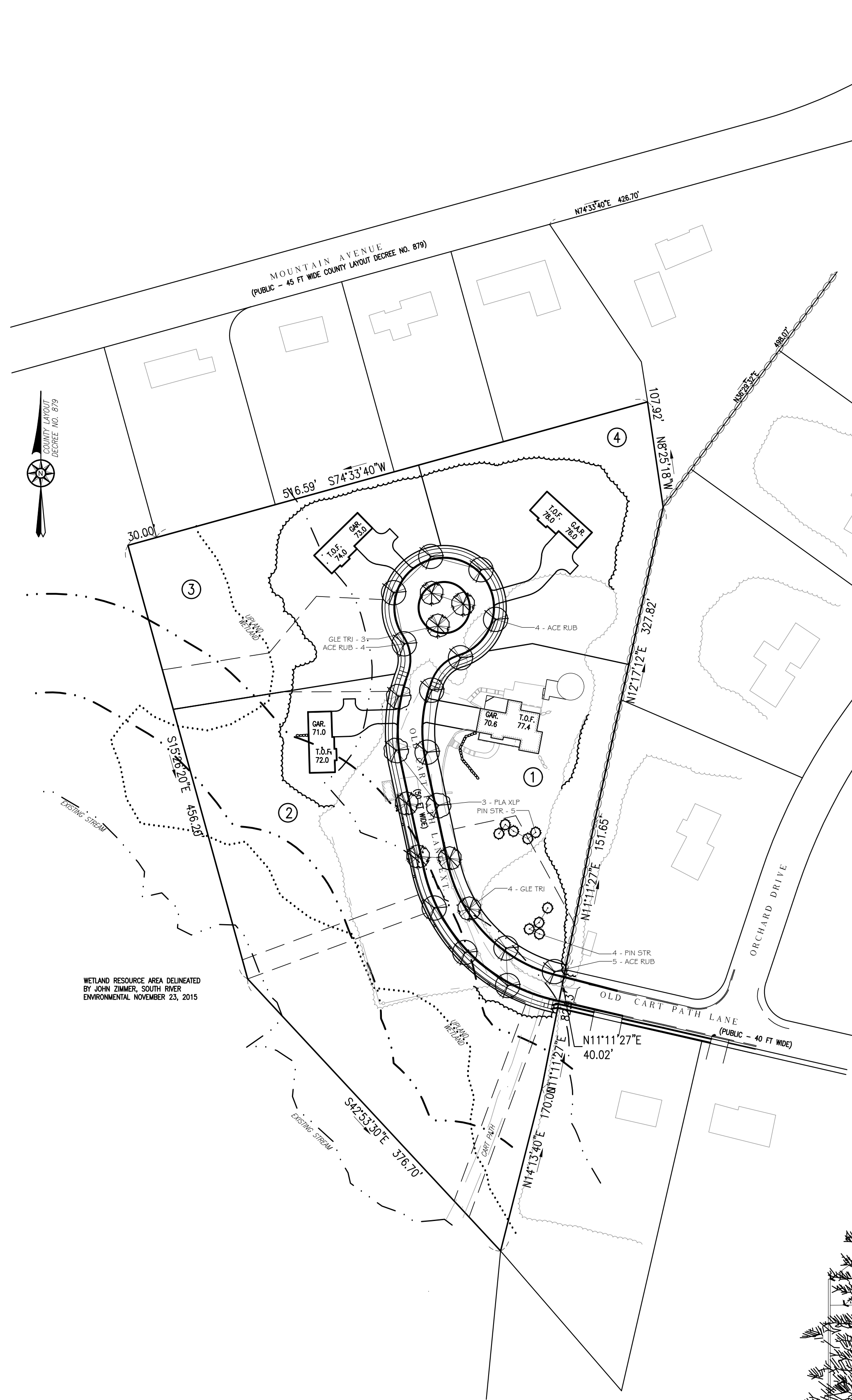
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LOT DEVELOPMENT



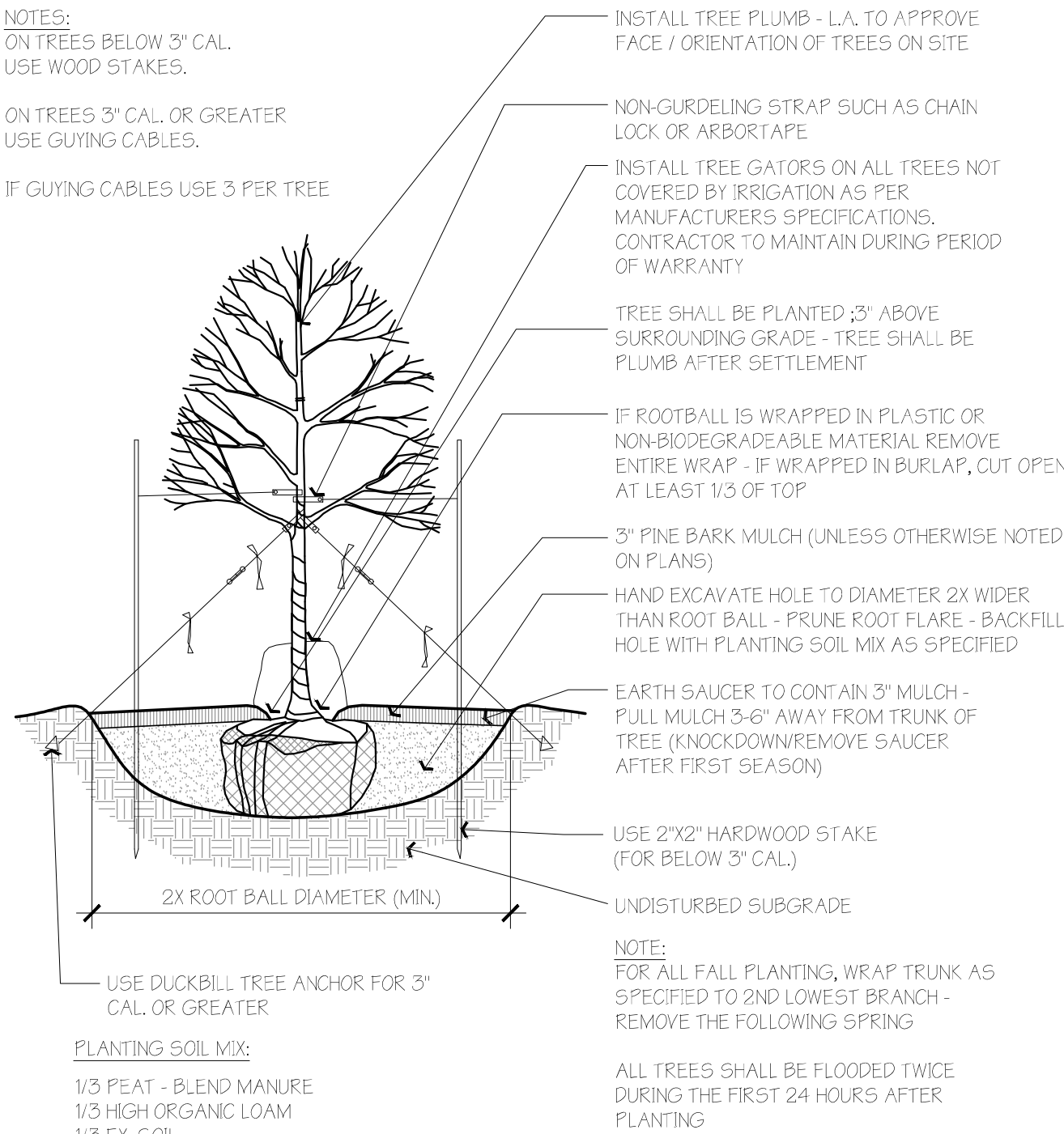
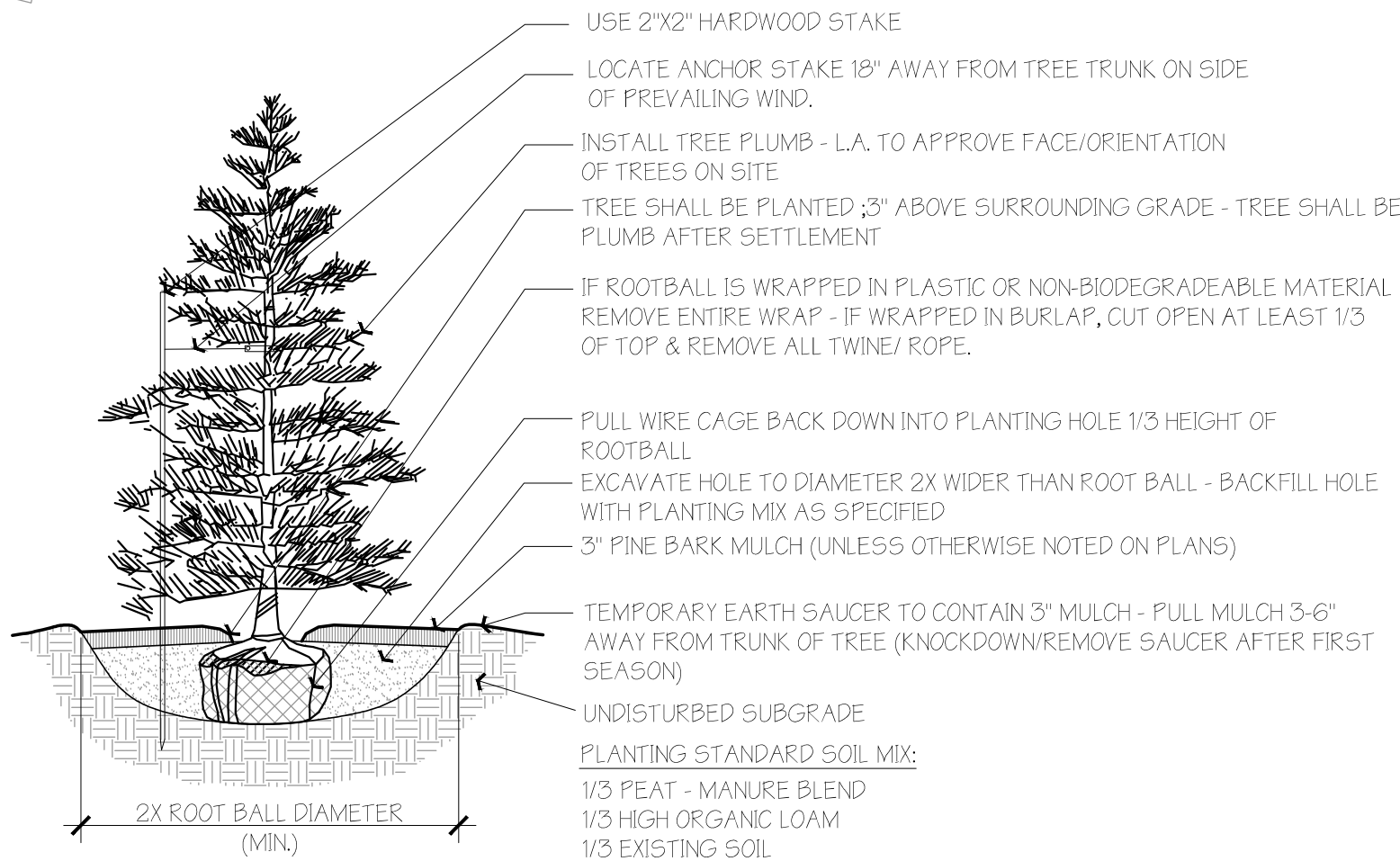
PLANT SCHEDULE

DECIDUOUS TREES	QTY.	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
ACE RUB	13	ACER RUBRUM 'RED SUNSET' / RED SUNSET MAPLE	B & B	3"	2020-05-19 10:32
GLE TRI	7	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS COMMON HONEYLOCUST	B & B	3"	
PLA XLP	3	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	3"	
EVERGREEN TREES	QTY.	BOTANICAL / COMMON NAME	CONT.	CAL.	SIZE
PIN STR	9	PINUS STROBUS / WHITE PINE	B & B		7-8' HGT.

PLANTING NOTES

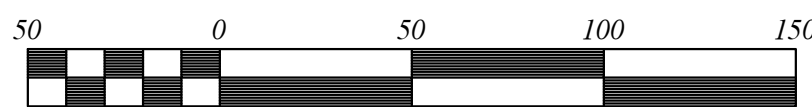
- NOTIFY DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION
- ALL PLANTS TO HAVE THE SAME RELATIONSHIP TO FINISH GRADE AFTER SETTLEMENT AS TO THEIR ORIGINAL GRADE BEFORE DIGGING. LOCATE PLANT COLLAR TWO OR THREE INCHES HIGHER THAN PLANTING SOIL MIX TO INSURE CORRECT FINAL RELATIONSHIP.
- APPLY AN APPROVED ANTI-DESSICANT TO ALL PLANTS IN LEAF AT PLANTING TIME, AND TO ALL EVERGREENS BEFORE THEIR FIRST WINTER.
- 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.
- NEVER CUT A LEADER.
- TRIM ONLY BROKEN OR DEAD BRANCHES FROM EVERGREEN PLANTS.
- 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.
- ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES BY "THE AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL TREES SHALL HAVE "BEST FACE" SIDE TAGGED AT NURSERY PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO STAKE TREE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE IN PLACE ALL SHRUBS, PERENNIALS AND VINES PRIOR TO PLANTING.
- 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.
- WHERE SPECIFIED, CALIPER SIZE TO BE OVERRIDING FACTOR IN TREE SELECTION.
- STAKE OR GUY ALL TREES AND LARGE EVERGREEN MATERIAL.
- 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.
- ALL PLANT MATERIAL SHALL BE INSTALLED PRIOR TO FINAL TOP-DRESSING AND SODDING/SEEDING.
- COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER SYSTEM & LANDSCAPE LIGHTING (IF APPLICABLE).
- NO PLANTING BEFORE THE ACCEPTANCE OF ROUGH GRADING.
- 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.
- 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.
- ALL PERENNIALS ARE TO BE PLANTED INTO DAMP SOIL.
- 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.
- PLANT SUBSTITUTION ARE NOT ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- 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).
- 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).

SECTION V.V. STREET TREES
STREET TREES NOT LESS THAN 3" CALIPER 3' FROM GRADE AND OF A SPECIES APPROVED BY THE PLANNING BOARD SHALL BE PLANTED ON EACH SIDE OF EVERY STREET IN THE SUBDIVISION WHEREVER, IN THE OPINION OF THE PLANNING BOARD, EXISTING WOODLANDS OR SUITABLE INDIVIDUAL TREES ARE NOT RETAINED. TREES SHALL BE LOCATED INSIDE THE LAYOUT NOT GREATER THAN 60 FEET APART IN THE LAYOUT WITH NOT FEWER THAN TWO TREES PER LOT. TREES ARE TO BE PLANTED 15 MONTHS PRIOR TO SIGNING OF THE AS-BUILT PLAN. TYPES OF TREES, WHICH WILL BE ACCEPTED, ARE: LOCUSTS, CRIMSON KING MAPLES, ORNAMENTAL BROADFORD PEARS AND LITTLE LEAF LINDENS. ALL TREES SHALL BE GUARANTEED FOR ON FULL YEAR AFTER ACCEPTANCE OF AS-BUILT PLAN. A ROOT SHIELD SHALL BE PLACED 12 INCHES DOWN AND 1 INCH BELOW GRADE FOR A DISTANCE OF 3 TO 4 FEET ON THE SIDEWALK SIDE.



1 SHADE / FLOWERING TREE DETAIL

2 EVERGREEN TREE DETAIL



FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

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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

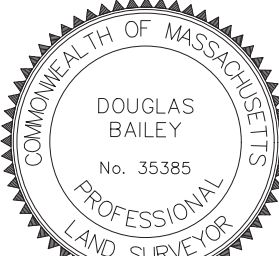
I HEREBY CERTIFY THAT THERE HAS BEEN NO APPEAL TAKEN TO THIS PLANNING BOARD ACTION DURING THE TWENTY DAY STATUTORY APPEAL PERIOD.

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 P.L.S. #35385 5/19/20 DATE

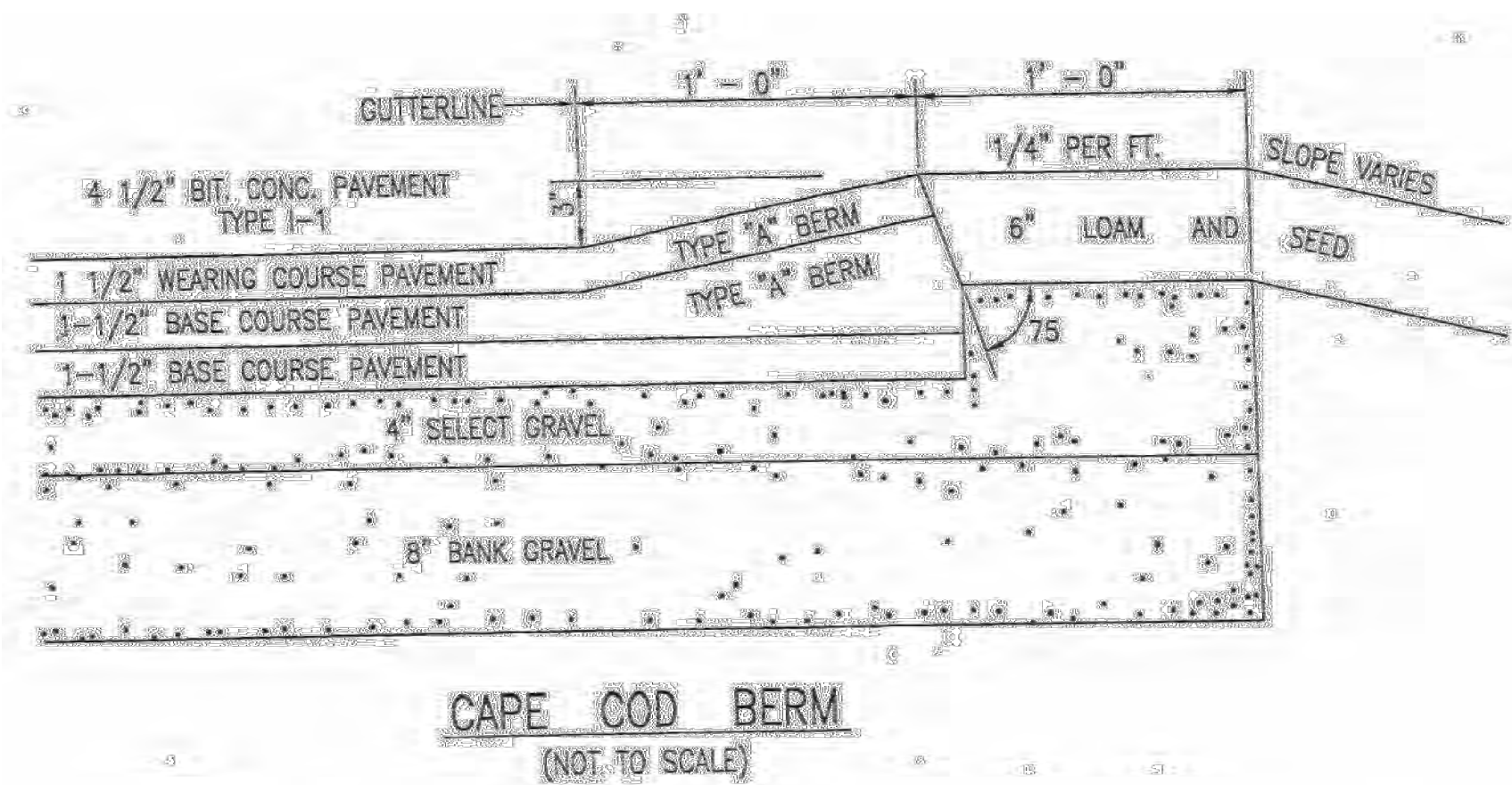


DEFINITIVE SUBDIVISION PLAN
OLD CART PATH LANE EXT.
(70 OLD CART PATH LANE)
PEMBROKE, MASSACHUSETTS

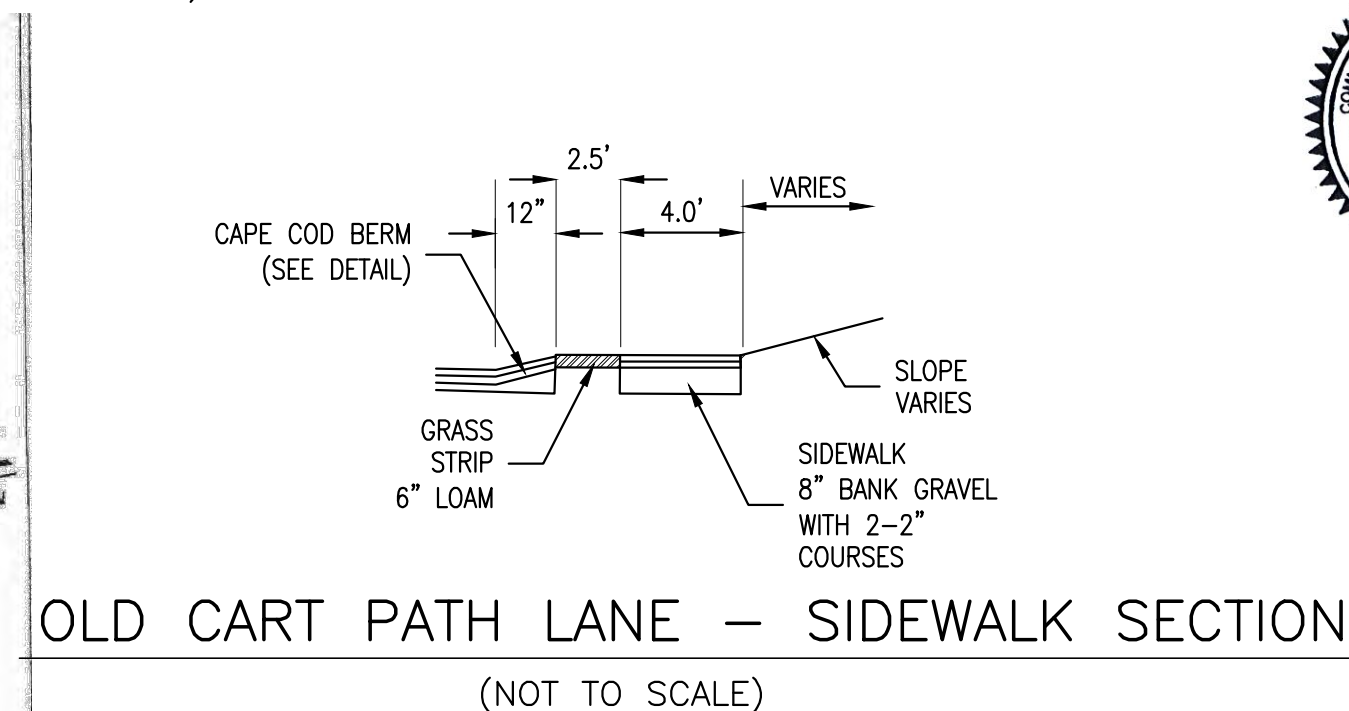
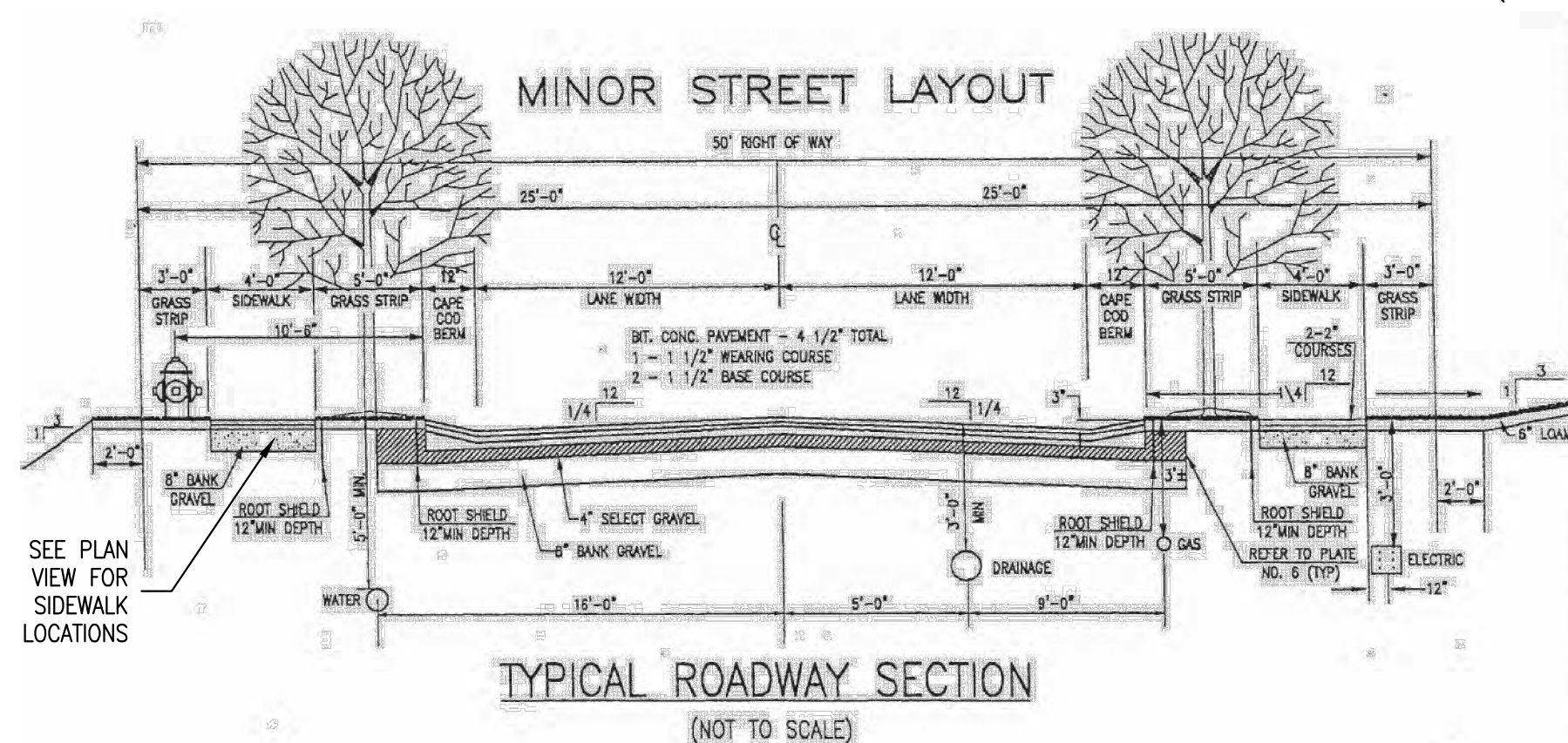
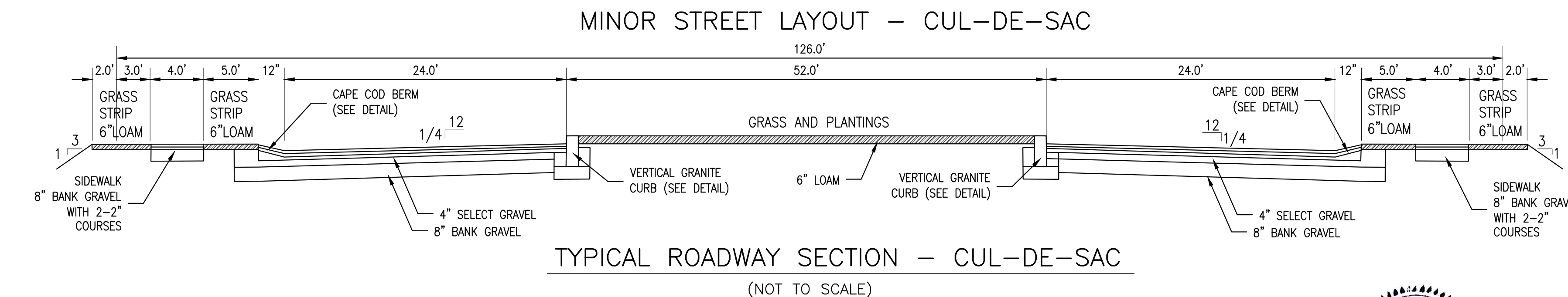
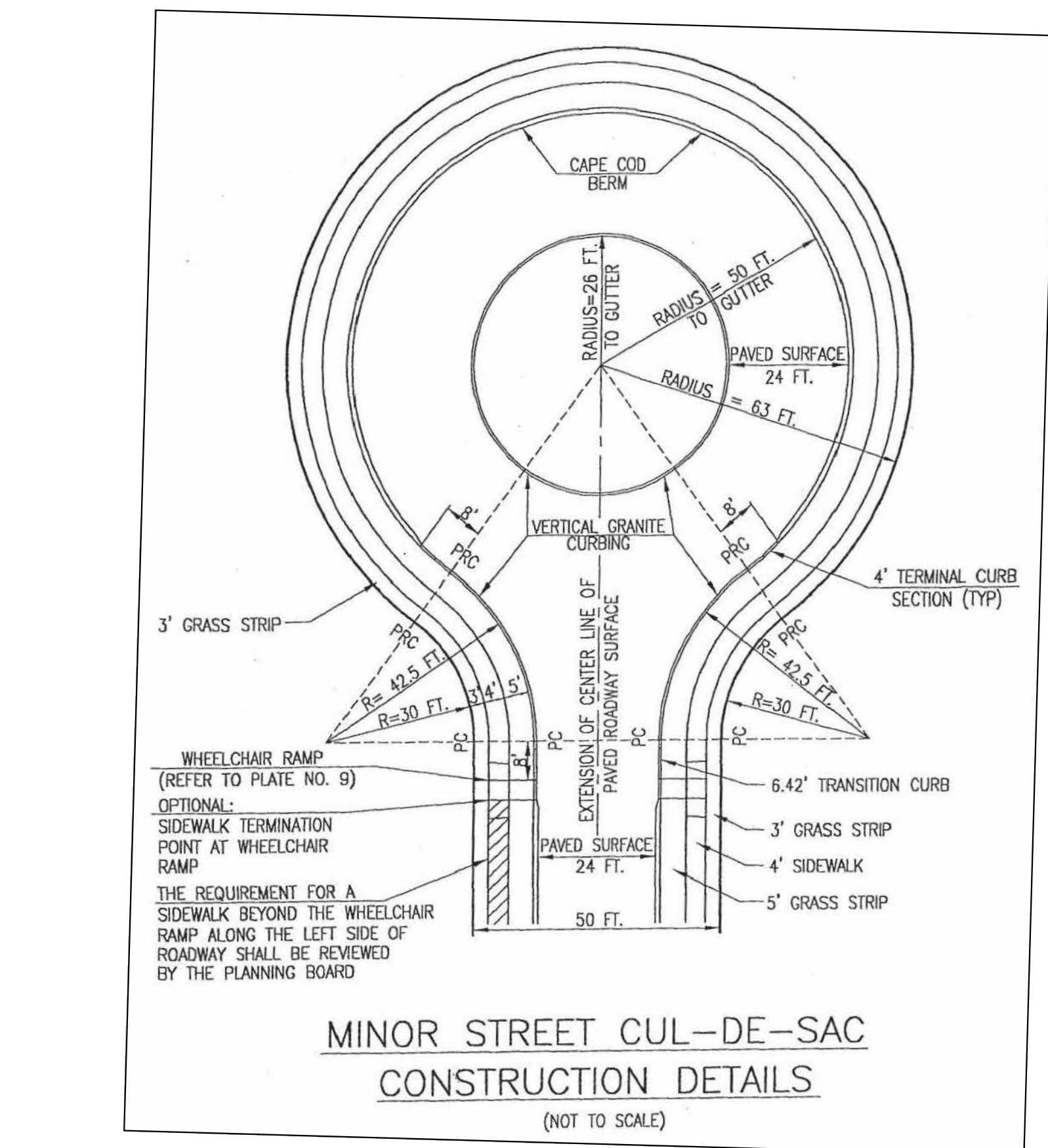
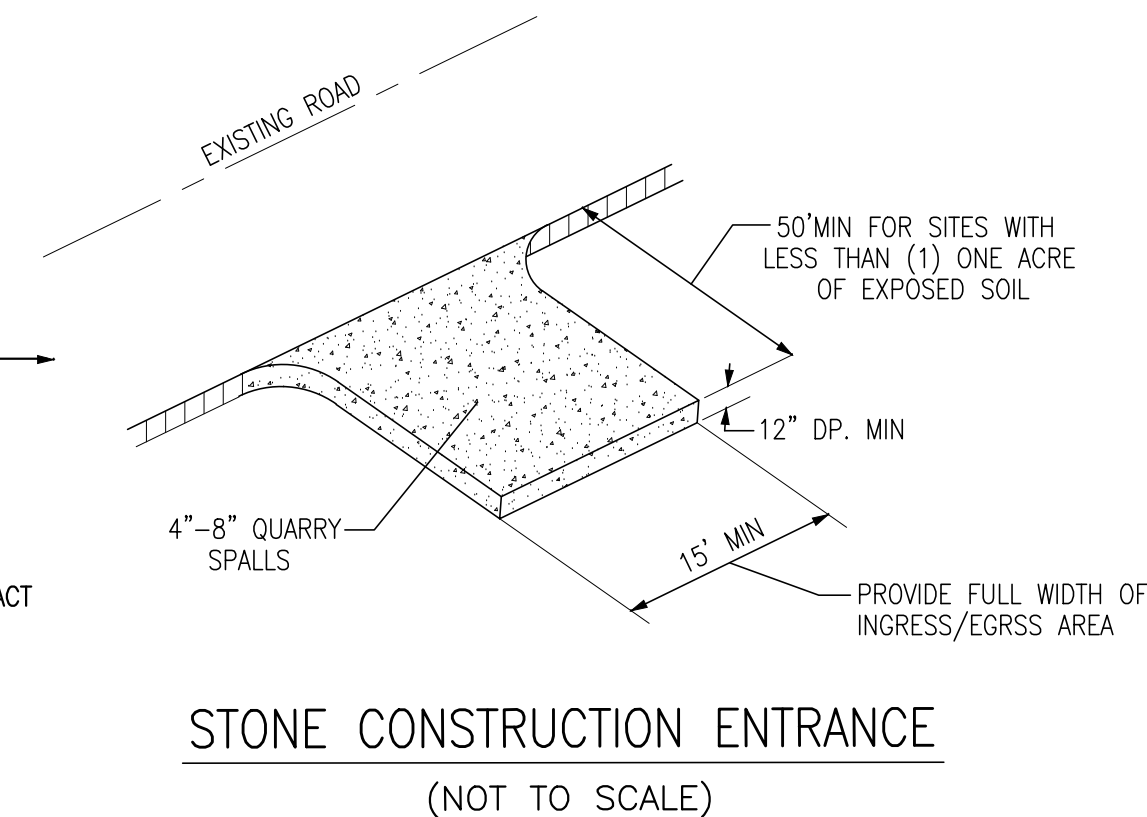
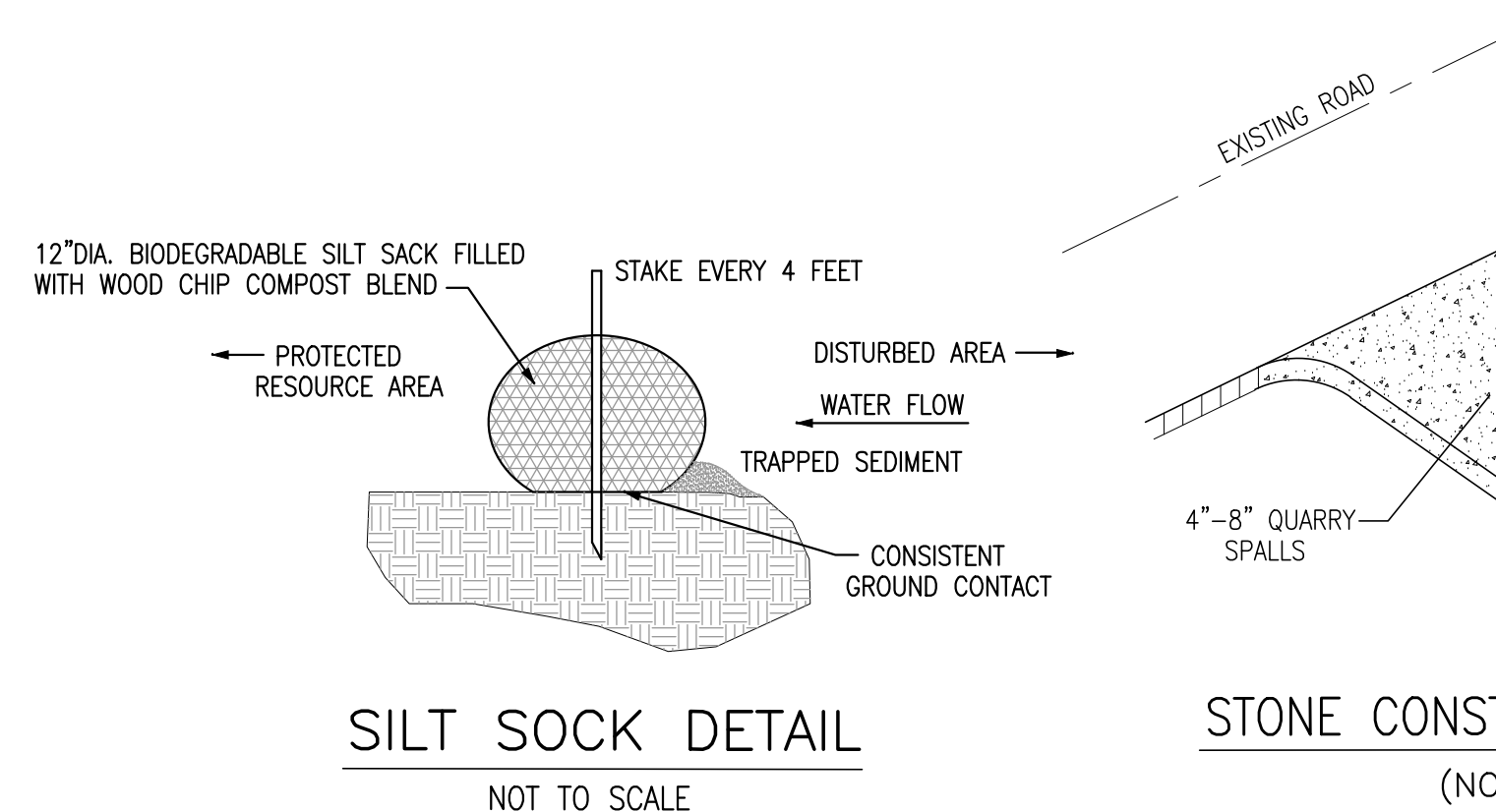
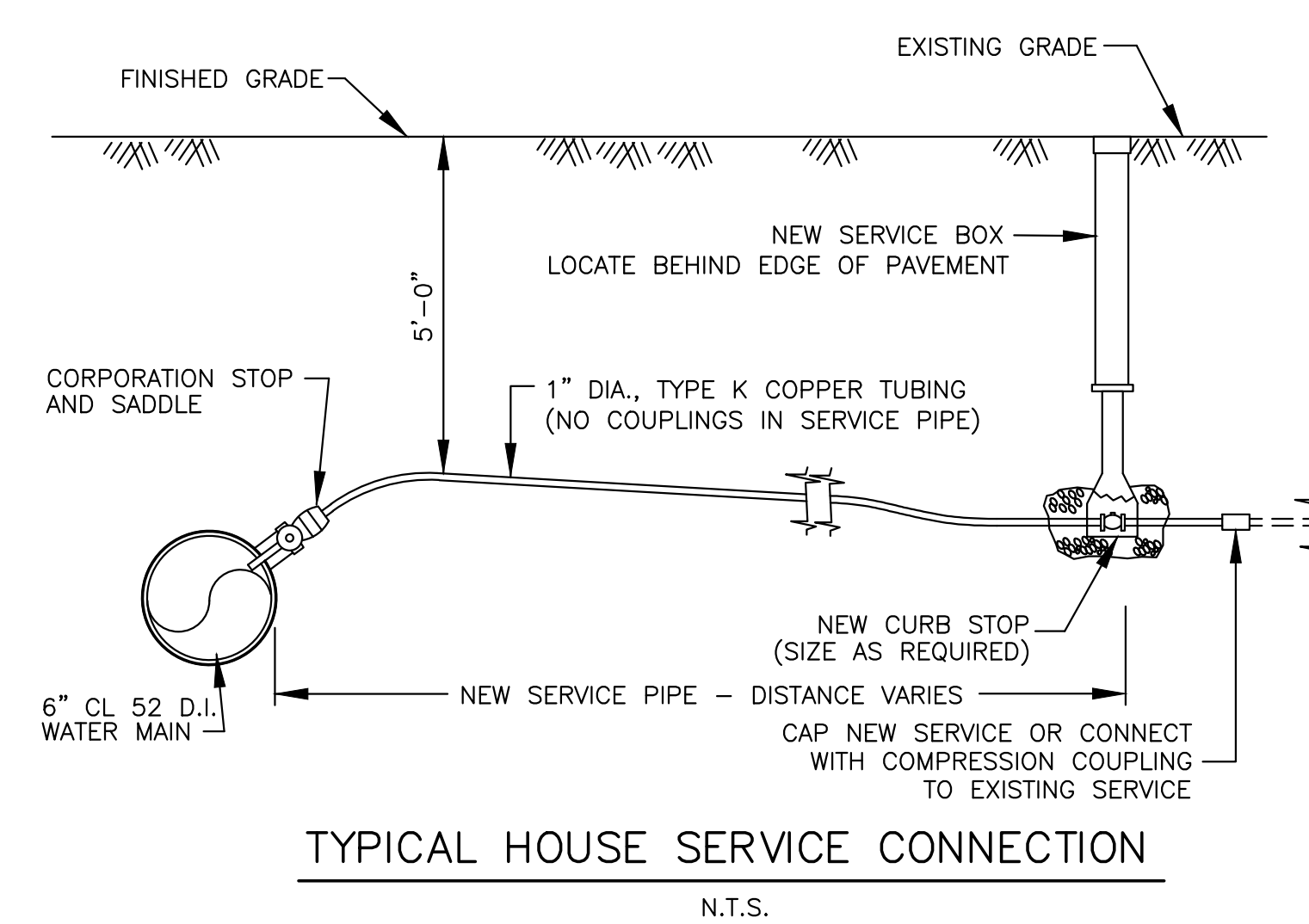
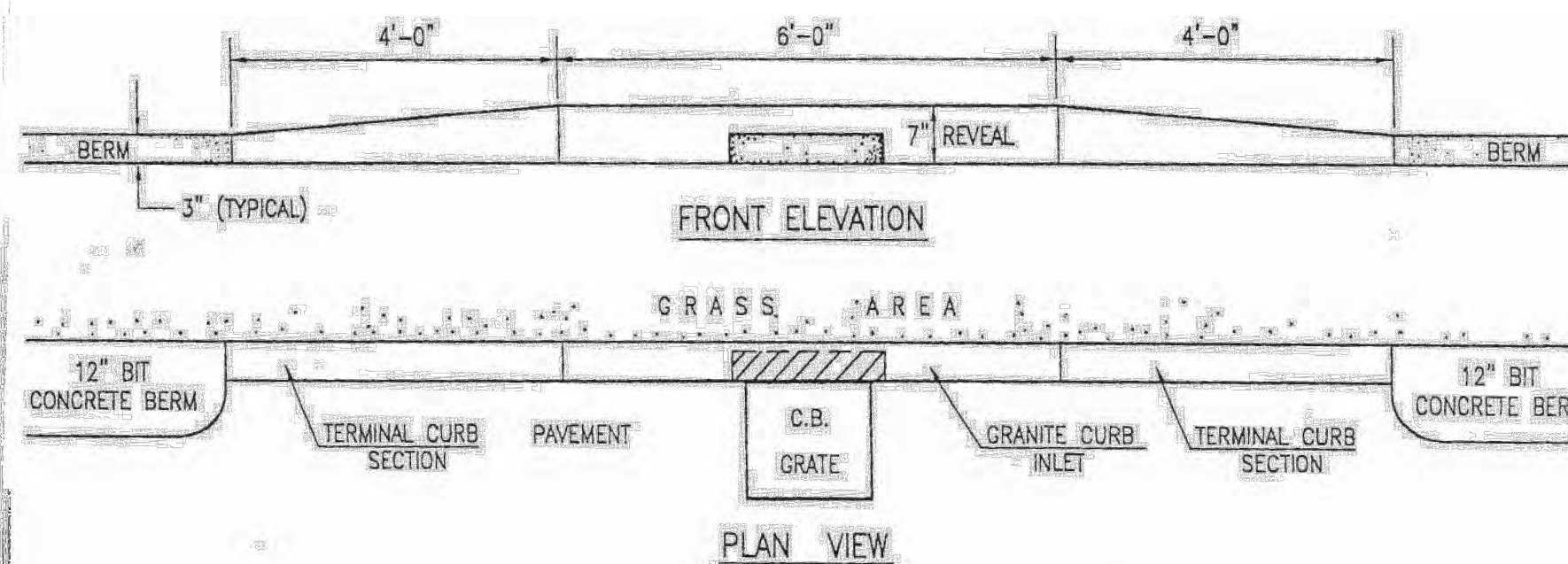
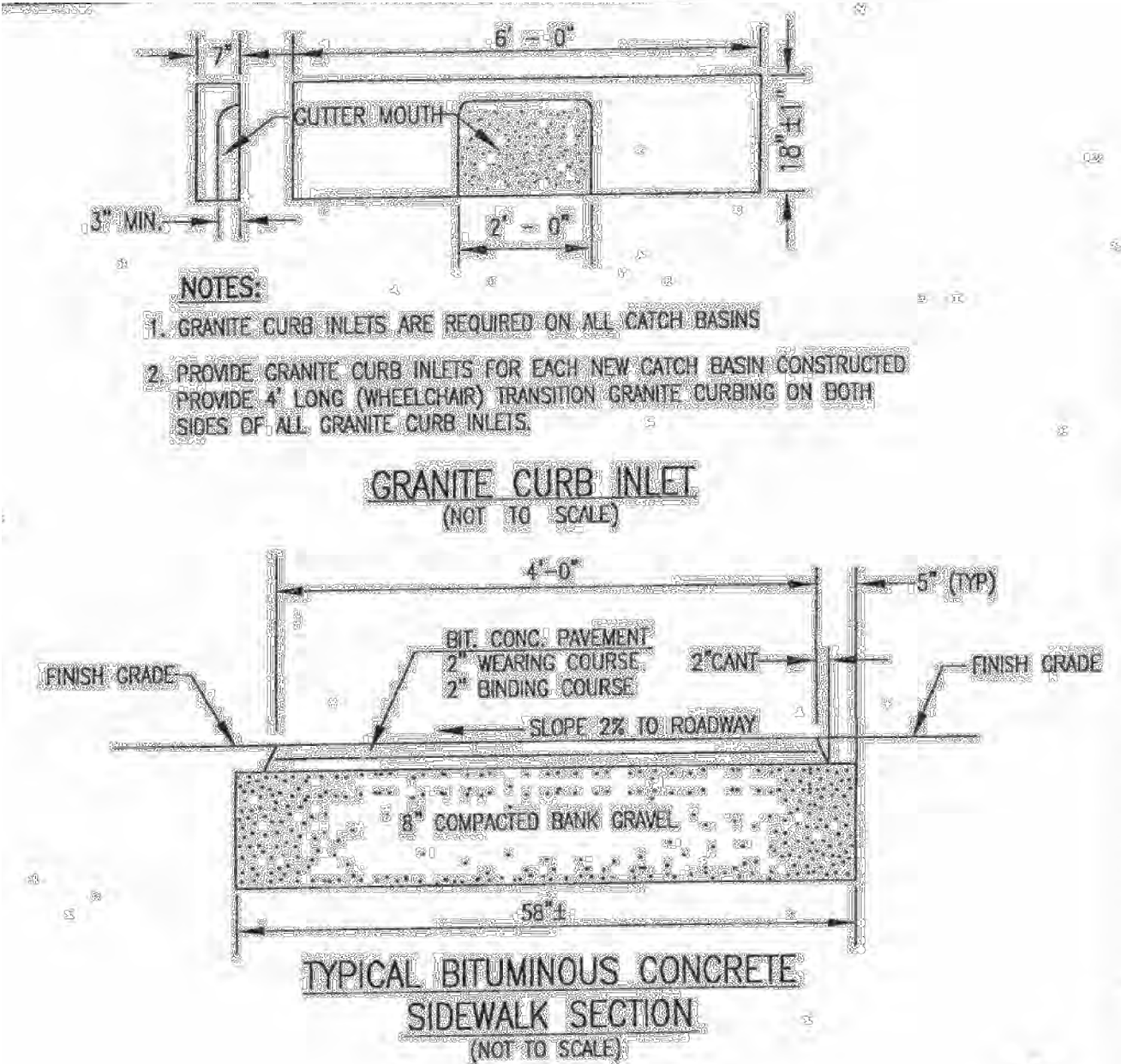
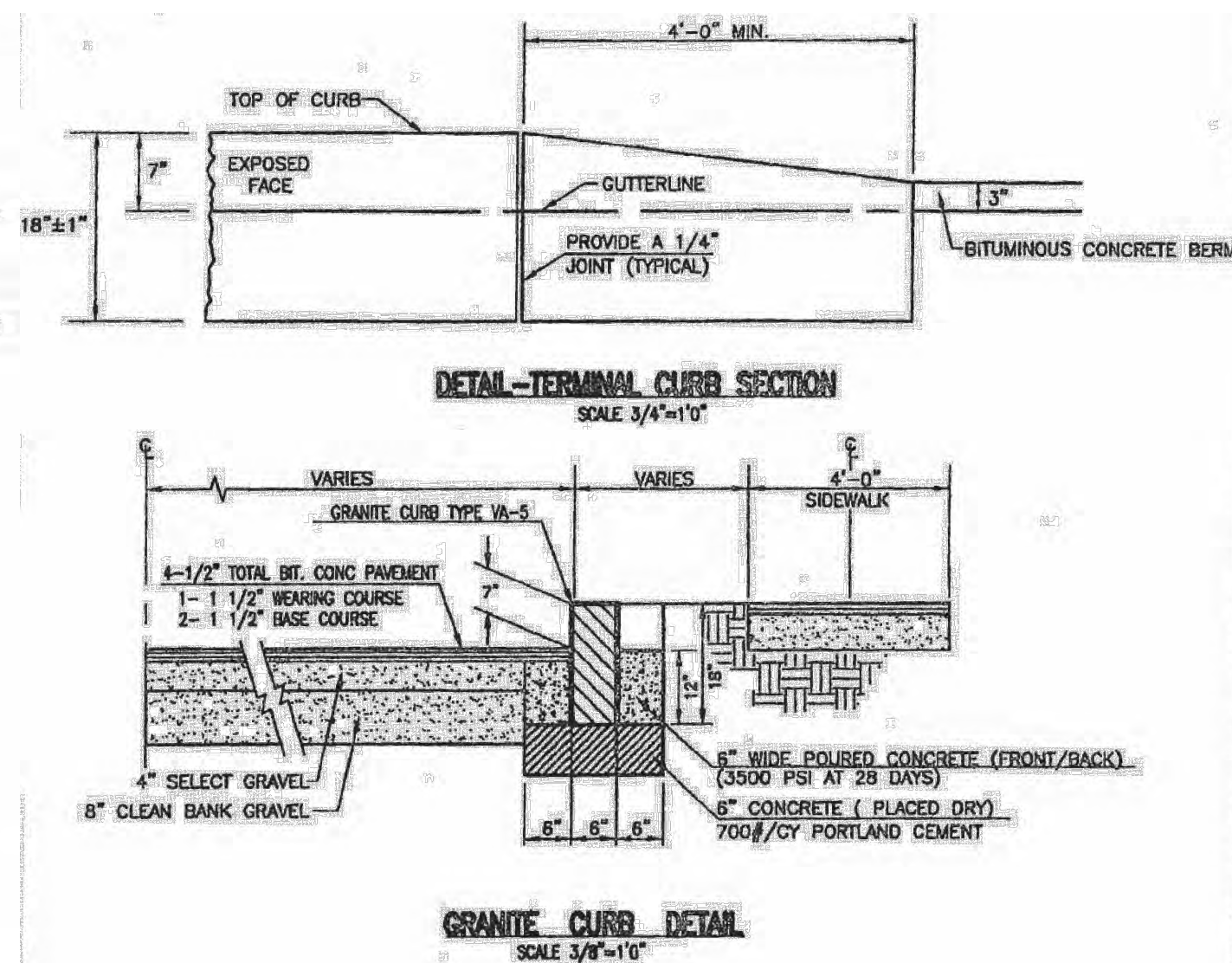
PREPARED FOR:
STEPHEN SAIA
70 OLD CART PATH LANE
PEMBROKE, MA 02359

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



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



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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1/29/20	DEP COMMENTS
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5/19/20	PLANNING BOARD COMMENTS

FOR REGISTRY USE ONLY

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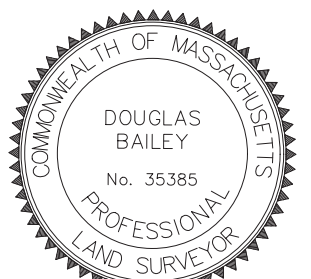
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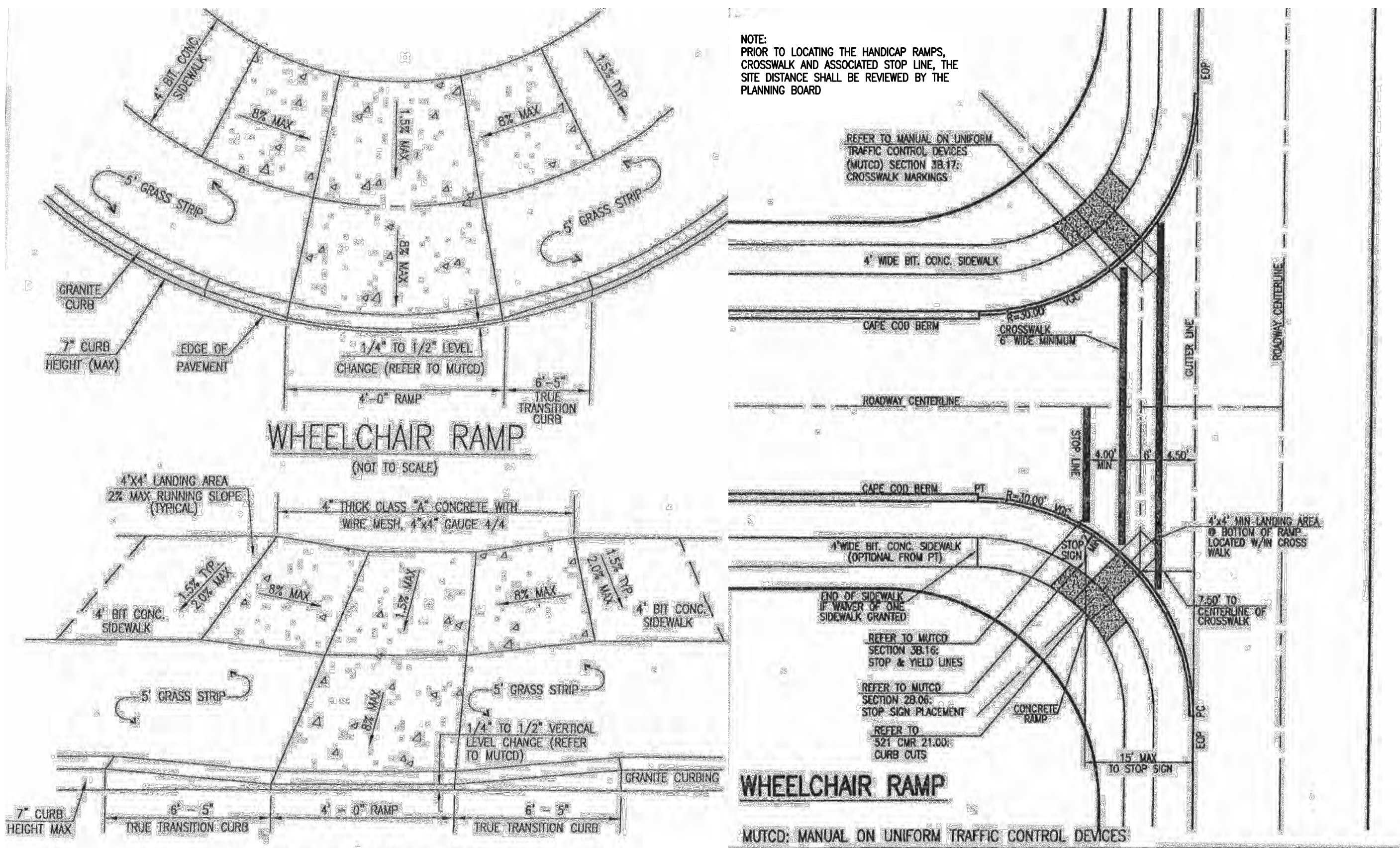
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Douglas Bailey
DOUGLAS BAILEY P.L.S. #35385
DATE 5/19/20



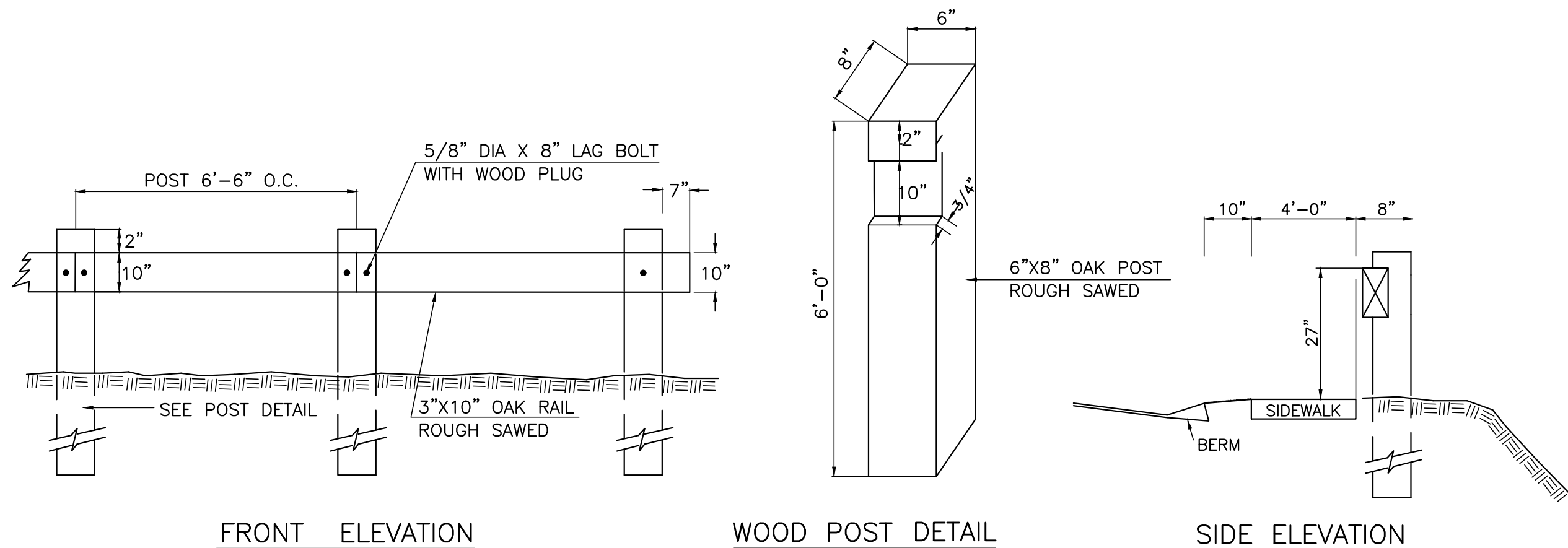
WHEELCHAIR RAMP
(NOT TO SCALE)

MUTCD: MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

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 52.50	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 @ 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.<2 MIN/IN	PERC @ 36"-54" P.R.<2 MIN/IN	PERC @ 36"-54" P.R.<2 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



WOOD GUARD RAIL
(NOT TO SCALE)

WOOD POST DETAIL

SIDE ELEVATION

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

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.

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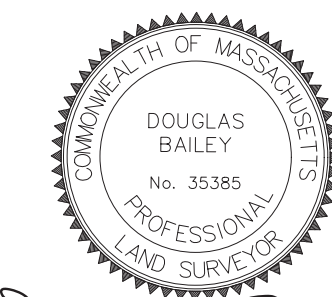
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TOWN CLERK, TOWN OF PEMBROKE

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Douglas Bailey 5/19/20
DOUGLAS BAILEY P.L.S. #35385 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

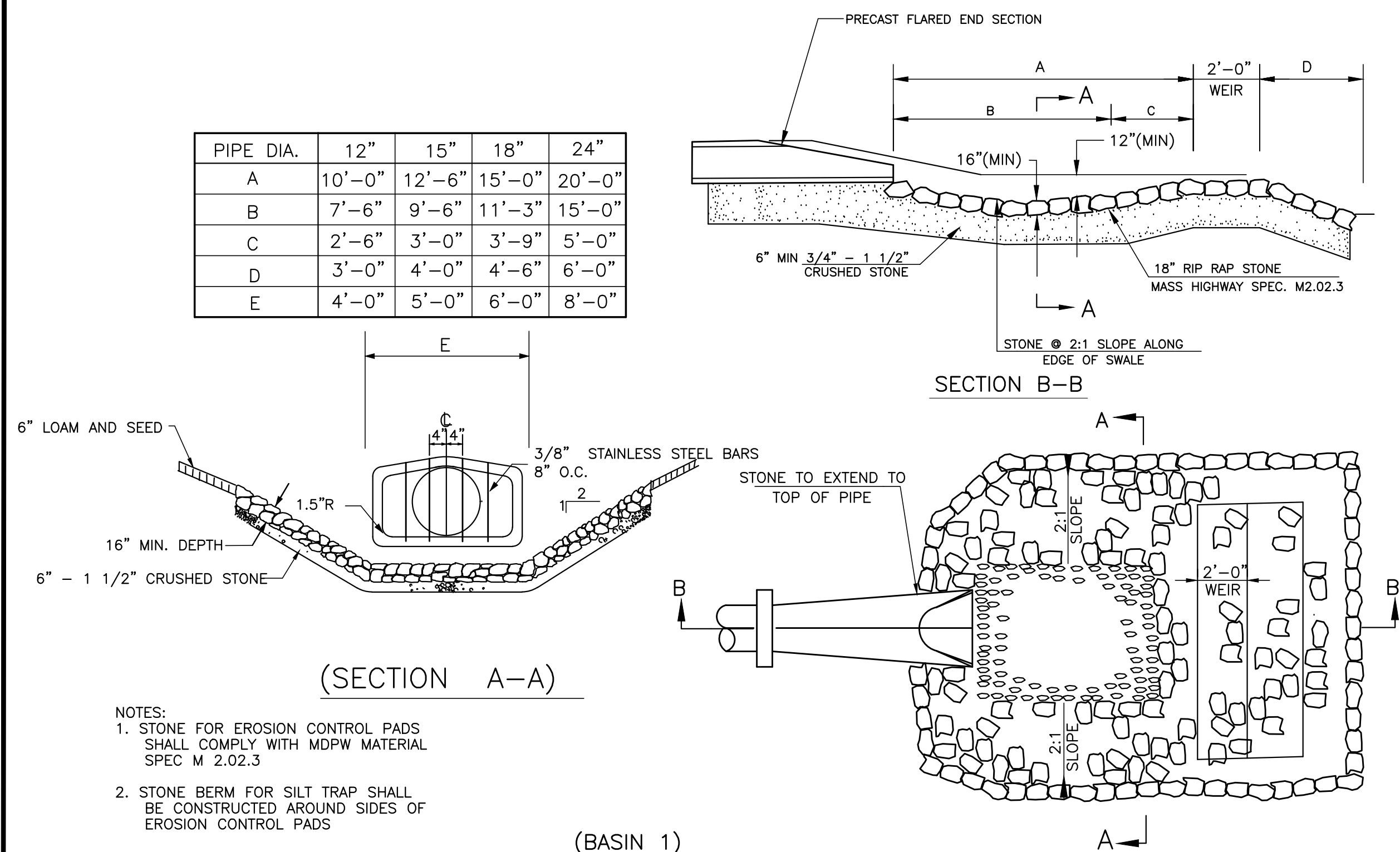
JANUARY 7, 2020
SCALE: AS SHOWN
JOB No. 14-346

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Civil Engineers, Land Surveyors & Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
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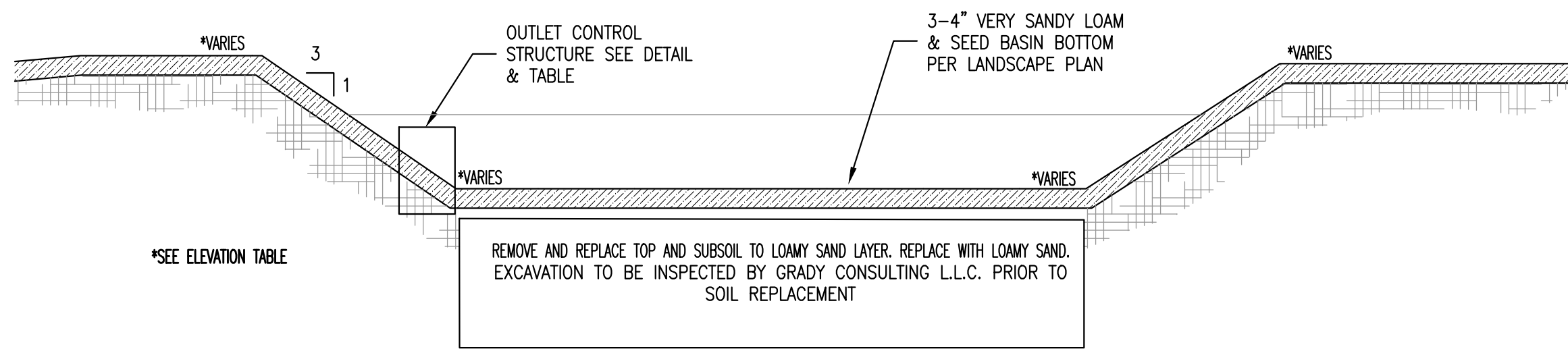
DETAILS

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

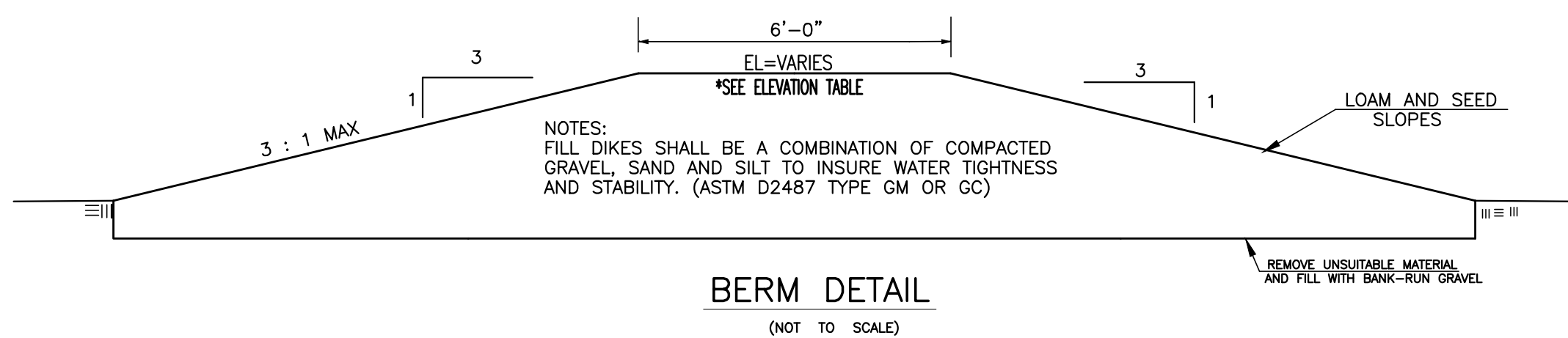


(BASIN 1)
DETAIL – FLARED END SECTION
(NOT TO SCALE)

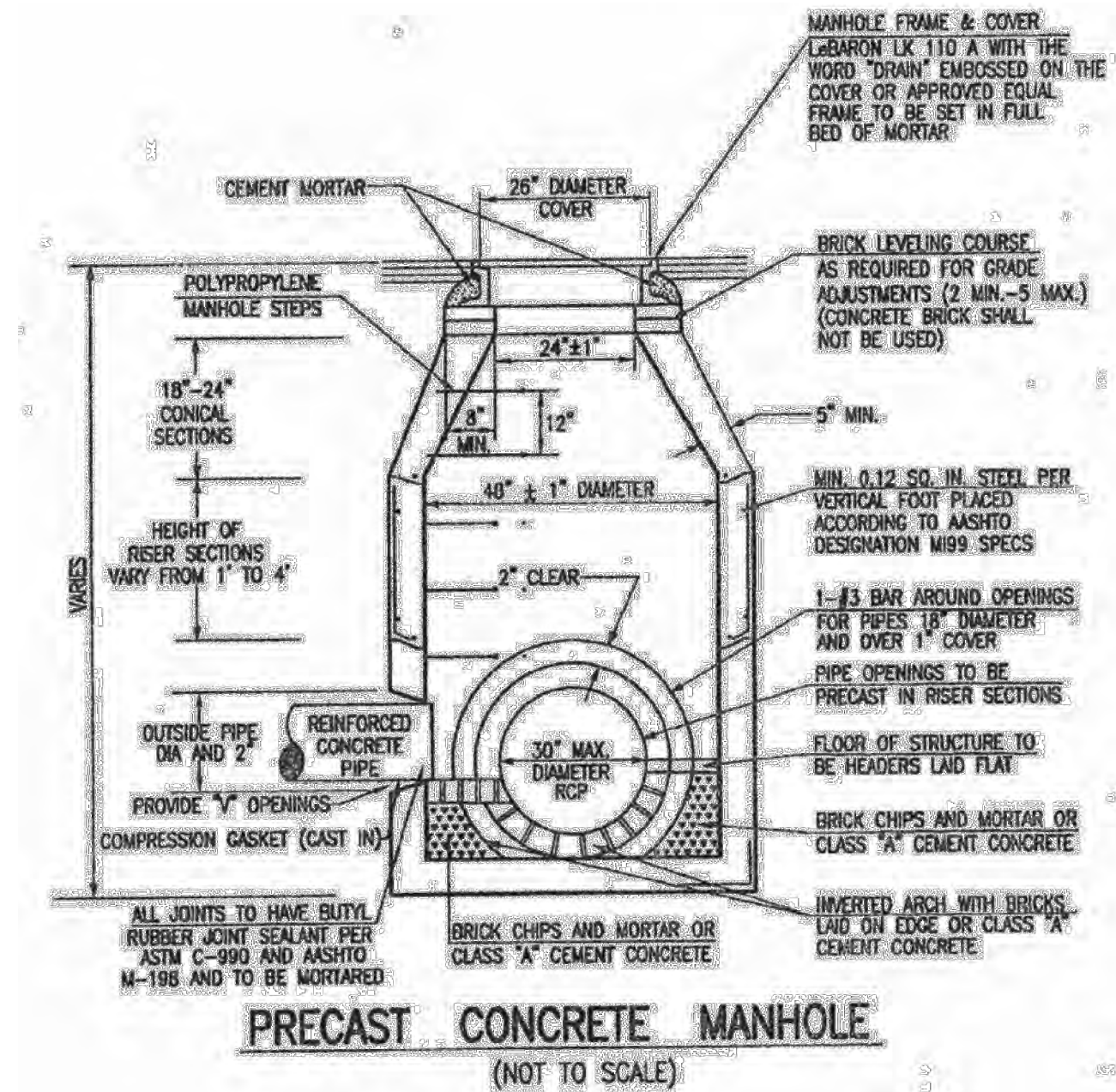
ELEVATION TABLE									
BASIN	BOTTOM BASIN	BASIN TOP BERM	GROUNDWATER	INLET ELEVATION	OUTLET ELEVATION	100YR STORM	25YR STORM	10YR STORM	2YR STORM
1	64.00	68.00	62.00	66.00	65.80	66.16	65.94	65.80	64.64
2	65.10	68.40	63.10	67.00	67.00	67.34	66.68	66.22	65.46



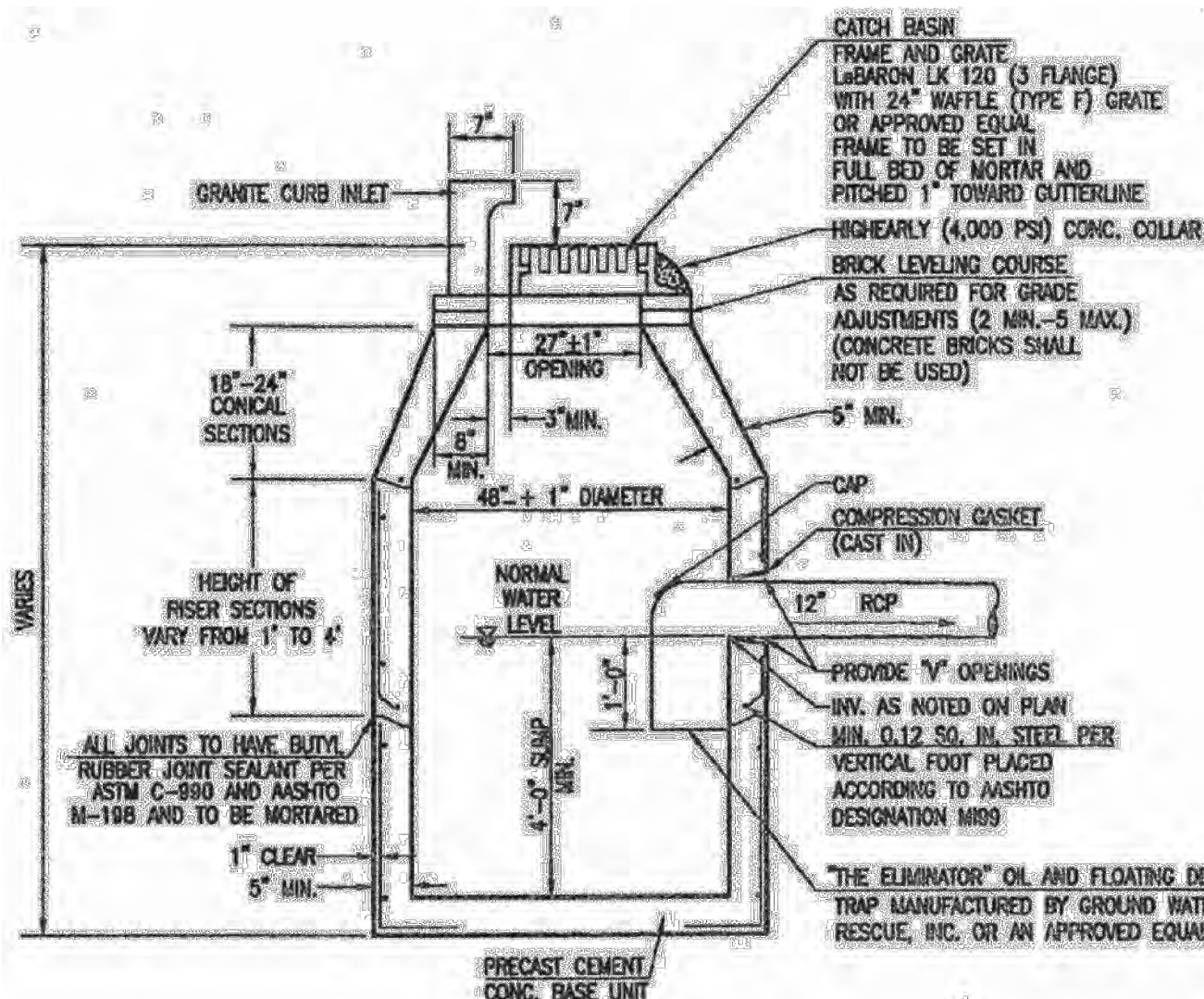
BASIN DETAIL
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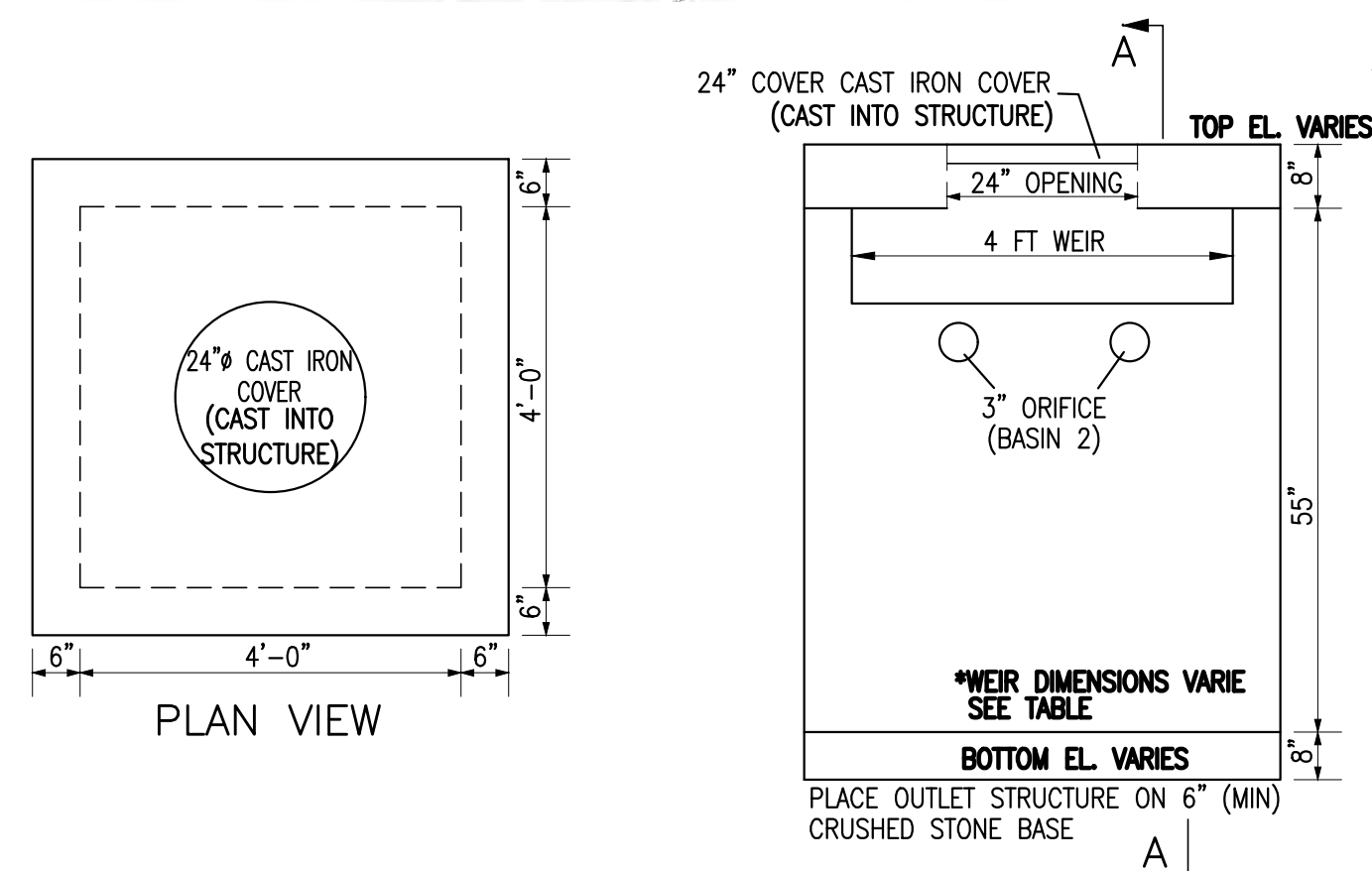
BERM DETAIL
(NOT TO SCALE)



PRECAST CONCRETE MANHOLE
(NOT TO SCALE)

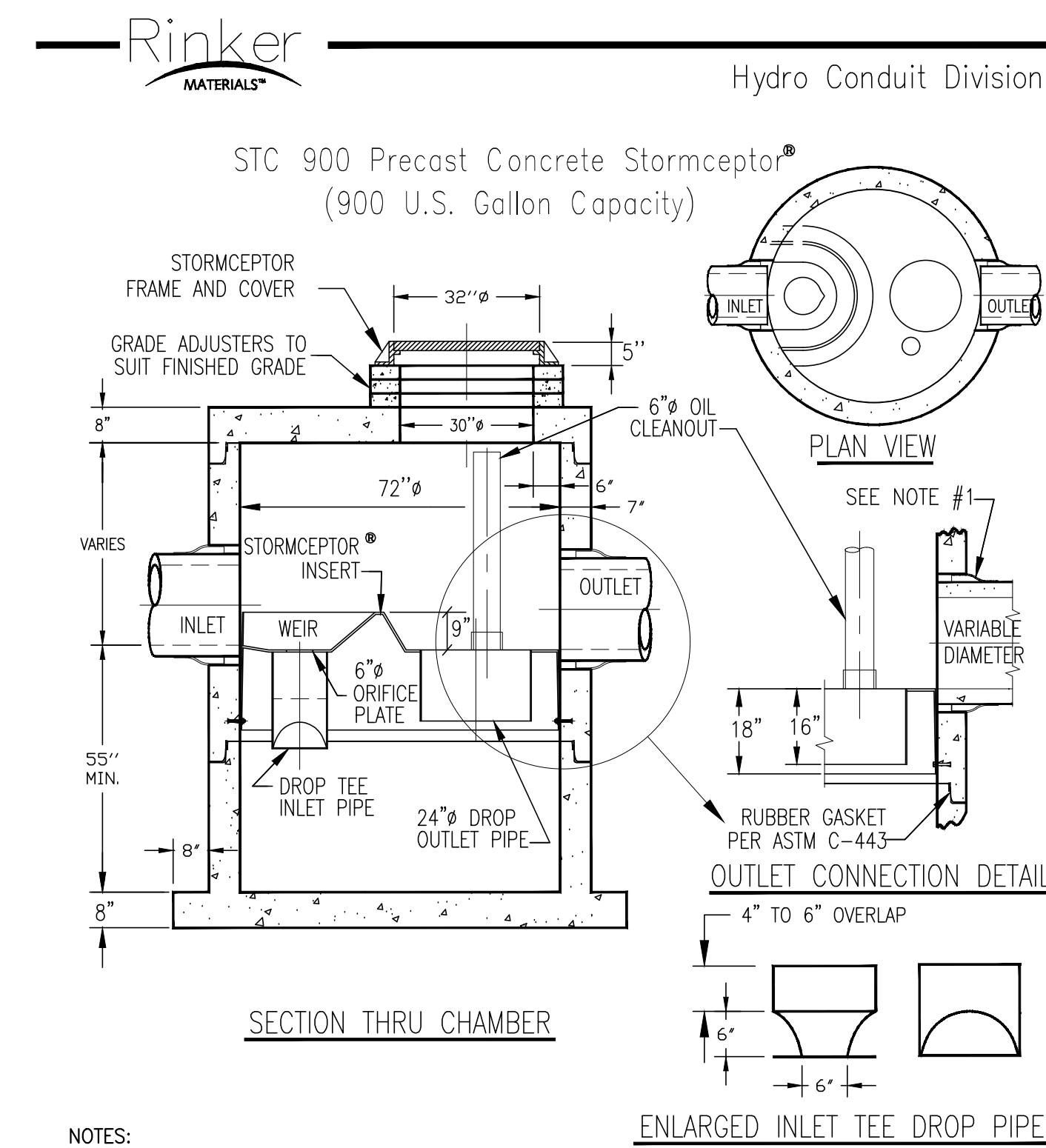


PRECAST GASOLINE TRAP CATCH BASIN
(NOT TO SCALE)



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

OVERFLOW OUTLET CONTROL STRUCTURE
(NOT TO SCALE)



DETAIL – STORMCEPTOR
(NOT TO SCALE)

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

(OR AN APPROVED ALTERNATIVE APPROVED BY PEMBROKE DPW AND DESIGN ENGINEER)



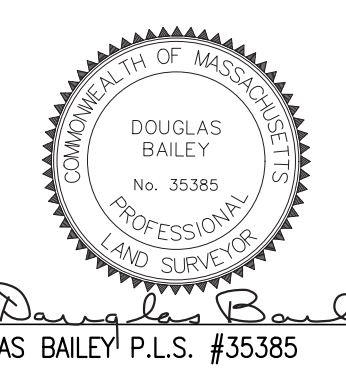
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OLD CART PATH LANE EXT. (70 OLD CART PATH LANE) PEMBROKE, MASSACHUSETTS

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

JANUARY 7, 2020
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JOB No. 14-346

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71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378



DOUGLAS BAILEY P.E. #35385 5/19/20
DATE

PEMBROKE PLANNING BOARD

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CLERK ON _____ AND HEREWITHTH RECORDED AS PART OF THIS PLAN.

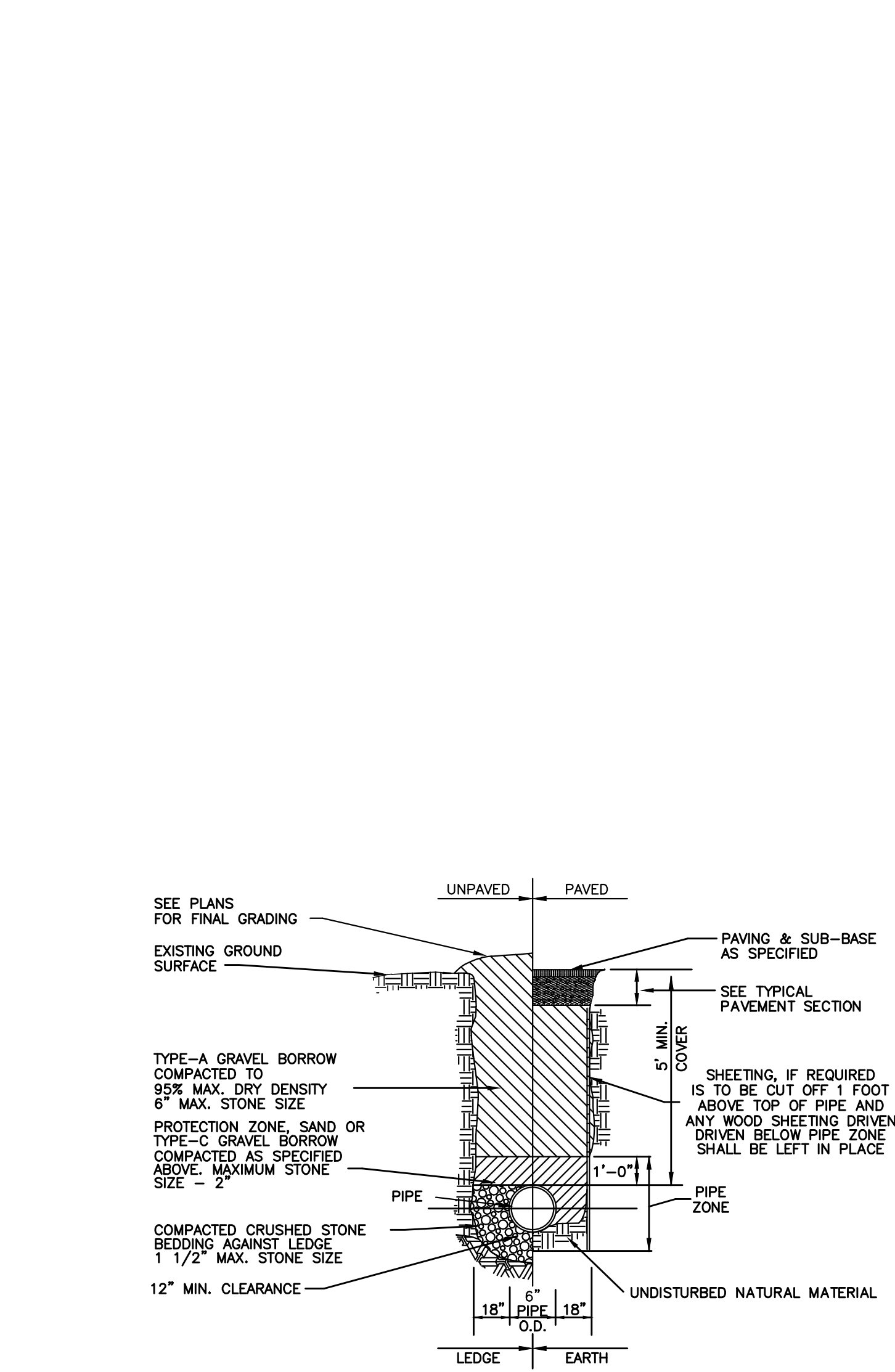
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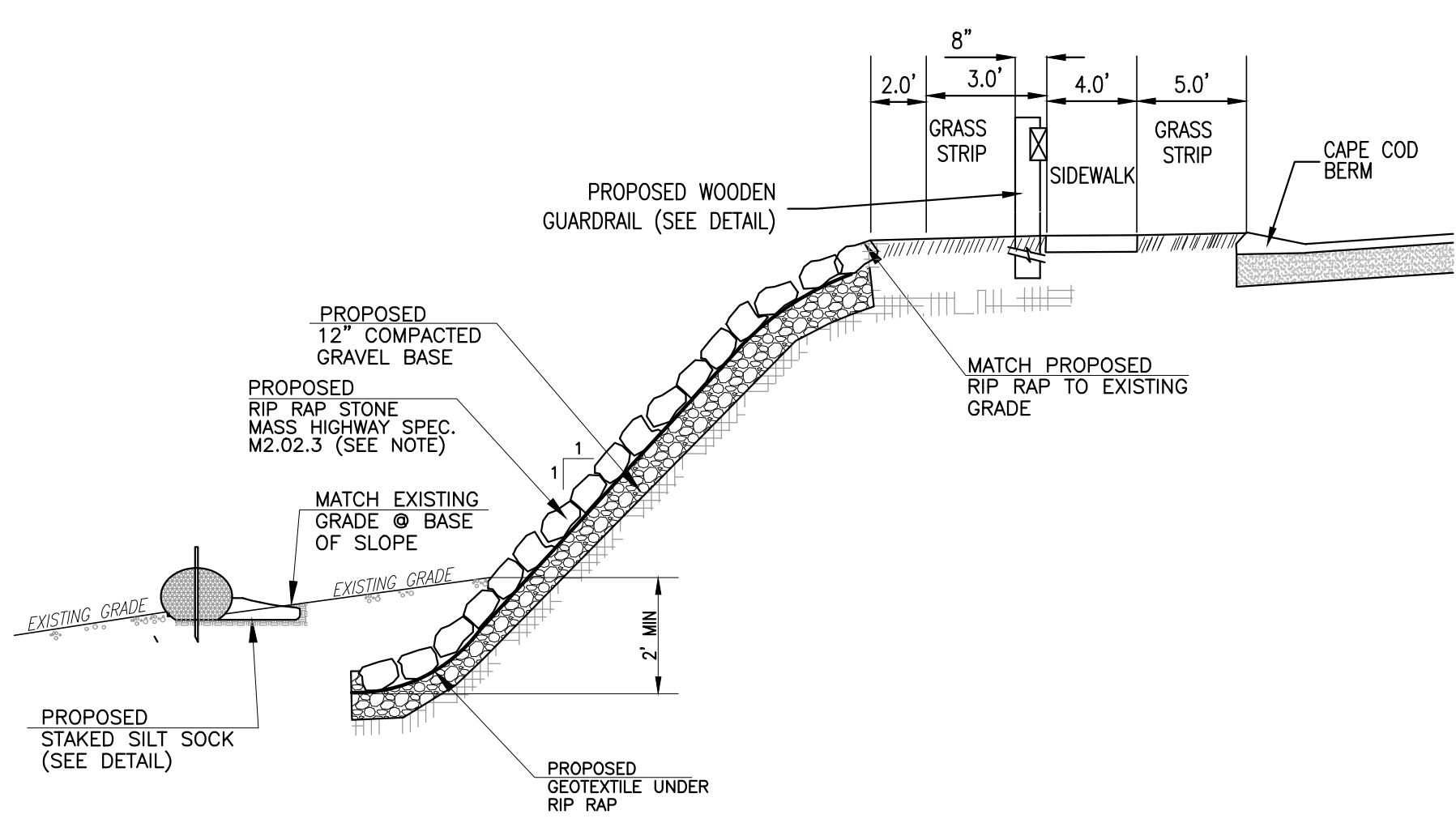
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OF MASSACHUSETTS.



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



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

RIP RAP SLOPE
NOT TO SCALE

4. 1/2" A421HP & 5. 1/4" A423HP SUPER CENTURION "350" W/ TWO HOSE & ONE PUMPER NOZZLE - 350 P.S.I. W.P. - 700 P.S.I. TEST, 1997 STYLE.

DWG. FH 439

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

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

4. 1/2" A421HP & 5. 1/4" A423HP SUPER CENTURION "350" W/ TWO HOSE & ONE PUMPER NOZZLE - 350 P.S.I. W.P. - 700 P.S.I. TEST, 1997 STYLE.

DWG. FH 439

HYDRANTS SHALL CONFORM WITH WATER DEPARTMENT REQUIREMENTS.

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

DETAIL — HYDRANT
(NOT TO SCALE)

WATER SYSTEM NOTES:

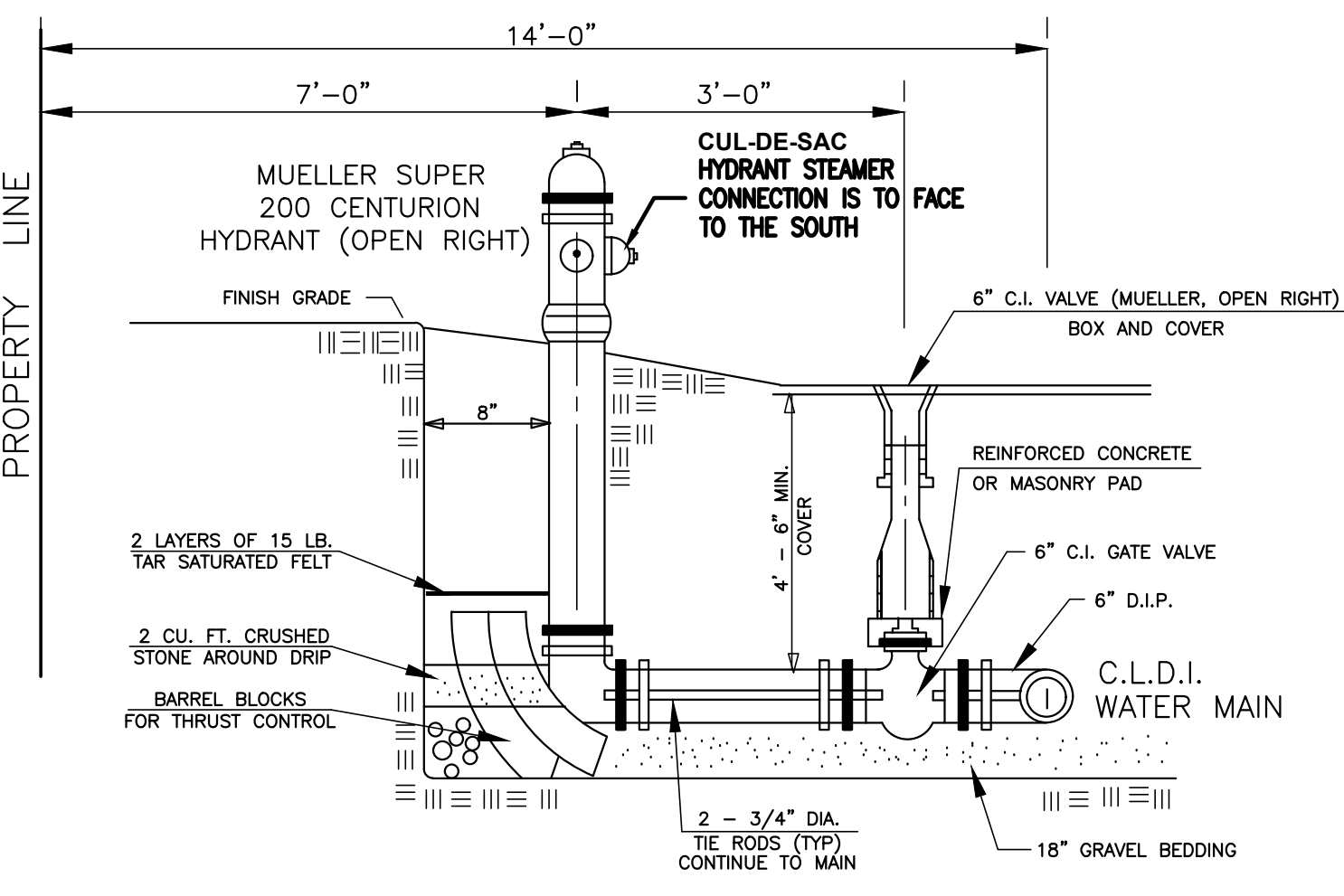
1. ALL WATER SERVICES SHALL BE 1" TYPE "K" COPPER TUBING OR APPROVED EQUAL.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO TOWN OF PEMBROKE WATER DEPARTMENT REQUIREMENTS.
3. ALL WATER GATES SHALL BE MUELLER, OPEN RIGHT.
4. THE PROPOSED 6-INCH CLASS 52 DUCTILE IRON WATER MAIN SHALL BE CEMENT MORTAR LINED (DOUBLE THICKNESS).
5. ALL MECHANICAL JOINTS (VALVES, BENDS, CAPS, FITTINGS, ETC.) SHALL BE RESTRAINED WITH EBAA MEG-A-LUGS (SERIES 1100) OR APPROVED EQUAL.
6. THE PROPOSED WATER MAIN SHALL BE OFFSET FIVE FEET FROM THE RIGHT OF WAY LINE.
7. THE PROPOSED WATER MAIN SHALL MAINTAIN 5 FEET OF COVER. IF LESS THAN 5 FEET OF COVER THE MAIN SHALL BE INSULATED WHERE THERE IS LESS THAN 4 FEET OF COVER.
8. THE PROPOSED WATER MAIN SHALL BE A MINIMUM OF 4 FEET FROM DRAINAGE STRUCTURES SUCH AS MANHOLES AND CATCH BASINS.
9. THE PROPOSED WATER MAIN SHALL BE A MINIMUM OF 5 FEET FROM UTILITY POLES.
10. THE WATER MAIN, FITTINGS, AND HYDRANT LATERALS SHALL BE POLYETHYLENE ENCASED WITH V-BIO WHEN INSTALLED WITHIN THE SEASONAL HIGH GROUNDWATER TABLE.
11. CONTRACTOR SHALL AVOID USING 90 DEGREE BENDS.
12. ALL PROPOSED RESIDENTIAL WATER SERVICES SHALL BE 1" COPPER TUBING AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF PEMBROKE DPW RULES AND REGULATIONS.
13. A TEMPORARY TAP/BLOW OFF IS REQUIRED IMMEDIATELY DOWNSTREAM OF THE PROPOSED TAPPING SLEEVE AND VALVE. A TAP SHALL BE INSTALLED WITHIN THE PROPOSED CUL-DE-SAC FOR SAMPLING.

WATER SERVICE #70 OLD CART PATH LANE

1. THE LOCATION OF THE EXISTING WATER SERVICE IS BASED ON AS-BUILT NOTES PROVIDED BY PEMBROKE DPW AND IS TO BE CONSIDERED APPROXIMATE.
2. CONTRACTOR SHALL CONFIRM LOCATION OF EXISTING WATER SERVICE #70 OLD CART PATH LANE PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO COORDINATE LOCATION OF EXISTING WATER SERVICE WITH GRADY CONSULTING TO DETERMINE IF THERE ARE ANY CONFLICTS WITH PROPOSED DESIGN AND CONSTRUCTION SEQUENCE.
4. CONTRACTOR SHALL RELOCATE THE EXISTING WATER SERVICE AS NEEDED TO PROVIDED TEMPORARY SERVICE DURING CONSTRUCTION.
5. AFTER INSTALLATION OF THE PROPOSED WATER MAIN AND NEW WATER SERVICE THE EXISTING WATER SERVICE SHALL BE ABANDONED BY CLOSING THE CORPORATION SO THAT THERE ARE NO OPEN ENDS.

REVISIONS	
1/29/20	DEP COMMENTS
2/6/20	REVIEW COMMENTS
4/6/20	PLANNING/CONSERVATION/DPW COM.
5/19/20	PLANNING BOARD COMMENTS

HYDRANT DETAIL
(NOT TO SCALE)



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

FOR REGISTRY USE ONLY

PEMBROKE PLANNING BOARD

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

DATE APPROVED: _____

DATE SIGNED: _____

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

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

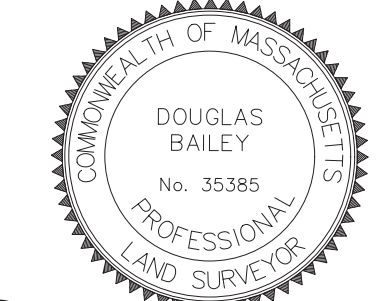
PEMBROKE TOWN CLERK

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

DATE: _____

TOWN CLERK, TOWN OF PEMBROKE

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



Douglas Bailey 5/19/20
DOUGLAS BAILEY P.L.S. #35385 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