DEFINITIVE SUBDIVISION PLAN
BIRCH HILL
IN
SHARON, MASSACHUSETTS

SITE SUMMARY

ASSESSORS MAP 65 LOTS 93, 85 & 88
ZONING DISTRICT: SINGLE RESIDENCE DISTRICT A
PROPOSED USE: SINGLE FAMILY RESIDENTIAL
DEED REFERENCE: LOT 93 – BOOK 32113, PAGE 275
LOTS 85, 88 – BOOK 4951, PAGE 462

ZONING REQUIREMENTS

	LOT NUMBER							
REQUIRED	1	2	3	4	5	6	7	8
LOT AREA 40,000 SF	52,054 SF	51,892 SF	77,370 SF	74,200 SF	42,214 SF	70,204 SF	85,435 SF	51,483 SF
UPLAND AREA 36,000 SF	36,935 SF	46,080 SF	54,765 SF	61,055 SF	43,214 SF	62,765 SF	65,087 SF	45,041 SF
LOT FRONTAGE 100'	155.40'	121.31'	100.14'	124.67'	151.32'	116.95'	120.59'	234.14'
LOT WIDTH 150'	150.00'	154.17'	153.12'	150.14'	150.17'	159.53'	150.16'	269.12'

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

_____

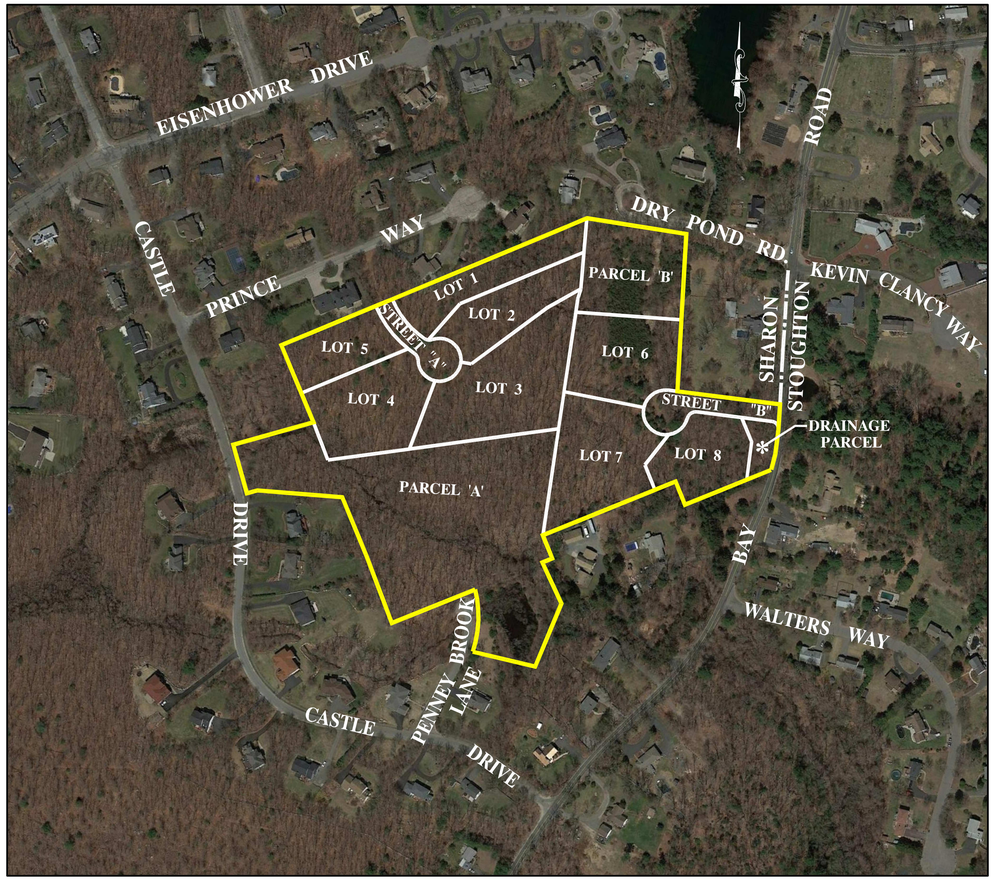
DATE: _____

TOWN OF SHARON
BOARD OF HEALTH

_____

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.
- PROJECT IS NOT LOCATED IN A TOWN OF SHARON OVERLAY DISTRICT.



LOCUS MAP

SCALE: 1"=200'±

PLAN INDEX

SHEET NO.	*TITLE*	*DATE*	*REVISED*
——	*COVER SHEET*	*MARCH 15, 2019*	*SEPT. 25, 2020*
1 OF 4	*OVERALL DEFINITIVE SUBDIVISION PLAN*	*MARCH 15, 2019*	*SEPT. 25, 2020*
2 OF 4	*KEY SHEET*	*MARCH 15, 2019*	*SEPT. 25, 2020*
3 OF 4	*DEFINITIVE SUBDIVISION PLAN*	*MARCH 15, 2019*	*SEPT. 25, 2020*
4 OF 4	*DEFINITIVE SUBDIVISION PLAN*	*MARCH 15, 2019*	*SEPT. 25, 2020*
1 OF 11	*OVERALL EXISTING CONDITIONS*	*MARCH 15, 2019*	*SEPT. 25, 2020*
2 OF 11	*CONTOUR PLAN KEY SHEET*	*MARCH 15, 2019*	*SEPT. 25, 2020*
3 OF 11	*CONTOUR PLAN #2 – 1"=40'*	*MARCH 15, 2019*	*SEPT. 25, 2020*
4 OF 11	*CONTOUR PLAN #3 – 1"=40'*	*MARCH 15, 2019*	*SEPT. 25, 2020*
5 OF 11	*PLAN AND PROFILE SHEET #1*	*MARCH 15, 2019*	*SEPT. 25, 2020*
6 OF 11	*PLAN AND PROFILE SHEET #2*	*MARCH 15, 2019*	*SEPT. 25, 2020*
7 OF 11	*TREE REMOVAL PLAN*	*MARCH 15, 2019*	*SEPT. 25, 2020*
8 OF 11	*WATERMAIN LOCUS MAP*	*MARCH 15, 2019*	*SEPT. 25, 2020*
9 OF 11	*EROSION/SEDIMENTATION CONTROL PLAN*	*MARCH 15, 2019*	*SEPT. 25, 2020*
10 OF 11	*DETAIL SHEET #1*	*MARCH 15, 2019*	*SEPT. 25, 2020*
11 OF 11	*TEST PIT LOGS*	*MARCH 15, 2019*	*SEPT. 25, 2020*

OWNER LOT 93:

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

OWNER LOTS 85 AND 88:

BAY ROAD WOODLAND TRUST
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

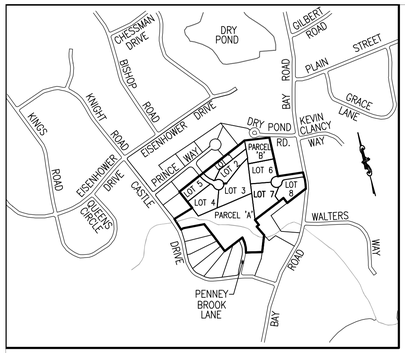
APPLICANT

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

REV. SEPT. 25, 2020
DATE: MARCH 15, 2019

SITEC
Civil and Environmental Engineering
Land Use Planning
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

ACAD NO. SHA 11-5003 COVER SHEET.DWG



LOCUS MAP

SCALE: 1"=800'±

NOTE: NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.

STOUGHTON ZONE II AQUIFER

DRY POND ROAD

PRINCE WAY (50' LAYOUT) PUBLIC

BAY ROAD PUBLIC-VARIABLE WIDTH)

CASTLE DRIVE

PENNEY BROOK LANE

SHARON STOUGHTON TOWN LINE

(50' LAYOUT) "A" STREET

"B" (50' LAYOUT) STREET

PARCEL 'B'
72,003 SF
1.7 Acres
(UPLAND AREA: 59,325 SF)

LOT 1
52,054 SF
1.2 Acres
(UPLAND AREA: 36,937 SF)

LOT 2
51,892 SF
1.2 Acres
(UPLAND AREA: 46,080 SF)

LOT 3
77,370 SF
1.8 Acres
(UPLAND AREA: 54,765 SF)

LOT 4
74,200 SF
1.7 Acres
(UPLAND AREA: 61,055 SF)

LOT 5
43,214 SF
1.0 Acres
(ALL UPLAND)

LOT 6
70,204 SF
1.6 Acres
(UPLAND AREA: 62,765 SF)

LOT 7
85,435 SF
2.0 Acres
(UPLAND AREA: 65,087 SF)

LOT 8
51,463 SF
1.18 Acres
(UPLAND AREA: 45,041 SF)

PARCEL 'A'
320,538 SF
7.4 Acres
(UPLAND AREA: 162,662 SF)

20' WIDE UTILITY EASEMENT
20' WIDE DRAINAGE EASEMENT
ACCESS EASEMENT
DRAINAGE PARCEL 11,539 SF
EASEMENT

MAP 65 LOT 96 UNIT 5 N/F YIFEI ZHANG & LI SUN
N/F INDRANIL & DEBOLINA ROY MAP 65 LOT 96 UNIT 6
N/F TOWN OF SHARON MAP 65 LOT 96 UNIT 7
MAP 65 LOT 79 N/F JOSEPH & SANDRA GREENSPAN
MAP 65 LOT 78 N/F ADAM & KAREN BINDER
MAP 65 LOT 77 N/F DANIEL W. & BEVERLY THURM
MAP 65 LOT 76 N/F IRA & BETH RAPAPORT
N/F JOSHUA & SIMA KRECHMER MAP 65 LOT 80
N/F NAUREEN ATTIULLAH MAP 65 LOT 81
N/F MITESH S. PATEL MAP 65 LOT 82
N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 83
N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 84
MAP 65 LOT 4 N/F LEUM SONG & YIHONG WANG
N/F TOWN OF SHARON CONSERVATION COMMISSION MAP 65 LOT 3
N/F DASHRATH & SAVITABEN PATEL MAP 65 LOT 12
N/F NELSON HANOVER TRUSTEE BAY ROAD WOODLAND TRUST MAP 65 LOT 85
N/F MICHAEL TURNOFF MAP 65 LOT 2
N/F HAL E. & ELLEN KAPLAN MAP 65 LOT 1
N/F ROGER F. HARRIS MAP 65 LOT 86
N/F CLIFORD & AMY J. CAPLAN MAP 65 LOT 87
N/F DMITRI M. BURT & KIMA GRINBERG MAP 55 LOT 21
N/F FARZIN KARIM & QAZI RUSHDY AHMAD MAP 55 LOT 22
N/F TOWN OF SHARON CONSERVATION COMMISSION MAP 55 LOT 10
N/F HAMMIN LEE & Xi ZHANG MAP 55 LOT 19
N/F GARY D. & BARBARA S. HOFFSTEIN MAP 55 LOT 17
N/F RAVI WHAY & CRISTINE DHARSHINI ASIRWATHAM MAP 55 LOT 16
N/F BARBARA STRICKER & MICHAEL FRIEDMAN MAP 55 LOT 15
N/F BIN & CHIA YAUN LEE MAP 55 LOT 14
N/F JEFFREY R. GROSSER, TR CASTLE DRIVE TRUST MAP 55 LOT 23
N/F RAMA KRISHNA V. NETI & ROHINI NETI MAP 55 LOT 24
N/F SHAN-FAN GABRIELLE YU MAP 55 LOT 25
N/F EDWARD & SVETLANA SHANGINA MAP 55 LOT 26
N/F DELTA PROJECTS INC. MAP 55 LOT 27
N/F SHLOMIE & BETH L. HELLER MAP 65 LOT 89
N/F GARY M. & PAMELA JO BEINEKE MAP 65 LOT 90
N/F NELSON HANOVER TRUSTEE BAY ROAD WOODLAND TRUST MAP 65 LOT 88
N/F DEBRA A. MERRITT, TR D.M. REALTY TRUST MAP 65 LOT 91
MAP 65 LOT 94 N/F MATTHEW C. & AMI BETH CECIL
MAP 65 LOT 109 N/F MATTHEW C. & AMI BETH CECIL
N/F ROBERT L SULLIVAN 1486 BAY ROAD
N/F ANTHONY & CHARLOTTE ZARZECKI 1516 BAY ROAD
N/F FREDERICK E. & FLORENCE J. HAZZARD 1528 BAY ROAD

0' 80' 160' 240'

LOCUS INFORMATION:

ASSESSOR'S MAP 65 LOTS 93, 85 AND 88

OWNER LOT 93:

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

OWNER LOTS 85 AND 88:

BAY ROAD WOODLAND TRUST
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

APPLICANT

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

FOR REGISTRY USE ONLY

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.
- PROJECT IS NOT LOCATED IN A TOWN OF SHARON SHARON OVERLAY DISTRICT.

PLANS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN A COVENANT DATED_____ TO BE RECORDED HEREWITH.

I,_____ CLERK OF THE TOWN OF SHARON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON_____ AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DEEDS.

_____ DATE

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

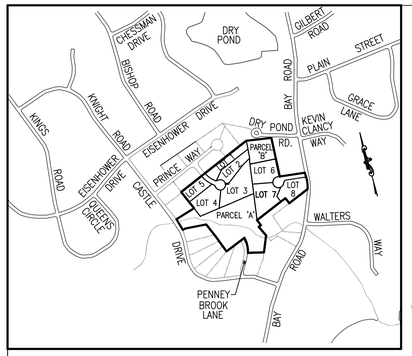
SHEET 1 OF 4

OVERALL DEFINITIVE SUBDIVISION PLAN BIRCH HILL IN SHARON, MASSACHUSETTS

PREPARED FOR
BIRCH HILL TRUST CORPORATION
SCALE: 1"=80' MARCH 15, 2019
REV. SEPT. 25, 2020
PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 FAUNCE CORNER ROAD
DARTMOUTH, MASSACHUSETTS 02747
(508) 998-2125
FAX (508) 998-7554



LOCUS MAP

SCALE: 1"=800'±

NOTE: NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.

STOUGHTON ZONE II AQUIFER

PRINCE WAY

DRY POND ROAD

CASTLE DRIVE

PENNEY BROOK LANE

BAY ROAD (PUBLIC-VARIABLE WIDTH)

"B" (50' LAYOUT) STREET

"A" (50' LAYOUT) STREET

TOWN LINE SHARON STOUGHTON

LOT 1
52,054 SF
1.2 Acres
(UPLAND AREA: 36,937 SF)

LOT 2
51,892 SF
1.2 Acres
(UPLAND AREA: 46,080 SF)

LOT 3
77,370 SF
1.8 Acres
(UPLAND AREA: 54,765 SF)

LOT 4
74,200 SF
1.7 Acres
(UPLAND AREA: 61,055 SF)

LOT 5
43,214 SF
1.0 Acres
(ALL UPLAND)

LOT 6
70,204 SF
1.6 Acres
(UPLAND AREA: 62,765 SF)

LOT 7
85,435 SF
2.0 Acres
(UPLAND AREA: 65,087 SF)

LOT 8
51,463 SF
1.18 Acres
(UPLAND AREA: 45,041 SF)

PARCEL 'A'
320,538 SF
7.4 Acres
(UPLAND AREA: 162,662 SF)

PARCEL 'B'
72,003 SF
1.7 Acres
(UPLAND AREA: 59,325 SF)

20' WIDE UTILITY EASEMENT

20' WIDE DRAINAGE EASEMENT

ACCESS EASEMENT

DRAINAGE PARCEL 11,539 SF

SHEET #3

SHEET #4

MAP 65 LOT 96 UNIT 5 N/F YIFEI ZHANG & LI SUN

MAP 65 LOT 79 N/F JOSEPH & SANDRA GREENSPAN

N/F INDRANIL & DEBOLINA ROY MAP 65 LOT 96 UNIT 6

N/F TOWN OF SHARON MAP 65 LOT 96 UNIT 7

MAP 65 LOT 78 N/F ADAM & KAREN BINDER

MAP 65 LOT 77 N/F DANIEL W. & BEVERLY THURM

MAP 65 LOT 76 N/F IRA & BETH RAPAPORT

N/F JOSHUA & SIMA KRECHMER MAP 65 LOT 80

N/F NAIREEN ATTIULLAH MAP 65 LOT 81

N/F MITESH S. PATEL MAP 65 LOT 82

N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 83

N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 84

MAP 65 LOT 94 N/F MATTHEW C. & AMI BETH CECIL

MAP 65 LOT 109 N/F MATTHEW C. & AMI BETH CECIL

N/F ROBERT L. SULLIVAN 1486 BAY ROAD

N/F ANTHONY & CHARLOTTE ZARZECKI 1516 BAY ROAD

N/F FREDERICK E. & FLORENCE J. MAZZARD 1528 BAY ROAD

MAP 65 LOT 4 N/F LEUUM SONG & YIHONG WANG

N/F TOWN OF SHARON CONSERVATION COMMISSION MAP 65 LOT 3

N/F DASHRATH & SAVITABEN PATEL MAP 65 LOT 12

N/F NELSON HANOVER TRUSTEE BAY ROAD WOODLAND TRUST MAP 65 LOT 85

N/F MICHAEL TURNOFF MAP 65 LOT 2

N/F HAL E. & ELLEN KAPLAN MAP 65 LOT 1

N/F ROGER F. HARRIS MAP 65 LOT 86

N/F CLIFORD & AMY J. CAPLAN MAP 65 LOT 87

N/F DMITRI M. BURT & KIMA GRINBERG MAP 55 LOT 21

N/F FARZIN KARIM & QAZI RUSHDY AHMAD MAP 55 LOT 22

N/F TOWN OF SHARON CONSERVATION COMMISSION MAP 55 LOT 10

N/F HAMMIN LEE & XI ZHANG MAP 55 LOT 19

N/F GARY D. & BARBARA S. HOFFSTEIN MAP 55 LOT 17

N/F JEFFREY R. GROSSER, TR CASTLE DRIVE TRUST MAP 55 LOT 23

N/F RAMA KRISHNA V. NETI & ROHINI NETI MAP 55 LOT 24

N/F SHAN-FAN GABRIELLE YU MAP 55 LOT 25

N/F EDWARD & SVETLANA SHANGINA MAP 55 LOT 26

N/F DELTA PROJECTS INC. MAP 55 LOT 27

N/F RAVI WHAY & CRISTINE DHARSHINI ASIRWATHAM MAP 55 LOT 16

N/F BARBARA STRICKER & MICHAEL FRIEDMAN MAP 55 LOT 15

N/F BIN & CHIA YAUN LEE MAP 55 LOT 14

N/F GARY M. & PAMELA JO BEINEKE MAP 65 LOT 90

N/F DEBRA A. MERRITT, TR D.M. REALTY TRUST MAP 65 LOT 91

N/F NELSON HANOVER TRUSTEE BAY ROAD WOODLAND TRUST MAP 65 LOT 88

N/F SHLOMIE & BETH L. HELLER MAP 65 LOT 89

0' 80' 160' 240'

LOCUS INFORMATION:

ASSESSOR'S MAP 65 LOTS 93, 85 AND 88

OWNER LOT 93:

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

OWNER LOTS 85 AND 88:

BAY ROAD WOODLAND TRUST
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

APPLICANT

BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

FOR REGISTRY USE ONLY

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.
- PROJECT IS NOT LOCATED IN A TOWN OF SHARON OVERLAY DISTRICT.

PLANS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN A COVENANT DATED_____ TO BE RECORDED HEREWITH.

I, _____ CLERK OF THE TOWN OF SHARON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON_____ AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DEEDS.

_____ _____
DATE

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

SHEET 2 OF 4

KEY SHEET
DEFINITIVE SUBDIVISION PLAN
BIRCH HILL
IN
SHARON, MASSACHUSETTS

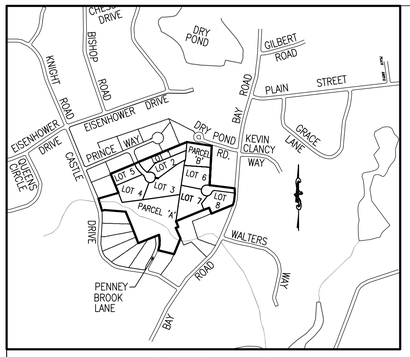
PREPARED FOR
BIRCH HILL TRUST CORPORATION

SCALE: 1"=80' MARCH 15, 2019
REV. SEPT. 25, 2020

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 FAUNCE CORNER ROAD
DARTMOUTH, MASSACHUSETTS 02747
(508) 998-2125
FAX (508) 998-7554



LOCUS MAP

SCALE: 1"=800'±

NOTE: NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.

PRINCE WAY

STREET (50' LAYOUT) "A"

N/F NAUREEN ATTIULLAH MAP 65 LOT 81

N/F JOSHUA & SIMA KRECHMER MAP 65 LOT 80

N/F INDRANIL & DEBOLINA ROY MAP 65 LOT 96 UNIT 6

N/F MITESH S. PATEL MAP 65 LOT 82

N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 83

N/F ABRAHAM & CHERYL HEITIN TRS. HEITIN FAMILY REVOC. TRUST MAP 65 LOT 84

N/F NELSON HANOVER TRUSTEE BAY ROAD WOODLAND TRUST MAP 65 LOT 85

N/F ROGER F. HARRIS MAP 65 LOT 86

N/F GARY M. & PAMELA JO BEINKE MAP 65 LOT 90

N/F TOWN

STONEWALLS (TYP.)

LIMIT OF BORDERING VEGETATED WETLANDS

LOT 1
52,054 SF
1.2 Acres
(UPLAND AREA: 36,937 SF)

LOT 2
51,892 SF
1.2 Acres
(UPLAND AREA: 46,080 SF)

LOT 3
77,370 SF
1.8 Acres
(UPLAND AREA: 54,765 SF)

LOT 4
74,200 SF
1.7 Acres
(UPLAND AREA: 61,055 SF)

LOT 5
43,214 SF
1.0 Acres
(ALL UPLAND)

LOT 6
70,204 SF
1.6 Acres
(UPLAND AREA: 62,765 SF)

LOT 7
85,435 SF
2.0 Acres
(UPLAND AREA: 65,087 SF)

PARCEL 'A'
320,538 SF
7.4 Acres
(UPLAND AREA: 162,662 SF)

PARCEL 'B'
72,003 SF
1.7 Acres
(UPLAND AREA: 59,325 SF)

STOUGHTON ZONE II AQUIFER

100' DIAMETER (TYP.)

20' BUILDING SETBACK

FRONT YARD SETBACK DISTANCE

20' WIDE UTILITY EASEMENT 8,044 SF

10' WIDE UTILITY EASEMENT 665 SF

10' WIDE UTILITY EASEMENT 2,281 SF

20' WIDE DRAINAGE EASEMENT

■ REPRESENTS CONCRETE BOUND TO BE SET PER PLANNING BOARD REGULATIONS

OWNER LOT 93:
BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

OWNER LOTS 85 AND 88:
BAY ROAD WOODLAND TRUST
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

APPLICANT
BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

FOR REGISTRY USE ONLY

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.
- PROJECT IS NOT LOCATED IN A TOWN OF SHARON OVERLAY DISTRICT.

PLANS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN A COVENANT DATED_____ TO BE RECORDED HEREWITH.

I, _____ CLERK OF THE TOWN OF SHARON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON_____ AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DEEDS.

_____ DATE

SHEET 3 OF 4

DEFINITIVE SUBDIVISION PLAN
BIRCH HILL
IN
SHARON, MASSACHUSETTS

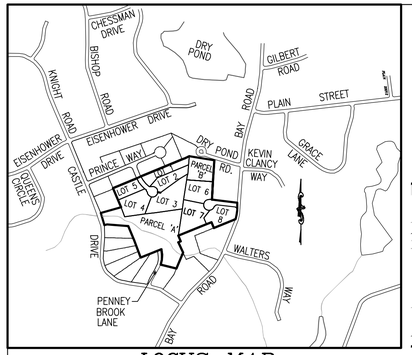
PREPARED FOR
BIRCH HILL TRUST CORPORATION

SCALE: 1"=40' MARCH 15, 2019
REV. SEPT. 25, 2020

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 FAUNCE CORNER ROAD
DARTMOUTH, MASSACHUSETTS 02747
(508) 998-2125
FAX (508) 998-7554



LOCUS MAP

SCALE: 1"=800'±

NOTE: NO DWELLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE ENVIRONMENTAL CODE.

OWNER LOT 93:
BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

OWNER LOTS 85 AND 88:
BAY ROAD WOODLAND TRUST
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

APPLICANT
BIRCH HILL TRUST CORPORATION
333 WASHINGTON STREET
SUITE 203 AND 204
BOSTON, MASSACHUSETTS 02108

FOR REGISTRY USE ONLY

N/F JOSHUA & SIMA KRECHMER MAP 65 LOT 80

N/F INDRANIL & DEBOLINA ROY MAP 65 LOT 96 UNIT 6

N/F TOWN OF SHARON MAP 65 LOT 96 UNIT 7

DRY POND ROAD

STONEWALLS (TYP.)

S 80°58'20" E 281.12'

20' BUILDING SETBACK

57.34'

30.42'

S 04°51'18" W 95.12'

198.00'

102.88'

PARCEL 'B'
72,003 SF
1.7 Acres
(UPLAND AREA: 59,325 SF)

LIMIT OF BORDERING VEGETATED WETLANDS

240.65'

440.65'

MAP 65 LOT 94 N/F MATTHEW C. & AMI BETH CECIL

S 17°22'57" W 30.30'

37.00'

S 08°23'31" W

S 85°49'41" E 296.00'

S 03°13'32" W

TOWN LINE

SHARON STOUGHTON

LOT 1
52,054 SF
1.2 Acres
(UPLAND AREA: 36,937 SF)

L=11.77'
R=25.00'
Δ=26°59'03"

S 41°07'10" W 134.97'

LOT 2
51,892 SF
1.2 Acres
(UPLAND AREA: 46,080 SF)

S 80°30'06" W 108.86'

L=121.31'
R=60.00'
Δ=115°50'25"

L=154.17'

S 53°27'58" W 262.60'

LOT 3
77,370 SF
1.8 Acres
(UPLAND AREA: 54,765 SF)

100' DIAMETER (TYP.)

LIMIT OF BORDERING VEGETATED WETLANDS

224.59'

200.00'

MAP 65 LOT 109 N/F MATTHEW C. & AMI BETH CECIL

STREET "A" (50' LAYOUT)

L=11.77'
R=25.00'
Δ=26°59'03"

N 80°49'48" W 30.08'

L=301.53'
R=60.00'
Δ=287°56'10"

L=100.14'
R=60.00'
Δ=95°37'34"

STOUGHTON ZONE II AQUIFER

LOT 6
70,204 SF
1.6 Acres
(UPLAND AREA: 62,765 SF)

159.93'

S 78°51'37" E 0.77'

N 86°53'00" E 308.57'

20' WIDE UTILITY EASEMENT 8,044 SF

317.10'
N 86°53'00" E

10' WIDE UTILITY EASEMENT 2,281 SF

S 78°51'37" E 226.72'

N 78°51'37" W 227.48'

S 78°51'37" E 229.07'

N 86°53'00" E 0.79'

L=91.95'
R=62.50'
Δ=84°17'32"

25.00'

288.89'
S 82°48'17" E

STONEWALLS (TYP.)

"B" (50' LAYOUT) STREET

L=285.57'
R=62.50'
Δ=261°47'12"

L=120.59'
R=62.50'
Δ=110°33'12"

N 82°48'17" W 125.43'

N 82°48'17" W 211.05'

85.62'

S 03°13'32" W 69.83'

L=31.72'
R=21.12'
Δ=86°01'47"

L=35.69'
R=25.00'
Δ=81°47'12"

N 82°48'17" W 138.35'

L=73.02'
R=62.50'
Δ=66°56'28"

L=131.12'

L=50.16'

S 72°33'52" E 73.56'

DRAINAGE PARCEL
11,539 SF

S 07°22'02" W 68.93'

BAY (PUBLIC - VARIABLE WIDTH)

S 14°03'02" W 46.20'

74.17'

N 07°22'02" E 106.73'

S 38°04'17" W 107.72'

S 22°01'58" E 75.00'

N 22°01'58" W 70.00'

62.00'

LIMIT OF BORDERING VEGETATED WETLANDS

LOT 7
85,435 SF
2.0 Acres
(UPLAND AREA: 65,087 SF)

LOT 8
51,463 SF
1.18 Acres
(UPLAND AREA: 45,041 SF)

S 67°58'10" W 260.50'

186.33'

20' BUILDING SETBACK

STONEWALLS (TYP.)

S 67°58'10" W 338.00'

400.00'

N/F GARY M. & PAMELA JO BEINKE MAP 65 LOT 90

N/F DEBRA A. MERRITT, TR D.M. REALTY TRUST MAP 65 LOT 91

N/F FREDERICK E. & FLORENCE J. HAZZARD 1528 BAY ROAD

N/F ROBERT L. SULLIVAN 1486 BAY ROAD

N/F ANTHONY & CHARLOTTE ZARZECKI 1516 BAY ROAD

PARCEL 'A'
320,538 SF
7.4 Acres
(UPLAND AREA: 162,662 SF)

LIMIT OF BORDERING VEGETATED WETLANDS

420.27'
N 82°19'13" E

650.34'

S 08°23'31" W 300.31'

405.31'

20' WIDE DRAINAGE EASEMENT

0' 40' 80' 120'

■ REPRESENTS CONCRETE BOUND TO BE SET PER PLANNING BOARD REGULATIONS

TOWN OF SHARON BOARD OF HEALTH

DATE: _____

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED

TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.
- PROJECT IS NOT LOCATED IN A TOWN OF SHARON OVERLAY DISTRICT.

PLANS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS SET FORTH IN A COVENANT DATED_____ TO BE RECORDED HEREWITH.

I, _____ CLERK OF THE TOWN OF SHARON HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE ON_____ AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS DEEDS.

_____ _____
DATE

SHEET 4 OF 4

DEFINITIVE SUBDIVISION PLAN BIRCH HILL IN SHARON, MASSACHUSETTS

PREPARED FOR
BIRCH HILL TRUST CORPORATION

SCALE: 1"=40' MARCH 15, 2019
REV. SEPT. 25, 2020

PREPARED BY

SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 FAUNCE CORNER ROAD
DARTMOUTH, MASSACHUSETTS 02747
(508) 998-2125
FAX (508) 998-7554

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

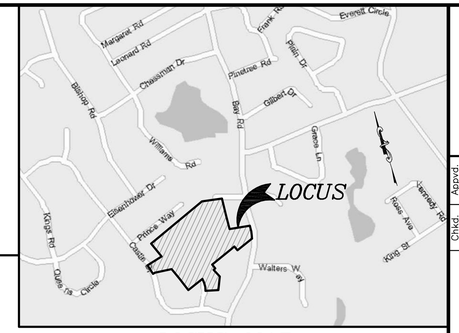
DATE: _____

TOWN OF SHARON
BOARD OF HEALTH

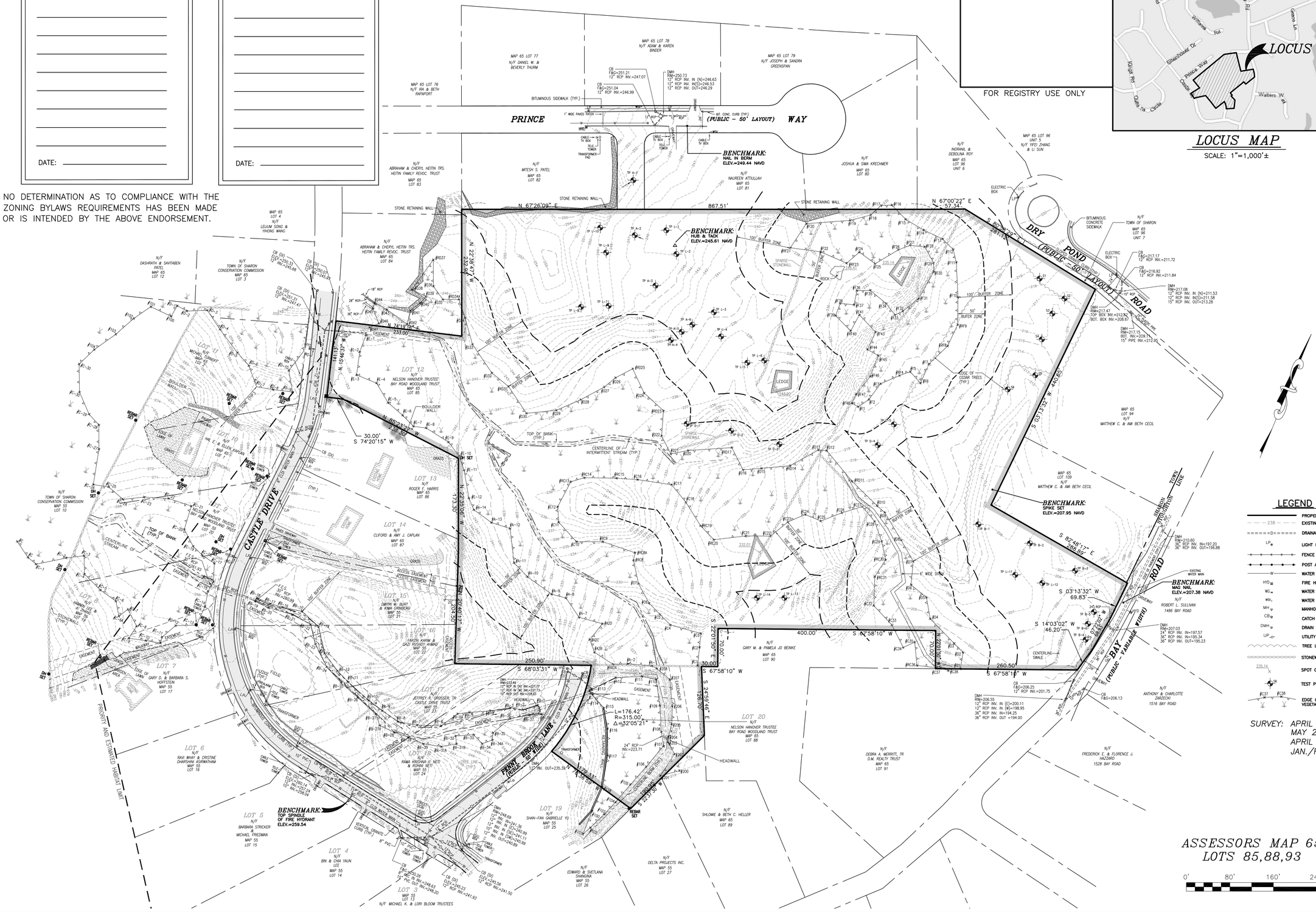
DATE: _____

• NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

FOR REGISTRY USE ONLY



LOCUS MAP
SCALE: 1"=1,000'±



LEGEND

- PROPERTY LINE
- 238 EXISTING CONTOUR
- DRAINAGE LINE
- LP LIGHT POLE
- FENCE
- POST AND RAIL FENCE
- W WATER MAIN
- HYD FIRE HYDRANT
- WG WATER GATE VALVE
- WSV WATER SERVICE VALVE
- MH MANHOLE
- CB CATCH BASIN
- DMH DRAIN MANHOLE
- UP UTILITY POLE
- TREE LINE
- STONEWALL
- 235.14 SPOT GRADE
- TEST PIT
- EDGE OF BORDERING VEGETATED WETLANDS

SURVEY: APRIL 2009
MAY 2009
APRIL 2011
JAN./FEB. 2019

No.	Date	Revision Description	Chkd by	Apprvd by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=80'
date: MARCH 15, 2019
drawn: KJ
checked: SDG
approved: SDG

sheet 1 of 11
drawing number: OEC-1

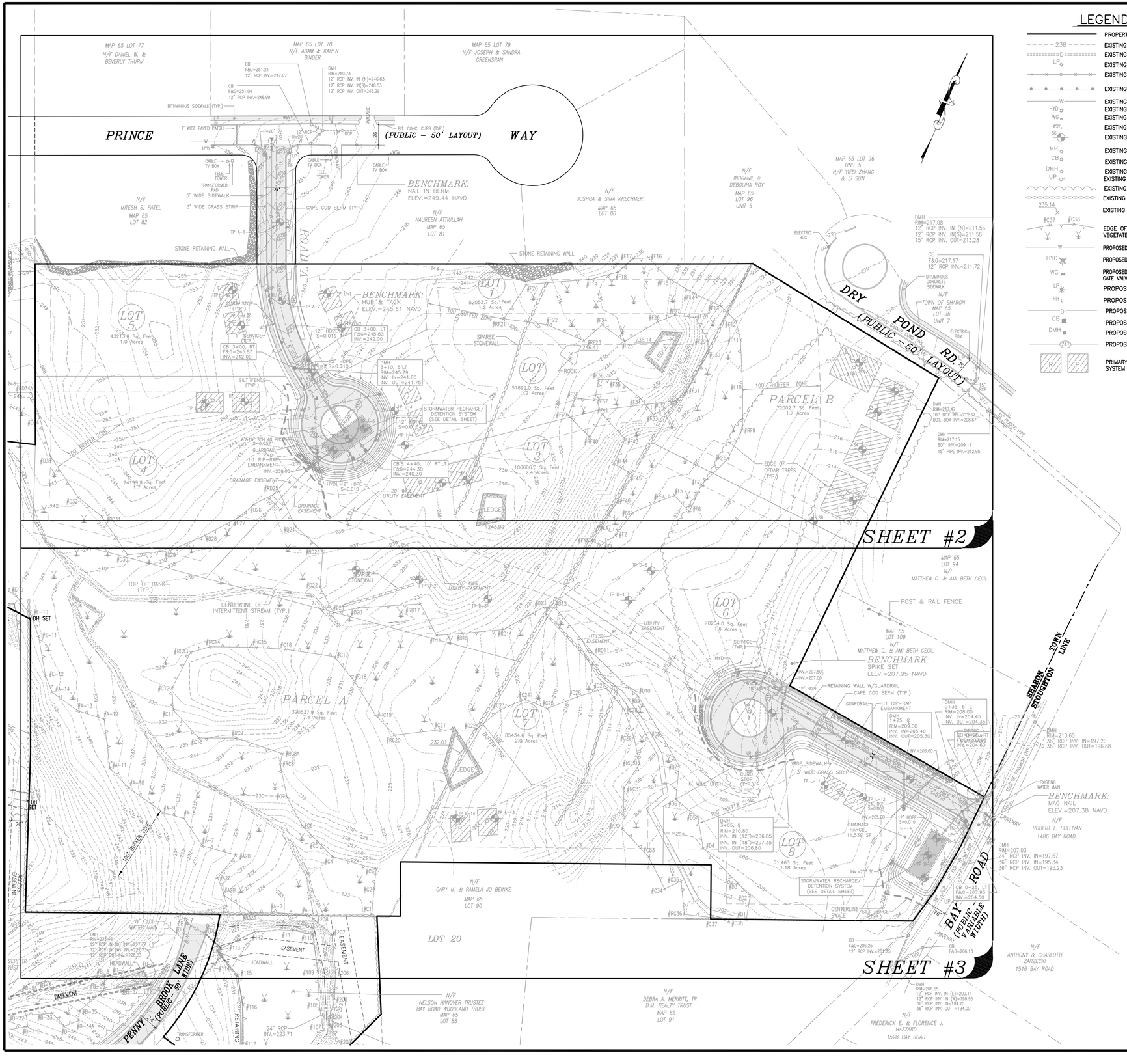
project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOT 85,88,93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: OVERALL EXISTING CONDITIONS

SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2775
FAX (508) 998-3554
WWW.SITEC-ENGINEERING.COM

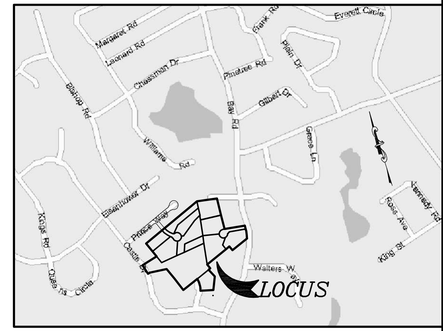
Acad No. SHA 11-5003 EC.DWG
File No. 11-5003



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING DRAINAGE LINE
- EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POST AND RAIL FENCE
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE VALVE
- EXISTING WATER SERVICE VALVE
- EXISTING TEST PIT
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- EXISTING STONEWALL
- EXISTING SPOT GRADE
- EDGE OF BORDERING VEGETATED WETLANDS
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER GATE VALVE
- PROPOSED LIGHT POLE
- PROPOSED HAND HOLE
- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED DRAIN MANHOLE
- PROPOSED CONTOUR
- PRIMARY/RESERVE SEPTIC SYSTEM

FOR REGISTRY USE ONLY



LOCUS MAP

SCALE: 1"=1,000'±

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

• NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

No.	Date	Revision Description	Chkd. by	Appvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=60'
date: MARCH 15, 2019
drawn: KJ/NAD
checked: SDG
approved: SDG
sheet 2 of 11
drawing number: GKS-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: CONTOUR PLAN KEY SHEET

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-1925
FAX (508) 992-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 GRADING KEY SHEET.DWG
File No. 11-5003

LEGEND

- PROPERTY LINE
- 238 EXISTING CONTOUR
- D EXISTING DRAINAGE LINE
- LP EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POST AND RAIL FENCE
- W EXISTING WATER MAIN
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WSV EXISTING WATER SERVICE VALVE
- S6 EXISTING TEST PIT
- MH EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- UP EXISTING UTILITY POLE
- EXISTING TREE LINE
- EXISTING STONEWALL
- 235.14 #C37 #C38 EXISTING SPOT GRADE
- EDGE OF BORDERING VEGETATED WETLANDS
- PROPOSED GUARDRAIL
- D PROPOSED DRAINAGE LINE
- CB PROPOSED CATCH BASIN
- DMH PROPOSED DRAIN MANHOLE
- 247 PROPOSED CONTOUR
- W PROPOSED WATER MAIN
- HYD PROPOSED FIRE HYDRANT
- WG PROPOSED WATER GATE VALVE
- LP PROPOSED LIGHT POLE
- HH PROPOSED HAND HOLE
- P R PRIMARY/RESERVE SEPTIC SYSTEM

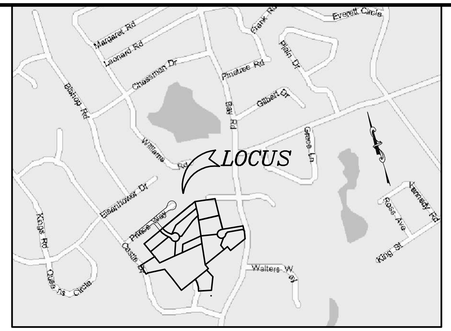
TOWN OF SHARON BOARD OF HEALTH

DATE: _____

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED

TOWN OF SHARON PLANNING BOARD

DATE: _____



LOCUS MAP

SCALE: 1"=1,000'±

FOR REGISTRY USE ONLY

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

NOTE: LOT GRADING AND HOUSE FOOTPRINTS ARE DEPICTED FOR ILLUSTRATION PRURPOSES ONLY.

MAP 65 LOT 78
N/F ADAM & KAREN BINDER

MAP 65 LOT 77
N/F DANIEL W. & BEVERLY THURM

MAP 65 LOT 79
N/F JOSEPH & SANDRA GREENSPAN

PRINCE (PUBLIC – 50' LAYOUT) *WAY*

ROAD "A"

BENCHMARK:
NAIL IN BERM
ELEV.=249.44 NAVD

BENCHMARK:
HUB & TACK
ELEV.=245.61 NAVD

N/F MITESH S. PATEL
MAP 65 LOT 82

N/F NAUREEN ATTIULLAH
MAP 65 LOT 81

N/F JOSHUA & SIMA KRECHMER
MAP 65 LOT 80

N/F INDRANIL & DEBOLINA ROY
MAP 65 LOT 96 UNIT 6

MAP 65 LOT 96 UNIT 5
N/F YIFEI ZHANG & Li SUN

LOT 1
52053.7 Sq. Feet
1.2 Acres

LOT 2
51892.0 Sq. Feet
1.2 Acres

LOT 3
106606.0 Sq. Feet
2.4 Acres

LOT 4
74199.9 Sq. Feet
1.7 Acres

LOT 5
43213.9 Sq. Feet
1.0 Acres

LOT 6
70204.0 Sq. Feet
1.6 Acres

PARCEL B
72002.7 Sq. Feet
1.7 Acres

DRY POND RD.

MAP 65 LOT 94
N/F MATTHEW C. & AMI BETH CECIL

N/F TOWN OF SHARON MAP 65 LOT 96 UNIT 7

CB 3+00, LT
F&G=245.83
INV.=242.00

CB 3+00, RT
F&G=245.83
INV.=242.00

DMH
3+00, 5'LT
RIM=245.79
INV. IN=241.85
INV. OUT=241.75

CB
F&G=251.21
12" RCP INV.=247.07

CB
F&G=251.04
12" RCP INV.=246.99

DMH
RIM=250.73
12" RCP INV. IN (N)=246.63
12" RCP INV. IN(S)=246.53
12" RCP INV. OUT=246.29

DMH
RIM=217.47
TOP BOX INV.=212.67
BOT. BOX INV.=208.67

DMH
RIM=217.15
BOT. INV.=209.11
15" PIPE INV.=212.95

CB'S 4+40, 10' RT,LT
F&G=244.30
INV.=280.30

BITUMINOUS SIDEWALK (TYP.)
BIT. CONC. CURB (TYP.)
1' WIDE PAVED PATCH
5' WIDE SIDEWALK
3' WIDE GRASS STRIP
CAPE COD BERM (TYP.)
CURB STOP (TYP.)
1" SERVICE (TYP.)
SILT FENCE (TYP.)
STONE RETAINING WALL
SPARSE STONEWALL
ROCK LEDGE
EDGE OF CEDAR TREES (TYP.)
BITUMINOUS CONCRETE SIDEWALK
SLOPED GRANITE CURB (TYP.)
PROPOSED DWELLING (TYP.)
STORMWATER RECHARGE/ DETENTION SYSTEM (SEE DETAIL SHEET)
GUARDRAIL
1:1 RIP-RAP EMBANKMENT
INV.=239.00
DRAINAGE EASEMENT
20' WIDE UTILITY EASEMENT
50' BUFFER ZONE
100' BUFFER ZONE
12" HDPE S=0.010
8" CDT S=0.014
6" HDPE S=0.057
CABLE TV BOX
TELE. TOWER
TRANSFORMER PAD
DRIVEWAY
ELECTRIC BOX
MATCH LINE SCL 3

No.	Date	Revision Description	Chkd. by	Apprvd. by
4	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
3	SEPT. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
2	JAN. 28, 2020	ADD HOUSE GRADING	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=40'
date: MARCH 15, 2019
drawn: KJ/NAD
checked: SDG
approved: SDG

sheet 3 of 11
drawing number: CTR-2

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST

drawing title: CONTOUR PLAN #2

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-7555
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 CONTOUR SHEETS.DWG

File No. 11-5003

LEGEND

- PROPERTY LINE
- 238 EXISTING CONTOUR
- D EXISTING DRAINAGE LINE
- LP EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POST AND RAIL FENCE
- W EXISTING WATER MAIN
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WSV EXISTING WATER SERVICE VALVE
- S6 EXISTING TEST PIT
- MH EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- UP EXISTING UTILITY POLE
- EXISTING TREE LINE
- STONEWALL
- 235.14 #C37 #C38 EXISTING SPOT GRADE
- EDGE OF BORDERING VEGETATED WETLANDS
- PROPOSED GUARDRAIL
- D PROPOSED DRAINAGE LINE
- CB PROPOSED CATCH BASIN
- DMH PROPOSED DRAIN MANHOLE
- 247 PROPOSED CONTOUR
- W PROPOSED WATER MAIN
- HYD PROPOSED FIRE HYDRANT
- WG PROPOSED WATER GATE VALVE
- LP PROPOSED LIGHT POLE
- HH PROPOSED HAND HOLE
- P R PRIMARY/RESERVE SEPTIC SYSTEM

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED

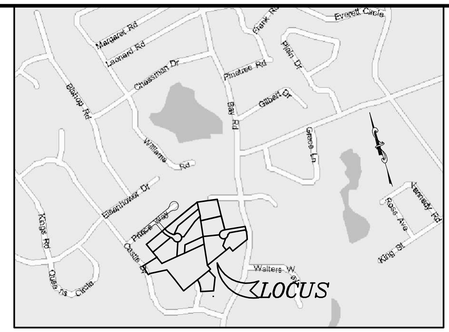
TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____



LOCUS MAP

SCALE: 1"=1,000'±

NOTE: LOT GRADING AND HOUSE FOOTPRINTS ARE DEPICTED FOR ILLUSTRATION PRURPOSES ONLY.

FOR REGISTRY USE ONLY

CB'S 4+40, 10' RT,LT
F&G=244.30
INV.=280.30

MATCH LINE SG-2

PARCEL A
320537.9 Sq. Feet
7.4 Acres

LOT 6
70204.0 Sq. Feet
1.6 Acres

LOT 7
85434.6 Sq. Feet
2.0 Acres

LOT 8
51,483 Sq. Feet
1.18 Acres

LOT 20

TOP OF BANK (TYP.)

CENTERLINE OF INTERMITTENT STREAM (TYP.)

SPARSE STONEWALL

20' WIDE UTILITY EASEMENT

50' BUFFER ZONE

100' BUFFER ZONE

LEDGE

SILT FENCE (TYP.)

UTILITY EASEMENT

POST & RAIL FENCE

MAP 65
LOT 109
N/F
MATTHEW C. & AMI BETH CECIL

BENCHMARK:
SPIKE SET
ELEV.=207.95 NAVD

BENCHMARK
MAG NAIL
ELEV.=207.38 NAVD

RETAINING WALL W/GUARDRAIL

CAPE COD BERM (TYP.)

GUARDRAIL

1:1 RIP-RAP EMBANKMENT

5' WIDE SIDEWALK

3' WIDE GRASS STRIP

6' WIDE DITCH

CURB STOP (TYP.)

1" SERVICE (TYP.)

TAPPING SLEEVE & GATE VALVE

EXISTING WATER MAIN

PROPOSED DWELLING (TYP.)

DRAINAGE PARCEL
11,539 SF

STORMWATER RECHARGE/ DETENTION SYSTEM (SEE DETAIL SHEET)

CENTERLINE SWALE

DMH
0+35, 5' LT
RIM=208.00
INV. IN=204.45
INV. OUT=204.35

CB 0+25, RT
F&G=207.95
INV.=204.60

DMH
1+25, ℄
RIM=209.00
INV. IN=205.40
INV. OUT=205.30

DMH
3+05, ℄
RIM=210.80
INV. IN (12")=206.85
INV. IN (18")=207.35
INV. OUT=206.80

CB 0+25, LT
F&G=207.95
INV.=204.50

DMH
RIM=233.49
12" RCP IN (N) INV.=227.77
12" RCP IN (W) INV.=227.73
12" RCP OUT INV.=228.03

CB
F&G=206.25
12" RCP INV.=201.75

DMH
RIM=206.55
12" RCP INV. IN (E)=200.11
12" RCP INV. IN (W)=198.95
36" RCP INV. IN=194.25
36" RCP INV. OUT =194.00

N/F
GARY M. & PAMELA JO BEINKE
MAP 65
LOT 90

N/F
DEBRA A. MERRITT, TR
D.M. REALTY TRUST
MAP 65
LOT 91

BAY ROAD (PUBLIC - VARIABLE WIDTH)

No.	Date	Revision Description	Chkd. by	Appvd. by
4	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
3	SEPT. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
2	JAN. 28, 2020	ADD HOUSE GRADING	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=40'
date: MARCH 15, 2019
drawn: KJ/NAD
checked: SDG
approved: SDG

sheet 4 of 11
drawing number: CTR-3

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 - LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

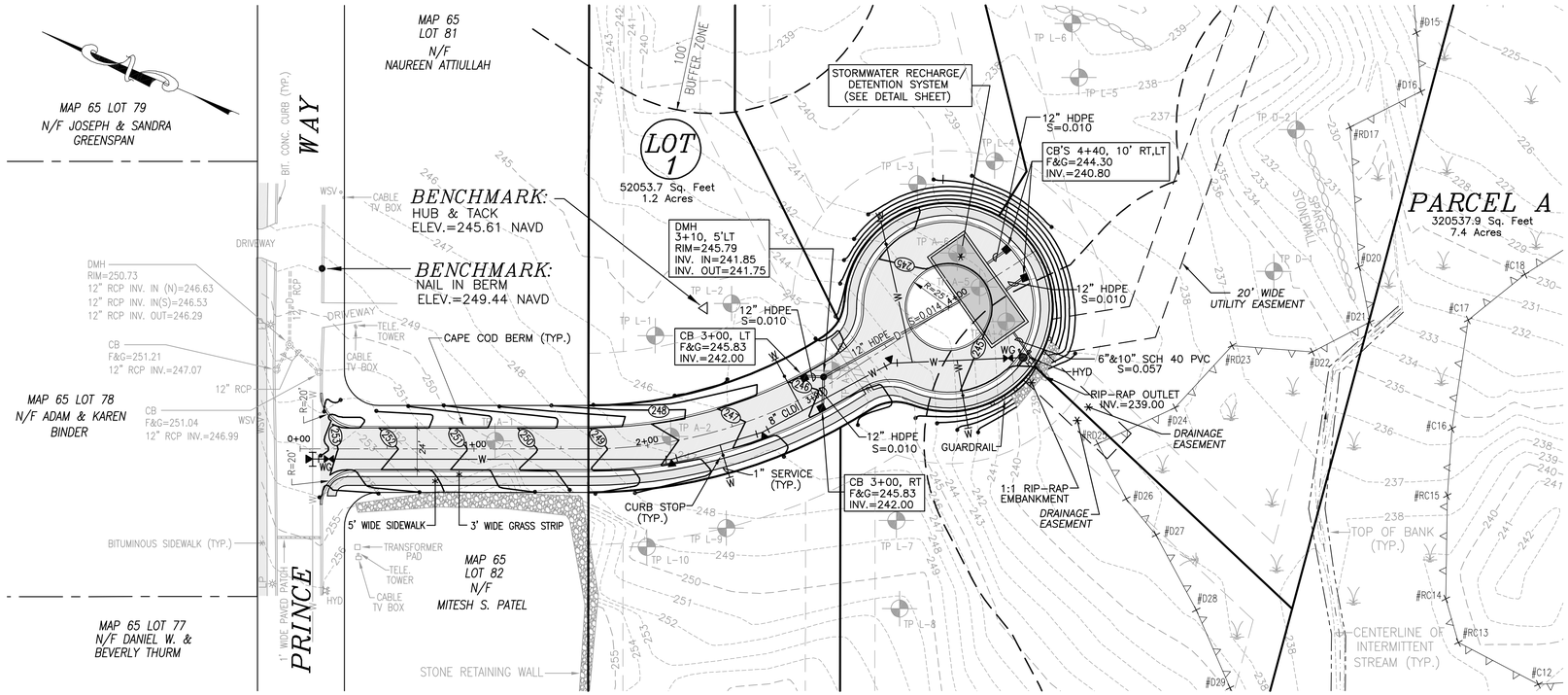
drawing title: CONTOUR PLAN #3

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-1925
FAX (508) 992-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 CONTOUR SHEETS.DWG

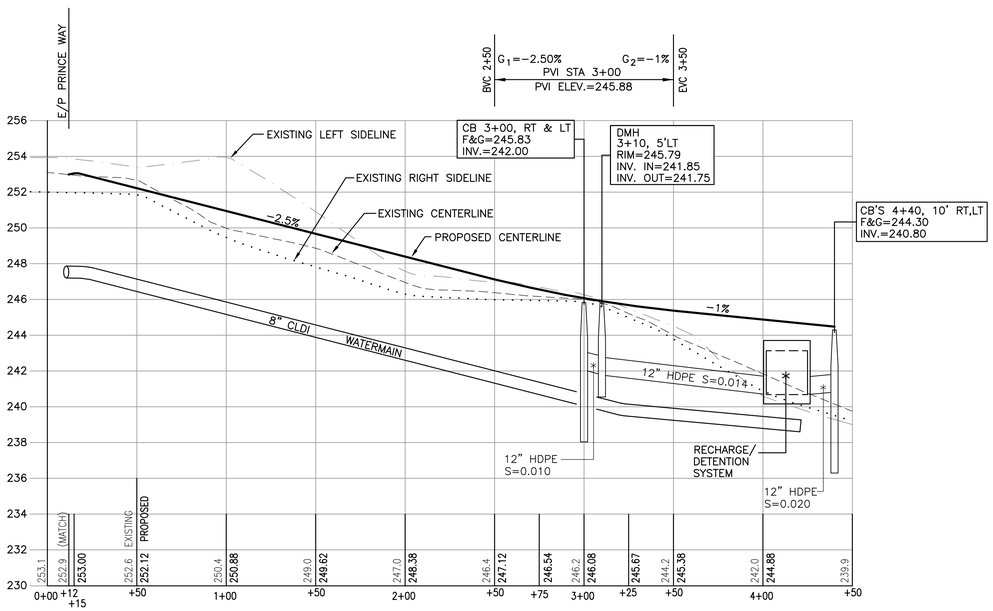
File No. 11-5003



PLAN – ROAD "A"

SCALE: 1"=40'

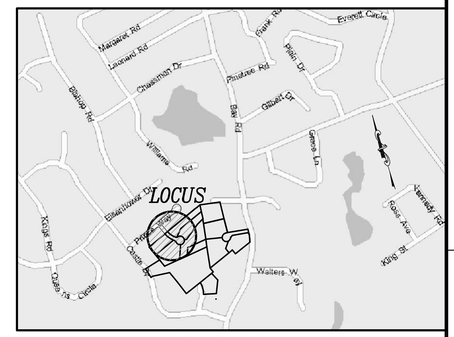
NOTE: ALL CATCH BASINS SHALL BE STORMCEPTOR MODEL # 450i STORMWATER TREATMENT UNITS.



PROFILE – ROAD "A"

SCALE: HORIZONTAL 1"=40'
VERTICAL: 1"=4'

FOR REGISTRY USE ONLY



LOCUS MAP

SCALE: 1"=1,000'±

LEGEND

- PROPERTY LINE
- 238 EXISTING CONTOUR
- D EXISTING DRAINAGE LINE
- LP EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POST AND RAIL FENCE
- W EXISTING WATER MAIN
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WSV EXISTING WATER SERVICE VALVE
- S6 EXISTING TEST PIT
- MH EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- UP EXISTING UTILITY POLE
- EXISTING TREE LINE
- EXISTING STONEWALL
- 235.14 EXISTING SPOT GRADE
- EDGE OF BORDERING VEGETATED WETLANDS
- CB PROPOSED CATCH BASIN
- DMH PROPOSED DRAIN MANHOLE
- 247 PROPOSED CONTOUR
- D PROPOSED DRAINAGE LINE
- W PROPOSED WATER MAIN
- HYD PROPOSED FIRE HYDRANT
- WG PROPOSED WATER GATE VALVE
- PROPOSED GUARDRAIL

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

TOWN OF SHARON BOARD OF HEALTH

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

No.	Date	Revision Description	Chkd. by	Appvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=40'
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG
sheet 5 of 11
drawing number: P&P-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

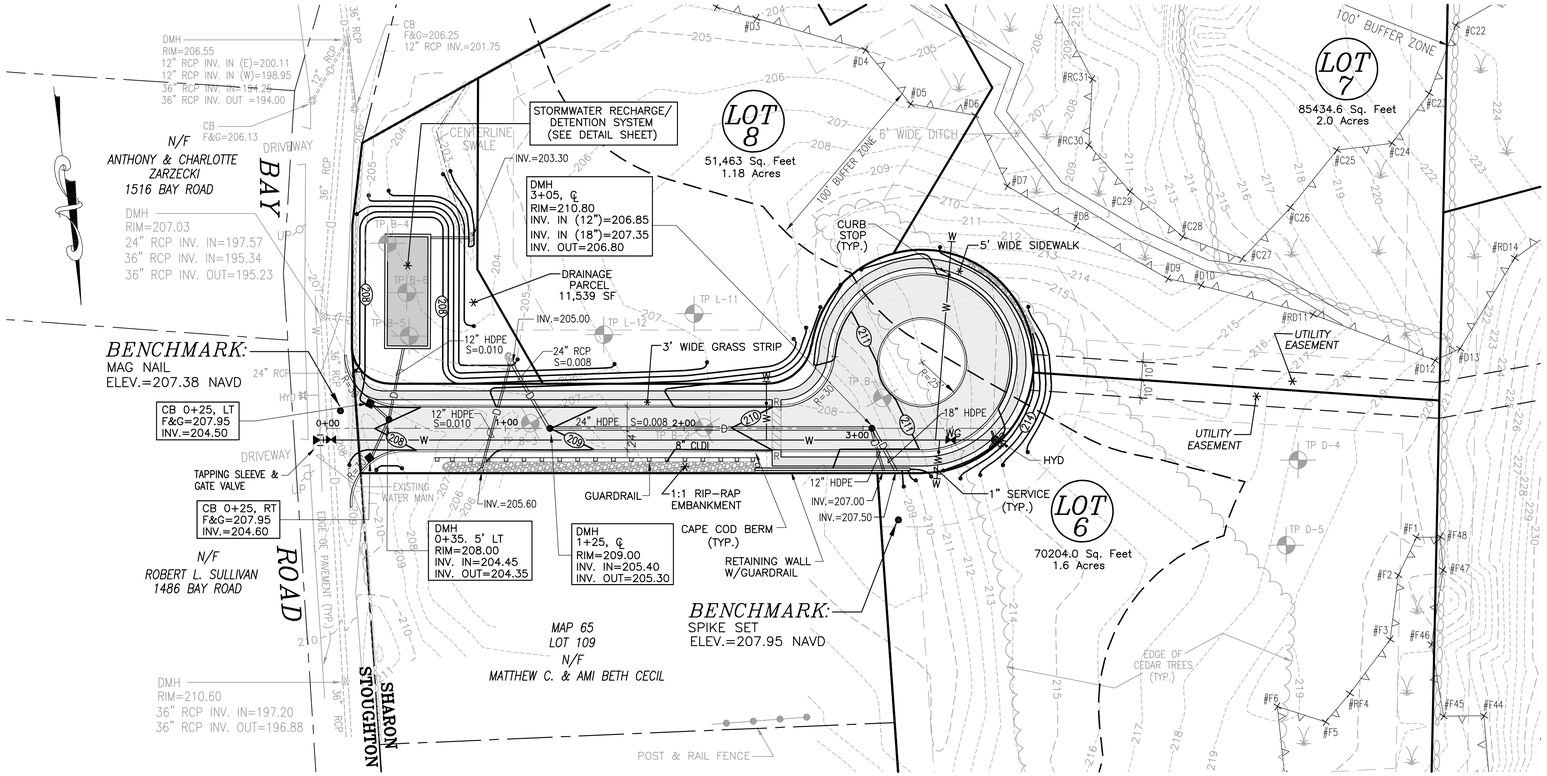
drawing title: PLAN AND PROFILE SHEET #1

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-8775
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 PLAN AND PROFILE SHEET 1

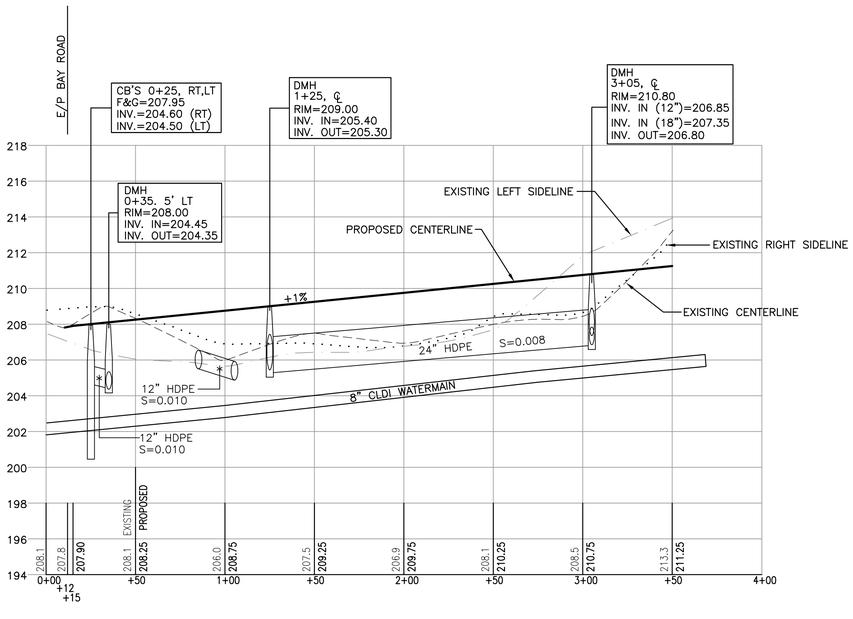
File No. 11-5003



PLAN – ROAD "B"

SCALE: 1"=40'

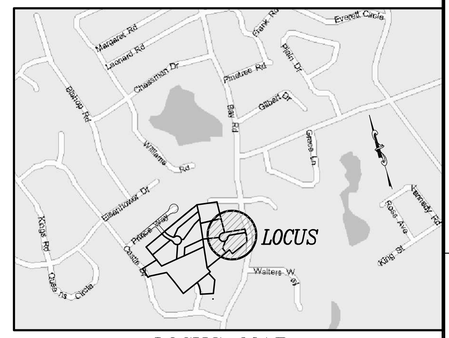
NOTE: ALL CATCH BASINS SHALL BE STORMCEPTOR MODEL # 450i STORMWATER TREATMENT UNITS.



PROFILE – ROAD "B"

SCALE: HORIZONTAL 1"=40'
VERTICAL: 1"=4'

FOR REGISTRY USE ONLY



LOCUS MAP

SCALE: 1"=1,000'±

LEGEND

- PROPERTY LINE
- 238 EXISTING CONTOUR
- D EXISTING DRAINAGE LINE
- LP EXISTING LIGHT POLE
- EXISTING FENCE
- EXISTING POST AND RAIL FENCE
- W EXISTING WATER MAIN
- HYD EXISTING FIRE HYDRANT
- WG EXISTING WATER GATE VALVE
- WSV EXISTING WATER SERVICE VALVE
- S6 EXISTING TEST PIT
- MH EXISTING MANHOLE
- CB EXISTING CATCH BASIN
- DMH EXISTING DRAIN MANHOLE
- UP EXISTING UTILITY POLE
- EXISTING TREE LINE
- EXISTING STONEWALL
- 235.14 EXISTING SPOT GRADE
- EDGE OF BORDERING VEGETATED WETLANDS
- CB PROPOSED CATCH BASIN
- DMH PROPOSED DRAIN MANHOLE
- 247 PROPOSED CONTOUR
- D PROPOSED DRAINAGE LINE
- W PROPOSED WATER MAIN
- HYD PROPOSED FIRE HYDRANT
- WG PROPOSED WATER GATE VALVE
- PROPOSED GUARDRAIL

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

TOWN OF SHARON BOARD OF HEALTH

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

No.	Date	Revision Description	Chkd. by	Apprvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEPT. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=40'
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG
sheet 6 of 11
drawing number: P&P-2

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

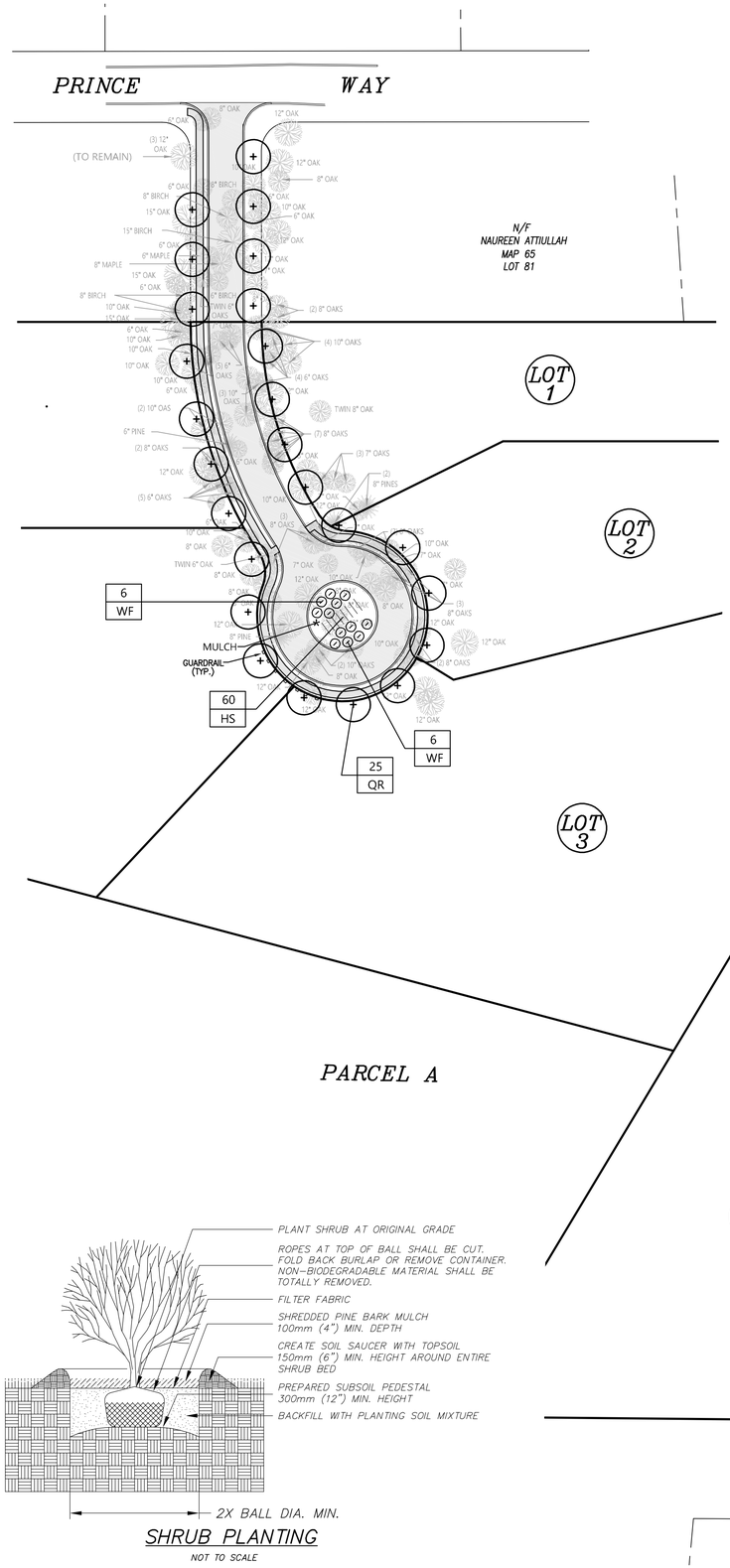
client: BIRCH HILL TRUST CORPORATION

drawing title: PLAN AND PROFILE SHEET #2

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-1425
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003
PLAN AND PROFILE SHEET 2
File No. 11-5003



PLANTING NOTES

1. All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
2. All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
3. All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
4. All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
5. Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
6. Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
7. All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
8. The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
9. All disturbed areas shall be loamed and seeded as directed in note #1 above.
10. All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.

PLANT LIST			
symbol	quantity	name	size/notes
QR	25	QUERCUS RUBRA	2.5" CAL
		RED OAK	B&B
UR	26	ULMUS RUBRA	2.5" CAL
		RED ELM	B&B
WF	30	WEIGELA FLORIDA 'WINE & ROSES'	3 GAL. CONTRAINERS
		WINE & ROSES WEIGELA	
HS	60	HEMEROCALLIS 'GOING BANANAS'	1 GAL. CONTRAINERS
		GOING BANANAS DAYLILY	

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

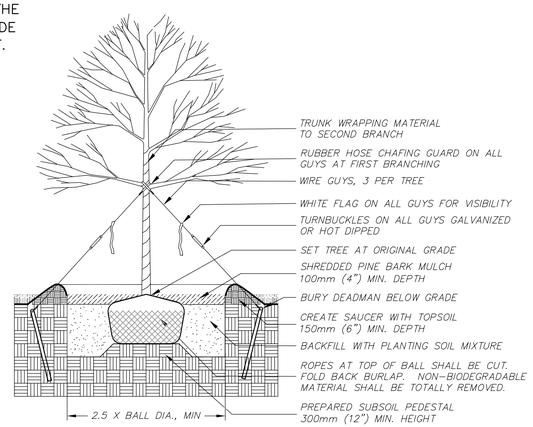
DATE: _____

TOWN OF SHARON
BOARD OF HEALTH

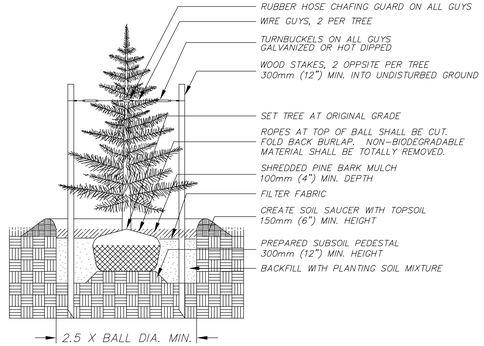
DATE: _____

FOR REGISTRY USE ONLY

• NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.



DECIDUOUS TREE PLANTING
NOT TO SCALE



CONIFEROUS TREE PLANTING
NOT TO SCALE

SHRUB PLANTING
NOT TO SCALE

LEGEND

- PROPERTY LINE
- EXISTING TREES
- PROPOSED PLANTINGS

No.	Date	Revision Description	Chkd. by	Appvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=50'
date: MARCH 15, 2019
drawn: KJ/NAD
checked: SDG
approved: SDG
sheet 7 of 11
drawing number: TRP-1

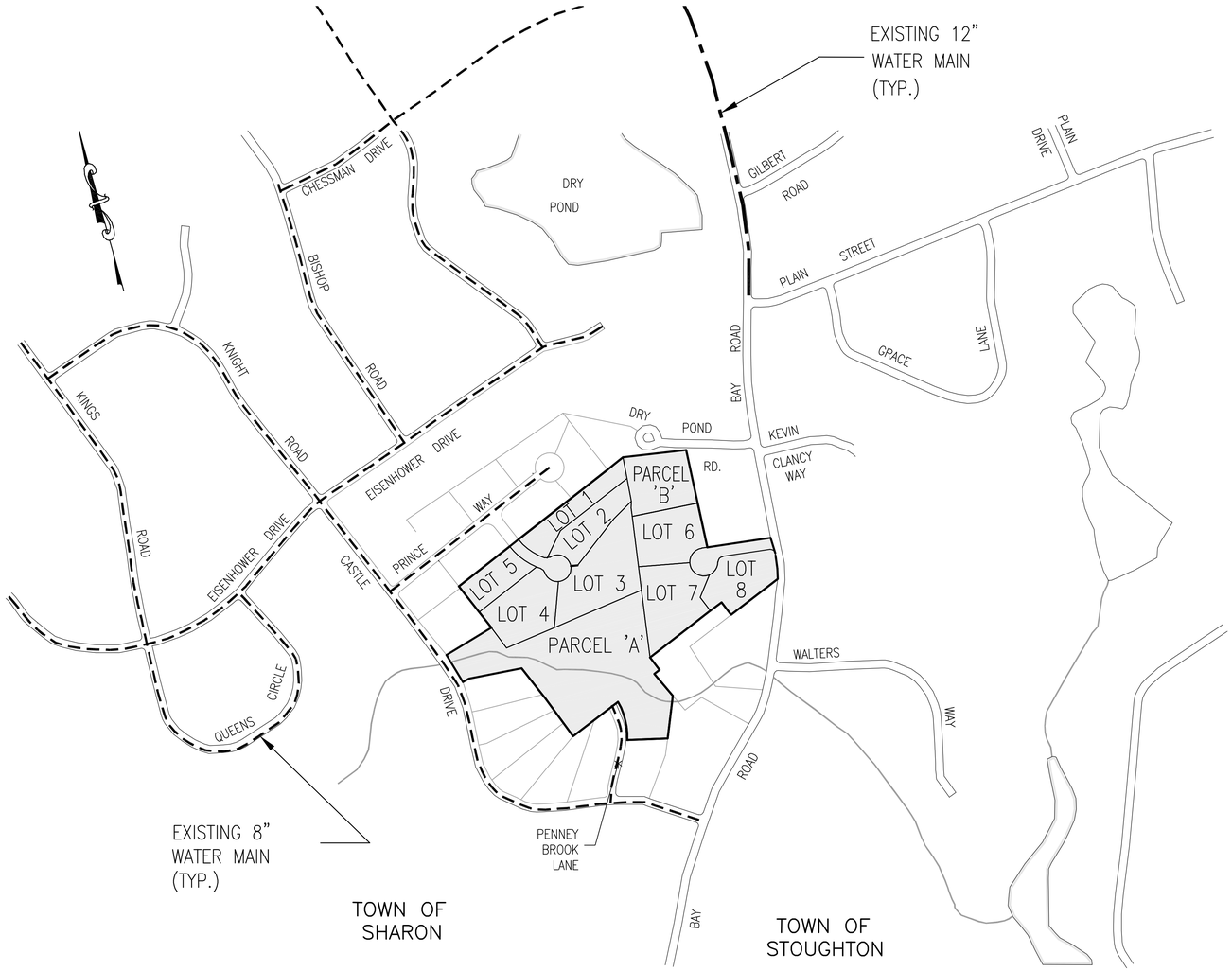
project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 – LOT 85,88,93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: TREE REMOVAL PLAN

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-1125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 TREE REMOVAL PLAN.DWG
File No. 11-5003



WATER DISTRIBUTION PLAN

SCALE: 1"=300'±

NOTE:

LOCATION OF EXISTING WATER MAIN LOCATIONS TAKEN FROM THE PLAN PREPARED FOR THE TOWN OF SHARON ENTITLED "EXISTING WATER DISTRIBUTION SYSTEM MAP" PREPARED BY WESTON & SAMPSON DATED FEBRUARY 2010 AVAILABLE AT THE TOWN OF SHARON TOWN HALL.

FOR REGISTRY USE ONLY

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

No.	Date	Revision Description	Chkd. by	Apprvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=300'
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG
sheet 8 of 11
drawing number: WLM-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 - LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: WATERMAIN LOCUS MAP

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-7515
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 WATERMAIN LOCUS.dwg

File No. 11-5003

1. Waste Disposal

All waste materials will be collected and stored in a securely lidded metal dumpster from a licensed contractor. The dumpster will be emptied a minimum of once per week or as necessary. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day-to-day site operations, will be responsible for seeing these procedures are followed.

2. Hazardous Waste

All hazardous waste materials will be disposed of in a manner specified by Local, State, Federal regulation and in accordance with any manufacturer's recommendations.

3. Sanitary Waste

All sanitary waste will be collected in portable units installed on site. The portable units will be cleaned and emptied by a qualified licensed contractor.

4. Concrete Waste

All concrete washings will be disposed of in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from the site.

5. Good Housekeeping Practices

A) Store only enough products on site to do the job.

B) All materials stored outside will be stored in a neat, orderly manner in the original containers.

C) Products will be kept in their original container with the original manufacturer's label.

D) The site contractor will inspect daily to ensure proper use and disposal of materials onsite.

6. Product Specific Practices

A) Petroleum Products:
1. Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain and clean up small spills.
2. All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
3. Petroleum products will be stored in tightly sealed containers, which are properly marked.

B) Fertilizers:
1. All fertilizers will be stored in a dry protected area and only used according to manufacturer's recommendation.

C) Concrete Trucks:
1. The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.

7. Spill Control Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for Spill Prevention and clean up during construction:

1. Manufacturer's recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
2. All spills will be cleaned up immediately after discovery.
3. If any threat of explosion or life threatening condition, all personnel will be evacuated from the area to a safe location and the site supervisor shall contact the local fire department for assistance.
4. The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
5. The site contractor responsible for day-to-day operations will be the spill prevention and clean up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup.

EROSION & SEDIMENTATION CONTROL PROGRAM

1. All Sediment and Erosion Control measures shall be executed in accordance with the following requirements and the NPDES Stormwater Pollution Prevention Plan. (SWPPP).
2. Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a minimum time. Areas shall be permanently stabilized within 15 days of final grading and temporarily stabilized within 30 days of initial disturbance if the disturbance is within 100 feet of a wetland resource area.
3. Sediment barriers (Silt Fence) shall be installed prior to any soil disturbance of the upgradient contributing drainage area. Mulch netting shall be used to anchor mulch in all areas with slopes greater than 8.0% after October 1st if permanent stabilization has not occurred. Silt fencing shall be anchored to supplemental steal posts set 8 feet on center.
4. Construction to commence in a phased manner as appropriate.
5. All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
6. All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
7. Built up sediment will be removed from the erosion control silt fence when it has reached one-third the height of the fence or bale.
8. Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, and the posts are firmly in the ground.
9. Any temporary sediment basin used will be inspected for depth of sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the completion of the project.
10. Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth. Reseed as necessary.
11. No slopes, either permanent of temporary, shall be steeper than two to one (2 to 1) unless noted otherwise. All final vegetated slopes shall be 3:1 or less.
12. If final seeding of the disturbed areas is not completed 45 days prior to the first killing frost, use temporary mulch or dormant seeding to protect the site and delay seeding until the next recommended seeding period.
13. Temporary seeding of disturbed areas that have not been final graded shall be completed 45 days prior to the first killing frost to protect from spring runoff problems.
14. Revegetation measures will commence upon completion of construction except as noted above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

    A) The topsoil shall have sandy loam texture relatively free of subsoil material, stones, roots, lumps of soil, tree limbs, trash or construction debris, and shall be placed to a minimum depth of four (4) inches on all loam and seed areas or as specified on the drawings.

    B) Apply fertilizer at a rate of 650 lb per acre or 14.9 lb per 1,000 SF Apply ground limestone (equivalent to 50% calcium plus magnesium oxide) at manufacturer's recommended rate.

    C) The design mix for seeding shall be in accordance with Landscape Plan Design. The seed mix shall be inoculated twenty-four (24) hours before mixing and planting, with appropriate inoculum for each variety.
15. All temporary erosion control measures shall be removed once the site is stabilized to the satisfaction of the Project Engineer and the Conservation Commission.
16. The contractor must repair or reseed any areas that do not develop within the period of one year and shall do so at no additional expense to the owner.
17. The normal acceptable seasonal seeding dates are April 1st through June 15th and August 15th through September 30th.
18. Stockpiles of topsoil shall not be located near the wetlands. They shall have side slopes no greater than 1:1. An erosion control barrier shall be set on the down gradient edge of all stockpile areas.
19. A maintenance and inspection report will be made after each inspection. A copy of the report form completed by the inspector shall be kept on site.
20. Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good working order.

NOTE:

PRIOR TO LAND DISTURBANCE ENCOMPASSING ONE ACRE OR MORE, THE APPLICANT SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND COMPLY WITH U.S. EPA REQUIREMENTS UNDER THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) AND SHALL OBTAIN A STORMWATER CERTIFICATE, ISSUED BY THE TOWN ENGINEER OR THE BOARD OF SELECTMEN AS PROVIDED IN THE SHARON GENERAL BYLAWS CHAPTER 230, ARTICLE II, THE STORMWATER DISCHARGE GENERATED BY CONSTRUCTION ACTIVITIES BYLAW.

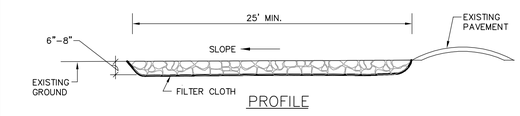
APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED
TOWN OF SHARON PLANNING BOARD

_____
_____
_____
_____
_____
_____
_____
_____

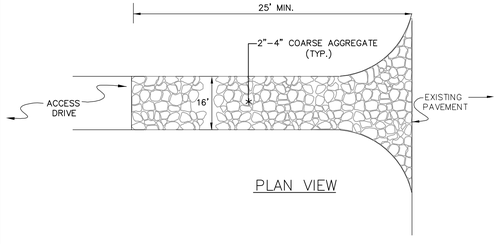
DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

FOR REGISTRY USE ONLY



PROFILE



PLAN VIEW

1. ALL POINTS OF CONSTRUCTION INGRESS OR EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS THROUGH USE OF STABILIZED CONSTRUCTION ENTRANCES AND WHEEL WASH AREAS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. INSTALL TOP DRESSING WITH ADDITIONAL STONE AS NECESSARY. TRAPPED SEDIMENT WILL BE CLEANED OUT AS NEEDED. ALL SEDIMENT SPILLED, WASHED OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED PROMPTLY.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

OPERATION & MAINTENANCE PLAN STORMWATER MANAGEMENT SYSTEM

1. Stormwater Management Owner:
   Birch Hill Trust Corporation
   333 Washington Street
   Suite 203, 204
   Boston, MA 02108
2. Responsible Parties:
   During the construction period, the Owner's contractor will be responsible for the Operation/Maintenance of the system. When the construction is accepted, the responsibility for the maintenance will shift to the System Owner.
3. Schedule for Inspection/Maintenance:

A. The recharge systems shall be inspected annually for accumulated sediments, debris, or evidence of system surcharge.

B. Where lack of maintenance is causing or contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem.

C. Catch basins/stormceptor units shall be inspected twice per year and cleaned as needed.

D. All actions required to maintain the stormwater management system for the purpose it was designed and constructed must be performed within 30 days following the maintenance inspection.

E. During construction, the contractor shall inspect all erosion control barriers and drainage structures after every rainfall event. The erosion control barriers shall be repaired as needed and accumulated silt and debris shall not be allowed to wash into the adjacent resource area. After all construction is completed, the project area shall be cleared of any sediment or debris.

F. Drainage swales shall be checked twice per year for slope integrity, soil moisture, vegetative health, soil stability, soil compaction, ponding, and sediment accumulation. Repair and sediment removal shall occur as needed.

4. Access
   Access to the stormwater system will be available from the upland portion of the site.
5. Public Safety
   The Contractor will comply with all OSHA regulations during construction. Competent and trained personnel will accomplish the cleaning of the drainage swales.
6. Illicit Discharge Compliance
   The project, as designed, does not include any illicit discharges to the stormwater management system or the environment in general. There will be no hazardous materials stored in the project area and there are no wastewater discharge streams associated with this project.
7. Funding for O/M
   The cost of maintenance shall be the responsibility of the owner. The projected annual inspection / maintenance cost is approximately $1,000.00

TOWN OF SHARON
BOARD OF HEALTH

_____
_____
_____
_____
_____
_____
_____
_____

DATE: _____

No.	Date	Revision Description	Chkd. by	Apprvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEPT. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: AS NOTED
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG
sheet 9 of 11
drawing number: SCP-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 - LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

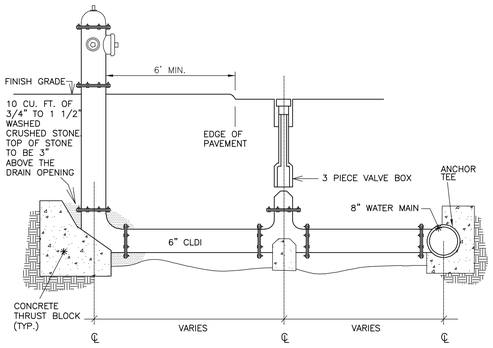
client: BIRCH HILL TRUST CORPORATION

drawing title: EROSION/SEDIMENTATION CONTROL PLAN

SITEC
Civil and Environmental Engineering
Land Use Planning
SITEC, Inc.
484 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

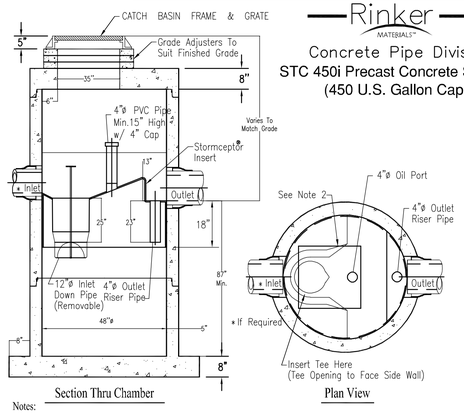
Acad No. SHA 11-5003 EROSION SEDIMENTATION CONTROL PLAN.DWG

File No. 11-5003



FIRE HYDRANT INSTALLATION

NOT TO SCALE



Rinker MATERIALS

Concrete Pipe Division

STC 450i Precast Concrete Stormceptor®

(450 U.S. Gallon Capacity)

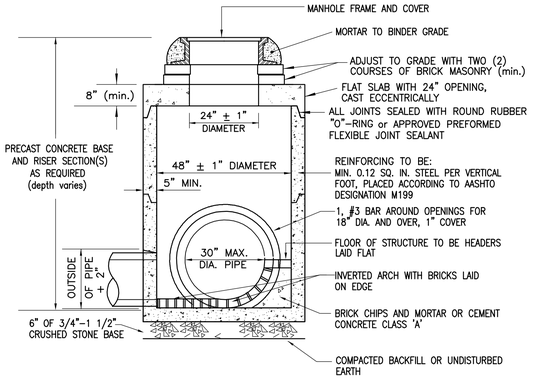
Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
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 Concrete Pipe Division representative for further details not listed on this drawing.

Rinker 027

PRECAST STORMCEPTOR SYSTEM

NOT TO SCALE



PRECAST CONCRETE MANHOLE

NOT TO SCALE

FOR REGISTRY USE ONLY

GENERAL NOTES:

1. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THESE PLANS ARE BASED ON FIELD AND RECORD INFORMATION AND, THEREFORE, MAY NOT COMPLETELY DEPICT ALL EXISTING UTILITIES.
3. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY IF FIELD CONDITIONS ARE FOUND TO DIFFER WITH THESE DRAWINGS.
4. WATER LINES SHALL BE SET WITH A MINIMUM OF 5 FOOT COVER.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THE ABUTTING AREA AND UTILITIES IN THE CONSTRUCTION OF THIS SITE. REPAIR OF DAMAGED PROPERTY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO COST TO THE OWNER.
6. AS-BUILT UTILITY PLANS SHALL BE SUBMITTED TO THE DPW PRIOR TO FINAL APPROVAL.
7. ALL CONSTRUCTION SHALL COMPLY WITH TOWN OF SHARON DPW SPECIFICATIONS.
8. ALL WALKWAYS AND RAMPS WITHIN THE RIGHT OF WAY SHALL COMPLY WITH ADA & AAB REGULATIONS.
9. SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL UTILITY CONSTRUCTION MATERIALS INCLUDING WATER AND DRAIN.
10. A PRE-CONSTRUCTION MEETING SHALL BE HELD AT THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY UTILITY CONSTRUCTION.
11. NO PAVING ACTIVITIES SHALL TAKE PLACE FROM NOVEMBER 15TH TO APRIL 15TH EXCEPT FOR MAINTENANCE.

APPROVAL UNDER THE THE SUBDIVISION CONTROL LAW IS REQUIRED

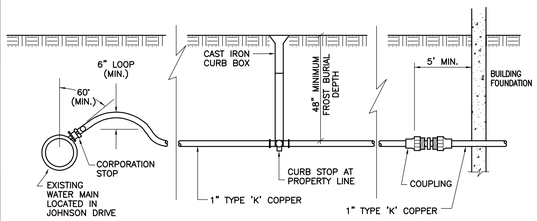
TOWN OF SHARON PLANNING BOARD

DATE: _____

TOWN OF SHARON BOARD OF HEALTH

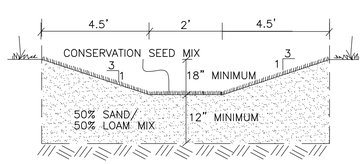
DATE: _____

• NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.



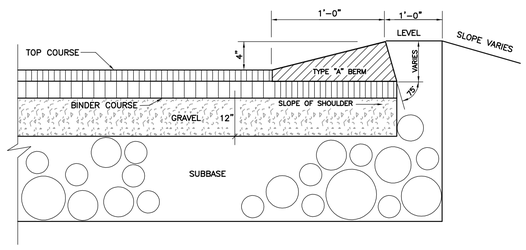
WATER SERVICE DETAIL

NOT TO SCALE



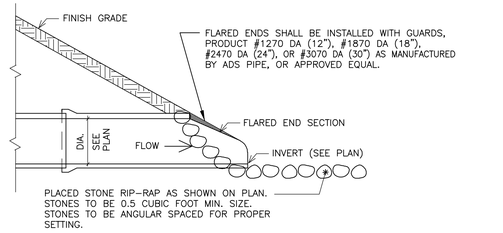
GRASSED WATER QUALITY SWALE

NOT TO SCALE



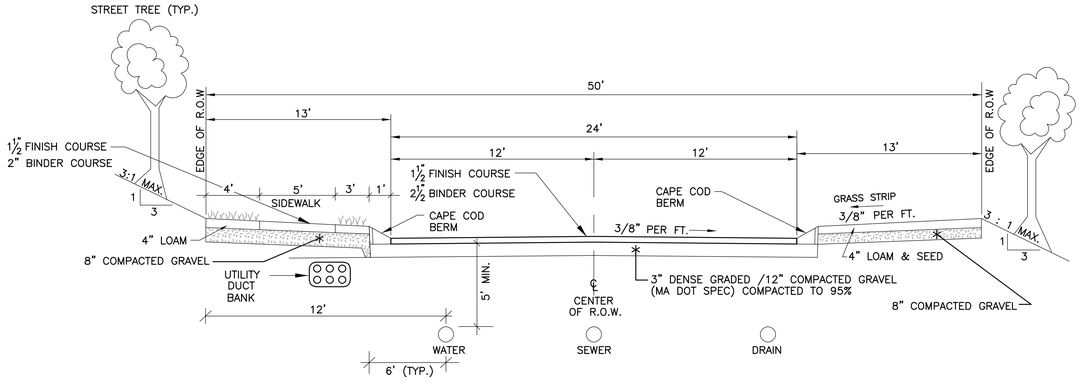
CAPE COD BERM DETAIL

NOT TO SCALE



FLARED END SECTION

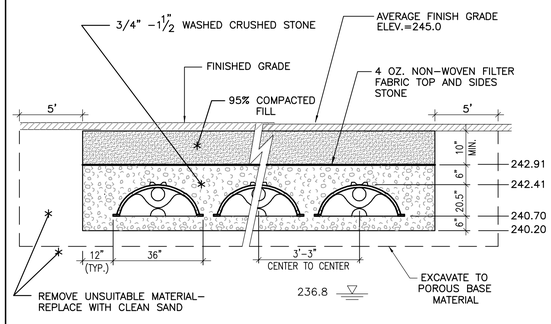
NOT TO SCALE



NOTE: SIDEWALK 6" THICK 3000 PSI CONCRETE ON 8" BANK RUN GRAVEL

TYPICAL ROADWAY CROSS SECTION

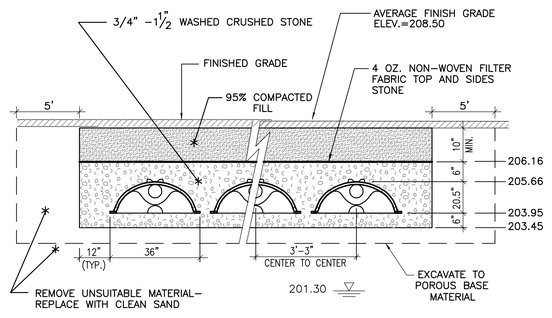
(NOT TO SCALE)



ROAD A

CULTEC CONTACTOR 180HD TYPICAL CROSS SECTION DETAIL RECHARGE CHAMBER SYSTEM

NOT TO SCALE



ROAD B

CULTEC CONTACTOR 180HD TYPICAL CROSS SECTION DETAIL RECHARGE CHAMBER SYSTEM

NOT TO SCALE

No.	Date	Revision Description	Chkd. by	Apvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: AS NOTED
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG

sheet 10 of 11
drawing number: DET-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 - LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: DETAIL SHEET #1

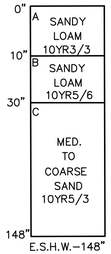
SITEC, Inc.
749 Pounce Corner Road
North Attleboro, MA 02760
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003 DETAIL SHEET 1.DWG

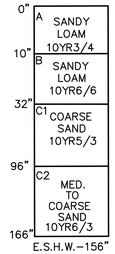
File No. 11-5003

TP S-1



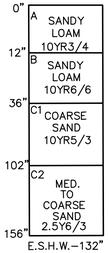
E.S.H.W.-148"

TP S-2



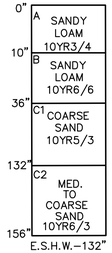
E.S.H.W.-156"
RATE: 1" < 2 MIN.

TP S-3



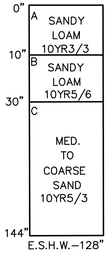
E.S.H.W.-132"

TP S-4



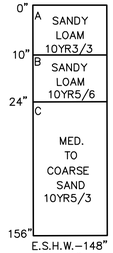
E.S.H.W.-132"
RATE: 1" IN < 2 MIN.

TP S-5



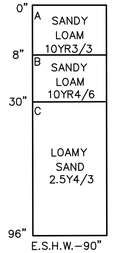
E.S.H.W.-128"

TP S-6



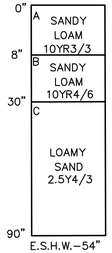
E.S.H.W.-148"
RATE: 1" IN < 2 MIN.

TP A-1



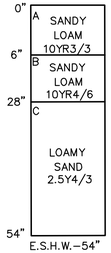
E.S.H.W.-90"

TP A-2



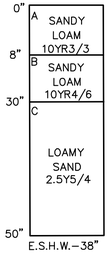
E.S.H.W.-54"

TP A-3



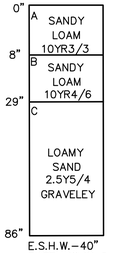
E.S.H.W.-54"

TP A-4



E.S.H.W.-38"

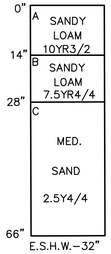
TP A-5



E.S.H.W.-40"
RATE: 1" IN 9 MIN.

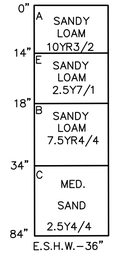
FOR REGISTRY USE ONLY

TP B-1



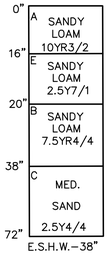
E.S.H.W.-32"

TP B-2



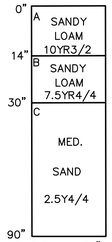
E.S.H.W.-36"

TP B-3



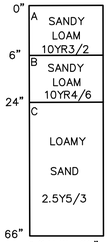
E.S.H.W.-38"

TP B-4



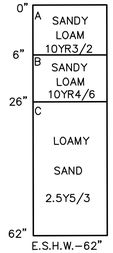
E.S.H.W.-33"

TP L-1



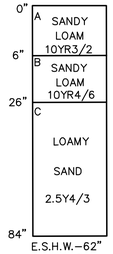
E.S.H.W.-66"
RATE: 1" IN 7 MIN.

TP L-2



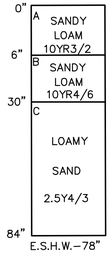
E.S.H.W.-62"
RATE: 1" IN 5 MIN.

TP L-3



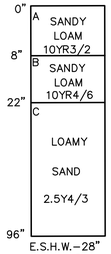
E.S.H.W.-62"
RATE: 1" IN 11 MIN.

TP L-4



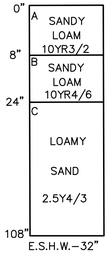
E.S.H.W.-78"
RATE: 1" IN 15 MIN.

TP L-5



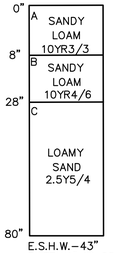
E.S.H.W.-28"
RATE: 1" IN 29 MIN.

TP L-6



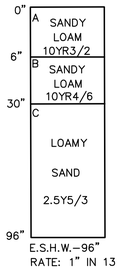
E.S.H.W.-32"
RATE: 1" IN 18 MIN.

TP A-6



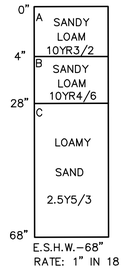
E.S.H.W.-43"
RATE: 1" IN 28 MIN.

TP L-7



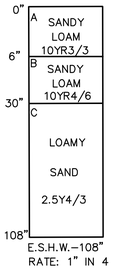
E.S.H.W.-96"
RATE: 1" IN 13 MIN.

TP L-8



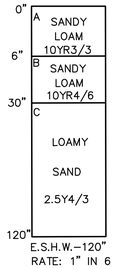
E.S.H.W.-68"
RATE: 1" IN 18 MIN.

TP L-9



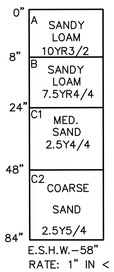
E.S.H.W.-108"
RATE: 1" IN 4 MIN.

TP L-10



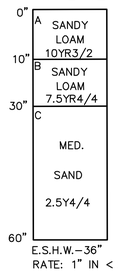
E.S.H.W.-120"
RATE: 1" IN 6 MIN.

TP L-11



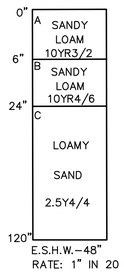
E.S.H.W.-58"
RATE: 1" IN < 2 MIN.

TP L-12



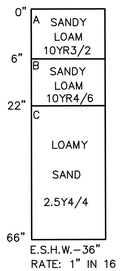
E.S.H.W.-36"
RATE: 1" IN < 2 MIN.

TP L-13



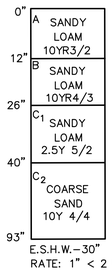
E.S.H.W.-48"
RATE: 1" IN 20 MIN.

TP L-14



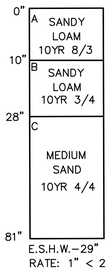
E.S.H.W.-36"
RATE: 1" IN 16 MIN.

TP B-5



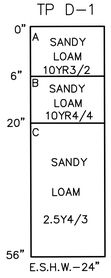
E.S.H.W.-30"
RATE: 1" < 2 MIN.

TP B-6



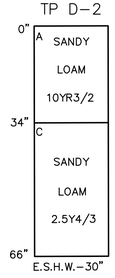
E.S.H.W.-29"
RATE: 1" < 2 MIN.

TP D-1



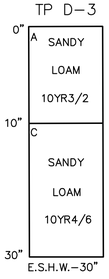
E.S.H.W.-24"

TP D-2



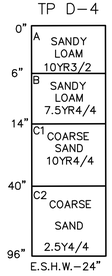
E.S.H.W.-30"

TP D-3



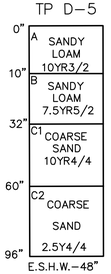
E.S.H.W.-30"

TP D-4



E.S.H.W.-24"

TP D-5



E.S.H.W.-48"

SOIL DATA

NOT TO SCALE

APPROVAL UNDER THE
THE SUBDIVISION CONTROL
LAW IS REQUIRED

TOWN OF SHARON PLANNING BOARD

DATE: _____

- NO DETERMINATION AS TO COMPLIANCE WITH THE ZONING BYLAWS REQUIREMENTS HAS BEEN MADE OR IS INTENDED BY THE ABOVE ENDORSEMENT.

TOWN OF SHARON
BOARD OF HEALTH

DATE: _____

No.	Date	Revision Description	Chkd. by	Appvd. by
3	SEPT. 25, 2020	ELIMINATE LOT 7 DEVELOPMENT	SDG	SDG
2	SEP. 01, 2020	ADD REPLICATION NOTES	SDG	SDG
1	SEPT. 30, 2019	MISCELLANEOUS REVISIONS	SDG	SDG

scale: 1"=40'
date: MARCH 15, 2019
drawn: NAD
checked: SDG
approved: SDG
sheet 11 of 11
drawing number: TP-1

project: BIRCH HILL DEFINITIVE SUBDIVISION
ASSESSORS MAP 65 - LOTS 85, 88, 93
1505 BAY ROAD
SHARON, MASSACHUSETTS

client: BIRCH HILL TRUST CORPORATION

drawing title: TEST PIT PLAN

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM

SITEC
Civil and Environmental Engineering
Land Use Planning

Acad No. SHA 11-5003
PLAN AND PROFILE SHEET 2

File No. 11-5003