

REVISIONS	
NO.	DESCRIPTION
1	TOWN COMMENTS

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

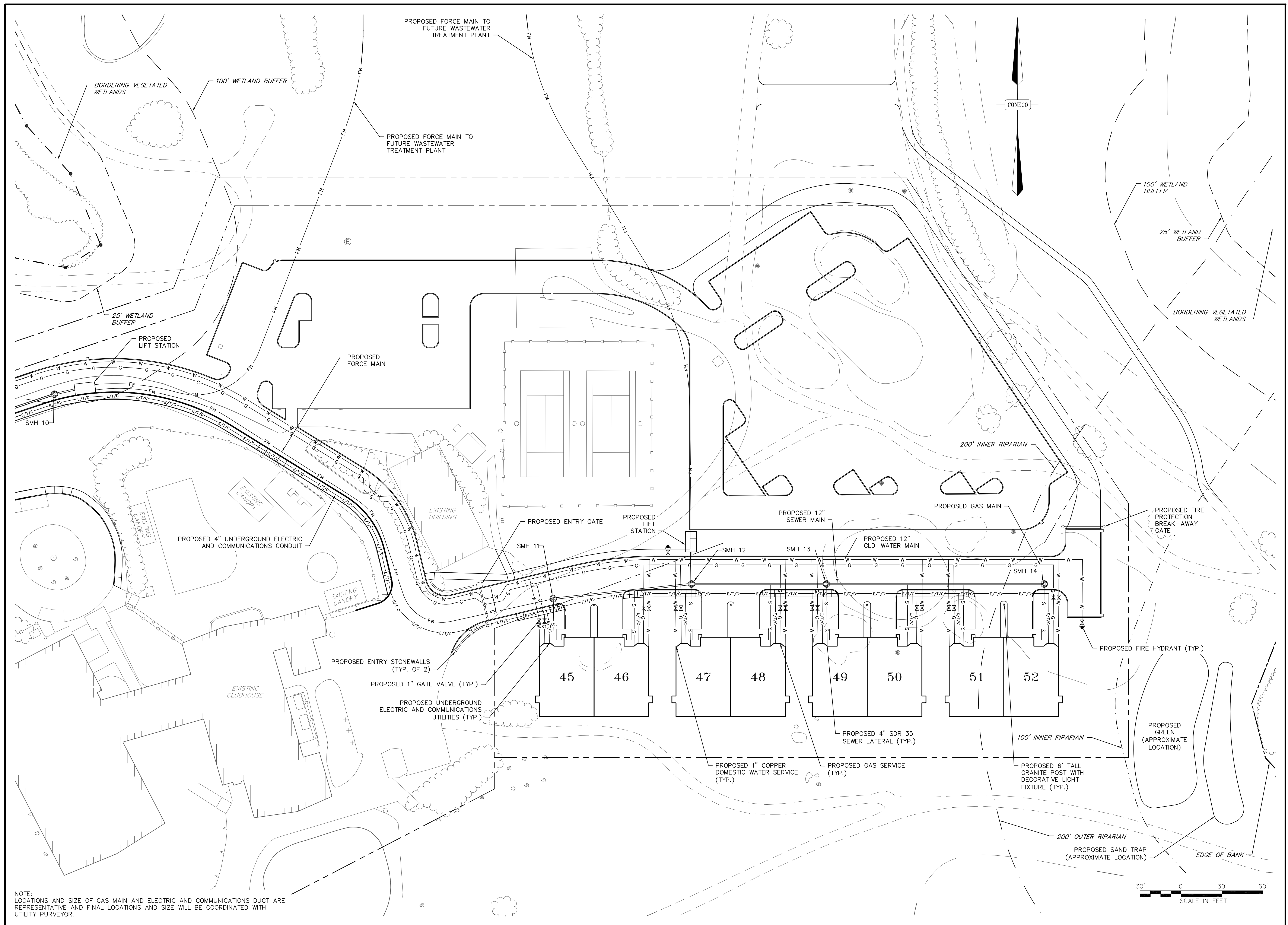
PROJECT:
THE CAPE CLUB OF SHARON
 25 TROT STREET
 SHARON, MA 02067

PLANNING FOR:
PERMITTING PLANS

DRAWING:
SITE LAYOUT PLAN
 SHEET 1 OF 3

CONECO
Engineers & Scientists
 1 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02724
 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" = 30'
PROJECT NO.	9231.0
SHEET NO.	20



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.

REVISIONS		DR/CHK	MSD/JEN
NO.	DATE	DESCRIPTION	TOWN COMMENTS
1			

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

DRAWING:
UTILITY PLAN
 SHEET 3 OF 4

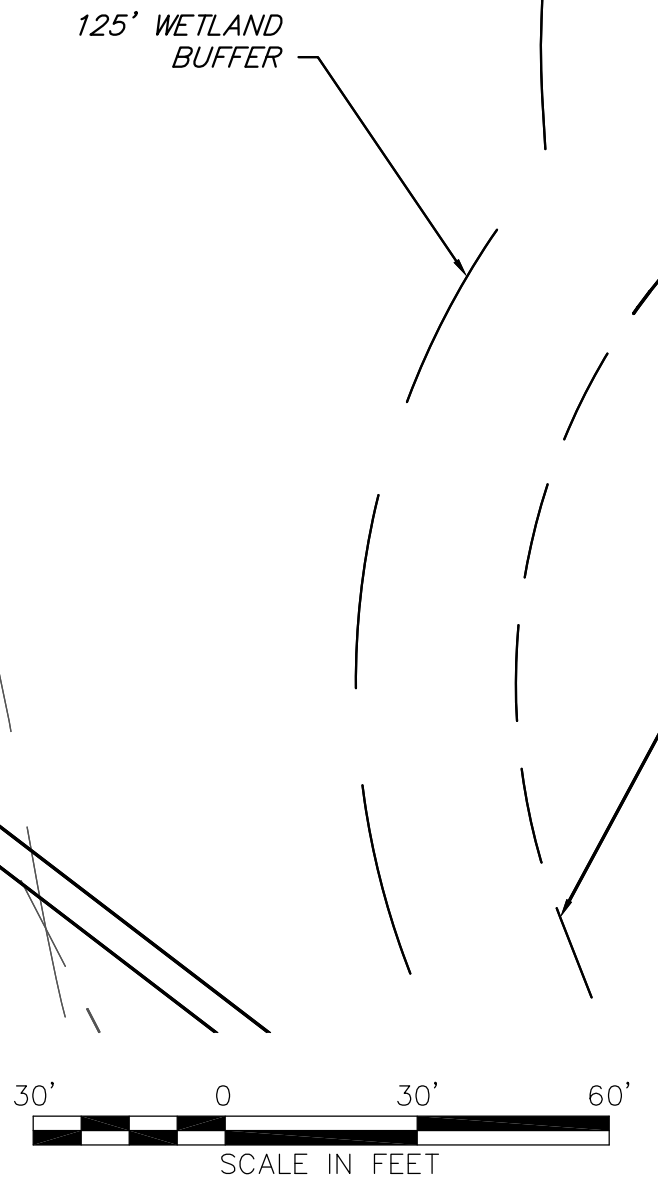
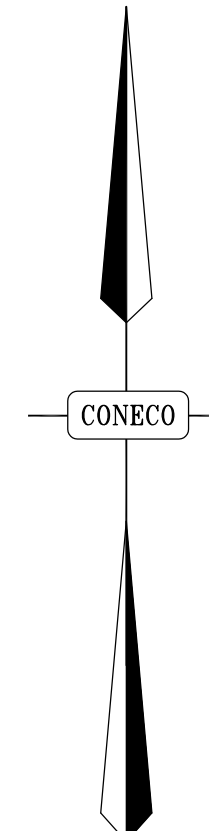
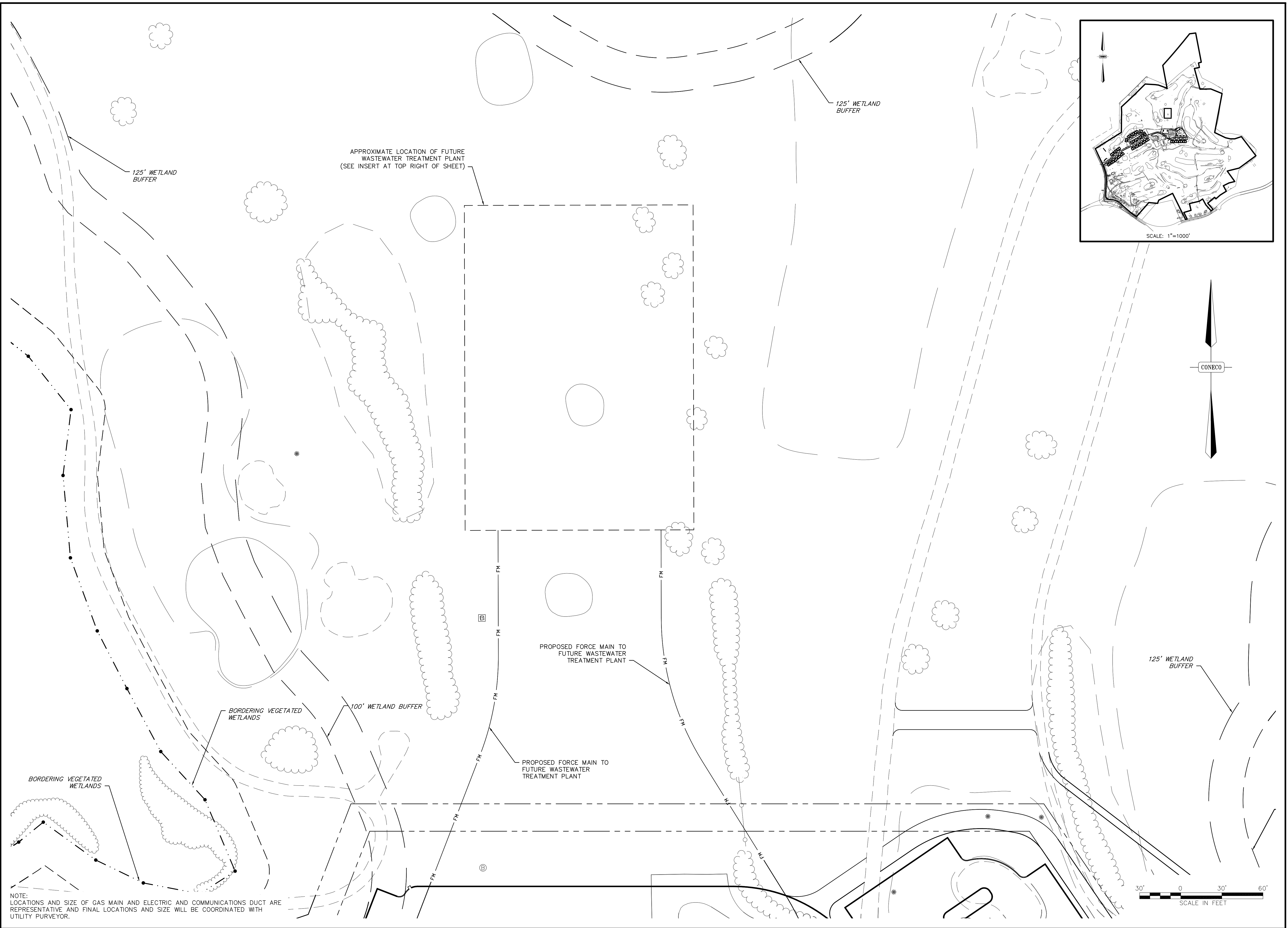
PROJECT:
THE CAPE CLUB OF SHARON
 25 TIOU STREET
 SHARON, MA 02067

PLAN SET:
PERMITTING PLANS

CONECO
Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-9996
 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

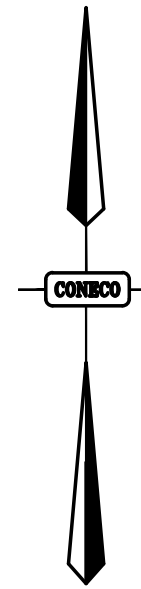
OF 49



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.

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		PROJECT: THE CAPE CLUB OF SHARON 25 TIOOT STREET SHARON, MA 02067	PREPARED FOR: THE CAPE CLUB BUILDERS, LLC 25 TIOOT STREET SHARON, MA 02067												
DATE: 09/15/2017 DESIGNED: MSD DRAFTED: MSD SCALE: 1" = 30' PROJECT NO.: 9231.0 SHEET NO.:	CHECKED: JEN IN CHARGE: SMO IN CHARGE: SMO 9231.0 33 OF 49	PERMITTING PLANS	UTILITY PLAN SHEET 4 OF 4												
REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>TOWN COMMENTS</th> <th>DR/CK</th> <th>MSD/JEN</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	TOWN COMMENTS	DR/CK	MSD/JEN	1							
NO.	DATE	DESCRIPTION	TOWN COMMENTS	DR/CK	MSD/JEN										
1															

SprVilly-Lndscp_2017-11.dwg \ SprVilly-Lndscp-L1_2017-11-7_Rev1.pdf



PLANT LIST:

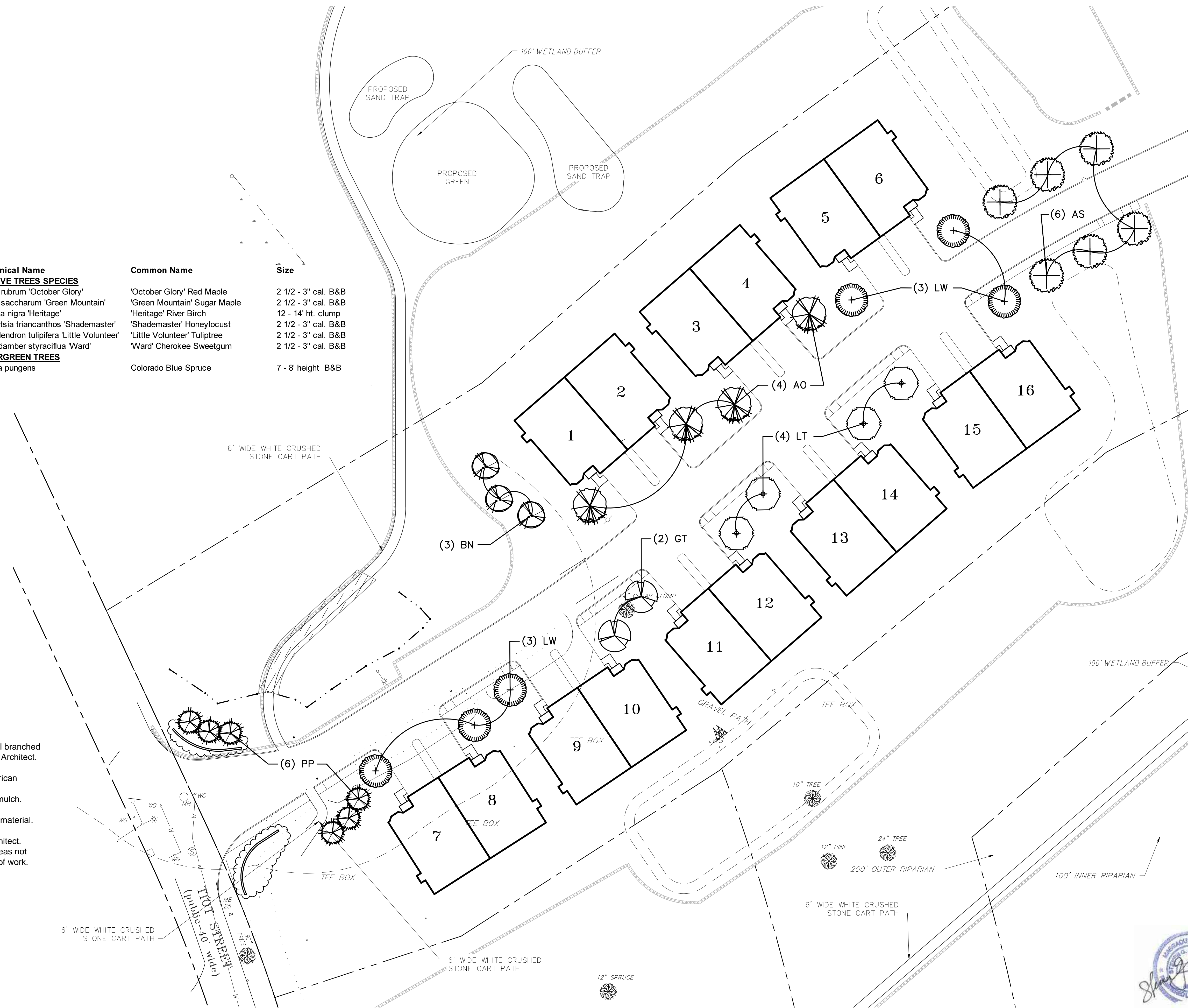
Qty.	Sym.	Botanical Name	Common Name	Size
NATIVE TREES SPECIES				
4	AO	Acer rubrum 'October Glory'	'October Glory' Red Maple	2 1/2 - 3" cal. B&B
6	AS	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar Maple	2 1/2 - 3" cal. B&B
3	BN	Betula nigra 'Heritage'	'Heritage' River Birch	12 - 14' ht. clump
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	LW	Liquidambar styraciflua 'Ward'	'Ward' Cherokee Sweetgum	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

REVISIONS		DR/CK
NO.	DATE	DESCRIPTION
1	11/7/2017	REPLACED OAK WITH SWEETGUM. REC

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

DRAWING:
SITE LANDSCAPE PLAN
SHEET 1 OF 4

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

PLAN SET:
PERMITTING PLANS

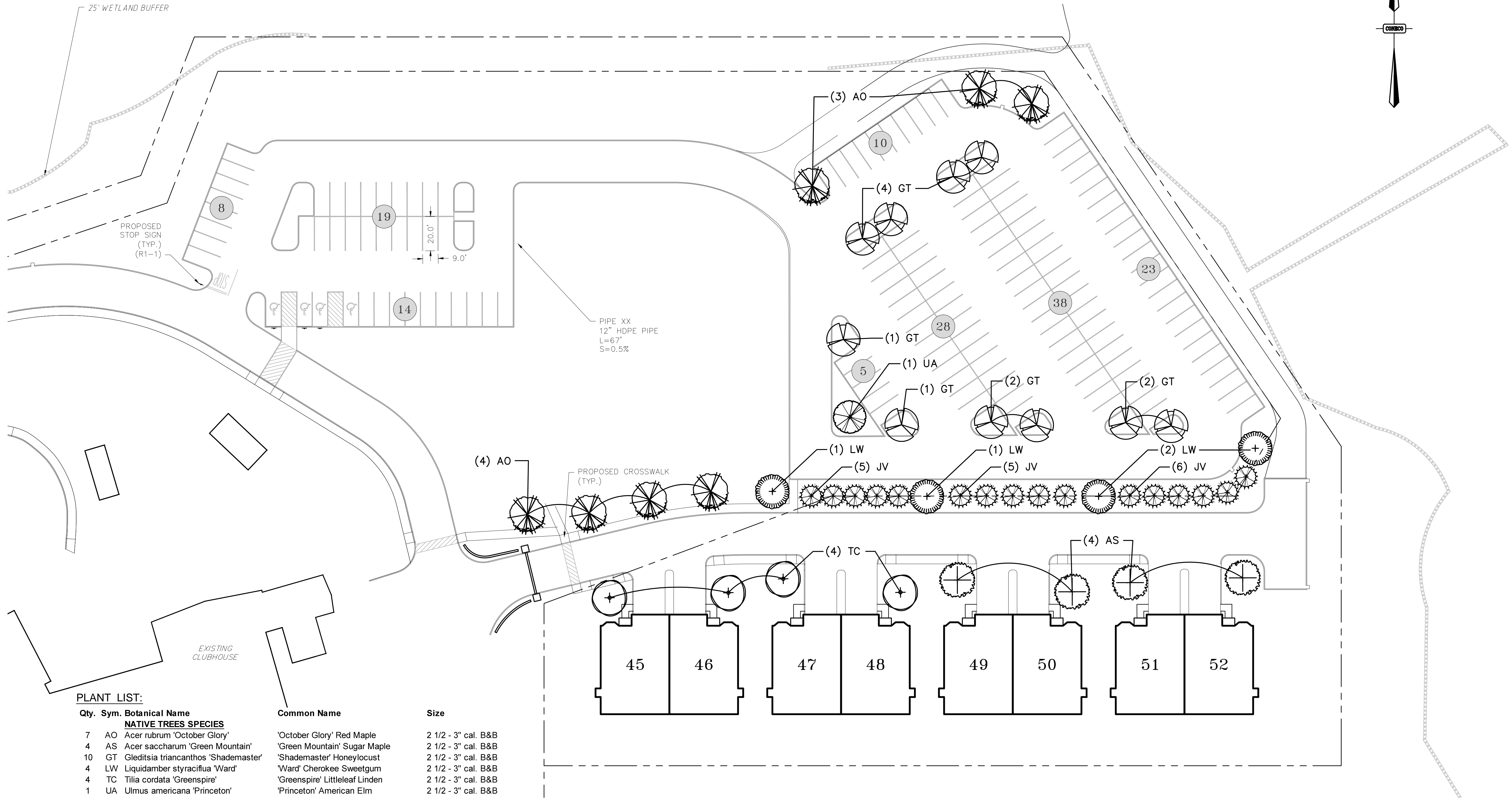
CONECO
Engineers & Scientists

1 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3100 FAX 508-697-5996
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.	37

OF 43

SprVilly-Lndscp-2017-11.dwg \ SprVilly-Lndscp-L3_2017-11-7_Rev1.pdf

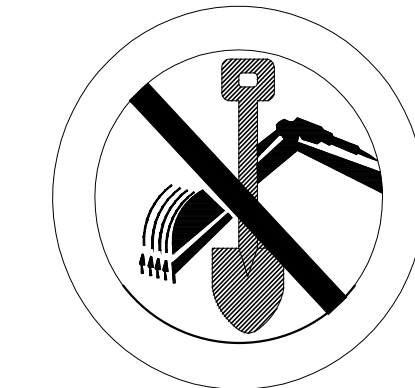


PLANT LIST:

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10	GT	Gleditsia triacanthos 'Shademaster'	'Shademaster' Honeylocust	2 1/2 - 3" cal. B&B
4	LW	Liquidambar styraciflua 'Ward'	'Ward' Cherokee Sweetgum	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:

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www.cosmosassociates.com

REVISIONS	
NO.	DESCRIPTION
1	11/7/2017 REPLACED OAK WITH SWEETGUM.

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

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

PLANNING:
PERMITTING PLANS

DRAWING:
SITE LANDSCAPE PLAN
SHEET 3 OF 4

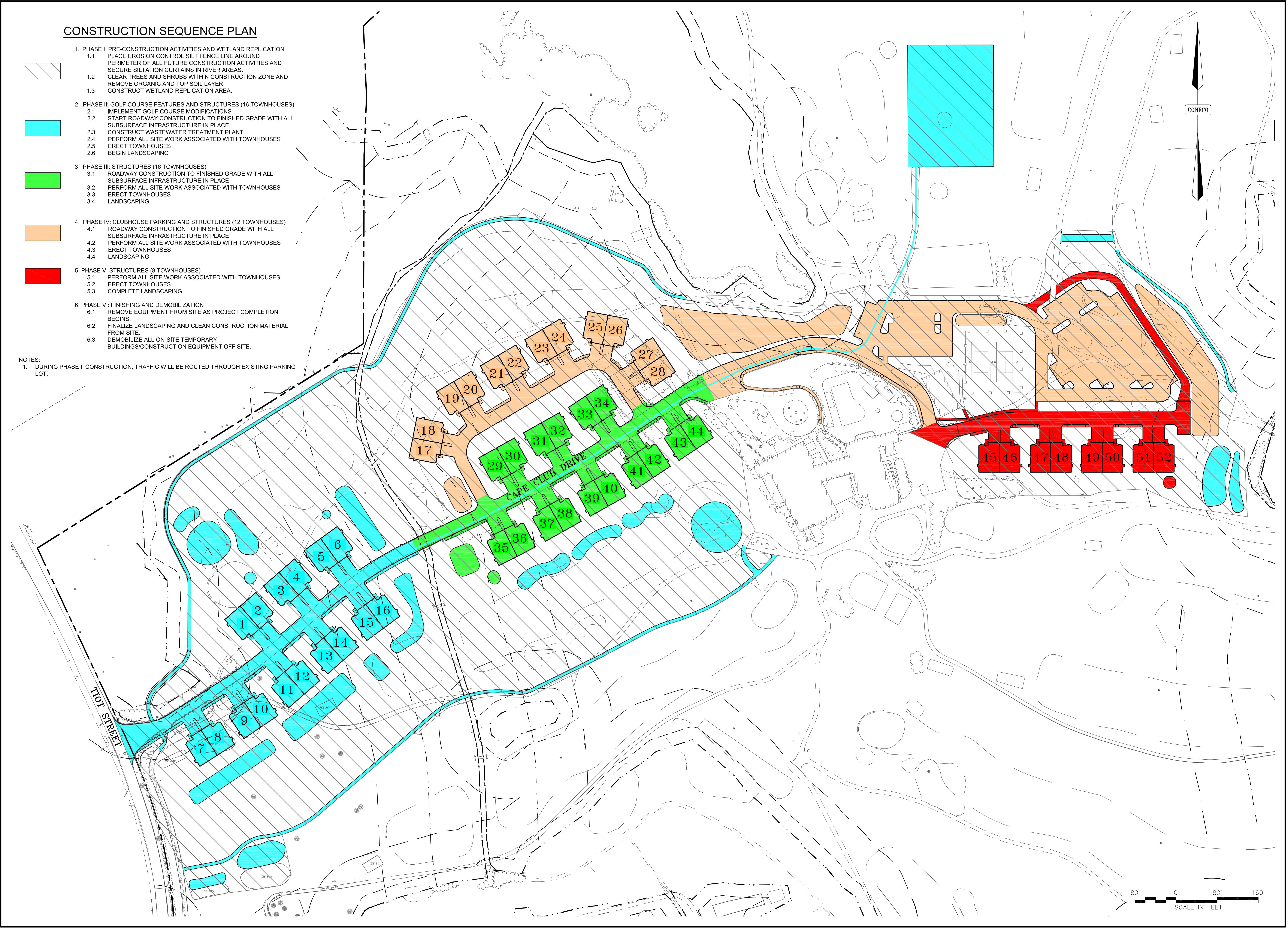
CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-897-3191 OR 800-548-5355; FAX 508-697-9996
WEBSITE: www.coneco.com

DATE	09/15/2017
DESIGNED: SGC	CHECKED: SGC
DRAFTED: REC	IN CHARGE:
SCALE:	1" = 30'
PROJECT NO.	9231.0
SHEET NO.	39
	OF 43

CONSTRUCTION SEQUENCE PLAN

- 1. PHASE I: PRE-CONSTRUCTION ACTIVITIES AND WETLAND REPLICATION
 - 1.1 PLACE EROSION CONTROL SILT FENCE LINE AROUND PERIMETER OF ALL FUTURE CONSTRUCTION ACTIVITIES AND SECURE SILTATION CURTAINS IN RIVER AREAS.
 - 1.2 CLEAR TREES AND SHRUBS WITHIN CONSTRUCTION ZONE AND REMOVE ORGANIC AND TOP SOIL LAYER.
 - 1.3 CONSTRUCT WETLAND REPLICATION AREA.
- 2. PHASE II: GOLF COURSE FEATURES AND STRUCTURES (16 TOWNHOUSES)
 - 2.1 IMPLEMENT GOLF COURSE MODIFICATIONS
 - 2.2 START ROADWAY CONSTRUCTION TO FINISHED GRADE WITH ALL SUBSURFACE INFRASTRUCTURE IN PLACE
 - 2.3 CONSTRUCT WASTEWATER TREATMENT PLANT
 - 2.4 PERFORM ALL SITE WORK ASSOCIATED WITH TOWNHOUSES
 - 2.5 ERECT TOWNHOUSES
 - 2.6 BEGIN LANDSCAPING
- 3. PHASE III: STRUCTURES (16 TOWNHOUSES)
 - 3.1 ROADWAY CONSTRUCTION TO FINISHED GRADE WITH ALL SUBSURFACE INFRASTRUCTURE IN PLACE
 - 3.2 PERFORM ALL SITE WORK ASSOCIATED WITH TOWNHOUSES
 - 3.3 ERECT TOWNHOUSES
 - 3.4 LANDSCAPING
- 4. PHASE IV: CLUBHOUSE PARKING AND STRUCTURES (12 TOWNHOUSES)
 - 4.1 ROADWAY CONSTRUCTION TO FINISHED GRADE WITH ALL SUBSURFACE INFRASTRUCTURE IN PLACE
 - 4.2 PERFORM ALL SITE WORK ASSOCIATED WITH TOWNHOUSES
 - 4.3 ERECT TOWNHOUSES
 - 4.4 LANDSCAPING
- 5. PHASE V: STRUCTURES (8 TOWNHOUSES)
 - 5.1 PERFORM ALL SITE WORK ASSOCIATED WITH TOWNHOUSES
 - 5.2 ERECT TOWNHOUSES
 - 5.3 COMPLETE LANDSCAPING
- 6. PHASE VI: FINISHING AND DEMOBILIZATION
 - 6.1 REMOVE EQUIPMENT FROM SITE AS PROJECT COMPLETION BEGINS.
 - 6.2 FINALIZE LANDSCAPING AND CLEAN CONSTRUCTION MATERIAL FROM SITE.
 - 6.3 DEMOBILIZE ALL ON-SITE TEMPORARY BUILDINGS/CONSTRUCTION EQUIPMENT OFF SITE.

NOTES:
 1. DURING PHASE II CONSTRUCTION, TRAFFIC WILL BE ROUTED THROUGH EXISTING PARKING LOT.



REVISIONS		DR/CK	MSJ/JEN
NO.	DATE	DESCRIPTION	TOWN COMMENTS
1			

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

PREPARED BY:
 CONECCO
 ENGINEERS & SCIENTISTS

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

DATE: 09/15/2017

DESIGNED: JEN
 CHECKED: TLD

DRAFTED: JEN
 IN CHARGE: SMO

SCALE: 1" = 80'

PROJECT NO. 9231.0

SHEET NO. 48 OF 48

CONECCO
 Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-9996
 WEBSITE: www.conecco.com

CONSTRUCTION SEQUENCING PLAN

PERMITTING PLANS

FOR REGISTRY USE ONLY

NOTES:

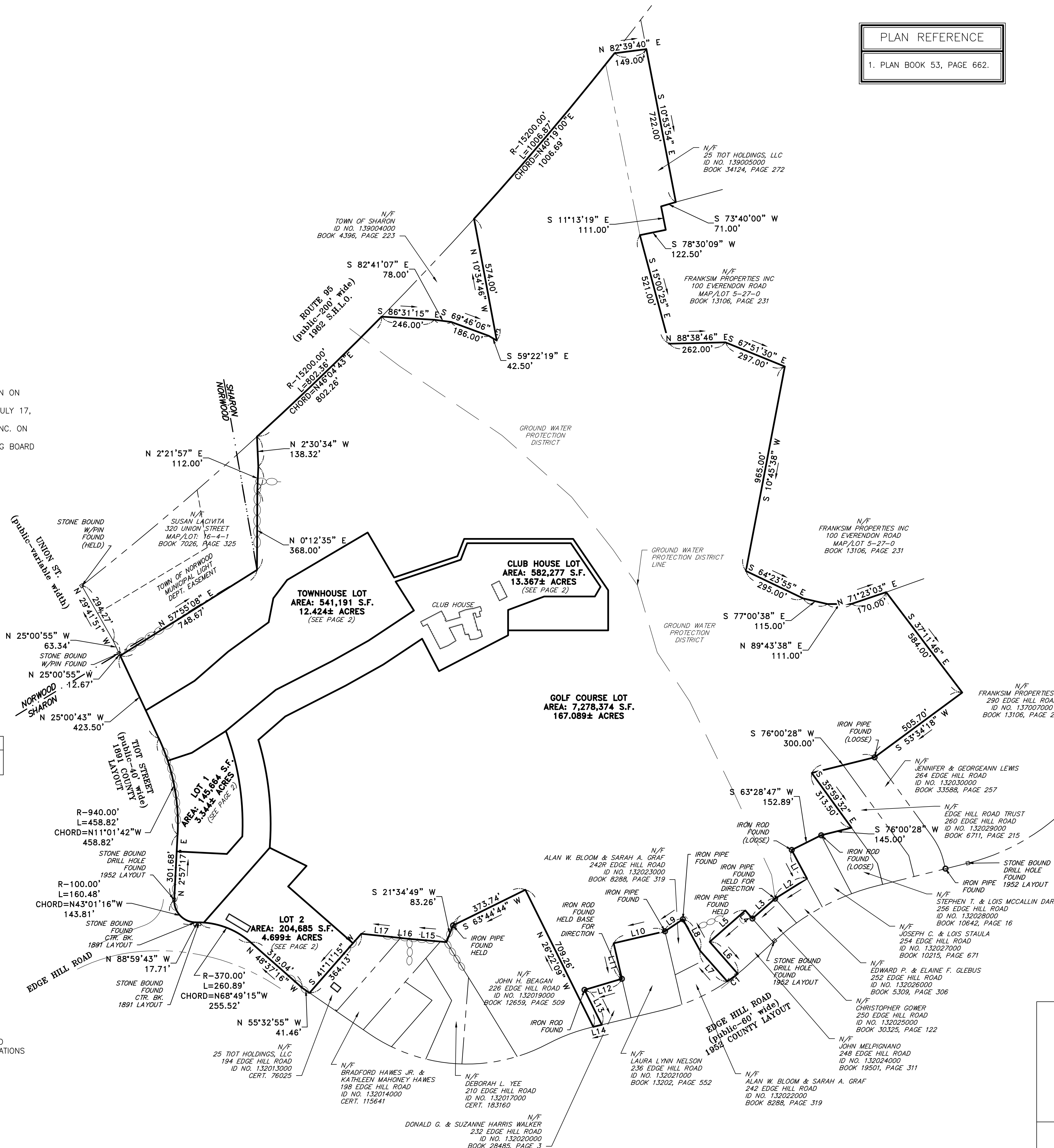
- HORIZONTAL DATUM: MASSACHUSETTS STATE PLANE-NAD 83.
- LOCUS PROPERTY IS IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 25021C0189E AND 25021C0193E, DATED JULY 17, 2012.
- WETLANDS WERE DELINEATED BY ECOTEC, INC. ON JULY 12, 14, AND 15, 2016.
- THE PROPERTY IS NOT SUBJECT TO ZONING BOARD OF APPEALS VARIANCES OR EXCEPTIONS.

CURVE TABLE			
C1	R=900.00'	L=60.14	Δ=03°49'43"

LINE TABLE			
L1	S 28°14'41" E	150.70'	
L2	S 57°53'38" W	74.79'	
L3	S 48°39'03" W	140.00'	
L4	N 41°20'57" W	50.00'	
L5	S 48°39'03" W	220.00'	
L6	S 41°20'57" E	196.91'	
L7	N 41°30'18" W	191.35'	
L8	N 28°42'48" W	165.00'	
L9	S 56°04'34" W	100.00'	
L10	S 76°54'19" W	244.20'	
L11	S 13°05'41" E	169.18'	
L12	S 73°31'42" W	180.90'	
L13	S 26°22'09" E	180.64'	
L14	S 76°29'58" W	41.03'	
L15	N 85°00'15" W	174.73'	
L16	N 83°53'35" W	38.72'	
L17	N 83°53'35" W	183.28'	

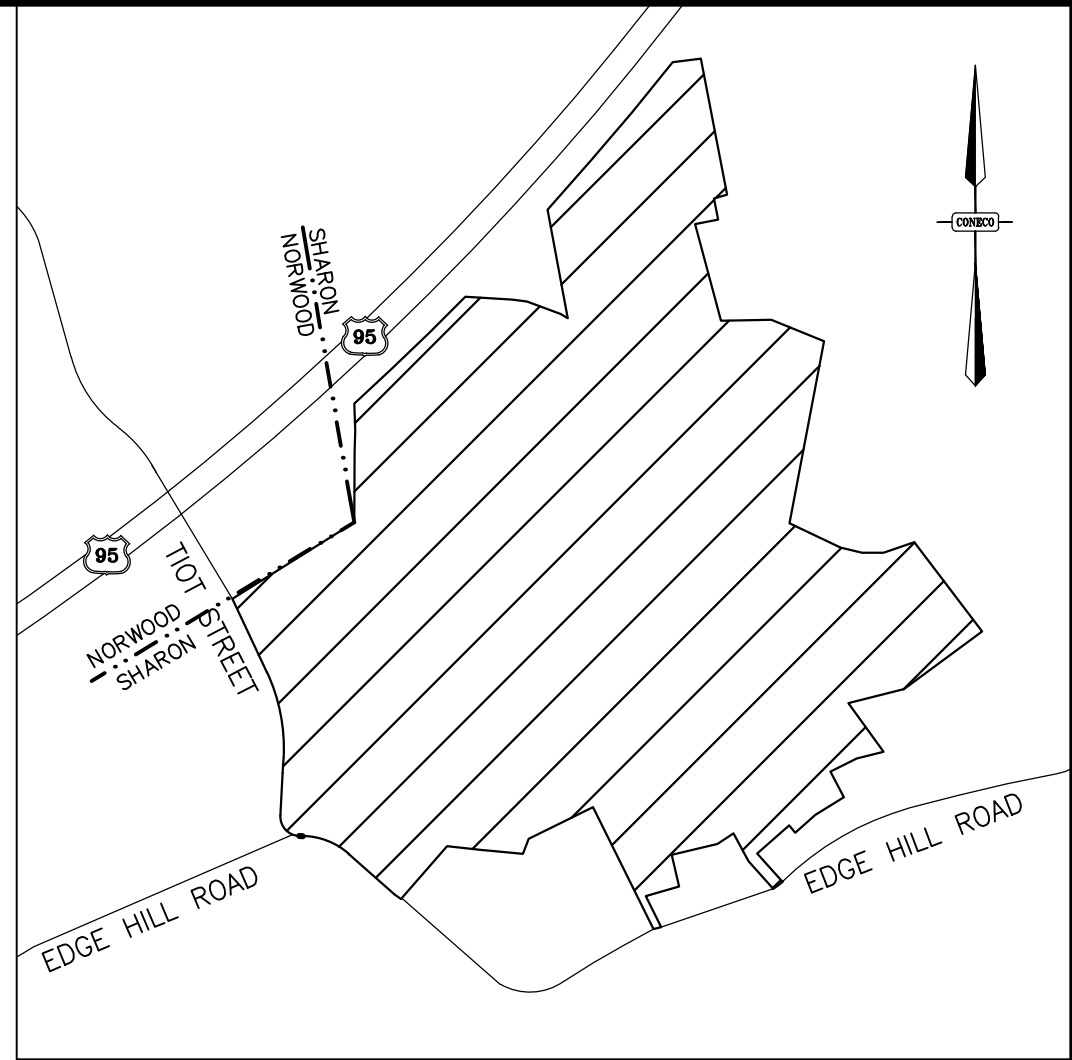
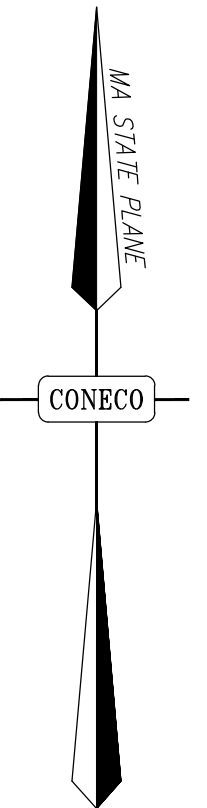
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

TIMOTHY S. BODAH, P.L.S.
MASSACHUSETTS REG. NO. 46110



PLAN REFERENCE
1. PLAN BOOK 53, PAGE 662.

PARCEL DATA
DEED REFERENCE:
BOOK 34124 PAGE 272
PROJECT AREA:
8,752,191 S.F.
200.923± ACRES



APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

TOWN OF SHARON PLANNING BOARD
DATE: _____

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REGULATIONS HAS BEEN MADE OR INTENDED.

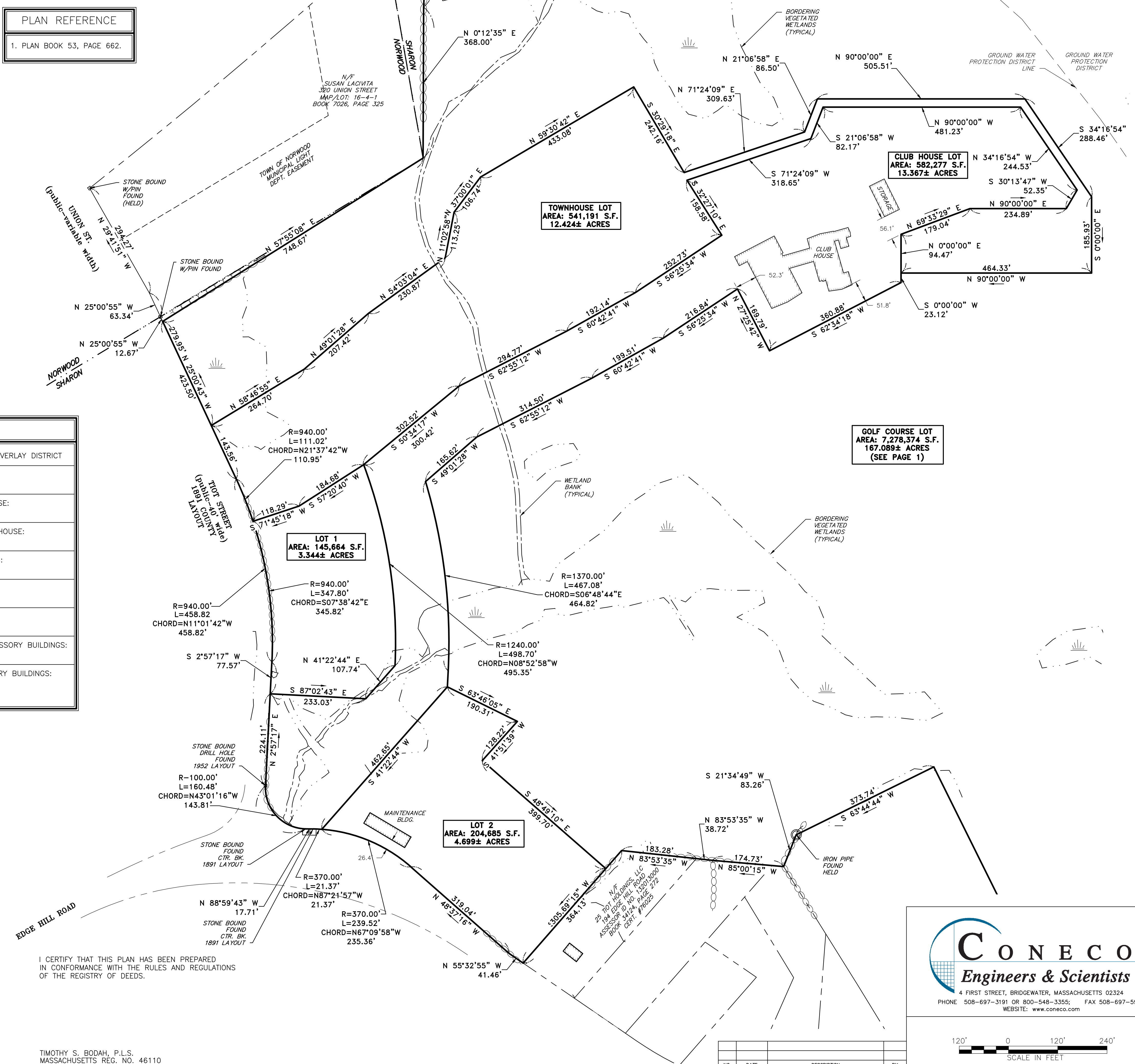
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
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PLAN OF LAND
THE CAPE CLUB OF SHARON
25 TIOT STREET
SHARON, MA

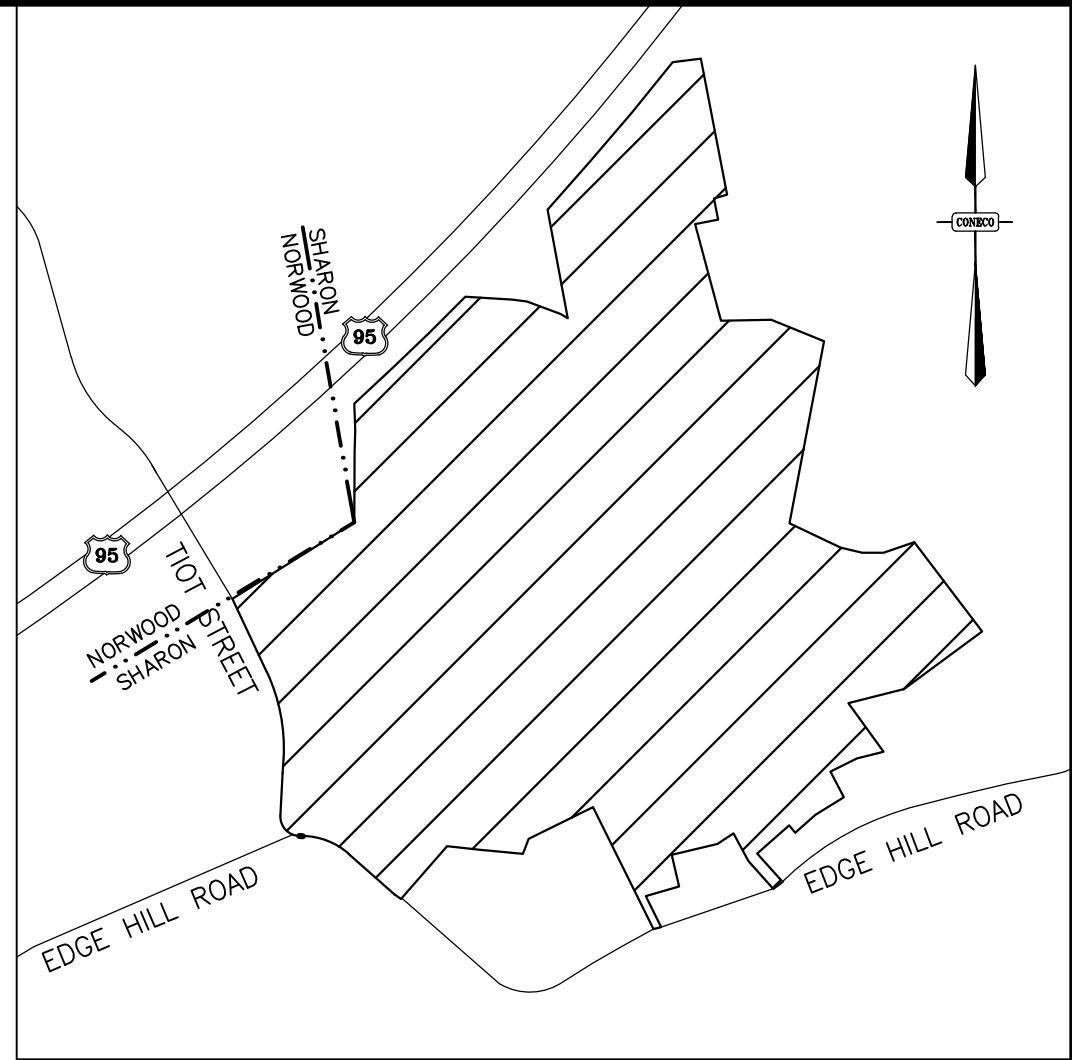
PREPARED FOR:	CAPE CLUB BUILDERS, LLC		
SCALE	DATE	ACAD FILE	JOB NO.
1"=250'	11/08/17	9231-ANR.DWG	9231



NO.	DATE	DESCRIPTION	BY



PLAN REFERENCE
1. PLAN BOOK 53, PAGE 662.



FOR REGISTRY USE ONLY

ZONING DATA	
DISTRICT: "RR0D" - RECREATION & RESIDENTIAL OVERLAY DISTRICT	
MINIMUM TOTAL PROJECT AREA:	180 ACRES
MINIMUM LOT AREA FOR GOLF COURSE:	160 ACRES
MINIMUM LOT AREA FOR MULTIFUSE CLUBHOUSE:	10 ACRES
MINIMUM LOT WIDTH FOR ALL USES:	210 FEET
MINIMUM LOT FRONTAGE:	140 FEET
MINIMUM LOT FRONTAGE:	140 FEET
MINIMUM STREET SETBACK FOR PRINCIPAL OR ACCESSORY BUILDINGS:	100 FEET
MINIMUM SETBACK FOR PRINCIPAL OR ACCESSORY BUILDINGS:	15 FEET FROM SIDE LOT LINES 20 FEET FROM REAR LOT LINES

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

TOWN OF SHARON PLANNING BOARD
DATE:

NO DETERMINATION AS TO COMPLIANCE WITH ZONING REGULATIONS HAS BEEN MADE OR INTENDED.

OWNER OF RECORD:
25 TIOT HOLDINGS, LLC
ASSESSOR PARCEL ID NO. 132031000
& 139005000.
BOOK 34124, PAGE 272

- NOTES:
- HORIZONTAL DATUM: MASSACHUSETTS STATE PLANE-NAD 83.
 - LOCUS PROPERTY IS IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAPS NUMBERS 25021C0189E AND 25021C0193E, DATED JULY 17, 2012.
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TIMOTHY S. BODAH, P.L.S.
MASSACHUSETTS REG. NO. 46110

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

PLAN OF LAND			
THE CAPE CLUB OF SHARON 25 TIOT STREET SHARON, MA			
PREPARED FOR:	CAPE CLUB BUILDERS, LLC		
SCALE	DATE	ACAD FILE	JOB NO.
1"=120'	11/08/17	9231-ANR.DWG	9231



NO.	DATE	DESCRIPTION	BY
REVISIONS			