

THE CAPE CLUB TOWNHOUSES PERMITTING PLANS

25 TIOT STREET
SHARON, MASSACHUSETTS 02067



MASSGIS 2008 AERIAL PHOTO
SCALE: 1" = 1000'



SCALE: 1" = 500'

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PREPARED FOR:

CAPE CLUB BUILDERS, LLC
25 TIOT STREET
SHARON, MASSACHUSETTS 02067

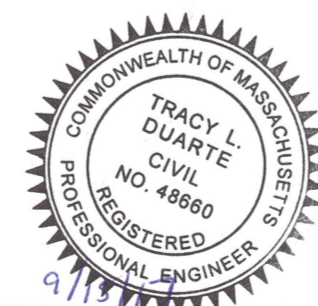
PREPARED ON:
SEPTEMBER 15, 2017



4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508.697.3191, FAX: 508.697.5996
WEBSITE: www.coneco.com

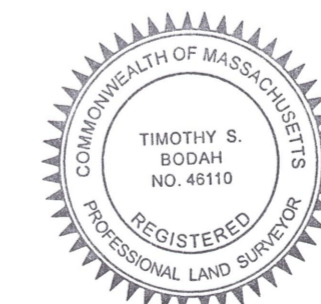
ENGINEER:
TRACY L. DUARTE, P.E.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324

Tracy L. Duarte
MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER #48660
DATE: 9/15/17



SURVEYOR:
TIMOTHY S. BODAH, P.L.S.
CONECO ENGINEERS & SCIENTISTS, INC.
BRIDGEWATER, MA 02324

Timothy S. Bodah
MASSACHUSETTS REGISTERED PROFESSIONAL LAND SURVEYOR #46110
DATE: 9-15-17



THE CAPE CLUB TOWNHOUSES				
25 TIOT STREET, SHARON, MASSACHUSETTS 02067				
REVISIONS				
NO.	DATE	DESCRIPTION	DR/CK	

LEGEND

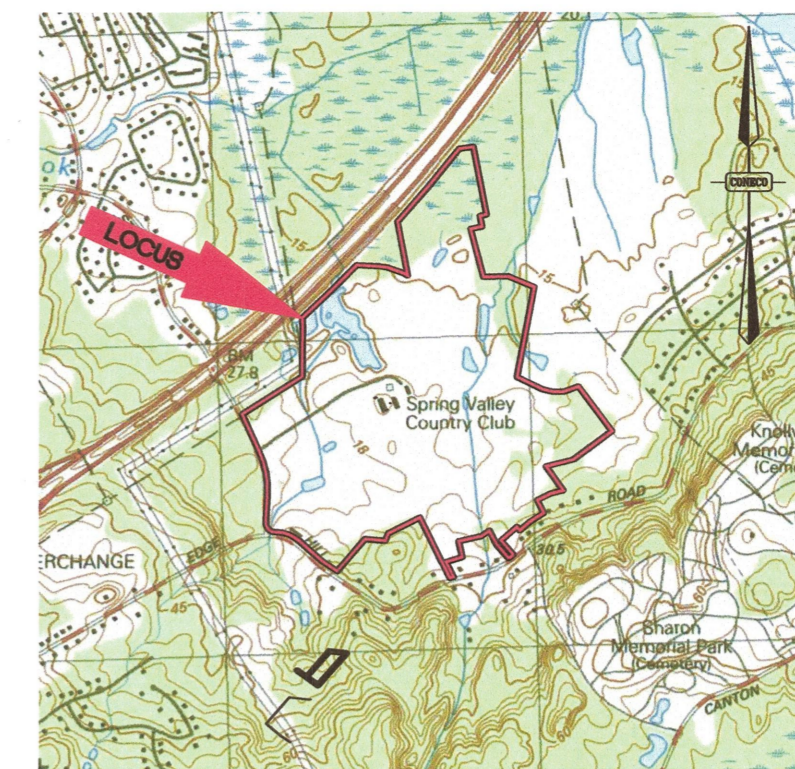
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	PROPERTY LINE ABUTTER
---	---	EASEMENT LINE
---	---	EDGE OF WETLAND
---	---	25' WETLAND BUFFER
---	---	100' WETLAND BUFFER
---	---	EDGE OF BANK
---	---	100' INNER RIPARIAN
---	---	200' OUTER RIPARIAN
---	---	MAJOR GROUND CONTOUR
---	---	MINOR GROUND CONTOUR
---	---	EDGE OF PAVEMENT
---	---	CURB
---	---	BUILDING
---	---	ROCK WALL
---	---	DRAINAGE LINE
---	---	POST AND RAIL FENCE
---	---	CHAIN LINK FENCE
---	---	GAS LINE
---	---	WATER LINE
---	---	SEWER LINE
---	---	OVERHEAD WIRE
---	---	UNDERGROUND UTILITIES
---	---	TREE/VEGETATION LINE
---	---	RETAINING WALL
---	---	EROSION CONTROL LINE
---	---	SILT CURTAIN
---	---	SEWER MANHOLE
---	---	DRAIN MANHOLE
---	---	CATCH BASIN
---	---	TEST PIT
---	---	UTILITY POLE
---	---	LIGHT POLE
---	---	BOUND W/ DRILL HOLE
---	---	IRON PIPE OR ROD
---	---	RECHARGE CHAMBER
---	---	BANK/WETLAND FLAG
---	---	WATER VALVE
---	---	GAS VALVE
---	---	HYDRANT
---	---	MONITORING WELL
---	---	INSPECTION PORT
---	---	PARKING SPACE COUNT
---	---	SEWER CLEAN OUT
---	---	FLARED END SECTION
---	---	CULVERT
---	---	SPRINKLER
---	---	CONIFEROUS VEGETATION
---	---	DECIDUOUS VEGETATION
---	---	SHRUB
---	---	TREE
---	---	SIGN
---	---	POST
---	---	DECORATIVE LIGHT FIXTURE

ABBREVIATIONS

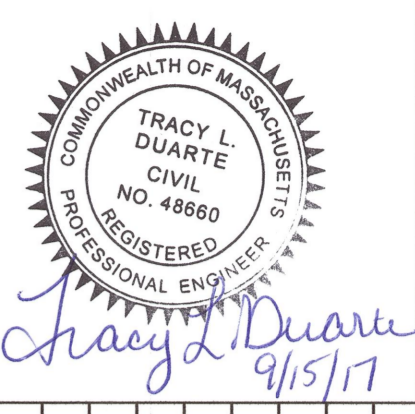
ABBREV.	DESCRIPTION
BB	BITUMINOUS BERM
BCC	BITUMINOUS CONCRETE CURB
BFE	BASEMENT FLOOR ELEVATION
BIT. CONC.	BITUMINOUS CONCRETE
BWV	BORDERING VEGETATED WETLAND
CB	CATCH BASIN
CBDH	CONCRETE BOUND DRILL HOLE
CC	CONCRETE CURB
CERT.	CERTIFICATE
CI	CAST IRON PIPE
CLDI	CEMENT LINED DUCTILE IRON PIPE
CONC.	CONCRETE
DCB	DOUBLE CATCH BASIN
DH	DRILL HOLE
DMH	DRAIN MANHOLE
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FFE	FIRST FLOOR ELEVATION
FT	FOOT OR FEET
GC	GRANITE CURB
GFE	GARAGE FLOOR ELEVATION
GG	GAS GATE
HDPE	HIGH DENSITY POLYETHYLENE
INV.	INVERT
L	LENGTH
MH	MANHOLE
MIN.	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NTS	NOT TO SCALE
N/F	NOW OR FORMERLY
OHW	OVERHEAD WIRE
P	PIPE
PT	POINT OR POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
R	RIM
RCP	REINFORCED CONCRETE PIPE
S	SLOPE
SBDH	STONE BOUND DRILL HOLE
SCH	SCHEDULE
SF	SQUARE FEET
SHLO	STATE HIGHWAY LAYOUT
SMH	SEWER MANHOLE
STA	STATION
TOF	TOP OF FOUNDATION
TP	TEST PIT
TYP.	TYPICAL
UP	UTILITY POLE
WG	WATER GATE

NOTES

- GENERAL:**
- THE CONTRACTOR SHALL NOTIFY "DIGSAFE" (1-888-DIGSAFE) AT LEAST 72 HOURS (3 BUSINESS DAYS) BEFORE EXCAVATING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
 - UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS.
 - SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
 - IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER OR OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
 - SITE CLEARING SHALL BE LIMITED TO THE EROSION CONTROL LINE AND/OR THE LIMIT OF GRADING IN AREAS WHERE EROSION CONTROL LINE IS NOT REQUIRED. CARE SHOULD BE TAKEN TO PROTECT EXISTING TREES OUTSIDE OF THIS LINE, THEREBY MAINTAINING A NATURAL BUFFER TO THE GREATEST EXTENT POSSIBLE.
 - BUILDING HEIGHTS SHALL CONFORM TO LATEST ARCHITECTURAL DESIGN PLANS, BUT SHALL NOT EXCEED FORTY (40) FEET.
- LAYOUT & MATERIALS:**
- DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
 - CONCRETE BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR.
- EXISTING CONDITIONS INFORMATION:**
- UNDERGROUND UTILITY LOCATION AS SHOWN HEREON ARE TAKEN FROM AVAILABLE RECORD AND FIELD INFORMATION AND ARE APPROXIMATE ONLY. BEFORE PLANNING ANY CONSTRUCTION, DIGSAFE AND THE VARIOUS UTILITY COMPANY ENGINEERING DEPARTMENTS SHOULD BE CONSULTED.
 - ELEVATIONS REFER TO NAVD 88.
 - WETLANDS DELINEATED BY ECOTEK, INC. ON JULY 12, 2016, JULY 14, 2016, AND JULY 15, 2016 AND ECOSYSTEM SOLUTIONS ON JANUARY 16, 2017.
 - AERIAL SURVEY WAS COMPLETED BY COL-EAST DECEMBER 2016.
- LANDSCAPING:**
- ALL AREAS CLEARED AND/OR DISTURBED SHALL BE BROUGHT TO WITHIN 4 INCHES OF FINAL GRADE AND FINISHED WITH 4 INCHES OF LOAM AND SEED EXCEPT WHERE OTHER FINISHES ARE PROPOSED (REFER TO PLANS).
 - CONTRACTOR IS RESPONSIBLE FOR REPLACING (IN KIND) ALL DEAD OR DYING PLANT MATERIAL FOR A PERIOD OF 2 YEARS AFTER INITIAL PLANTING.
- UTILITIES:**
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES. THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT. FAILURE TO PROVIDE OR PERFORM THE ABOVE PRIOR TO PERFORMING ANY WORK SHALL NOT BE GROUNDS FOR EXTRA PAYMENTS TO THE CONTRACTOR.
 - SET CATCH BASIN RIMS, AND INVERTS OF DRAINS AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND DRAINAGE PLAN.
 - RIM ELEVATIONS FOR DRAIN MANHOLES AND OTHER SUCH ITEMS ARE APPROXIMATE AND SHALL BE ADJUSTED AS FOLLOWS:
 *PAVEMENTS, CONCRETE SURFACES, AND ALL SURFACE TYPES ALONG ACCESSIBLE ROUTES- SET FLUSH WITH FINISH GRADES.
 *LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS- SET 1 INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
 - THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
 - THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITY COMPANY.
 - UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
 *STORM DRAINAGE PIPES SHALL BE DOUBLE WALL, SMOOTH INTERIOR HIGH DENSITY POLYETHYLENE (HDPE)



LOCUS MAP
Scale: 1" = 2000'



Tracy L. Duarte
9/15/17

NO.	DATE	DESCRIPTION

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

PROJECT: THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLANS SET

DATE: 09/15/2017

DESIGNED BY: BCR CHECKED BY: JEN

DRAFTED BY: BCR IN CHARGE: SMO

SCALE: AS SHOWN

PROJECT NO. 9231.0

SHEET NO. 2

NOTES & LEGEND

PERMITTING PLANS

SITE DEVELOPMENT TABLES
TOTAL SITE AREA: 8,813,377 S.F. (202.33± ACRES)

ZONING TABLE
ZONE: RECREATION AND RESIDENTIAL OVERLAY DISTRICT
USES: RESIDENTIAL

	REQUIRED	PROVIDED
MAX. BEDROOMS PER UNIT	2	2
MAX. UNITS PER PROJECT	52	52
MAX. BEDROOMS PER PROJECT	104	104
MAX. NUMBER OF CLUBHOUSE LOTS PER PROJECT	1	1

LOT DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MIN. TOTAL PROJECT AREA	180 AC.	202 AC.
MIN. LOT AREA FOR GOLF COURSE	160 AC.	167 AC.
MIN. LOT AREA FOR CLUBHOUSE	10 AC.	14 AC.
MAX. LOT AREA FOR CLUBHOUSE	24 AC.	14 AC.
MIN. LOT AREA FOR TWO-FAMILY DWELLING USE	60,000 SF. / 8,500 SF. PER UNIT (x52 = 442,000 SF.)	528,210 SF.
MAX. TOTAL AREA FOR TWO-FAMILY DWELLING USE	20 AC.	12 AC.
MIN. LOT WIDTH	210 FT.	255 FT.
MIN. LOT FRONTAGE	2/3 MIN. LOT WIDTH (= 140 FT.)	255 FT.
MIN. STREET SETBACK FOR BUILDINGS ²	100 FT.	101 FT.
MIN. SIDE SETBACK FOR BUILDINGS ²	15 FT.	20 FT.
MIN. REAR SETBACK FOR BUILDINGS ²	20 FT.	29 FT.
MIN. SEPARATION BETWEEN BUILDINGS ²	10 FT.	20 FT.
MAX. SEPARATION BETWEEN PRINCIPAL CLUBHOUSE BUILDINGS	50 FT.	N/A

MAX. COVERAGE OF IMPERVIOUS MATERIALS

	REQUIRED	PROVIDED
MIN. NATURAL VEGETATION, ENTIRE PROJECT	10%	40%
MAX. IMPERVIOUS, ENTIRE PROJECT	15%	4.4%
MAX. IMPERVIOUS, GOLF COURSE LOT	10%	29%
MAX. IMPERVIOUS, CLUBHOUSE LOT	40%	29%
MAX. IMPERVIOUS, DWELLINGS LOTS	50%	N/A

BUILDING DIMENSIONAL REQUIREMENTS

	REQUIRED	PROVIDED
MAX. CLUBHOUSE GROSS FLOOR AREA	50,000 SF.	26,076 SF.
MAX. BUILDING HEIGHT		
PRIMARY CLUBHOUSE BUILDING(S)	2 STORIES / 40 FT. ²	2 STORIES / 45 FT.
DWELLINGS ³	2 STORIES / 35 FT.	2 STORIES / 35 FT.
ACCESSORY BUILDINGS	2 STORIES / 30 FT.	2 STORIES / 30 FT.
MAX. CENTERLINE SLOPE	1.00%	1.00%
MAX. CENTERLINE SLOPE	7.00%	7.00%
MIN. CENTERLINE RADIUS	100 FT.	175 FT.
MIN. WIDTH	24 FT.	24 FT.

¹ CLUBHOUSE REFERS TO A "MULTIUSE CLUBHOUSE," WHICH REFERS TO A GROUPING OF BUILDINGS.
² SETBACKS AND SEPARATION LIMITS APPLY TO BOTH PRINCIPAL AND ACCESSORY BUILDINGS.
³ CLUBHOUSE BUILDING HEIGHT(S) INCLUDE ROOFTOP MECHANICAL EQUIPMENT
 * EXISTING NON-CONFORMING

PARKING SUMMARY

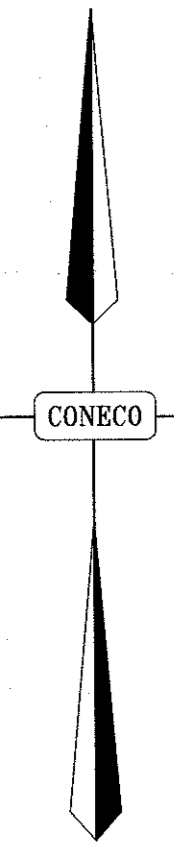
REQUIRED
DWELLINGS:
2 SPACES PER UNIT
52 UNITS * 2 = 104 SPACES
MAX. DISTANCE FROM DWELLING = 100 FT.
CLUBHOUSE:
5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
26,076 S.F. * 5 / 1,000 = 135 SPACES
MAX. DISTANCE FROM CLUBHOUSE = 700 FT.
TOTAL SPACES REQUIRED = 239 SPACES
EXISTING
200 STANDARD SPACES
4 ACCESSIBLE SPACES
TOTAL EXISTING SPACES = 204 SPACES
PROPOSED
PROPOSED PARKING SPACES DIMENSIONS: 9'x20'
257 STANDARD SPACES (104 RESIDENTIAL, 147 FOR CLUBHOUSE/GOLF COURSE)
6 ACCESSIBLE SPACES PROPOSED
TOTAL PROPOSED SPACES = 263 (287 STANDARD, 6 ACCESSIBLE)

LOADING SUMMARY

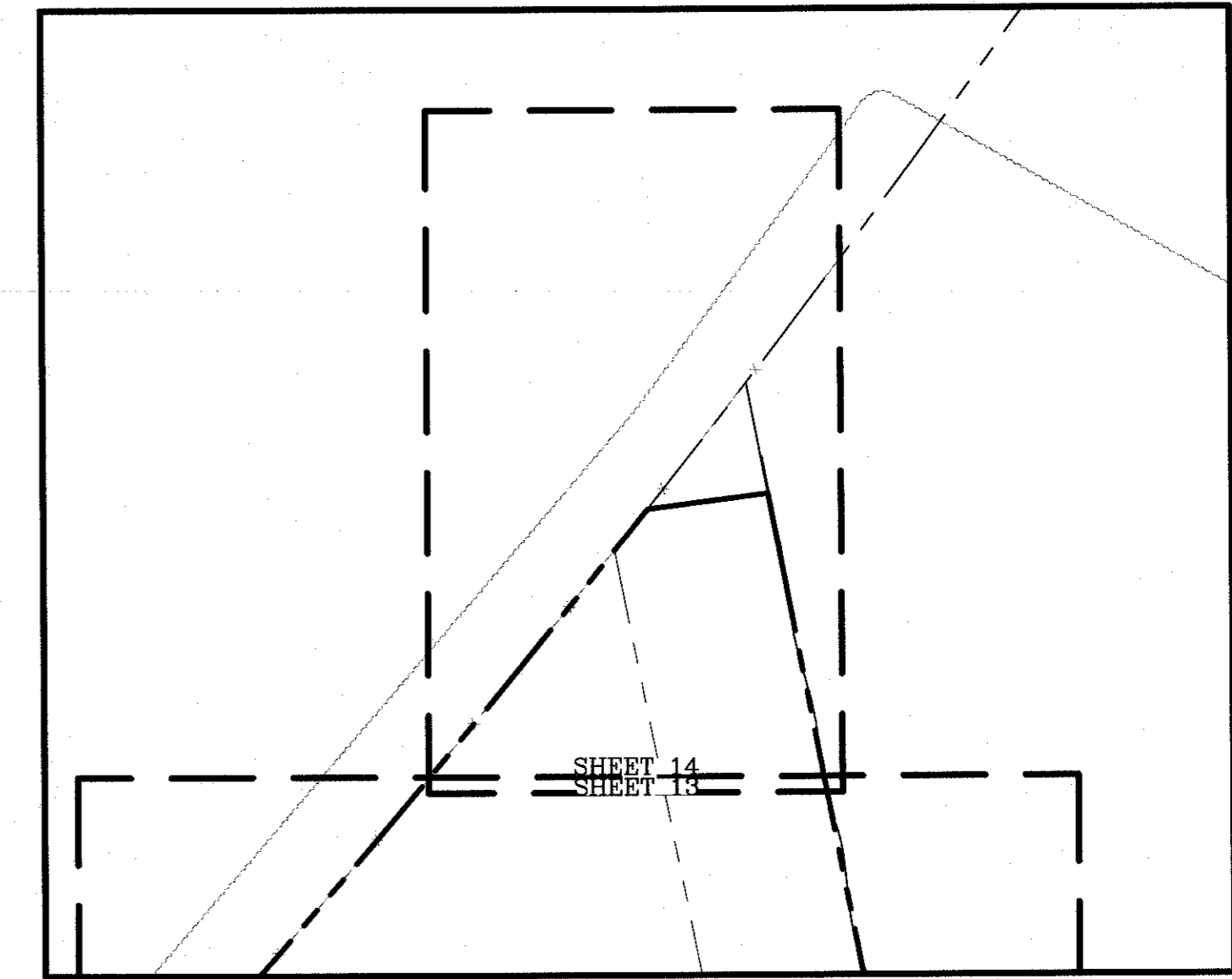
REQUIRED
CLUBHOUSE:
1 SPACE PER 50,000 S.F. GROSS FLOOR AREA
26,076 S.F. / 50,000 = 1 SPACE
EXISTING
EXISTING LOADING SPACES DIMENSIONS: 12'x40'
TOTAL EXISTING SPACES = 1



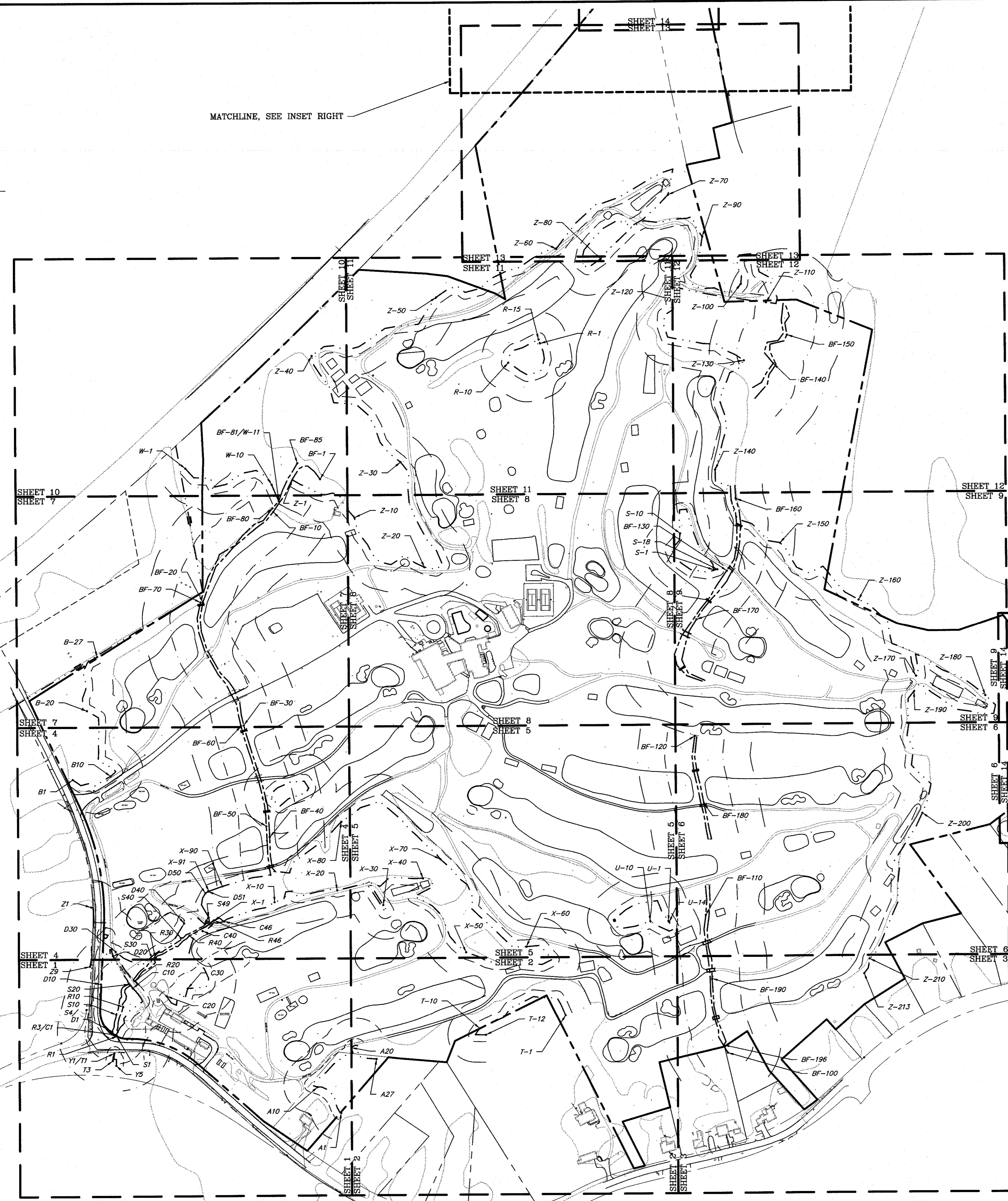
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MATCHLINE, SEE INSET RIGHT

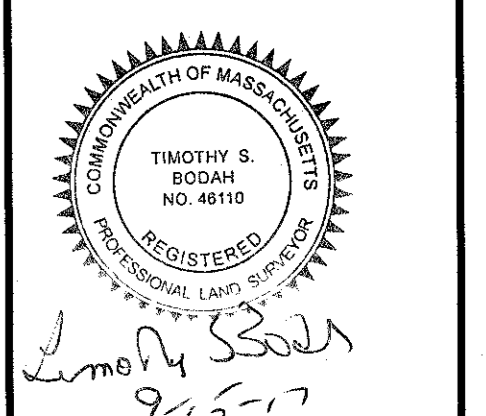
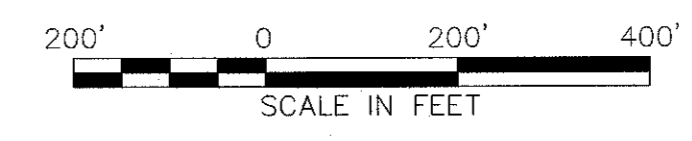


INSET



LEGEND

	PROPERTY LINE ABUTTER
	PROPERTY LINE LOCUS
	EDGE OF BANK
	100' RIPARIAN
	200' RIPARIAN
	EDGE OF WETLANDS
	25' WETLAND BUFFER
	100' WETLAND BUFFER
	EDGE OF VERNAL POOL
	100' VERNAL POOL BUFFER
	EXISTING TREE LINE
	EXISTING DENSE TREE LINE
	EXISTING STONEWALL
	EXISTING FENCE
	EXISTING EDGE OF PAVEMENT
	EXISTING EDGE OF GRAVEL
	EXISTING BUILDING
	EXISTING GOLF GROUNDS
	EXISTING PAINT LINE
	EXISTING RETAINING WALL
	MATCHLINE
	STONE BOUND DRILL HOLE
	CONIFEROUS VEGETATION
	DECIDUOUS VEGETATION
	EXISTING SHRUB
	EXISTING TREE
	EXISTING SPRINKLER
	EXISTING POST
	EXISTING MANHOLE
	EXISTING STREET LIGHT
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	WETLAND FLAG



NO.	DATE	DESCRIPTION	DR/CK

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 25 TROT STREET
 SHARON, MA 02067

DRAWING:
**EXISTING CONDITIONS
 KEY PLAN**

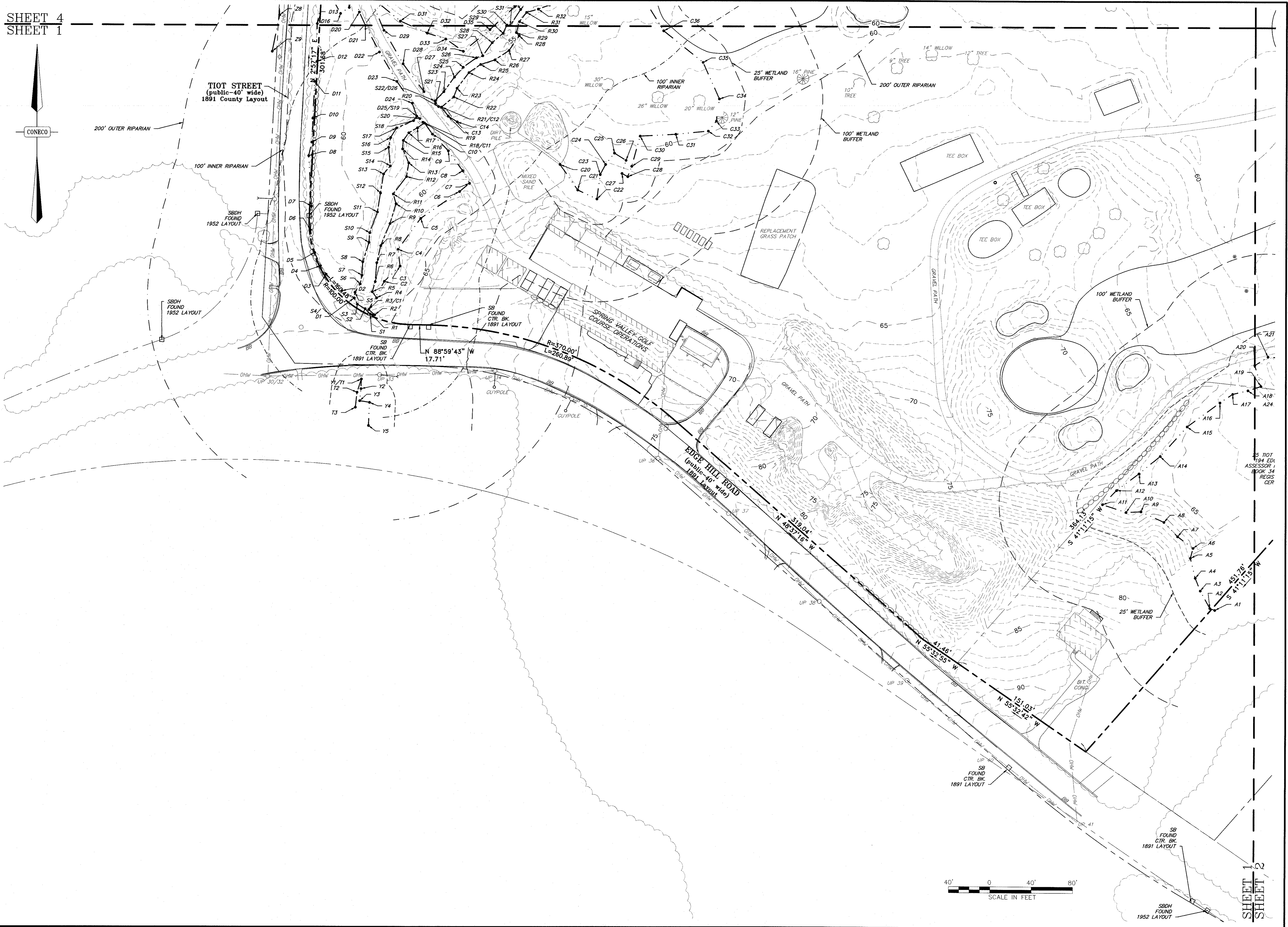
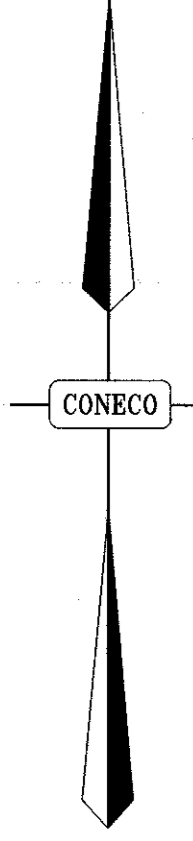
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PLAN SET:
PERMITTING PLANS

CONECO
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DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 200'
PROJECT NO.	9231.0
SHEET NO.	3

OF 47



Timothy S. Bogah
9/15/17

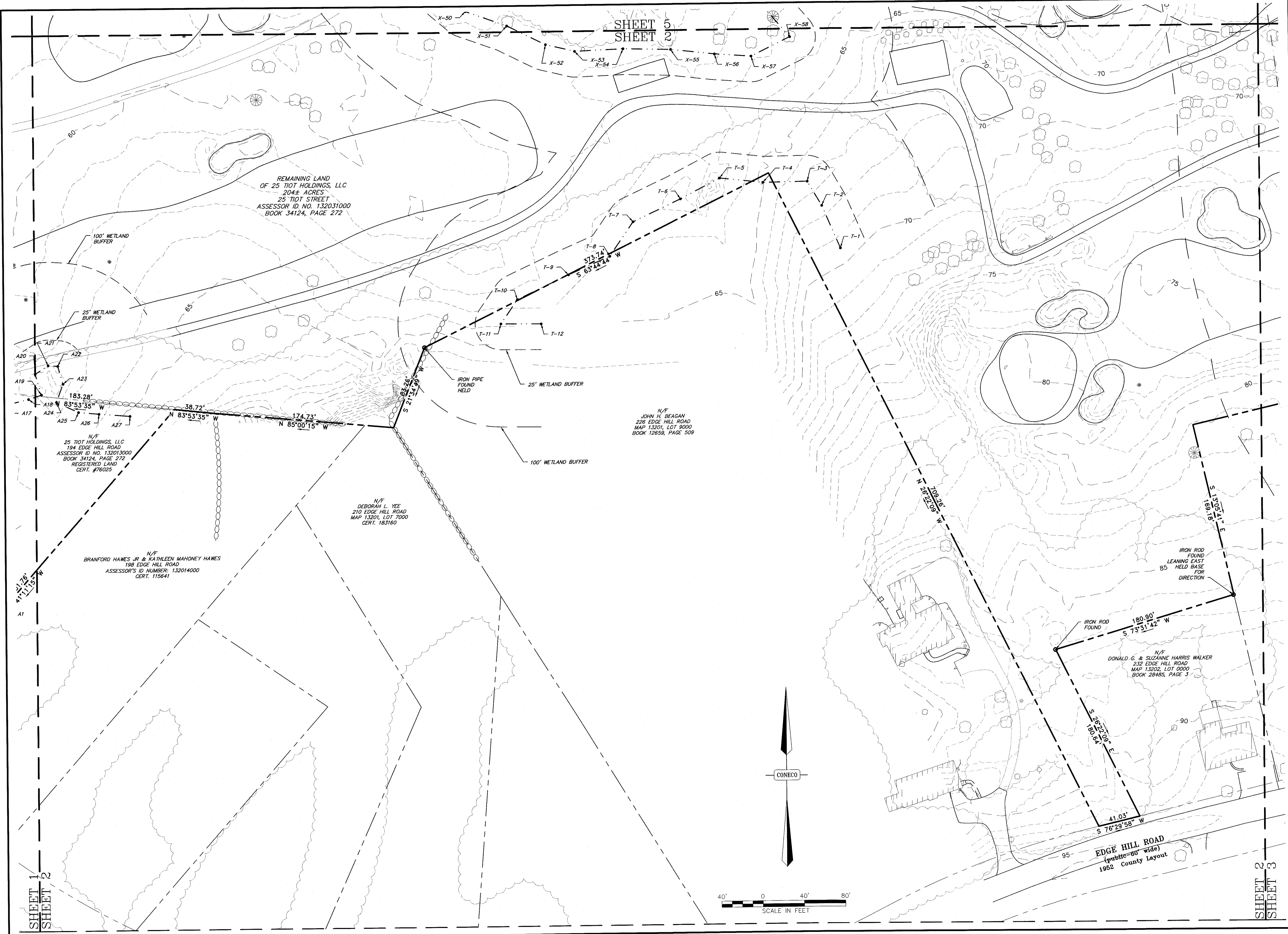
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SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	4



REMAINING LAND
OF 25 TIT HOLDINGS, LLC
204± ACRES
25 TIT STREET
ASSESSOR ID. NO. 132031000
BOOK 34124, PAGE 272

N/F
25 TIT HOLDINGS, LLC
194 EDGE HILL ROAD
ASSESSOR ID. NO. 132013000
BOOK 34124, PAGE 272
REGISTERED LAND
CERT. #76025

N/F
BRANFORD HAWES, JR. & KATHLEEN MAHONEY HAWES
198 EDGE HILL ROAD
ASSESSOR'S ID NUMBER: 132014000
CERT. 115641

N/F
DEBORAH L. YEE
210 EDGE HILL ROAD
MAP 13201, LOT 7000
CERT. 183160

N/F
JOHN H. BEAGAN
226 EDGE HILL ROAD
MAP 13201, LOT 8000
BOOK 12659, PAGE 509

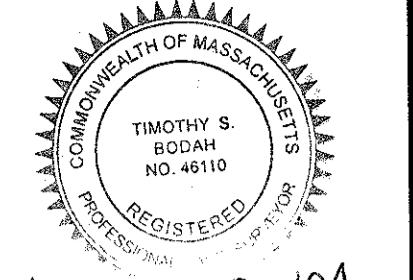
N/F
DONALD G. & SUZANNE HARRIS WALKER
232 EDGE HILL ROAD
MAP 13202, LOT 0000
BOOK 28465, PAGE 3

EDGE HILL ROAD
(public-80' wide)
1952 County Layout

SHEET 5
SHEET 2

SHEET 1
SHEET 2

SHEET 2
SHEET 3



Timothy S. Beaman

NO.	DATE	DESCRIPTION	DR/CK

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CAPE CLUB BUILDERS, LLC
25 TIT STREET
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DRAWING:
EXISTING CONDITIONS
SHEET 2 OF 14

PROJECT:
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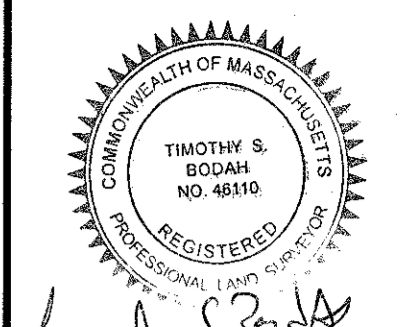
PLAN SET:
PERMITTING PLANS

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SHEET NO.:	5

OF 47



9-15-17

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DRAWING:
EXISTING CONDITIONS
SHEET 3 OF 14

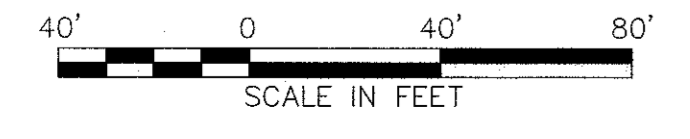
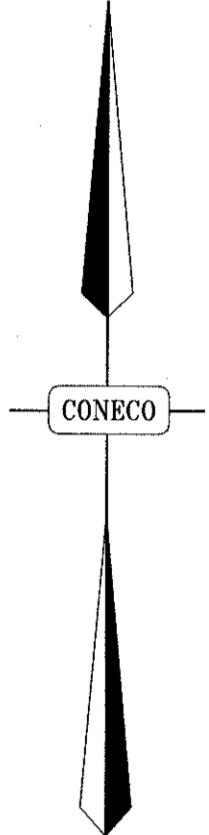
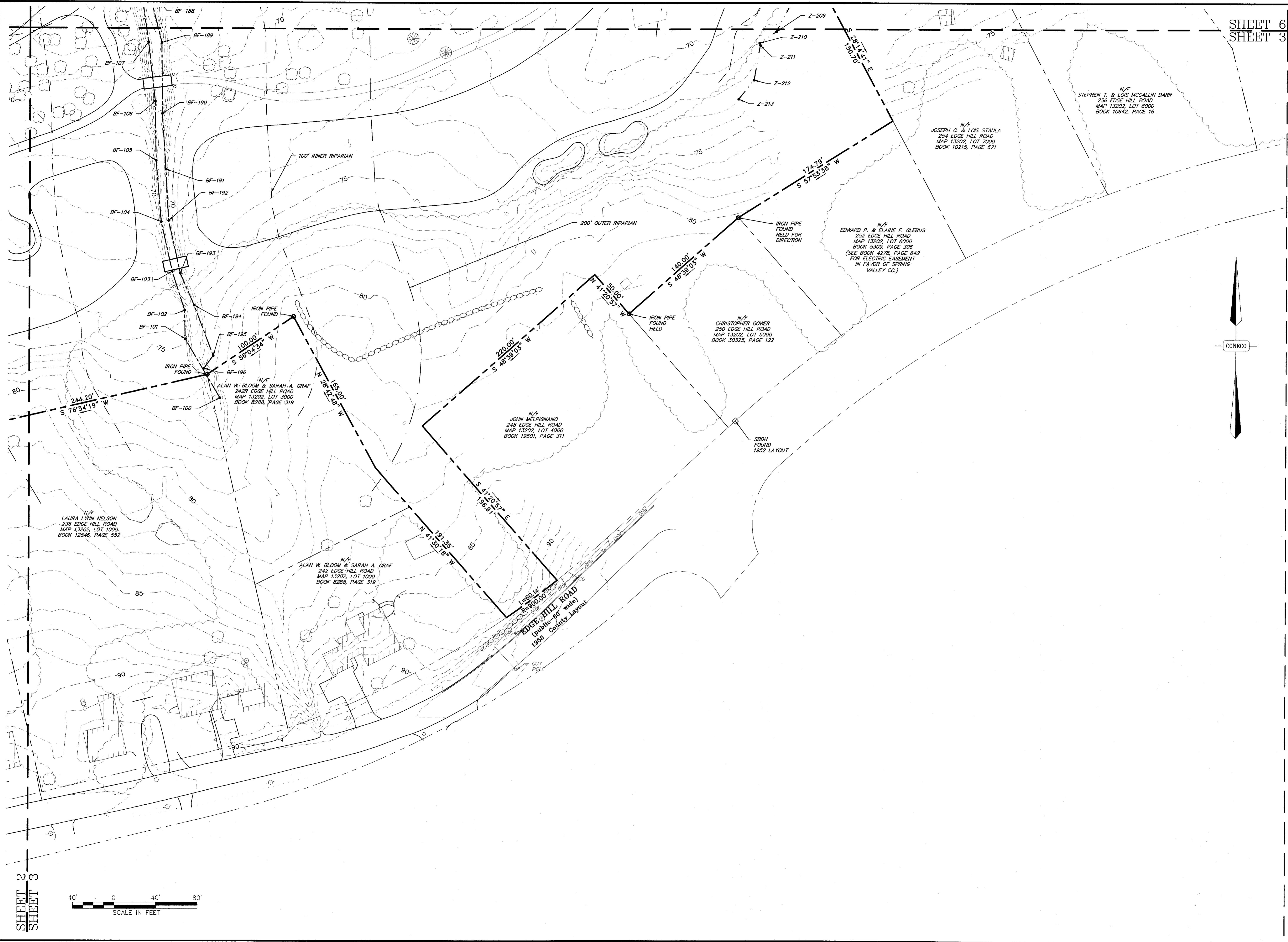
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PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists

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PROJECT NO.:	9231.0
SHEET NO.:	6



SHEET 7
SHEET 4

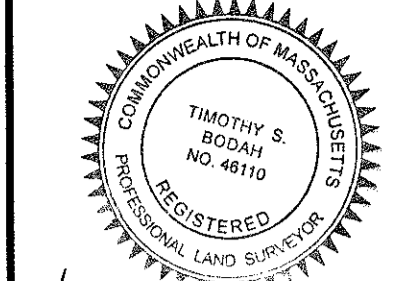
REMAINING LAND
OF 25 TIT HOLDINGS, LLC
204.4 ACRES
25 TIT STREET
ASSESSOR ID NO. 132031000
BOOK 34124, PAGE 272

SB
FOUND
CTR. BK.
1891 LAYOUT

SB
FOUND
CTR. BK.
1891 LAYOUT



SHEET 4
SHEET 1



Timothy S. Bodan
9-15-17

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02087

PROJECT:
THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02087

DATE:
09/15/2017

DESIGNED BY:
JEN

CHECKED BY:
JEN

DRAFTED BY:
MSD

IN CHARGE BY:
SMO

SCALE:
1" = 40'

PROJECT NO.
9231.0

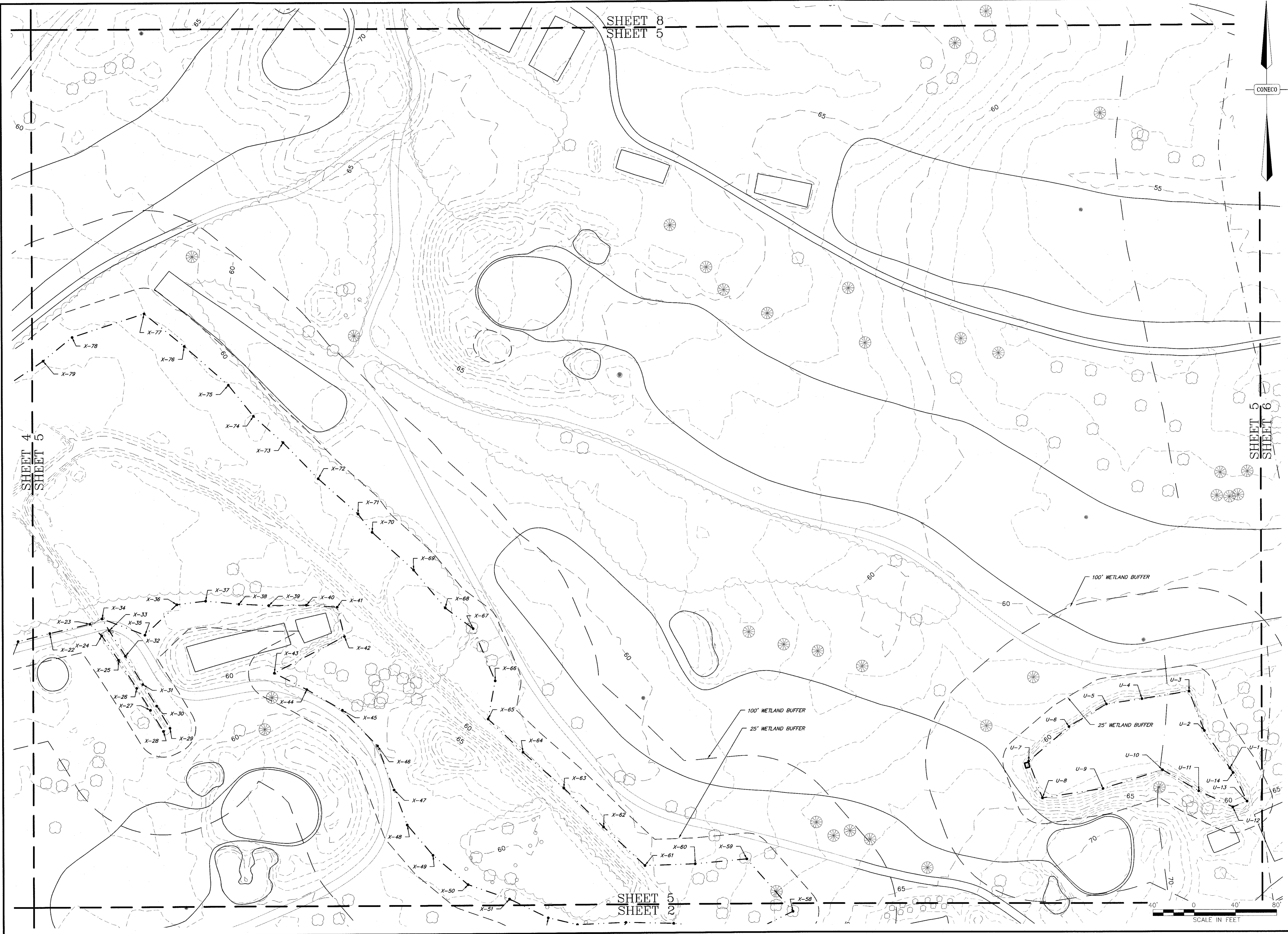
SHEET NO.
7

EXISTING CONDITIONS
SHEET 4 OF 14

PERMITTING PLANS

CONNECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.conneco.com

DATE: 09/15/2017
DESIGNED BY: JEN
CHECKED BY: JEN
DRAFTED BY: MSD
IN CHARGE BY: SMO
SCALE: 1" = 40'
PROJECT NO.: 9231.0
SHEET NO.: 7 OF 47



DR/CK

NO.	DATE	DESCRIPTION

PROJECT: THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

DATE: 09/15/2017

DESIGNED: JEN CHECKED: JEN

DRAFTED: MSD IN CHARGE: SMO

SCALE: 1" = 40'

PROJECT NO. 9231.0

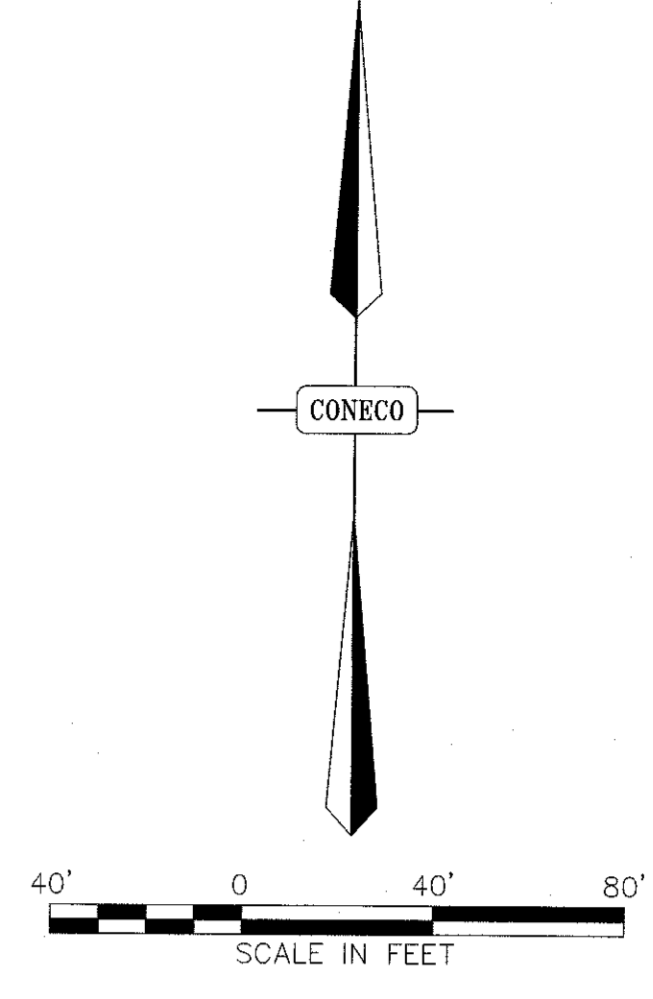
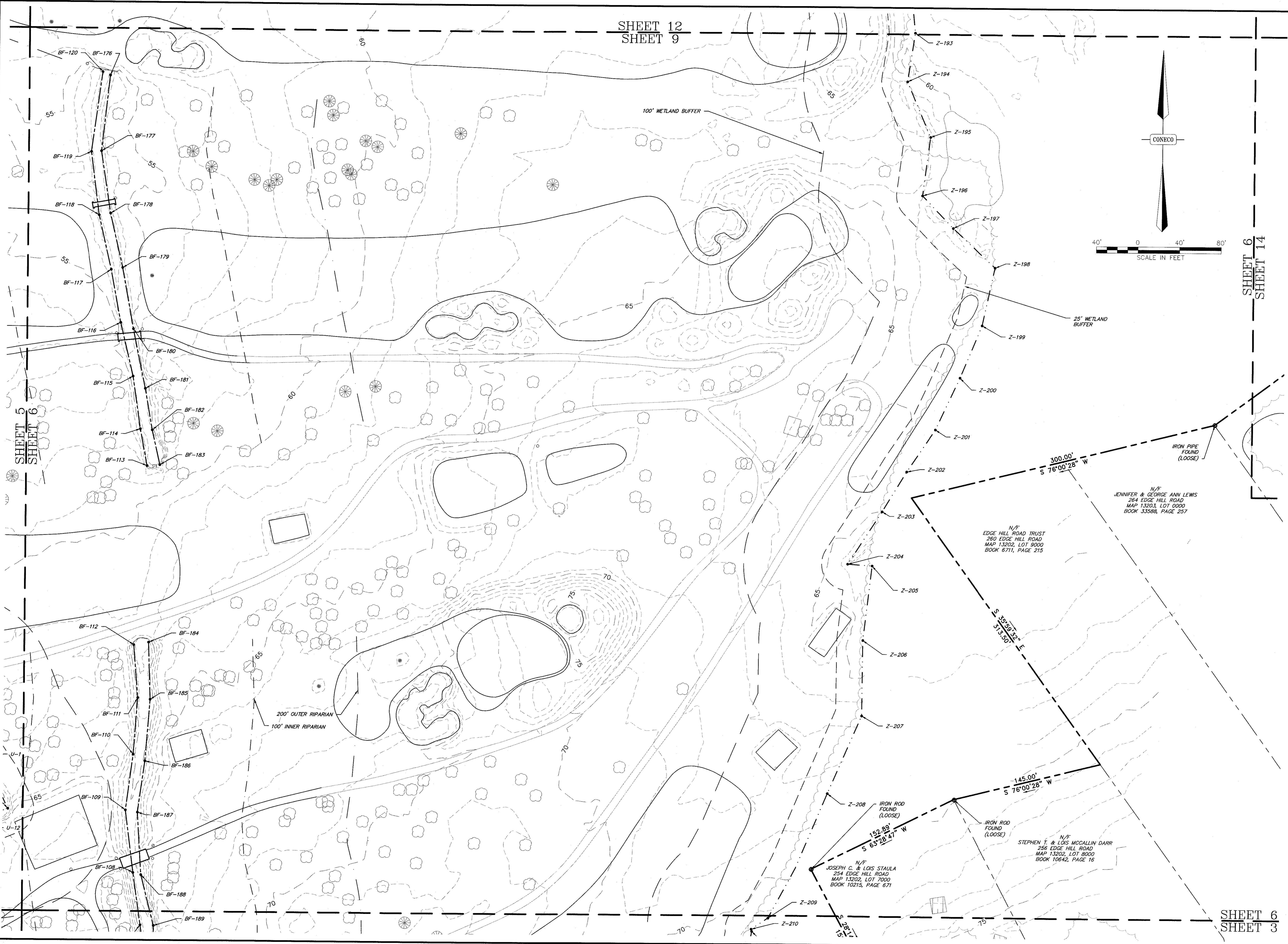
SHEET NO. 8 OF 47

PERMITTING PLANS

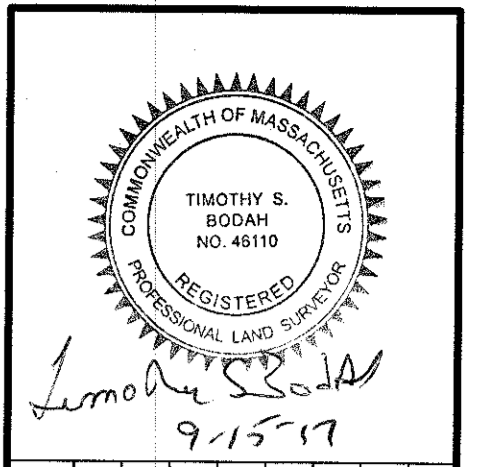
EXISTING CONDITIONS
SHEET 5 OF 14

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
WEBSITE: www.coneco.com

SHEET 12
SHEET 9



SHEET 6
SHEET 14



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

DRAWING: EXISTING CONDITIONS
SHEET 6 OF 14

PROJECT: THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLAN SET: PERMITTING PLANS

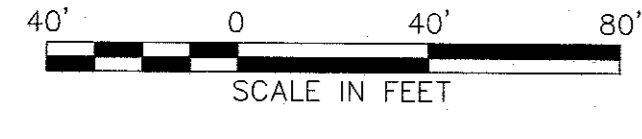
CONECO
Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-687-3181 OR 800-548-3355; FAX: 508-697-5996
WEBSITE: www.coneco.com

DATE:	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.:	9231.0
SHEET NO.:	9

SHEET 6
SHEET 3

SHEET 10
SHEET 7



ROUTE 95
(Public-200' Wide)
1982 S.H.L.O.

N/F
SUSAN LACIVATA
320 UNION STREET
MAP/LOT: 16-4-1
BOOK 7026, PAGE 325

TOWN OF NORWOOD MUNICIPAL LIGHT DEPARTMENT EASEMENT

TOWN OF NORWOOD MUNICIPAL LIGHT DEPARTMENT EASEMENT

CONECO

219.9'

N 25°00'55" W
12.67'

25' WETLAND BUFFER

100' WETLAND BUFFER

100' WETLAND BUFFER

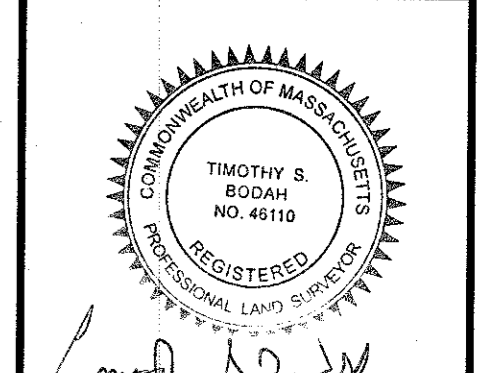
100' WETLAND BUFFER

EXISTING BITUMINOUS
CONCRETE PARKING

200' OUTER RIPARIAN

100' INNER RIPARIAN

SHEET 7
SHEET 4



9/15/17

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOU STREET
SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
25 TIOU STREET
SHARON, MA 02067

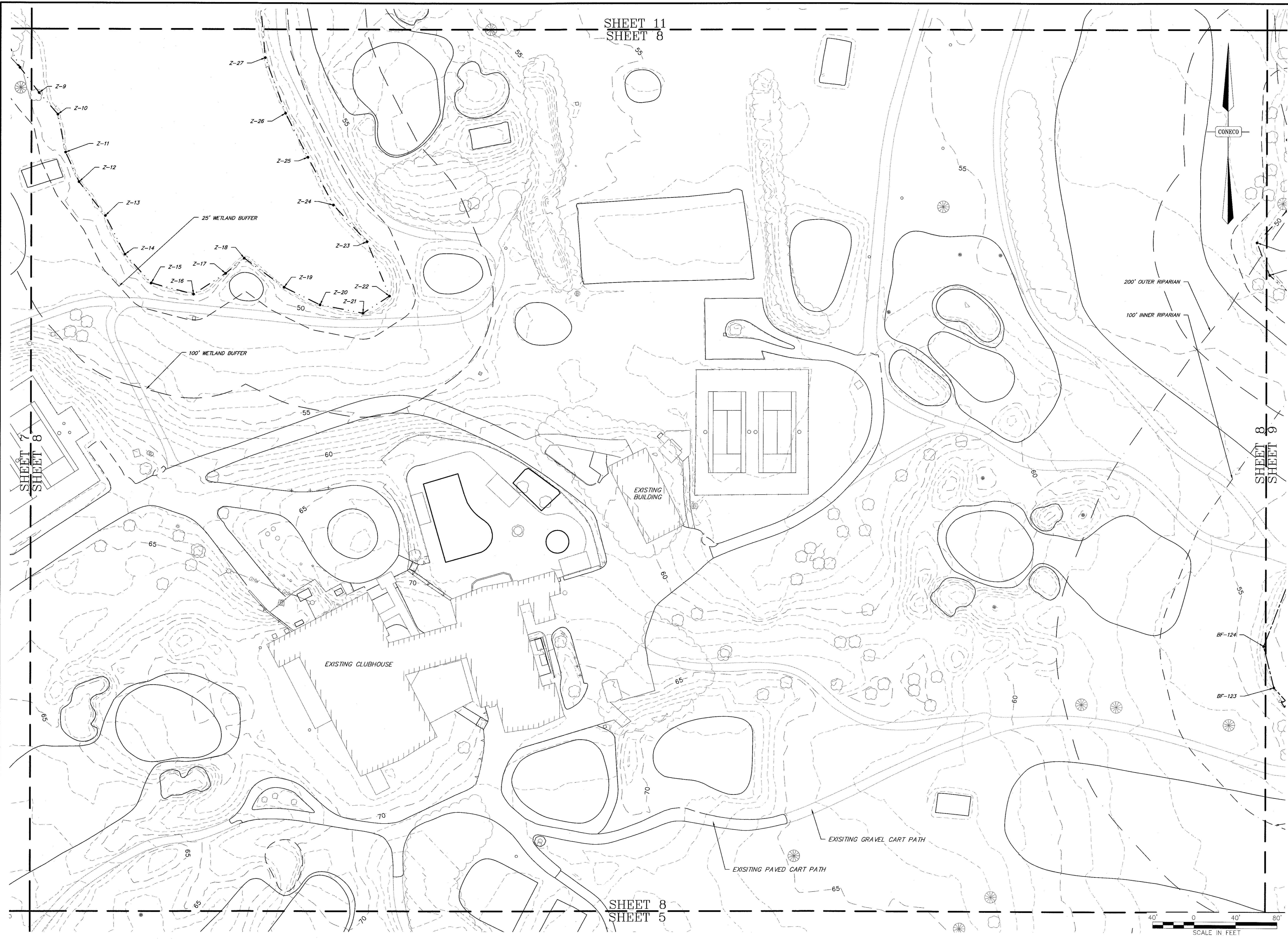
CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-697-5191 OR 800-546-3366 FAX: 508-697-5996
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	10 OF 47

PERMITTING PLANS

EXISTING CONDITIONS
SHEET 7 OF 14

SHEET 7
SHEET 8

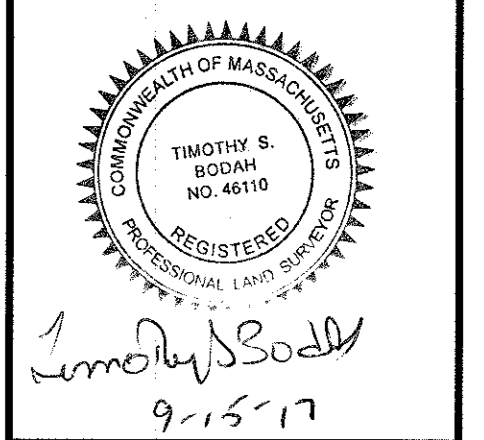


SHEET 11
SHEET 8

SHEET 7
SHEET 8

SHEET 8
SHEET 9

SHEET 8
SHEET 5



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02067

DRAWING:
EXISTING CONDITIONS
SHEET 8 OF 14

PROJECT:
THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02067

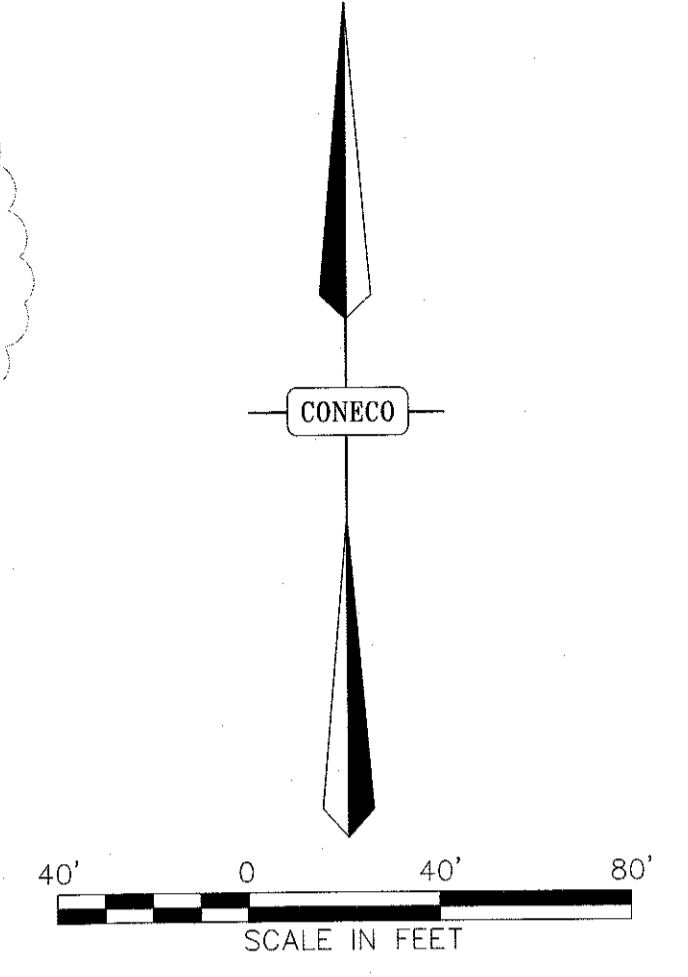
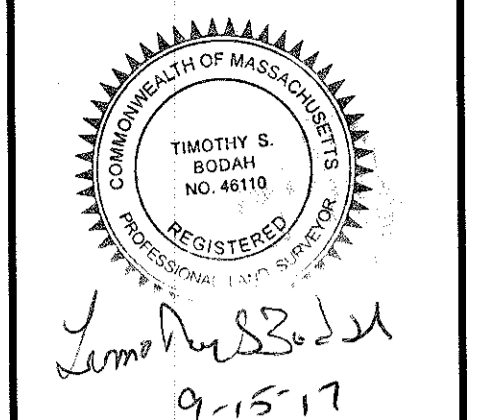
PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists

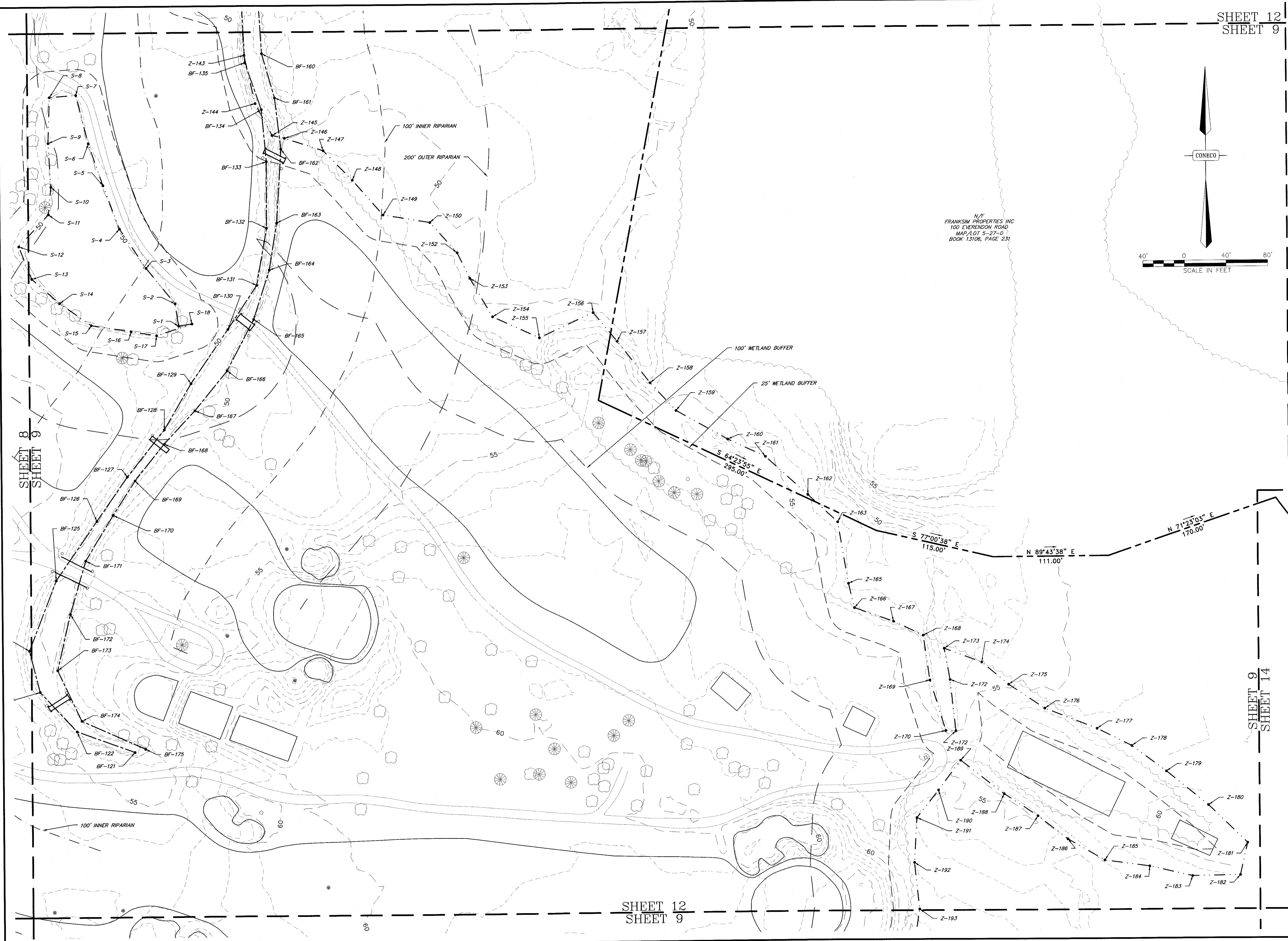
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3100 FAX 508-697-5986
WWW.CONECO.COM

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	11

OF 47



N/F
FRANKSIM PROPERTIES INC
100 EVEREDSON ROAD
MAP LOT 5-27-0
BOOK 13106, PAGE 231



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

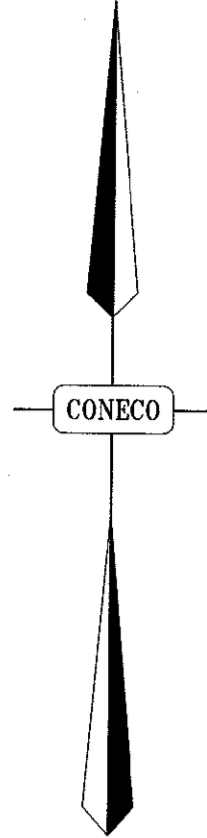
DRAWING:
EXISTING CONDITIONS
SHEET 9 OF 14

PROJECT:
THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

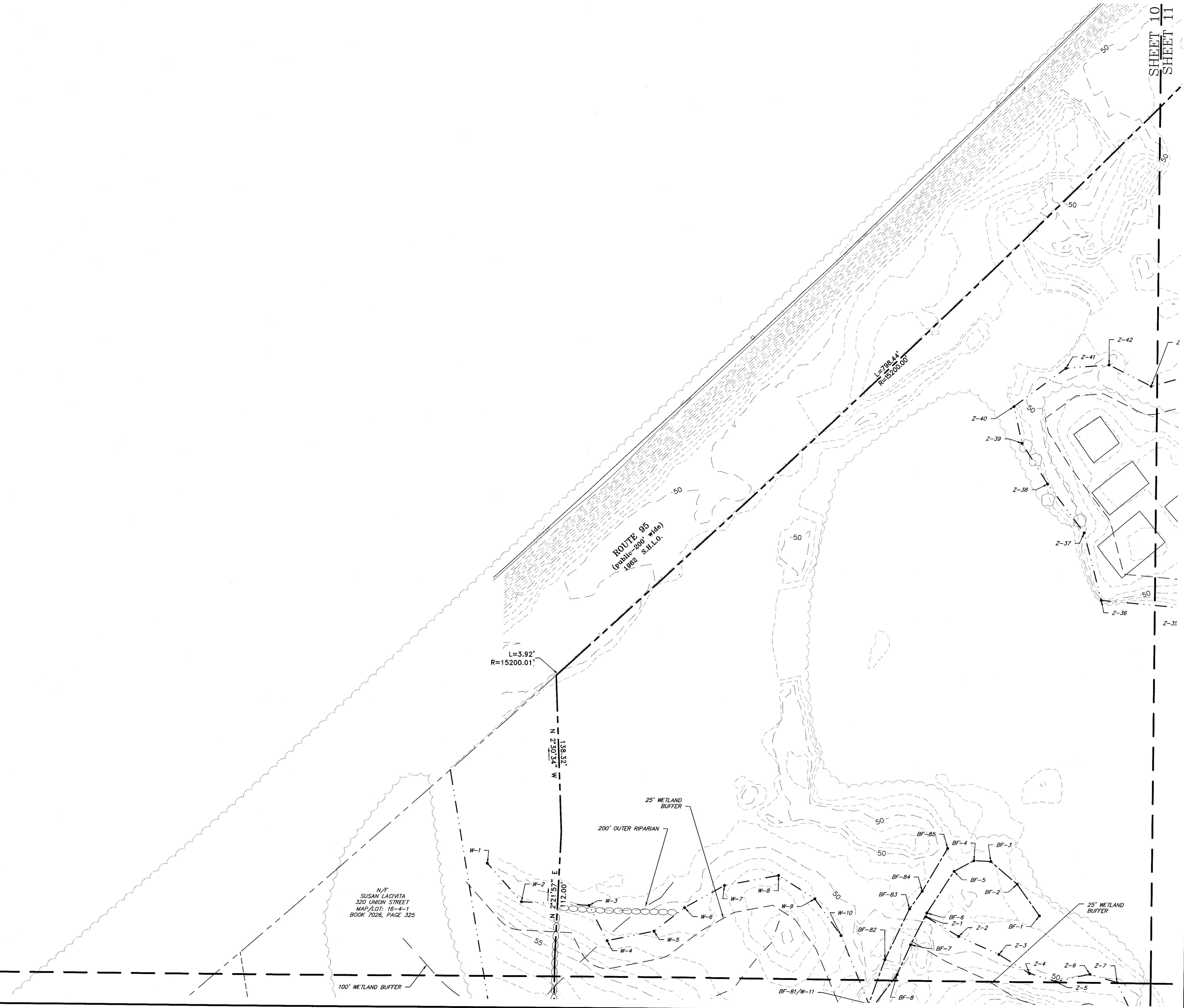
PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-5100 FAX 508-697-5986
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	12 OF 47



SHEET 10
SHEET 7



N/F
SUSAN LACIVITA
320 UNION STREET
MAP/LOT 16-4-1
BOOK 7026, PAGE 325

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY S. BOGARD
NO. 4510
REGISTERED PROFESSIONAL ENGINEER
9-15-17
Timothy S. Bogard

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TROT STREET
SHARON, MA 02067

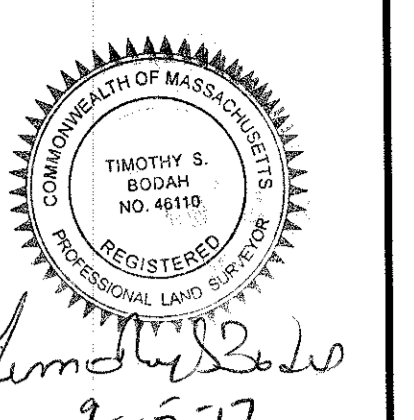
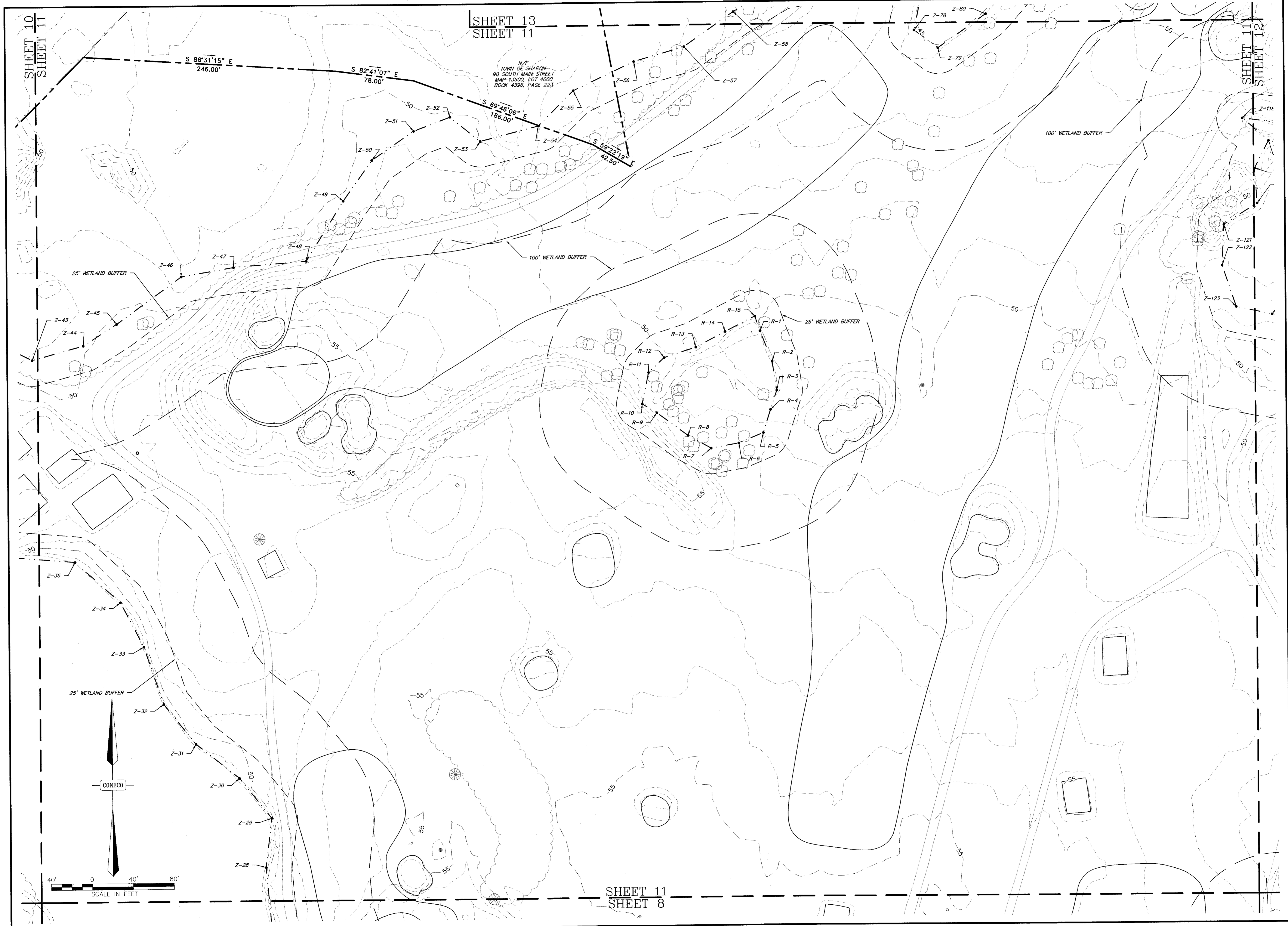
DRAWING:
EXISTING CONDITIONS
SHEET 10 OF 14

PROJECT:
THE CAPE CLUB OF SHARON
25 TROT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 03324
PHONE 508-697-5191 OR 800-548-3355; FAX 508-697-5886
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	13 OF 47



NO.	DATE	REVISIONS DESCRIPTION	DR/CK

PROJECT FOR:
 THE CAPE CLUB OF SHARON
 25 HOOT STREET
 SHARON, MA 02067

DRAWING:
 CAPE CLUB BUILDERS, LLC
 25 HOOT STREET
 SHARON, MA 02067

PLAN SET:
 PERMITTING PLANS
 EXISTING CONDITIONS
 SHEET 11 OF 14

PROJECT:
 THE CAPE CLUB OF SHARON
 25 HOOT STREET
 SHARON, MA 02067

PLAN SET:
 PERMITTING PLANS

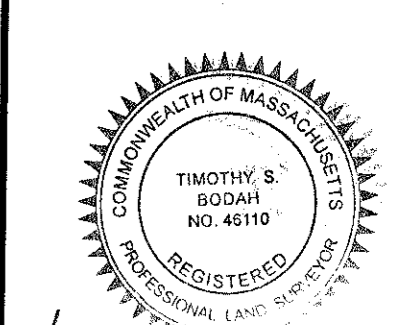
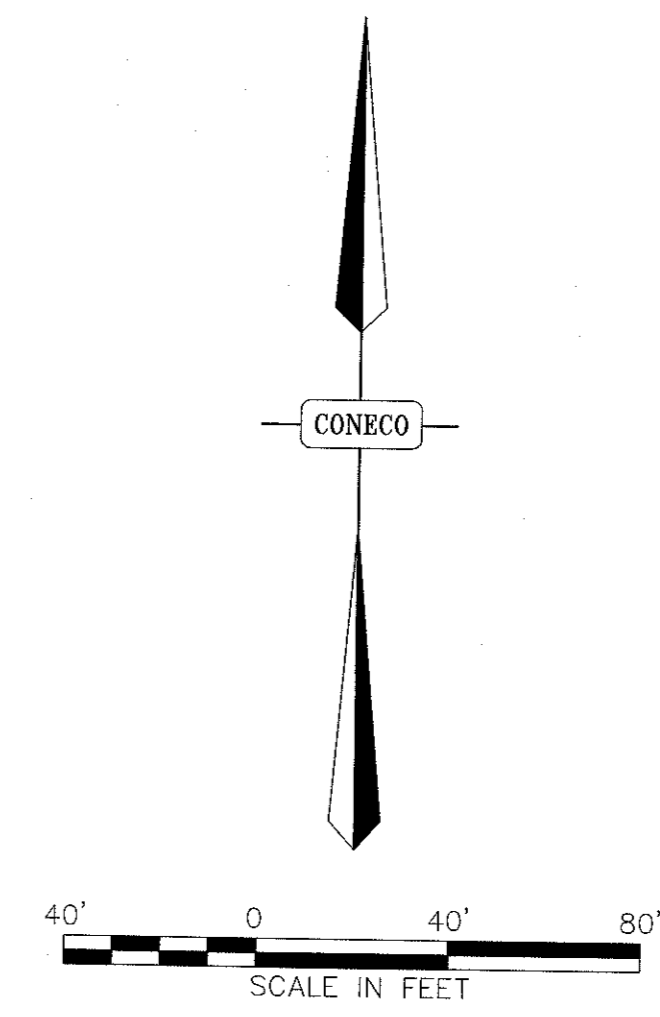
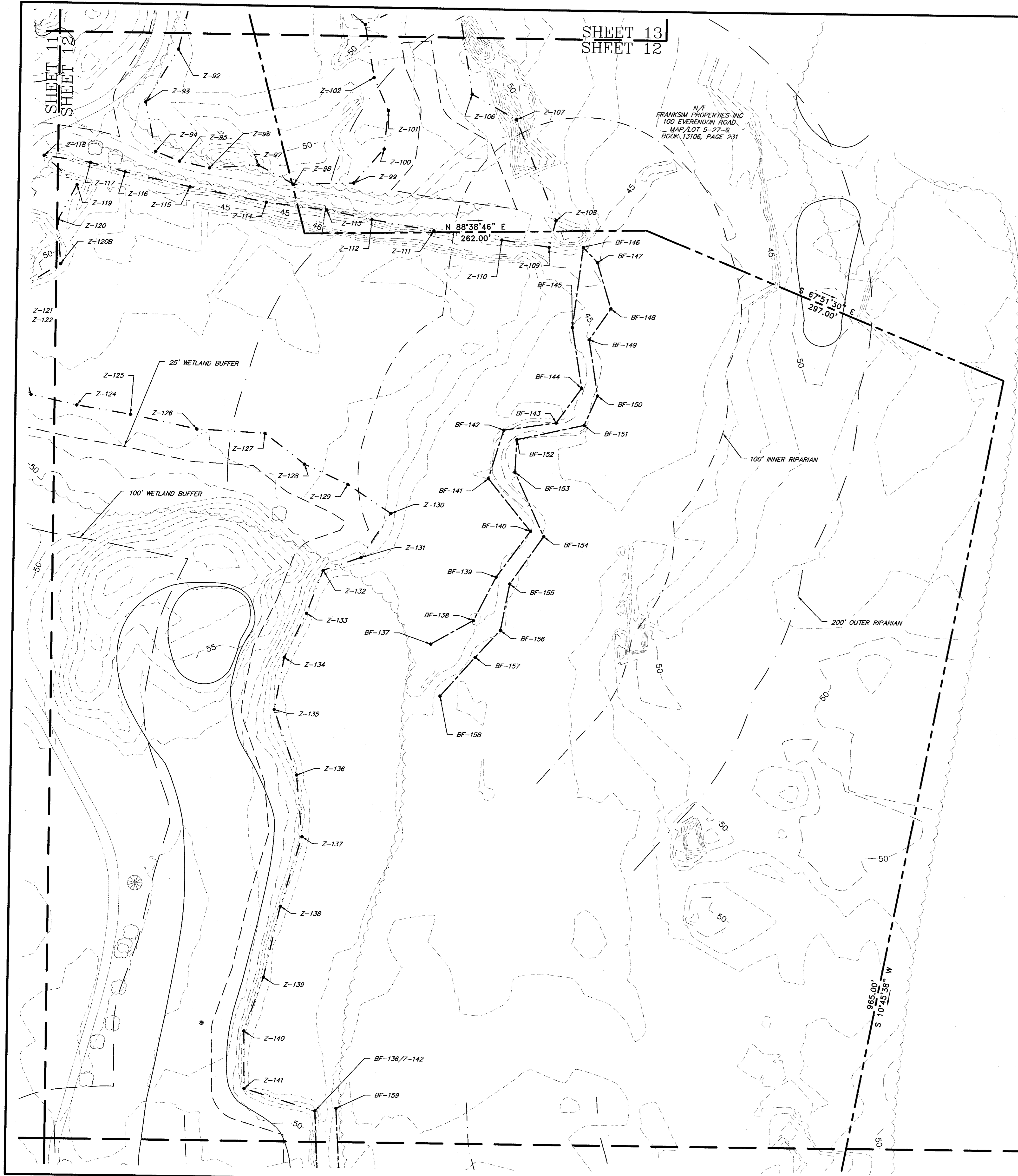
CONNECO
Engineers & Scientists
 1 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 03324
 PHONE 508-697-5101 OR 800-546-8355, FAX 508-697-5986
 WEBSITE: www.conneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	14

OF 47

SHEET 13
SHEET 12

N/F
FRANKS PROPERTIES, INC.
100 EVERENDON ROAD
MAP/LOT 5-27-0
BOOK 13106, PAGE 231



Timothy S. Bodol
9-2-2017

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02067

DRAWING: EXISTING CONDITIONS
SHEET 12 OF 14

PROJECT: THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02067

PLAN SET: PERMITTING PLANS

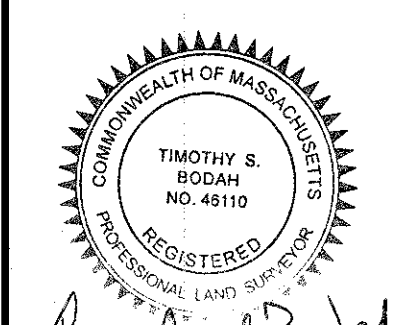
CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-667-3101 OR 800-548-1355, FAX: 508-667-5996
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0

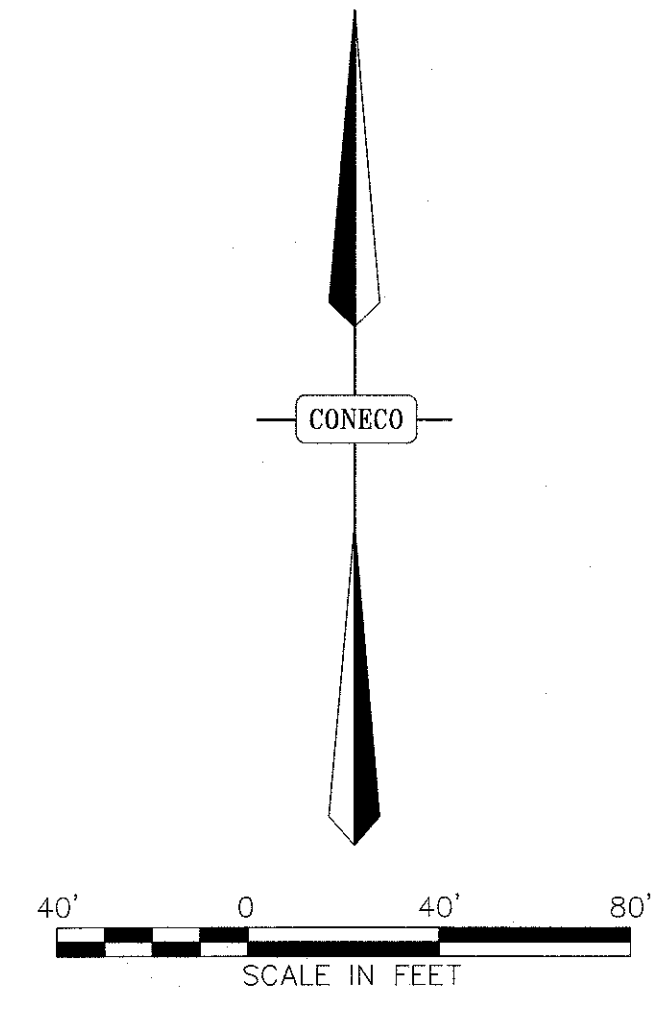
SHEET NO. **15**
OF 47

SHEET 12
SHEET 9

SHEET 14
SHEET 13



Timothy S. Bodah
9-15-17



N/F
25 TIT HOLDINGS, LLC
194 EDGE HILL ROAD
ASSESSOR ID NO. 1390050000
BOOK 34124, PAGE 272

N/F
FRANKSM PROPERTIES INC
100 EVERENDON ROAD
MAP/LOT 9-27-0
BOOK 13106, PAGE 231

ROUTE 95
(Public - 200' Wide)
1988 S.H.L.O.

N/F
TOWN OF SHARON
90 SOUTH MAIN STREET
MAP 13902, LOT 4002
BOOK 4396, PAGE 223

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02067

DRAWING:
EXISTING CONDITIONS
SHEET 13 OF 14

PROJECT:
THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists

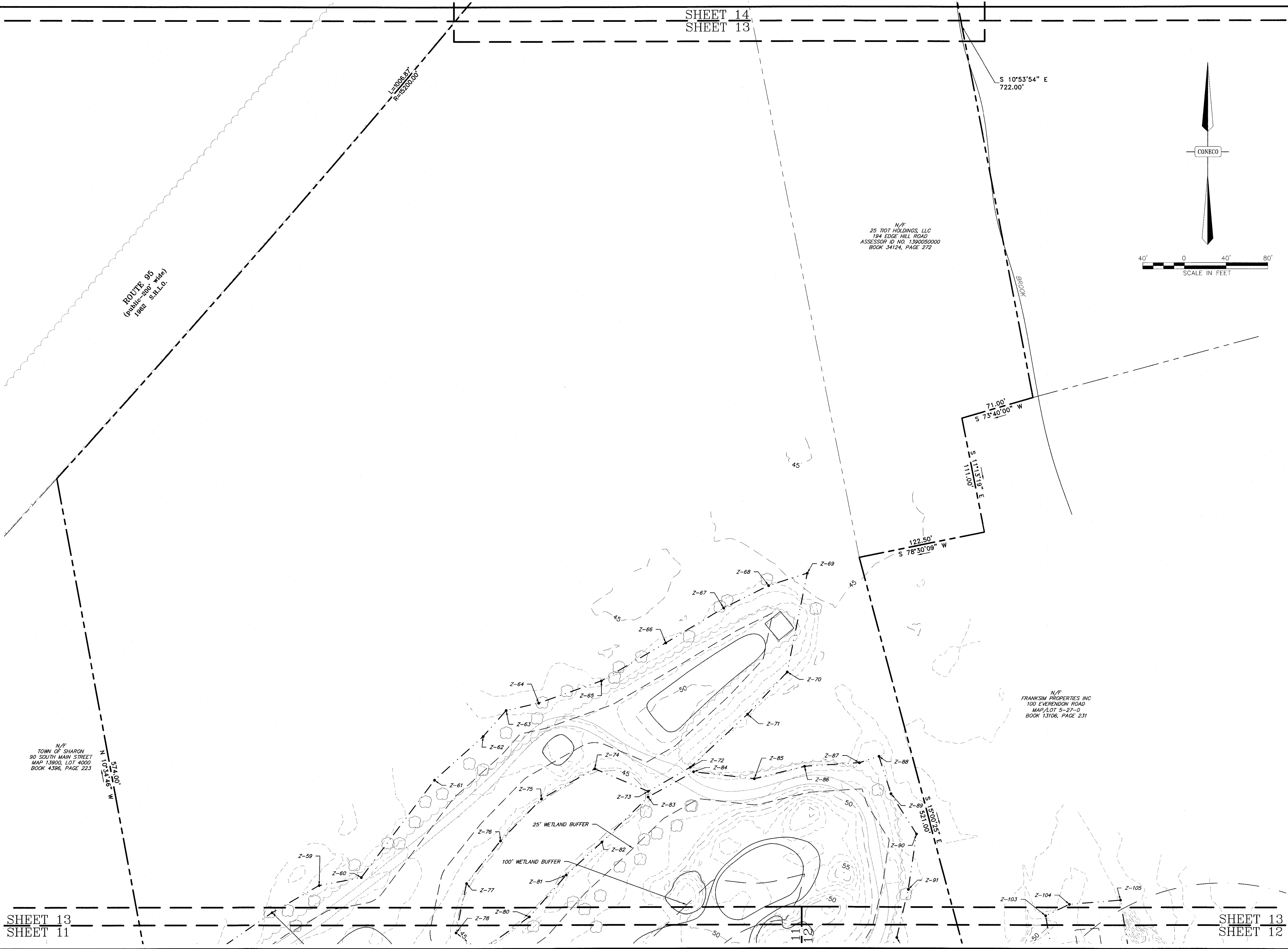
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-687-3191 OR 800-548-3355 FAX 508-687-5996
WEBSITE: www.coneco.com

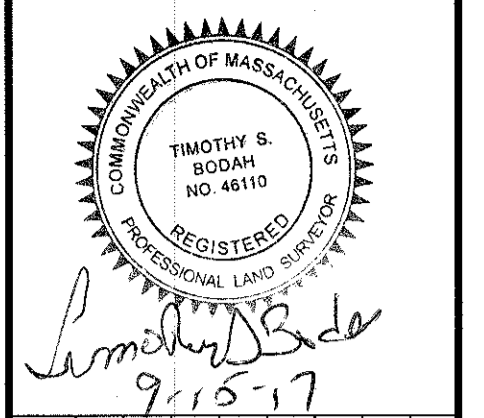
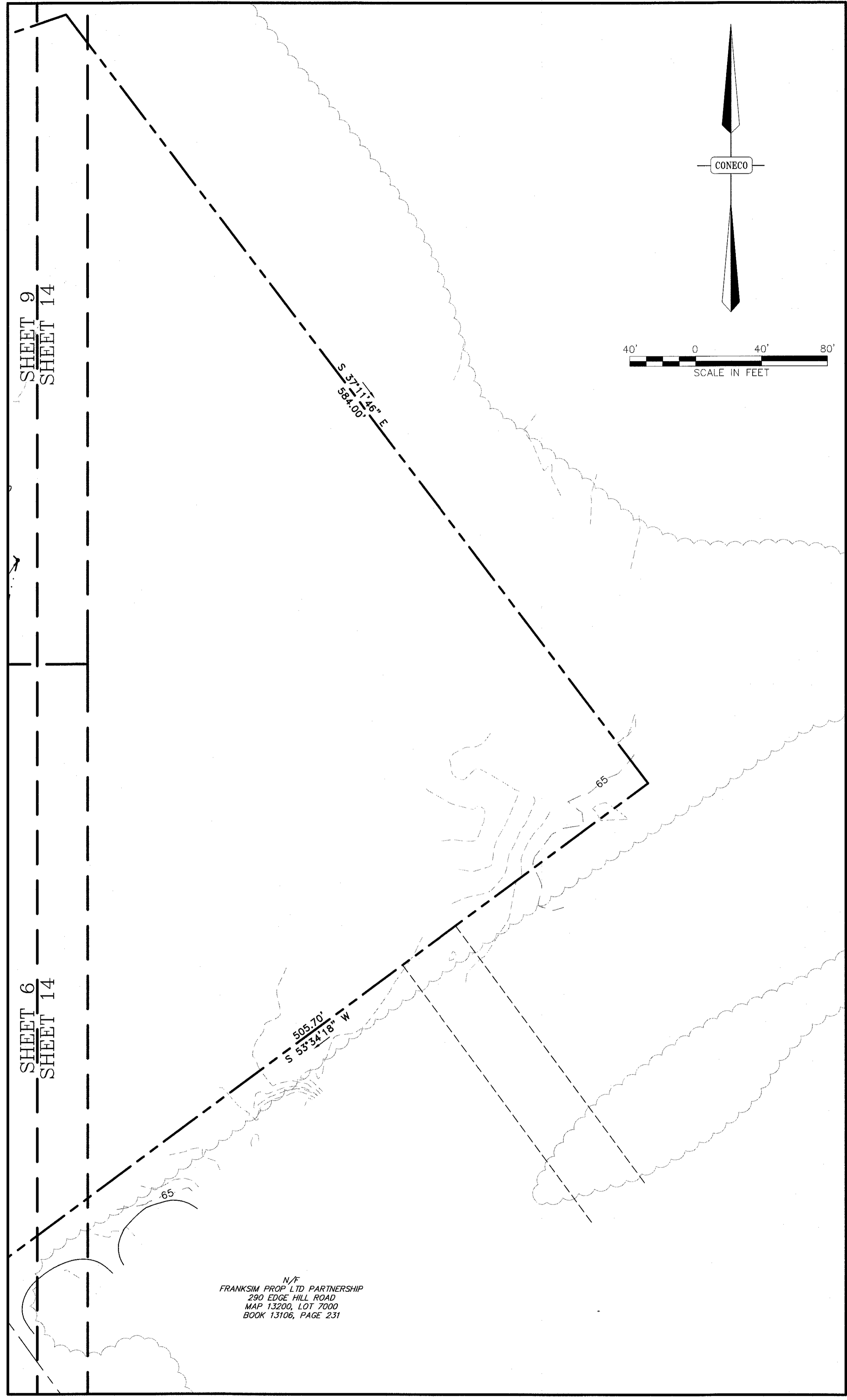
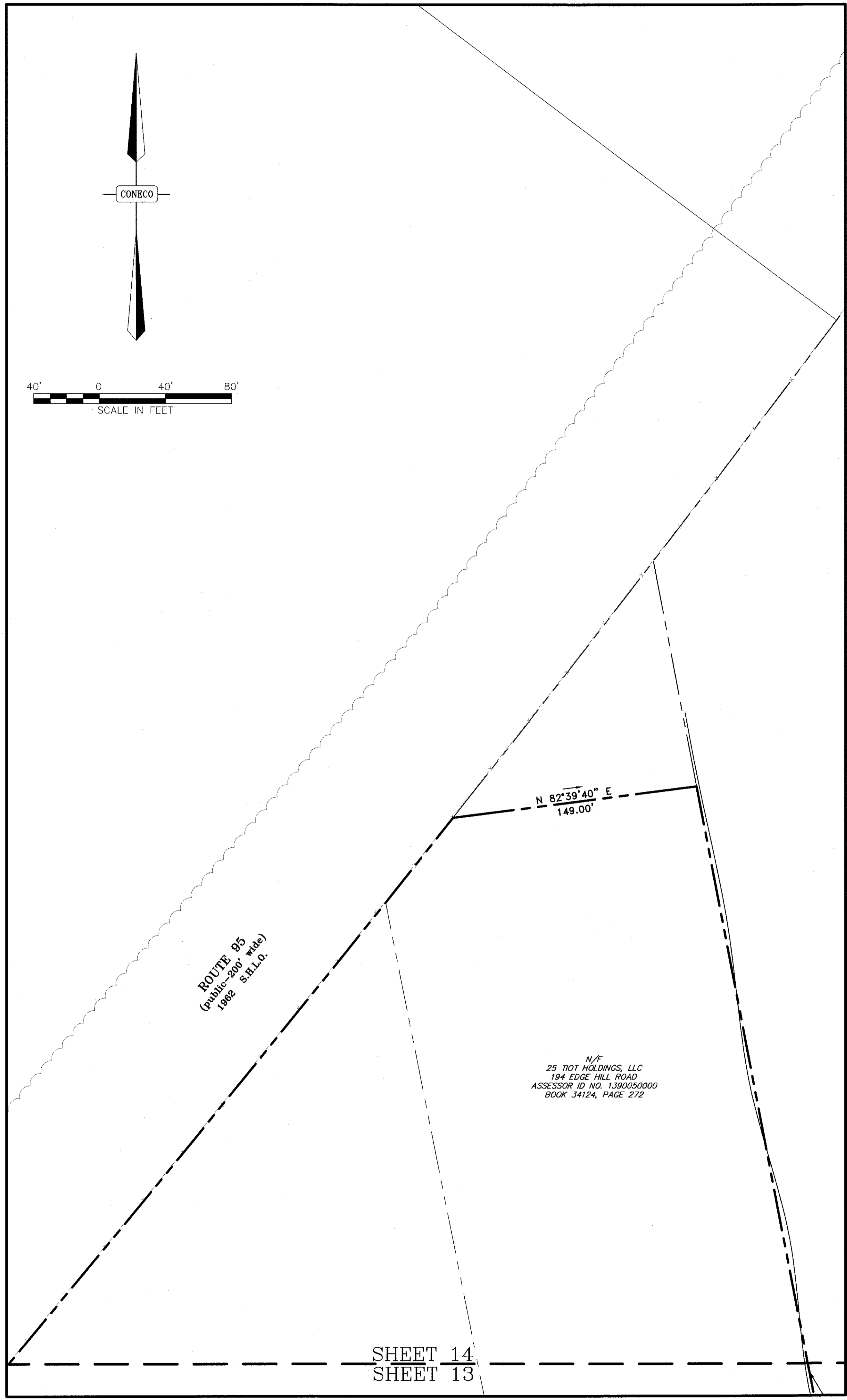
DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	16

16
OF 47

SHEET 13
SHEET 11

SHEET 13
SHEET 12





NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
 25 TITOT STREET
 SHARON, MA 02067

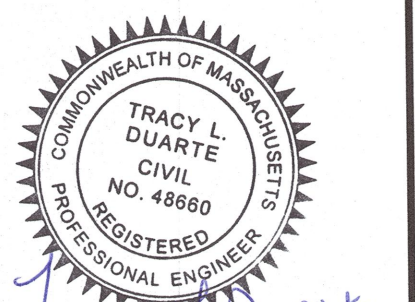
DRAWING:
 EXISTING CONDITIONS
 SHEET 14 OF 14

PROJECT:
THE CAPE CLUB OF SHARON
 25 TITOT STREET
 SHARON, MA 02067

PLAN SET:
 PERMITTING PLANS

CONECO
 Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
 WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 40'
PROJECT NO.	9231.0
SHEET NO.	17 OF 47



 TRACY L. DUARTE

 CIVIL ENGINEER

 NO. 48880

 REGISTERED PROFESSIONAL ENGINEER

 9/15/17

NO.	DATE	DESCRIPTION

PREPARED FOR:

 CAPE CLUB BUILDERS, LLC

 25 TROT STREET

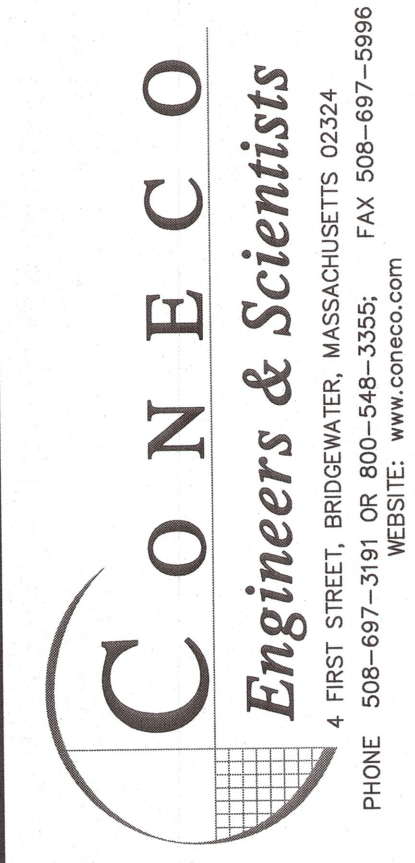
 SHARON, MA 02067

PROJECT:

 THE CAPE CLUB OF SHARON

 25 TROT STREET

 SHARON, MA 02067



CONECO

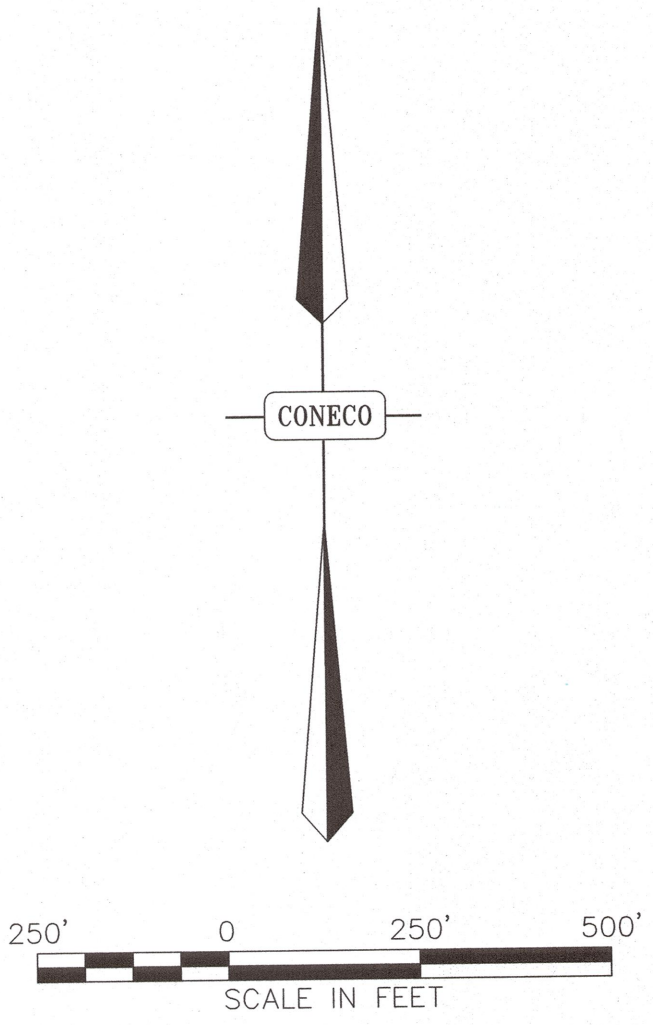
 Engineers & Scientists

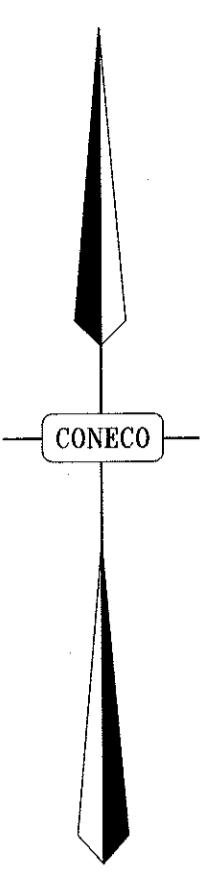
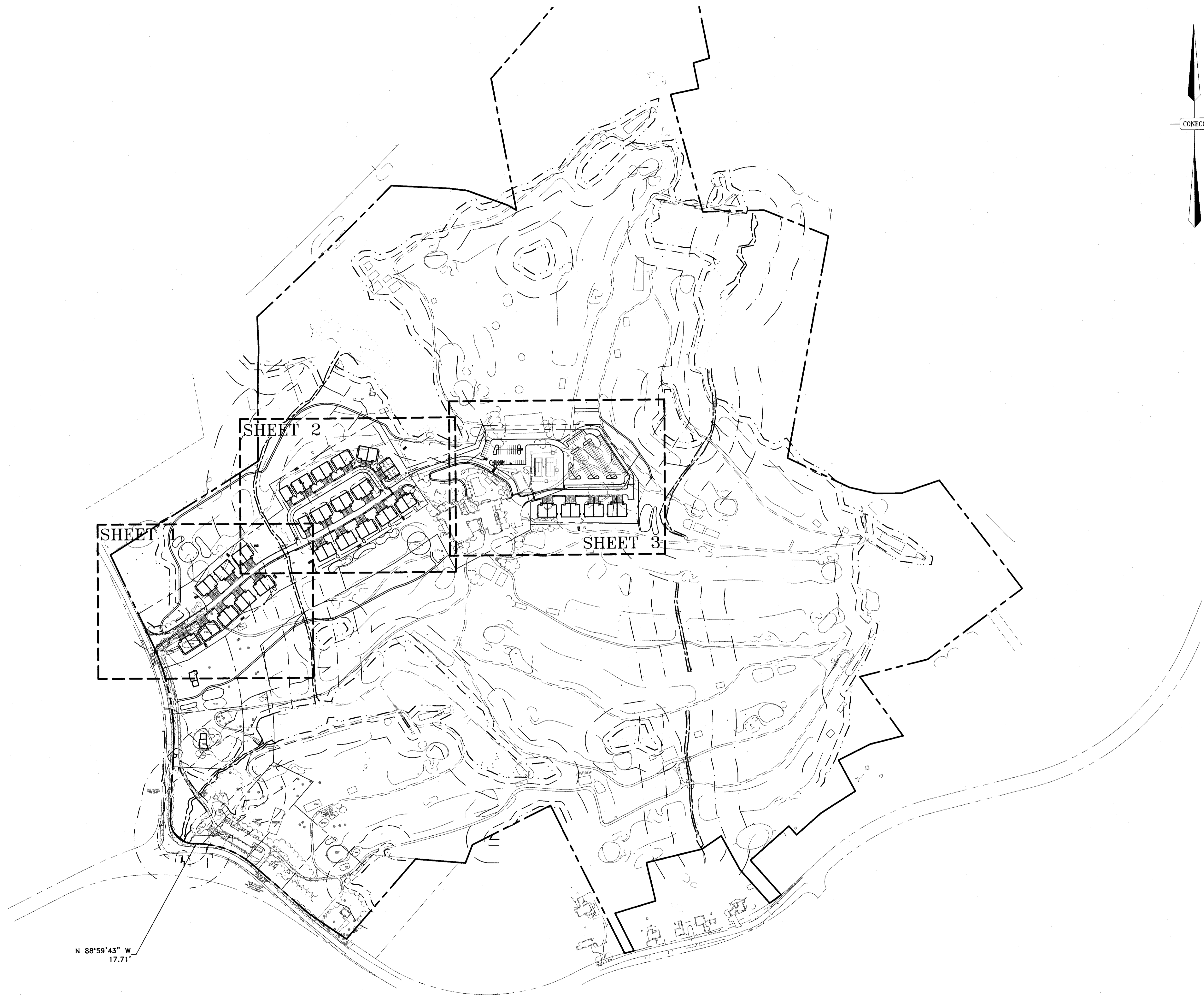
 4 FIRST STREET, BROOKHAVEN, MASSACHUSETTS 02324

 PHONE: 508-697-3111 FAX: 508-697-5996

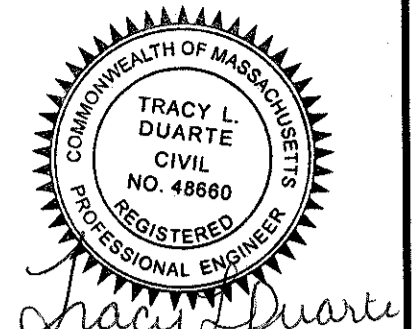
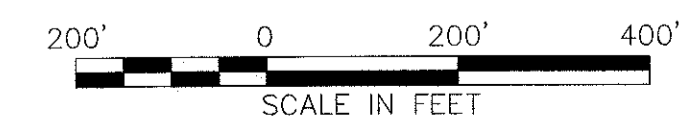
 WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: JEN	IN CHARGE: SMO
SCALE:	1" = 250'
PROJECT NO.	9231.0
SHEET NO.	18 OF 47





N 88°59'43" W
17.71'



Tracy L. Duarte
9/15/17

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOU STREET
SHARON, MA 02087

DRAWING:
SITE DESIGN KEY PLAN

PROJECT:
THE CAPE CLUB OF SHARON
25 TIOU STREET
SHARON, MA 02087

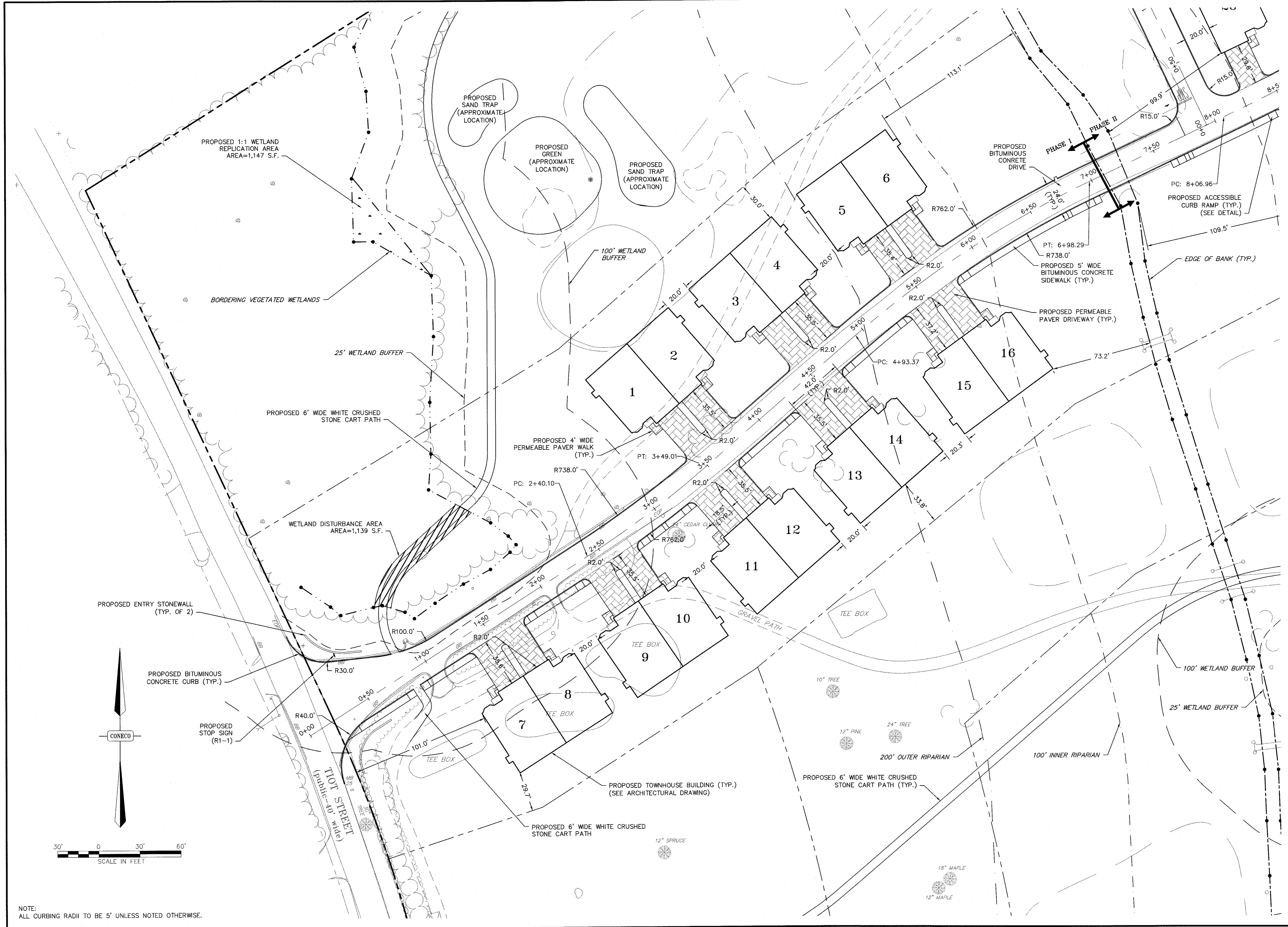
PAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists

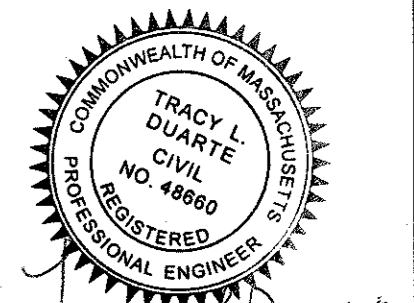
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-546-3355; FAX 508-697-5986
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: JEN	IN CHARGE: SMO
SCALE:	1" = 200'
PROJECT NO.	9231.0

SHEET NO.
19
OF 47



NOTE:
ALL CURBING RADII TO BE 5' UNLESS NOTED OTHERWISE.



Tracy L. Duarte
9/15/17

NO.	DATE	DESCRIPTION

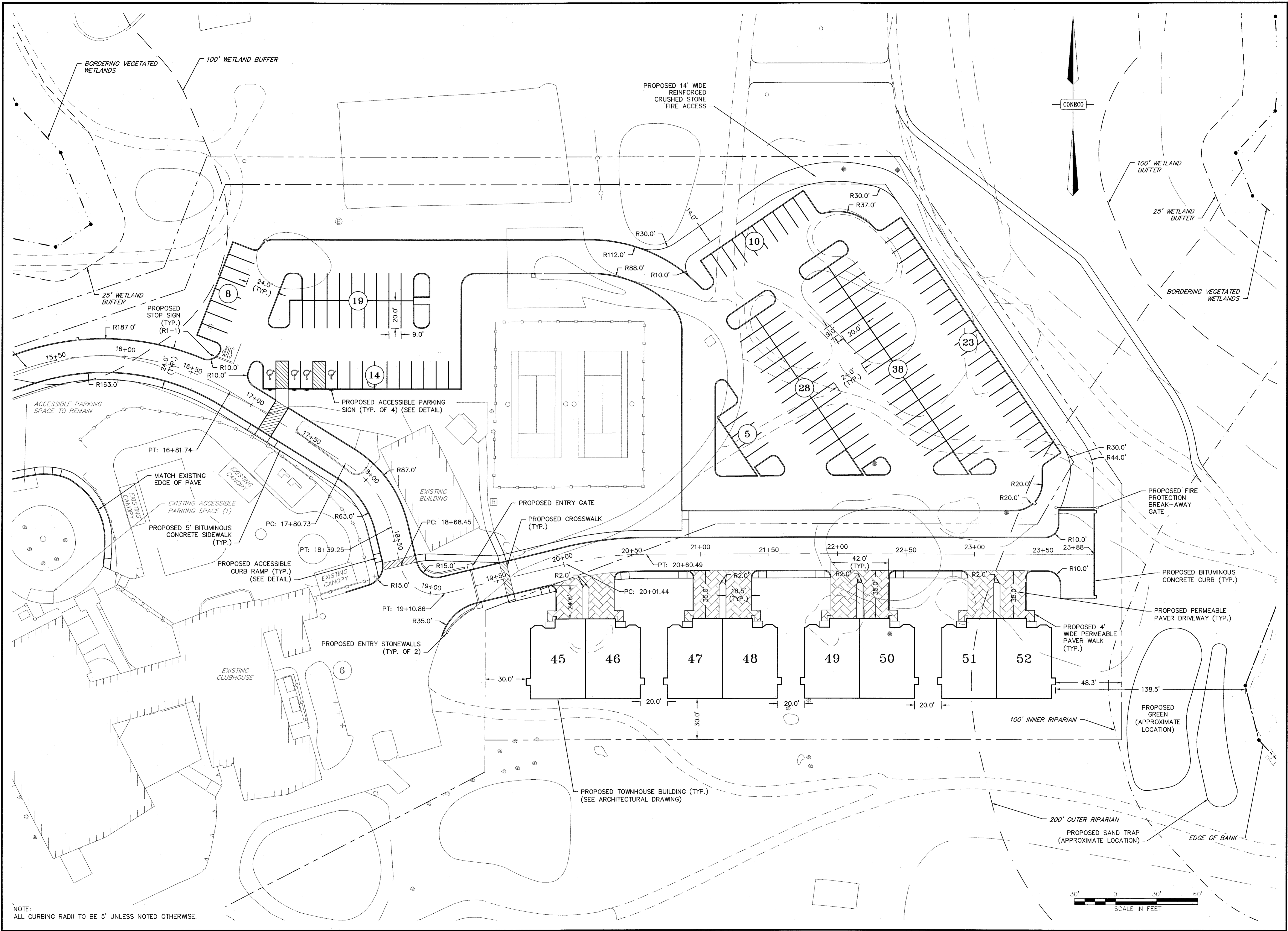
PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOT STREET
SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
25 TIOT STREET
SHARON, MA 02067

DRAWING:
SITE LAYOUT PLAN
SHEET 1 OF 3

CONCECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-697-3191 OR 800-548-3355; FAX: 508-697-5996
WEBSITE: www.conceco.com

DATE: 09/15/2017
DESIGNED: JEN CHECKED: TLD
DRAFTED: JEN IN CHARGE: SMO
SCALE: 1" = 30'
PROJECT NO.: 9231.0
SHEET NO.: 20 OF 47



NOTE:
ALL CURBING RADII TO BE 5' UNLESS NOTED OTHERWISE.



Tracy L. Duarte
9/15/17

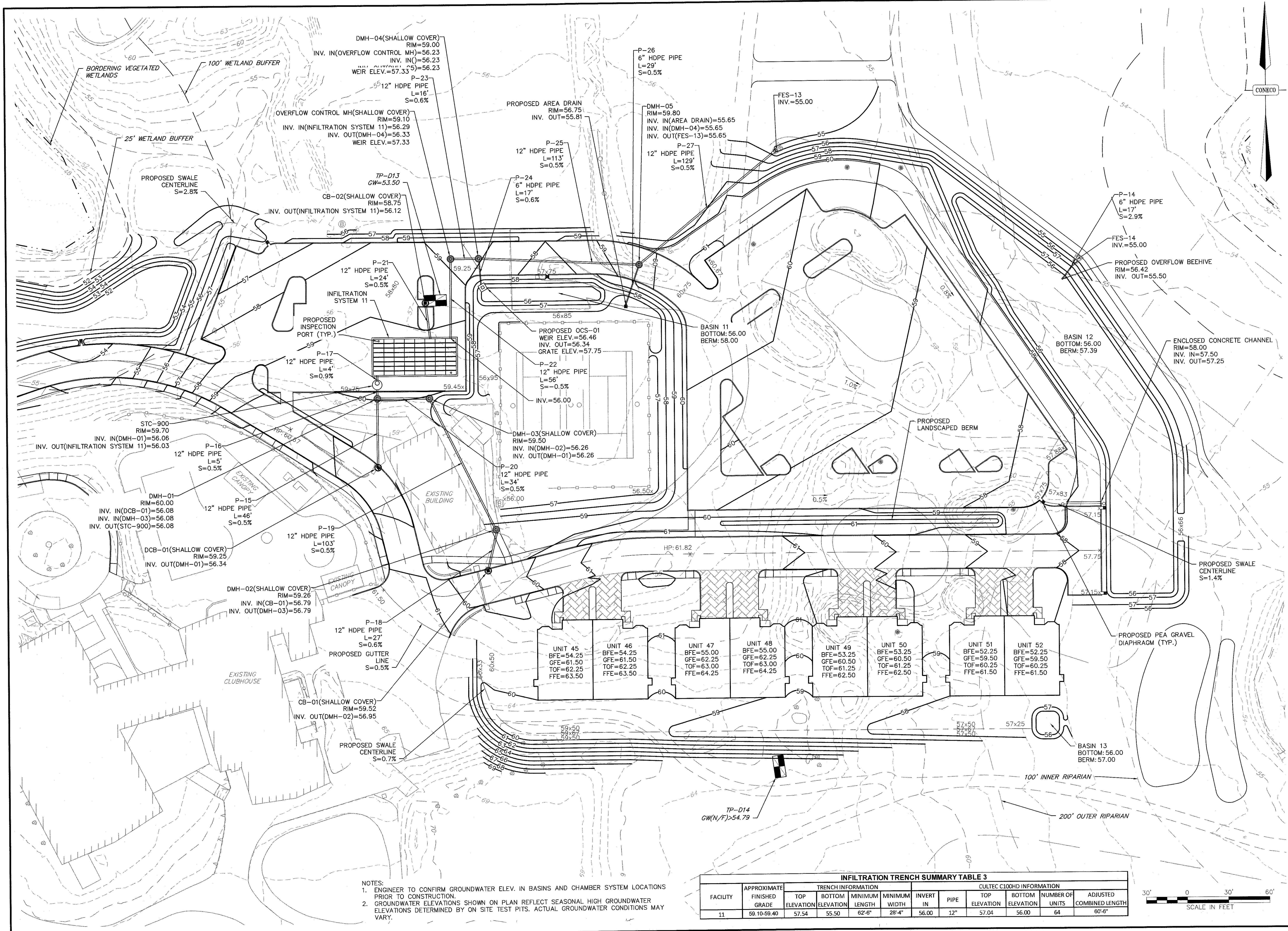
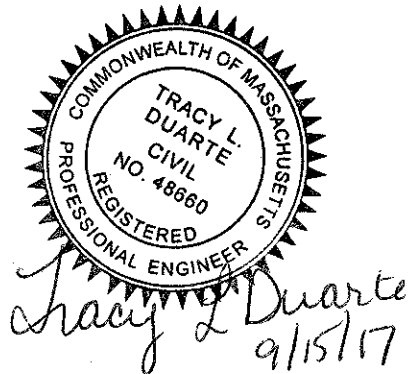
NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TROT STREET
SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
25 TROT STREET
SHARON, MA 02067

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355 FAX 508-697-5996
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: JEN	IN CHARGE: SMO
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	22



NOTES:
 1. ENGINEER TO CONFIRM GROUNDWATER ELEV. IN BASINS AND CHAMBER SYSTEM LOCATIONS PRIOR TO CONSTRUCTION.
 2. GROUNDWATER ELEVATIONS SHOWN ON PLAN REFLECT SEASONAL HIGH GROUNDWATER ELEVATIONS DETERMINED BY ON SITE TEST PITS. ACTUAL GROUNDWATER CONDITIONS MAY VARY.

INFILTRATION TRENCH SUMMARY TABLE 3

FACILITY	APPROXIMATE FINISHED GRADE	TRENCH INFORMATION				CULTREC C10HD INFORMATION					
		TOP ELEVATION	BOTTOM ELEVATION	MINIMUM LENGTH	MINIMUM WIDTH	INVERT IN	PIPE	TOP ELEVATION	BOTTOM ELEVATION	NUMBER OF UNITS	ADJUSTED COMBINED LENGTH
11	59.10-59.40	57.54	55.50	62'-6"	28'-4"	56.00	12"	57.04	56.00	64	60'-6"



NO.	DATE	DESCRIPTION

DESIGNED BY: CAPE CLUB BUILDERS, LLC
 25 NOT STREET
 SHARON, MA 02067

DRAWN BY: THE CAPE CLUB OF SHARON
 25 NOT STREET
 SHARON, MA 02067

PROJECT NO: 9231.0

DATE: 09/15/2017

DESIGNED: MSD CHECKED: JEN

DRAFTED: MSD IN CHARGE: SMO

SCALE: 1" = 30'

SHEET NO. 25 OF 47

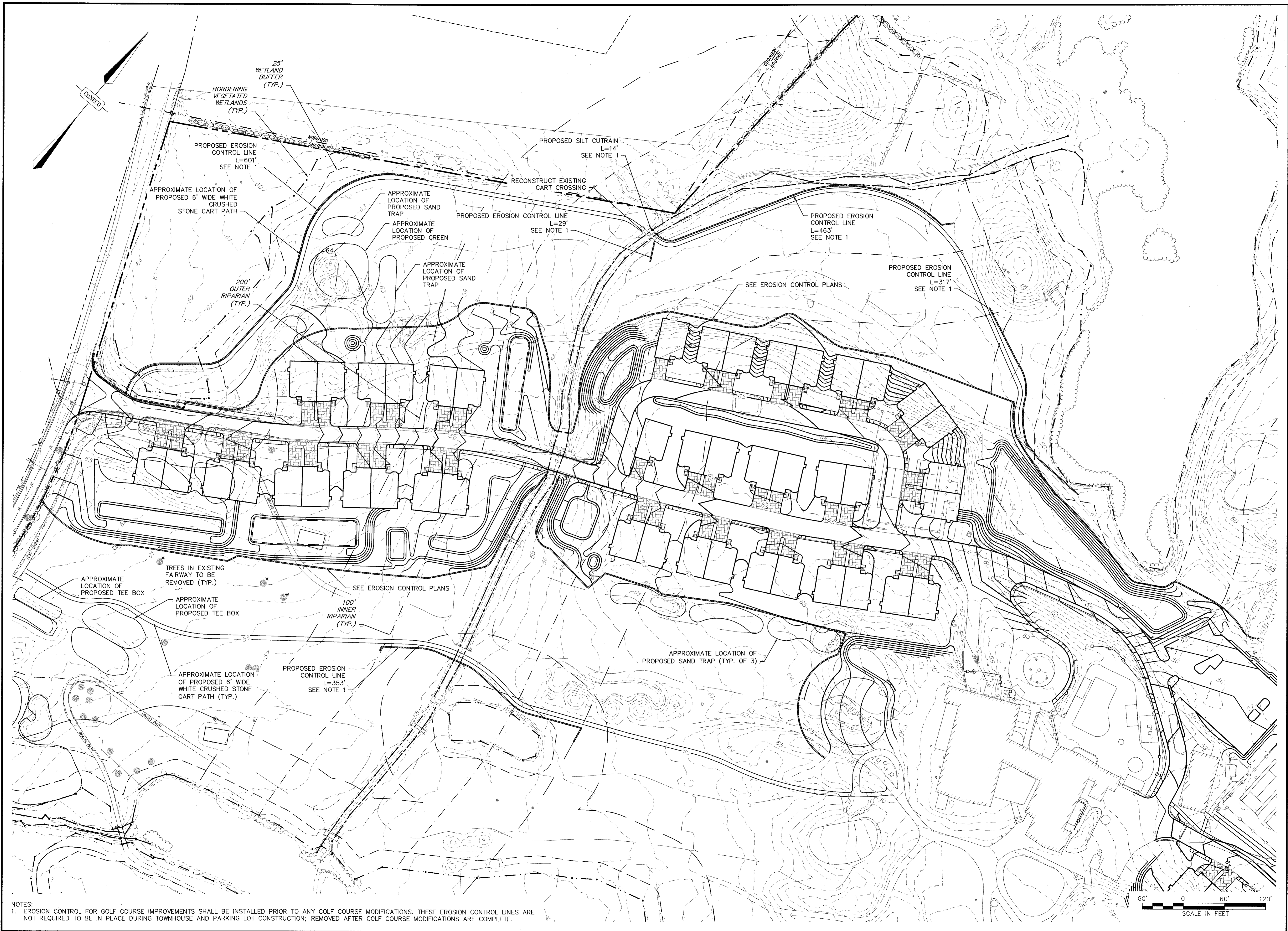
PROJECT: THE CAPE CLUB OF SHARON
 25 NOT STREET
 SHARON, MA 02067

PERMITTING PLANS

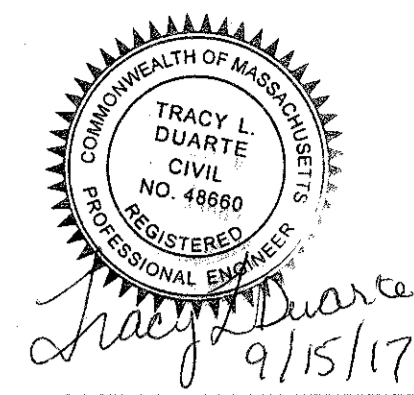
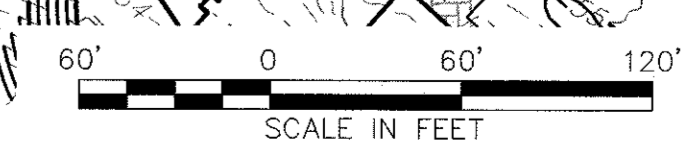
GRADING AND DRAINAGE PLAN
 SHEET 3 OF 3

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 Engineers & Scientists

4 FIRST STREET, BROCKWATER, MASSACHUSETTS 02324
 PHONE 508-697-5100 FAX 508-697-5996
 CE 800-546-8355; WWW.CONECO.COM



NOTES:
 1. EROSION CONTROL FOR GOLF COURSE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ANY GOLF COURSE MODIFICATIONS. THESE EROSION CONTROL LINES ARE NOT REQUIRED TO BE IN PLACE DURING TOWNHOUSE AND PARKING LOT CONSTRUCTION; REMOVED AFTER GOLF COURSE MODIFICATIONS ARE COMPLETE.



9/15/17

NO.	DATE	DESCRIPTION

PREPARED FOR: CAPE CLUB BUILDERS, LLC
 25 TROT STREET
 SHARON, MA 02067

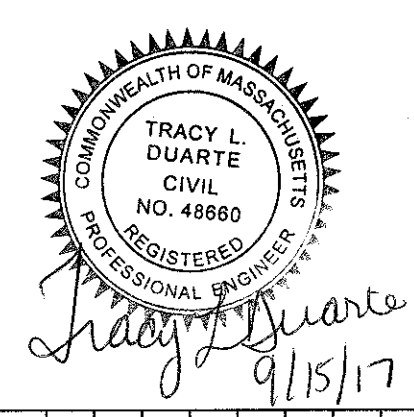
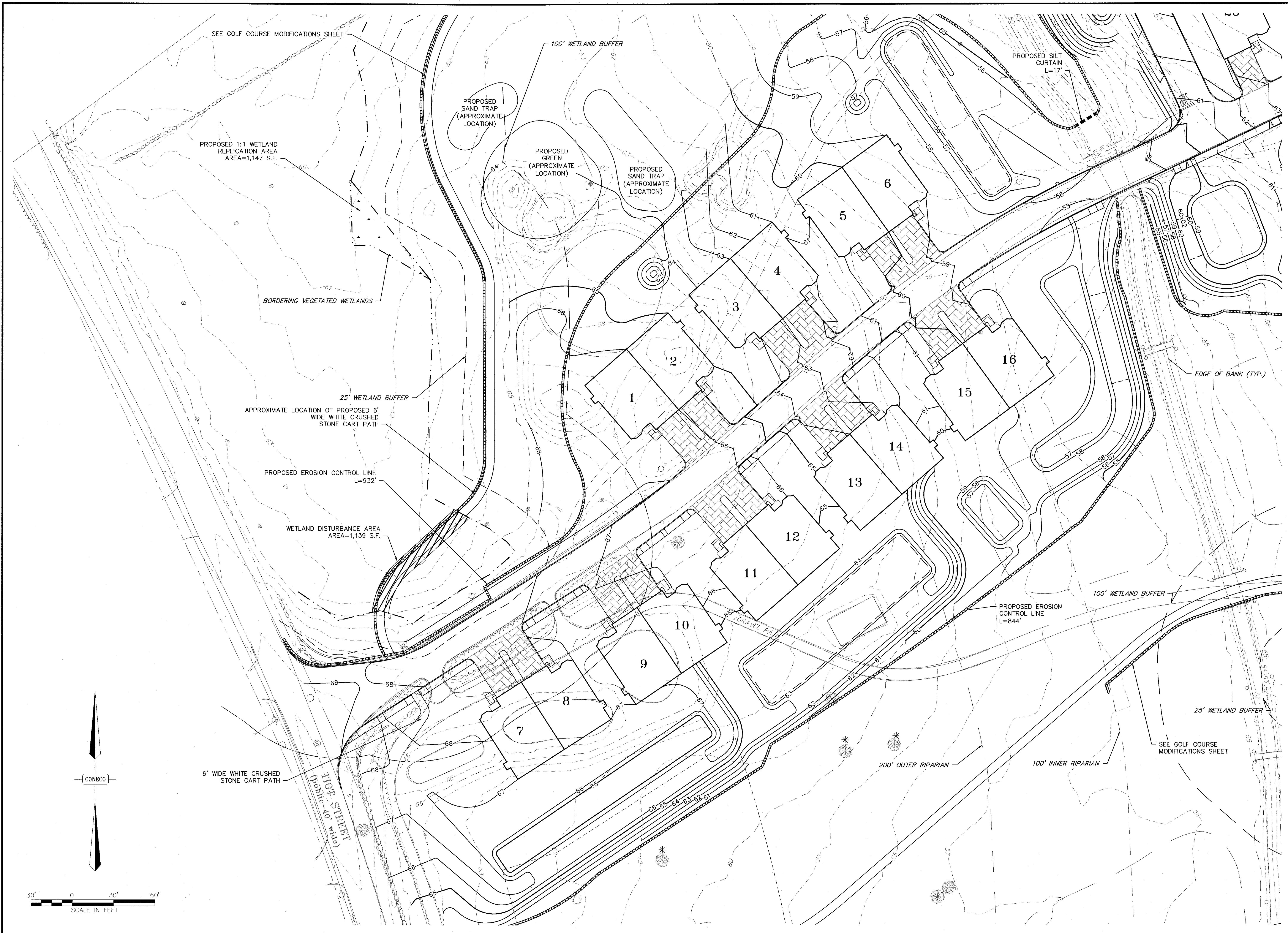
PROJECT: THE CAPE CLUB OF SHARON
 25 TROT STREET
 SHARON, MA 02067

DRAWING: GOLF COURSE MODIFICATIONS

PLAN SET: PERMITTING PLANS

DATE: 09/15/2017
 DESIGNED: XXX CHECKED: JEN
 DRAFTED: BCR IN CHARGE: SMO
 SCALE: 1" = 60'
 PROJECT NO. 9231.0
 SHEET NO. 26 OF 47

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Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
 WEBSITE: www.coneco.com



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TIOT STREET
SHARON, MA 02067

PROJECT: THE CAPE CLUB OF SHARON
25 TIOT STREET
SHARON, MA 02067

DATE: 09/15/2017

DESIGNED: BCR CHECKED: JEN

DRAFTED: BCR IN CHARGE: SMO

SCALE: 1" = 30'

PROJECT NO. 9231.0

SHEET NO. 27

PERMITTING PLANS

EROSION CONTROL PLAN SHEET 1 OF 3

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WEBSITE: www.coneco.com

DATE: 09/15/2017

DESIGNED: BCR CHECKED: JEN

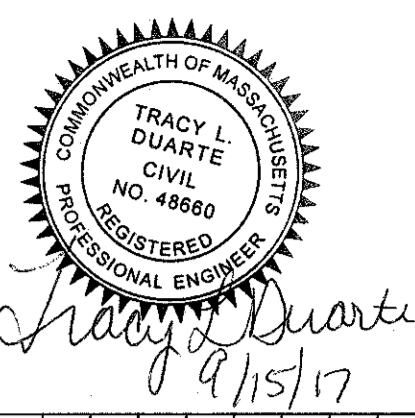
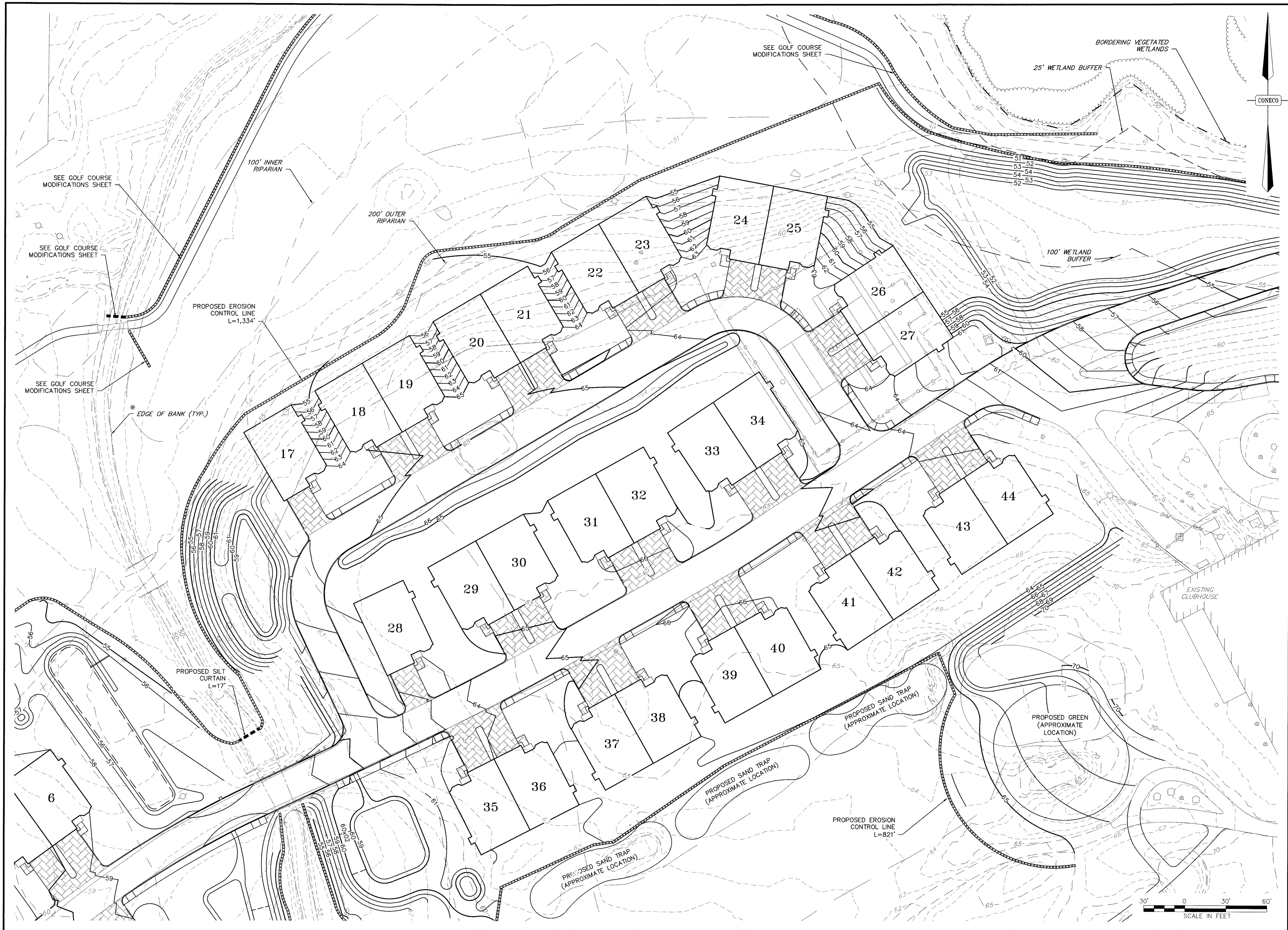
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SCALE: 1" = 30'

PROJECT NO. 9231.0

SHEET NO. 27

OF 47



NO.	DATE	REVISIONS DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
 25 TIT STREET
 SHARON, MA 02067

DRAWING:
EROSION CONTROL PLAN
 SHEET 2 OF 3

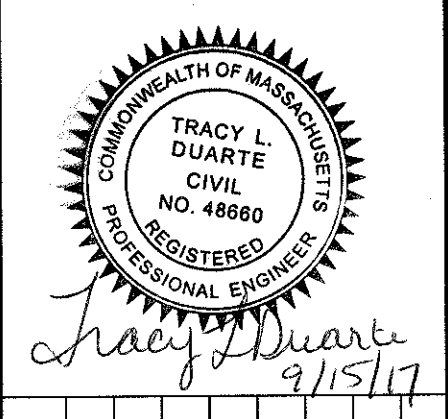
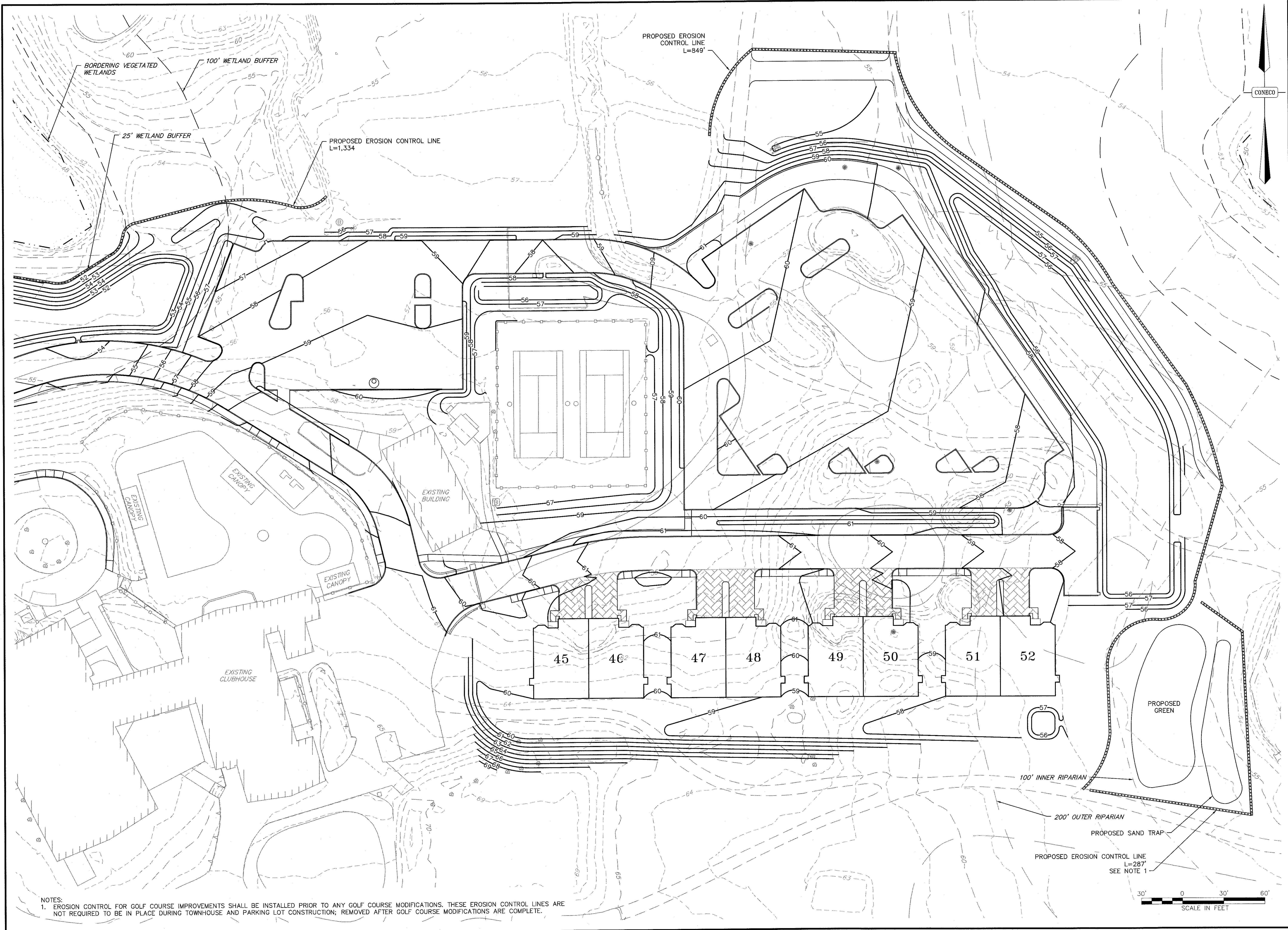
PROJECT:
THE CAPE CLUB OF SHARON
 25 TIT STREET
 SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

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 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE: 508-697-3118 FAX: 508-697-5996
 WWW: www.coneco.com

DATE	09/15/2017
DESIGNED: BCR	CHECKED: JEN
DRAFTED: BCR	IN CHARGE: SMO
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	28

OF 47



NO.	DATE	DESCRIPTION

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02067

DRAWING: EROSION CONTROL PLAN
SHEET 3 OF 3

PROJECT: THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02067

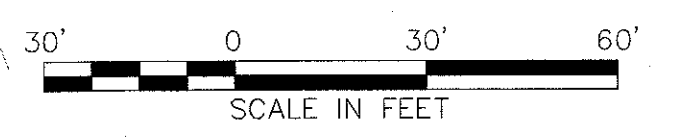
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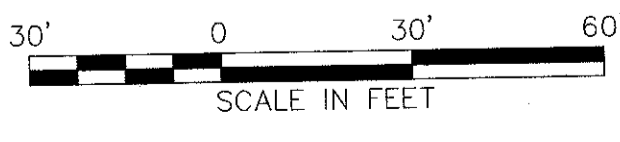
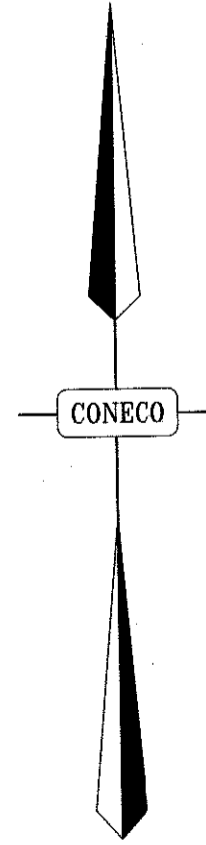
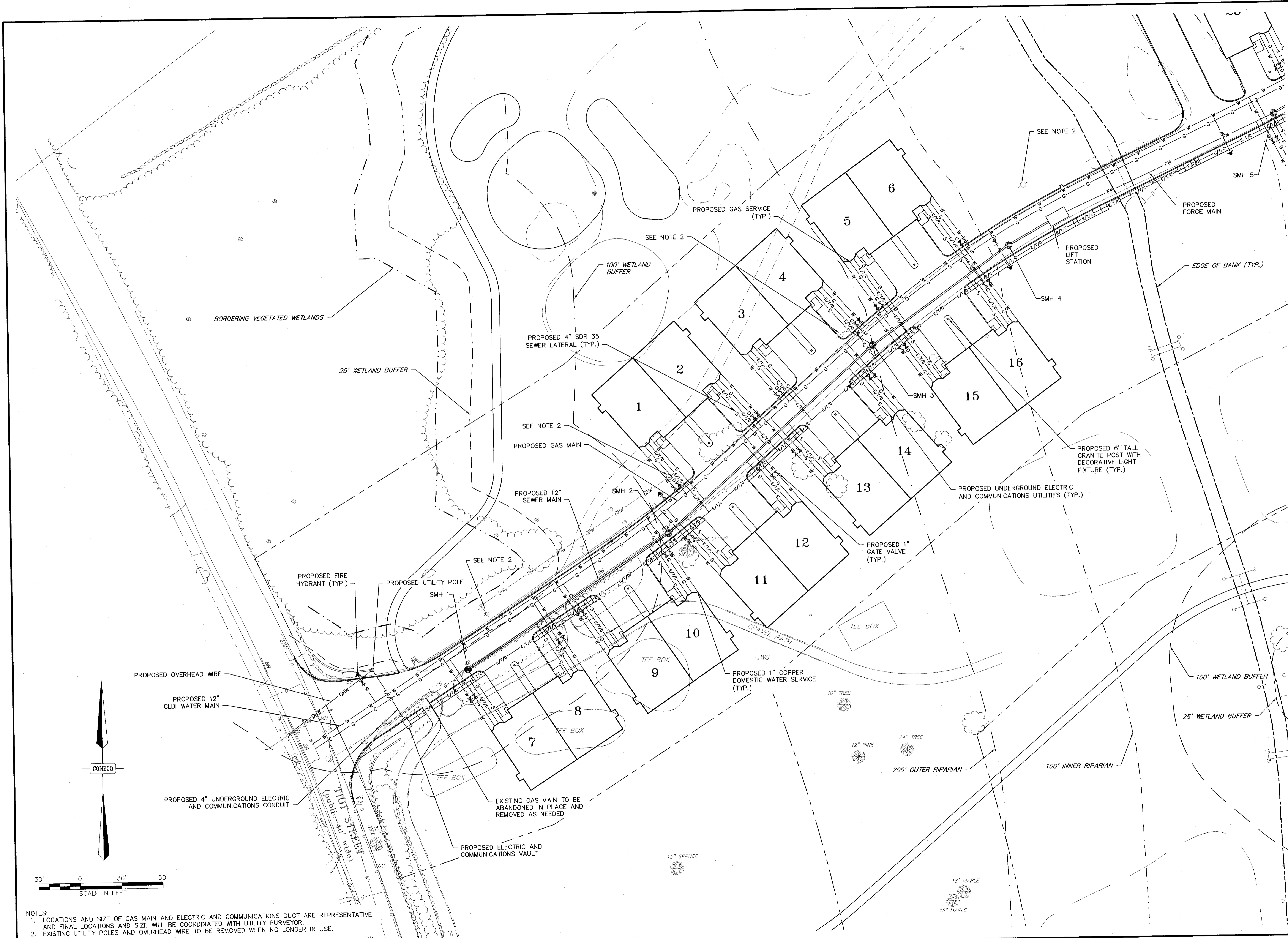
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PHONE 508-687-3191 OR 800-546-3355; FAX 508-687-5996
WEBSITE: www.coneco.com

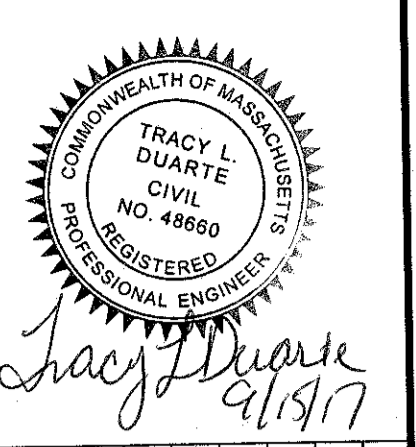
DATE	09/15/2017
DESIGNED: BCR	CHECKED: JEN
DRAFTED: BCR	IN CHARGE: SMO
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	29 OF 47

NOTES:
1. EROSION CONTROL FOR GOLF COURSE IMPROVEMENTS SHALL BE INSTALLED PRIOR TO ANY GOLF COURSE MODIFICATIONS. THESE EROSION CONTROL LINES ARE NOT REQUIRED TO BE IN PLACE DURING TOWNHOUSE AND PARKING LOT CONSTRUCTION; REMOVED AFTER GOLF COURSE MODIFICATIONS ARE COMPLETE.





NOTES:
 1. LOCATIONS AND SIZE OF GAS MAIN AND ELECTRIC AND COMMUNICATIONS DUCT ARE REPRESENTATIVE AND FINAL LOCATIONS AND SIZE WILL BE COORDINATED WITH UTILITY PURVEYOR.
 2. EXISTING UTILITY POLES AND OVERHEAD WIRE TO BE REMOVED WHEN NO LONGER IN USE.



NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
 25 TIOOT STREET
 SHARON, MA 02067

DRAWING:
UTILITY PLAN
 SHEET 1 OF 3

PROJECT:
THE CAPE CLUB OF SHARON
 25 TIOOT STREET
 SHARON, MA 02067

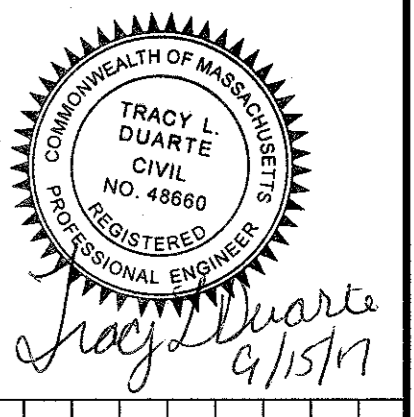
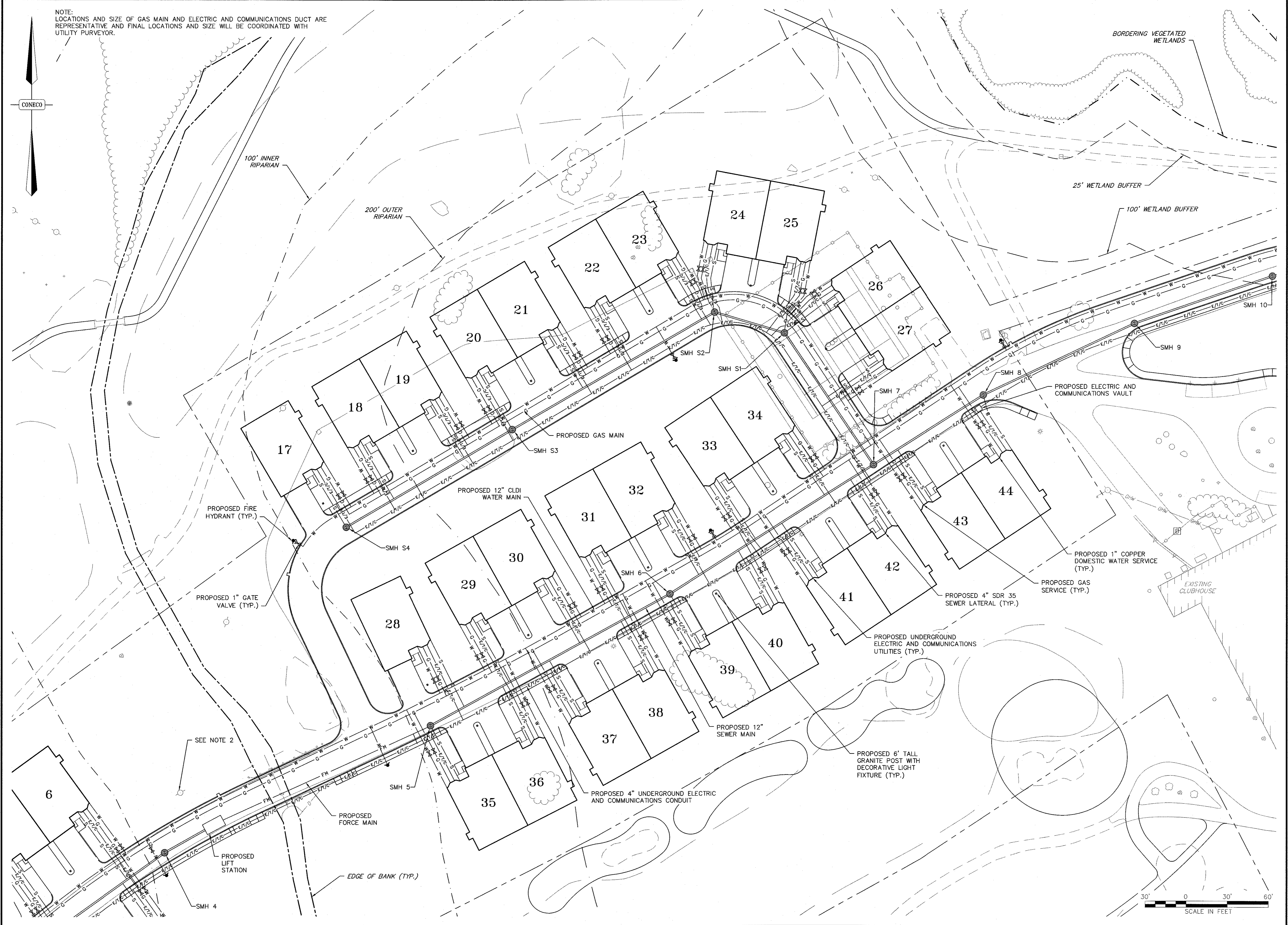
PLAN SET:
PERMITTING PLANS

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DATE	09/15/2017
DESIGNED: MSD	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	30

NOTE:
LOCATIONS AND SIZE OF GAS MAIN AND ELECTRIC AND COMMUNICATIONS DUCT ARE REPRESENTATIVE AND FINAL LOCATIONS AND SIZE WILL BE COORDINATED WITH UTILITY PURVEYOR.

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NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIT STREET
SHARON, MA 02067

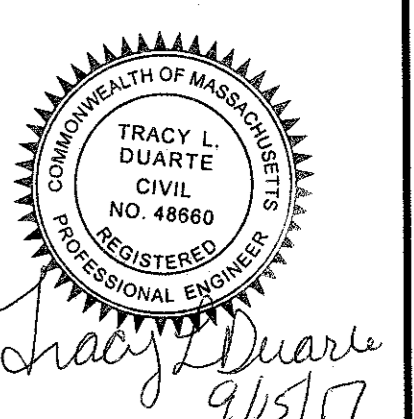
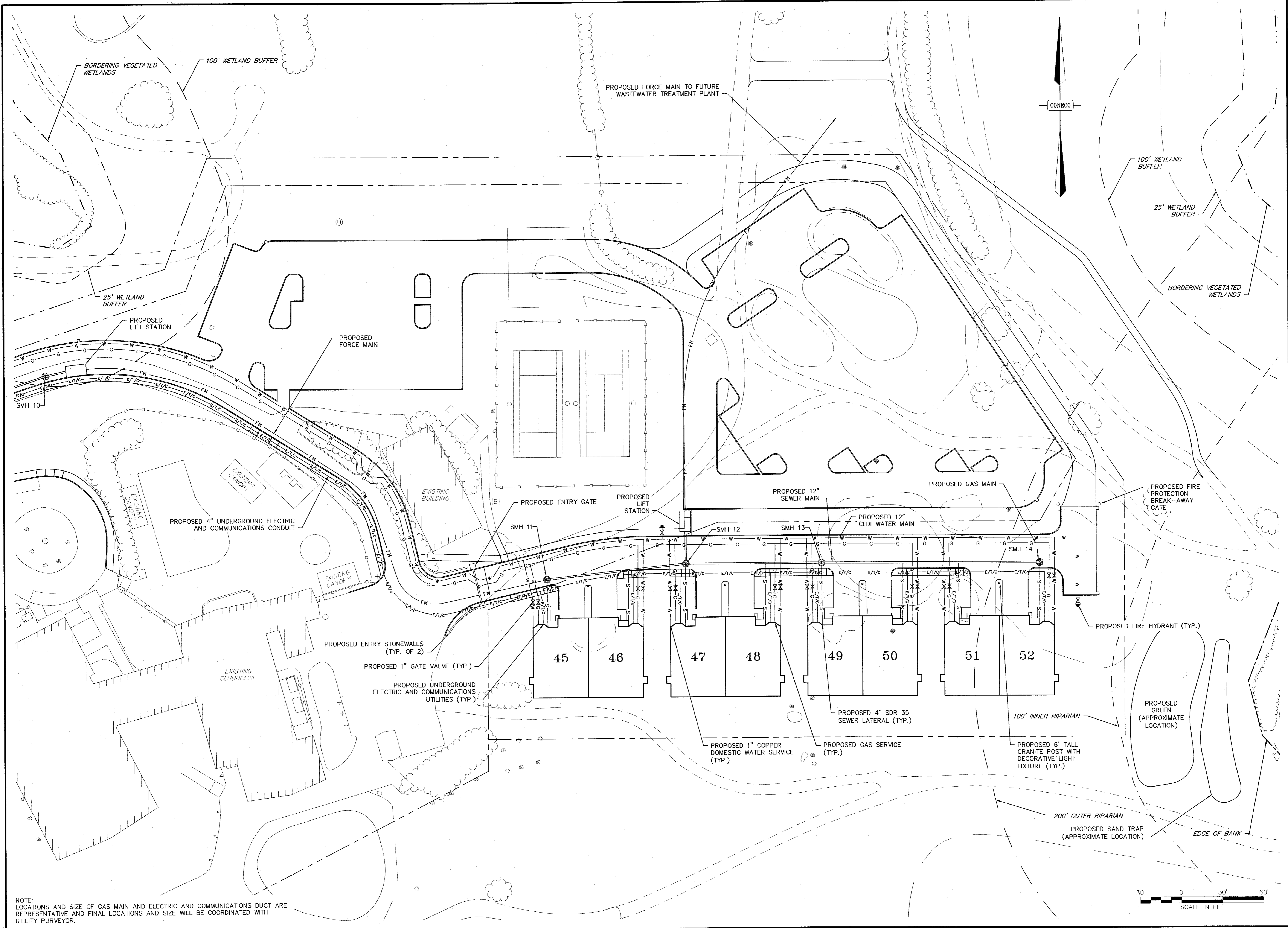
PROJECT:
THE CAPE CLUB OF SHARON
25 TIT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

UTILITY PLAN
SHEET 2 OF 3

DATE: 09/15/2017
DESIGNED: MSD CHECKED: JEN
DRAFTED: MSD IN CHARGE: SMO
SCALE: 1" = 30'
PROJECT NO. 9231.0
SHEET NO. 31 OF 47

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PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
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NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
 25 TITOT STREET
 SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
 25 TITOT STREET
 SHARON, MA 02067

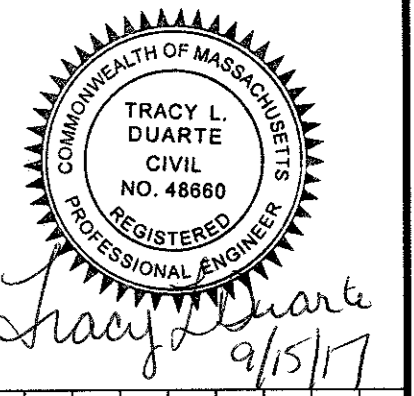
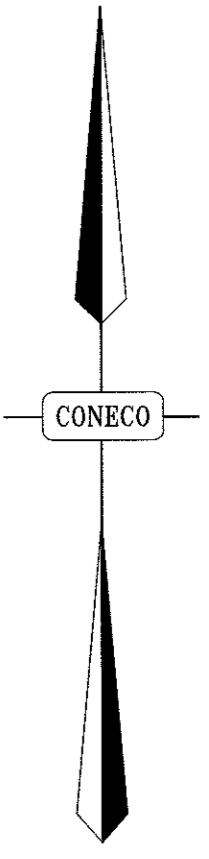
PERMITTED FOR:
PERMITTING PLANS

DRAWING:
UTILITY PLAN
 SHEET 3 OF 3

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 Engineers & Scientists
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 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
 WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: MSD	CHECKED: JEN
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	32

OF 47



NO.	DATE	DESCRIPTION	DR/CK

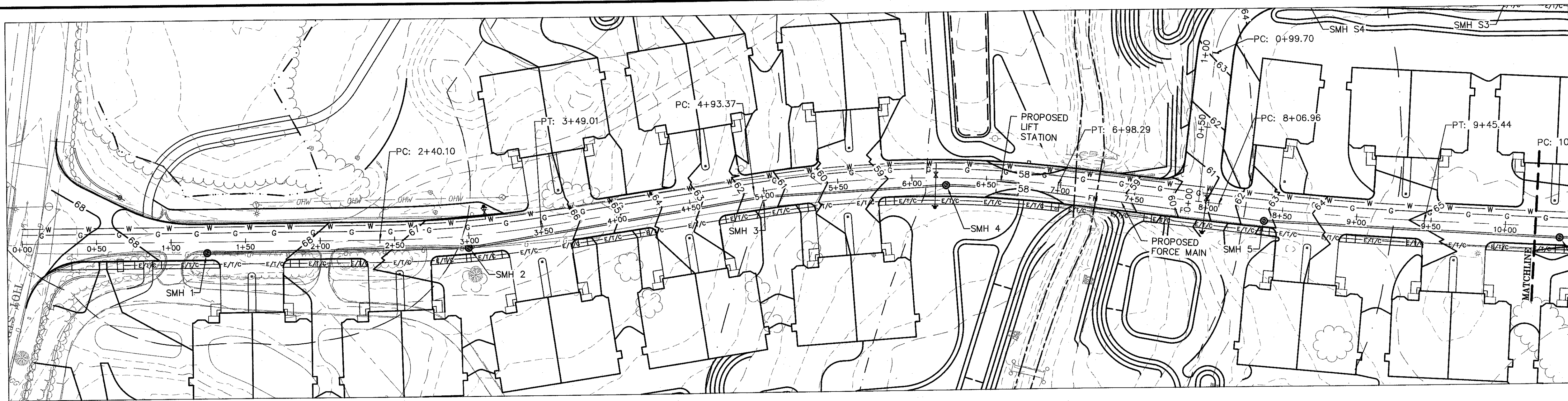
PREPARED FOR: **CAPE CLUB BUILDERS, LLC**
 25 TITOT STREET
 SHARON, MA 02087
 DRAWING: **ROADWAYS PLAN & PROFILES**
KEY PLAN

PROJECT: **THE CAPE CLUB OF SHARON**
 25 TITOT STREET
 SHARON, MA 02087
 PERMITTING PLANS

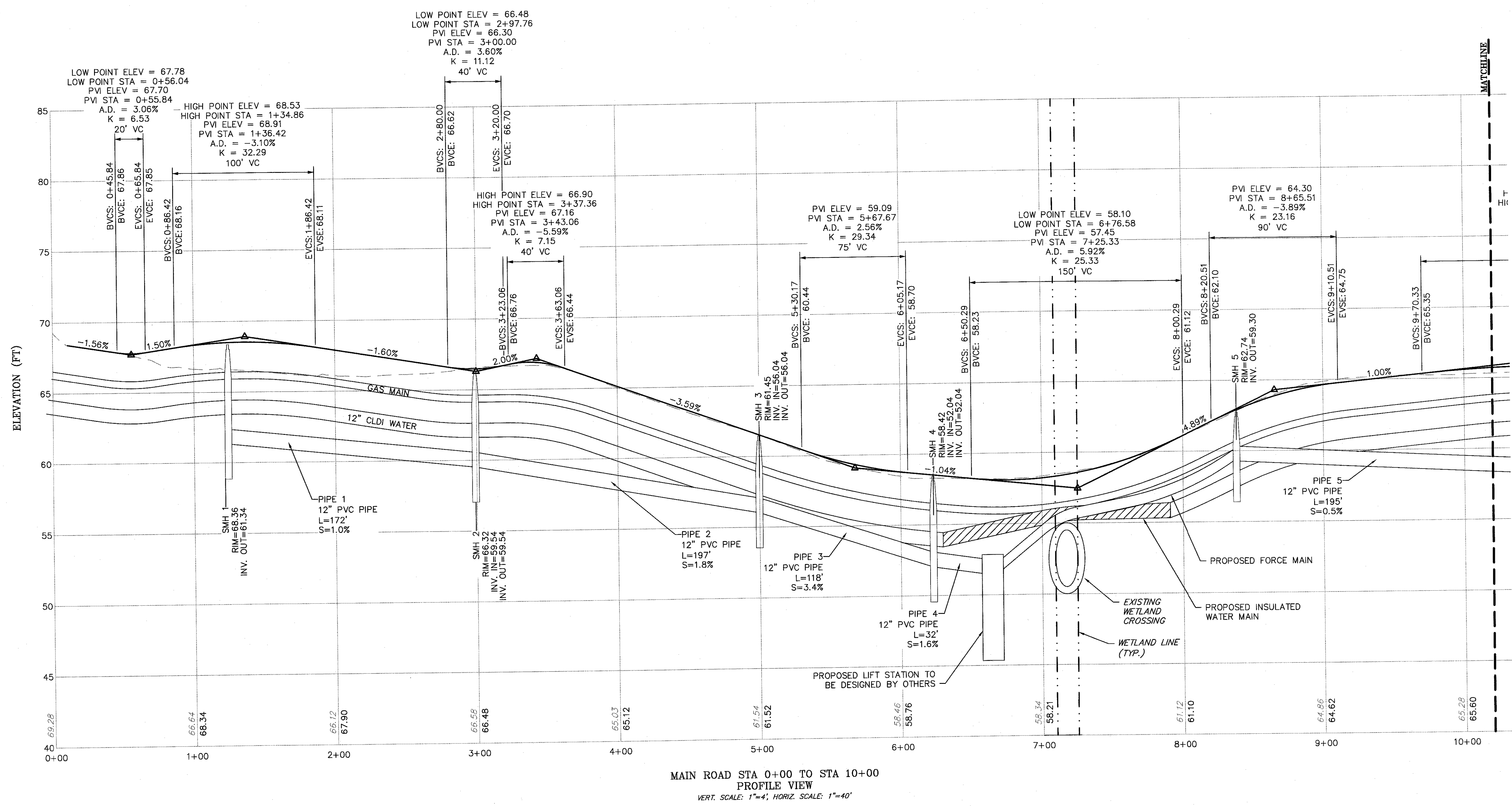
CONECO
Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02224
 PHONE 508-697-3111 FAX 508-697-9996
 BRIDGEWATER, MASSACHUSETTS 02224
 PHONE 508-697-3111 FAX 508-697-9996
 WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: JEN	IN CHARGE: SMO
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PROJECT NO.	9231.0

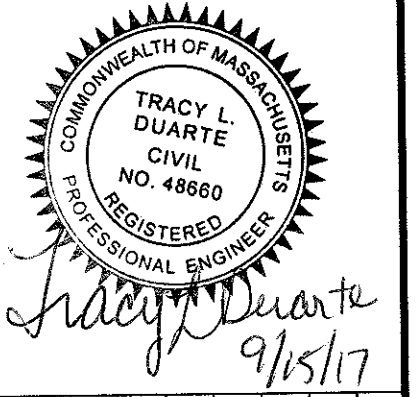
SHEET NO. **33**
 OF 47



MAIN ROAD STA 0+00 TO STA 10+00
PLAN VIEW
SCALE: 1"=40'



MAIN ROAD STA 0+00 TO STA 10+00
PROFILE VIEW
VERT. SCALE: 1"=4', HORIZ. SCALE: 1"=40'



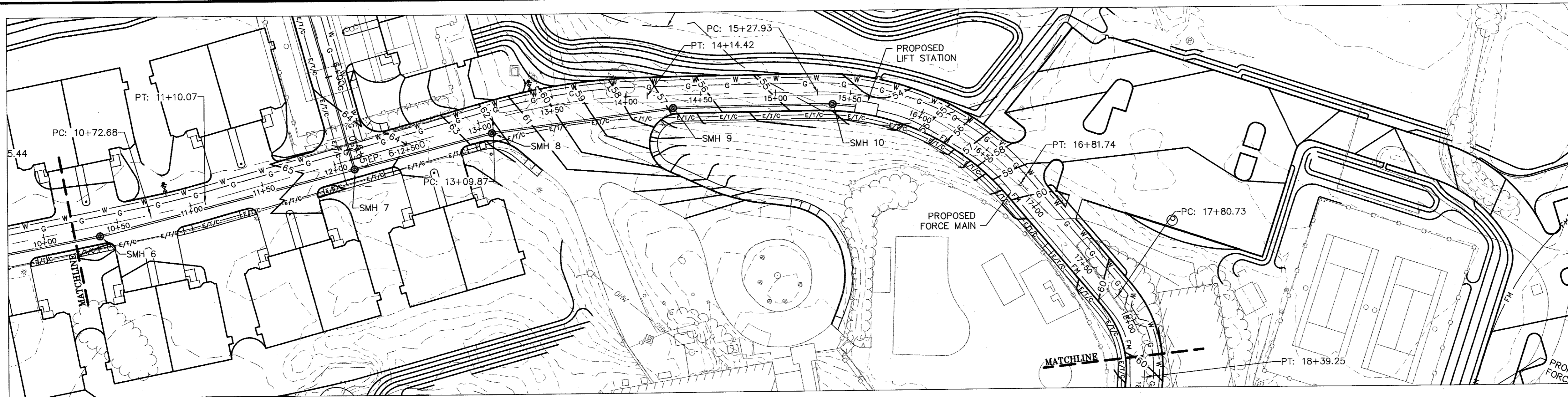
NO.	DATE	DESCRIPTION	DR./SK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOOT STREET
SHARON, MA 02067

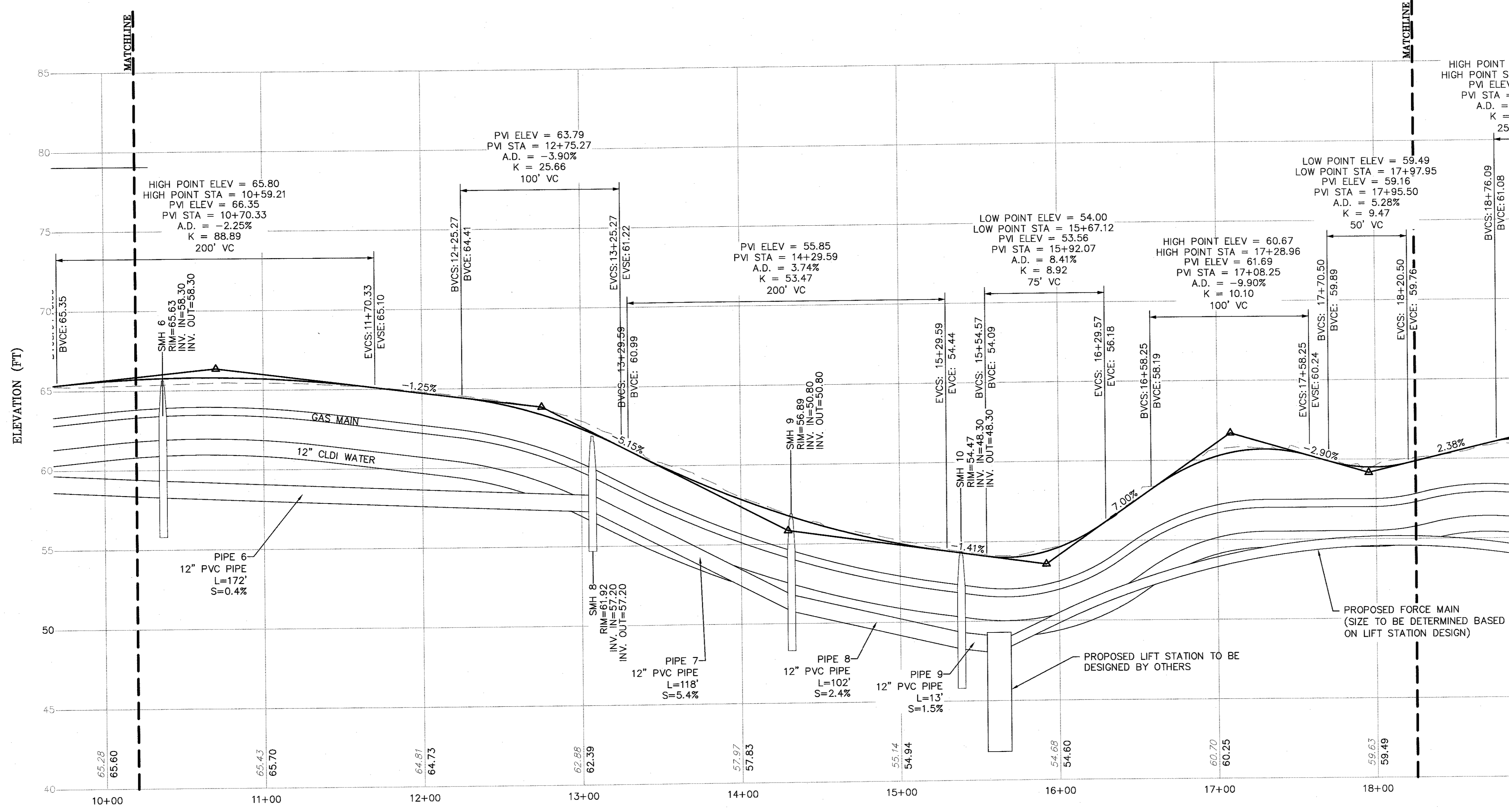
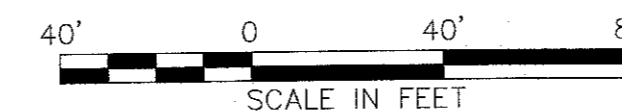
PROJECT:
THE CAPE CLUB OF SHARON
25 TIOOT STREET
SHARON, MA 02067

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Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-697-3191 OR 800-548-3355; FAX: 508-697-5996
WEBSITE: www.coneco.com

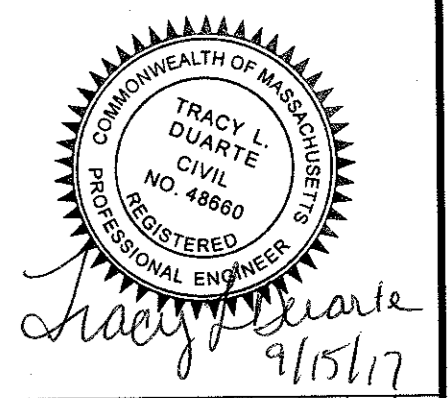
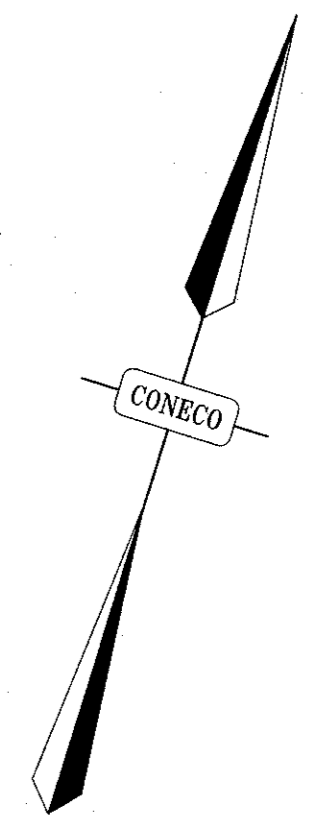
DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	AS SHOWN
PROJECT NO.	9231.0
SHEET NO.	34 OF 47



MAIN ROAD STA 10+00 TO STA 18+00
PLAN VIEW
SCALE: 1"=40'



MAIN ROAD STA 10+00 TO STA 18+00
PROFILE VIEW
VERT. SCALE: 1"=4', HORIZ. SCALE: 1"=40'



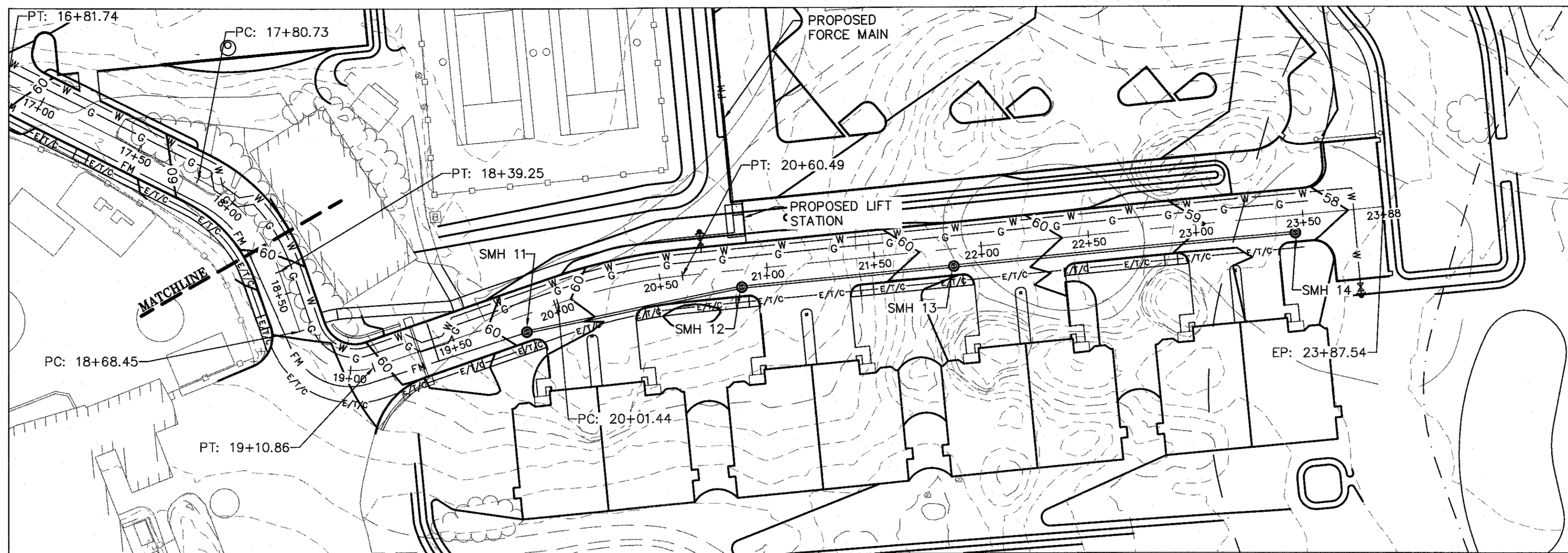
NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOU STREET
SHARON, MA 02067

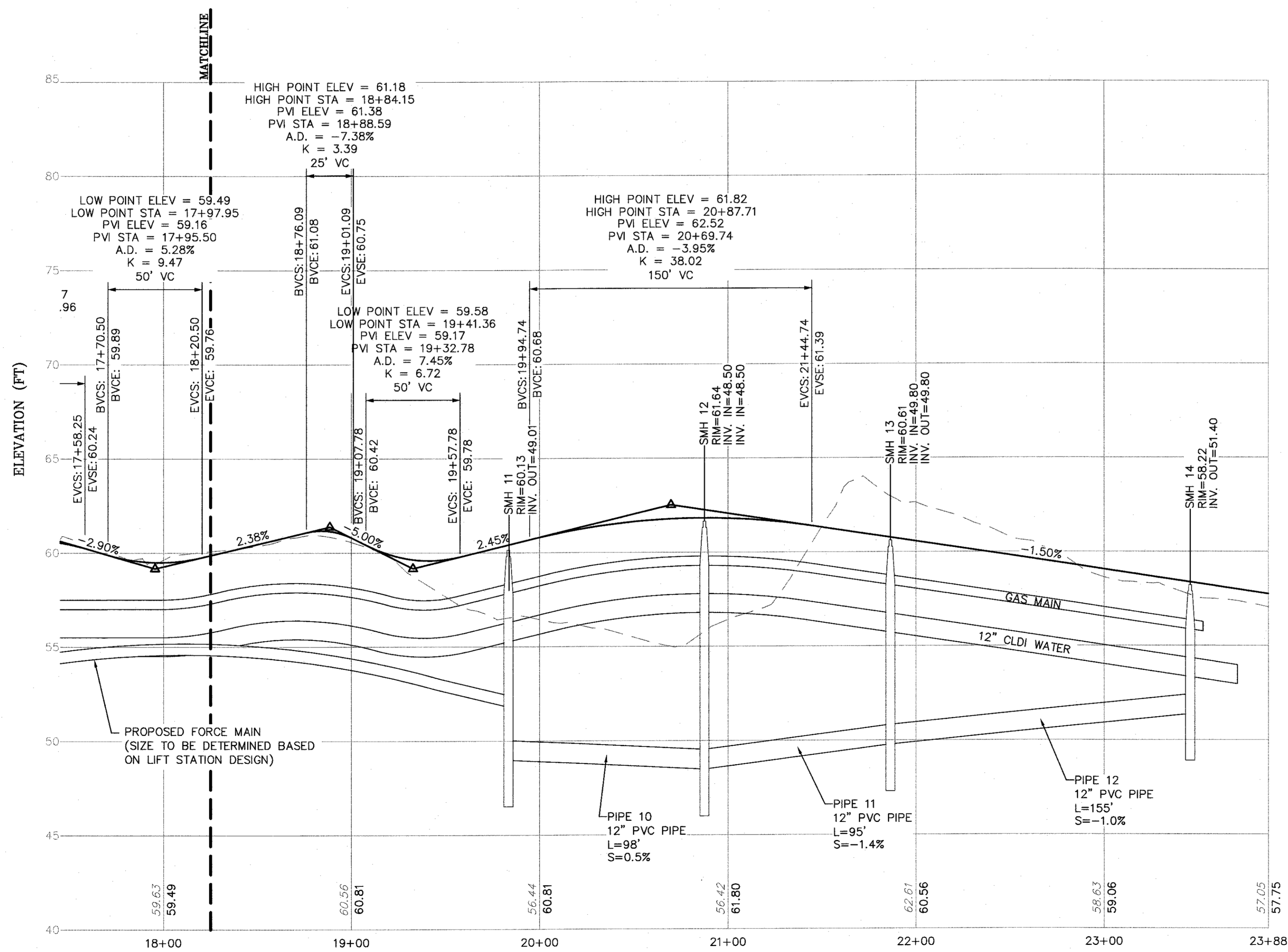
PROJECT:
THE CAPE CLUB OF SHARON
25 TIOU STREET
SHARON, MA 02067

DATE: 09/15/2017
DESIGNED: JEN CHECKED: TLD
DRAFTED: MSD IN CHARGE: SMO
SCALE: AS SHOWN
PROJECT NO. 9231.0
SHEET NO. 35 OF 47

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MAIN ROAD STA 18+00 TO STA 23+79
PLAN VIEW
SCALE: 1"=40'



MAIN ROAD STA 18+00 TO STA 23+79
PROFILE VIEW
VERT. SCALE: 1"=4'; HORIZ. SCALE: 1"=40'

TRACY L. DUARTE
CIVIL ENGINEER
NO. 48860
REGISTERED
9/15/17

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

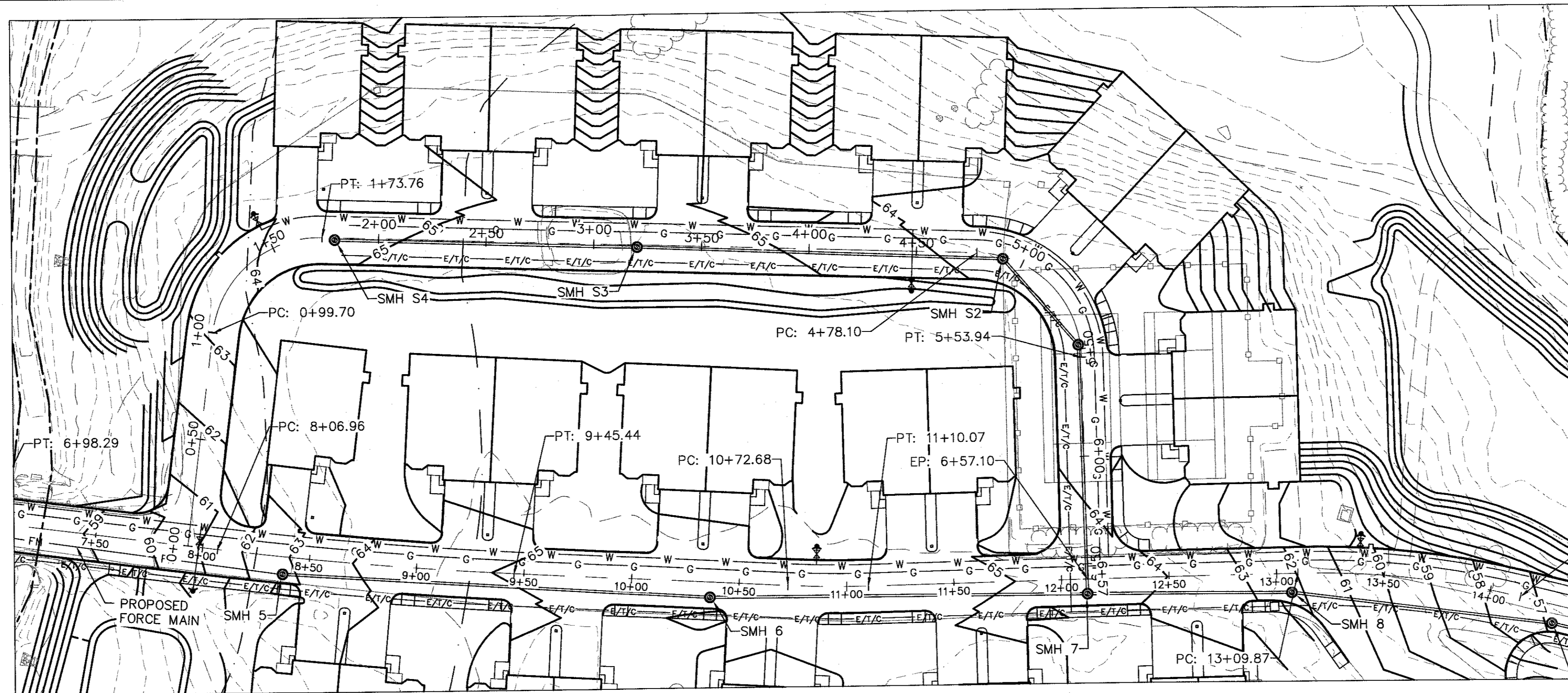
DRAWING:
ROADWAY PLAN & PROFILES
SHEET 3 OF 4

PROJECT:
THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

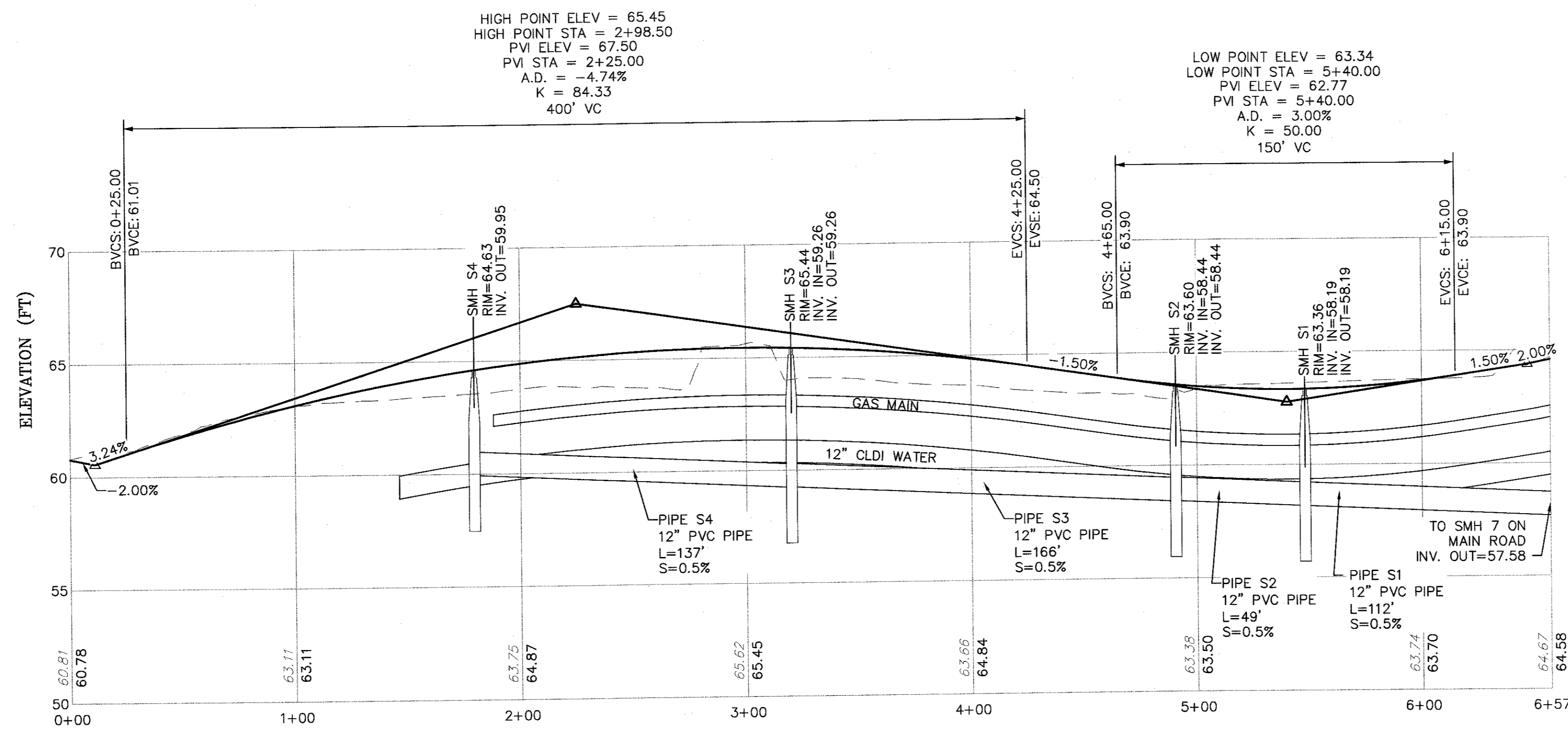
PLAN SET:
PERMITTING PLANS

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PHONE: 508-697-3191 OR 800-548-3355; FAX: 508-697-5866
WEBSITE: www.conecco.com

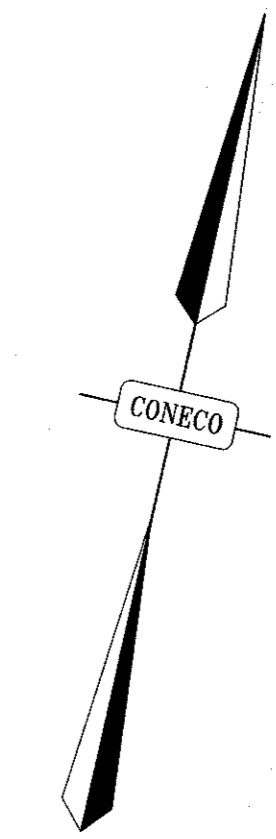
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DESIGNED:	JEN
CHECKED:	JEN
DRAFTED:	MSD
IN CHARGE:	SMO
SCALE:	AS SHOWN
PROJECT NO.:	9231.0
SHEET NO.:	36



LOOP ROAD STA 0+00 TO STA 6+21
PLAN VIEW
SCALE: 1"=40'



LOOP ROAD STA 0+00 TO STA 6+57
PROFILE VIEW
VERT. SCALE: 1"=4'; HORIZ. SCALE: 1"=40'



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TIOU STREET
SHARON, MA 02087

DRAWING:
ROADWAY PLAN & PROFILES
SHEET 4 OF 4

PROJECT:
THE CAPE CLUB OF SHARON
25 TIOU STREET
SHARON, MA 02087

PLAN SET:
PERMITTING PLANS

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PHONE 508-897-3191 OR 800-548-3355; FAX 508-697-5986
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: JEN	CHECKED: TLD
DRAFTED: MSD	IN CHARGE: SMO
SCALE:	AS SHOWN
PROJECT NO.	9231.0
SHEET NO.	37 OF 47

SprVily-Lndscp_2017-9.dwg \ SprVily-Lndscp-L1_2017-9-15a.pdf



PLANT LIST:

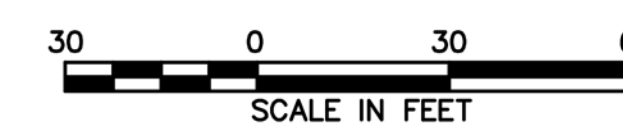
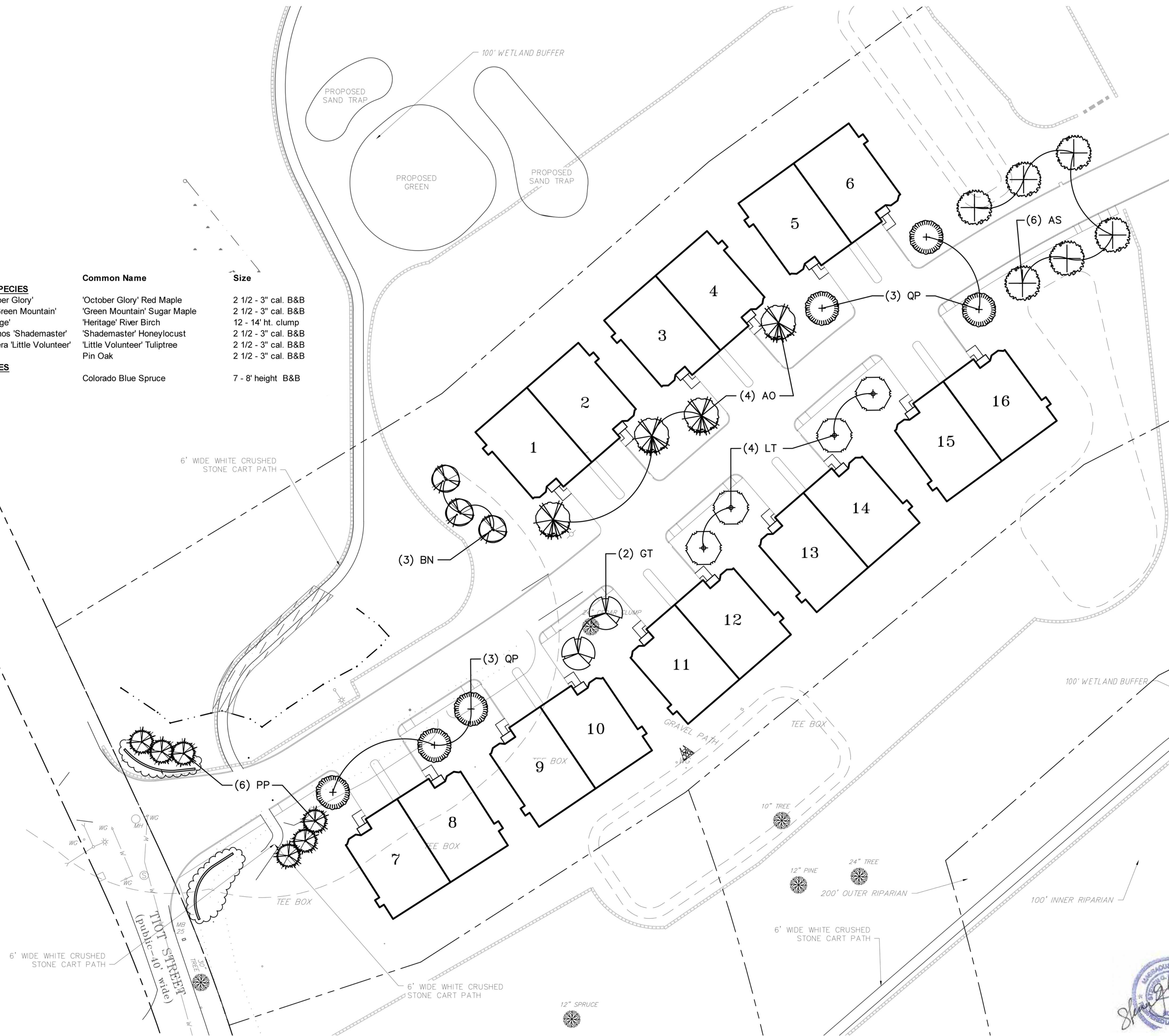
Qty.	Sym.	Botanical Name	Common Name	Size
NATIVE TREES SPECIES				
4	AO	Acer rubrum 'October Glory'	'October Glory' Red Maple	2 1/2 - 3" cal. B&B
6	AS	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2 1/2 - 3" cal. B&B
3	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12 - 14' ht. clump
2	GT	Gleditsia triacanthos 'Shademaster'	'Shademaster' Honeylocust	2 1/2 - 3" cal. B&B
4	LT	Liriodendron tulipifera 'Little Volunteer'	'Little Volunteer' Tuliptree	2 1/2 - 3" cal. B&B
6	QP	Quercus palustris	Pin Oak	2 1/2 - 3" cal. B&B
EVERGREEN TREES				
6	PP	Picea pungens	Colorado Blue Spruce	7 - 8' height B&B

PLANTING NOTES:

- Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect.
- Plants shall be balled and burlapped or container grown.
- Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
- Plant beds to receive 3-inch min. depth of shredded bark mulch. Contractor to submit bark samples for approval.
- Plant beds shall be a min. of 12-inches from edge of plant material.
- Plants shall be guaranteed for 2-years after installation.
- Plants to be field located and approved by Landscape Architect.
- Loam (5" min. depth) & seed all lawn areas & disturbed areas not noted to receive other treatment. See Civil Plans for limit of work.



Call DIGSAFE, 1-888-344-7233,
for location and marking of all
utilities prior to any excavation.
Private utilities may require
additional marking and investigation.



Cosmos Associates
Landscape Architects & Site Planners
5 Longview Street Natick, MA 01760
www.cosmosassociates.com

NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

DRAWING:
SITE LANDSCAPE PLAN
SHEET 1 OF 4

PROJECT:
THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

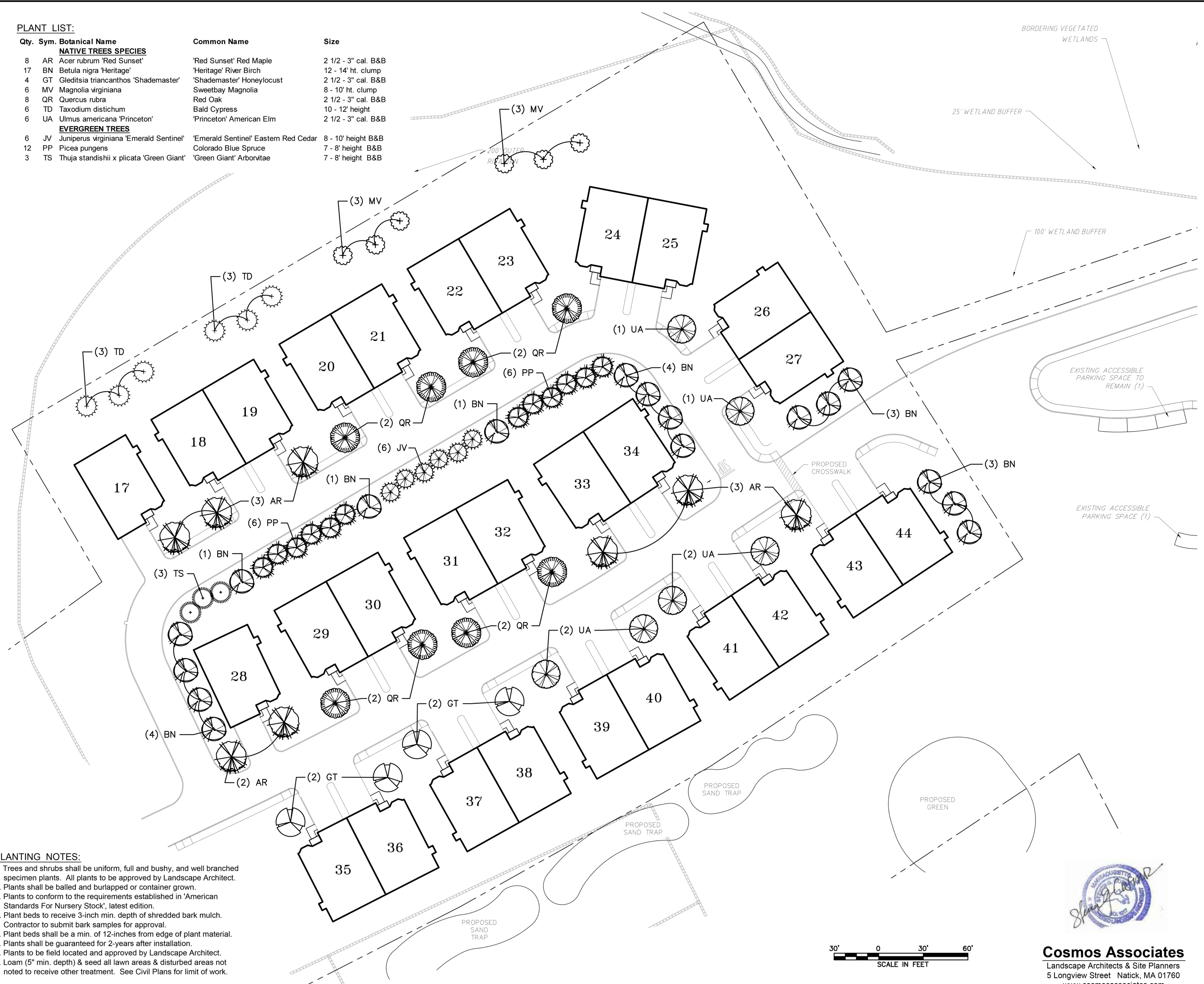
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Engineers & Scientists

4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5986
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: SGC	CHECKED: SGC
DRAFTED: REC	IN CHARGE:
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	38
	OF 47

PLANT LIST:

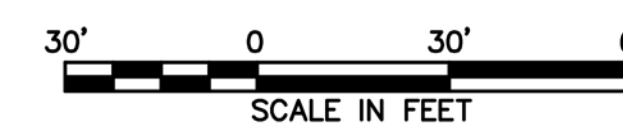
Qty.	Sym.	Botanical Name	Common Name	Size
NATIVE TREES SPECIES				
8	AR	Acer rubrum 'Red Sunset'	'Red Sunset' Red Maple	2 1/2 - 3" cal. B&B
17	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12 - 14' ht. clump
4	GT	Gleditsia triacanthos 'Shademaster'	'Shademaster' Honeylocust	2 1/2 - 3" cal. B&B
6	MV	Magnolia virginiana	Sweetbay Magnolia	8 - 10' ht. clump
8	QR	Quercus rubra	Red Oak	2 1/2 - 3" cal. B&B
6	TD	Taxodium distichum	Bald Cypress	10 - 12' height
6	UA	Ulmus americana 'Princeton'	'Princeton' American Elm	2 1/2 - 3" cal. B&B
EVERGREEN TREES				
6	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Red Cedar	8 - 10' height B&B
12	PP	Picea pungens	Colorado Blue Spruce	7 - 8' height B&B
3	TS	Thuja standishii x plicata 'Green Giant'	'Green Giant' Arborvitae	7 - 8' height B&B



PLANTING NOTES:

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch min. depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant beds shall be a min. of 12-inches from edge of plant material.
6. Plants shall be guaranteed for 2-years after installation.
7. Plants to be field located and approved by Landscape Architect.
8. Loam (5" min. depth) & seed all lawn areas & disturbed areas not noted to receive other treatment. See Civil Plans for limit of work.

Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.



Cosmos Associates
Landscape Architects & Site Planners
5 Longview Street Natick, MA 01760
www.cosmosassociates.com



NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

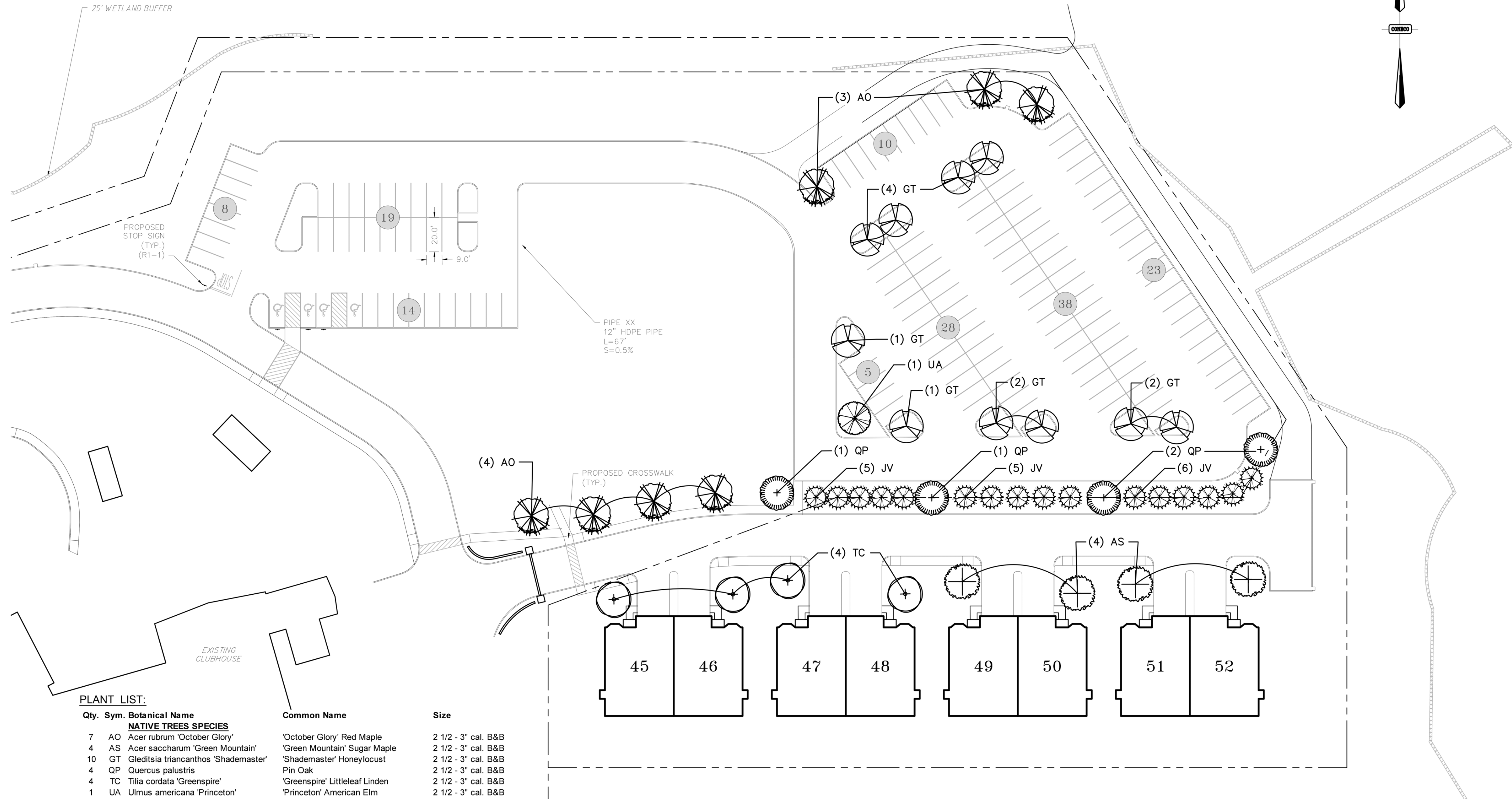
SITE LANDSCAPE PLAN
SHEET 2 OF 4

DATE: 09/15/2017
DESIGNED: SGC CHECKED: SGC
DRAFTED: REC IN CHARGE:
SCALE: 1" = 30'
PROJECT NO. 9231.0
SHEET NO.

C O N E C O
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5986
WEBSITE: www.coneco.com

SprVily-Lndscp-2017-9.dwg \ SprVily-Lndscp-L2_2017-9-15a.pdf

SprVily-Lndscp-2017-9.dwg \ SprVily-Lndscp-L3_2017-9-15.dwg



PLANT LIST:

Qty.	Sym.	Botanical Name	Common Name	Size
NATIVE TREES SPECIES				
7	AO	Acer rubrum 'October Glory'	'October Glory' Red Maple	2 1/2 - 3" cal. B&B
4	AS	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2 1/2 - 3" cal. B&B
10	GT	Gleditsia triacanthos 'Shademaster'	'Shademaster' Honeylocust	2 1/2 - 3" cal. B&B
4	QP	Quercus palustris	Pin Oak	2 1/2 - 3" cal. B&B
4	TC	Tilia cordata 'Greenspire'	'Greenspire' Littleleaf Linden	2 1/2 - 3" cal. B&B
1	UA	Ulmus americana 'Princeton'	'Princeton' American Elm	2 1/2 - 3" cal. B&B
EVERGREEN TREES				
16	JV	Juniperus virginiana 'Emerald Sentinel'	'Emerald Sentinel' Eastern Red Cedar	8 - 10' height B&B

PLANTING NOTES:

1. Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect.
2. Plants shall be balled and burlapped or container grown.
3. Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
4. Plant beds to receive 3-inch min. depth of shredded bark mulch. Contractor to submit bark samples for approval.
5. Plant beds shall be a min. of 12-inches from edge of plant material.
6. Plants shall be guaranteed for 2-years after installation.
7. Plants to be field located and approved by Landscape Architect.
8. Loam (5" min. depth) & seed all lawn areas & disturbed areas not noted to receive other treatment. See Civil Plans for limit of work.



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NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

PROJECT:
THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

DRAWING:
SITE LANDSCAPE PLAN
SHEET 3 OF 4

DATE: 09/15/2017

DESIGNED: SGC CHECKED: SGC

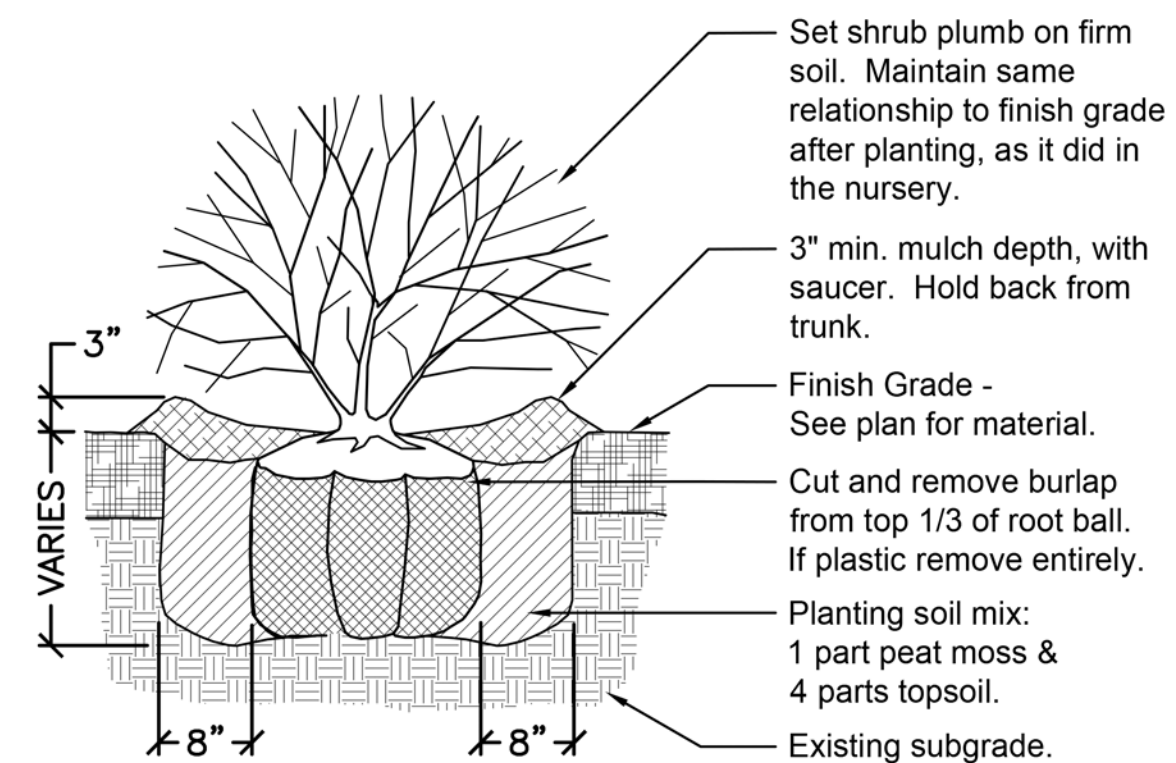
DRAFTED: REC IN CHARGE:

SCALE: 1" = 30'

PROJECT NO. 9231.0

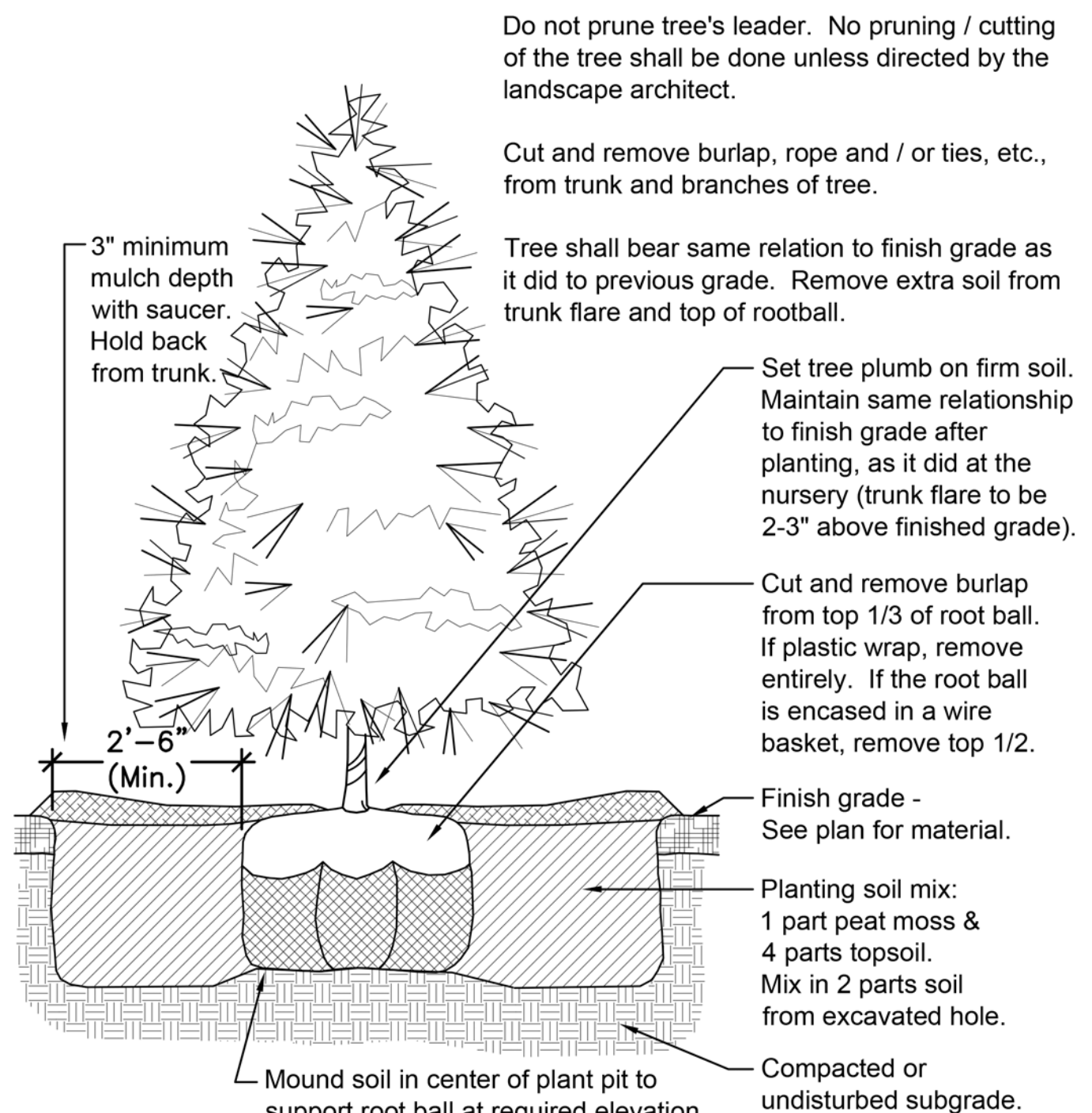
SHEET NO. **40** OF 47

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Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5986
WEBSITE: www.coneco.com



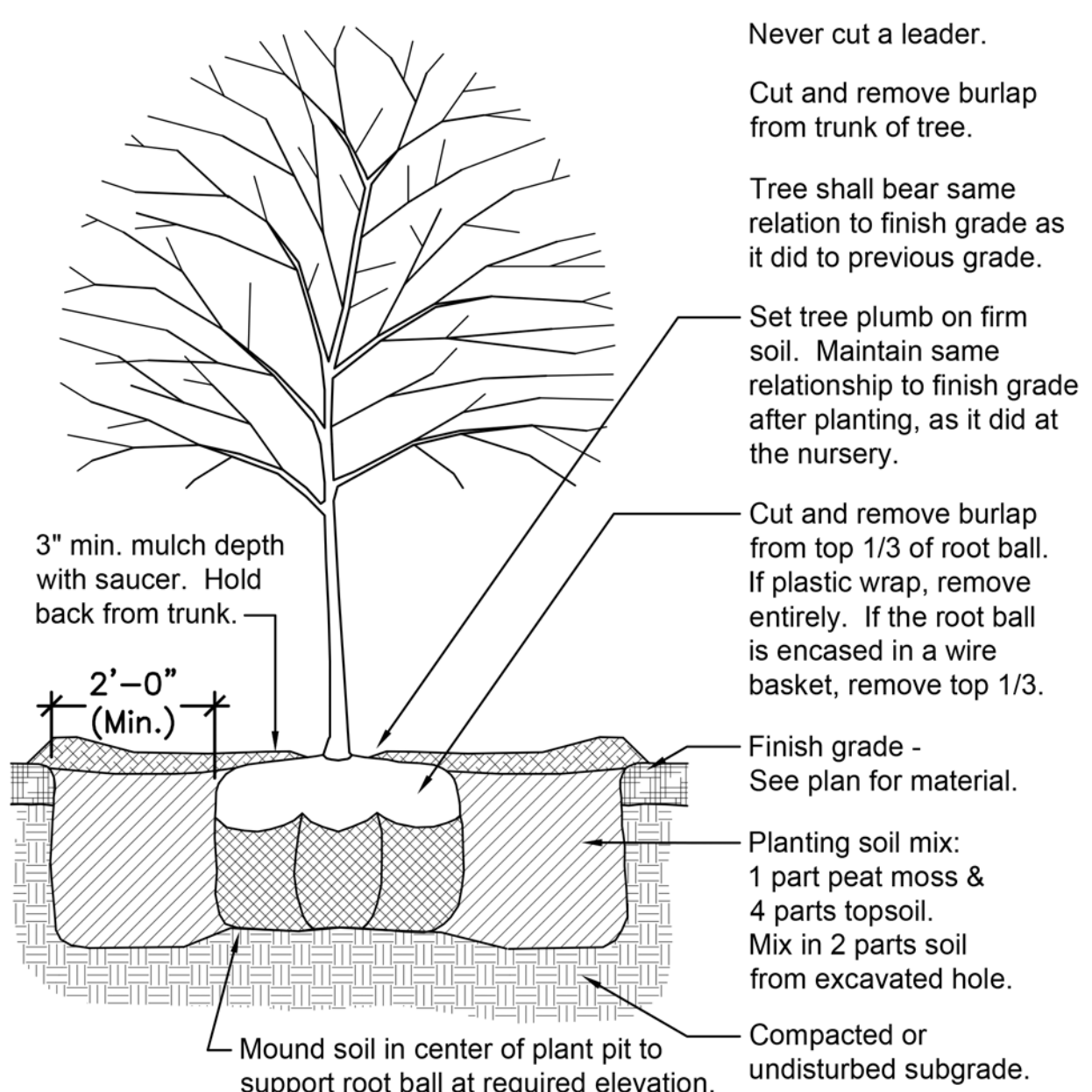
NOTES:
 1. New shrub beds to have a minimum of one foot planting soil.
 2. Shrubs to be full and bushy.

1 TYPICAL SHRUB PLANTING
 Scale: 3/4" = 1' - 0"



NOTES:
 1. Flood saucer twice during the first 24-hours after planting.
 2. Soak each tree twice weekly, for (3) weeks after fall planting.
 3. Soak each tree twice weekly, during spring and summer planting.

3 TYP. EVERGREEN TREE PLANTING
 Scale: 1/2" = 1' - 0"



NOTES:
 1. Soak each tree twice weekly, for (3) weeks after fall planting
 2. Soak each tree twice weekly, during spring and summer planting.

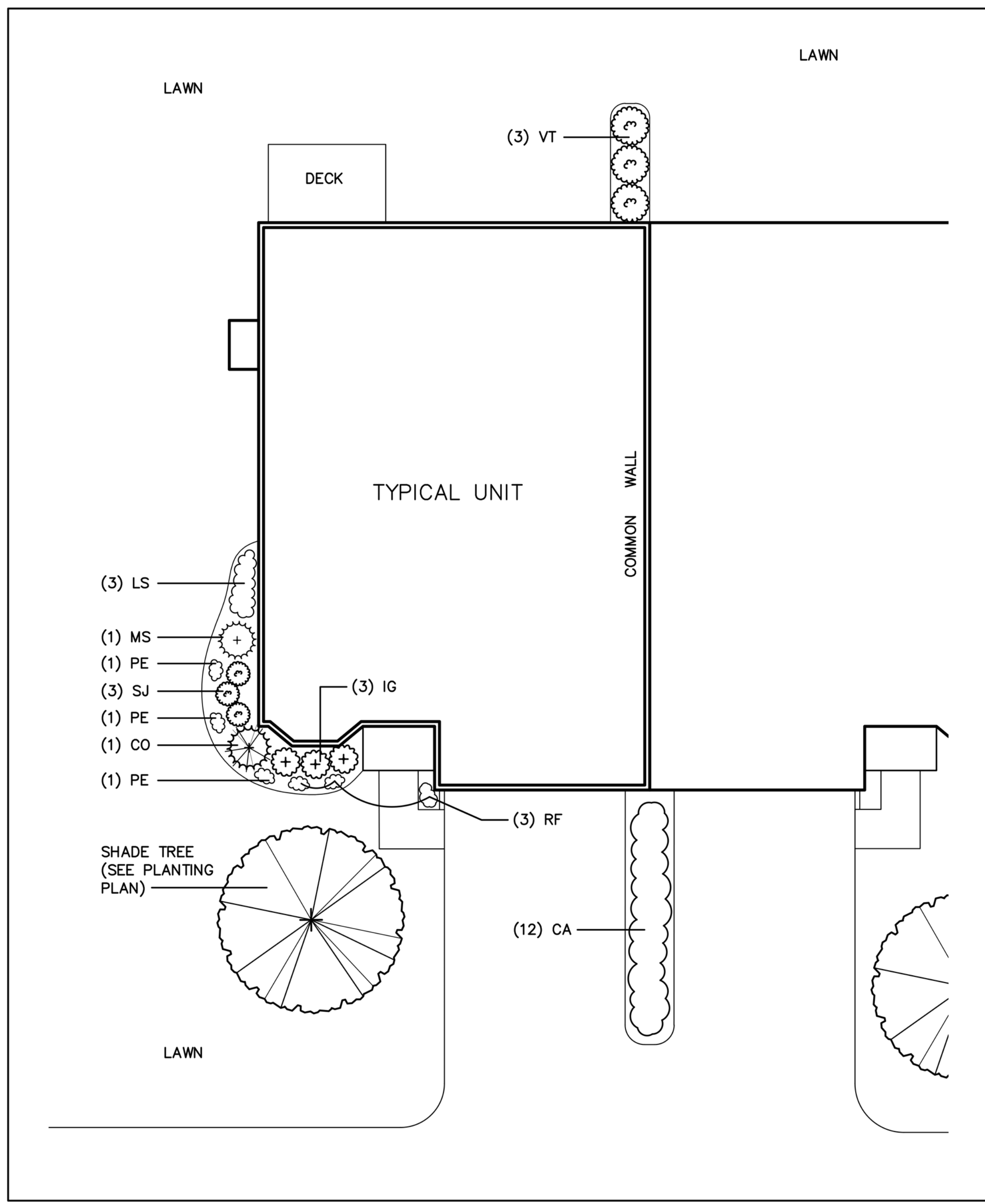
2 TYP. DECIDUOUS TREE PLANTING
 Scale: 1/2" = 1' - 0"

PLANT LIST:

Qty.	Sym.	Botanical Name	Common Name	Size
TYPICAL UNIT PLANTING LIST				
SHRUBS - DECIDUOUS AND EVERGREEN				
1	CO	Chamaecyparis obtusa 'Filicoides'	'Filicoides' Fernspray Cypress	3 - 3 1/2' ht.
3	IG	Ilex glabra 'Shamrock'	'Shamrock' Inkberry	5 gallon pot
3	SJ	Spirea japonica 'Gold Mound'	'Gold Mound' Spirea	3 gallon pot
3	VT	Viburnum trilobum	American Cranberrybush	5 gallon pot
PERENNIALS AND GRASSES				
12	CA	Calamagrostis x acut. 'Karl Foerster'	'Karl Foerster' Feather Reed Grass	3 gallon pot
3	LS	Leucanthemum x superbum 'Becky'	'Becky' Shasta Daisy	2 gallon pot
1	MS	Miscanthus sinensis 'Morning Light'	'Morning Light' Maiden Grass	3 gallon pot
3	PE	Pennisetum alopecuroides 'Hameln'	'Hameln' Dwarf Fountain Grass	2 gallon pot
3	RF	Rudbeckia fulgida 'Goldsturm'	'Goldsturm' Black-Eyed Susan	2 gallon pot

PLANTING NOTES:

- Trees and shrubs shall be uniform, full and bushy, and well branched specimen plants. All plants to be approved by Landscape Architect.
- Plants shall be balled and burlapped or container grown.
- Plants to conform to the requirements established in 'American Standards For Nursery Stock', latest edition.
- Plant beds to receive 3-inch min. depth of shredded bark mulch. Contractor to submit bark samples for approval.
- Plant beds shall be a min. of 12-inches from edge of plant material.
- Plants shall be guaranteed for 2-years after installation.
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- Loam (5" min. depth) & seed all lawn areas & disturbed areas not noted to receive other treatment. See Civil Plans for limit of work.



LANDSCAPE ENLARGEMENT PLAN



Call DIGSAFE, 1-888-344-7233, for location and marking of all utilities prior to any excavation. Private utilities may require additional marking and investigation.



Cosmos Associates
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NO.	DATE	DESCRIPTION	DR/CK

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
 25 TITOT STREET
 SHARON, MA 02067

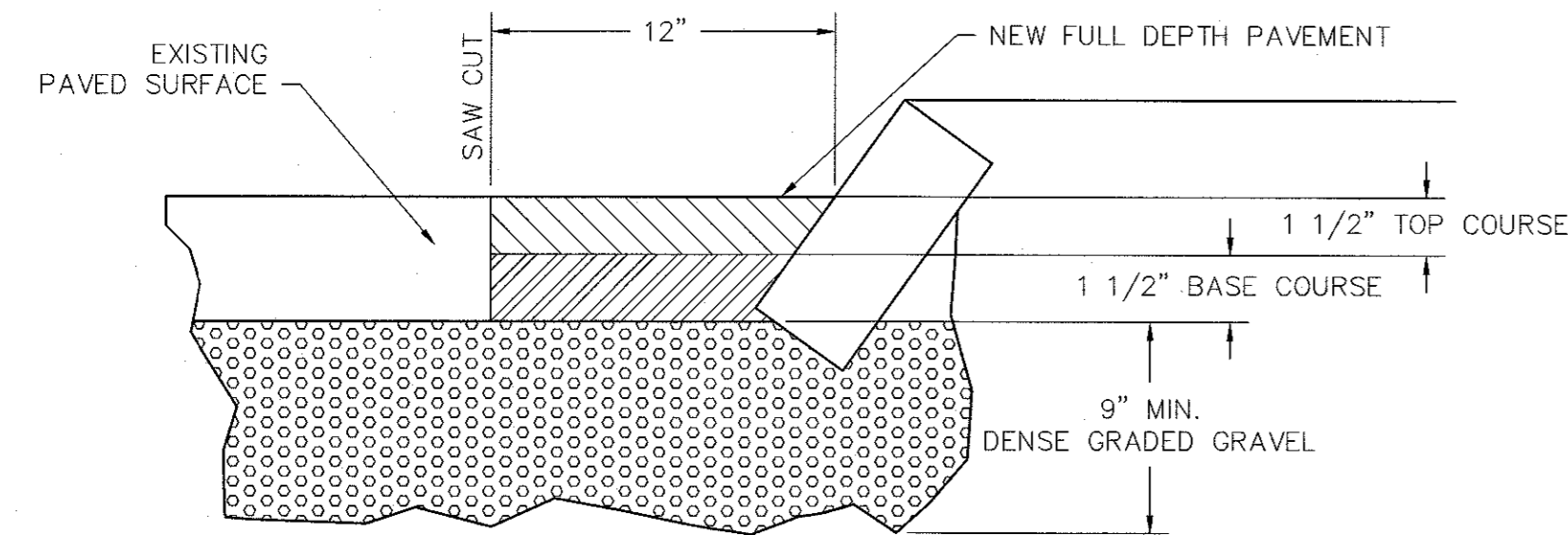
DRAWN:
 LANDSCAPE ENLARGEMENT PLAN
 SHEET 4 OF 4

PROJECT:
THE CAPE CLUB OF SHARON
 25 TITOT STREET
 SHARON, MA 02067

PLAN SET:
 PERMITTING PLANS

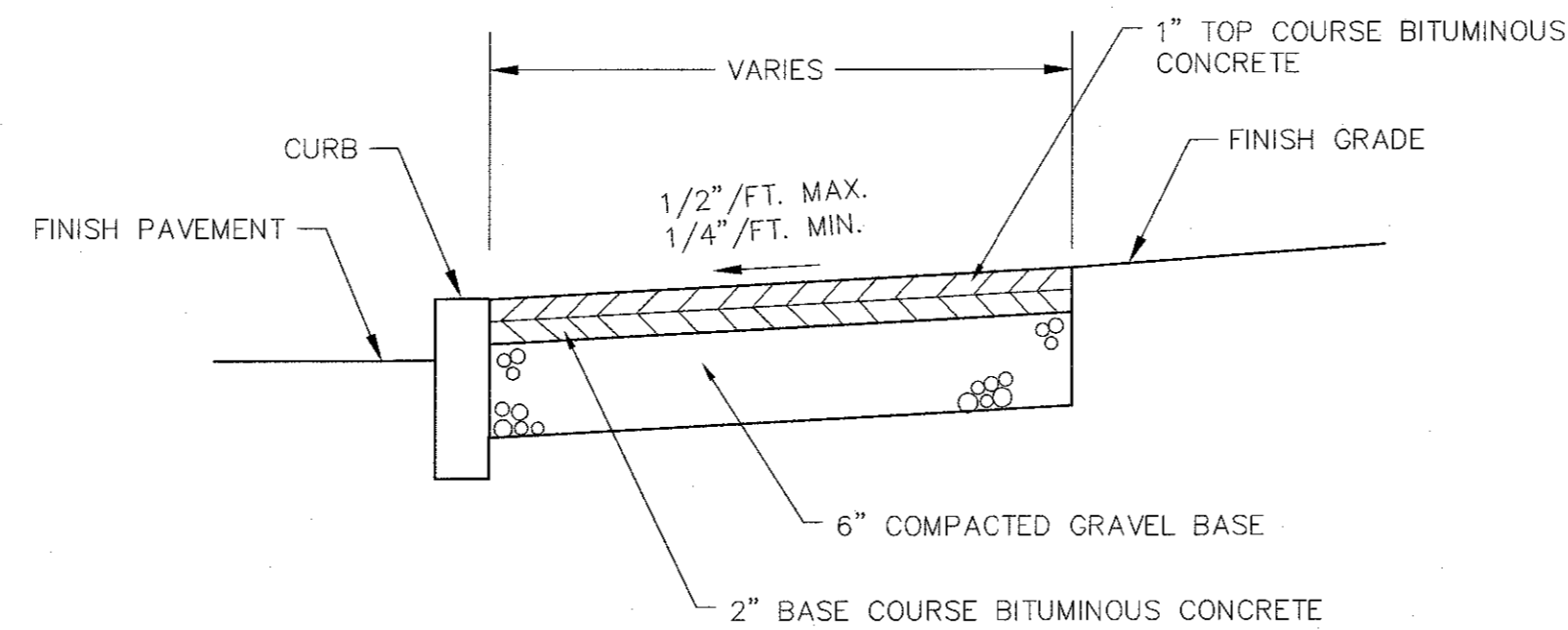
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Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
 WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: SGC	CHECKED: SGC
DRAFTED: REC	IN CHARGE:
SCALE:	AS SHOWN
PROJECT NO.	9231.0
SHEET NO.	41

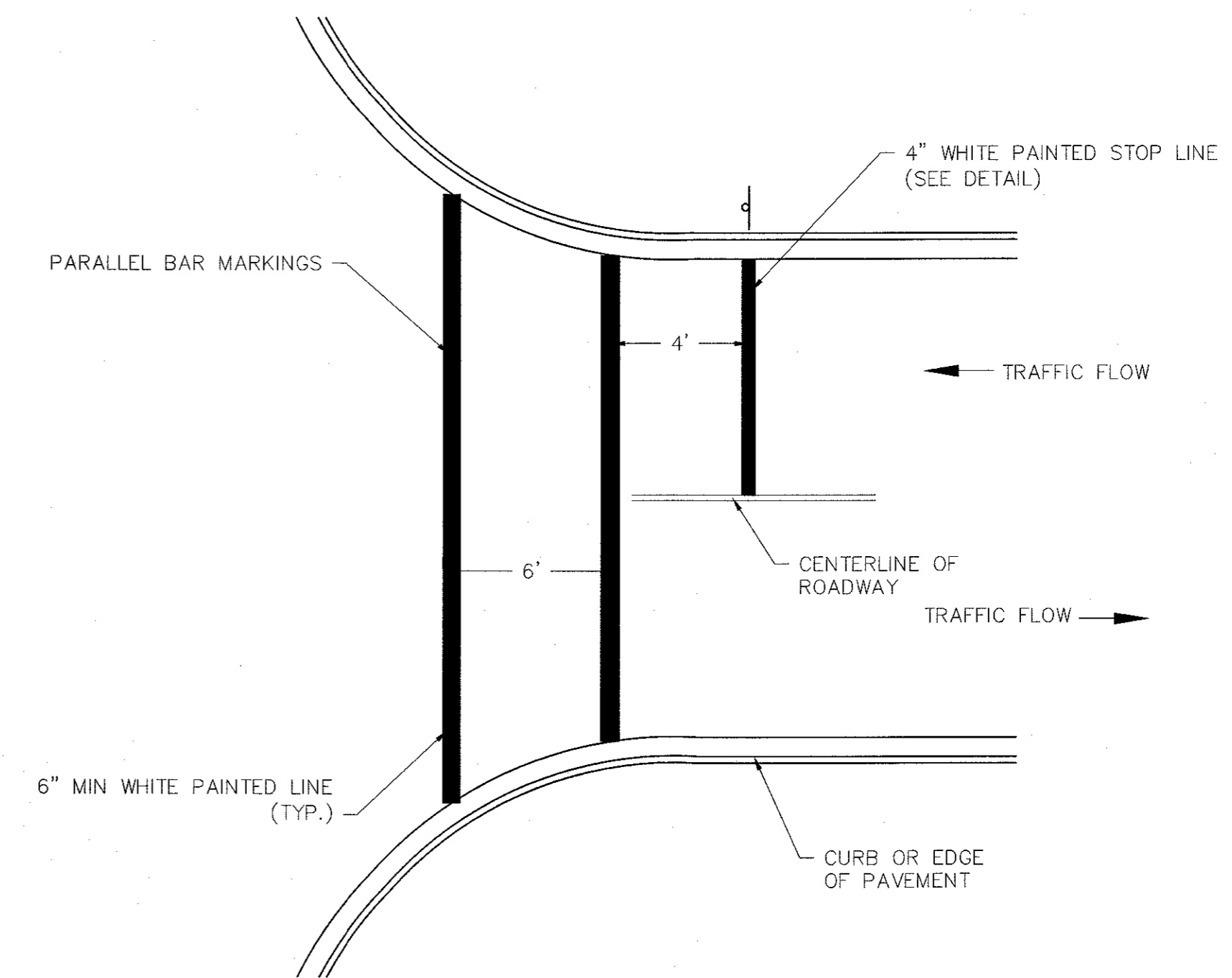


TYPE I-1 BITUMINOUS CONCRETE

PAVED SAW CUT X-SECTION
N.T.S.

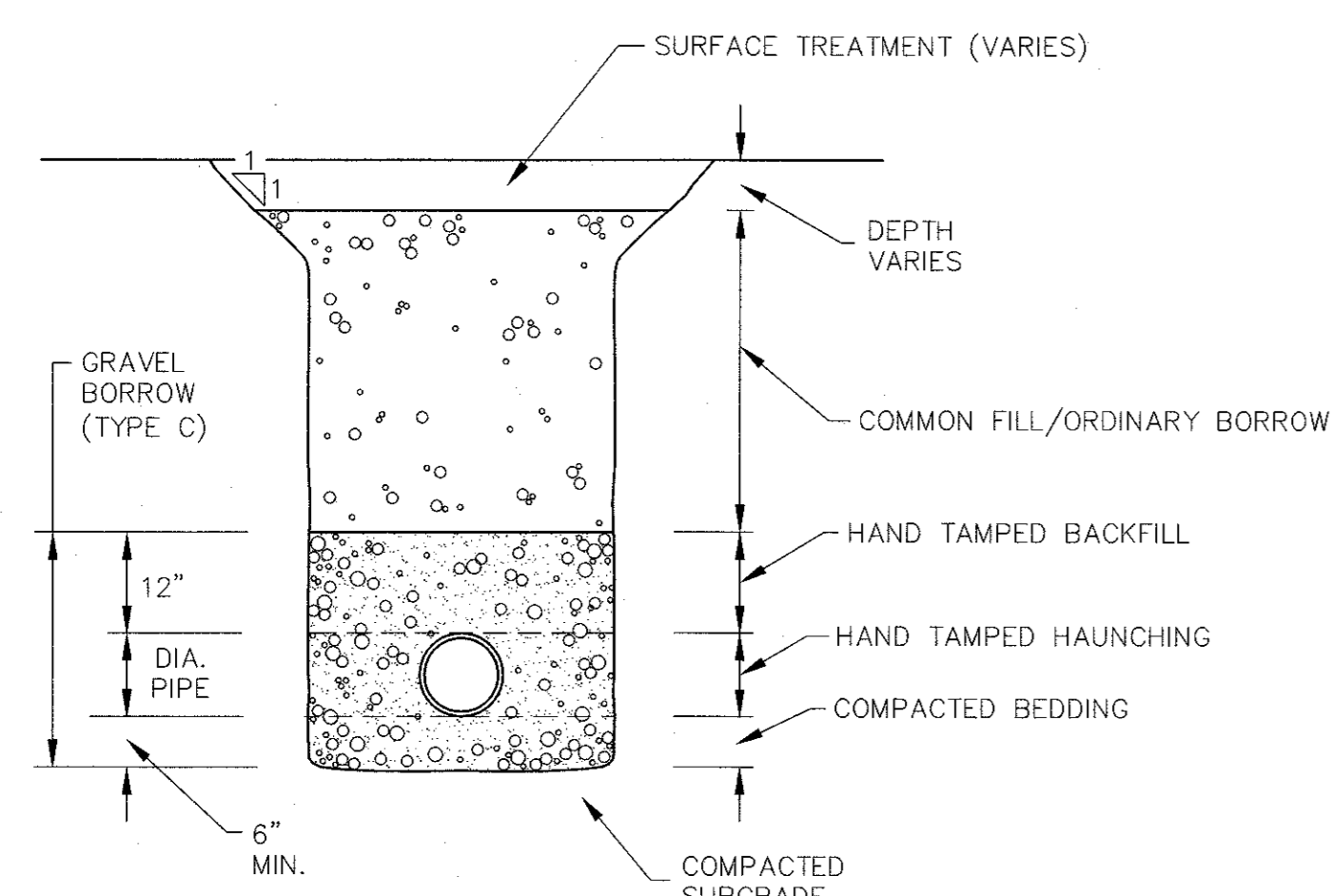


BITUMINOUS CONCRETE SIDEWALK
N.T.S.

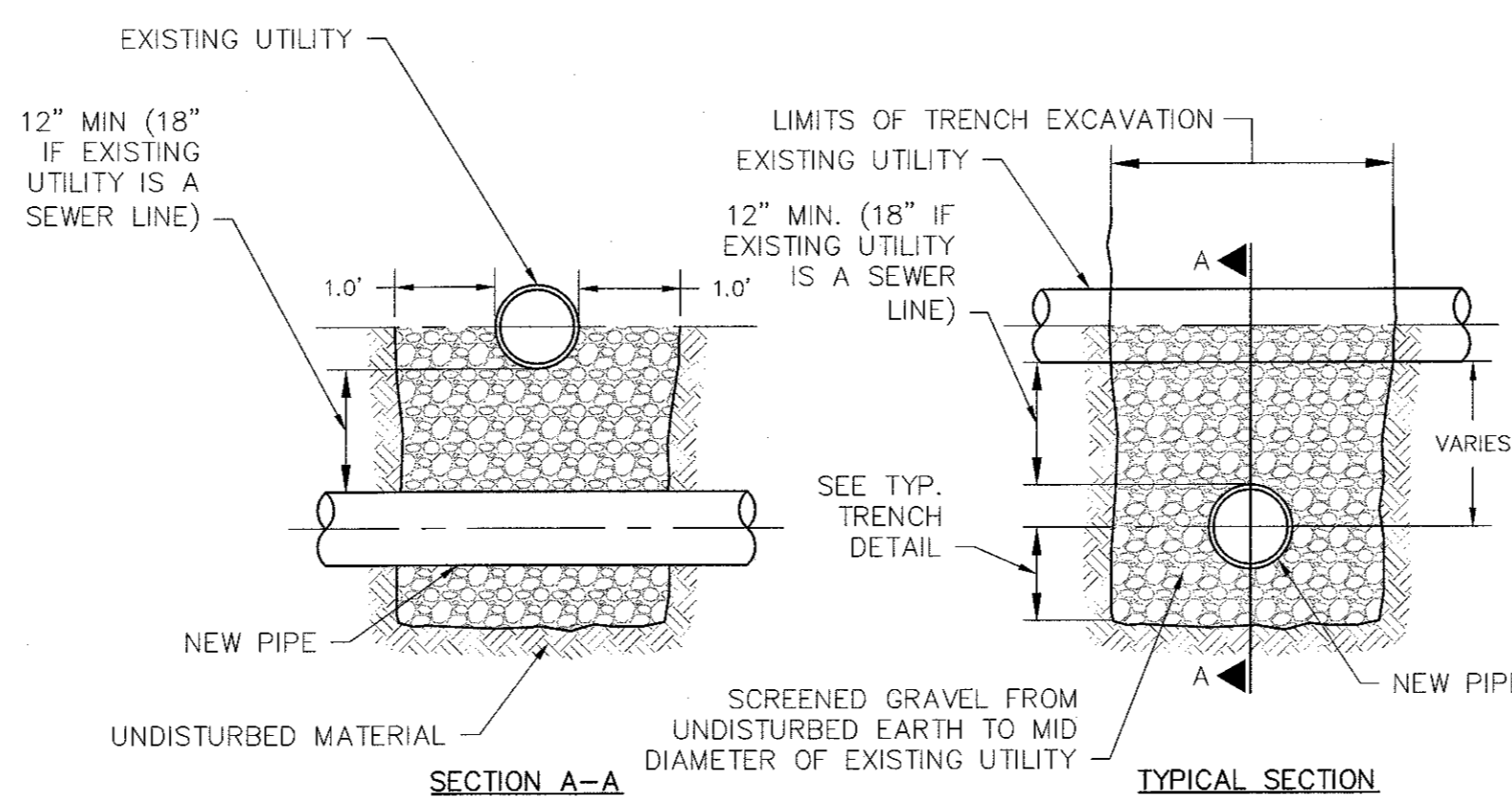


NOTE:
1. PAVEMENT MARKINGS TO BE INSTALLED IN LOCATIONS SHOWN ON THE PLANS.

CROSSWALK PAINTED PAVEMENT MARKING
N.T.S.



UTILITY TRENCH
N.T.S.



NOTE:
1. TO THE EXTENT POSSIBLE, NEW WATER MAINS SHALL CROSS OVER EXISTING SEWERS. WATER MAINS SHALL BE CONCRETE ENCASED IF THEY ARE INSTALLED UNDER AN EXISTING SEWER. TO THE EXTENT POSSIBLE, ONE FULL LENGTH OF NEW MECHANICAL JOINT WATER PIPE SHALL BE INSTALLED CENTERED UNDER THE SEWER CROSSING SO THAT THE WATER MAIN PIPE JOINTS WILL BE AS FAR AWAY FROM THE SEWER CROSSING AS POSSIBLE.

UTILITY CROSSING DETAIL
N.T.S.

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11-1/4"	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22-1/2"	"	19"	"	"	13"	6" 90°	"	30"	"	"	27"
8" 11-1/4"	"	20"	"	"	12"	8" 45°	"	30"	"	"	24"
8" 22-1/2"	"	22"	"	"	17"	8" 90°	"	38"	"	"	36"
12" 11-1/4"	"	30"	"	"	15"	12" 45°	"	40"	"	"	40"
12" 22-1/2"	"	35"	"	"	25"	12" 90°	"	60"	"	"	52"

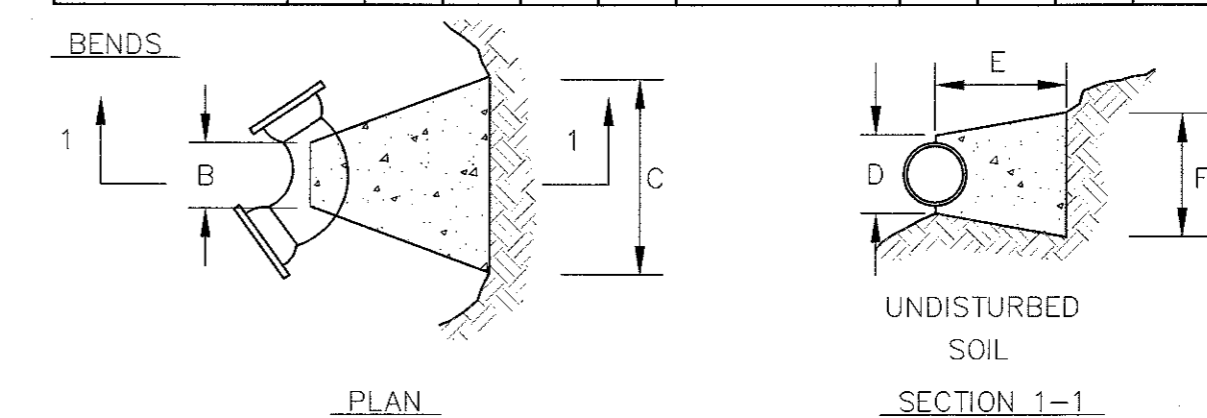
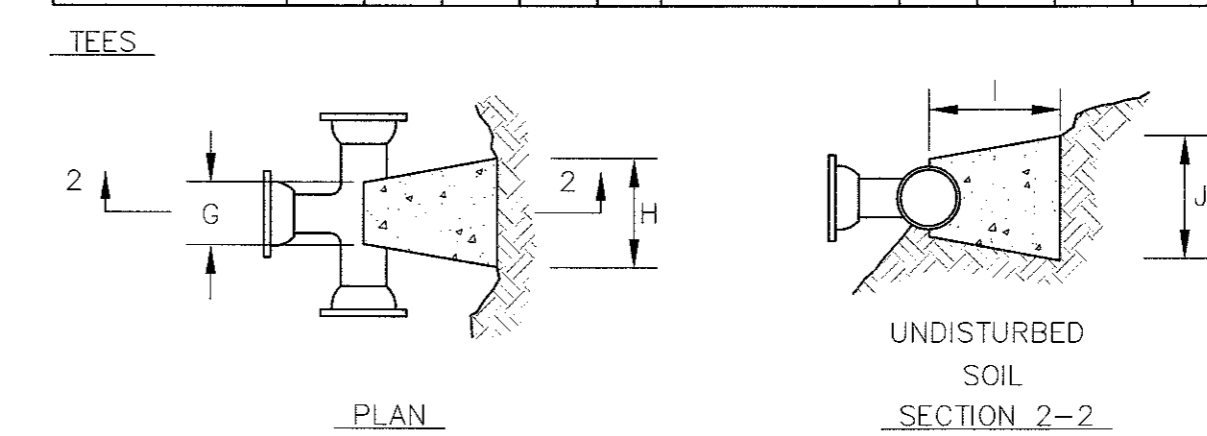


TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"x6"x6"	12"	24"	24"	18"	12"x12"x6"	12"	24"	24"	18"
8"x8"x6"	"	"	"	"	12"x12"x8"	"	"	"	24"
8"x8"x8"	"	"	"	24"	12"x12"x12"	"	36"	"	36"



NOTES:
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.

CONCRETE THRUST BLOCK
N.T.S.

COMMONWEALTH OF MASSACHUSETTS
TRACY L. DUARTE
CIVIL
NO. 48860
REGISTERED PROFESSIONAL ENGINEER
9/15/17

DR/CK	DESCRIPTION	DATE	NO.

REVISIONS

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TITOT STREET
SHARON, MA 02067

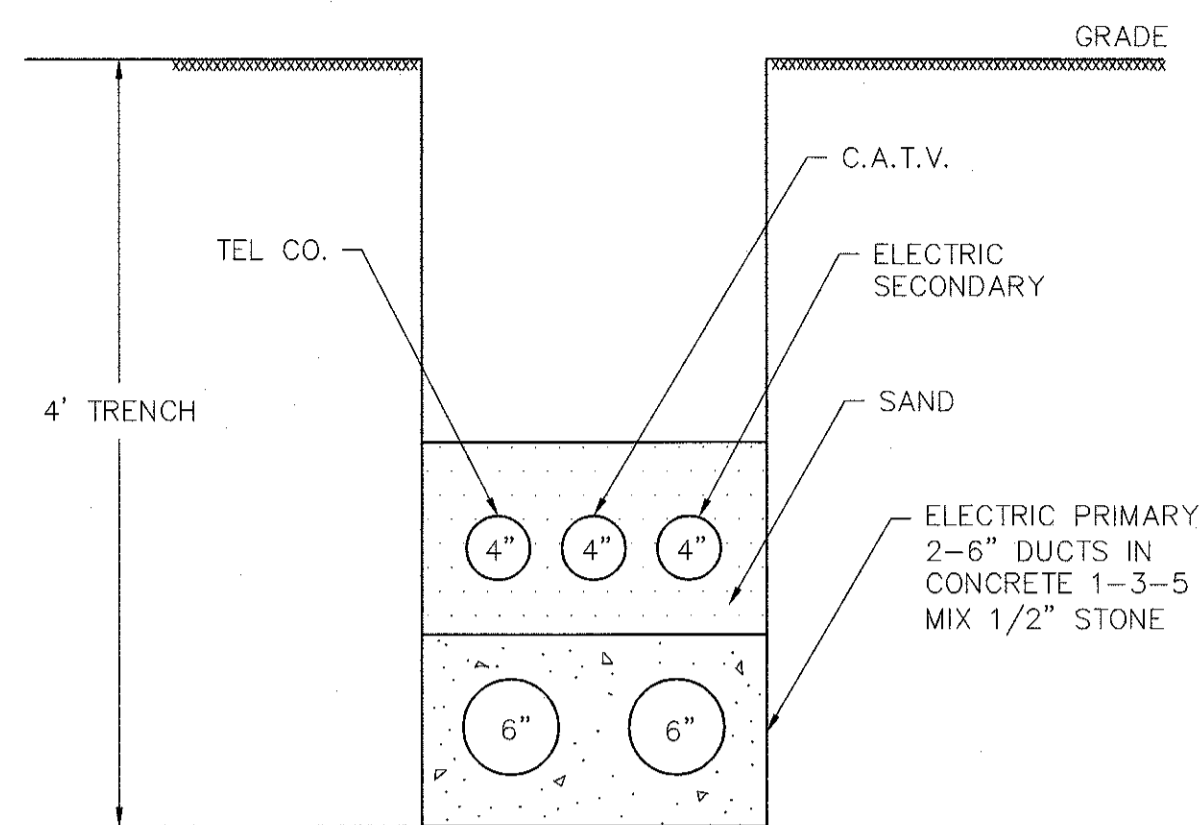
DRAWING: DETAILS
SHEET 1 OF 6

PROJECT: THE CAPE CLUB OF SHARON
25 TITOT STREET
SHARON, MA 02067

PLAN SET: PERMITTING PLANS

CONECO
Engineers & Scientists
4 FIRST STREET BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-5100 OR 800-548-3364
WEBSITE: www.coneco.com

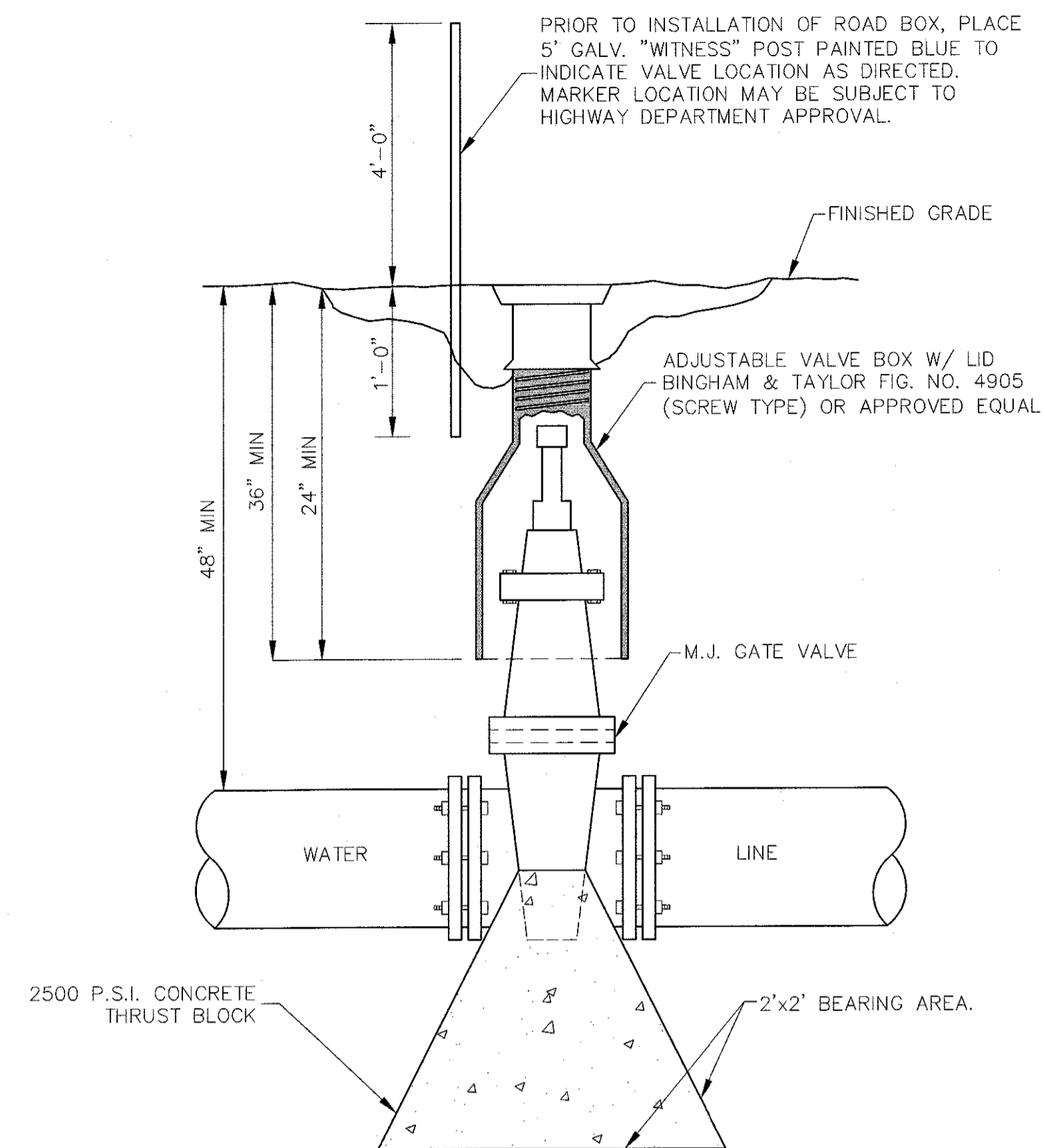
DATE: 09/15/2017
DESIGNED: JEN CHECKED: TLD
DRAFTED: BCR IN CHARGE: SMO
SCALE: AS SHOWN
PROJECT NO. 9231.0
SHEET NO.



NOTES:

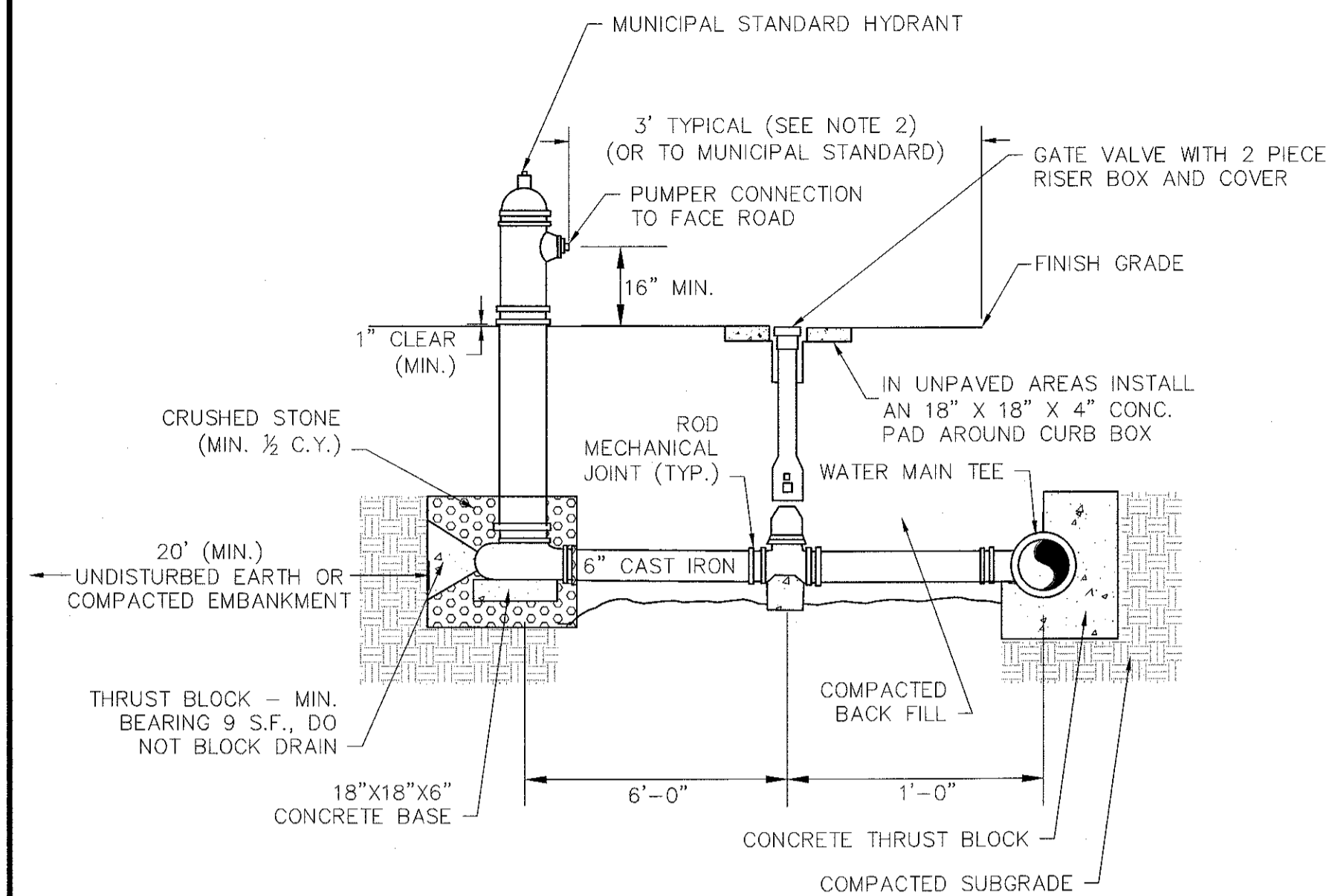
1. ELECTRIC SECONDARY DUCT IN SAND.
2. ELECTRIC PRIMARY DUCT IN CONCRETE 1-3-5 MIX 1/2" STONE.
3. ALL PVC CONDUIT AND 36" RADIUS ELBOW 6" SCHEDULE #40.
4. RISER POLE
 - 6" PVC ELBOW 36" RADIUS
 - PULLING STRING INSTALLED IN ALL OUTLETS
 - 2 - SETS OF AS BUILT DRAWINGS
5. CONCRETE SLAB FOR TRANSFORMERS SHALL BE 1-2-3 MIX 1" STONE WITH 1/2" RODS.

DUCT BANK DETAIL
N.T.S.



NOTE : IN REMOTE AREAS, VALVE BOXES SHALL EXTEND SIX (6) INCHES ABOVE GRADE.

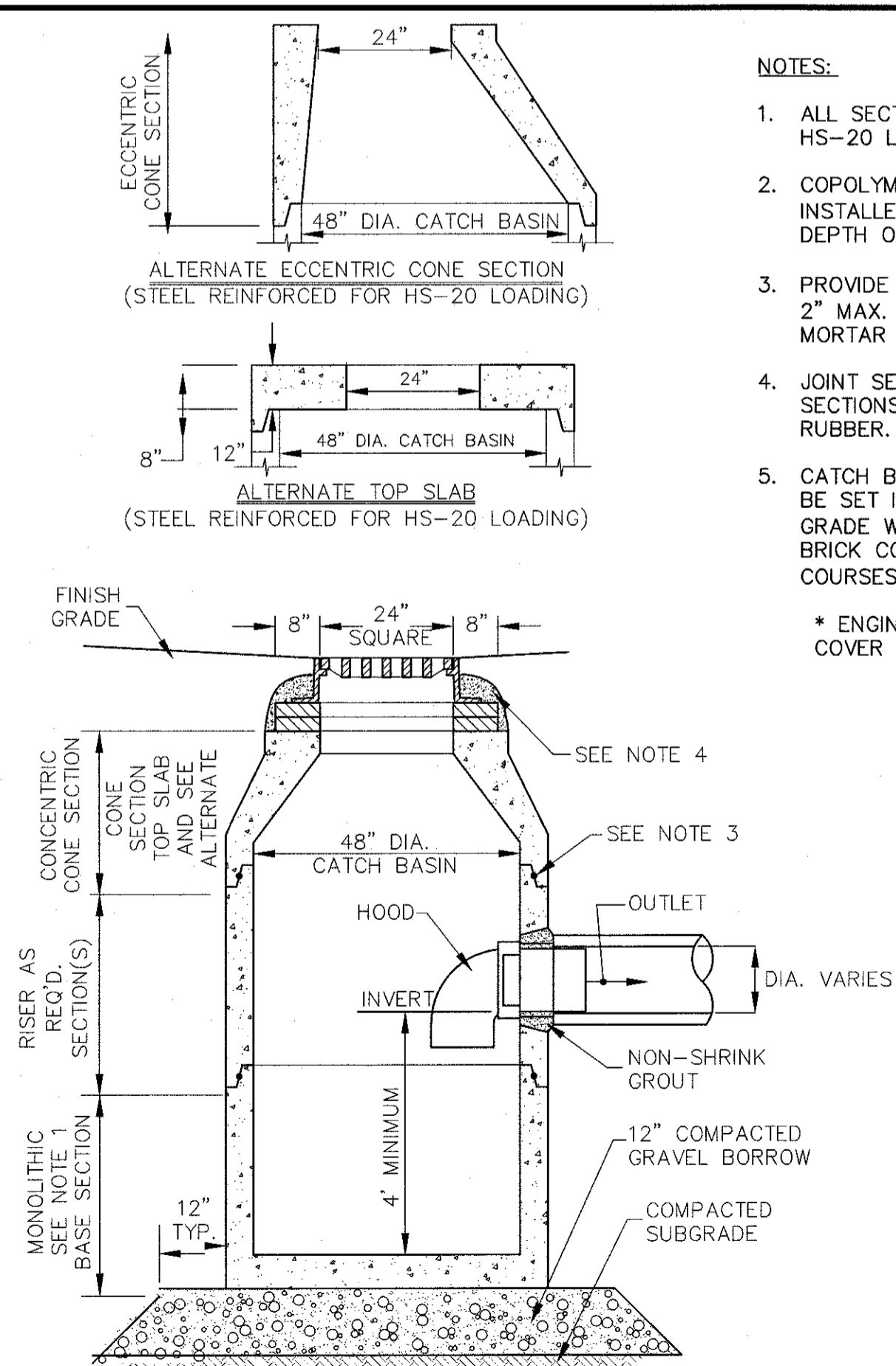
GATE VALVE
N.T.S.



NOTES:

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. HYDRANT TO MEET ALL TOWN STANDARD REQUIREMENTS. COORDINATION WITH FIRE DEPARTMENT PRIOR TO INSTALLATION TO ENSURE THAT MODEL IS CONSISTING WITH TOWNS SYSTEMS AND OPERATION.

FIRE HYDRANT INSTALLATION
N.T.S.

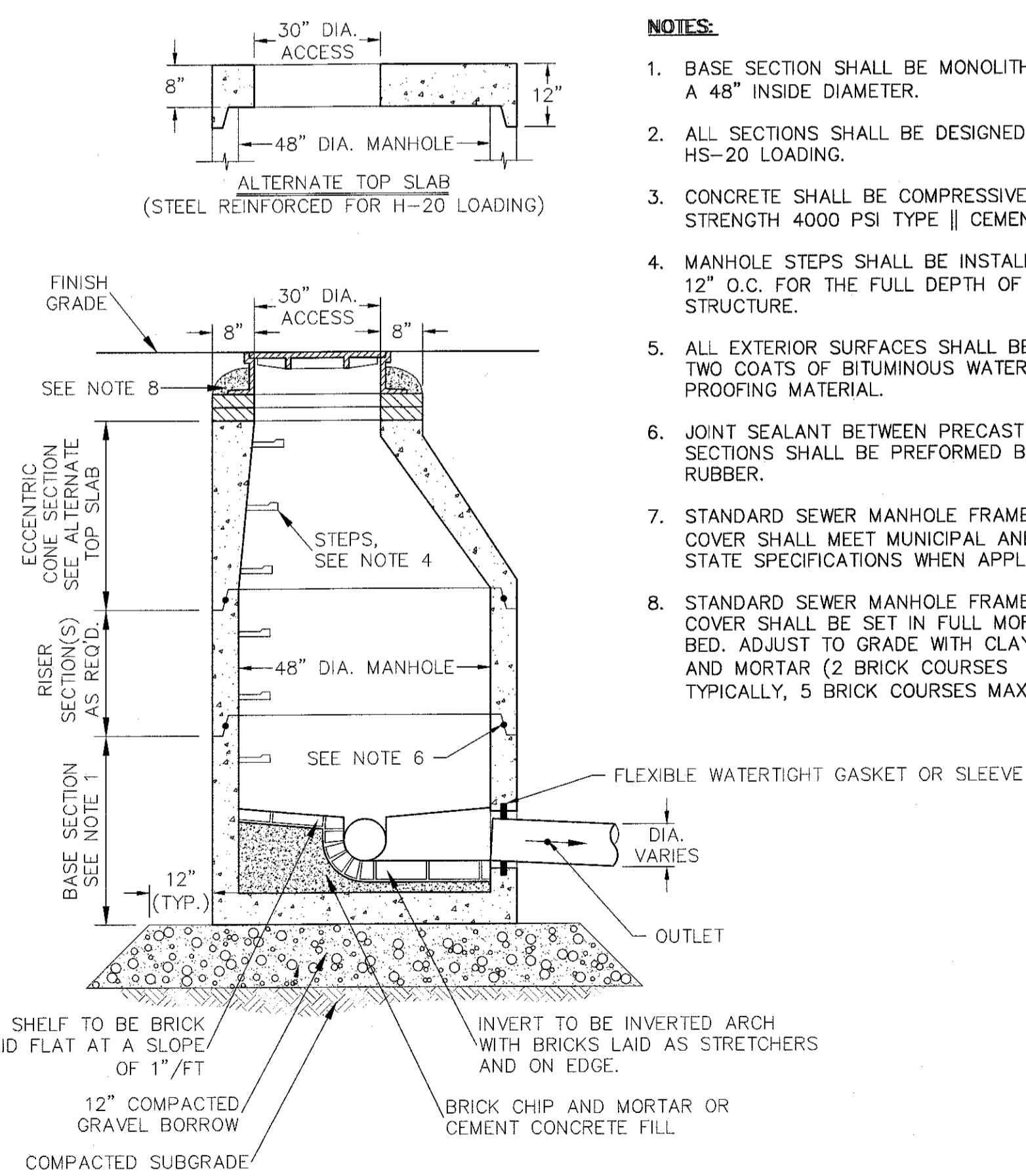


CATCH BASIN (CB) WITH TRAP
N.T.S.

NOTES:

1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
5. CATCH BASIN FRAME AND GRATE SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)

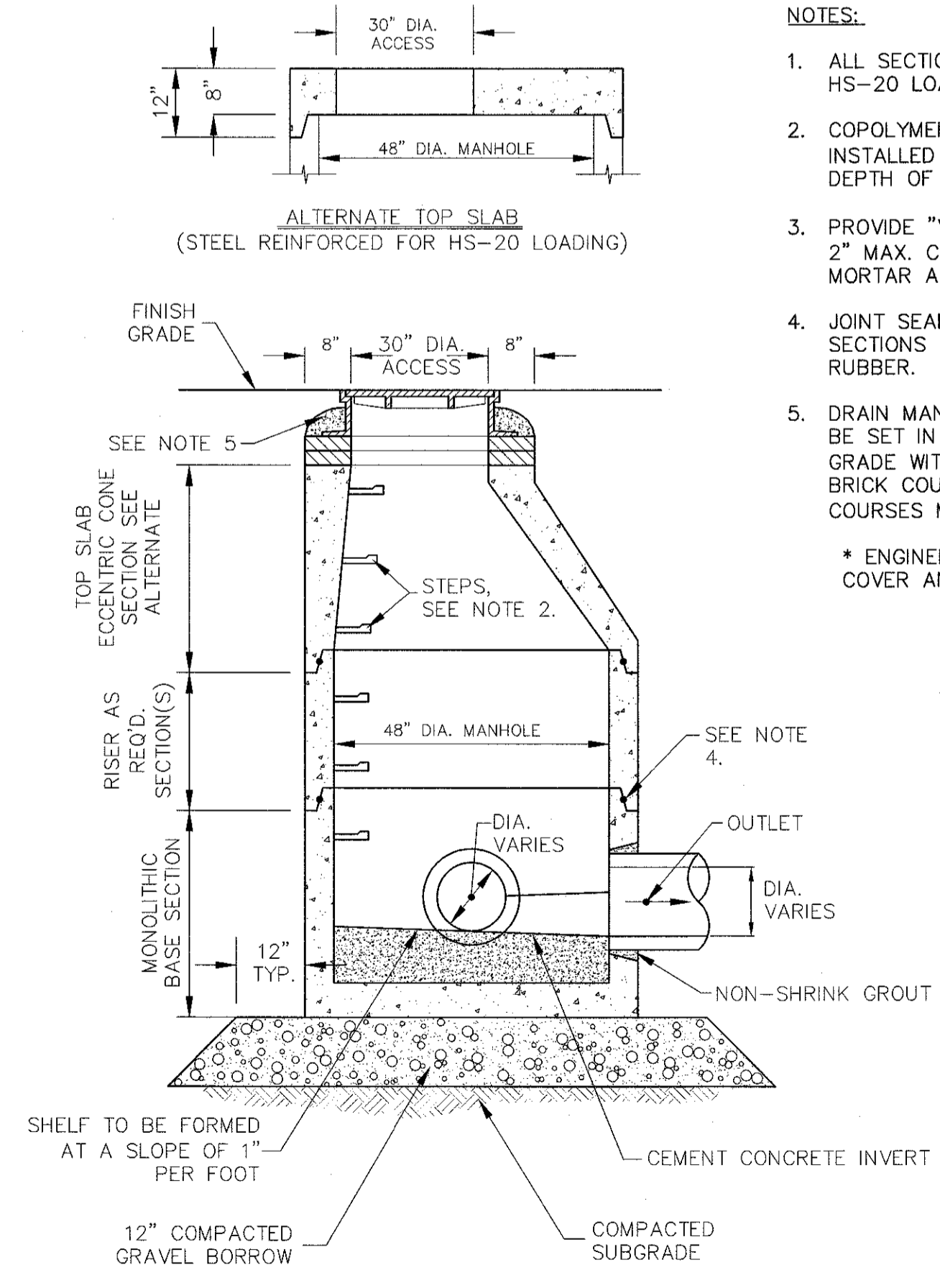
* ENGINEER TO COORDINATE FRAME & COVER AND PIPE TYPE.



SANITARY SEWER MANHOLE (SMH)
N.T.S.

NOTES:

1. BASE SECTION SHALL BE MONOLITHIC WITH A 48" INSIDE DIAMETER.
2. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
3. CONCRETE SHALL BE COMPRESSIVE STRENGTH 4000 PSI TYPE II CEMENT.
4. MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
5. ALL EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER-PROOFING MATERIAL.
6. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
7. STANDARD SEWER MANHOLE FRAME AND COVER SHALL MEET MUNICIPAL AND/OR STATE SPECIFICATIONS WHEN APPLICABLE.
8. STANDARD SEWER MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)



4' Ø DRAIN MANHOLE (DMH)
N.T.S.

NOTES:

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 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY, 5 BRICK COURSES MAXIMUM)
- * ENGINEER TO COORDINATE FRAME & COVER AND PIPE TYPE.



DR/CK	REVISIONS	DESCRIPTION	DATE	NO.

PREPARED FOR: CAPE CLUB BUILDERS, LLC
25 TROT STREET
SHARON, MA 02067

PROJECT: THE CAPE CLUB OF SHARON
25 TROT STREET
SHARON, MA 02067

DATE: 09/15/2017

DESIGNED: JEN CHECKED: TLD

DRAFTED: BCR IN CHARGE: SMO

SCALE: AS SHOWN

PROJECT NO. 9231.0

SHEET NO. 43 OF 47

DETAILS SHEET 2 OF 6

PERMITTING PLANS

CONECO
Engineers & Scientists
4 FIRST STREET, BEDFORD, MASSACHUSETTS 03204
PHONE: 508-697-3191 OR 800-548-3355, FAX: 508-697-5996
WEBSITE: www.coneco.com

DATE: 09/15/2017

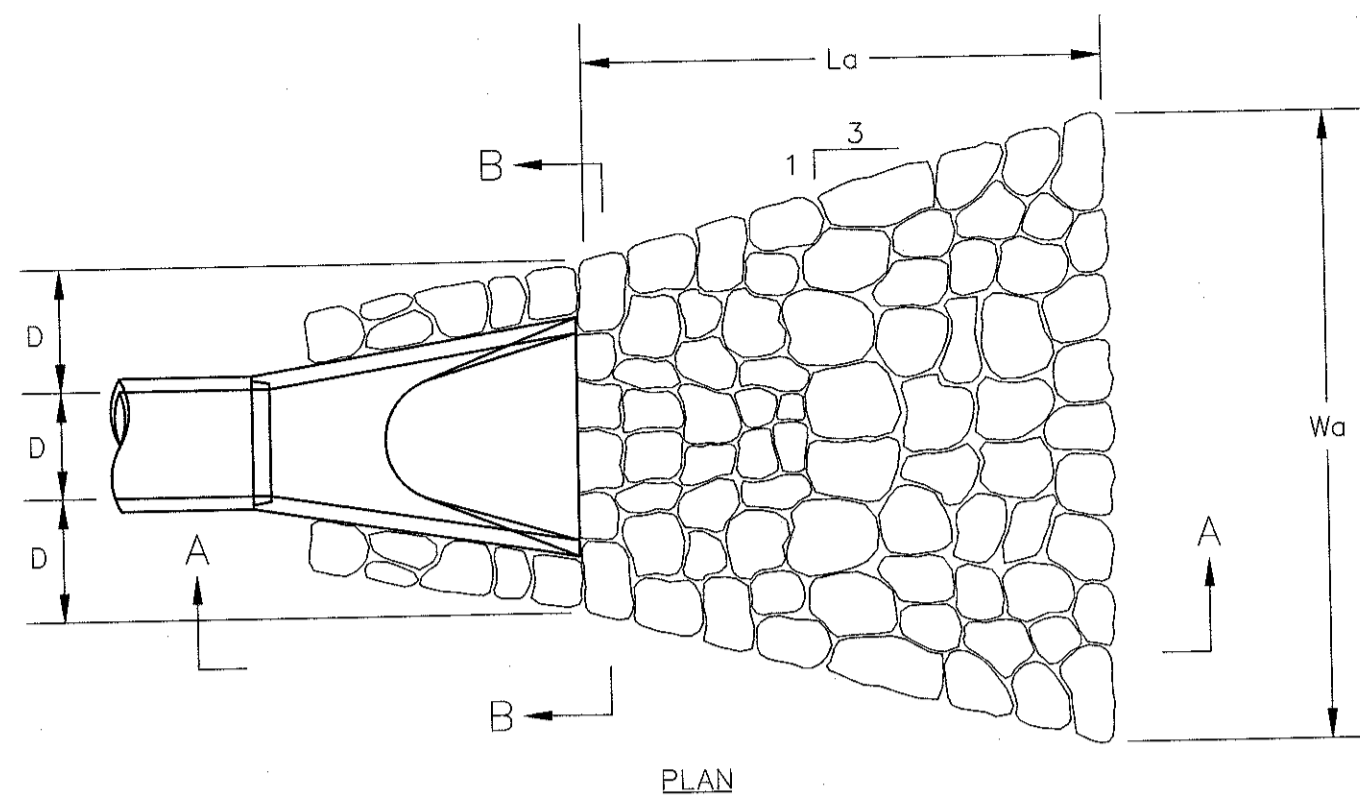
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DRAFTED: BCR IN CHARGE: SMO

SCALE: AS SHOWN

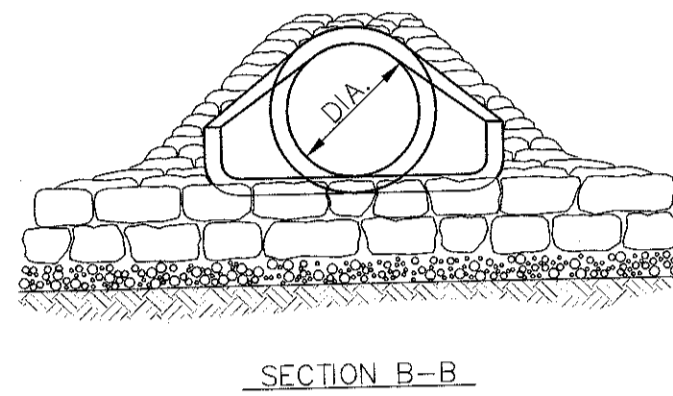
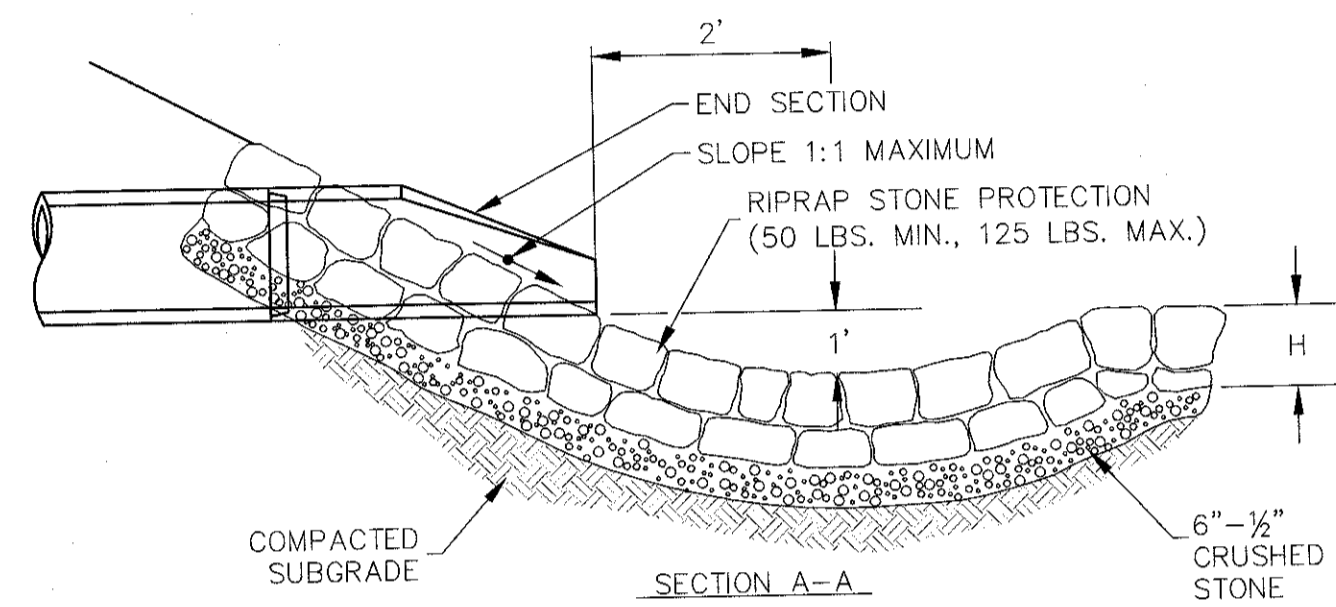
PROJECT NO. 9231.0

SHEET NO. 43 OF 47



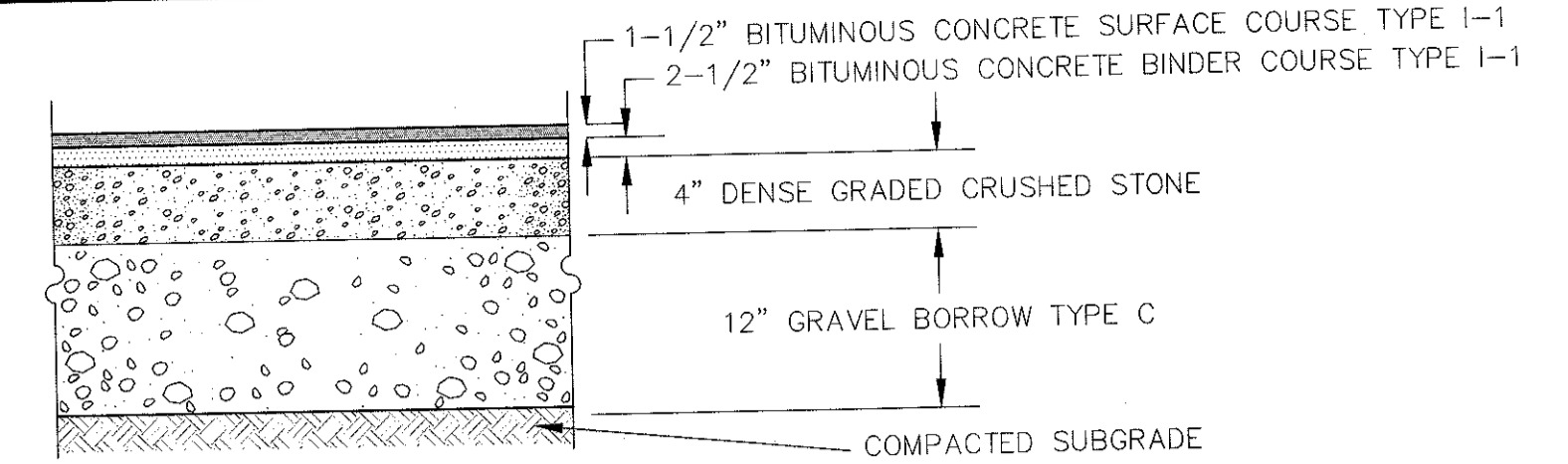
DIMENSIONAL TABLE

PIPE DIA. D	La	Wa	H
12"	4'-0"	5'-9"	1'-5"
18"	6'-0"	8'-6"	1'-5"
24"	8'-0"	11'-4"	1'-5"
30"	12'-6"	15'-10"	2'-0"
36"	16'-0"	19'-9"	2'-0"
42"	21'-0"	24'-6"	2'-5"
48"	24'-0"	28'-0"	2'-5"



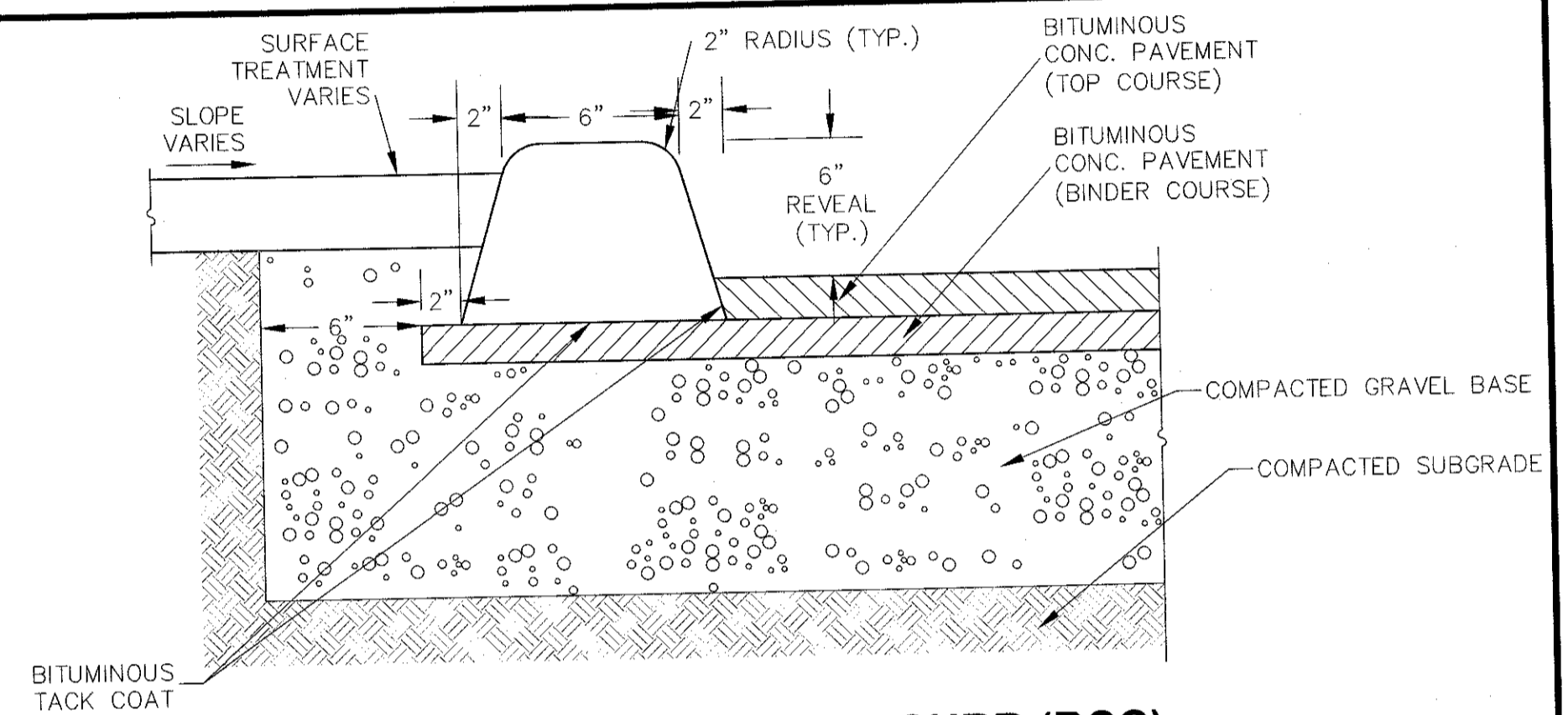
- NOTES:
1. THE FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS.
 2. FLARED END SECTIONS SHALL CONFORM AS SHOWN IN THE TABLE OR AS APPROVED BY THE ENGINEER.

FLARED END SECTION W/ STONE PROTECTION
N.T.S.

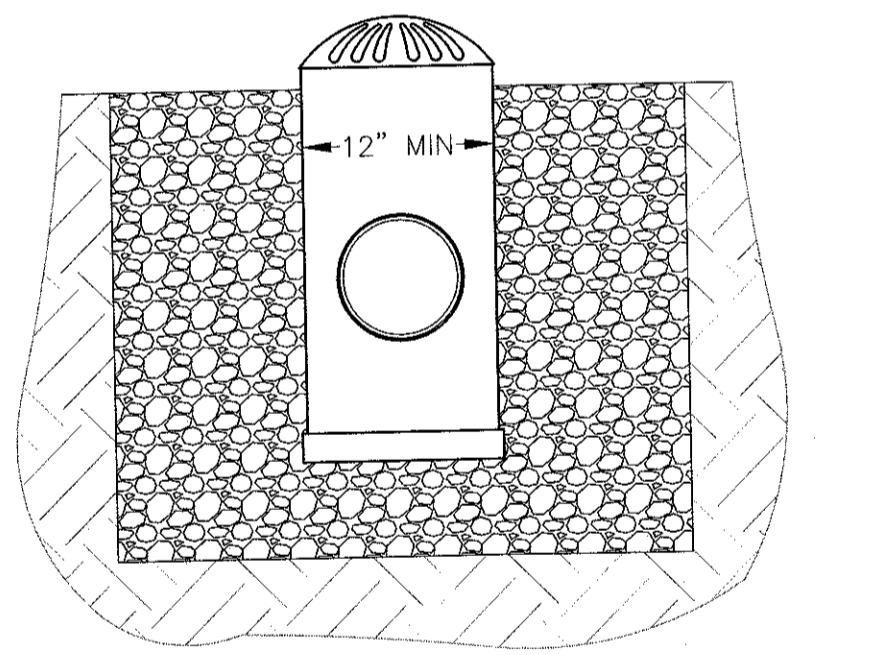


- NOTES:
1. DENSE GRADED CRUSHED STONE IS PER MASS HIGHWAY STANDARD SPECIFICATIONS, SECTION M2.01.7.
 2. GRAVEL BORROW TYPE C IS PER MASS HIGHWAY SECTION STANDARD SPECIFICATIONS, M1.03.0, 2 INCHES LARGEST DIMENSION.
 3. PAVEMENT THICKNESSES ARE DIMENSIONS AFTER COMPACTION.
 4. CRUSHED STONE AND GRAVEL BORROW SHALL BE COMPACTED IN LIFTS TO 95% PROCTOR DENSITY PRIOR TO PLACEMENT OF PAVEMENT.
 5. THE BITUMINOUS CONCRETE SHALL BE HOT BITUMINOUS CONCRETE PAVEMENT PER MASSACHUSETTS STANDARD SPECIFICATIONS, CURRENT EDITION, SECTION 400.
 6. PAVEMENT SECTION SHALL BE CONFIRMED WITH OWNER AND LOCAL SPECIFICATIONS.

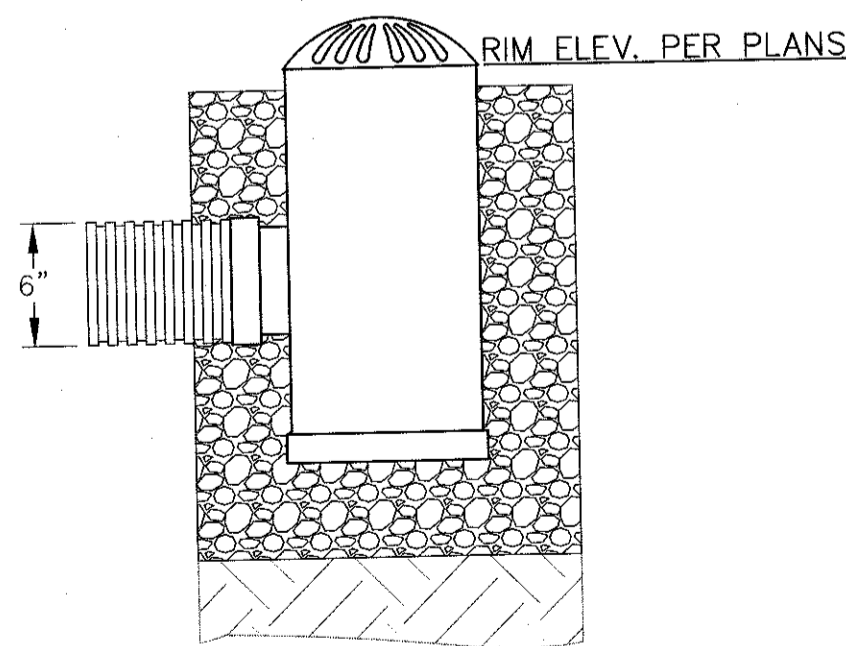
BITUMINOUS CONCRETE PAVEMENT SECTION
N.T.S.



BITUMINOUS CONCRETE CURB (BCC)
N.T.S.



FRONT VIEW

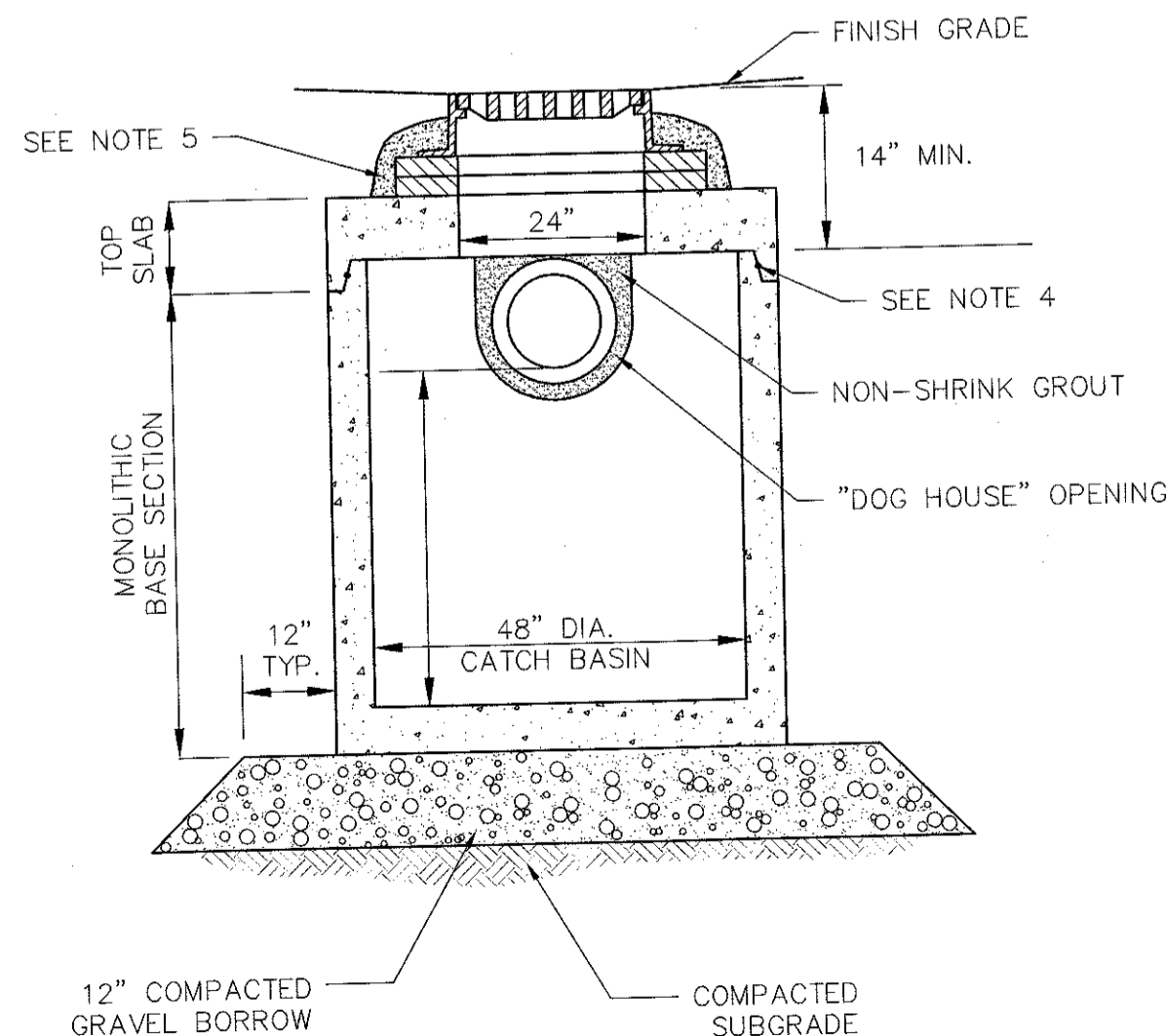


SIDE VIEW

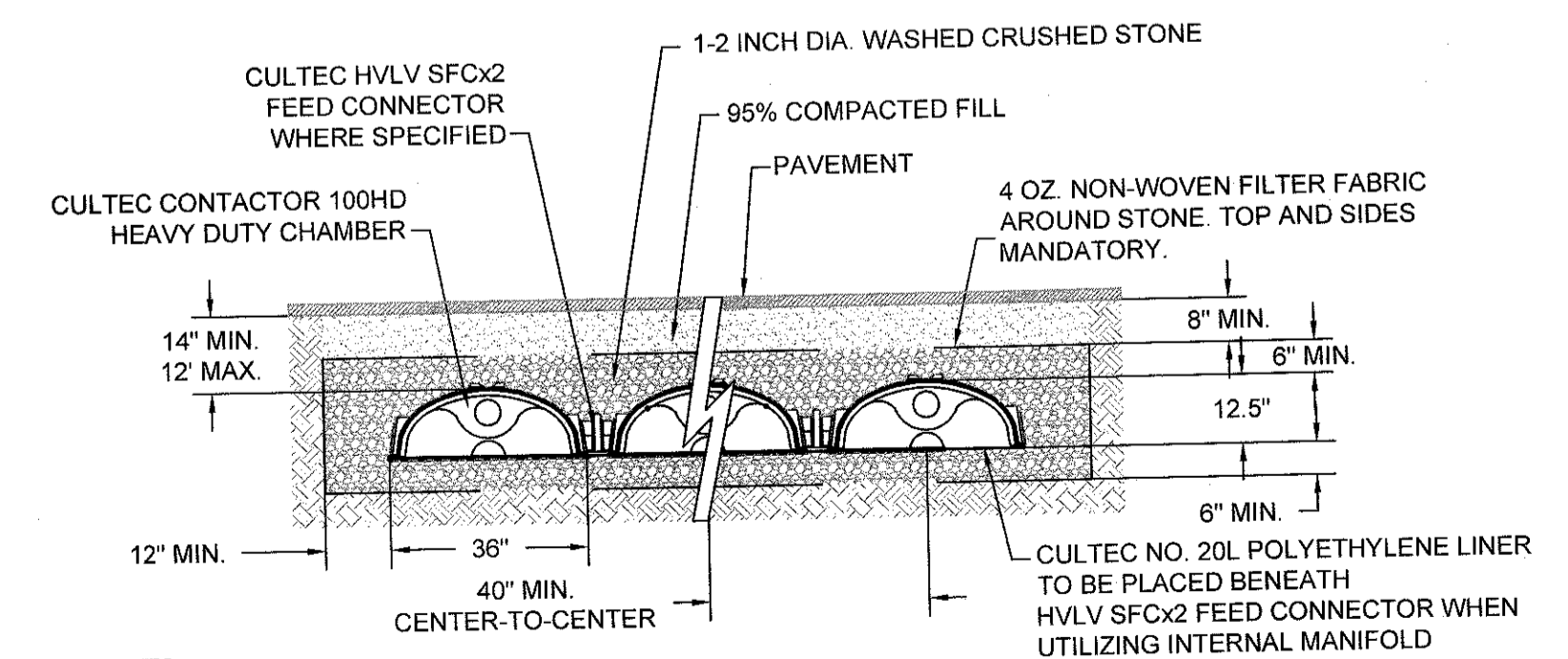
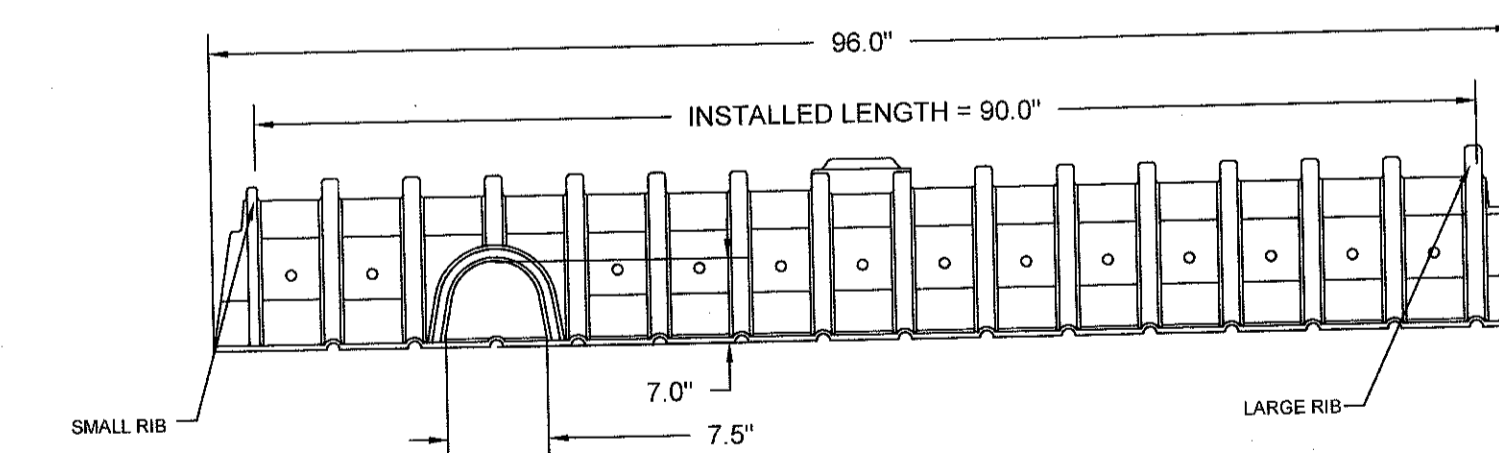
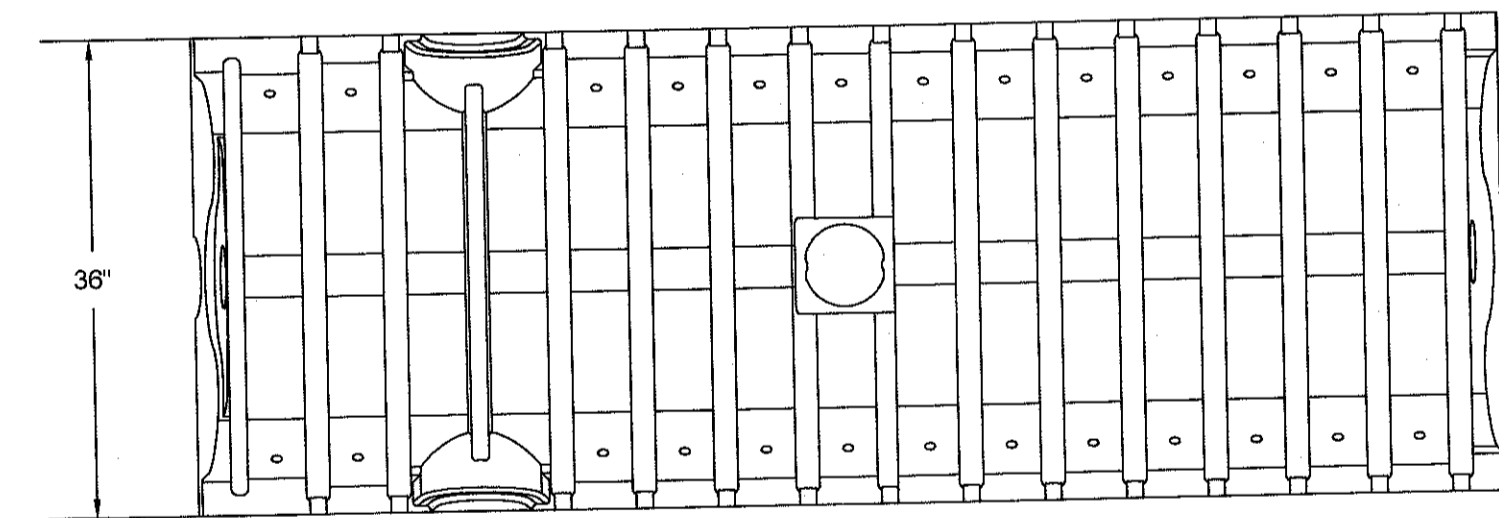
- NOTES:
1. EMERGENCY OVERFLOW STRUCTURE TO BE NYLOPLAST DRAIN BASIN OR APPROVED EQUAL.
 2. EMERGENCY OVERFLOW GRATE TO BE BEEHIVE/DOME STYLE.

OVERFLOW BEEHIVE
N.T.S.

- NOTES:
1. ALL SECTIONS SHALL BE DESIGNED FOR HS-20 LOADING.
 2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
 3. PROVIDE "V" KNOCKOUTS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
 4. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PERFORMED BUTYL RUBBER.
 5. DRAIN MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH CLAY BRICK AND MORTAR (2 BRICK COURSES TYPICALLY)

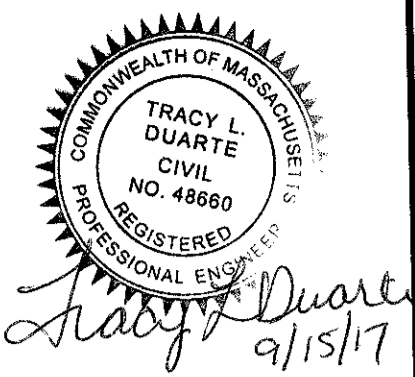


CATCH BASIN (CB) SHALLOW COVER
N.T.S.



- NOTES:
1. INFORMATION IN THIS DETAIL WERE TAKEN FROM CULTEC, INC. CAD-CONTRACTOR 100HD DETAILS FOR PAVED TRAFFIC APPLICATION AND WERE ADAPTED FOR THIS PLAN.

CULTEC CONTRACTOR 100HD
N.T.S.



REVISIONS

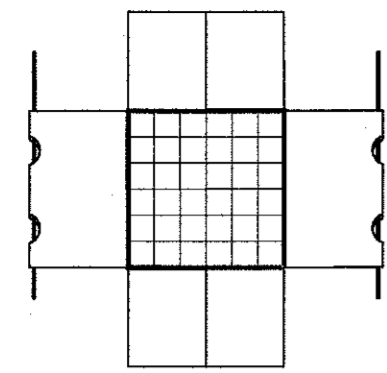
NO.	DATE	DESCRIPTION

PREPARED FOR:
CAPE CLUB BUILDERS, LLC
25 TROT STREET
SHARON, MA 02067

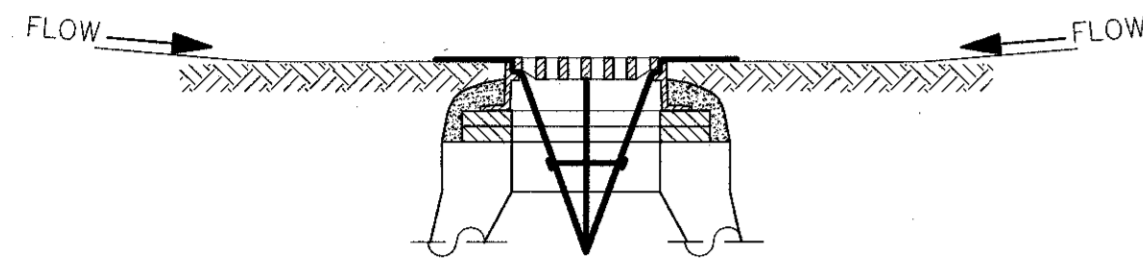
PROJECT:
THE CAPE CLUB OF SHARON
25 TROT STREET
SHARON, MA 02067

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-697-3191 OR 800-548-3355; FAX: 508-697-5998
WEBSITE: www.coneco.com

DATE: 09/15/2017
DESIGNED: JEN CHECKED: TLD
DRAFTED: BCR IN CHARGE: SMO
SCALE: AS SHOWN
PROJECT NO. 9231.0
SHEET NO.



PLAN VIEW

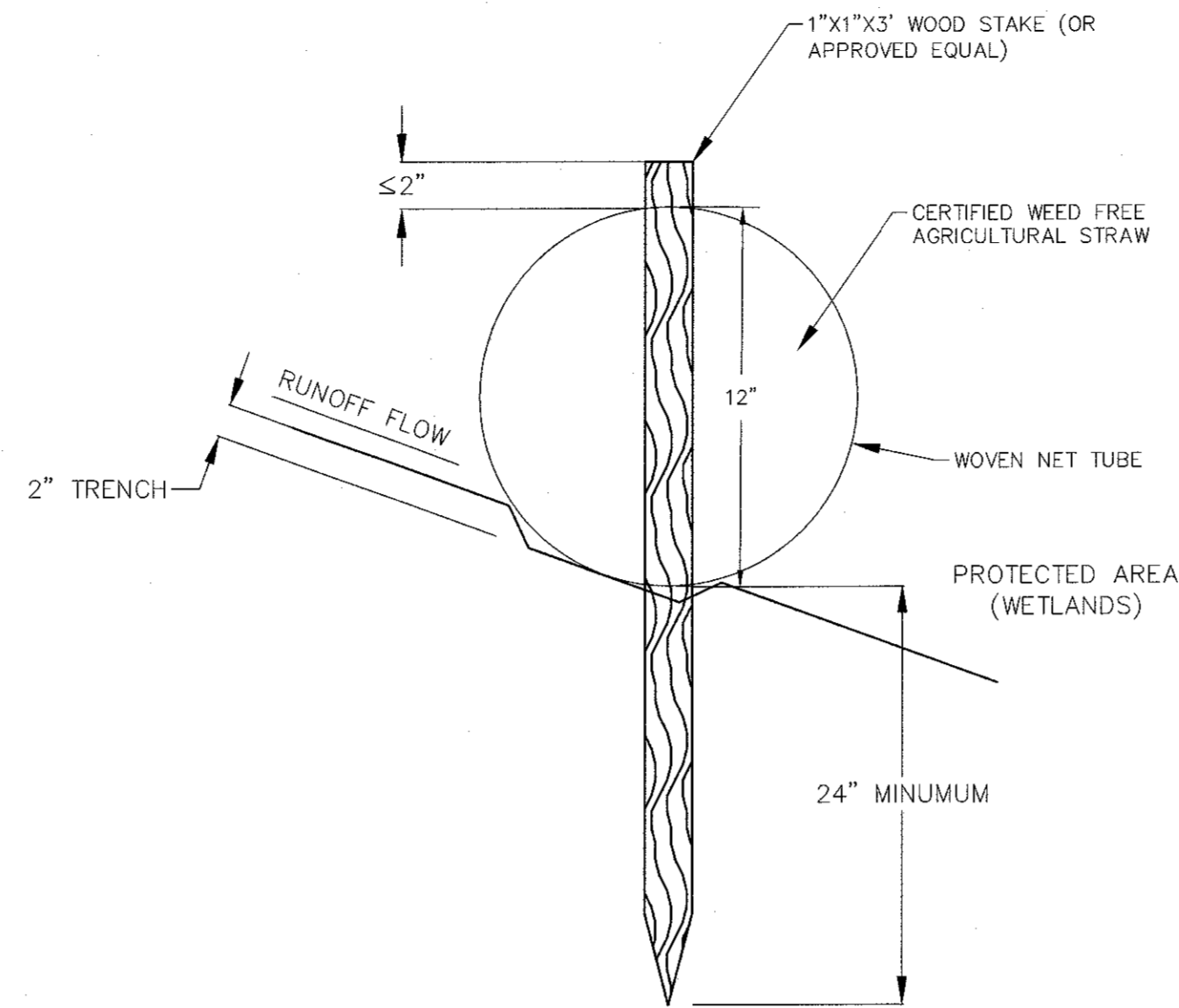


SECTION VIEW

NOTES:

1. INSTALL SILTSACK IN ALL CATCHBASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND HAYBALES HAVE BEEN REMOVED.
2. CRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED.

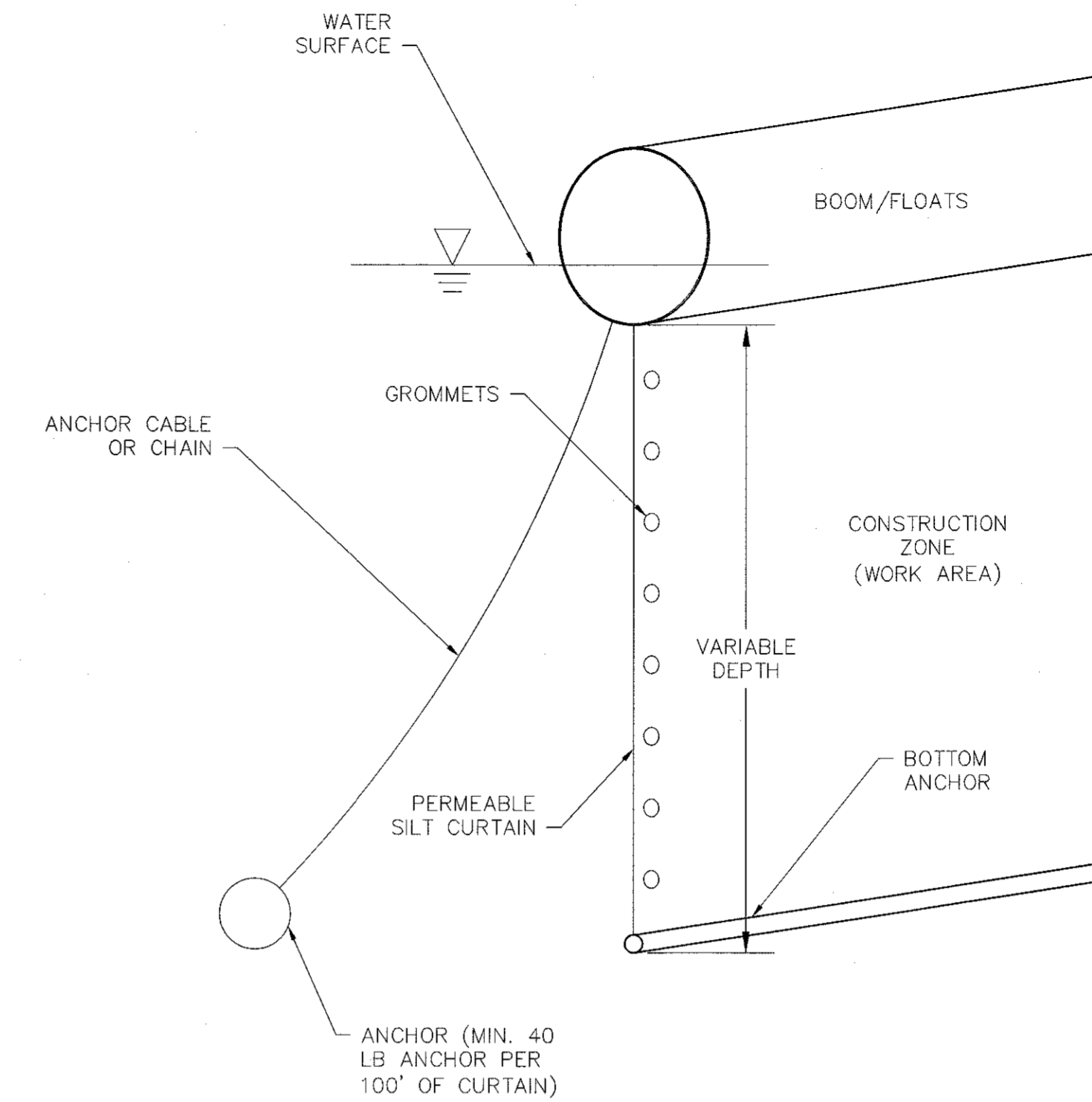
SILTSACK SEDIMENT TRAP
N.T.S.



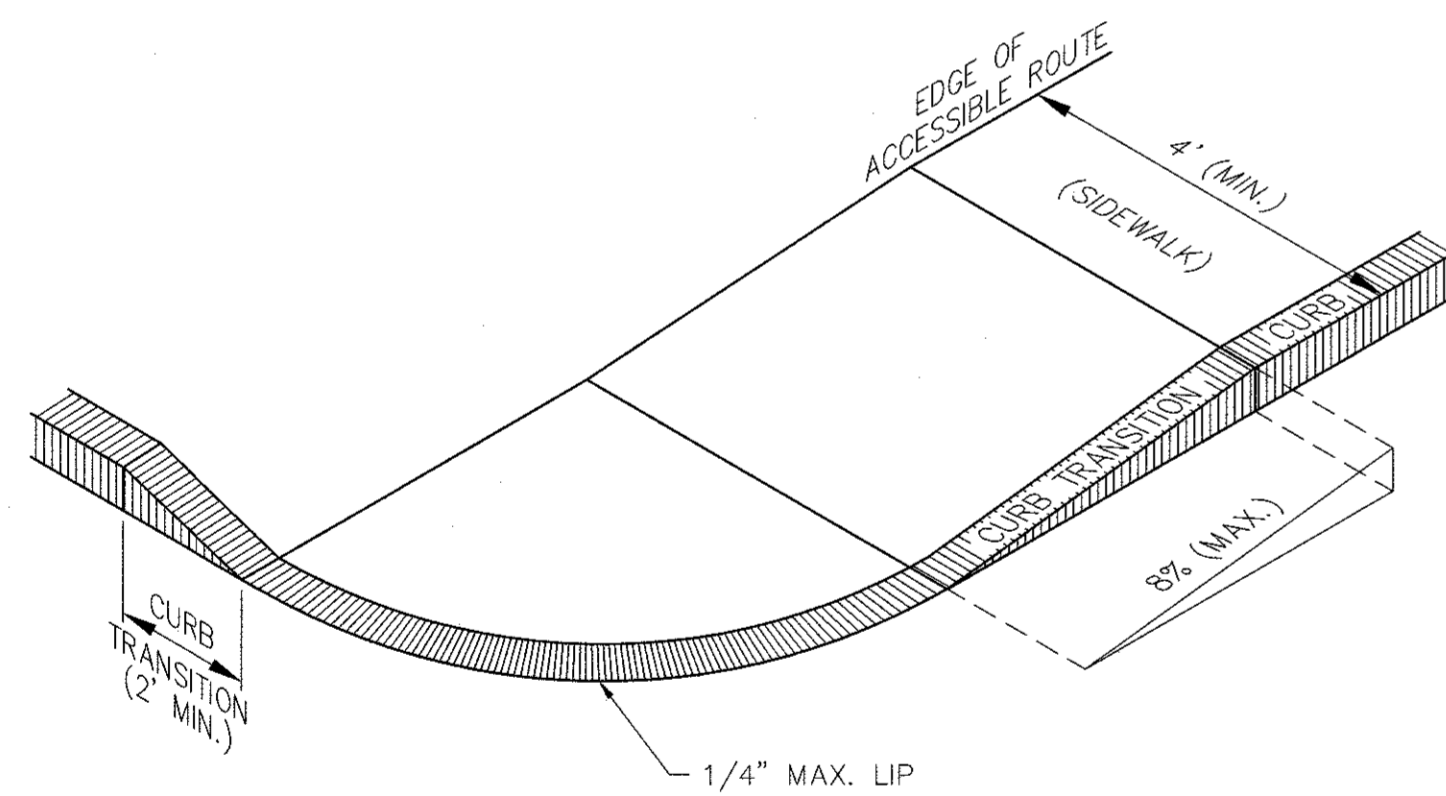
NOTES:

1. ENDS OF WATTLE SHALL BE TURNED UP THE SLOPE, SO AS TO RETAIN WATER AND PREVENT ITS RELEASE FROM THE END OF THE WATTLE.
2. WATTLES TO BE SECURED BY WOODEN STAKES SPACED EVERY 4' ACROSS THE LENGTH OF THE WATTLE.
3. A STAKE SHALL BE PLACED WITHIN 2' OF THE END OF THE WATTLE.
4. WHEN JOINING TWO WATTLES, TIGHTLY ABUT BOTH ENDS OR OVERLAP THE WATTLES APPROXIMATELY 6". IF WATTLES ARE JOINED BY ABUTTING THE ENDS, TIE THE ENDS TOGETHER USING HEAVY TWINE OR PLASTIC LOCKING TIES.

COMPOST SOCK
N.T.S.



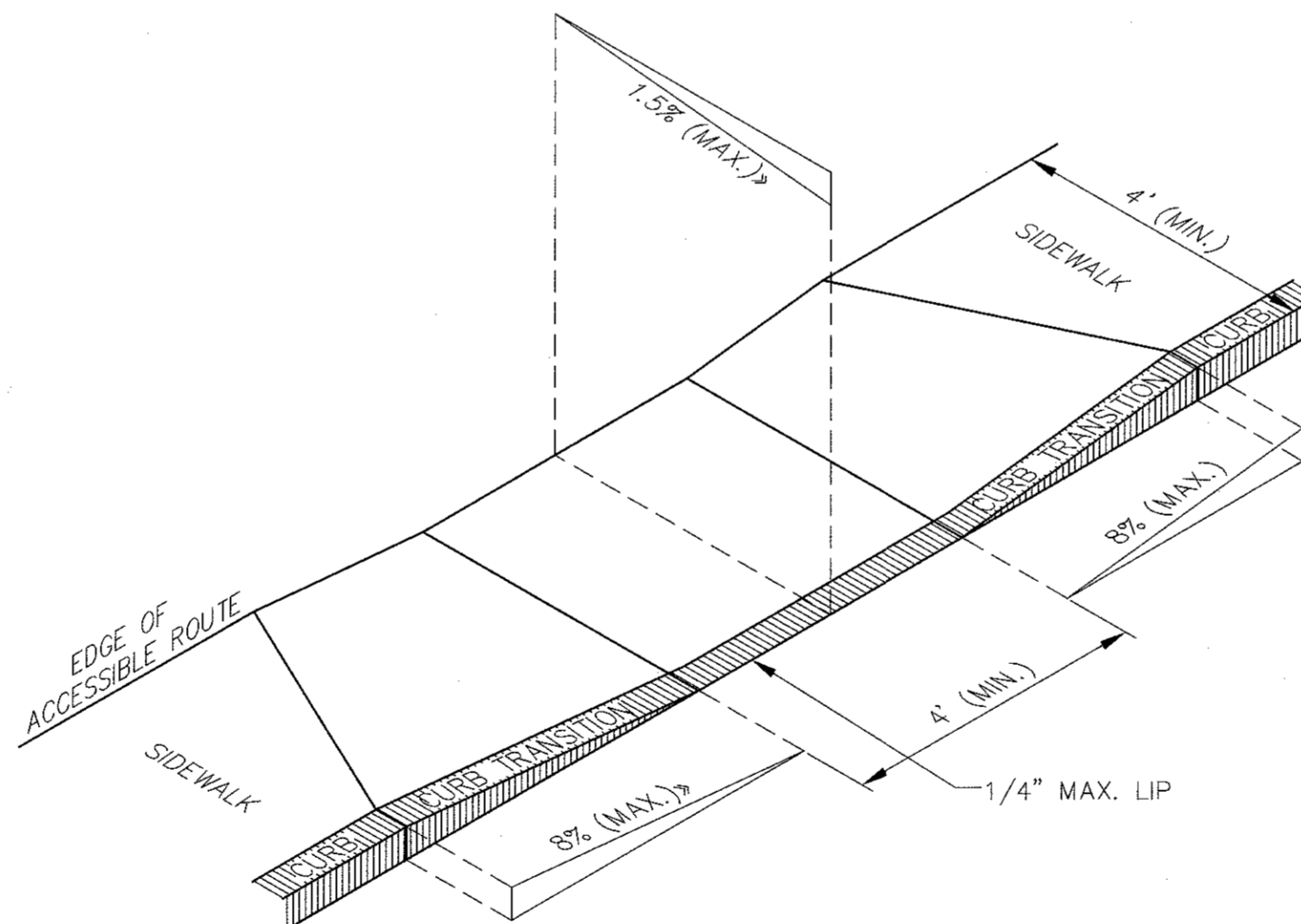
FLOATING SILTATION CURTAIN
N.T.S.



NOTES:

1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. ALL WHEELCHAIR RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOME DETECTABLE WARNING SURFACE.

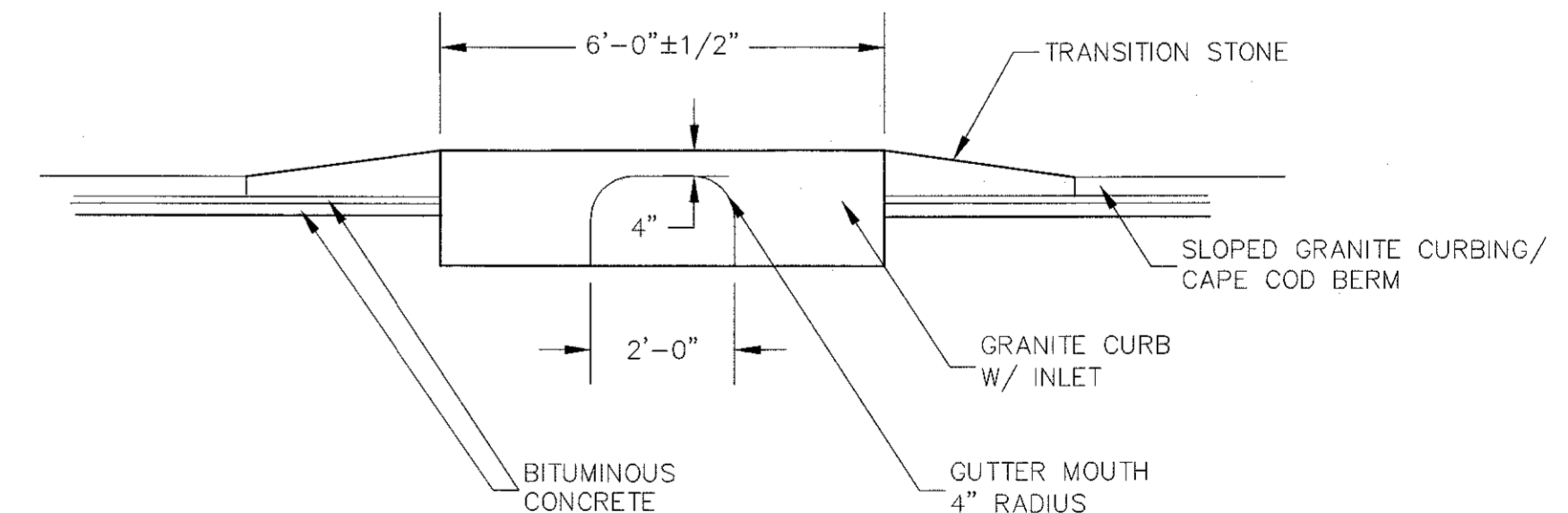
ACCESSIBLE CURB RAMP - TYPE 'B'
N.T.S.



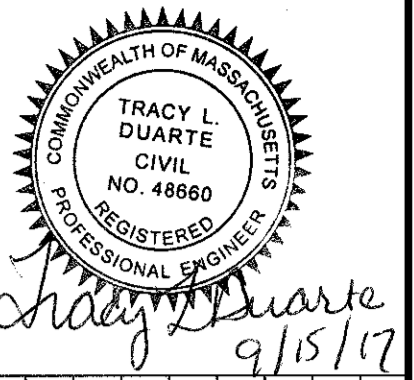
NOTES:

1. THE MAXIMUM ALLOWABLE ROUTE (SIDEWALK) AND CURB RAMP CROSS SLOPES SHALL BE 1.5%.
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 8%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. ALL WHEELCHAIR RAMPS SHALL BE EQUIPPED WITH TRUNCATED DOME DETECTABLE WARNING SURFACE.

ACCESSIBLE CURB RAMP - TYPE 'A'
N.T.S.



GRANITE CURB INLET
N.T.S.



Tracy L. Duarte
9/15/17

NO.	DATE	DESCRIPTION	DR/CK

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25 TROT STREET
SHARON, MA 02067

PROJECT: THE CAPE CLUB OF SHARON
25 TROT STREET
SHARON, MA 02067

DATE: 09/15/2017

DESIGNED: JEN
CHECKED: TLD

DRAFTED: BCR
IN CHARGE: SMO

SCALE: AS SHOWN

PROJECT NO.: 9231.0

SHEET NO.: 45 OF 47

DETAILS
SHEET 4 OF 6

PERMITTING PLANS

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE: 508-697-3191 OR 800-546-3355; FAX: 508-697-5996
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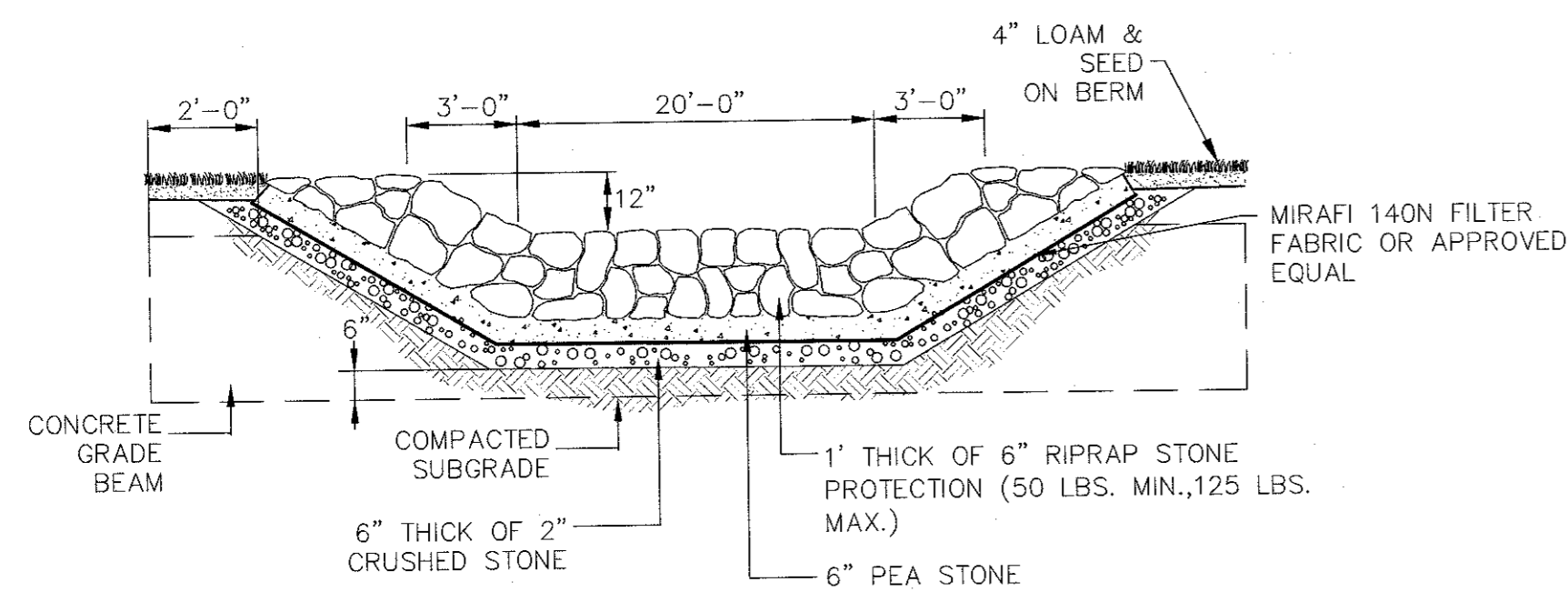
DESIGNED: JEN
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DRAFTED: BCR
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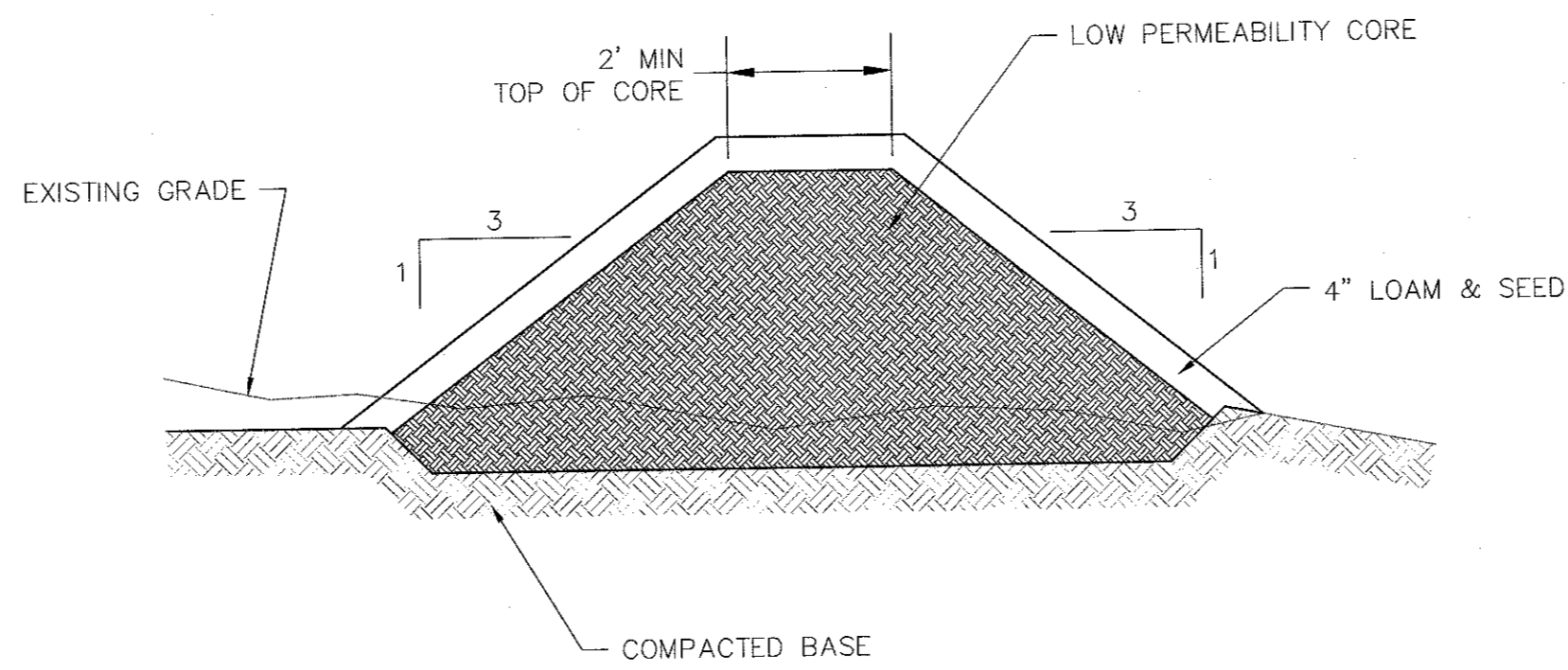
SCALE: AS SHOWN

PROJECT NO.: 9231.0

SHEET NO.: 45 OF 47

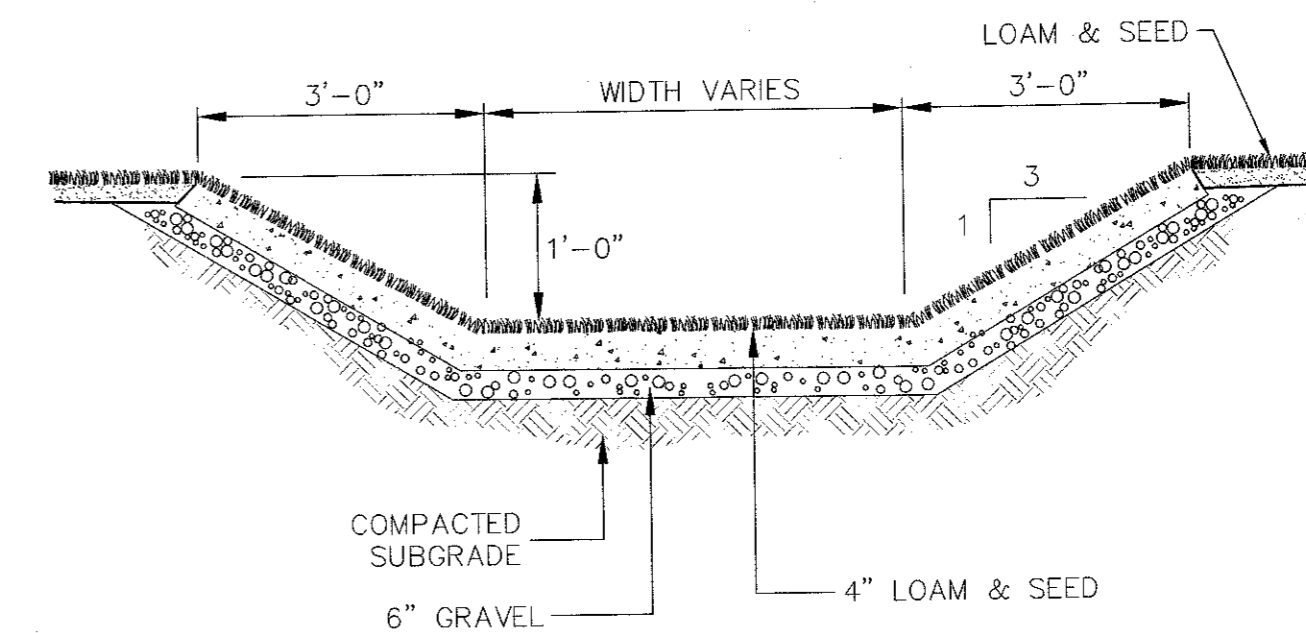


DETENTION BASIN OVERFLOW RIPRAP SPILLWAY SECTION
N.T.S.

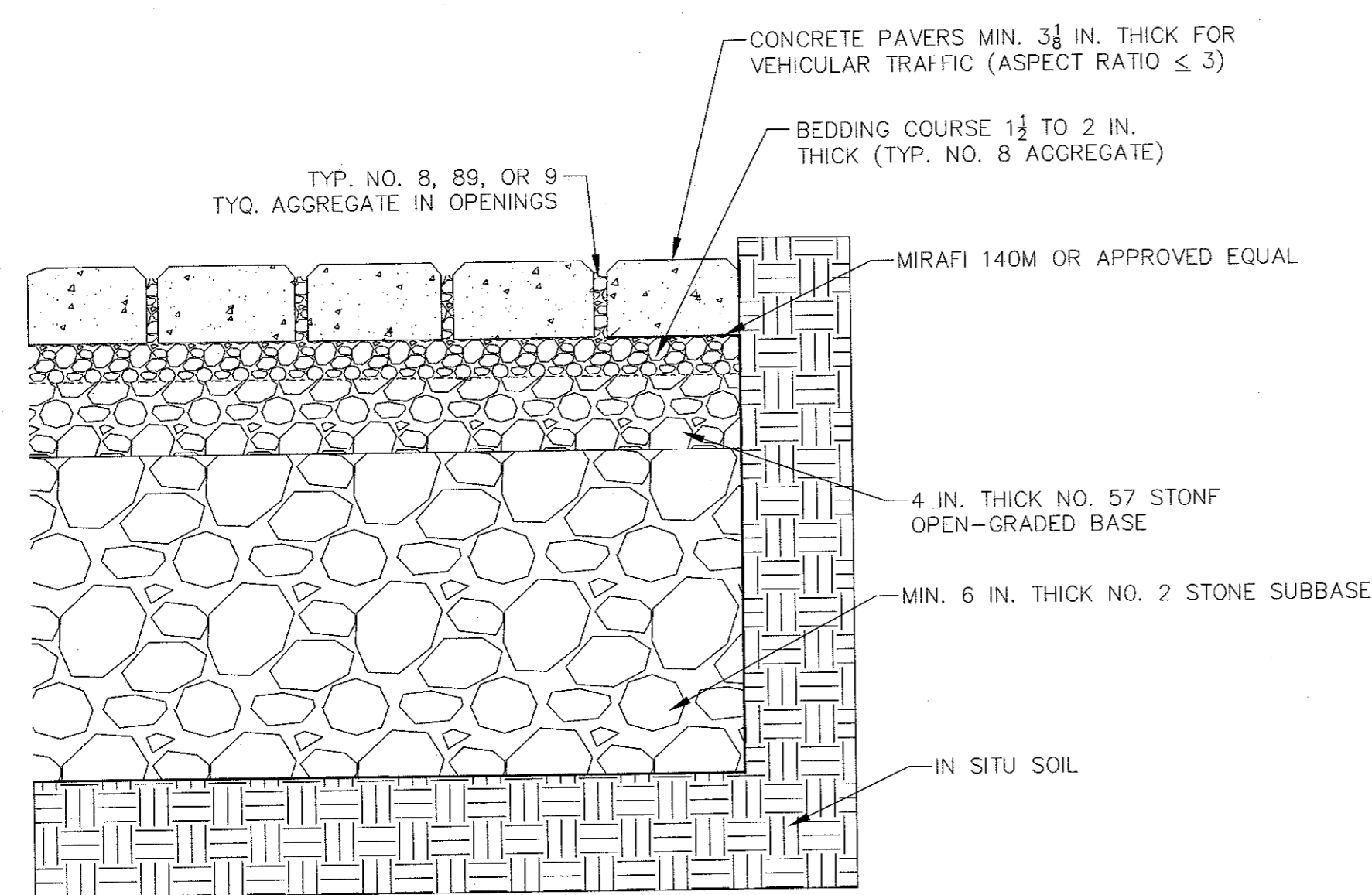


- NOTES:**
1. LOW PERMEABILITY CORE CONSTRUCTED OF AVAILABLE ON SITE TILL (HARD PAN) CONTAINING SILT, LOAMY-SILT, SILTY-LOAM, LOAM, SANDY-LOAM OR LOAMY-SAND PLACED IN SIX-INCH (6") LIFTS, COMPACTED TO 95% MAXIMUM DRY DENSITY.
 2. ALL DELETERIOUS MATERIAL INCLUDING TOP SOIL, ORGANICS, TRASH, ETC. SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE DETENTION BASIN BERM.

BASIN BERM DETAIL
N.T.S.

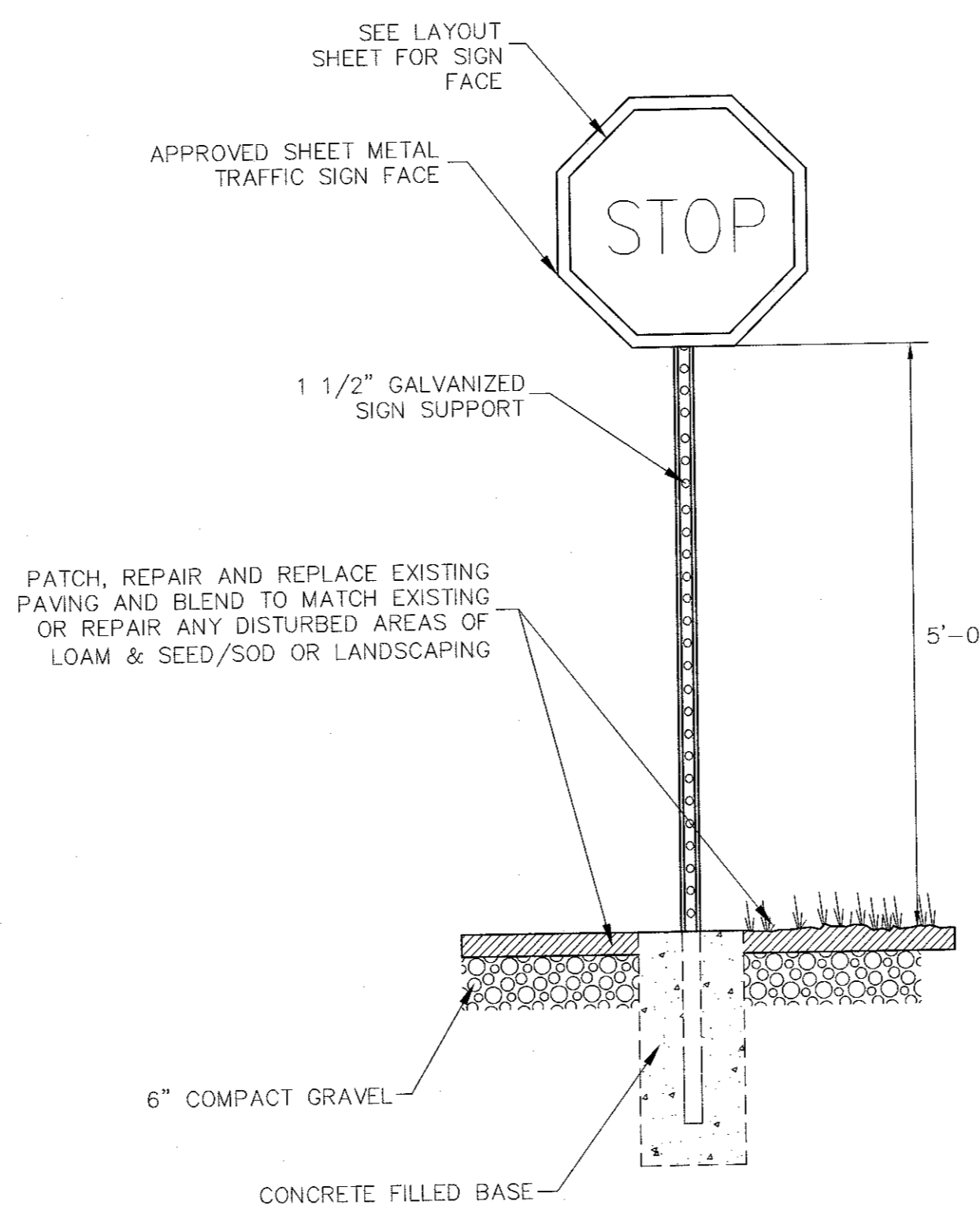


GRASS SWALE
N.T.S.

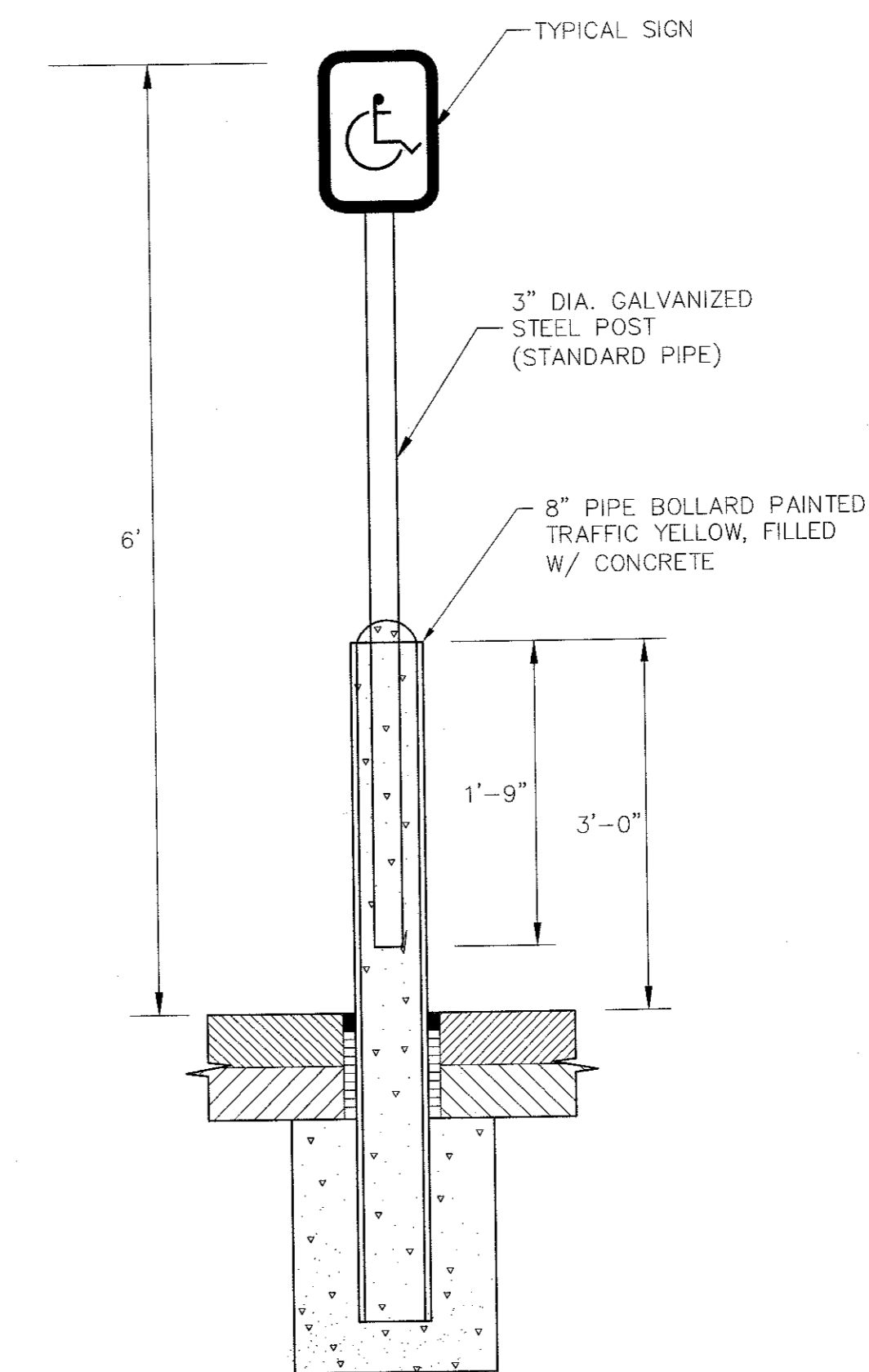


- NOTES:**
1. 2 3/8 IN. THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
 2. NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICPI PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.
 3. NO. 2 STONE MAY BE SUBSTITUTED WITH NO.3 OR NO.4 STONE.

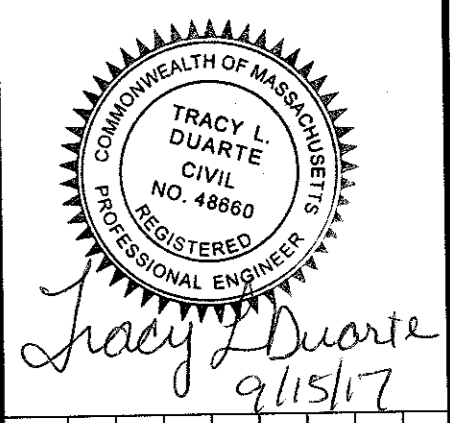
PERMEABLE PAVEMENT
N.T.S.



STOP SIGN (R1-1)
N.T.S.



ACCESSIBLE PARKING SIGN
N.T.S.



NO.	DATE	DESCRIPTION	DR/CHK

PREPARED FOR: **CAPE CLUB BUILDERS, LLC**
25 TITOT STREET
SHARON, MA 02067

DRAWING: **DETAILS**
SHEET 5 OF 6

PROJECT: **THE CAPE CLUB OF SHARON**
25 TITOT STREET
SHARON, MA 02067

PLAN SET: **PERMITTING PLANS**

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SCALE:	AS SHOWN
PROJECT NO.	9231.0
SHEET NO.	46

