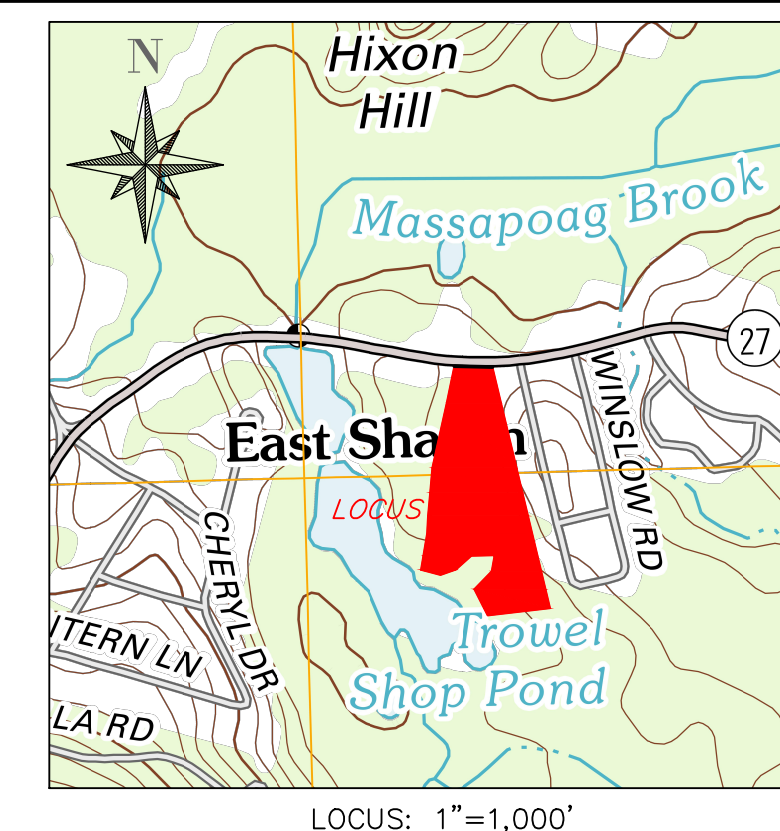


ZONING TABULATION							
ZONING DISTRICT: SRD-A							
	REQUIRED	PROVIDED (MIN)	BLDG 1	BLDG 2	BLDG 4	BLDG 6	BLDG 8
MIN. LOT AREA	40,000 sf	511,731 sf					
MIN. FRONTAGE	N/A	198.99'					
MIN. LOT WIDTH	150'	216.7'					
MIN. FRONT YARD	30'	53.7'	53.7'	137.6'	258.9'	410.0'	510.8'
MIN. SIDE YARD	20'	28.0'	59.6'	26.0'	35.1'	47.3'	168.8'
MIN. REAR YARD	20'	385'	828'	747'	622'	474'	385'
MAX. HEIGHT	35'/2.5 STORIES	35'/2 STORIES	35'/2 STORIES				
LOT COVERAGE	25% MAX	9.4%					
BUILDING SEPARATION	40' MIN	21' MIN	60'	21'	21'	33'	33'
DWELLINGS/ACRE	N/A	1.3					

BUILDING SUMMARY		
	UNIT	TOTAL
SIZE	2,841±sf + 257 sf GARAGE	42,615± gsf
BEDROOMS	3	45
BATHROOMS	3 FULL/1 HALF	45 FULL/15 HALF
GARAGE	1 CAR	15
PARKING SPACES	2	41 (2.7/unit)
DESIGN	3 TOWNHOUSE UNITS/BLDG	15 UNITS/5 BLDGS
OWNERSHIP	CONDOMINIUM	
AFFORDABLE	4 UNITS: UNITS 1A, 2B, 4B & 6A	

- GRANTED WAIVERS**
- CHAPTER 275, SECTION 2311 - TO ALLOW THE CONSTRUCTION OF MULTIFAMILY STRUCTURES IN THE SINGLE RESIDENCE A DISTRICT
  - CHAPTER 275, SECTION 2434(C)(1) - MINIMUM BUILDING SEPARATION OF 21'± WHERE 40' IS REQUIRED
  - CHAPTER 275, SECTION 3322(D) - ALLOW BUILDING AND GRADING WITHIN 100' OF A WETLAND
  - CHAPTER 300-7.5.F(2) - TO ALLOW RESERVE AREAS BETWEEN SEPTIC SYSTEM LEACHING TRENCHES
  - CHAPTER 300-7.7.C - TO ALLOW MOUNDED SEPTIC LEACHING SYSTEMS
  - CHAPTER 300-7.13 - AN ENVIRONMENTAL HEALTH IMPACT REPORT IS NOT TO BE REQUIRED
  - CHAPTER 300-7.17 - SEPTIC SYSTEM SETBACK FROM A PROPERTY LINE LESS THAN 20' AND FROM STREET LINE LESS THAN 25'
  - CHAPTER 300-7.17.B(1) - TO ALLOW A SOIL ABSORPTION SYSTEM LESS THAN 125' FROM A WETLAND.
  - SECTION 5.06(A) OF SHARON CONSERVATION COMMISSION RULES & REGULATIONS - TO ALLOW ALTERATION OF LAND WITHIN 100' BUFFER ZONE OF APPLICABLE RESOURCE AREA



**PROJECT:**  
**Trowel Shop Pond Condominiums**  
**299 & 303 NORTH MAIN STREET**

**Sharon**  
**Massachusetts**

**PREPARED FOR:**  
**Trowel Shop Pond, LLC**  
**1 Richard Road**  
**Marblehead, MA**  
**01945**

**Bay Colony Group, Inc.**  
Professional Civil Engineers &  
Professional Land Surveyors  
FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:

# COMPREHENSIVE PERMIT PLAN OF Trowel Shop Pond Condominiums Sharon, MA

**CIVIL ENGINEER**  
**BAY COLONY GROUP, Inc.**  
FOUR SCHOOL STREET, P.O. BOX 9136  
FOXBOROUGH, MA 02035  
(508) 543-3939

**ARCHITECT**  
**RAV & Associates, Inc.**  
21 HIGHLAND AVENUE  
NEWTON, MA 02494  
(781) 449-8200

**ASSESSORS REF: MAP 121, PARCELS 060 & 061**

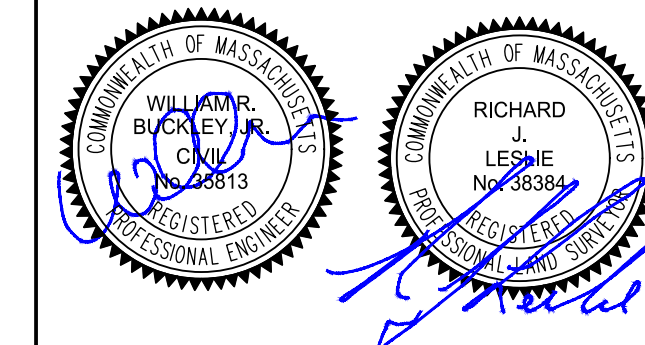
**ZONING: SRD-A**

**INDEX OF DRAWINGS**

SHEET NO.	DESCRIPTION	LAST REVISED
SHEET CV	COVER SHEET	2-14-2024
SHEET 1	LEGEND & GENERAL NOTES	2-14-2024
SHEET 2	EXISTING CONDITIONS PLAN	2-14-2024
SHEET 3	LAYOUT & GRADING PLAN	2-14-2024
SHEET 4	UTILITIES PLAN	3-15-2024
SHEET 5	DRIVEWAY PLAN & PROFILE	2-14-2024
SHEET 6	SWPPP & SNOW STORAGE PLAN	3-15-2024
SHEET 7.1	CONSTRUCTION DETAILS	2-14-2024
SHEET 7.2	CONSTRUCTION DETAILS	2-14-2024
SHEET 7.3	CONSTRUCTION DETAILS	3-15-2024
SHEET 7.4	CONSTRUCTION DETAILS	2-14-2024
SHEET LT-1	PHOTOMETRIC PLAN	2-14-2024
<b>GODDARD CONSULTING LANDSCAPE PLANS</b>		
SHEET 1	PLANTING SHEET	11-9-2022
SHEET 2	PLANTING DETAIL SHEET	11-9-2022
SHEET 3	TYPICAL UNIT PLANTING	11-9-2022

THE LAST REVISED DATE FOR PLANS IN THIS SET IS: 3-15-2024

STAMP



DRAWING TITLE

Cover Sheet

SCALE: 1" = 40'

FEBRUARY 14, 2024 SHEET NUMBER


20-0179K

**CV**

## GENERAL NOTES

























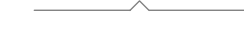
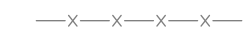
- TOPOGRAPHICAL INFORMATION OF THE AREA OF INTEREST OBTAINED FROM AN ON THE GROUND SURVEY BY THIS OFFICE IN AUGUST, 2021. TOPOGRAPHY AND STRUCTURES OUTSIDE THIS AREA OBTAINED FROM MASSGIS. HORIZONTAL DATUM IS NAD 1983 AND VERTICAL DATUM IS NAVD 88. SITE LIES PARTIALLY WITHIN A FEMA DESIGNATED FLOOD ZONE A.
- THERE ARE NO PRIVATE WELLS WITHIN 200' OF THE FACILITY AND NO PUBLIC WELLS WITHIN 1,000' OF THE FACILITY.
- UNDERGROUND UTILITIES ARE SHOWN HEREON AS COMPILED FROM RECORD PLANS AND VISIBLE UTILITY STRUCTURES. BAY COLONY GROUP DOES NOT WARRANT THE ACTUAL DEPTH AND LOCATIONS OF ANY UTILITIES SHOWN HEREON. CONTACT DIGSAFE AT 1-800-322-4844 AT LEAST 72 HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS EXCLUDED.
- PRIOR TO EXCAVATING AT ANY LOCATION. A COPY OF THE DIGSAFE PROJECT REFERENCE NUMBER(S) SHALL BE GIVEN TO THE OWNER.
- WHERE AN EXISTING UNDERGROUND UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED TO THE ENGINEER IMMEDIATELY.
- TEST PITS TO LOCATED EXISTING UTILITIES MAY BE ORDERED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE RESPECTIVE COMPANIES.
- AREAS OUTSIDE THE LIMITS OF THE PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- STONE WALLS, FENCES, MAIL BOXES, SIGNS, CURBS, LIGHT POLES ETC.. SHALL BE REMOVED AND REPLACED AS NECESSARY TO PERFORM THE WORK.
- ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
- CONTRACTOR SHALL NOT STORE ANY EQUIPMENT, MATERIALS, SUPPLIES ON DRAINAGE STRUCTURES OR WITHIN 100 FEET OF WETLANDS.
- OPENINGS FOR PIPE IN PRECAST CONCRETE STRUCTURES SHALL BE CAST IN THE REQUIRED LOCATIONS DURING MANHOLE MANUFACTURE. FIELD CUT OPENINGS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.
- IN PAVED AND GRAVEL AREAS THE TOP OF THE STRUCTURE COVERS SHALL BE SET FLUSH WITH THE PAVED SURFACE. IN CROSS-COUNTRY AREAS THE TOP OF THE COVER SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE, OR AS SHOWN ON THE DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
- THE TERM "PROPOSED" (PROP or PR-) SHALL BE UNDERSTOOD TO MEAN WORK TO BE CONSTRUCTED USING NEW MATERIALS OR, WHERE APPLICABLE, RE-USING EXISTING MATERIALS IDENTIFIED ON THE PLAN AS R&R (REMOVE AND RESET).

## PAVEMENT MARKINGS

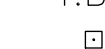



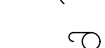

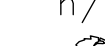







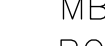
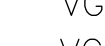





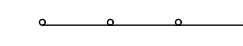
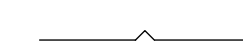

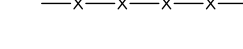
SWL	SWL – SOLID WHITE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYL	SYL – SOLID YELLOW LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
DWL	DWL – DOTTED WHITE LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOTTED WHITE LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
WDL	WHITE LANE DELINEATION LINE – 6" (3' STRIPE w/9' GAP) STATE HIGHWAY WHITE LANE DELINEATION LINE – 4" (3' STRIPE w/9' GAP) LOCAL STREETS
DDYL	DOUBLE DOTTED YELLOW LINE – 6" (2' STRIPE w/4' GAP) STATE HIGHWAY DOUBLE DOTTED YELLOW LINE – 4" (2' STRIPE w/4' GAP) LOCAL STREETS
BWLL	BROKEN WHITE LANE LINE – 6" (10' STRIPE w/30' GAP) STATE HIGHWAY BROKEN WHITE LANE LINE – 4" (10' STRIPE w/30' GAP) LOCAL STREETS
SWLL	SOLID WHITE LANE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWEL	SOLID WHITE EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SWG	SOLID WHITE GORE LINE – 12"
SYEL	SOLID YELLOW EDGE LINE – 6" STATE HIGHWAY, 4" LOCAL STREETS
SYGL	SOLID YELLOW GORE LINE – 12"
DYL	DOUBLE YELLOW LINE – 2-6" LINES STATE HIGHWAY DOUBLE YELLOW LINE – 2-4" LINES LOCAL STREETS
	PAVEMENT ARROW AND LEGEND

## SYMBOLS & LEGEND

### EXISTING

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– BOUND (TYPE NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
oMHB	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
(rec)	– RECORD
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– SEWER MANHOLE
	– CATCH BASIN
WG 	– WATER GATE
WS 	– WATER SERVICE
GG 	– GAS GATE
	– EXISTING HYDRANT
SGC	– SLOPED GRANITE CURBING
VGC	– VERTICAL GRANITE CURBING
PVC	– POLYVINYL CHLORIDE PIPE
CMP	– CORRUGATED METAL PIPE
VCP	– VITREOUS CLAY PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
SIGN 	– SIGN (SIZE & TYPE NOTED)
	– TEST PIT
D	– DRAIN PIPE (SIZE & TYPE NOTED)
S	– SEWER PIPE (SIZE & TYPE NOTED)
E	– ELECTRIC DUCT (SIZE & TYPE NOTED)
G	– GAS MAIN (SIZE & TYPE NOTED)
W	– WATER MAIN (SIZE & TYPE NOTED)
T	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RAILROAD TRACKS
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

### PROPOSED

n.t.s.	– NOT TO SCALE
T.B.M.	– TEMPORARY BENCH MARK
	– CONCRETE BOUND (UNLESS NOTED)
	– STAKE & STONE
DH 	– DRILL HOLE
IP 	– IRON PIPE/PIN
oMHB	– MASS HIGHWAY BOUND
Δ s/n	– STAKE & NAIL
(fd)	– FOUND
(set)	– SET IN PLACE
	– UTILITY POLE
UPLP	– UTILITY POLE/LIGHT POLE
UP	– UTILITY POLE
	– WELL
n/f	– NOW OR FORMERLY
	– TREE (SIZE NOTED)
	– CABLE MANHOLE
	– DRAIN MANHOLE
	– TELEPHONE MANHOLE
	– ELECTRIC MANHOLE
	– TRANSFORMER
	– CATCH BASIN OR AREA DRAIN
WG 	– WATER GATE
	– WATER SERVICE
GG 	– GAS GATE
	– PROPOSED HYDRANT
AD	– AREA DRAIN (NYOPLAST/ADS)
CB	– CATCH BASIN
HMA	– HOT MIX ASPHALT
MBC	– MONOLITHIC BITUMINOUS CURBING
BCC	– BITUMINOUS CONCRETE CURBING
VGC	– VERTICAL GRANITE CURBING
VCC	– VERTICAL CONCRETE CURBING
CMP	– CORRUGATED METAL PIPE
PIV	– POST INDICATOR VALVE
PVC	– POLYVINYL CHLORIDE PIPE
CLF	– CHAIN LINK FENCE
OHW	– OVERHEAD WIRE
RDMH	– ROOF DRAIN MANHOLE (NYOPLAST RISER)
R&R	– REMOVE AND RE-USE
R&S	– REMOVE AND STACK
SIGN 	– SIGN (SIZE & TYPE NOTED)
D	– DRAIN PIPE (SIZE & TYPE NOTED)
D(R)	– DRAIN PIPE – ROOF (SIZE & TYPE NOTED)
S	– SEWER PIPE (SIZE & TYPE NOTED)
E	– ELECTRIC DUCT (SIZE & TYPE NOTED)
G	– GAS MAIN (SIZE & TYPE NOTED)
W	– WATER MAIN (SIZE & TYPE NOTED)
T	– TELEPHONE DUCT
	– STONE WALL
	– EDGE OF TREELINE
	– GUARD-RAIL (TYPE NOTED)
	– RETAINING WALL (SIZE & TYPE NOTED)
	– BARBED WIRE FENCE
	– STOCKADE FENCE
	– CHAIN-LINK FENCE

PROJECT:

**Trowel Shop Pond  
Condominiums  
299 & 303 NORTH  
MAIN STREET**

**Sharon  
Massachusetts**

PREPARED FOR:

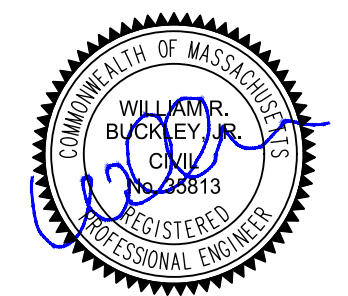
**Trowel Shop Pond,  
LLC  
1 Richard Road  
Marblehead, MA  
01945**



FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:

STAMP



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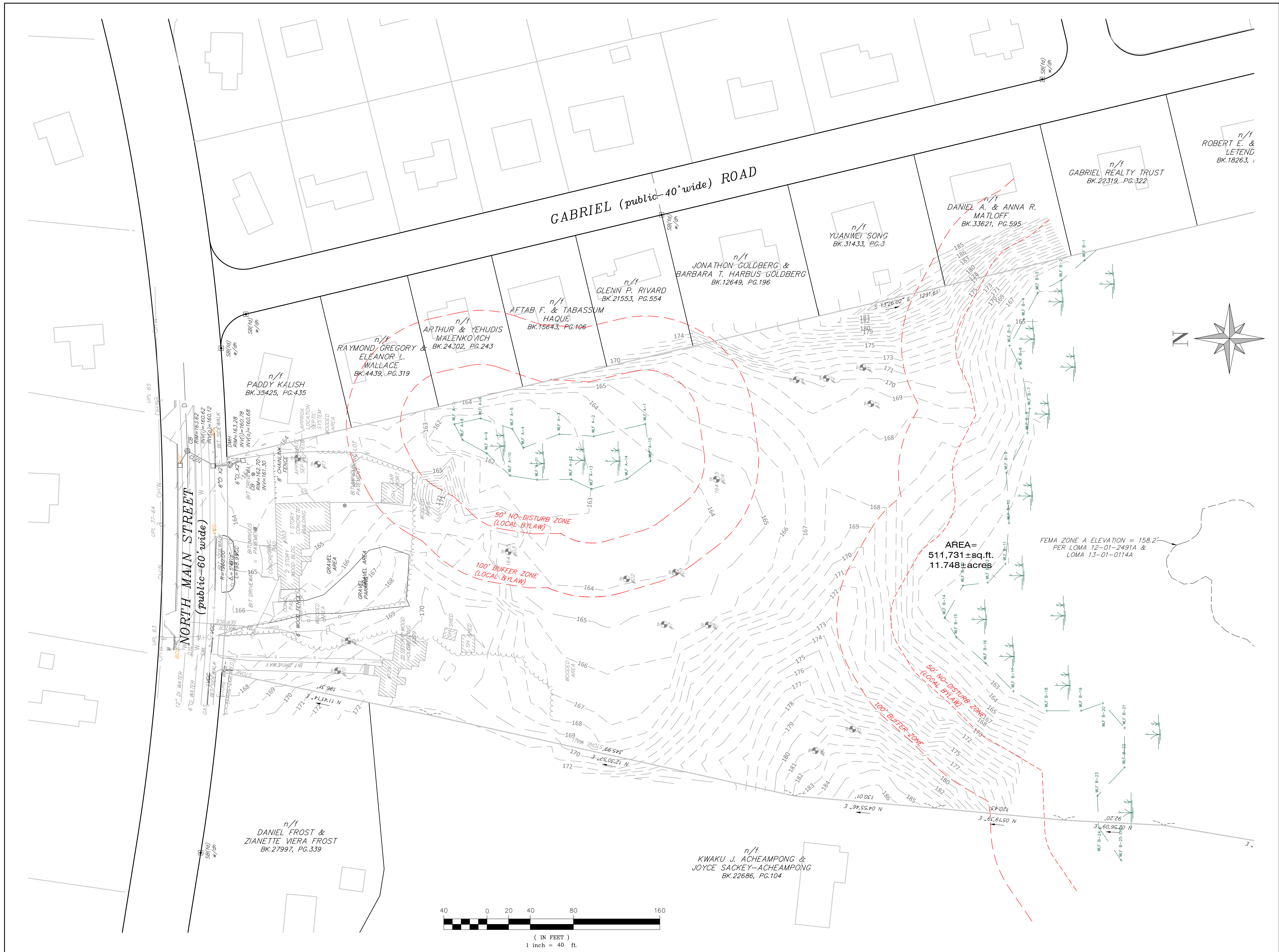
**Legend &  
General  
Notes**

SCALE: NTS

FEBRUARY 14, 2024 SHEET NUMBER

20-0179K

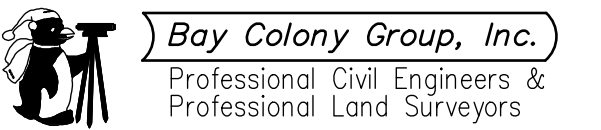
**1**



PROJECT:  
**Trowel Shop Pond  
 Condominiums  
 299 & 303 NORTH  
 MAIN STREET**

**Sharon  
 Massachusetts**

PREPARED FOR:  
**Trowel Shop Pond,  
 LLC  
 1 Richard Road  
 Marblehead, MA  
 01945**



FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

REFERENCES:

DATE	DESCRIPTION
11.16.2022	TEST PITS D3 & D4 ADDED

STAMP



DRAWING TITLE

**Existing  
 Conditions  
 Plan**

SCALE: 1" = 40'

DECEMBER 21, 2021 SHEET NUMBER

20-0179J

**2**

PROJECT:

Trowel Shop Pond  
Condominiums  
299 & 303 NORTH  
MAIN STREET

Sharon  
Massachusetts

PREPARED FOR:

Trowel Shop Pond,  
LLC  
1 Richard Road  
Marblehead, MA  
01945



FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:

PROPERTY INFORMATION

ZONING DISTRICT: SRD-A  
REQUIRED AREA: 40,000 SF  
REQUIRED WIDTH: 150'  
FRONT YARD: 30'  
SIDE/REAR YARD: 20'  
ASSESSORS MAP 121, PARCEL 060  
AREA: 8.24± ACRES  
ASSESSORS MAP 121, PARCEL 61  
AREA: 3.26± ACRES

AFFORDABLE UNIT LOCATIONS

UNIT 1A  
UNIT 2B  
UNIT 4B  
UNIT 6A

STAMP



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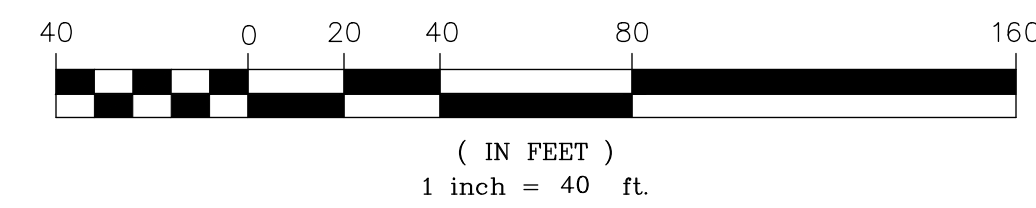
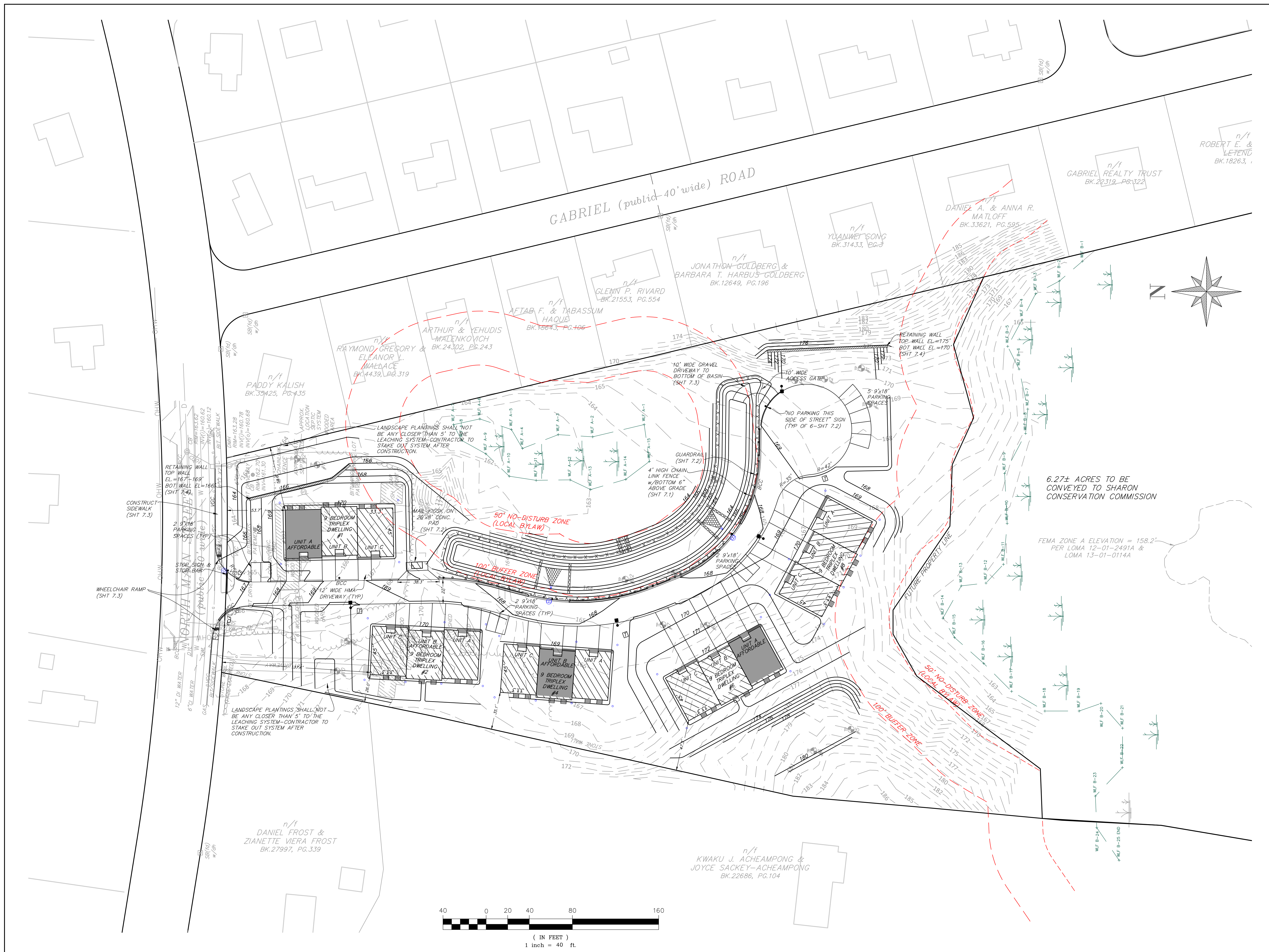
Layout &  
Grading Plan

SCALE: 1" = 40'

FEBRUARY 14, 2023 SHEET NUMBER

20-0179K

3



PROJECT:  
**Trowel Shop Pond  
 Condominiums  
 299 & 303 NORTH  
 MAIN STREET**

Sharon  
 Massachusetts

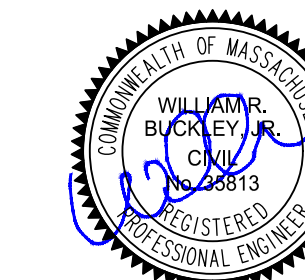
PREPARED FOR:  
**Trowel Shop Pond,  
 LLC  
 1 Richard Road  
 Marblehead, MA  
 01945**

**Bay Colony Group, Inc.**  
 Professional Civil Engineers &  
 Professional Land Surveyors  
 FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

REFERENCES:

DATE	DESCRIPTION
3.15.2024	LANDSCAPING PLANTING NOTE ADDED

STAMP



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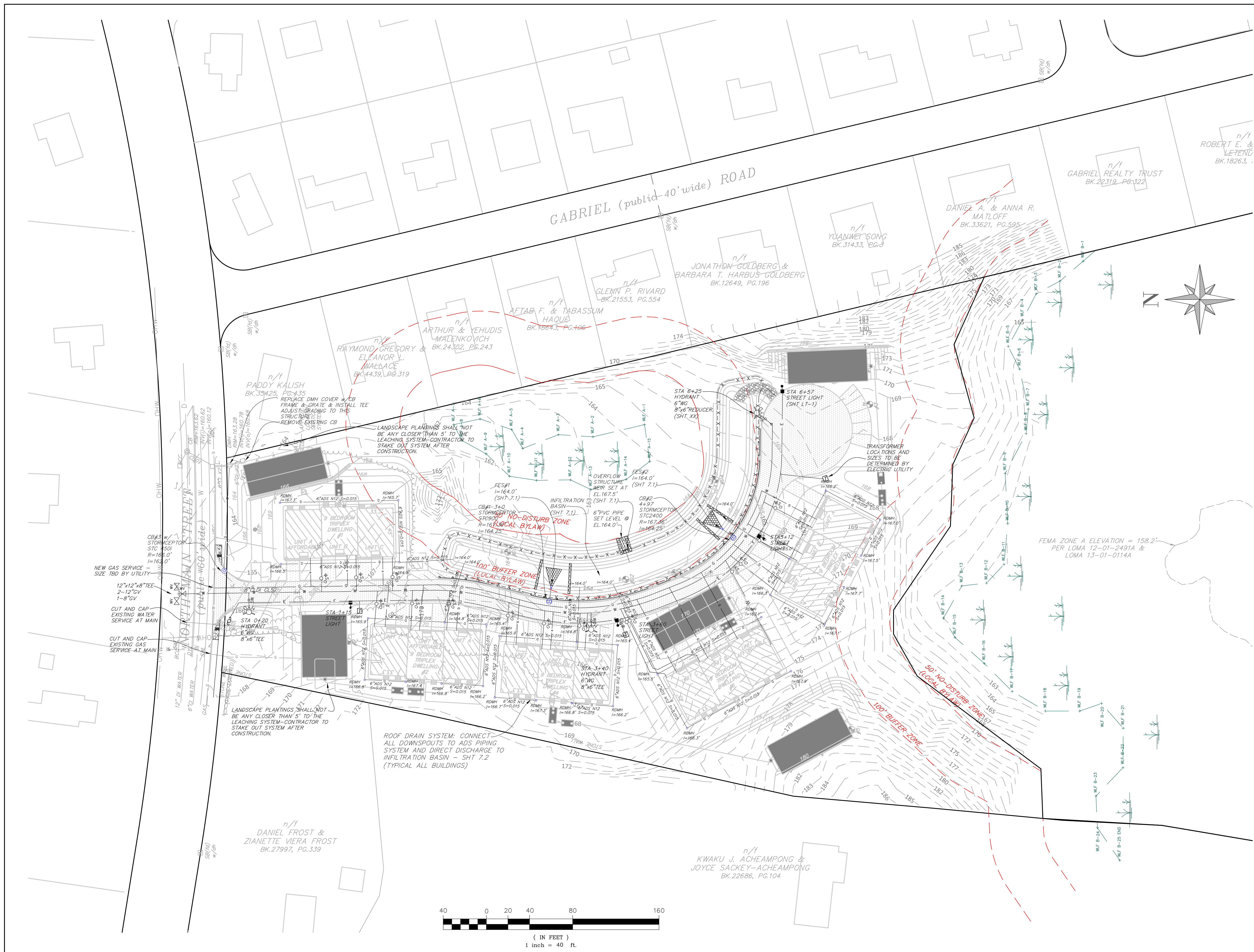
**Utilities  
 Plan**

SCALE: 1" = 40'

FEBRUARY 14, 2024 SHEET NUMBER

20-0179K

**4**



PROJECT:  
**Trowel Shop Pond  
 Condominiums  
 299 & 303 NORTH  
 MAIN STREET**

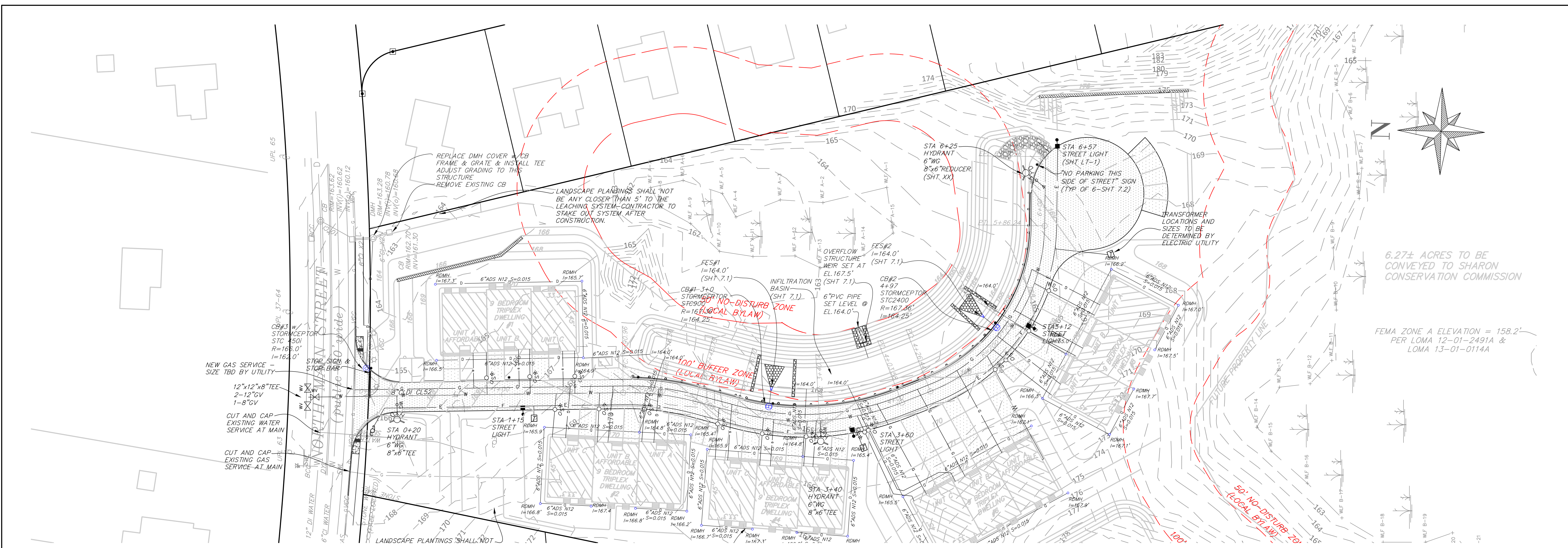
Sharon  
 Massachusetts

PREPARED FOR:  
**Trowel Shop Pond,  
 LLC  
 1 Richard Road  
 Marblehead, MA  
 01945**



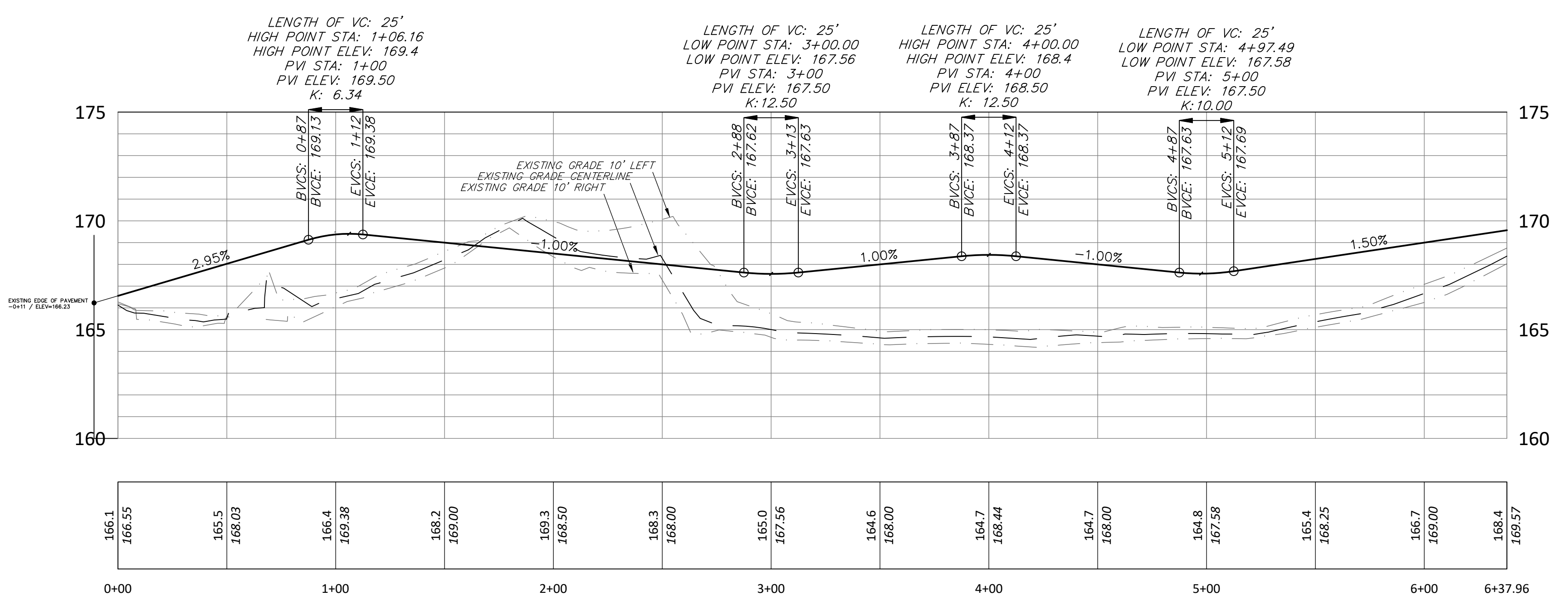
FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

REFERENCES:

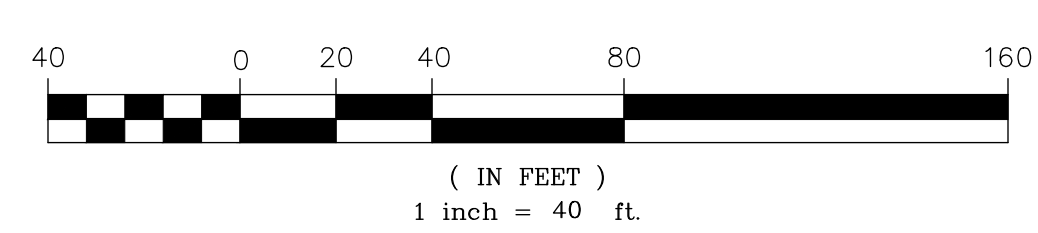


6.27± ACRES TO BE  
 CONVEYED TO SHARON  
 CONSERVATION COMMISSION

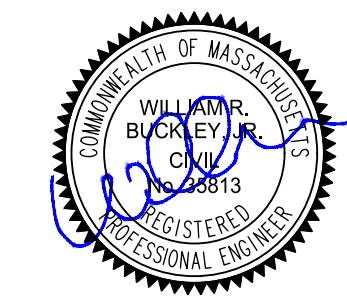
FEMA ZONE A ELEVATION = 158.2'  
 PER LOMA 12-01-2491A &  
 LOMA 13-01-0114A



**Prop Driveway**  
 Horizontal Scale: 1" = 40'  
 Vertical Scale: 1" = 4'



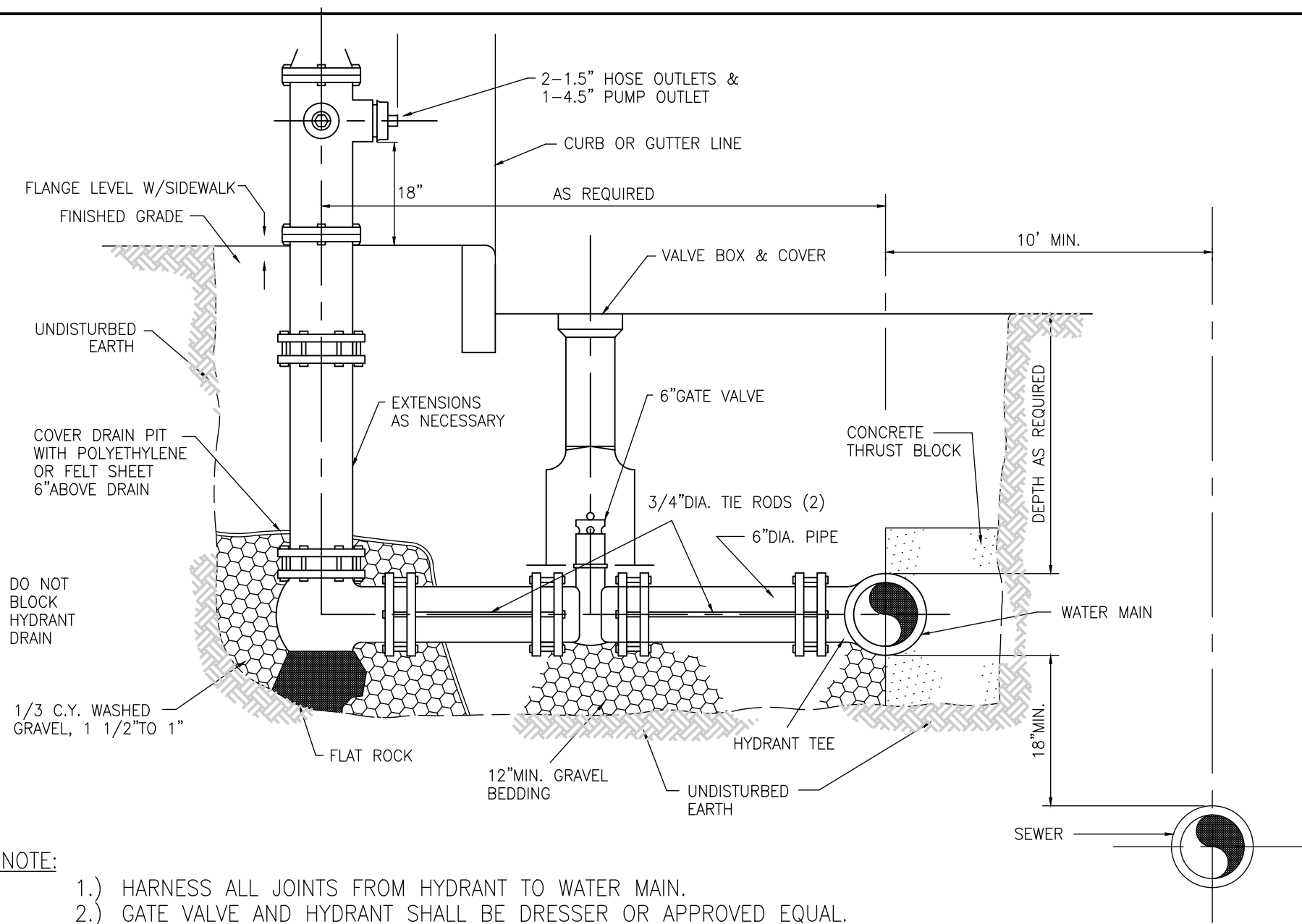
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**Driveway  
 Plan & Profile**

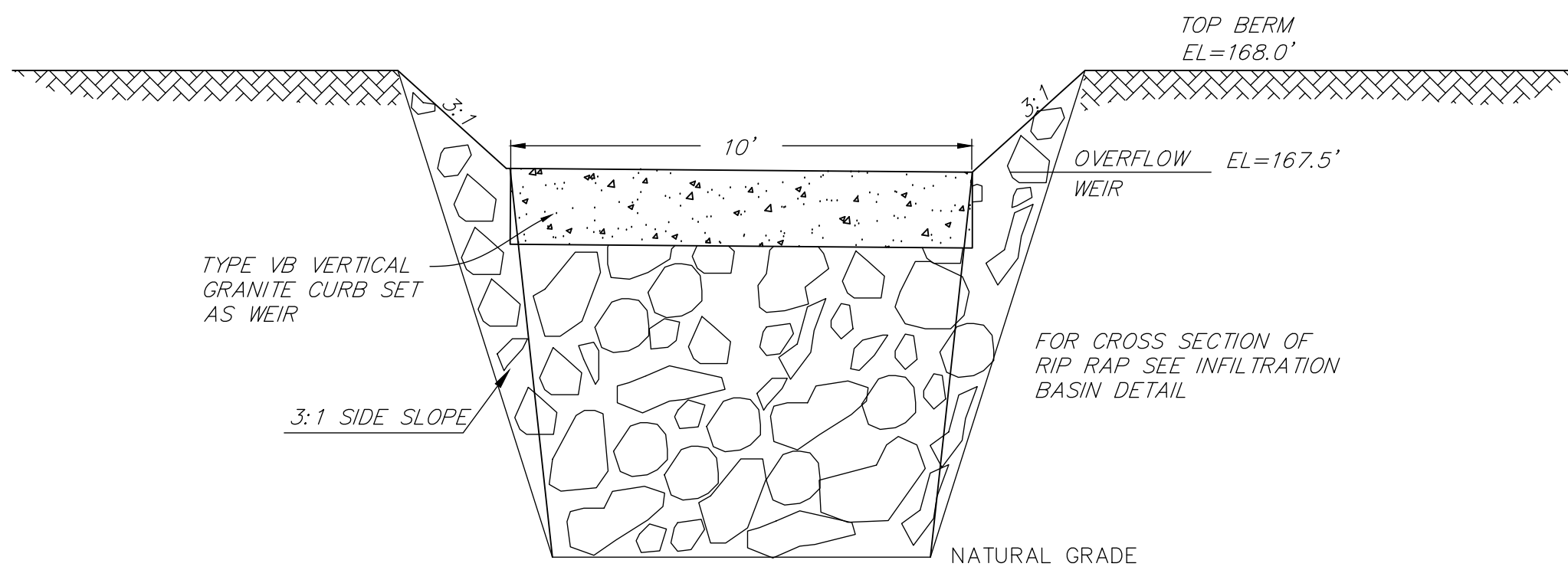
SCALE: 1" = 40'  
 FEBRUARY 14, 2024 SHEET NUMBER  
**20-0179K 5**



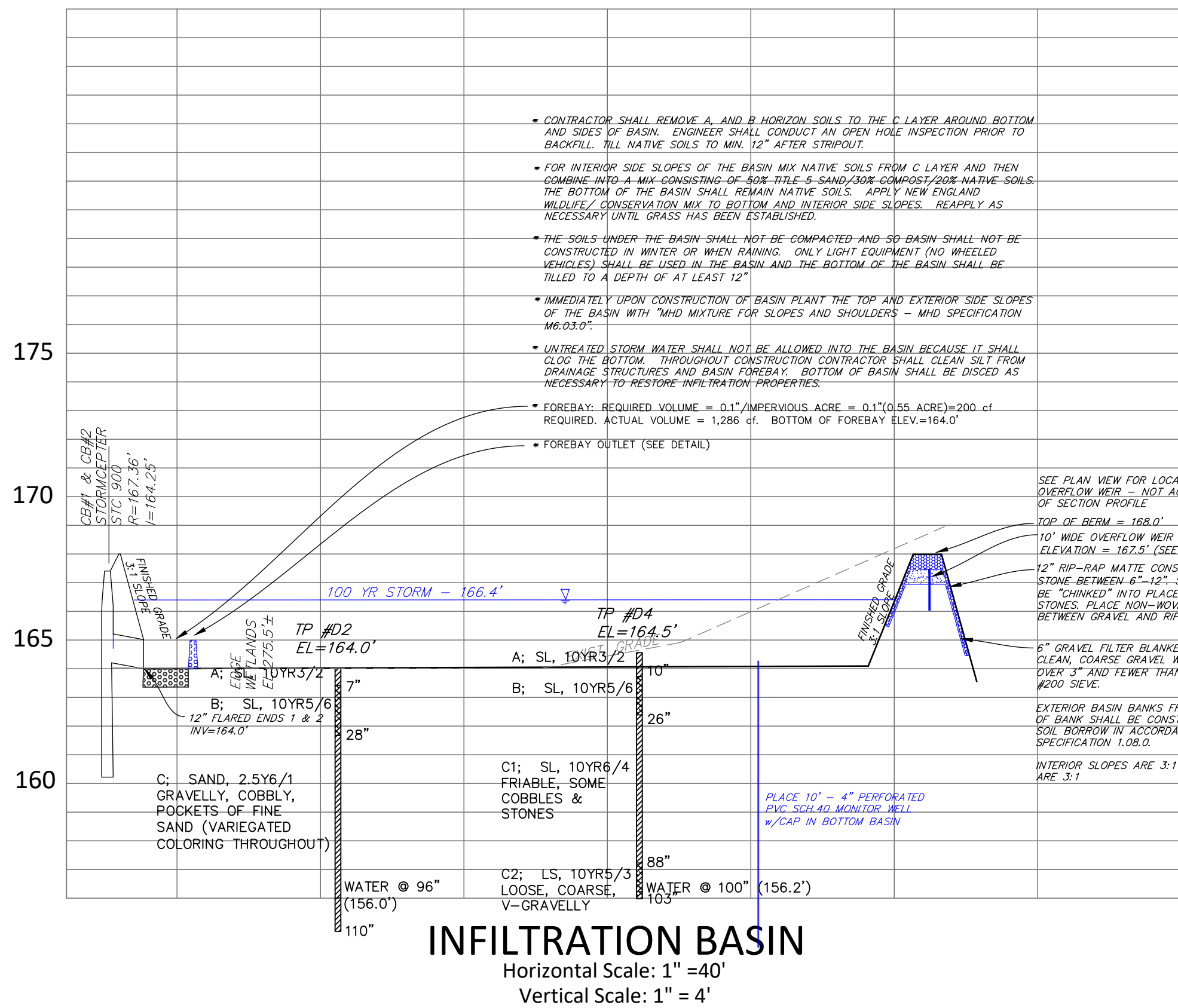


NOTE:  
 1.) HARNESS ALL JOINTS FROM HYDRANT TO WATER MAIN.  
 2.) GATE VALVE AND HYDRANT SHALL BE DRESSER OR APPROVED EQUAL.

**TYPICAL HYDRANT BRANCH ASSEMBLY**  
 N.T.S.

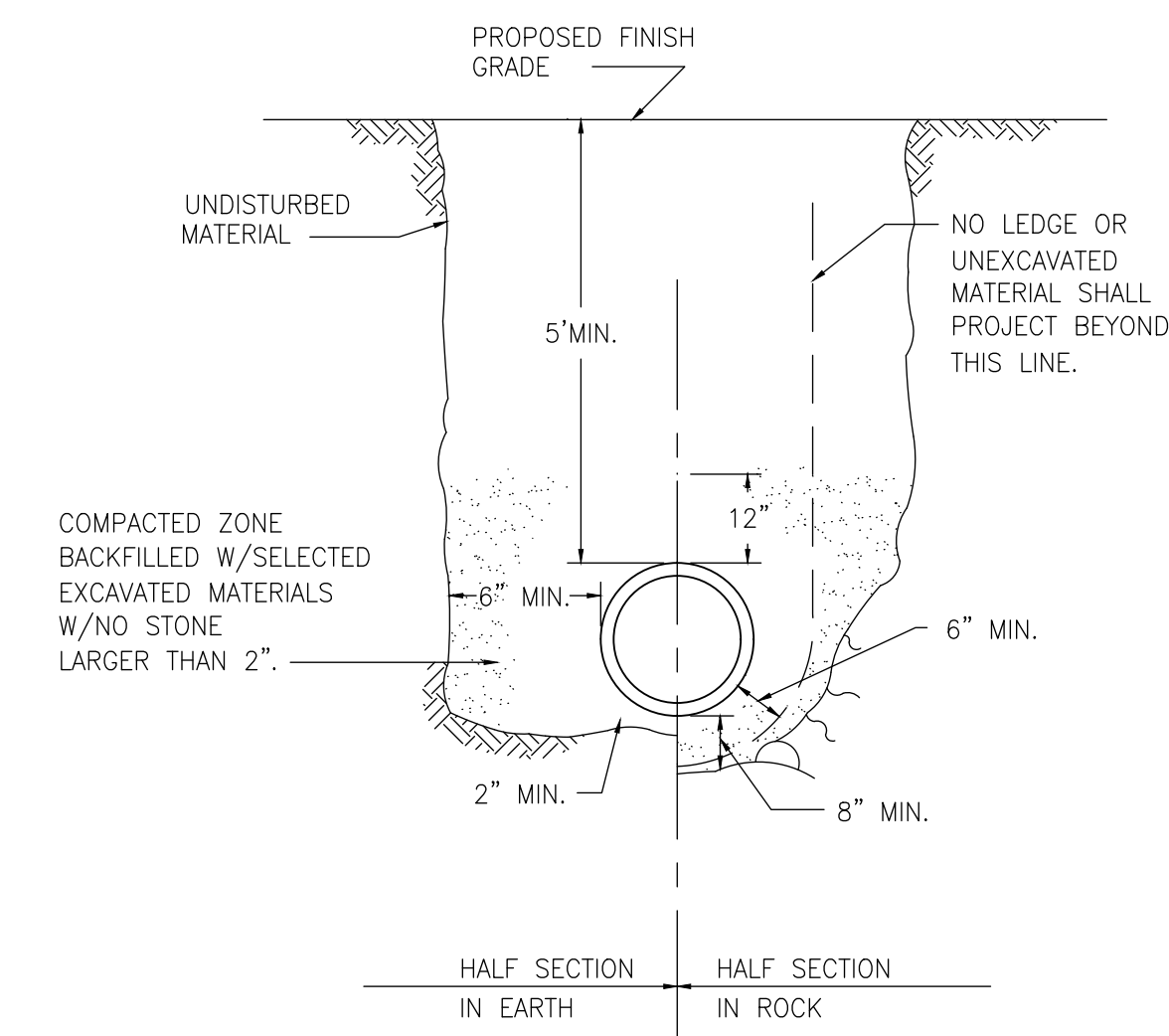


**END VIEW OF OVERFLOW WEIR**  
 N.T.S.



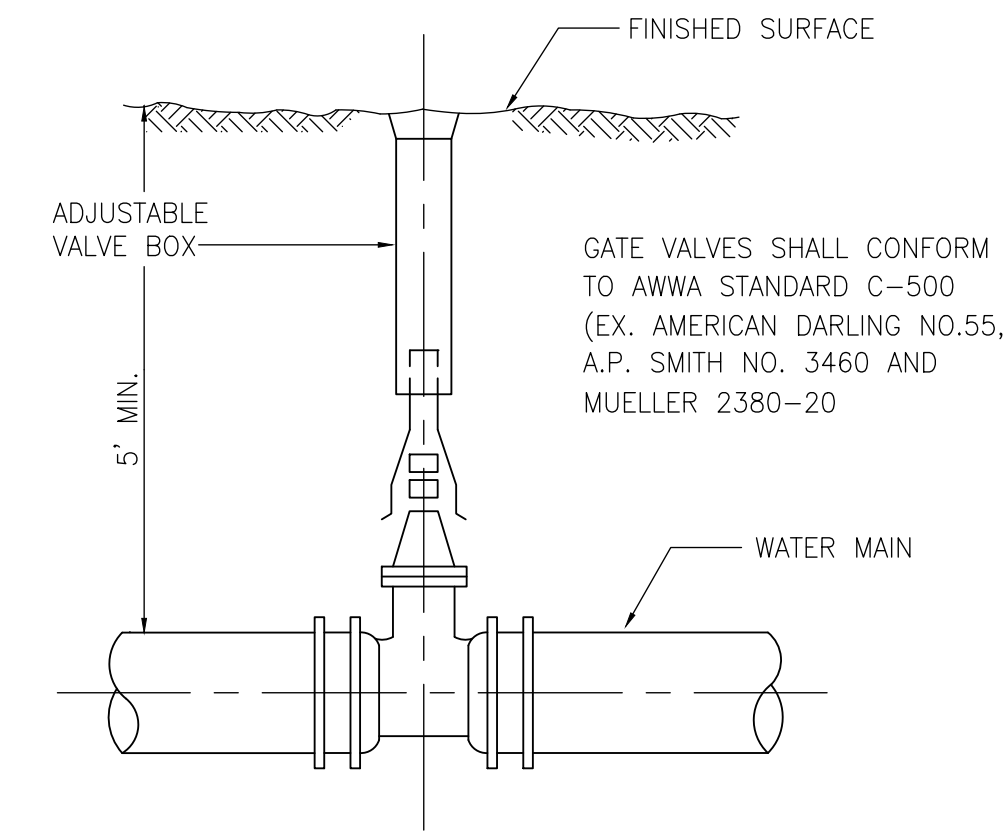
**INFILTRATION BASIN**  
 Horizontal Scale: 1" = 40'  
 Vertical Scale: 1" = 4'

**TYPICAL WATER MAIN TRENCH**  
 N.T.S.

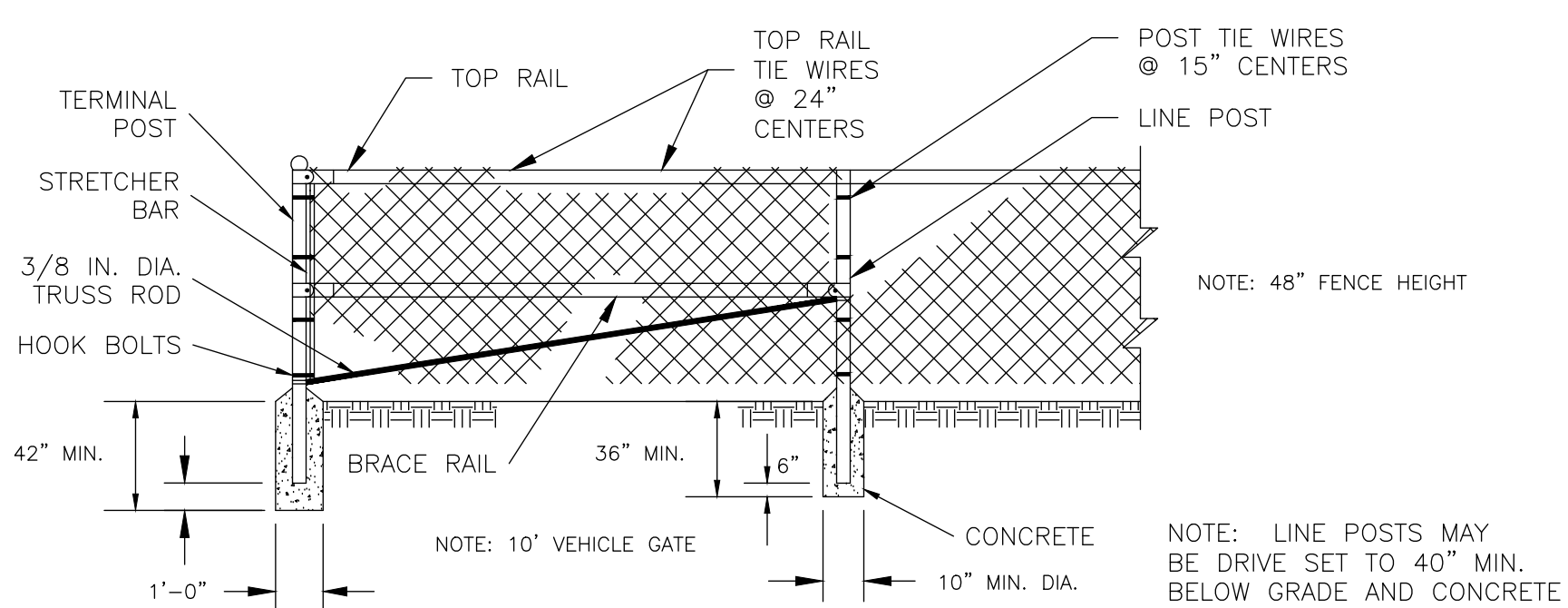


**TYPICAL WATER GATE VALVE**  
 N.T.S.

SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE

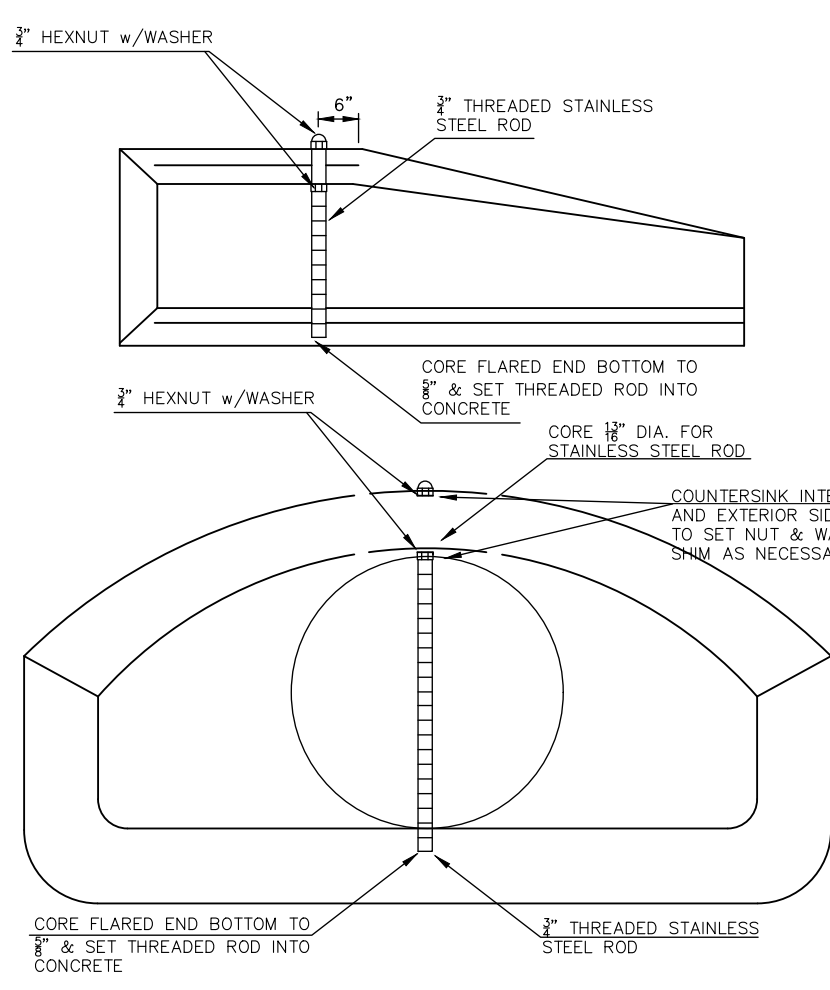
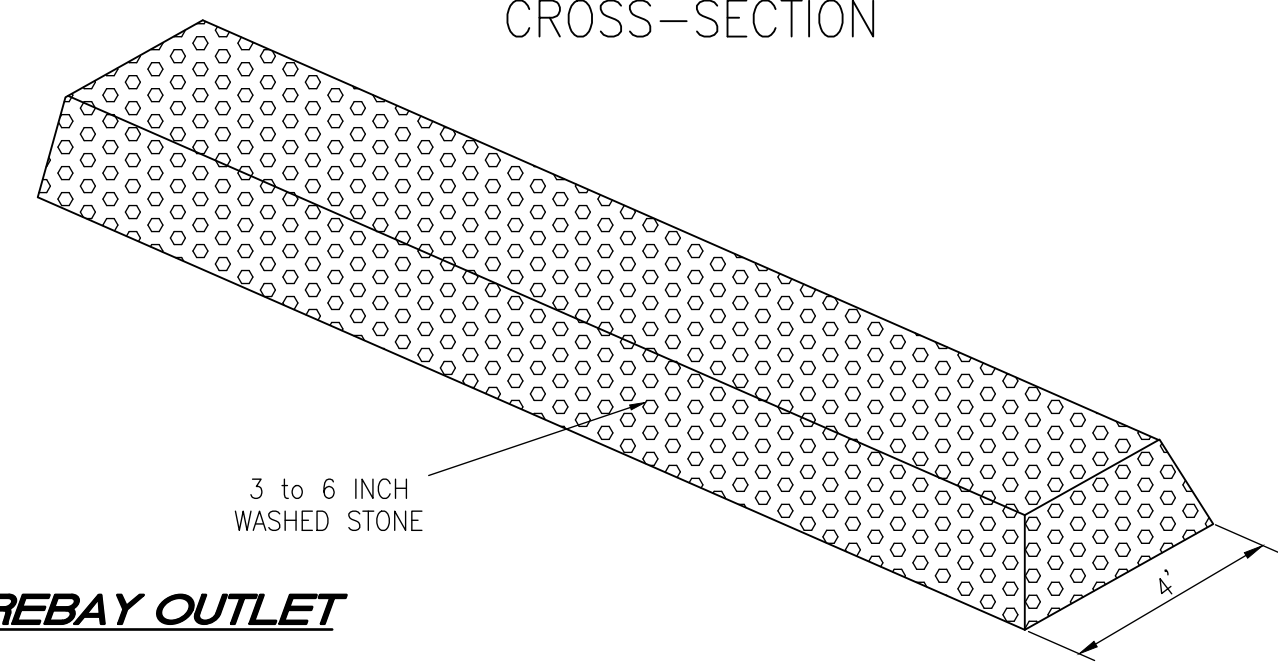
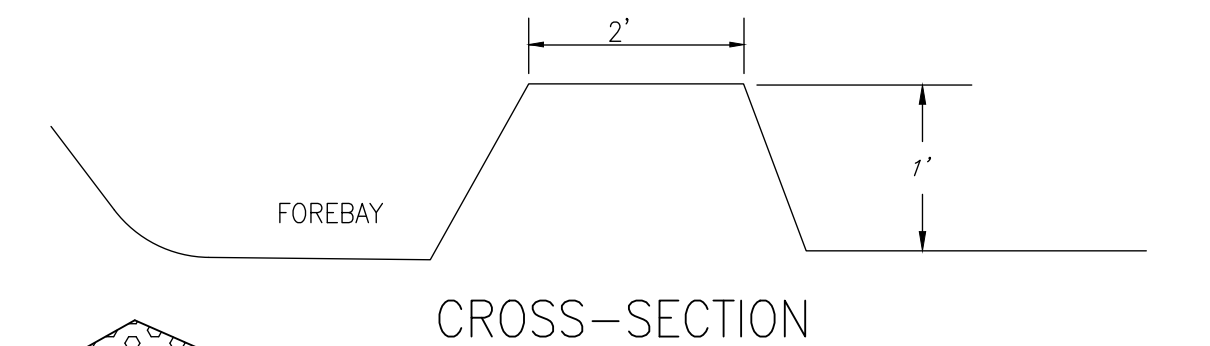


**TYPICAL WATER GATE VALVE**  
 N.T.S.

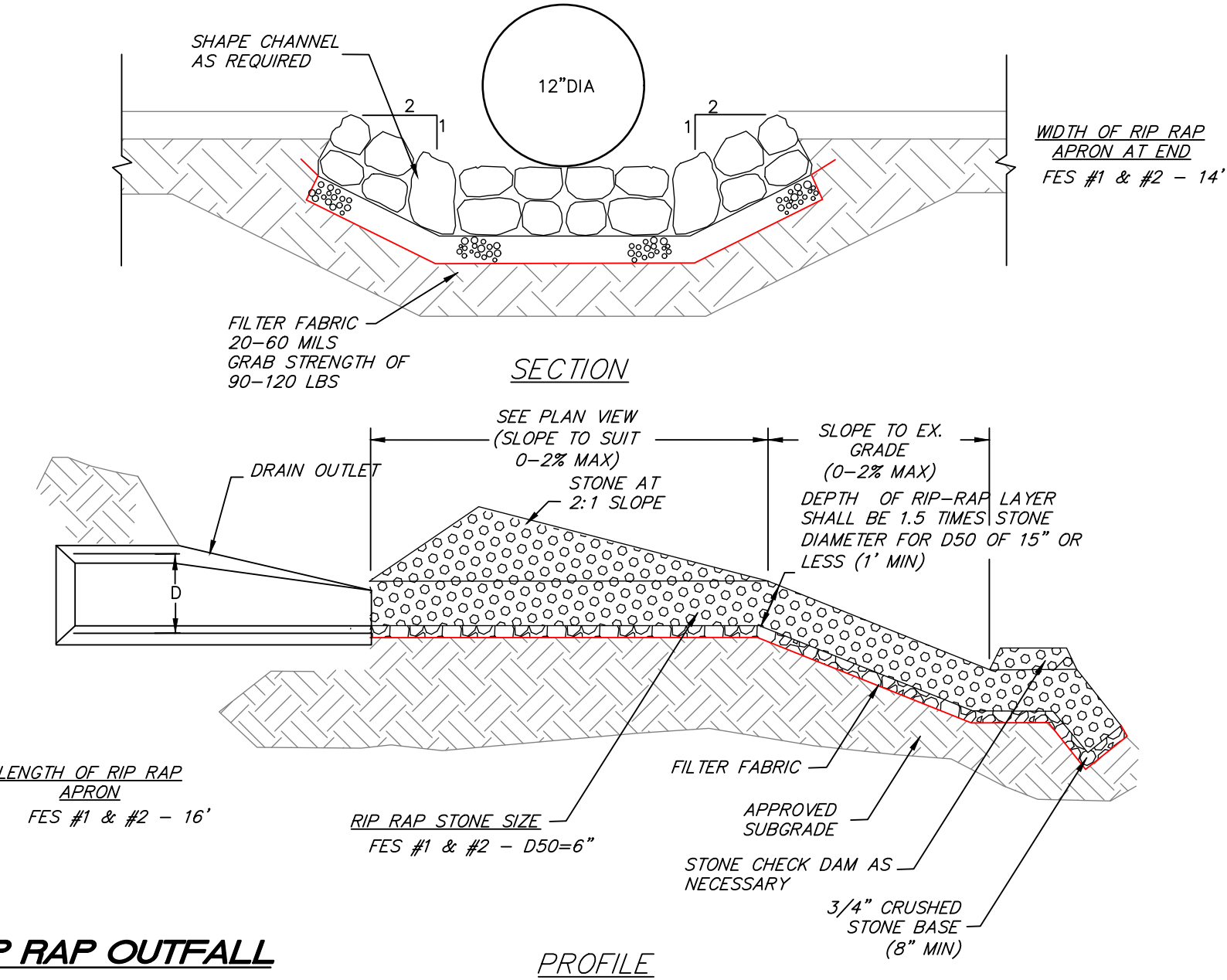


- CONSTRUCTION NOTES
1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
  2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
  3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

**CHAIN LINK FENCE DETAIL**  
 N.T.S.



**FLARED END SECURITY BARS**



**RIP RAP OUTFALL**

PROJECT:  
**Trowel Shop Pond Condominiums**  
**299 & 303 NORTH MAIN STREET**

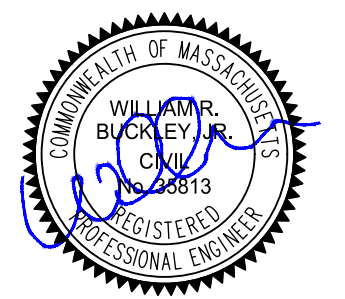
Sharon  
 Massachusetts

PREPARED FOR:  
**Trowel Shop Pond, LLC**  
**1 Richard Road**  
**Marblehead, MA 01945**



FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

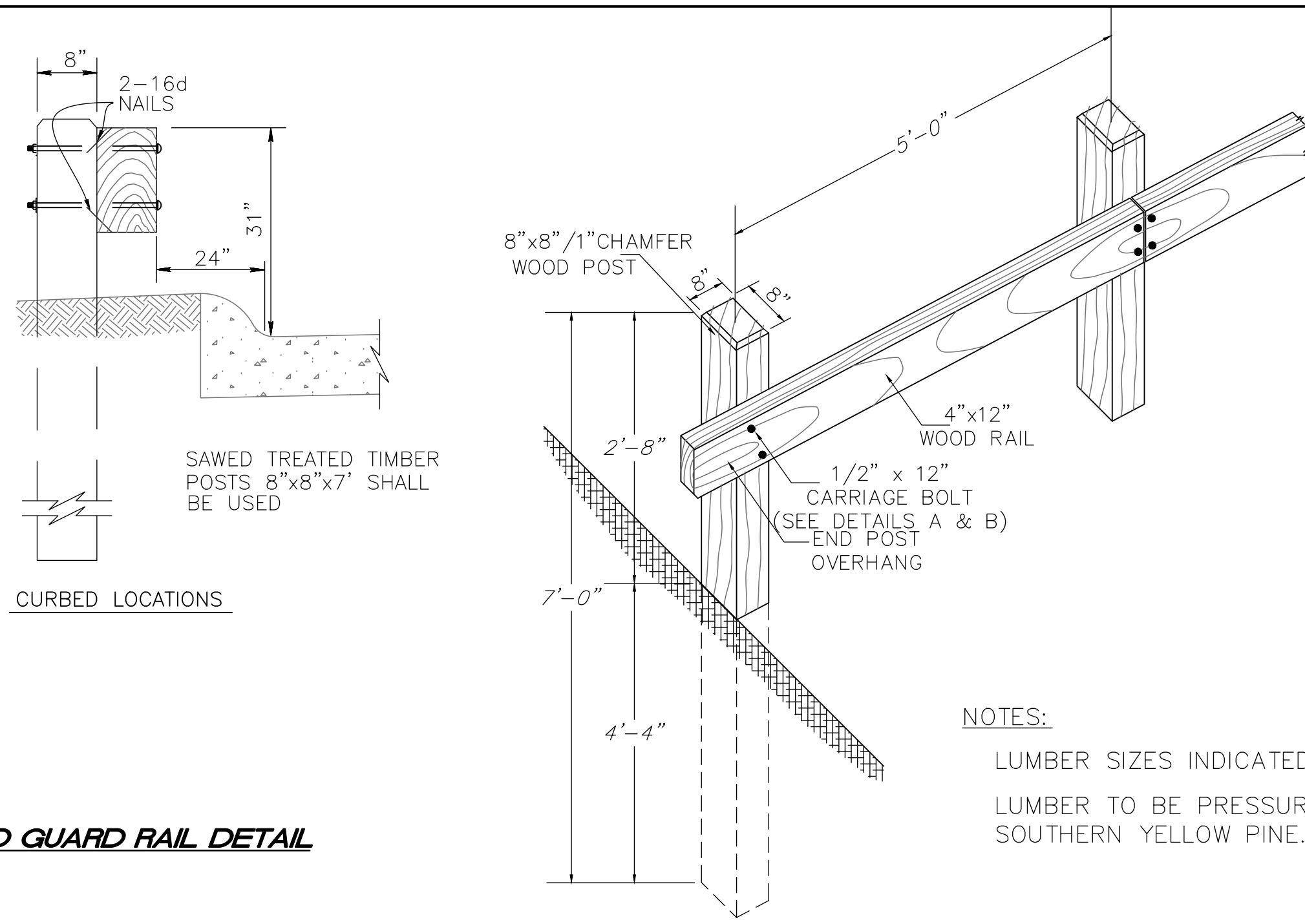
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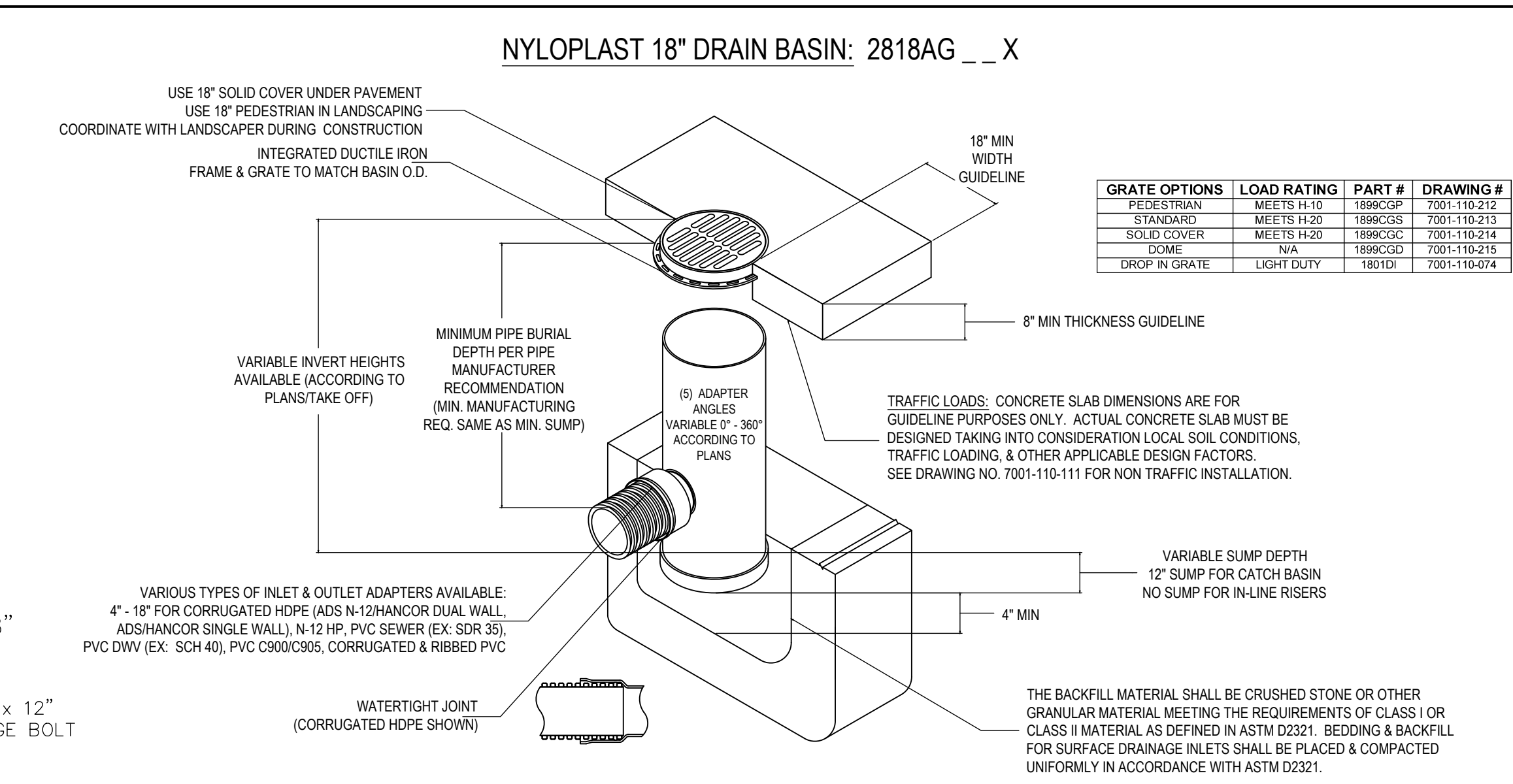
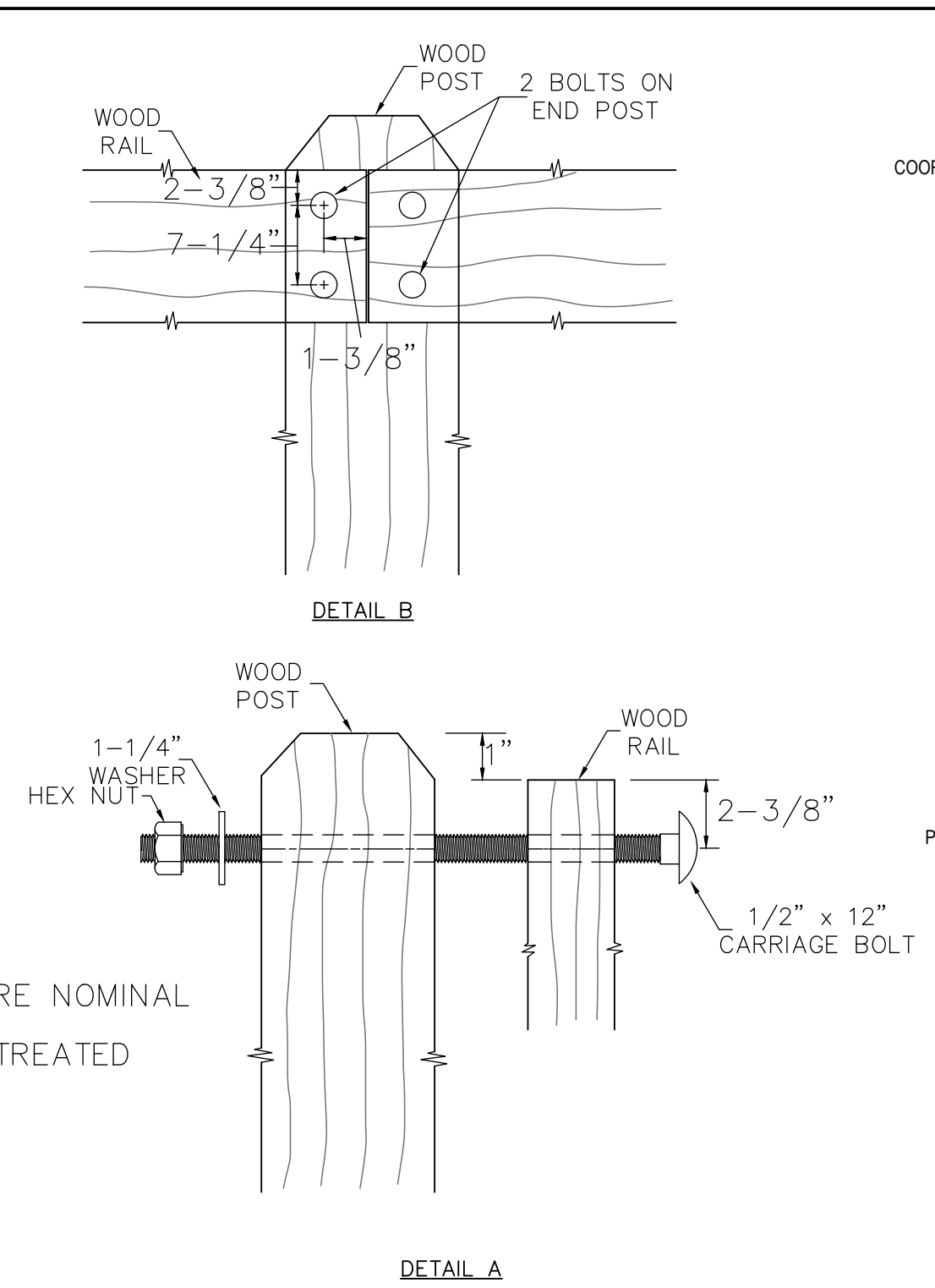
DRAWING TITLE  
**Construction Details**

SCALE: 1" = 40'  
 FEBRUARY 14, 2024 SHEET NUMBER  
 20-0179K **7.1**

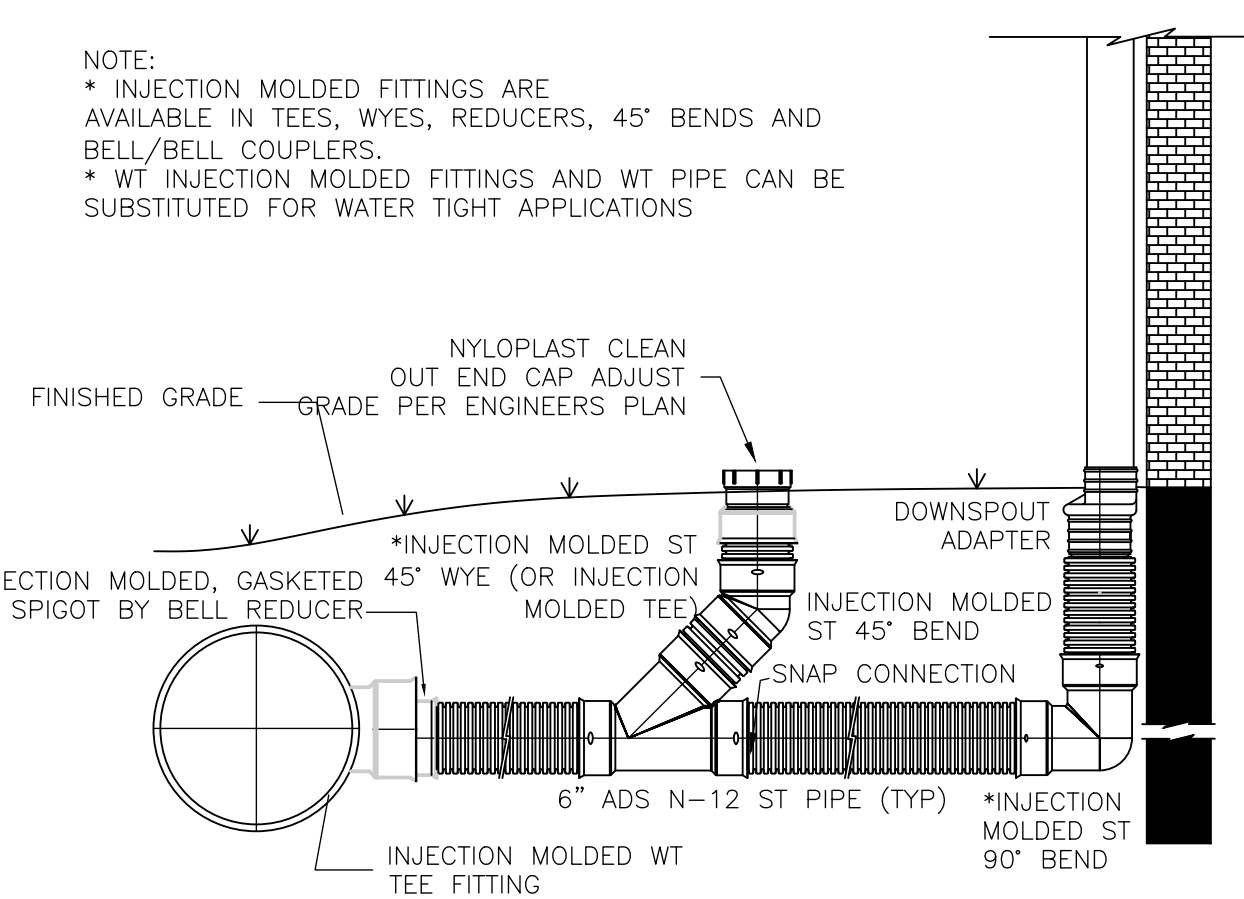




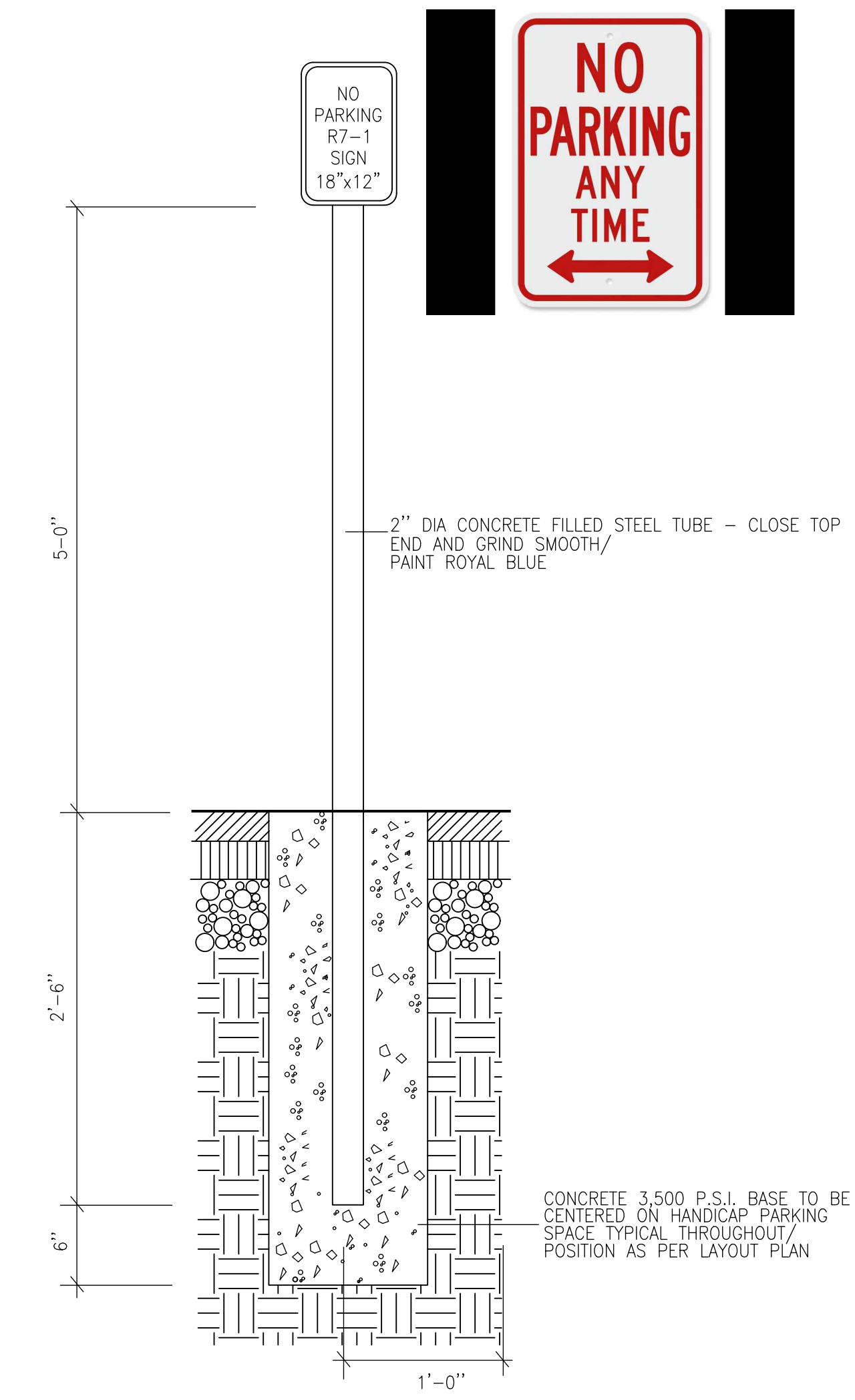
**NOTES:**  
LUMBER SIZES INDICATED ARE NOMINAL LUMBER TO BE PRESSURE-TREATED SOUTHERN YELLOW PINE.



**NYLOPLAST RISER INSTALLATION DETAIL**  
NTS



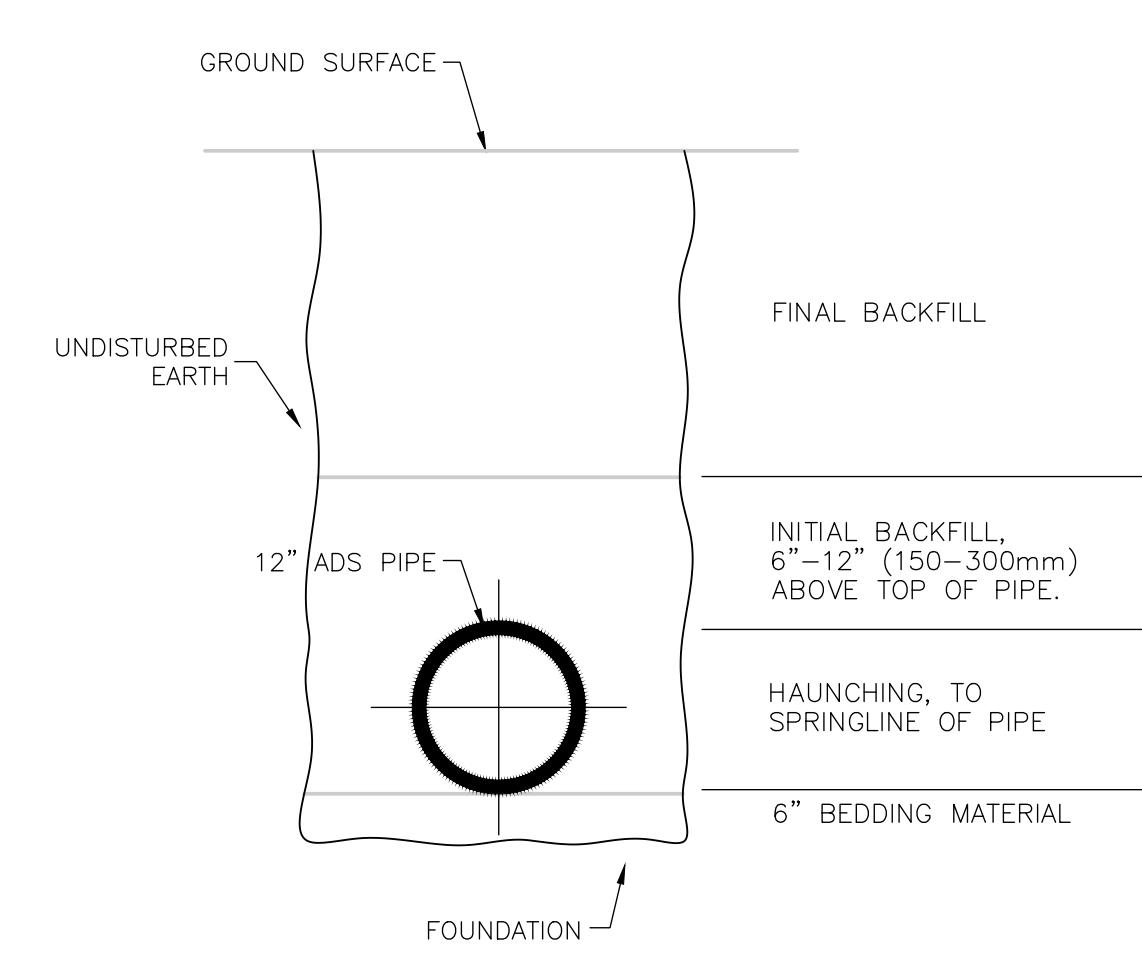
**ROOF DRAIN DETAIL WITH CLEANOUT**  
NTS



**NO PARKING SIGN**  
NTS



**MAILBOX STATION**  
NTS



**ADS ROOF DRAIN TRENCH DETAIL**  
NTS

- NOTES:**
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
  - BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
  - UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:
- | NOMINAL Ø in (mm) | MIN. RECOMMENDED TRENCH WIDTH, in (mm) |
|-------------------|--|
| 6 (150)           | 23 (580)                               |
| 8 (200)           | 25 (630)                               |
| 10 (250)          | 28 (710)                               |
| 12 (300)          | 31 (790)                               |
| 15 (375)          | 34 (860)                               |
| 18 (450)          | 39 (990)                               |
| 24 (600)          | 48 (1220)                              |
- MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.
- | SURFACE LIVE LOADING CONDITION | MINIMUM RECOMMENDED COVER, in (mm)     |
|--------------------------------|--|
| H25 (FLEXIBLE PAVEMENT)        | 12 (300), 24 (600) FOR 60" (1500) PIPE |
| H25 (RIGID PAVEMENT)           | 12 (300), 24 (600) FOR 60" (1500) PIPE |
| E80 RAILWAY                    | 24 (600)                               |
| HEAVY CONSTRUCTION             | 48 (1200)                              |
- \*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

**PROJECT:**  
*Trowel Shop Pond Condominiums*  
**299 & 303 NORTH MAIN STREET**

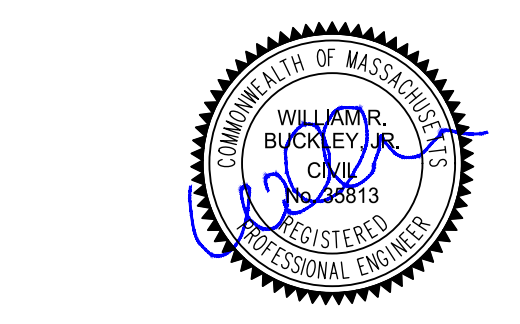
*Sharon Massachusetts*

**PREPARED FOR:**  
*Trowel Shop Pond, LLC*  
**1 Richard Road**  
**Marblehead, MA 01945**



FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:



DRAWING TITLE  
**Construction Details**

SCALE: 1" = 40'  
FEBRUARY 14, 2024 SHEET NUMBER  
**20-0179K 7.2**

## PAVEMENT NOTES

### PROPOSED FULL DEPTH PAVEMENT

**SURFACE:** 1-1/2" HOT MIX ASPHALT TOP COURSE MATERIAL PLACED IN ONE COURSE w/TACK COAT ON BASE.

**BASE:** 2-1/2" HOT MIX ASPHALT BASE COURSE MATERIAL PLACED IN ONE COURSE

**SUBBASE:** 3" DENSE GRADED CRUSHED STONE  
12" GRAVEL BORROW M1.03.0 TYPE B

### PROPOSED HOT MIX ASPHALT SIDEWALK

**SURFACE:** 3" HOT MIX ASPHALT (1-1/2" MODIFIED TOP COURSE MATERIAL OVER 1-1/2" BINDER COURSE MATERIAL)

**SUBBASE:** 8" GRAVEL BORROW, M1.03.0 TYPE B

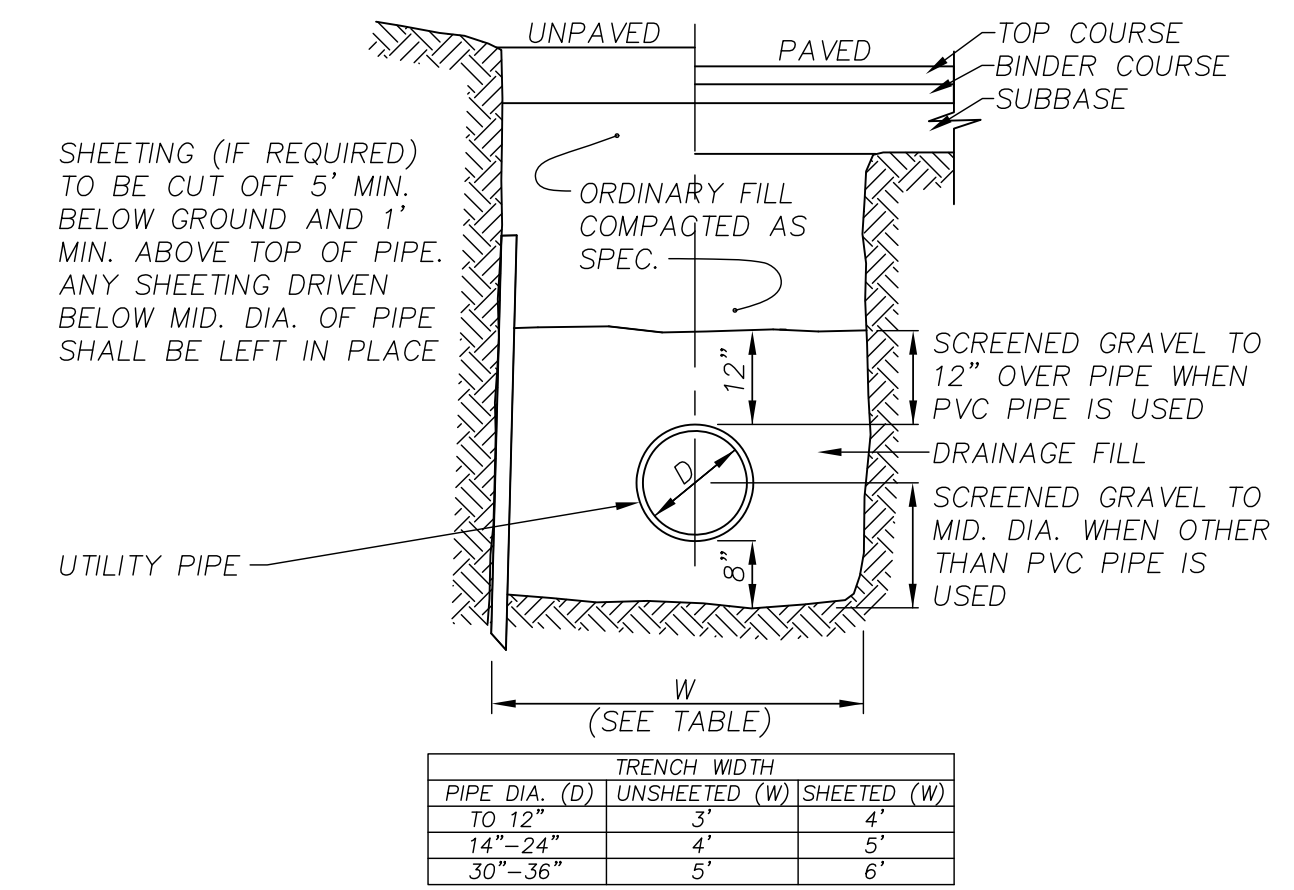
## WHEELCHAIR RAMP NOTES

### PROPOSED WHEELCHAIR RAMPS

(SEE 2012 MASSDOT CONSTRUCTION STANDARD DWGS. 107.2.0R AND 107.6.0R)

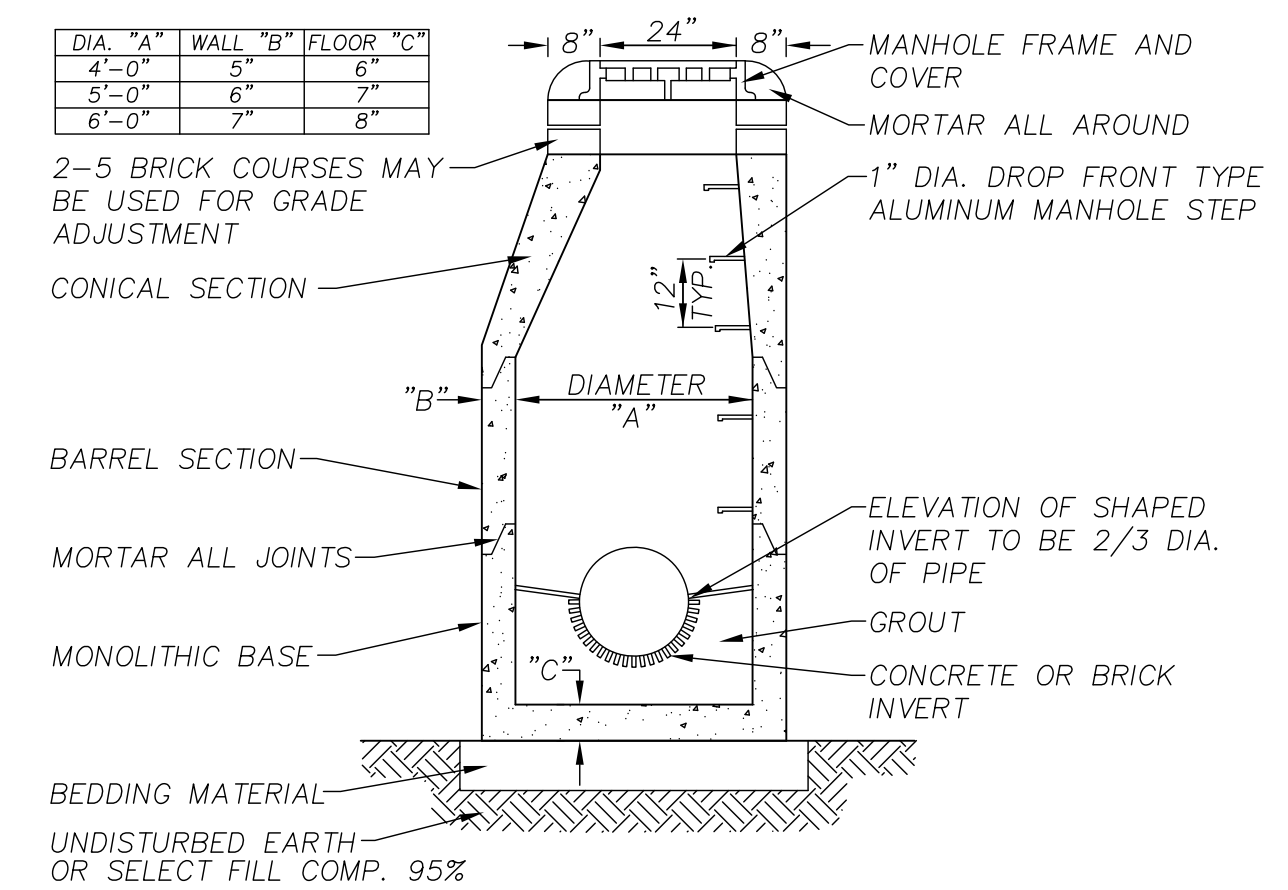
**SURFACE:** 4" CEMENT CONCRETE W/ EMBEDDED WIRE MESH

**SUBBASE:** 8" GRAVEL BORROW



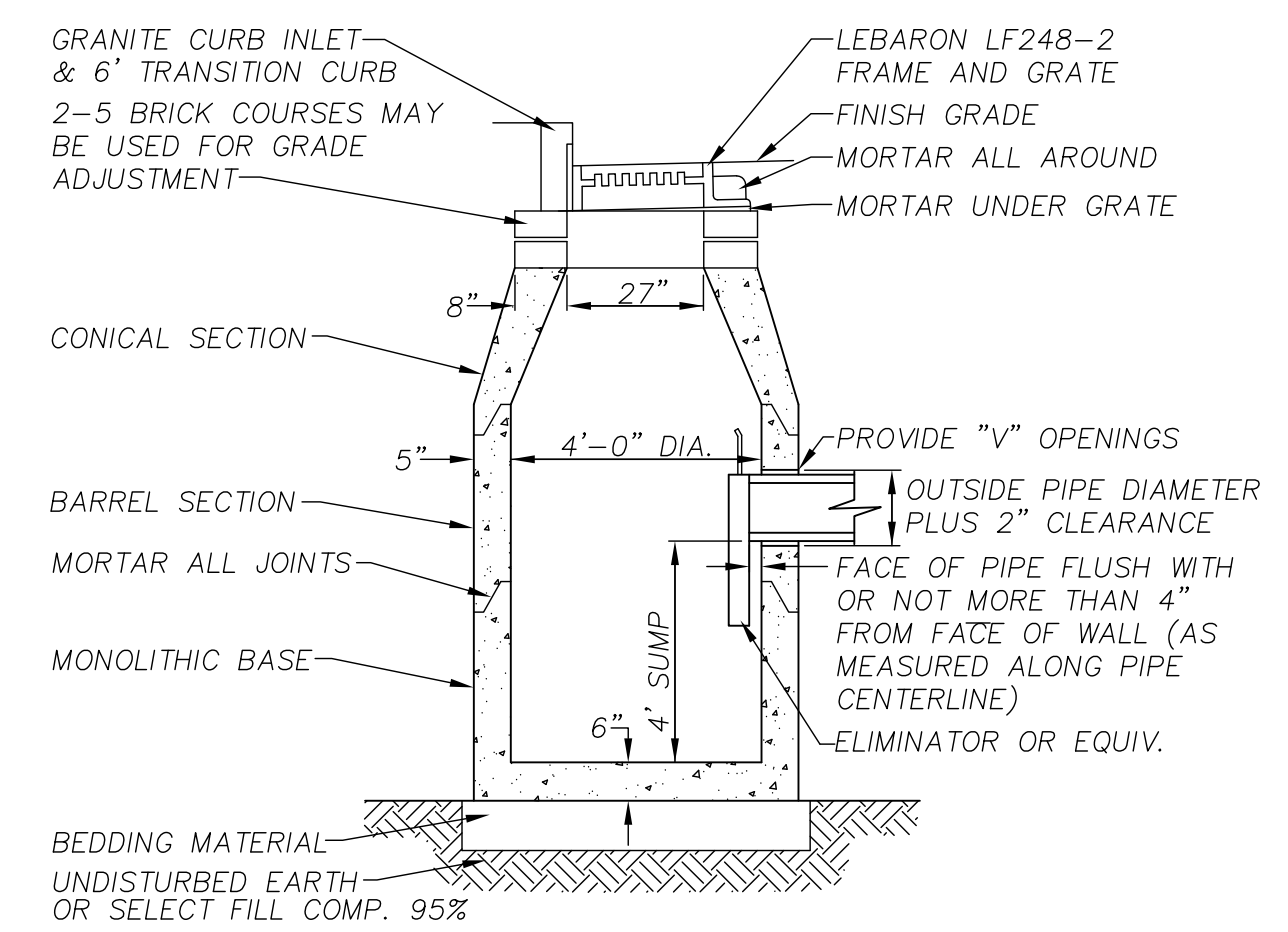
**DRAINAGE TRENCH SECTION**  
NTS

SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE

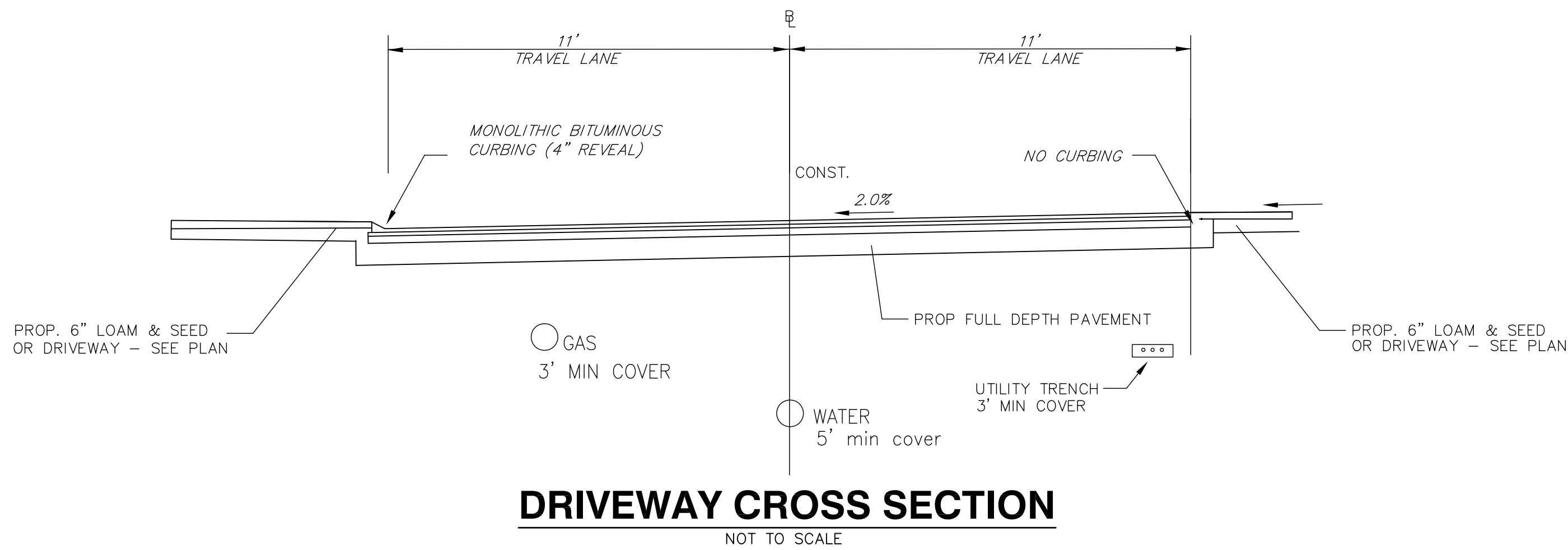


**PRECAST CONCRETE DRAIN MANHOLE**  
NTS

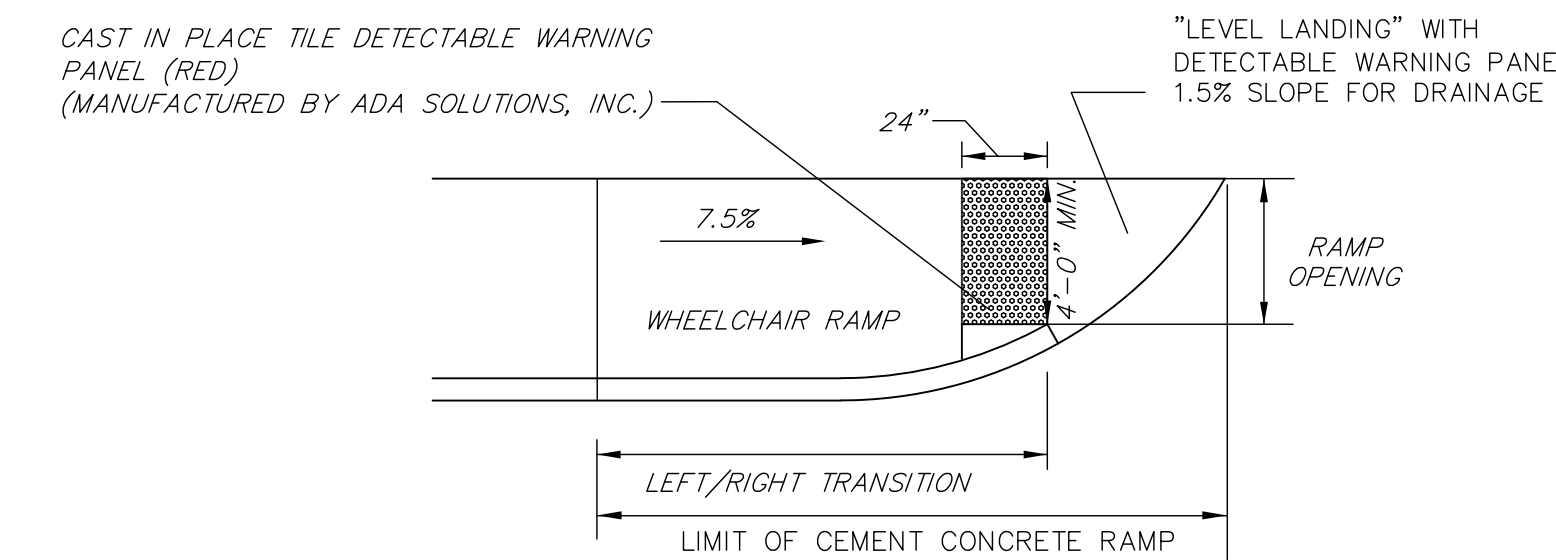
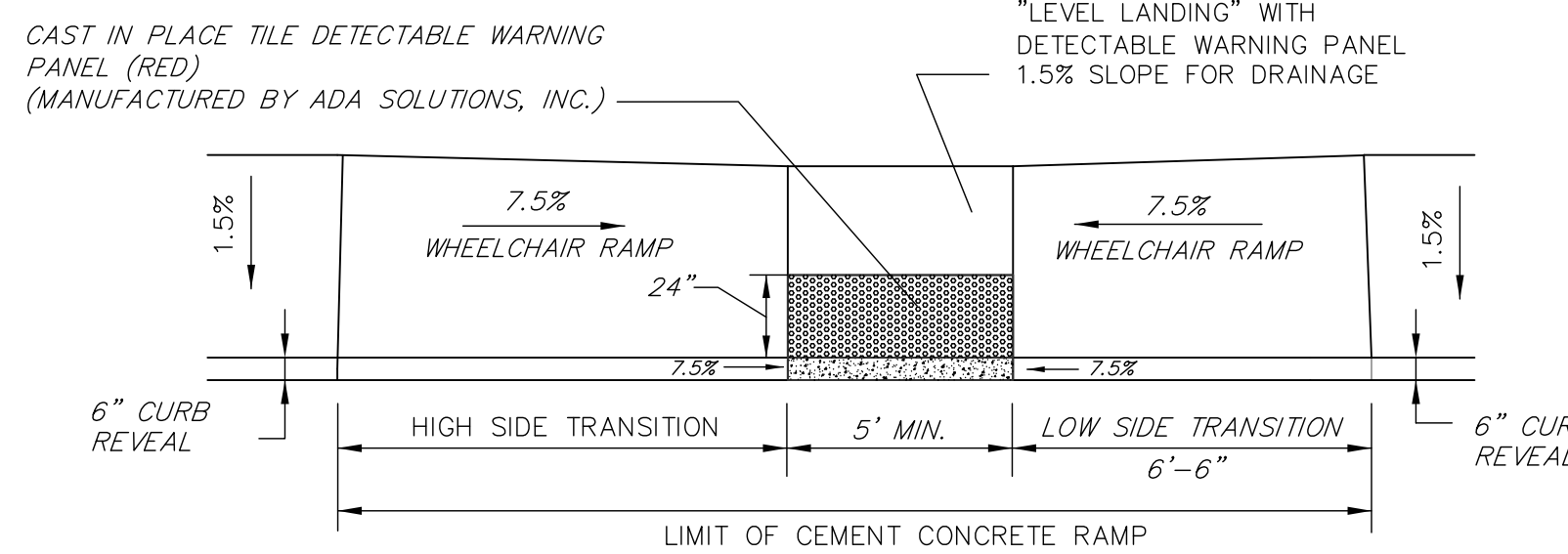
SET FRAME IN BED OF HIGH EARLY STRENGTH CONCRETE PRIOR TO INSTALLATION OF FINISHED COURSE



**PRECAST CONCRETE CATCH BASIN**  
NTS



**DRIVEWAY CROSS SECTION**  
NOT TO SCALE

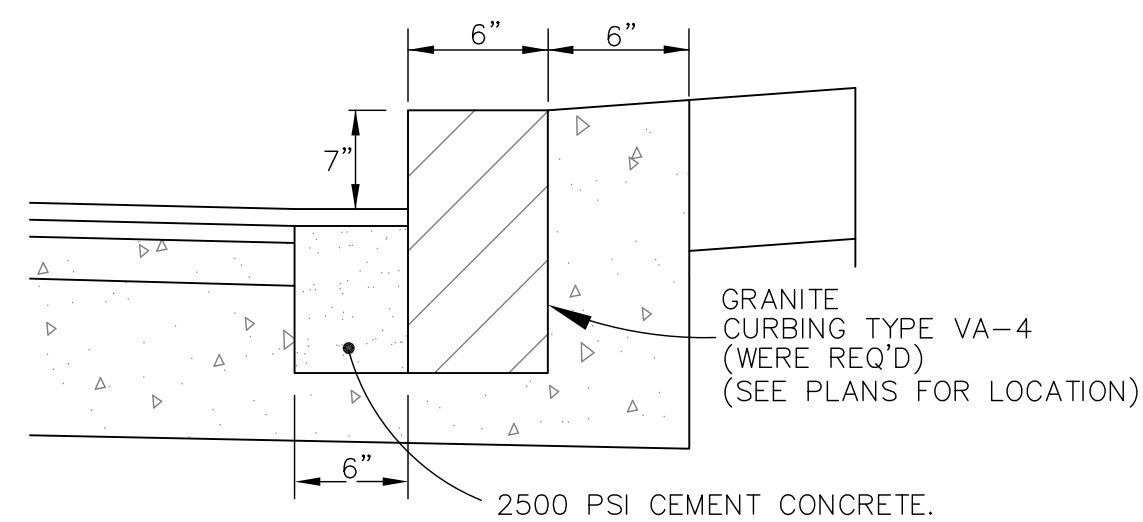


**WHEEL CHAIR RAMP DETAILS**  
NTS

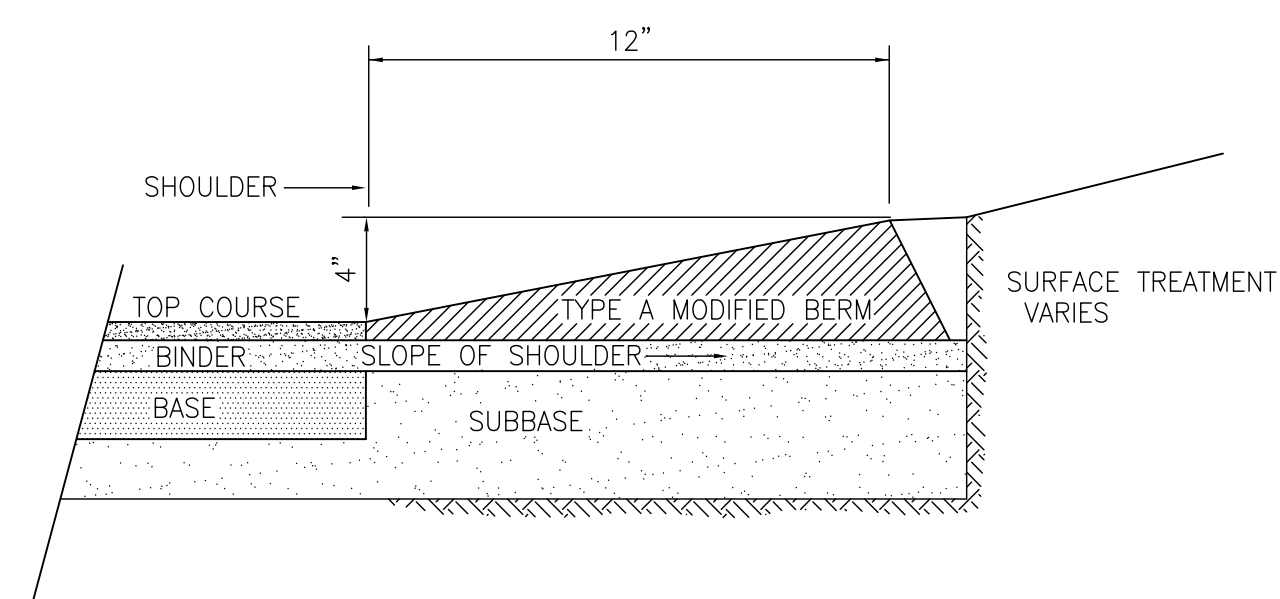
### CURB TRANSITION LENGTHS FOR WHEELCHAIR RAMPS

ROAD PROFILE GRADE - %	*HIGH SIDE TRANSITION LENGTH
0	6'-6"
>0 => 1	7'-8"
>1 => 2	9'
>2 => 3	11'
>3 => 4	14'
>4	15' MAX

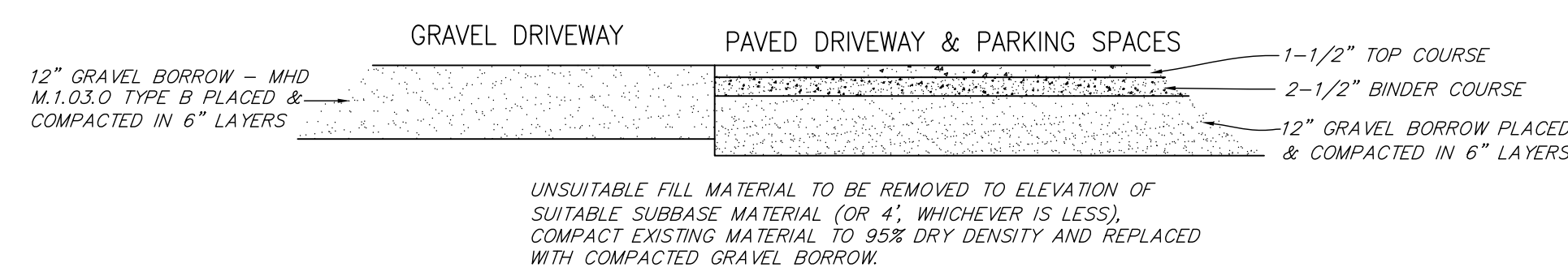
\*BASED ON A DESIGN SLOPE OF 7.5% AND A REVEAL OF 6"



**VERTICAL GRANITE CURBING**  
NTS



**MONOLITHIC BITUMINOUS CURBING**  
NTS



**DRIVEWAYS AND PARKING LOT SECTION**  
NTS

PROJECT:

**Trowel Shop Pond Condominiums  
299 & 303 NORTH MAIN STREET**

**Sharon  
Massachusetts**

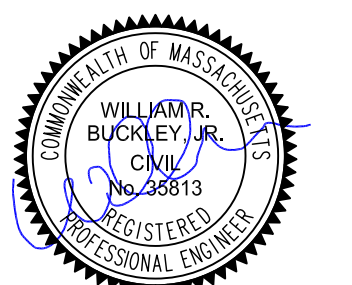
PREPARED FOR:

**Trowel Shop Pond, LLC  
1 Richard Road  
Marblehead, MA  
01945**

**Bay Colony Group, Inc.**  
Professional Civil Engineers &  
Professional Land Surveyors

FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:



DRAWING TITLE

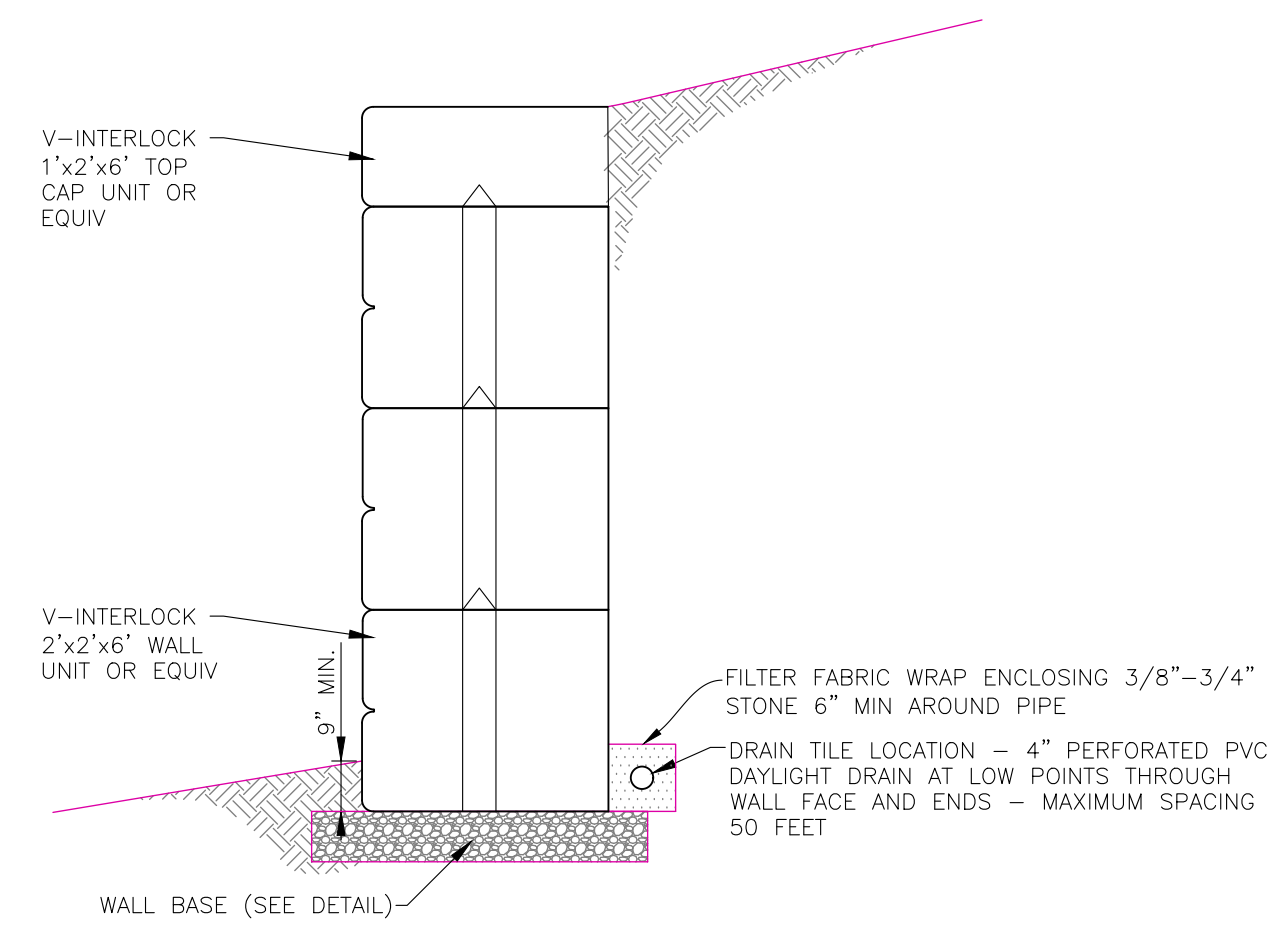
**Construction  
Details**

SCALE: 1" = 40'

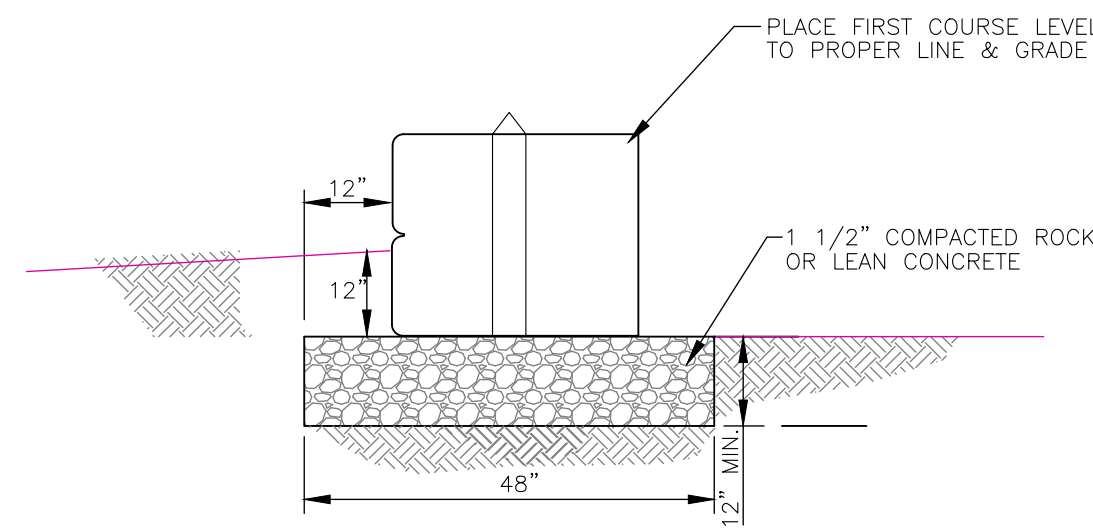
FEBRUARY 14, 2024 SHEET NUMBER

20-0179K

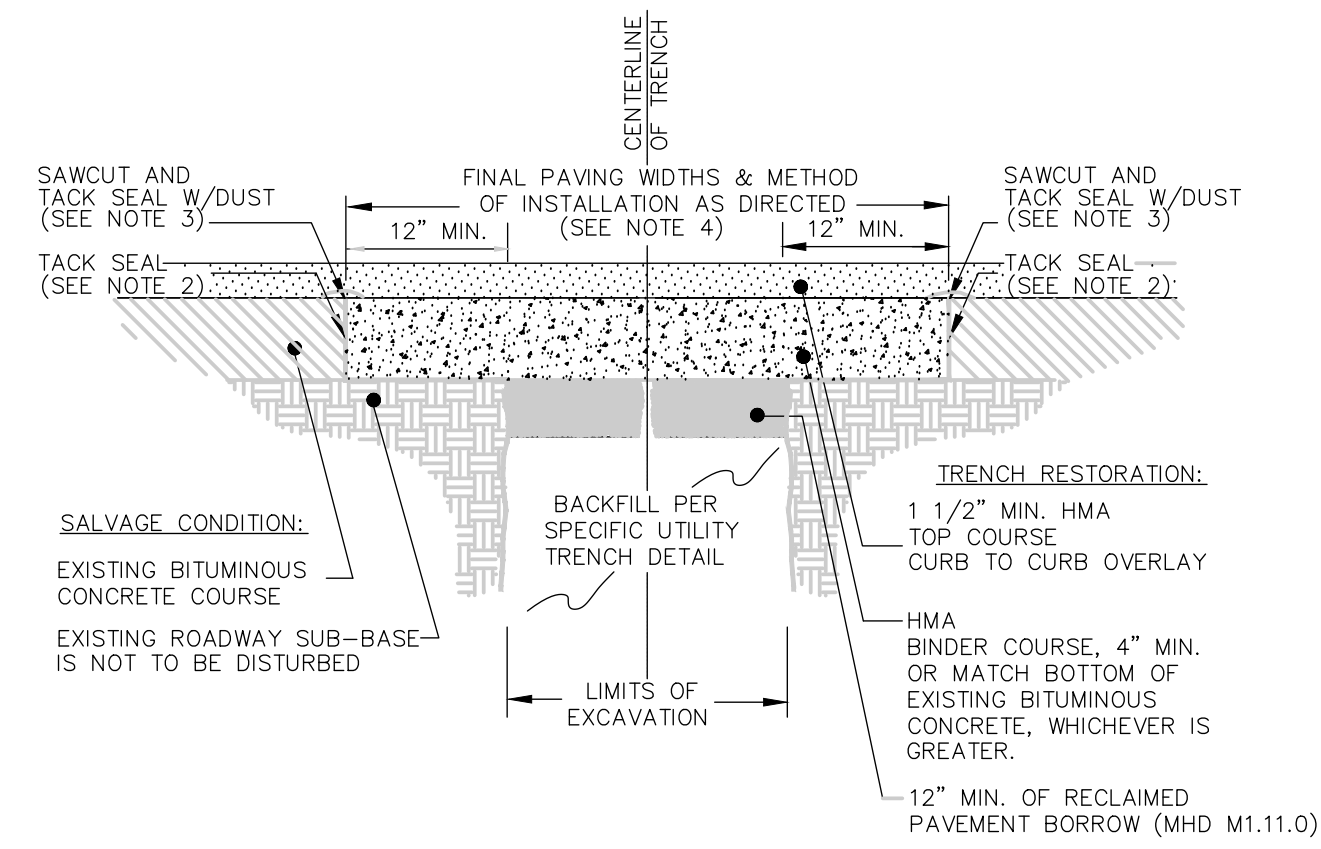
**7.3**



**GRAVITY WALL CROSS SECTION**  
NOT TO SCALE

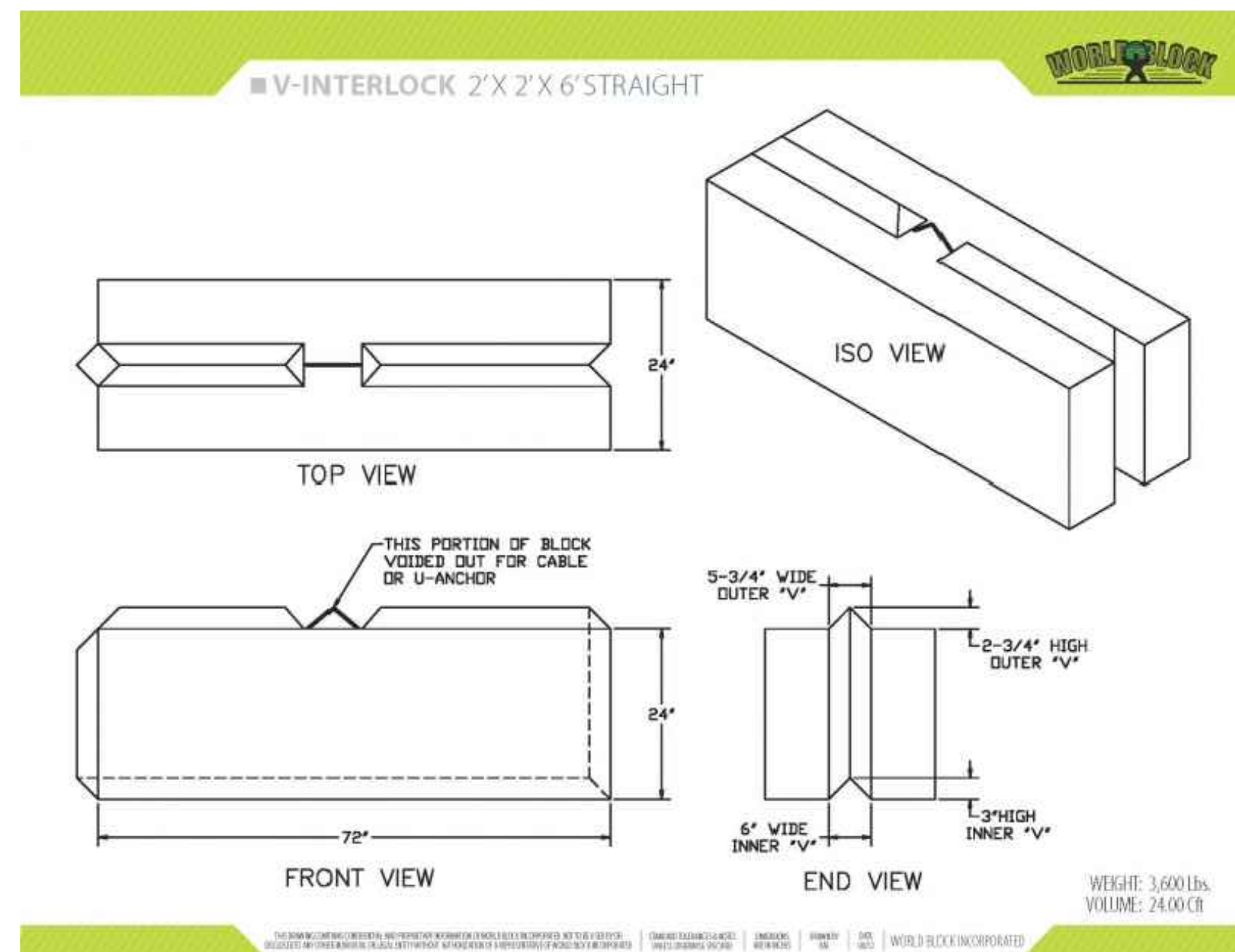


**WALL BASE**  
NOT TO SCALE



1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST ADDITION.
2. ALL EXPOSED BITUMINOUS CONCRETE IS TO BE TACKED PER MASSDOT SPEC PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE TOWN OF SHARON

**TRENCH REPAIR CROSS SECTION**  
NOT TO SCALE



**V-INTERLOCK BLOCK VIEW**  
NOT TO SCALE

PROJECT:  
**Trowel Shop Pond  
Condominiums  
299 & 303 NORTH  
MAIN STREET**

**Sharon  
Massachusetts**

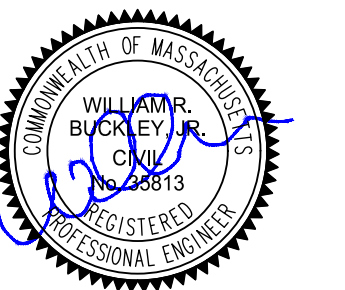
PREPARED FOR:  
**Trowel Shop Pond,  
LLC  
1 Richard Road  
Marblehead, MA  
01945**

**Bay Colony Group, Inc.**  
Professional Civil Engineers &  
Professional Land Surveyors

FOUR SCHOOL STREET  
P.O. BOX 9136  
FOXBOROUGH, MA 02035  
508-543-3939

REFERENCES:

DATE	DESCRIPTION
3.15.2024	TRENCH PATCH DETAIL ADDED



DRAWING TITLE  
**Construction  
Details**

SCALE: 1" = 40'  
FEBRUARY 14, 2024 SHEET NUMBER  
**20-0179K 7.4**

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MOUNTING	MODEL	QUANTITY
LP		(24)	TRADITIONAIRE LED DOWNLIGHT LUMINAIRE(1) 70 CRI, 2200K, 670mA LIGHT ENGINE WITH 24 LEDs AND TYPE IV WIDE OPTICS AND CLEAR LENS PANELS	12' HIGH POLE	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON), UTLD-PAT-50-722-U-14W-CL	4

PROJECT:  
**Trowel Shop Pond Condominiums**  
 299 & 303 NORTH MAIN STREET

Sharon  
 Massachusetts

PREPARED FOR:  
**Trowel Shop Pond, LLC**  
 1 Richard Road  
 Marblehead, MA  
 01945

**Bay Colony Group, Inc.**  
 Professional Civil Engineers &  
 Professional Land Surveyors  
 FOUR SCHOOL STREET  
 P.O. BOX 9136  
 FOXBOROUGH, MA 02035  
 508-543-3939

REFERENCES:



**DESCRIPTION**

The Traditionaire AF series LED outdoor luminaire displays the old-fashioned charm of traditional area lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Traditionaire LED tastefully complements the architectural and environmental design of parks and roadways. The high-lumen-downlight configuration uses Cooper Lighting Solutions' patented AccuLED Optics™ technology to deliver uniform and efficient illumination to pedestrian and roadway applications.

**CONSTRUCTION**

Hinged stainless steel hinge pins die-cast aluminum housing and cover with cupola. 3G vibration tested to ensure strength of construction and longevity in application.

**OPTICS**

Choice of three patented, high-efficiency AccuLED Optics™ technology manufactured from injection-molded acrylic. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (c-275K CCT) and minimum 70 CRI. Optional 3000K CCT. For the ultimate level of light control, an optional house-side shield accessory can be field or factory installed. Optics are IP66 enclosure rated. Offered open-sided as a standard with four lens options.

**ELECTRICAL**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard driver features electronic universal voltage 120-277V (50/60Hz), 3A/7.50A or 400V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and is suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/100A common- and differential-mode surge protection and 10kV MOV as an optional alternate.

**FINISH**

Cast components finished in a super durable black TGCC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

**WARRANTY**

Standard five-year warranty. Optional ten-year warranty, please see your Cooper Lighting Solutions Streetworks sales representative for more information.

**Streetworks**

Catalog #	Type
Project	
Comments	Date
Prepared By	

**DESCRIPTION**

UTLD  
  
 450" (115mm) x 675" (175mm) x 19" (482mm) height

**DESCRIPTION**

UTLD-TH Cupola  
  
 675" (175mm) x 615" (157mm) x 19.3" (491mm) height

**CERTIFICATION DATA**

UL listed (UL Wet Location Listed 3G Vibration Rated)  
 IP66 rated  
 800 IES  
 Dark Sky Approved (SDSK CCT and warmer only)  
 DesignLights Consortium™ Qualified™

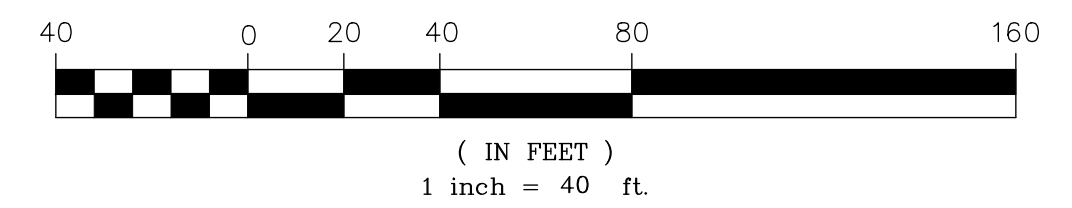
**ENERGY DATA**

Electronics LED Driver  
 -35.3W Power Factor  
 <math>+25\%</math> Total Harmonic Distortion  
 120/277V/60 & 60Hz, 3A/7.50A, 400V/60Hz  
 4000000000

**SHIPPING DATA**

Approximate Net Weight: 22.9 lbs (10.34 kg)  
 Approximate Gross Weight: 25.9 lbs (11.74 kg)

**COOPER** Lighting Solutions  
 www.designlights.org  
 TDS16036EN  
 September 24, 2020 9:37 PM



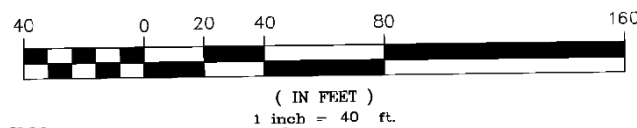
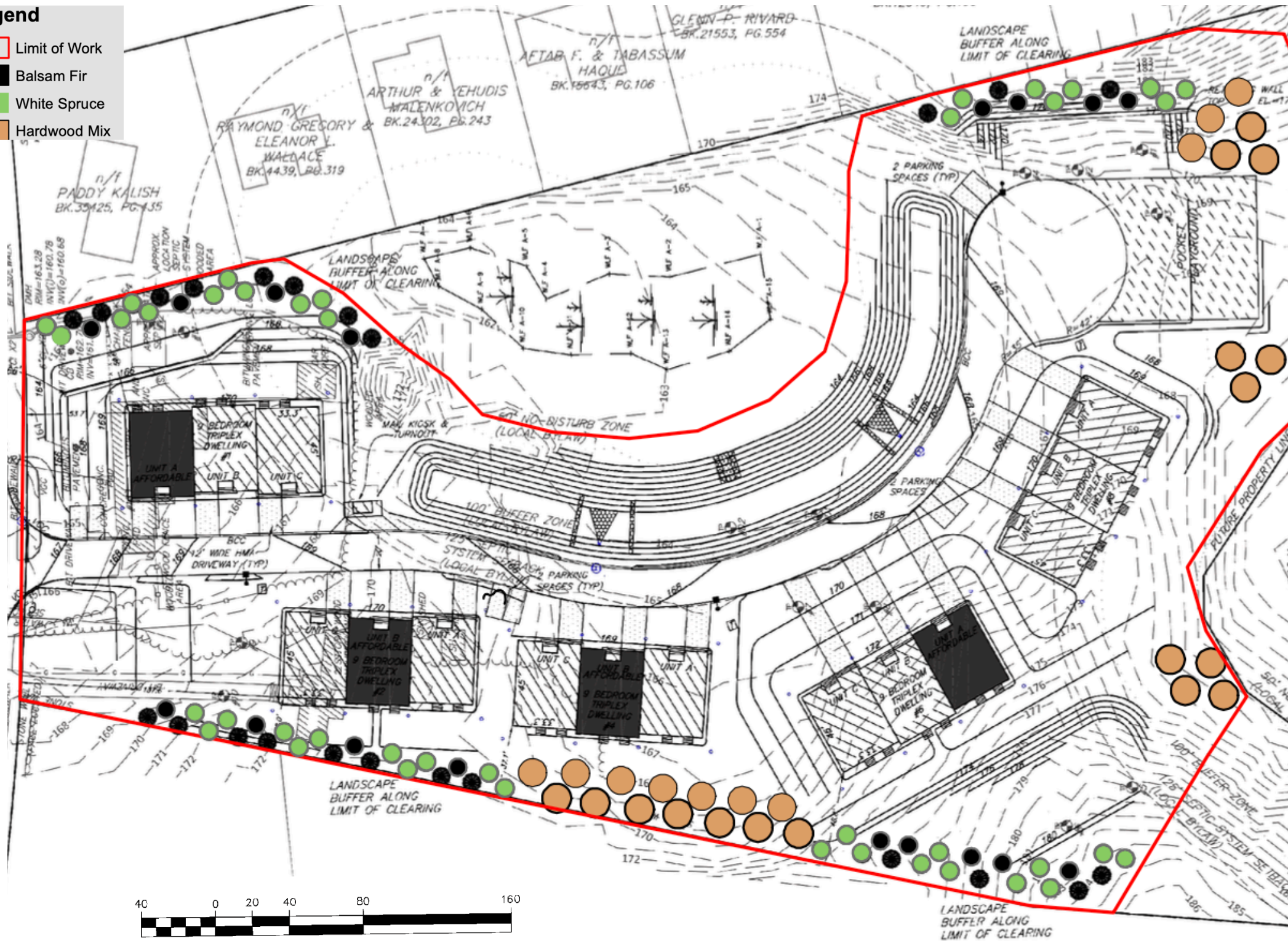
STAMP

DRAWING TITLE  
**Photometric Plan**

SCALE: 1" = 40'  
 FEBRUARY 14, 2024 SHEET NUMBER  
 20-0179K **LT-1**

**Legend**

- Limit of Work
- Balsam Fir
- White Spruce
- Hardwood Mix



**PLANT SCHEDULE**

HARDWOOD/ EVERGREEN (QTY)	BOTANICAL	COMMON	SIZE
Hardwood Mix (27*)	<i>Acer rubrum</i>	Red Maple	1-2" cal.
	<i>Quercus rubra</i>	Red Oak	1-2" cal.
	<i>Betula nigra</i>	River Birch	1-2" cal.
	<i>Prunus serotina</i>	Black Cherry	1-2" cal.
	<i>Carya glabra</i>	Pignut Hickory	1-2" cal.
	<i>Populus grandidentata</i>	Big-Tooth Aspen	1-2" cal.
	<i>Acer saccharum</i>	Sugar Maple	1-2" cal.
Evergreen (81)	<i>Betula populifolia</i>	Gray Birch	1-2" cal.
	<i>Abies balsamea</i> (40)	Balsam Fir	8' min Ht.
	<i>Picea glauca</i> (41)	White Spruce	8' min Ht.

\*A selection of 4 or more species shall be used in the tree layer to ensure diversity of plantings.

**Planting Sheet (1 of 3)**  
**Trowel Shop Pond Condominium**

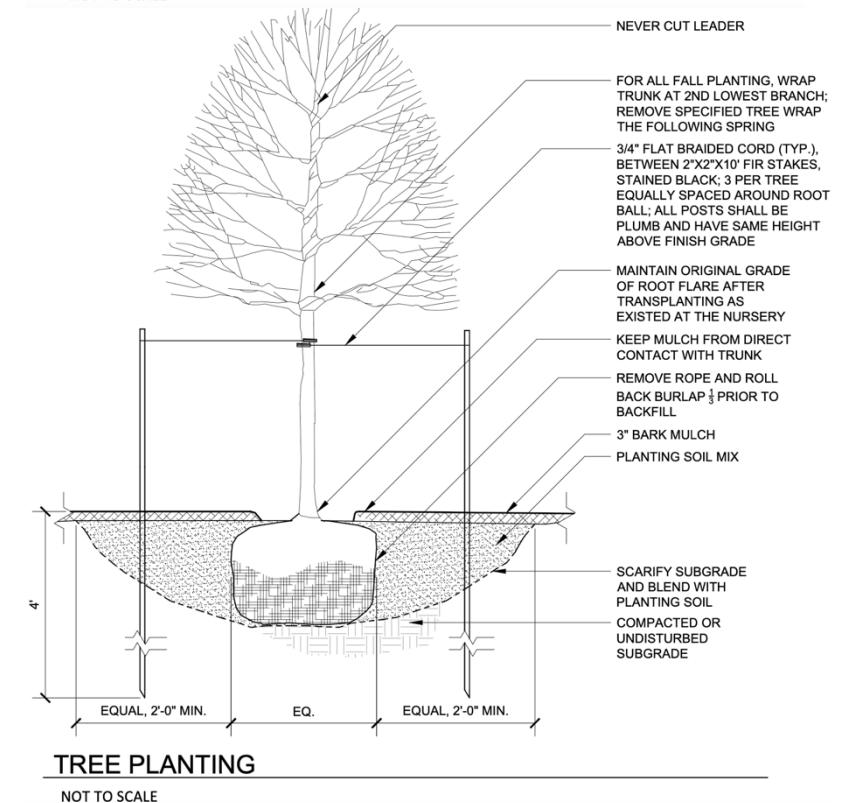
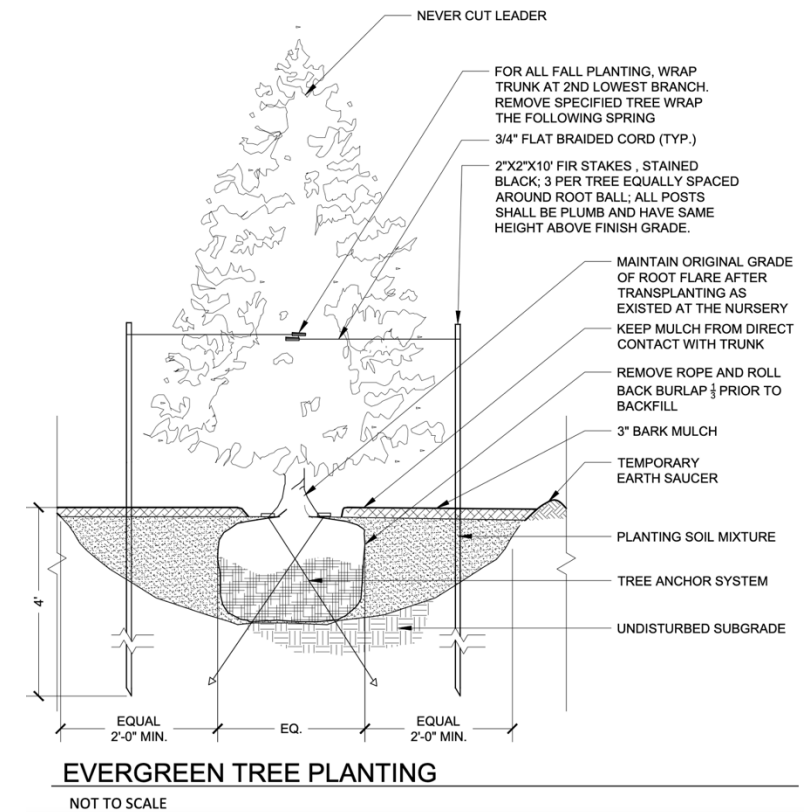
Date: 8/17/2022  
 Rev. 10/19/2022  
 Rev. 11/9/2022

Plan Source: *Trowel Shop Pond Condominium*, (6 sheets) Bay Colony Group Inc. 10/3/2022, Stamped by William R. Buckley Jr. PE



## Planting Notes:

1. NOTIFY DIG-SAFE AT 1-888-DIG-SAFE AND LOCAL AUTHORITIES PRIOR TO ANY TYPE OF SITE PREPARATION OR CONSTRUCTION.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL AND MULCH IN SUFFICIENT QUANTITIES TO COMPLETE PLANTING AS SHOWN ON THE DRAWINGS.
3. DRAWING QUANTITIES TAKE PRECEDENCE OVER PLANT LIST QUANTITIES.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES SET FORTH BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
5. ALL PLANTINGS SHALL BE PLANTED WITH THE "BEST FACE" SHOWING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE APPROVED BY THE GODDARD CONSULTING LLC.
6. ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE GROWING. THEY SHALL HAVE TOPS OF GOOD QUALITY, NO APPARENT INJURY AND BE IN A HEALTHY GROWING CONDITION. A CONTAINER GROWN PLANT SHALL HAVE A WELL ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL.
7. THE QUALITY OF ALL PLANTINGS IS TO BE NORMAL FOR THE SPECIES. ALL PLANTS ARE TO HAVE DEVELOPED ROOT SYSTEMS, TO BE FREE OF INSECTS AND DISEASES AS WELL AS MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR PLANTINGS.
8. ALL CONIFERS SHALL HAVE DORMANT BUDS AND SECONDARY NEEDLES.
9. WHERE SPECIFIED, CALIPER SIZE IS TO BE THE OVERRIDING FACTOR IN TREE SELECTION. CALIPER SIZE SHALL BE MEASURED 2" ABOVE THE ROOTBALL.
10. PLANT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY GODDARD CONSULTING LLC.
11. ALL DISTURBED AREAS NOT SHOWN OTHERWISE SHALL BE LOAMED AND SEEDED AND BLENDED INTO EXISTING GRADE AND CONDITIONS
12. PRIOR TO INSTALLING ANY PLANT MATERIAL, THE CONTRACTOR SHALL SUBMIT A LOAM SOIL SAMPLE FOR A ROUTINE, ORGANIC, SALTS, AND NITRATE SOIL TEST. UPON THE RESULTS OF THIS TEST. THE SITE CONTRACTOR SHALL AMEND THE LOAM AS RECOMMENDED. SEND THE SOIL SAMPLE TO THE UMASS SOIL & PLANT NUTRIENT TESTING LABORATORY, 161 HOLDSWORTH WAY, UNIVERSITY OF MASSACHUSETTS, AMHERST. MA 01003.
13. PRIOR TO PLANTING, THE LANDSCAPER SHALL REVIEW AND COORDINATE WITH THE SITE UTILITY PLAN AND GRADING PLAN.
14. THE ROOTS OF NEWLY PLANTINGS MUST BE KEPT STEADILY MOIST, AS THE DEVELOPING ROOTS ESTABLISH IN THE NEW SOIL. AT PLANTING, WATER THOROUGHLY TO SOAK THE ROOTS AND TO SETTLE THE NEW SOIL AROUND THE ROOT BALL THE AMOUNT OF SUPPLEMENTAL WATER NEEDED EACH WEEK DURING THE FIRST GROWING SEASON AFTER PLANTING DEPENDS ON RECENT RAINFALL. TEMPERATURE, AND WIND. IF LESS THAN ONE-INCH OF RAIN HAS FALLEN OVER THE PAST FIVE TO SEVEN DAYS, THE NEW PLANTINGS MUST BE WATERED. LAWNS, TREES, AND SHRUBS WATERING SHALL OCCUR AT A MINIMUM OF TWO (2) TIMES A DAY FOR THE FIRST TWO (2) MONTHS: ONCE IN THE EARLY MORNING AND THEN THE OTHER IN THE LATE AFTERNOON. IN GENERAL TEN GALLONS OF WATER APPLIED TWICE A WEEK WILL WET A 20"-24" ROOT BALL AND PROVIDE THE EQUIVALENT OF ONE INCH OF RAIN FALL. NEW LAWNS SHALL BE WATERED SO THAT [S RECEIVES AT A MINIMUM ONE INCH (#") OF WATER EVERY WEEK.



## Planting Detail Sheet (2 of 3) Trowel Shop Pond Condominium

Date: 8/17/2022  
Rev. 10/19/2022  
Rev. 11/9/2022

Plan Source: *Trowel Shop Pond Condominium*, (6 sheets) Bay Colony Group Inc. 10/3/2022, Stamped by William R. Buckley Jr. PE

**GODDARD CONSULTING**  
Strategic Wetland Permitting LLC

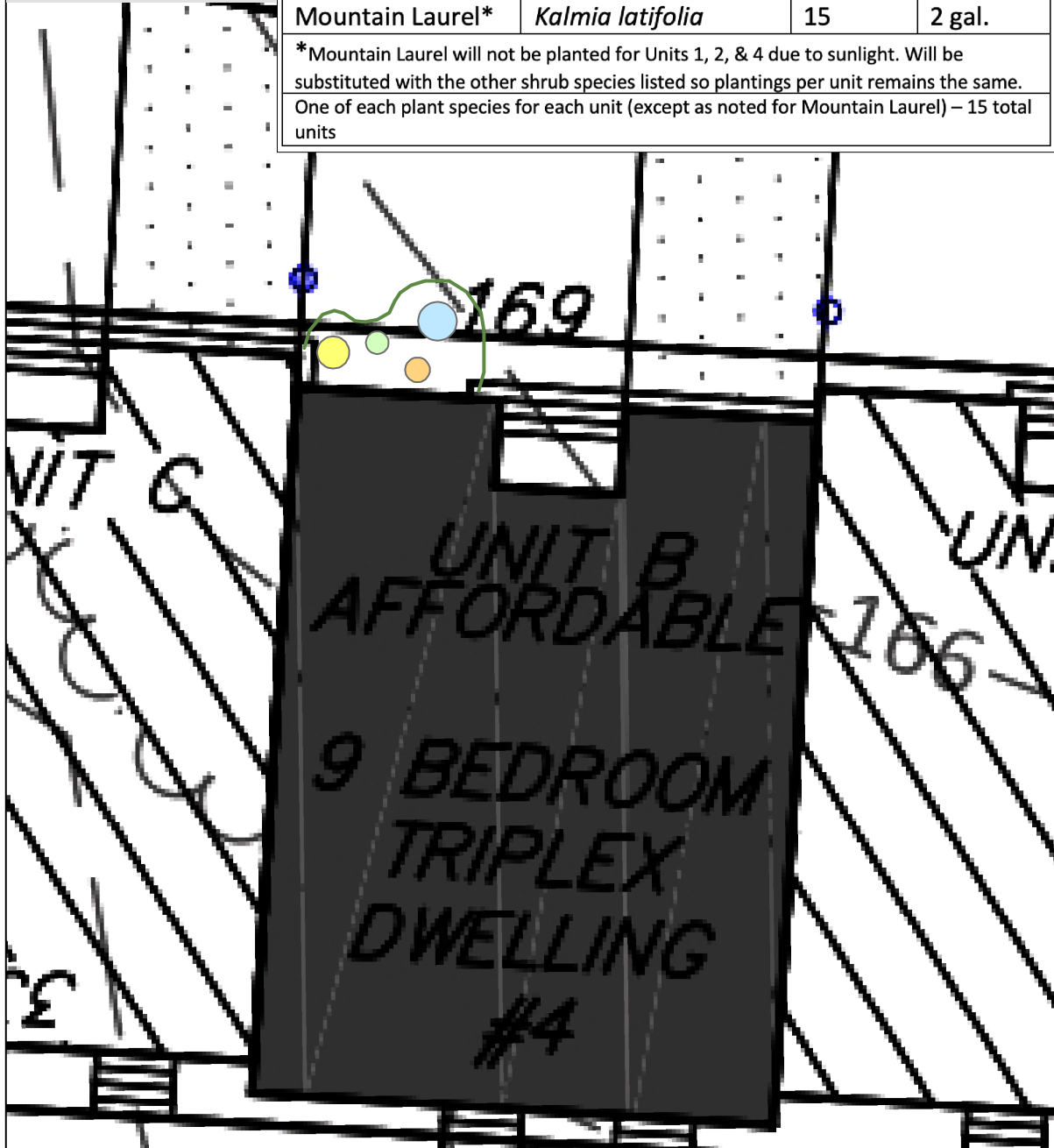
**Legend**

- Witch Hazel
- Sweet Pepperbush
- Bayberry
- Mountain Laurel

**Proposed Unit Planting List**

Common Name	Scientific Name	Quantity	Size
Sweet Pepperbush	<i>Clethra alnifolia</i>	15	2 gal.
Witch Hazel	<i>Hamamelis virginiana</i>	15	2 gal.
Bayberry	<i>Morella (Myrica) pennsylvanica</i>	15	2 gal.
Mountain Laurel*	<i>Kalmia latifolia</i>	15	2 gal.

\*Mountain Laurel will not be planted for Units 1, 2, & 4 due to sunlight. Will be substituted with the other shrub species listed so plantings per unit remains the same.  
 One of each plant species for each unit (except as noted for Mountain Laurel) – 15 total units



**Typical Unit Planting (3 of 3)  
 Trowel Shop Pond Condominium**

Date: 10/19/22  
 Rev. 11/9/22

Plan Source: *Trowel Shop Pond Condominium*, (6 sheets) Bay Colony Group Inc. 10/3/2022,  
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