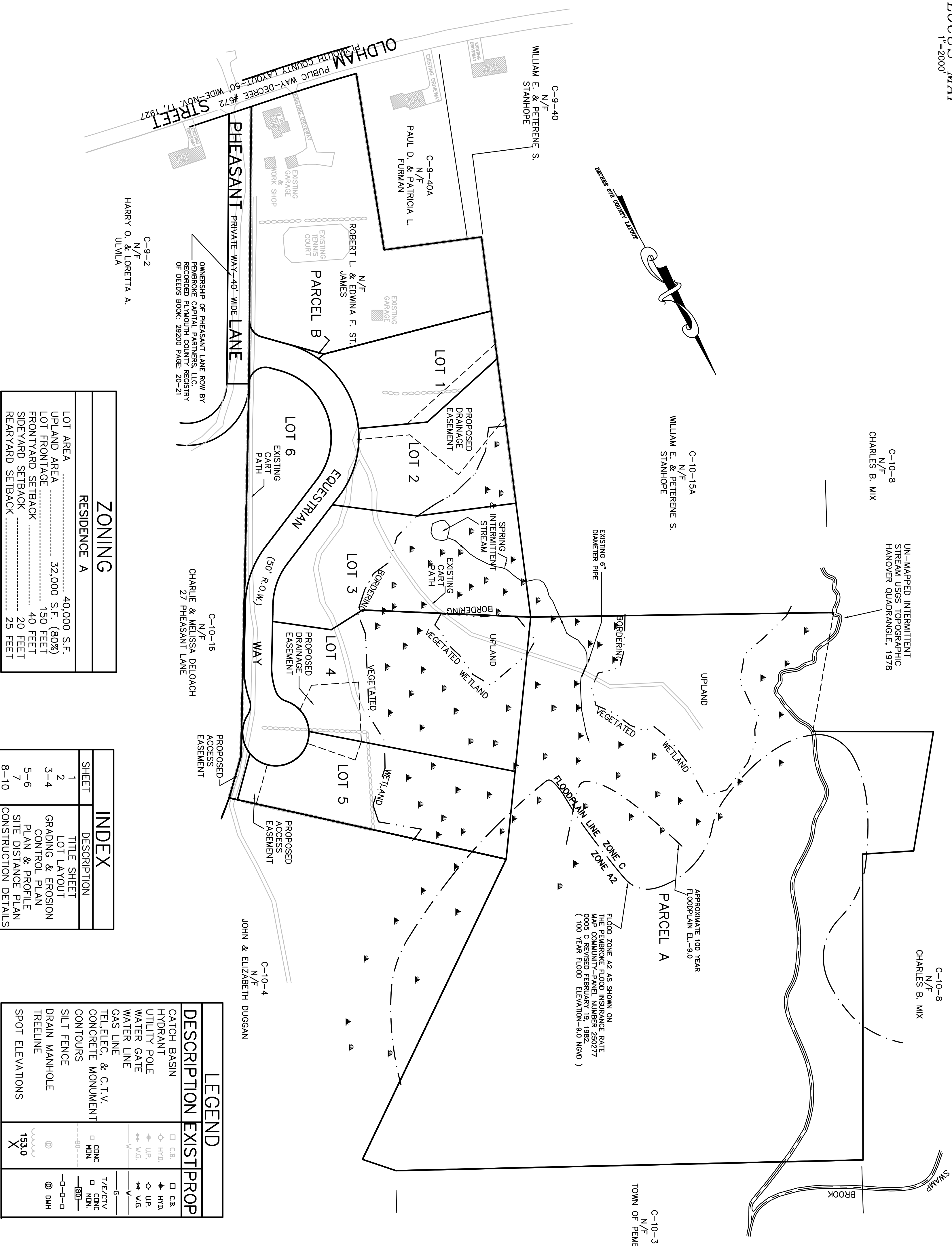


LOCUS MAP
1"=2000'

EQUESTRIAN ESTATES

A Residential Subdivision in Pembroke, Massachusetts



UN-MAPPED INTERMITTENT
STREAM USGS TOPOGRAPHIC
HANOVER QUADRANGLE, 1978

FLOOD ZONE A2 AS SHOWN ON
THE PEMBROKE FLOOD INSURANCE RATE
MAP (REVISED FEBRUARY 19, 1982)
(100 YEAR FLOOD ELEVATION=9.0 NODV)

C-10-8
N/F
CHARLES B. MIX

C-10-15A
N/F
WILLIAM E. & PETERENE S.
STANHOPE

C-9-2
N/F
HARRY O. KILLA
ULMIA

OWNERSHIP OF PHEASANT LANE ROW BY
PEMBROKE CAPITAL PARTNERS, LLC,
RECORDED IN MIDDLEBROUGH COUNTY REGISTRY
OF DEEDS BOOK: 29200 PAGE: 20-21

C-9-40
N/F
WILLIAM E. & PETERENE S.
STANHOPE

C-9-40A
N/F
PAUL D. & PATRICIA L.
FURMAN

C-9-2
N/F
HARRY O. KILLA
ULMIA

C-10-16
N/F
CHARLES & MELISSA DELOACH
27 PHEASANT LANE

C-10-4
N/F
JOHN & ELIZABETH DUGGAN

C-10-3
N/F
TOWN OF PEMBROKE

ZONING	
LOT AREA	40,000 S.F.
UPLAND AREA	32,000 S.F. (80%)
LOT FRONTAGE	150 FEET
FRONTIARD SETBACK	40 FEET
SIDEYARD SETBACK	20 FEET
REARYARD SETBACK	25 FEET

INDEX	
SHEET	TITLE SHEET
1	LOT LAYOUT
2	GRADING & EROSION CONTROL PLAN
3-4	PLAN & PROFILE
5-6	SITE DISTANCE PLAN
7	CONSTRUCTION DETAILS
8-10	

LEGEND	
DESCRIPTION	EXIST/PROP
CATCH BASIN	□ CB
HYDRANT	◇ HYD
UTILITY POLE	◇ UP
WATER GATE	◇ WG
WATER LINE	— W/L
GAS LINE	— G
TEL,ELEC, & C.T.V.	— T/E/C/T/V
CONCRETE MONUMENT	□ CMN
CONTOURS	— 100'
SILT FENCE	— S/F
DRAIN MANHOLE	⊙ DMH
TREELINE	— T/L
SPOT ELEVATIONS	153.0 X

NOTES

1. THE PROPERTY IS IN ZONES A2 & C OF THE PEMBROKE FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 250277 0005 C, REVISED FEBRUARY 19, 1982.
2. SITE TOPOGRAPHY BASED ON PLAN PREPARED BY ORNG ASSOCIATES PREPARED FOR ROBERT & EDWINA ST. JAMES JULY 23, 1999 AND FIELD VERIFIED BY OUTBACK ENGINEERING, INC. IN 2004 & 2005.
3. WETLAND DELINEATION PERFORMED BY PHOENIX ENVIRONMENTAL GROUP FROM NOVEMBER 2004 TO JANUARY 2005.
4. SUBJECT PROPERTY IS LOCATED IN THE RESIDENCE A ZONING DISTRICT. SITE IS NOT WITHIN WATER SUPPLY PROTECTION DISTRICT.
5. CONTRACTORS SHALL NOTIFY DIGSAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO THE ONSET OF CONSTRUCTION TO HAVE ALL EXISTING UTILITIES ALONG NORTH GROVE STREET CLEARLY LOCATED.
6. SITE BENCHMARK: NAIL IN UTILITY POLE #83 ON OLDHAM STREET ELEVATION=65.95 N.G.V.D.

WAIVER REQUESTS

PHEASANT LANE

1. SECTION V.D.: TO ALLOW ONE SIDEWALK ON PHEASANT LANE
2. SECTION III.D.3,q.2.: TO ALLOW BITUMINOUS CONCRETE SIDEWALK
3. SECTION IV.C.1.f: THE EXISTING PHEASANT LANE RIGHT OF WAY DOES NOT COMPLY WITH REQUIREMENT FOR 30' CURB RADI.
4. SECTION IV.C.2.a: THE EXISTING 40' WIDE PHEASANT LANE RIGHT OF WAY WAS APPROVED BY THE PEMBROKE PLANNING BOARD IN 1989 AND DOES NOT COMPLY WITH THE CURRENT 50' WIDE REQUIREMENT FOR A MINOR STREET.
5. SECTION IV.C.2.b: THE TYPICAL MINOR STREET CROSS SECTION SHALL ELIMINATE 2' LEVELING SHOULDERS OUTSIDE RIGHT OF WAY & 1' SIDEWALK ONLY WITH NO GRASS STRIP. 1' SIDEWALK ON LEFT SIDE WITH GRANITE CURB IS PROPOSED. (SEE PROPOSED CROSS SECTION ON DETAIL SHEET)
6. SECTION V.F TO ELIMINATE 2' LEVELING AREA OUTSIDE 40' RIGHT OF WAY. (SEE NOTE #5)
7. SECTION IV.C.3.c: A WAIVER FROM THE 50' LEVELING AREA IS REQUESTED BECAUSE THIS IS AN EXISTING ROADWAY BEING UPGRADED TO THE MAXIMUM EXTENT POSSIBLE. ALSO THE SLOPE PROVIDED DOES NOT PRESENT A SAFETY HAZARD WHERE STOPPING VEHICLES CAN NOT SLIDE INTO OLDHAM STREET.

EQUESTRIAN WAY

1. SECTION V.D.: TO ALLOW ONE SIDEWALK ON EQUESTRIAN WAY
2. SECTION III.D.3,q.2.: TO ALLOW BITUMINOUS CONCRETE SIDEWALK

FOR REGISTRY USE ONLY

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

DATE PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS, CONDITIONS & RESTRICTIONS OF A COVENANT DATED _____ UNDER THE PROVISIONS OF GENERAL LAWS CHAPTER 41, SECTION 81-U, AND DECLARATION OF RESERVED EASEMENTS TO BE RECORDED HERewith:

DATE: _____

PEMBROKE PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK - TOWN OF PEMBROKE

OWNER & APPLICANT

PEMBROKE CAPITAL PARTNERS, LLC
32 NORFOLK AVENUE
SOUTH EASTON, MA 02375
ASSESSORS MAP 09 LOT 1
DEED BOOK 29200 PAGE 19

REVISIONS

NO.	DATE	DESCRIPTION
1	5-04-05	PER REVIEW ENGINEER COMMENTS
2	5-18-05	PER 2ND REVIEW COMMENTS
3	5-28-05	PER 3RD REVIEW COMMENTS
4	6-28-05	PLANNING BOARD COMMENTS

TITLE SHEET
EQUESTRIAN
ESTATES
DEFINITIVE
SUBDIVISION
IN
PEMBROKE
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBROUGH, MA 02346
TEL: (508)-946-9231

DRAWN BY: JG	CHECKED BY: JAP
DATE: 3/22/05	PROJECT NO. 988
988-SH1.DWG	SHEET 1 OF 10

SCALE: 1"=100'