

RECEIVED  
CLERK'S OFFICE  
SHARON, MA 02067

2024 MAR 21 PM 3:50

# DEFINITIVE SUBDIVISION PLAN FOR DIAMOND RESIDENCES

OFF AZALEA ROAD & JUNIPER ROAD  
SHARON, MASSACHUSETTS

**OWNER:**

SHARON COUNTRY CLUB  
149 East Street  
Sharon, MA 02067

**APPLICANT:**

DIAMOND BUILDERS, CORP.  
12 Post Office Square  
Sharon, MA 02067

**CIVIL ENGINEER:**



**SURVEYOR:**



**WAIVERS**

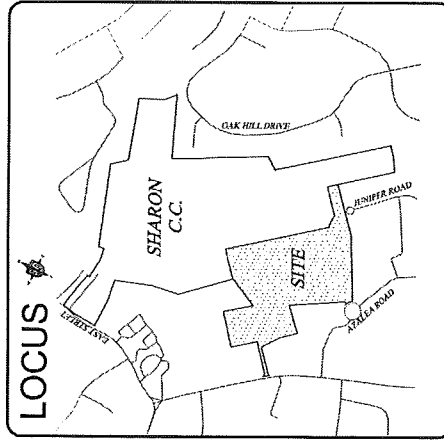
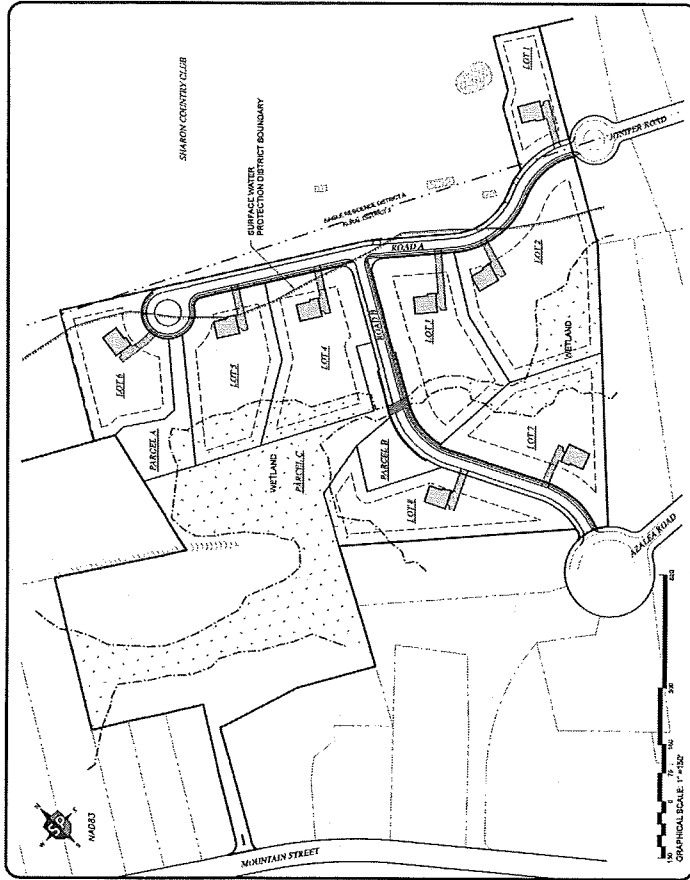
THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF SHARON LAND SUBDIVISION RULES & REGULATIONS HAVE BEEN REQUESTED:

**SUBDIVISION RULES & REGULATIONS**

- 3.2.1.10 WAIVE REQUIREMENT TO PROVIDE BORDERS AND TEST HOLE DATA WITHIN THE PROPOSED ROADWAY LAYOUT
- 3.2.2.10 WAIVE REQUIREMENT FOR SEPARATE TREE PLAN AND CROSS SECTION PLAN SHEETS
- 3.2.2.20 WAIVE REQUIREMENT TO PROVIDE A SEPARATE TRAFFIC CONTROL AND SIGNAGE PLAN
- 3.2.2.25 WAIVE REQUIREMENT FOR DEAD END WATER MAIN NOT TO EXCEED 300' IN LENGTH
- 4.4.2.2 WAIVE REQUIREMENT TO PROVIDE TOILETS WITHIN 500' OF ANY APPOINTMENT
- 4.4.2.3 WAIVE REQUIREMENT TO PROVIDE TOILETS WITHIN 500' OF ANY APPOINTMENT HAVING A DIAMETER OF 25 FEET
- 4.5.4.1 WAIVE REQUIREMENT TO PROVIDE STREET TREES ON EACH SIDE OF PROPOSED ROADWAYS



PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, LLC



**SHEET INDEX**

SHEET	NAME	ISSUED	REVISED
C-1	OVERALL EXISTING CONDITIONS PLAN	11/03/06	8/14/17
C-1A TO C-1C	EXISTING CONDITIONS PLANS	11/03/06	8/14/17
C-2	OVERALL PROPERTY PLAN	11/03/06	8/14/17
C-3A TO C-3D	PROPOSED LOTTING PLANS	11/03/06	8/14/17
C-4 TO C-4C	PROPOSED LAYOUT PLANS	11/03/06	8/14/17
C-5A TO C-5C	PROPOSED GRADING & UTILITY PLANS	11/03/06	8/14/17
C-6 TO C-6C	PROPOSED CLEARING AREA PLAN	11/03/06	8/14/17
P-1 TO P-3	PLAN AND PROFILE	11/03/06	8/14/17
D-1 TO D-4	DETAILS	11/03/06	8/14/17

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE THE DATE OF THE LAST APPEAL HAS BEEN FILED IN THIS OFFICE.

SHARON TOWN CLERK

DATE APPROVED: 3/16/2022

SHARON BOARD OF HEALTH

DATE APPROVED: 3/16/2022

Sharon Board of Health  
Sharon, MA 02067

SHARON PLANNING BOARD

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

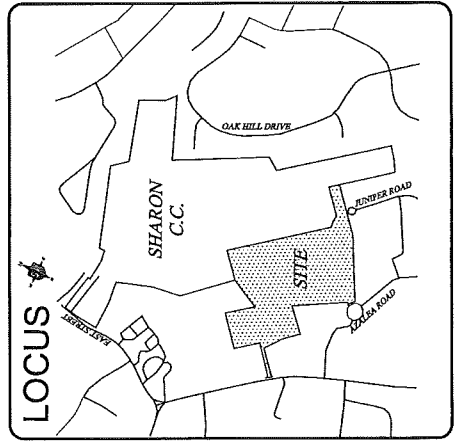
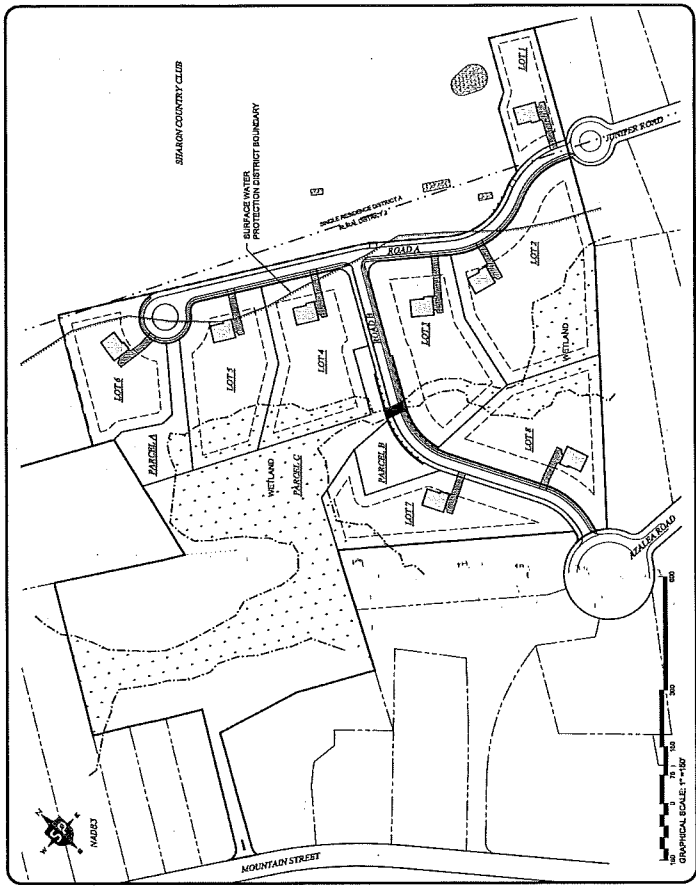
# DEFINITIVE SUBDIVISION PLAN FOR DIAMOND RESIDENCES

OFF AZALEA ROAD & JUNIPER ROAD  
SHARON, MASSACHUSETTS

DATE APPROVED: 11/8/2017  
 SHARON BOARD OF HEALTH  
 DATE APPROVED: 11-07-2017  
 SHARON PLANNING BOARD

LIBERTY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED WITHIN 30 DAYS.  
 Sharon Town Clerk

SHEET	NAME	ISSUED	REVISED
C-1	OVERALL EXISTING CONDITIONS PLAN	11/10/16	9/14/17
C-1A TO C-1C	EXISTING CONDITIONS PLANS	11/10/16	9/14/17
C-2	OVERALL PROPERTY PLAN	11/10/16	9/14/17
C-2A TO C-2D	PROPOSED LOTTING PLANS	11/10/16	9/14/17
C-3A TO C-3C	PROPOSED LAYOUT PLANS	11/10/16	9/14/17
C-4A TO C-4C	PROPOSED GRADING & UTILITY PLANS	11/10/16	9/14/17
C-4D	PROPOSED CLEARING AREA PLAN	11/10/16	9/14/17
C-5A TO C-5C	PROPOSED EROSION CONTROL PLANS	11/10/16	9/14/17
PR-1 TO PR-3	PLAN AND PROFILE	11/10/16	9/14/17
D-1 TO D-4	DETAILS	11/10/16	9/14/17



**OWNER:**  
 SHARON COUNTRY CLUB  
 149 East Street  
 Sharon, MA 02067

**APPLICANT:**  
 DIAMOND BUILDERS, CORP.  
 12 Post Office Square  
 Sharon, MA 02067

**CIVIL ENGINEER:**  
**STRONGPOINT**  
 ENGINEERING SOLUTIONS, LLC  
 250 WEST WATERSIDE, SUITE 200  
 WEST WATERSIDE, MA 02070  
 (508) 682-0220

**SURVEYOR:**  
**KIM**  
 LAND SURVEYING, INC.  
 240 WINDY STREET, SUITE 2  
 WEST WATERSIDE, MA  
 (508) 682-0224

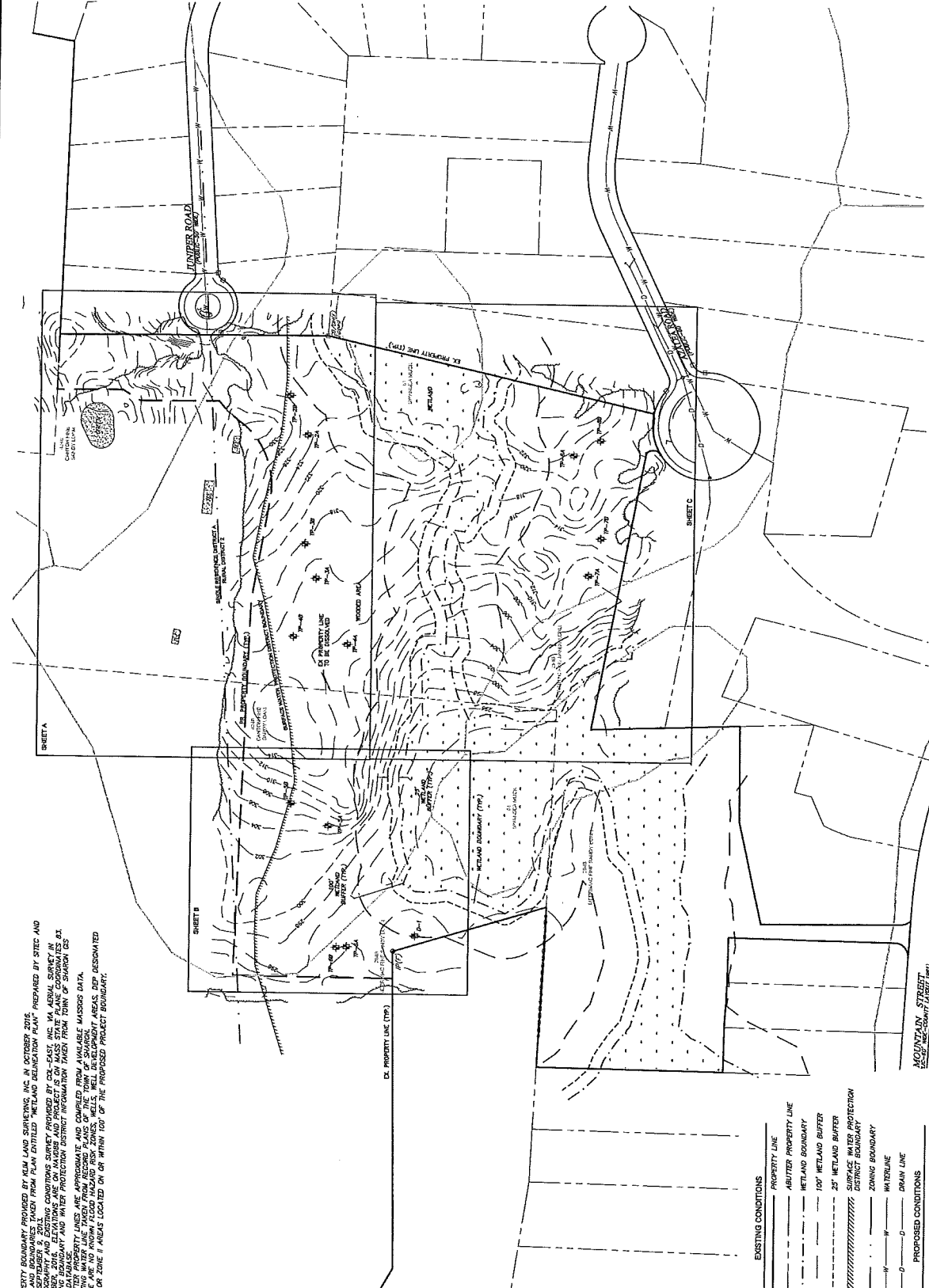
- WAIVERS**
- THE FOLLOWING WAIVERS FROM CERTAIN SECTIONS OF THE TOWN OF SHARON LAND SUBDIVISION RULES & REGULATIONS HAVE BEEN REQUESTED:
- SUBDIVISION RULES & REGULATIONS**
- RELIEF REQUESTED**
- 3.3.2.18 & 3.3.4.1 WAIVE REQUIREMENT TO PROVIDE BURNISH AND TEST HOLE DATA WITHIN THE PROPOSED ROADWAY LAYOUT
  - 3.3.2.20 WAIVE REQUIREMENT TO PROVIDE TRAFFIC CONTROL AND SIGNING PLAN SHEETS
  - 3.3.2.20 WAIVE REQUIREMENT TO PROVIDE A SEPARATE TRAFFIC CONTROL AND SIGNING PLAN BY THE BOARD
  - 4.4.2.2 WAIVE REQUIREMENT FOR DEAD END WATER MAIN NOT TO EXCEED 500' IN LENGTH
  - 4.4.2.4 WAIVE REQUIREMENT TO PROVIDE TRAFFIC ISLANDS WITHIN 30'-65'-SAG
  - 4.8.2.1 WAIVE REQUIREMENT TO PROVIDE STREET TREES ON EACH SIDE OF PROPOSED ROADWAYS



ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

**NOTES:**

1. PROPERTY BOUNDARY PROVIDED BY KLM LAND SURVEYING, INC. IN OCTOBER 2016.
2. METLAND BOUNDARIES SHOWN FOR UNDEVELOPED METLAND DELINEATION PLAN PREPARED BY STIC AND DATED SEPTEMBER 9, 2011.
3. METLAND BOUNDARIES SHOWN FOR DEVELOPED METLAND DELINEATION PLAN PREPARED BY STIC IN SEPTEMBER, 2016. ELEVATIONS ARE ON NAVD83 AND PROJECTIONS ON NAD83 WITH A GRIDLINE SURVEY IN PLACE. METLAND BOUNDARIES ARE ON NAVD83 AND PROJECTIONS ON NAD83 WITH A GRIDLINE SURVEY IN PLACE.
4. ABUTTER PROPERTY LINES ARE APPROXIMATE AND COMPILED FROM AVAILABLE MASSGIS DATA.
5. METLAND BOUNDARIES ARE APPROXIMATE AND COMPILED FROM AVAILABLE MASSGIS DATA.
6. THERE ARE NO KNOWN FLOOD HAZARD RISK ZONES, WELLS, WELL DEVELOPMENT AREAS, DEP DESIGNATED ZONE 1 OR ZONE 2 AREAS LOCATED ON OR WITHIN 100' OF THE PROPOSED PROJECT BOUNDARY.



**EXISTING CONDITIONS**

- PROPERTY LINE
- ABUTTER PROPERTY LINE
- METLAND BOUNDARY
- 100' METLAND BUFFER
- 25' METLAND BUFFER
- SURFACE WATER PROTECTION
- EXISTING BOUNDARY
- ZONING BOUNDARY
- WATERLINE
- DRAIN LINE

**PROPOSED CONDITIONS**

- PROJECT BOUNDARY

MOUNTAIN STREET  
 100' METLAND BUFFER

GRAPHICAL SCALE: 1" = 100'



11/09/2017

*[Handwritten signature]*



PROFESSIONAL SUPERVISOR FOR  
 LAND SURVEYING, INC.



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC

REV#	DESCRIPTION	DATE
4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/27/17
1	REVIEW COMMENTS	12/22/16



PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: 1"=100'

DESIGNED BY: JLV | CHECKED BY: ED  
 PREPARED OR MODIFIED BY:

DIAMOND RESIDENCES CORP.  
 12 BROADWAY SUITE 200  
 BOSTON, MA 02108

DEFINITIVE SUBDIVISION PLANS  
 FOR  
 DIAMOND RESIDENCES  
 BOSTON, MA

OVERALL EXISTING SUBDIVISIONS  
 C-1

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



DATE APPROVED: 11/03/2017

SHARON PLANNING BOARD

I CERTIFY THAT 60 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

SHARON, MASSACHUSETTS



PROFESSIONAL ENGINEER FOR STRONG POINT ENGINEERING SOLUTIONS, LLC

PROJECT NO. 17-001

DATE OF ISSUE: NOVEMBER 10, 2016

SCALE: 1" = 40'

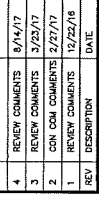
DESIGNED BY: J.V. CHECKED BY: ED

PREPARED ON BEHALF OF:

DIAMOND RESIDENCES CORP.  
100 WILLOW STREET  
SHARON, MA 01907

DEFINITIVE SUBDIVISION PLANS FOR DIAMOND RESIDENCES  
SHARON, MA

REV	DESCRIPTION	DATE
4	REVIEW COMMENTS	9/14/17
3	REVIEW COMMENTS	7/27/17
2	CON COM COMMENTS	2/27/17
1	REVIEW COMMENTS	12/22/16



PROJECT NUMBER: 17-001

DATE OF ISSUE: NOVEMBER 10, 2016

SCALE: 1" = 40'

DESIGNED BY: J.V. CHECKED BY: ED

PREPARED ON BEHALF OF:

DIAMOND RESIDENCES CORP.  
100 WILLOW STREET  
SHARON, MA 01907

DEFINITIVE SUBDIVISION PLANS FOR DIAMOND RESIDENCES  
SHARON, MA

EXISTING CONDITIONS PLAN

C-1A



ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



DATE APPROVED: 11/01/17  
[Signature]  
 SEARCH PLANNING BOARD  
 I CERTIFY THAT NO CHANGES HAVE BEEN MADE SINCE PLANNING BOARD APPROVAL AND NO APPEALS HAVE BEEN FILED IN THIS OFFICE.  
[Signature]  
 SHARON TOWN CLERK



[Signature]  
 PROFESSIONAL ENGINEER FOR  
 PLANNING BOARD REVIEW  
 KIM LAND SURVEYING, INC.



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON COM COMMENTS	2/27/17
1	REVIEW COMMENTS	12/23/16
REV	DESCRIPTION	DATE

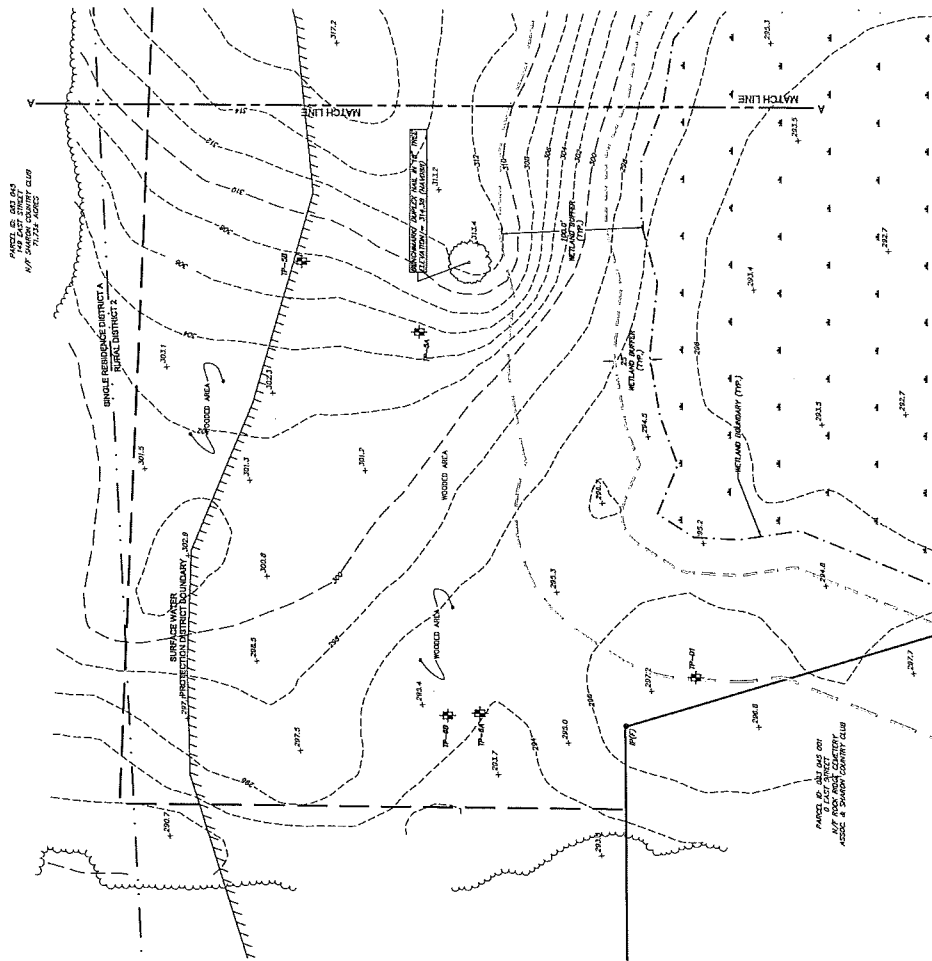


PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: 1" = 40'  
 DESIGNED BY: J.V. | CHECKED BY: ED  
 PREPARED BY: DEAN J. P.

DIAMOND RESIDENCES CORP.  
 1000 STATE STREET  
 SHARON, MA 01907

DEFINITIVE SUBDIVISION PLANS  
 FOR  
 DIAMOND RESIDENCES  
 SHARON, MA

EXISTING  
 CONDITIONS  
 PLAN  
 C-1B



PARCEL 10, 2016 OUT  
 MAP SHARON COUNTY CLUB  
 10/10/16

PARCEL 10, 2016 OUT  
 MAP SHARON COUNTY CLUB  
 10/10/16

- NOTES:**
1. PROPERTY BOUNDARY PROVIDED BY KIM LAND SURVEYING, INC. IN OCTOBER 2016.
  2. TOPOGRAPHY AND EXISTING CONDITIONS TAKEN FROM PLAN ENTITLED "METLAND DEMONSTRATION PLAN" PREPARED BY SITEC AND DATED SEPTEMBER 8, 2011.
  3. TOPOGRAPHY AND EXISTING CONDITIONS SURVEY PROVIDED BY COL-GEST, INC. VIA AERIAL SURVEY IN SEPTEMBER, SEPTEMBER 2011.
  4. ZONING BOUNDARY AND WATER PROTECTION DISTRICT INFORMATION TAKEN FROM TOWN OF SHARON GIS ONLINE.
  5. ADJUTANT PROPERTY LINES ARE APPROXIMATE AND COMPILED FROM AVAILABLE MASSGIS DATA.
  6. ALL PROPERTY LINES ARE APPROXIMATE. PLANS OF THE TOWN OF SHARON.
  7. THERE ARE NO KNOWN FLOOD HAZARD AREAS OR FLOOD HAZARD ZONES WITHIN THE PROJECT BOUNDARY.
  8. ZONE II AREAS LOCATED ON OR WITHIN 100' OF THE PROPOSED PROJECT BOUNDARY.



ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



DATE APPROVED: 11/07/2016

SHARON PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

SHARON TOWN CLERK



PROFESSIONAL SURVEYOR FOR KUM LAND SURVEYING, INC.



STRONG POINT SURVEYING SOLUTIONS, LLC

4.	REVIEW COMMENTS	8/14/17
3.	REVIEW COMMENTS	3/23/17
2.	CON COM COMMENTS	2/27/17
1.	REVIEW COMMENTS	12/22/16
REV	DESCRIPTION	DATE



PROJECT NUMBER: 1411-001

DATE OF ISSUE: NOVEMBER 10, 2016

SCALE: 1" = 40'

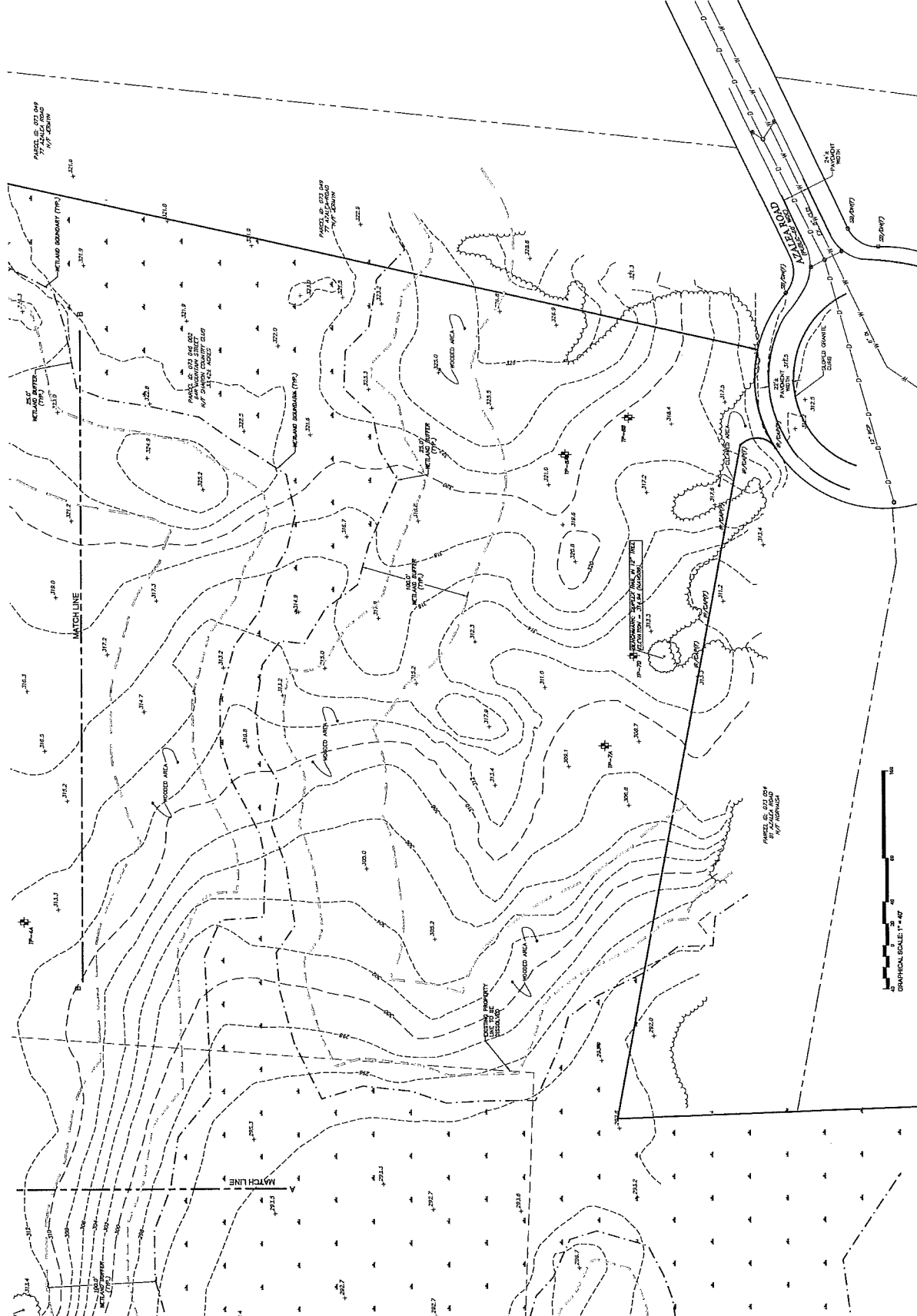
DESIGNED BY: JULY CHECKED BY: ED

PREPARED ON: 11/07/16

DIAMOND RESIDENCES CORP.  
12 EAST OFFICE SQUARE  
SHARON, NC 27867

DEFINITIVE SUBDIVISION PLANS  
FOR  
DIAMOND RESIDENCES  
SHARON, NC

EXISTING PLAN  
CONDITIONS  
C-1C



ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



DATE APPROVED: 11/07/2016

*[Signature]*  
SHARON PLANNING BOARD

SHARON PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THIS PLAN WAS SUBMITTED AND NO OBJECTIONS HAVE BEEN FILED WITH THE SHARON PLANNING BOARD.

*[Signature]*  
SHARON TOWN CLERK



*[Signature]*  
PROFESSIONAL SURVEYOR FOR  
NUM LAND SURVEYING, INC.

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON COM COMMENTS	2/27/17
1	REVIEW COMMENTS	12/22/16
REV	DESCRIPTION	DATE

**STRONGPOINT**  
SURVEYING & CONSULTANTS, LLC  
1150 STATE STREET  
SHARON, MA 02077  
PHONE: 508-281-1111  
FAX: 508-281-1112  
WWW.STRONGPOINT-MA.SURVEYING.COM

PROJECT NUMBER: 1417-001  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: 1" = 100'

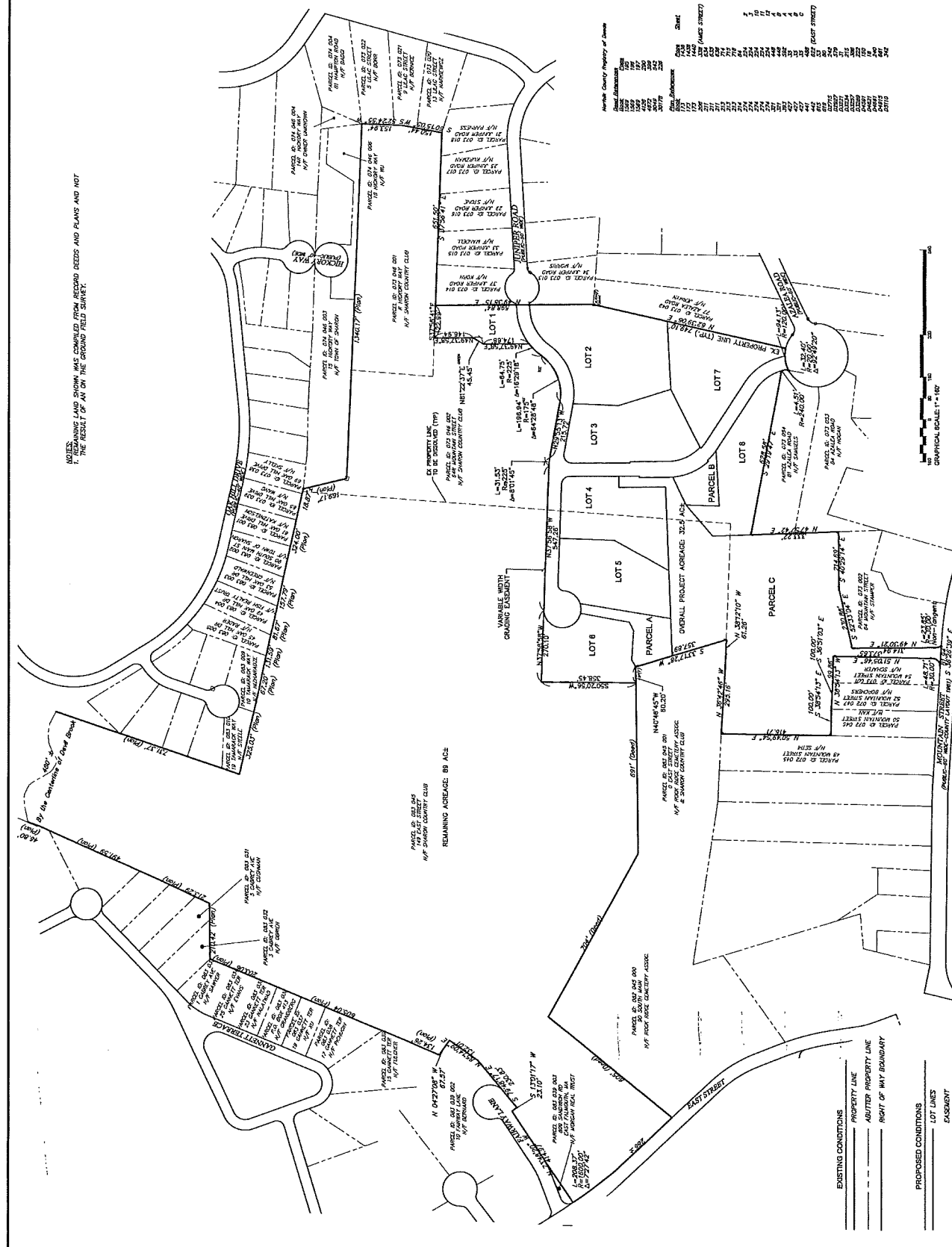
DESIGNED BY: JLY CHECKED BY: ED/ALK  
PREPARED ON: 10/24/16

**DIAMOND RESIDENCES CORP.**  
1150 STATE STREET  
SHARON, MA 02077

DEFINITIVE SUBDIVISION PLANS  
FOR  
**DIAMOND RESIDENCES**  
SHARON, MA

OVERALL  
PROPERTY  
PLAN  
C-2

NOTES:  
1. REMAINING LAND SHOWN WAS COMPILED FROM RECORD DEEDS AND PLANS AND NOT THE RESULT OF AN ON THE GROUND FIELD SURVEY.



Adjacent County Property of Sharon		
Parcel	Owner	Acres
121	SHARON TOWN	2.00
122	SHARON TOWN	2.00
123	SHARON TOWN	2.00
124	SHARON TOWN	2.00
125	SHARON TOWN	2.00
126	SHARON TOWN	2.00
127	SHARON TOWN	2.00
128	SHARON TOWN	2.00
129	SHARON TOWN	2.00
130	SHARON TOWN	2.00
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141	SHARON TOWN	2.00
142	SHARON TOWN	2.00
143	SHARON TOWN	2.00
144	SHARON TOWN	2.00
145	SHARON TOWN	2.00
146	SHARON TOWN	2.00
147	SHARON TOWN	2.00
148	SHARON TOWN	2.00
149	SHARON TOWN	2.00
150	SHARON TOWN	2.00

1109 2017

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
 DATE APPROVED: 11-03-2017  
 SWANBY PLANNING BOARD  
 I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE DATE OF THE APPEAL HAS BEEN FILED IN THIS OFFICE.  
 MURPHY HARRIS  
 SWANBY TOWN CLERK

Class	Address	Sheet
1	105	1
2	106	2
3	107	3
4	108	4
5	109	5
6	110	6
7	111	7
8	112	8
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10	114	10
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100	204	100

NO.	REVISION	DATE
1	REVIEW COMMENTS	8/14/17
2	CON. COM. COMMENTS	3/23/17
3	CON. COM. COMMENTS	3/23/17
4	REVIEW COMMENTS	12/22/16
5	REVIEW COMMENTS	12/22/16

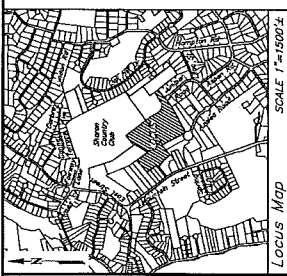
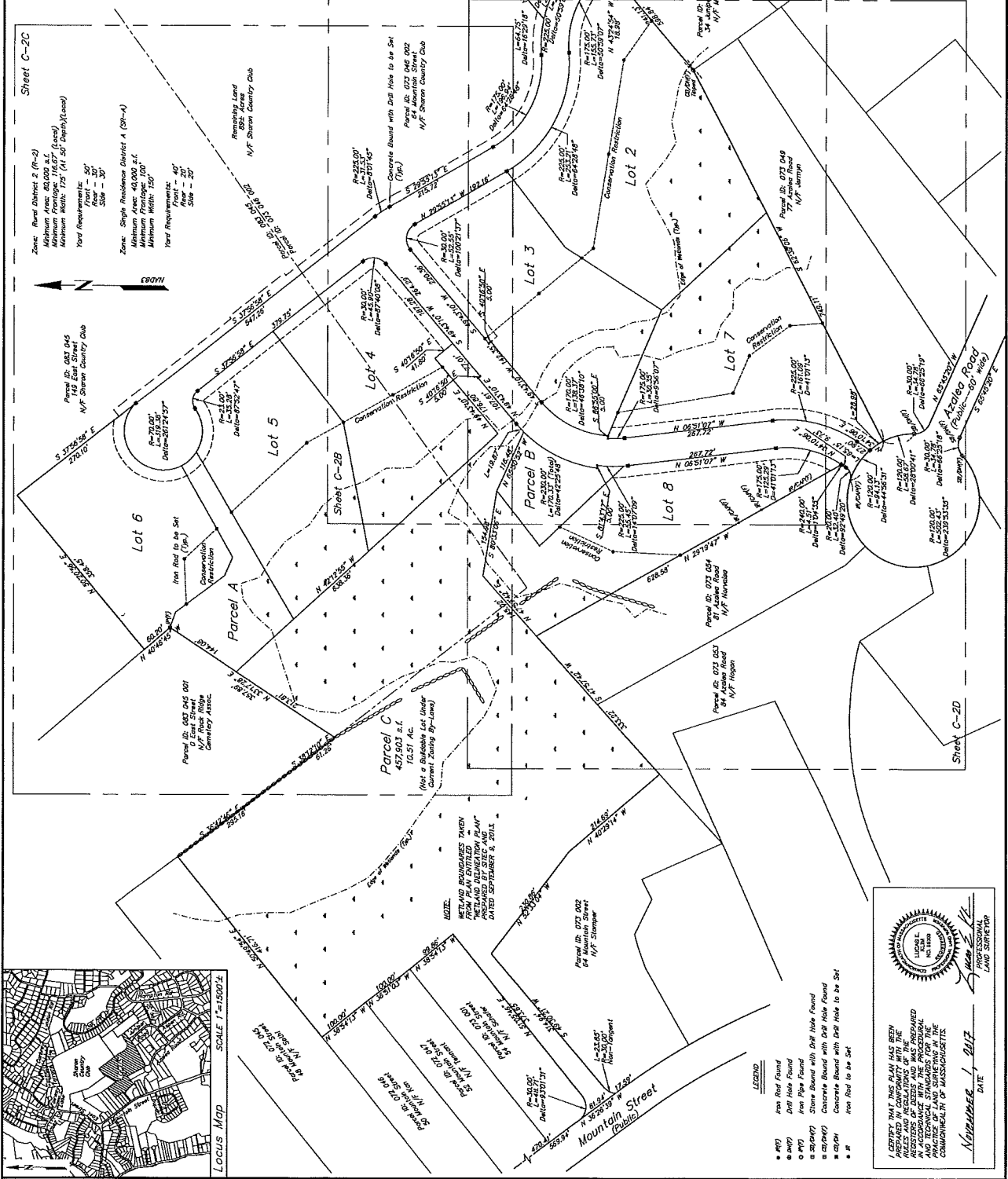
DESIGNED BY: ALV  
 CHECKED BY: LEX  
 PREPARED ON: 10/10/16  
 PROJECT NUMBER: 141-1-001  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: AS NOTED

**STRONG**  
 ENGINEERS AND ARCHITECTS, LLC  
 1000 W. Main Street, Suite 100  
 North Attleboro, MA 01937  
 Phone: 508-851-1100  
 Fax: 508-851-1101  
 Email: info@strongeng.com

**DIAMOND RESIDENCES CORP.**  
 855 WELLS STREET, SUITE 100  
 SWANBY, MA 01937

**DEFINITIVE SUBDIVISION PLANS**  
 FOR  
**DIAMOND RESIDENCES**  
 SWANBY, MA

Perimeter, Roadway & Parcel C  
**C-2A**



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE PROVISIONS OF CHAPTER 248A, MASS. REGS. 800.000 AND 800.001 AND HAS BEEN REVIEWED AND APPROVED BY THE SWANBY PLANNING BOARD IN ACCORDANCE WITH THE PROCEDURAL REQUIREMENTS OF CHAPTER 248A, MASS. REGS. 800.000 AND 800.001 AND THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

11/03/2017  
 DATE

MURPHY HARRIS  
 LAND SURVEYOR

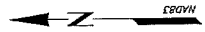


Zone: Rural District 2 (R-2)  
 Minimum Area: 80,000 s.f. (road)  
 Minimum Width: 120' (41' 30" Depth)(Local)  
 Yard Requirements:  
 Front - 20'  
 Side - 10'  
 Rear - 20'

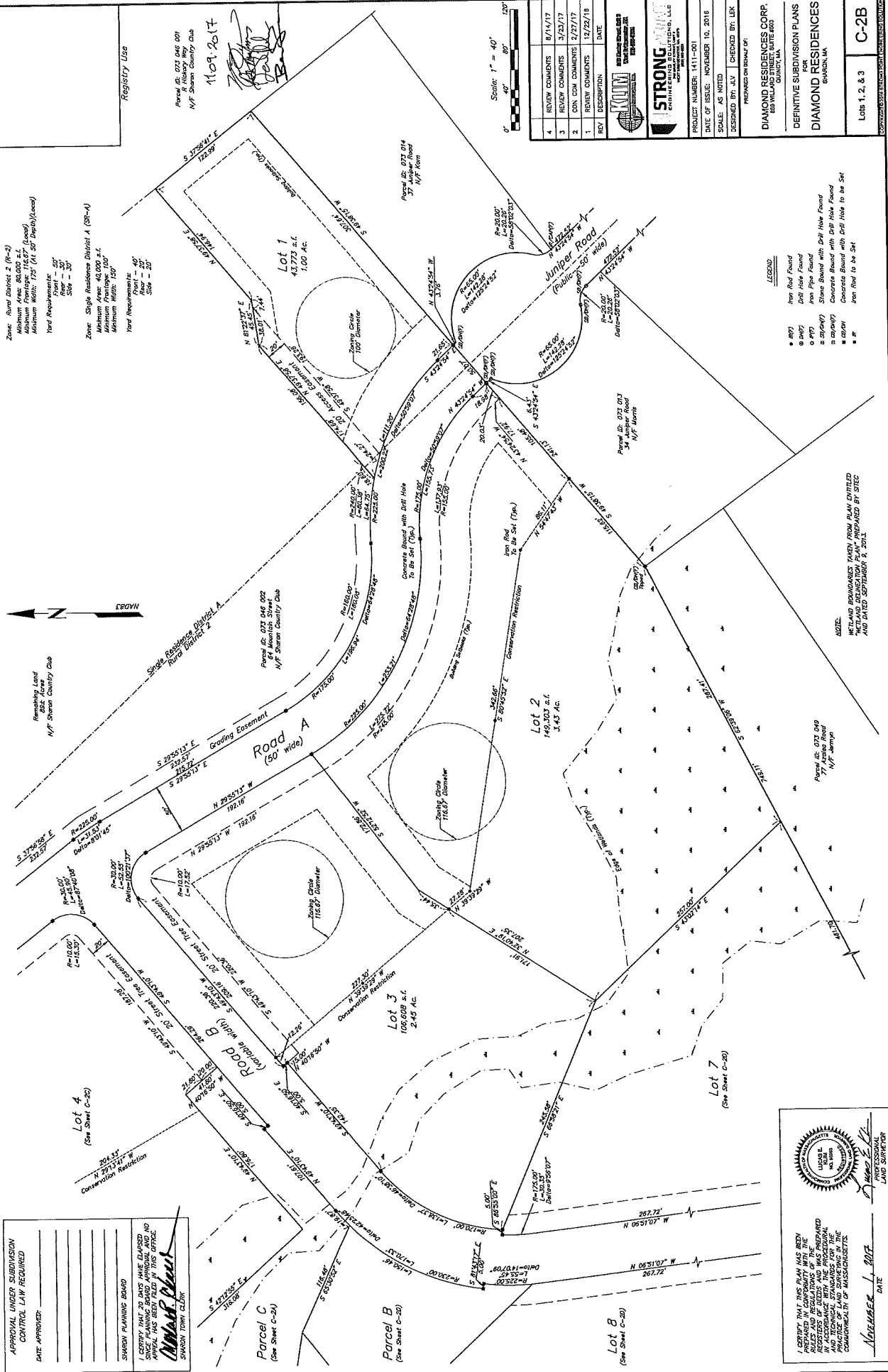
Zone: Single Residence District A (SR-1)  
 Minimum Area: 40,000 s.f.  
 Minimum Width: 100'  
 Minimum Width: 120'  
 Yard Requirements:  
 Front - 40'  
 Side - 10'  
 Rear - 20'

Registry Use  
 Parcel ID: 072 046 001  
 N/F Sharon Country Club  
 1109.2017

Remaining Land  
 882' Along  
 N/F Sharon Country Club



APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
 DATE APPROVED: \_\_\_\_\_  
 SHARON PLANNING BOARD  
 I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS MATTER.  
**Sharon Clark**  
 SHARON TOWN CLERK

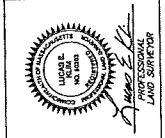


REV.	DESCRIPTION	DATE
1	REVIEW COMMENTS	12/22/18
2	ORIG. COMMENTS	2/27/17
3	REVIEW COMMENTS	5/22/17
4	REVIEW COMMENTS	8/14/17

PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: JULY | CHECKED BY: LEX  
 PREPARED ON BEHALF OF:  
**STRONG ENGINEERING & ARCHITECTURE, LLC**  
 80 WILKINS STREET, SUITE 600  
 QUINCY, MA 01906  
 DEFINITIVE SUBDIVISION PLANS  
 FOR  
**DIAMOND RESIDENCES**  
 QUINCY, MA  
 LOTS 1, 2, & 3  
**C-2B**

- LEGEND
- (R/F) Iron Rod Found
  - (R/F) Old Hole Found
  - (R/F) Iron Pipe with Old Hole Found
  - (R/F) Concrete Band with Drill Hole Found
  - (R/F) Concrete Band with Drill Hole to be Set
  - (R/F) Iron Rod to be Set

NOTE:  
 FIELD BOUNDARIES TAKEN FROM PLAN ENTITLED "REMANING LAND 882' ALONG N/F SHARON COUNTRY CLUB" AND DATED SEPTEMBER 8, 2017.



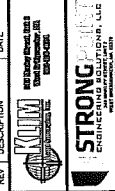
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE REQUIREMENTS OF THE MASSACHUSETTS REGULATION OF SURVEYING AND MAPPING IN ACCORDANCE WITH THE PROFESSIONAL PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.  
**Lucas E. Ziegler**  
 LAND SURVEYOR  
 DATE: **NOVEMBER 1, 2017**

Registry Use  
11-09-2017

*[Handwritten Signature]*



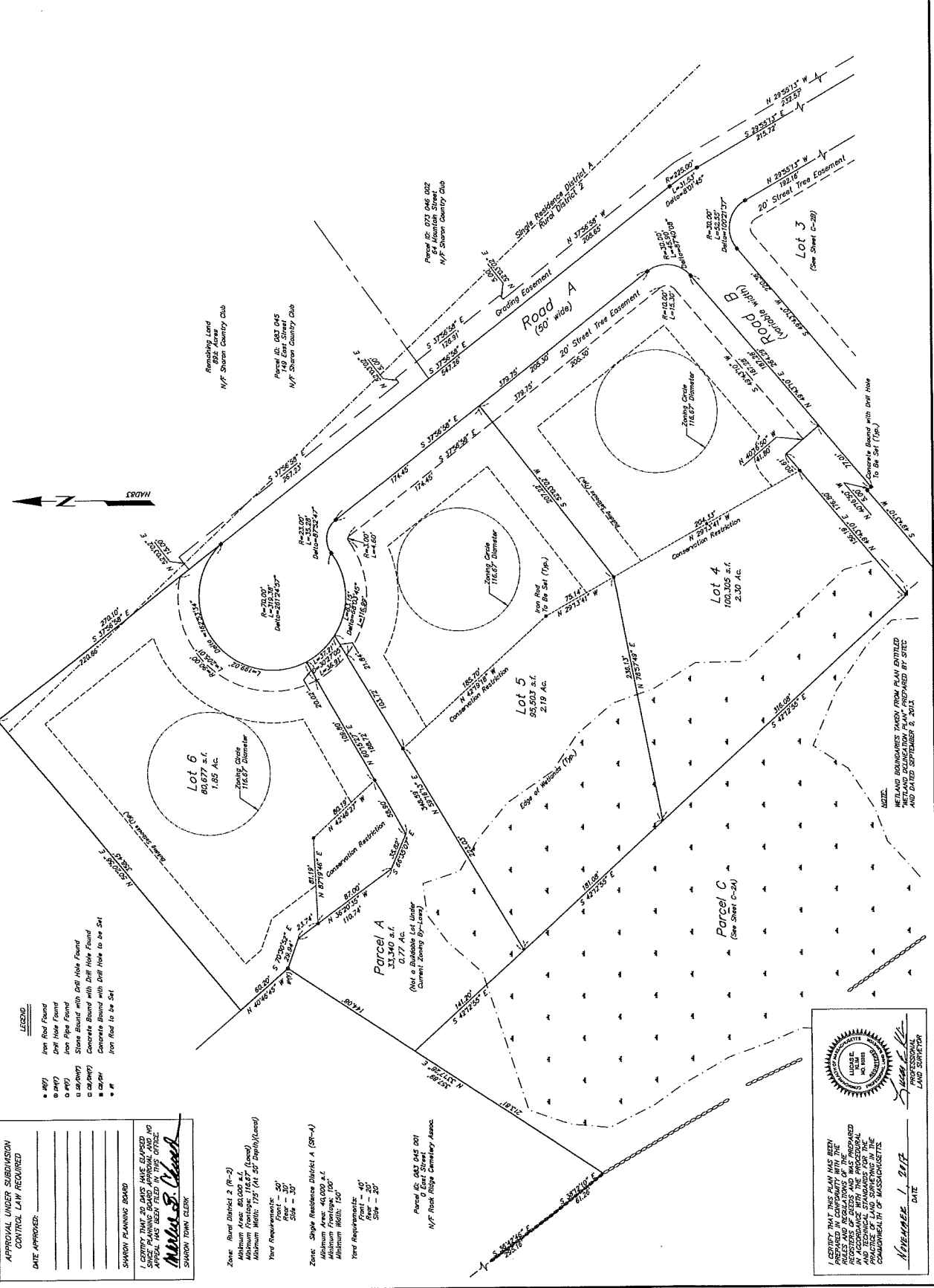
NO.	REVISION	DATE
4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/27/17
1	REVIEW COMMENTS	12/22/16
REV.	DESCRIPTION	DATE



PROJECT NUMBER: 1411-001  
DATE OF ISSUE: NOVEMBER 10, 2018  
SCALE: AS NOTED  
DESIGNED BY: JLV  
CHECKED BY: LEX  
PREPARED ON BEHALF OF:

DIAMOND RESIDENCES CORP.  
1000 WEST STREET  
QUINCY, MA 01906  
DEFINITIVE SUBDIVISION PLANS  
FOR  
DIAMOND RESIDENCES  
SHARON, MA

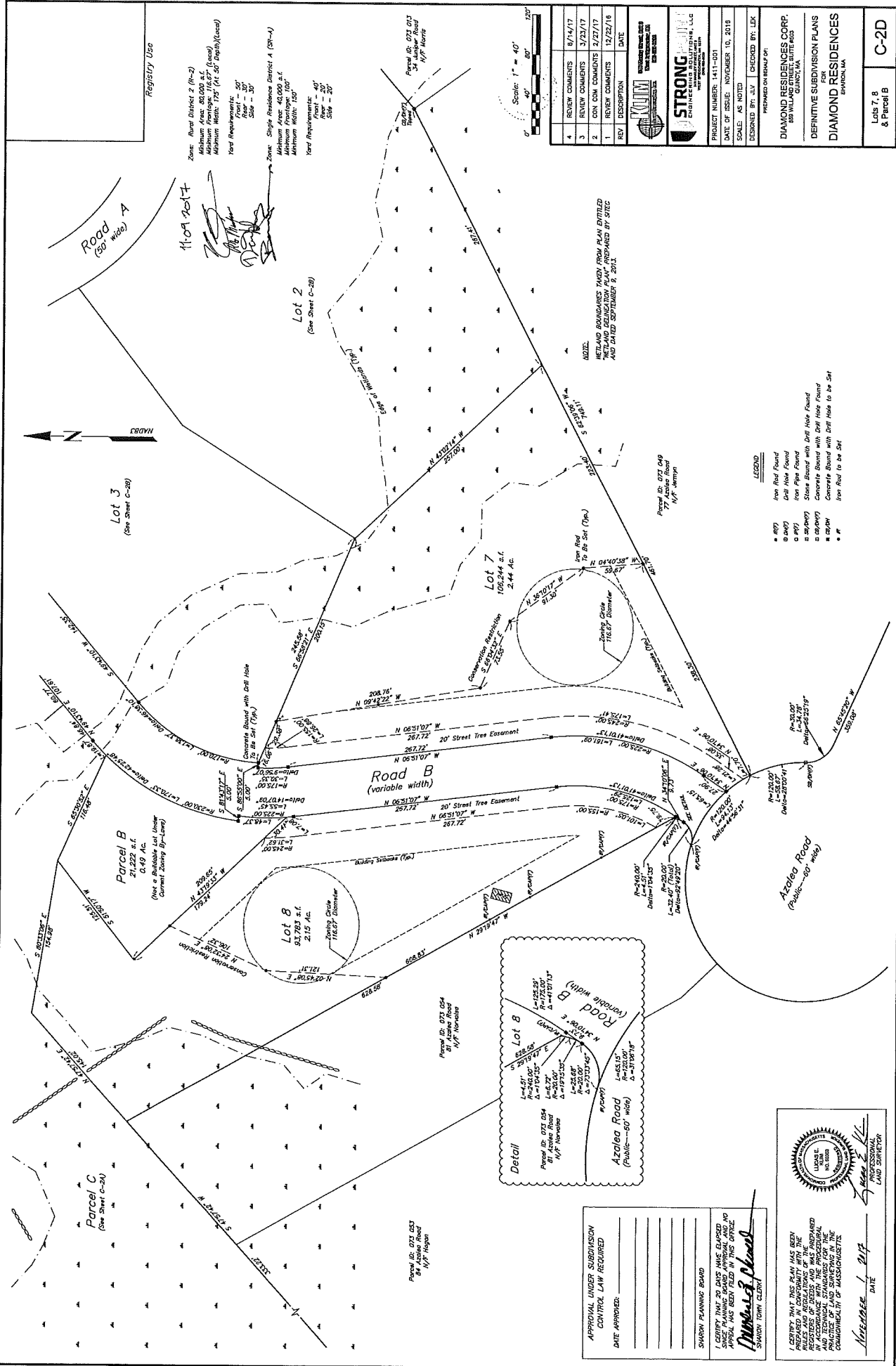
Lots 4, 5, 6  
& Parcel A  
C-2C



I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL LAND SURVEYOR AND TECHNICAL STANDARDS FOR THE PROFESSION OF SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

*[Signature]*  
NOVEMBER 1, 2017  
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR



REV	DESCRIPTION	DATE
1	REVIEW COMMENTS	8/14/17
2	CON. CHG. COMMENTS	9/23/17
3	REVIEW COMMENTS	12/22/16

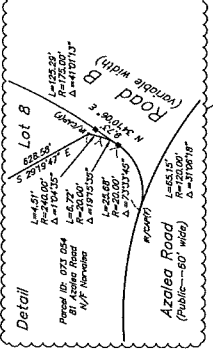
**STRONG ENGINEERING SOLUTIONS, LLC**  
1000 W. 10th Street  
Lawrence, MA 01840  
Tel: 978-686-1111  
Fax: 978-686-1112  
www.strongeng.com

PROJECT NUMBER: 1417-001  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: AS NOTED  
DESIGNED BY: JLV | CHECKED BY: JER

PREPARED OR REVIEWED BY:  
**DIAMOND RESIDENCES CORP.**  
588 WILLARD STREET, SUITE 400  
QUINCY, MA

**DEFINITIVE SUBDIVISION PLANS**  
FOR  
**DIAMOND RESIDENCES**  
SPRINGHILL, MA

Lot 7, 8 & Parcel B  
**C-2D**



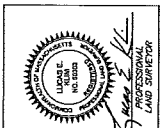
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED

DATE APPROVED: \_\_\_\_\_

SHARON PLANNING BOARD

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

*Sharon Planning Board*



LUCAS E. HENNESSEY  
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND TECHNICAL STANDARDS FOR THE PROFESSIONALITY OF MASSACHUSETTS.

APPROVED: *Lucas E. Hennessey* DATE: *November 1, 2017*



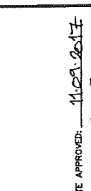
DATE APPROVED: *11/09/2017*

*[Signatures]*

SHARON PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED WITH THE OFFICE

*Sharon Town Clerk*



REV	DESCRIPTION	DATE
4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16

PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: JLV  
 CHECKED BY: ED  
 PREPARED BY: DEB AND DP

DIAMOND RESIDENCES CORP.  
 1200 EAST WINDY HILL DRIVE  
 SHARON, MA 01997

DEFINITIVE SUBDIVISION PLANS  
 DIAMOND RESIDENCES  
 SHARON, MA

PROPOSED LAYOUT  
 C-3A

LOTGING TABLE

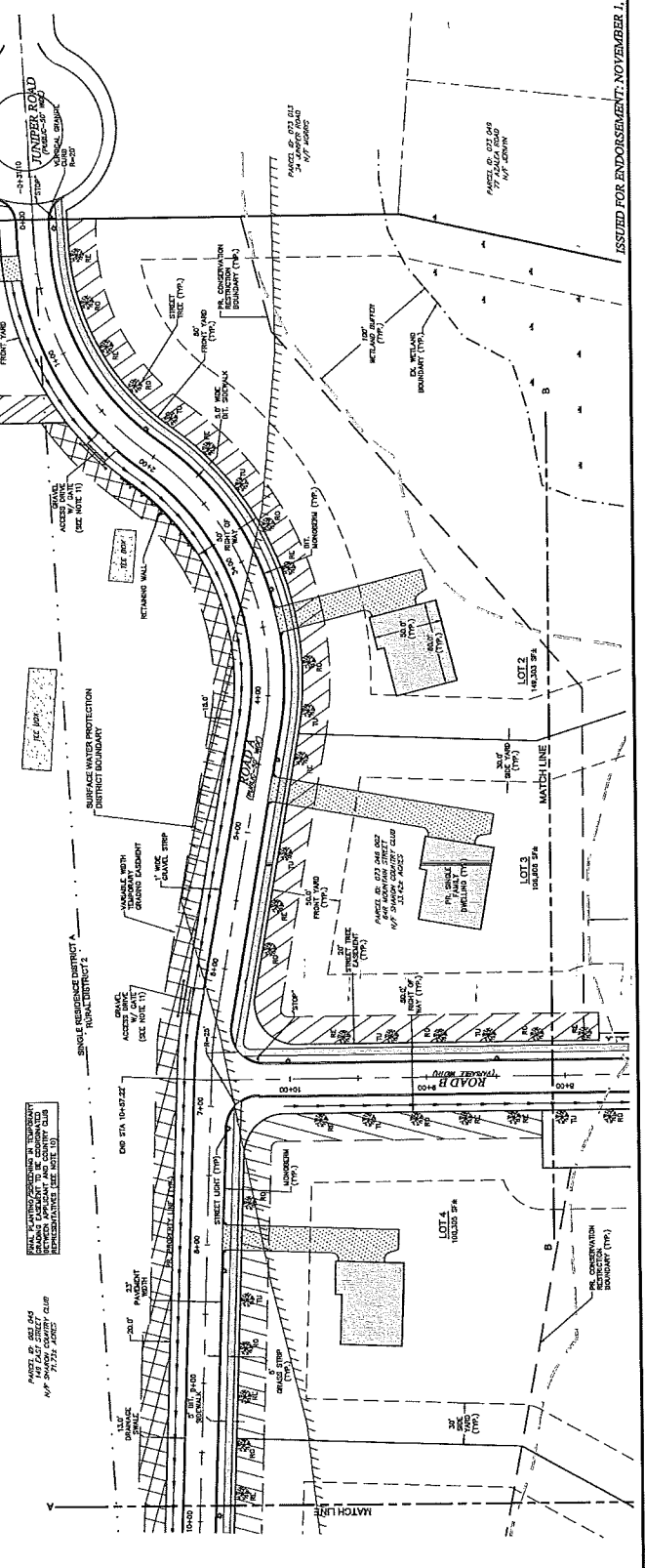
ZONING: SINGLE RESIDENCE DISTRICTS

REQ. LOT AREA	REQ. UPLAND AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA
42,000 SF ±	72,000 SF ±	100%	100%	100%	100%	100%	100%	100%	100%
43,773 SF	74,000 SF ±	100%	100%	100%	100%	100%	100%	100%	100%

ZONING: RURAL DISTRICT B & SUBURBAN WATER PROTECTION OVERLAY DISTRICT

REQ. LOT AREA	REQ. UPLAND AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA	REQ. UPLAND OF BELT LOT AREA
80,000 SF	148,300 SF ±	100%	100%	100%	100%	100%	100%	100%	100%
LOT 2	107,030 SF ±	100%	100%	100%	100%	100%	100%	100%	100%
LOT 3	80,098 SF ±	100%	100%	100%	100%	100%	100%	100%	100%
LOT 4	109,306 SF	100%	100%	100%	100%	100%	100%	100%	100%
LOT 5	65,502 SF	72,863 SF ±	91%	91%	91%	91%	91%	91%	91%
LOT 6	80,677 SF	80,685 SF ±	100%	100%	100%	100%	100%	100%	100%
LOT 7	106,244 SF	80,985 SF ±	100%	100%	100%	100%	100%	100%	100%
LOT 8	93,763 SF	80,050 SF ±	100%	100%	100%	100%	100%	100%	100%
PARCEL A	33,340 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PARCEL B	21,222 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
PARCEL C	45,702 SF	N/A	N/A	N/A	N/A </tr				

\*\* MAXIMUM BEDROOM COUNT IS BASED ON THE SEPTIC LOADING RATE OF 8 GAL/1,000 SF OF LOT AREA.



ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



PARCEL ID: 052 045  
 1/2 SHARON COUNTRY CLUB  
 1/2 ACRES

FINAL PARTITIONING IN ACCORDANCE WITH THE DECISION OF THE SHARON COUNTRY CLUB AND COUNTY CLERK (SEE SHEET 10)

PARCEL ID: 052 045  
 1/2 ACRES  
 1/2 SHARON COUNTRY CLUB

DATE APPROVED: 11/09/17

SHARON PLANNING BOARD

LOTTERY THAT 30 DAYS HAVE ELAPSED SINCE THE DECISION AND APPEAL HAS BEEN FILED IN THE LAND AND WATER COURT.

*Maria S. Clark*  
 SHARON TOWN CLERK



STRONGPOINT ENGINEERING SOLUTIONS, LLC

REV.	DESCRIPTION	DATE
4	REVIEW COMMENTS	6/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16

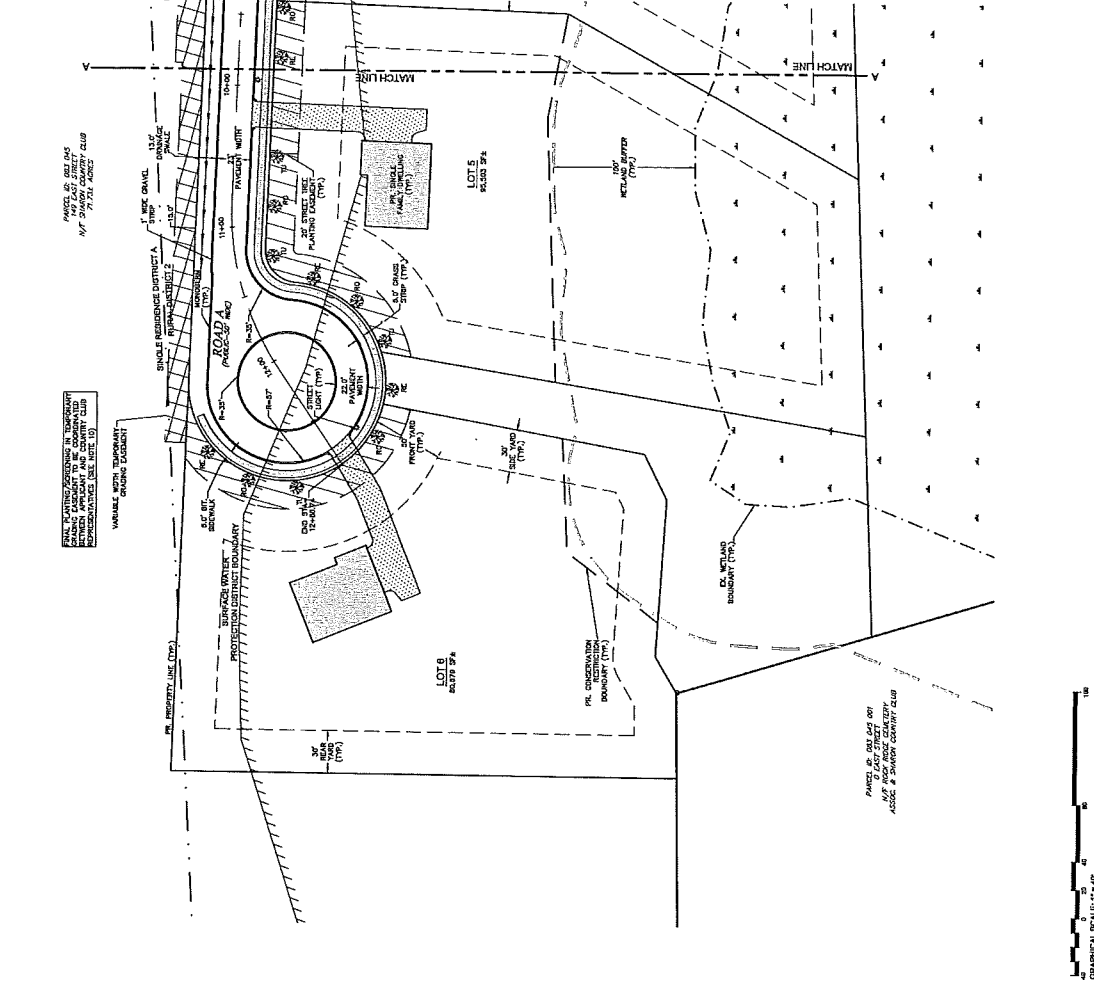
**STRONGPOINT**  
 ENGINEERING SOLUTIONS, LLC  
 150 WEST STREET, SUITE 200  
 SHARON, MA 01905  
 TEL: 508-281-8000

PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: AS NOTED  
 DESIGNED BY: J.V. [CHECKED BY: ED]  
 PREPARED BY: ROYAL OF

DIAMOND RESIDENCES CORP.  
 150 WEST STREET, SUITE 200  
 SHARON, MA 01905

DEFINITIVE SUBDIVISION PLANS  
 FOR  
**DIAMOND RESIDENCES**  
 SHARON, MA

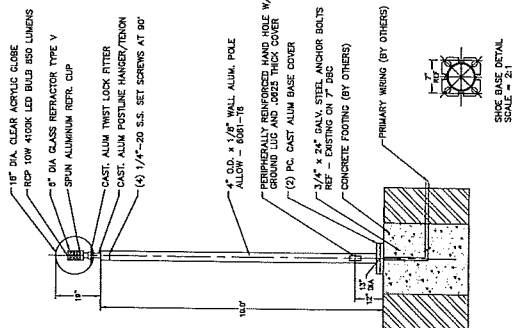
PROPOSED LAYOUT PLAN  
 C-3B



- NOTES:**
1. CURB DESIGN SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS REGULATORY BOARD'S DESIGN AND SHALL BE IN ACCORDANCE WITH ALL TOWN OF SHARON REGULATIONS RELATIVE TO THE DESIGN, SPECIFICATIONS, AND CARE.
  2. ALL DISTURBED AREAS NOT OTHERWISE DESIGNATED FOR SPECIAL TREATMENT SHALL BE LOAMED AND SEEDED AND MAINTAINED UNTIL HEALTHY VEGETATIVE COVER IS ESTABLISHED.
  3. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTIGUOUS GRADE BETWEEN EXISTING AND PROPOSED PAVEMENT.
  4. ALL SIDEWALKS SHALL HAVE A MINIMUM CROSS SLOPE OF 1% AND A MAXIMUM CROSS SLOPE OF 2%.
  5. ALL CURB DIMENSIONS AND RADIUS REFERENCE FACE OF CURB UNLESS OTHERWISE NOTED.
  6. STREET LIGHTS LOCATIONS ARE SHOWN APPROXIMATE. FINAL LIGHTING DESIGN SHALL CONFORM TO TOWN OF SHARON SUBDIVISION RULES AND REGULATIONS AND SHALL BE PROVIDED BY OTHERS.
  7. INDIVIDUAL LOT DESIGN (I.E. HOUSE FOOTPRINT, ORIENTATION, GRADING, ETC.) ARE SHOWN SCHEMATICALLY AND ARE MEANT TO CONVEY INTENT. FINAL LOT DESIGN SHALL BE PROVIDED ON AN INDIVIDUAL BASIS IN ACCORDANCE WITH THE TOWN OF SHARON SUBDIVISION RULES AND REGULATIONS.
  8. EXISTING TREES TO REMAIN ON THESE PLANS ARE SUBJECT TO INDIVIDUAL BILLING PERMITS. TREES NECESSARY TO ENSURE AN ADEQUATE UNOBTAINED LAND AND SOIL REMAIN SHALL BE TRIMMED AS NECESSARY TO MAINTAIN THE PROPOSED DESIGN.
  9. STRUCTURAL DESIGN OF CURBWORKS AND RETAINING WALLS BY OTHERS.
  10. SCREENING WITHIN THE TEMPORARY BARRIERS ENCLOSURES FOLLOWING ALL NECESSARY STABILIZATION. IT IS INTENDED TO RESTORE A VISUAL BARRIER BETWEEN THE COY CAUSWAY AND PROPOSED DEVELOPMENT. SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF SHARON SUBDIVISION RULES AND REGULATIONS AND SHALL BE PROVIDED BY OTHERS.
  11. FINAL LOCATION OF GRAVEL ACCESS TO REMAINING COUNTRY CLUB LOTS SHALL BE DETERMINED IN THE FIELD BETWEEN THE APPLICANT AND REPRESENTATIVES OF THE SHARON COUNTRY CLUB. GATES TO BE PROVIDED BY OTHERS.

**STREET TREE SCHEDULE**

SYMBOL	SPECIES	I.D. DIMS
RO	RED OAK (QUERCUS RUBRA)	23
RE	RED ELM (ULMUS RUBRA)	23
TR	TUPELO (NYSSA SYLVATICA)	24



NOTE:  
 FINISHES AND V  
 FINISHES BLACK

NOTE: LIGHT AND POLE TO BE 5000A/16-135-10" BY STREET LIGHTING EQUIP. CORP.  
 STREET LIGHT DETAIL  
 NOT TO SCALE





DATE APPROVED: 11/09/2017

SHARON PLANNING BOARD

1. REVIEW MAY BE DENIED IN CASES SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

*Sharon Clark*  
SHARON, TOWN CLERK



PROFESSIONAL ENGINEER FOR:  
STRONG POINT ENGINEERING SOLUTIONS, LLC

REV.	DESCRIPTION	DATE
4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16

**STRONGPOINT**  
ENGINEERING SOLUTIONS, LLC  
100 WEST MAIN STREET, SUITE 200  
SHARON, MA 01992

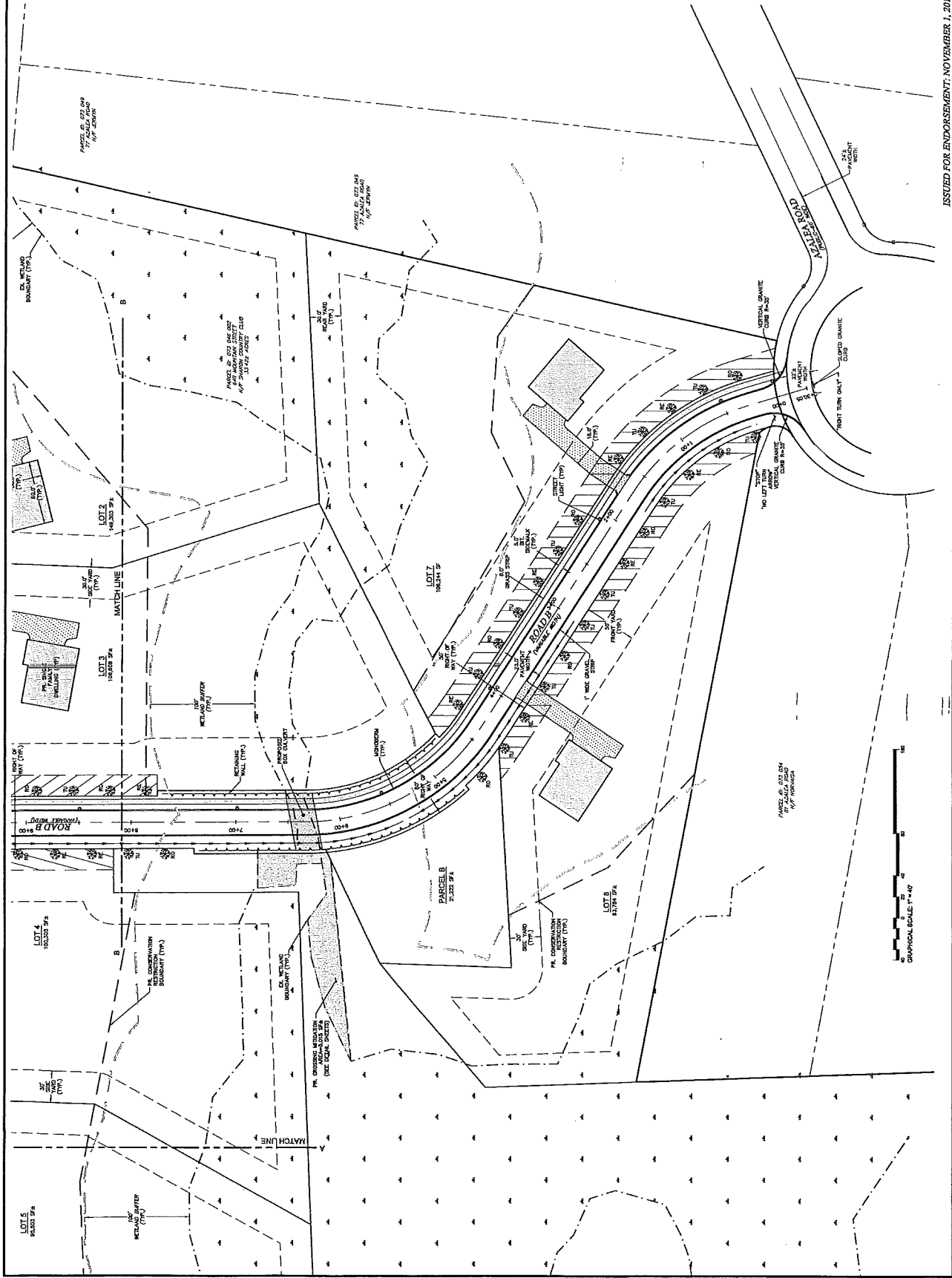
PROJECT NUMBER: 1411-001  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: AS NOTED  
DESIGNED BY: JAV | CHECKED BY: ED

PREPARED BY: JAV | CHECKED BY: ED  
DIAMOND RESIDENCES CORP.  
15 PORT OFFICE SQUARE  
SHARON, MA 01997

DEFINITIVE SUBDIVISION PLANS  
FOR  
**DIAMOND RESIDENCES**  
SHARON, MA

PROPOSED LAYOUT PLAN  
**C-3C**

ISSUED FOR ENDORSEMENT; NOVEMBER 1, 2017





DATE APPROVED: 11/16/17  
 [Signature]  
 SHARON BOARD OF HEALTH

DATE APPROVED: 11/16/17  
 [Signature]  
 SHARON PLANNING BOARD

NOTICE: THIS PLAN HAS BEEN APPROVED BY THE SHARON BOARD OF HEALTH AND THE SHARON PLANNING BOARD. ANY APPEAL MUST BE FILED IN THIS OFFICE.  
 [Signature]  
 SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16
REV	DESCRIPTION	DATE

**STRONGPOINT**  
 200 WEST MAIN STREET, SUITE 100  
 SHARON, MASSACHUSETTS 01993  
 PROJECT NUMBER: 1411-001

DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: AS NOTED  
 DESIGNED BY: JLV  
 CHECKED BY: ED

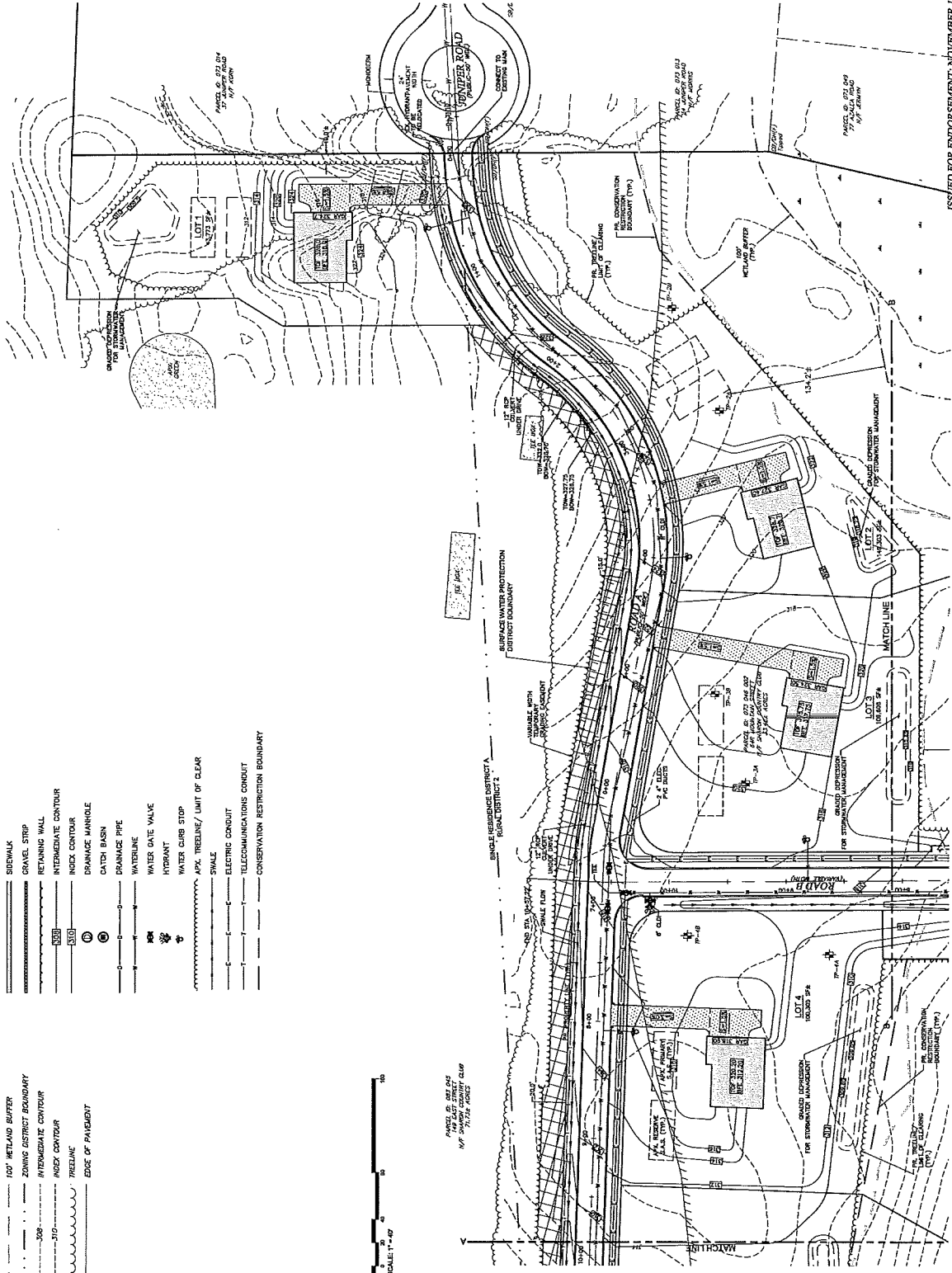
PREPARED ON BEHALF OF:  
 DIAMOND RESIDENCES CORP.  
 15 POST OFFICE SQUARE  
 SHARON, MA 01997

DEFINITIVE SUBDIVISION PLANS  
 FOR  
 DIAMOND RESIDENCES  
 SHARON, MA

GRADING &  
 UTILITY  
 PLAN  
 C-4A

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

- EXISTING CONDITIONS**
- PROPERTY LINE
  - ADJUTED PROPERTY LINE
  - METLAND BOUNDARY
  - 10' METLAND BUFFER
  - ZONING DISTRICT BOUNDARY
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR
  - TREELINE
  - EDGE OF PAVEMENT
- PROPOSED CONDITIONS**
- LOT LINES
  - BUILDING
  - EDGE OF PAVEMENT
  - SIDEWALK
  - GRAVEL STRIP
  - RETAINING WALL
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR
  - DRAINAGE MARKHOLE
  - DRAINAGE BASIN
  - DRAINAGE PIPE
  - WATERLINE
  - WATER GATE VALVE
  - HYDRANT
  - WATER CURB STOP
  - APX. TREELINE/ LIMIT OF CLEAR
  - SINGLE
  - ELECTRIC CONDUIT
  - TELECOMMUNICATIONS CONDUIT
  - CONSERVATION RESTRICTION BOUNDARY



PANEL C-4A, SHEET 045  
 10' METLAND BUFFER  
 75.75' DISTRICT



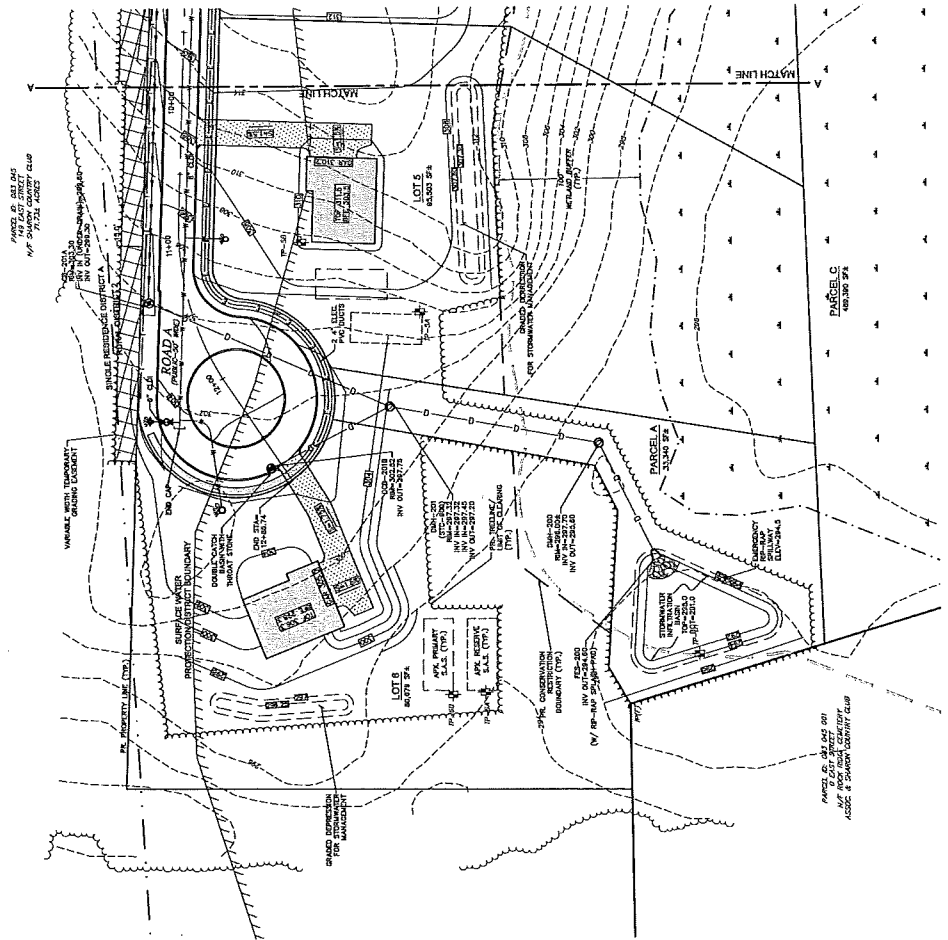
DATE APPROVED: 11/28/17  
 SHARON BOARD OF HEALTH

DATE APPROVED: 11/28/17  
 SHARON PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED.  
 SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR SHARON PLANNING BOARD, LLC	5	REVIEW COMMENTS	2/17/17
	4	REVIEW COMMENTS	4/26/17
	3	REVIEW COMMENTS	5/25/17
	2	COM. COM. COMMENTS	2/28/17
	1	REVIEW COMMENTS	12/22/16
		REV. DESCRIPTION	DATE
<b>STRONGPOINT</b> ENGINEERING, INC. 1400 WOODBURN ROAD WILMINGTON, DE 19804			
PROJECT NUMBER:	1911-007		
DATE OF ISSUE:	NOVEMBER 10, 2016		
SCALE:	AS NOTED		
DESIGNED BY:	J.V. CHECKED BY: ED		
PREPARED BY: J.V.			
DIAMOND RESIDENCES CORP. 1400 WOODBURN ROAD WILMINGTON, DE 19804			
DEFINITIVE SUBDIVISION PLANS DIAMOND RESIDENCES SHARON, VA			
GRADING & UTILITY PLAN	C-4B		



- NOTES:
- INSTALLATION OF ALL UTILITIES SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF SHARON DEPARTMENT OF PUBLIC WORKS AND/OR UTILITY AGENCY RESPONSIBLE FOR THEIR INSTALLATION AND MAINTENANCE. WHERE DISCREPANCIES EXIST BETWEEN INFORMATION PRESENTED HERE AND THOSE REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
  - PIPE MEASUREMENTS AND SLOPE CALCULATIONS ARE GIVEN CENTER-TO-CENTER OF STRUCTURES.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND OR ELEVATIONS OF EXISTING UTILITIES AND STRUCTURES IN THIS FIELD, THE INFORMATION IS NOT TO BE REPLIED ON AS BASIS EXACT OR COMPLETE. THE LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
  - ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - STORM DRAIN PIPE SHALL BE 12" MIN. REINFORCED CONCRETE UNLESS OTHERWISE NOTED.
  - ALL PROPOSED CATCH BASINS SHALL HAVE 4-FOOT DEEP SUMP.
  - ALL PROPOSED CATCH BASINS SHALL BE FITTED WITH A PLASTIC OIL/GRADE HOODS TYPE AND MISCELLANEOUS OR APPROVED EQUIVALENT.
  - INDIVIDUAL LOT DESIGN (E.G. HOUSE FOOTPRINT, PORCHES, ETC.) ARE SHOWN SCHEMATICALLY AND ARE MEANT TO CONVEY A GENERAL IDEA. FINAL LOT DESIGN SHALL BE PROVIDED ON AN INDIVIDUAL BASIS IN KEEPING WITH THE INTENT SHOWN ON THESE PLANS AND ARE SUBJECT TO INDIVIDUAL BUILDING PERMITS.
  - THE PROPOSED LIMIT OF WORK SHALL BE THAT WHICH IS REQUIRED TO ACCOMPLISH THE PURPOSES OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPOSED RELOCATION OF WORK ARE TO BE RELOCATED, REPAIRED AS DEPENDED ON THE PLANS. ALL CHANGES TO THE PROPOSED RELOCATION OF WORK ARE TO BE RELOCATED, REPAIRED AS DEPENDED ON THE PLANS.
  - ELECTRICAL, TELEPHONE, CABLE ARE SHOWN SCHEMATICALLY ARE SUBJECT TO CHANGE PER THE REPRESENTATIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPOSED RELOCATION OF WORK ARE TO BE RELOCATED, REPAIRED AS DEPENDED ON THE PLANS.
  - WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 3 FEET OF COVER AND A MAXIMUM OF 7 FEET OF COVER UNLESS OTHERWISE NOTED.
  - WATER MAINS AND SERVICES SHALL BE INSTALLED NO CLOSER THAN 10 FEET (HORIZONTAL SEPARATION) TO ANY STORM DRAIN LINE.
  - ALL PROPOSED WATER LINES 6 INCHES IN DIAMETER OR LARGER SHALL BE CLASS B CEMENT-LINED DUCTILE IRON OR APPROVED EQUIVALENT.
  - NO DRILLING WILL BE CONSTRUCTED ON ANY LOT WITHOUT FIRST SECURING FROM THE BOARD OF HEALTH THE DISPOSAL WORKS CONSTRUCTION PERMIT REQUIRED BY TITLE 5 OF THE STATE CONSTRUCTION CODE.
  - NO GAS SHALL BE INSTALLED WITHIN THE LIMITS OF THE PROJECT.
  - PROPOSED CONSERVATION RESTRICTION BOUNDARIES ARE INTENDED TO BE PLACED BETWEEN THE APPROXIMATE BOUNDARY SHOWN AND THE WETLAND RESOURCE AREA.
  - PROPOSED WATER MAINS SHALL BE INSULATED WHERE 18" OF SEPARATION OR LESS IS PROVIDED TO A STORM DRAINAGE LINE. INSULATION SHALL MEET TOWN OF SHARON SPECIFICATION AT MINIMUM. PROPOSED WATER MAIN AND DRAINAGE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH DETAIL ON SHEET 0-1.
  - ALL FILL IMPORT MATERIAL SHALL BE CLEAN, OF FRESHEN AND OR BEST QUALITY MATERIALS AND FREE FROM WORMS, ROCKS, DEBRIS AND OTHER HAZARDOUS MATERIALS. DOCUMENTATION SHALL BE PROVIDED TO THE TOWN OF SHARON PRIOR TO GROUNDWORK.
  - ADDITIONAL BENCHMARKS SHALL BE SET WITHIN THE PROJECT LIMITS PRIOR TO GROUNDWORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF THE PROPOSED EXISTING UTILITIES IN THE PROPOSED LIMITS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES THAT MAY BE IMPACTED BY THE PROPOSED UTILITY DESIGN AND/OR INSTALLATION. SPECIAL ATTENTION IS CALLED TO THE EXISTING DRAINAGE AND WATER MAINS IN AKALEXA ROAD AND THE POTENTIAL FOR VERTICAL CONFLICT WITH THE PROPOSED WATER MAIN.



ISSUED FOR ENDORSEMENT, NOVEMBER 1, 2017





DATE APPROVED: 11/01/2017  
 SHARON BOARD OF HEALTH

DATE APPROVED: 11/01/2017  
 SHARON PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE THE DATE OF THE BOARD'S ACTION AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.  
 Sharon Town Clerk



PROFESSIONAL ENGINEER FOR STRONGPOINT ENGINEERING SOLUTIONS, LLC

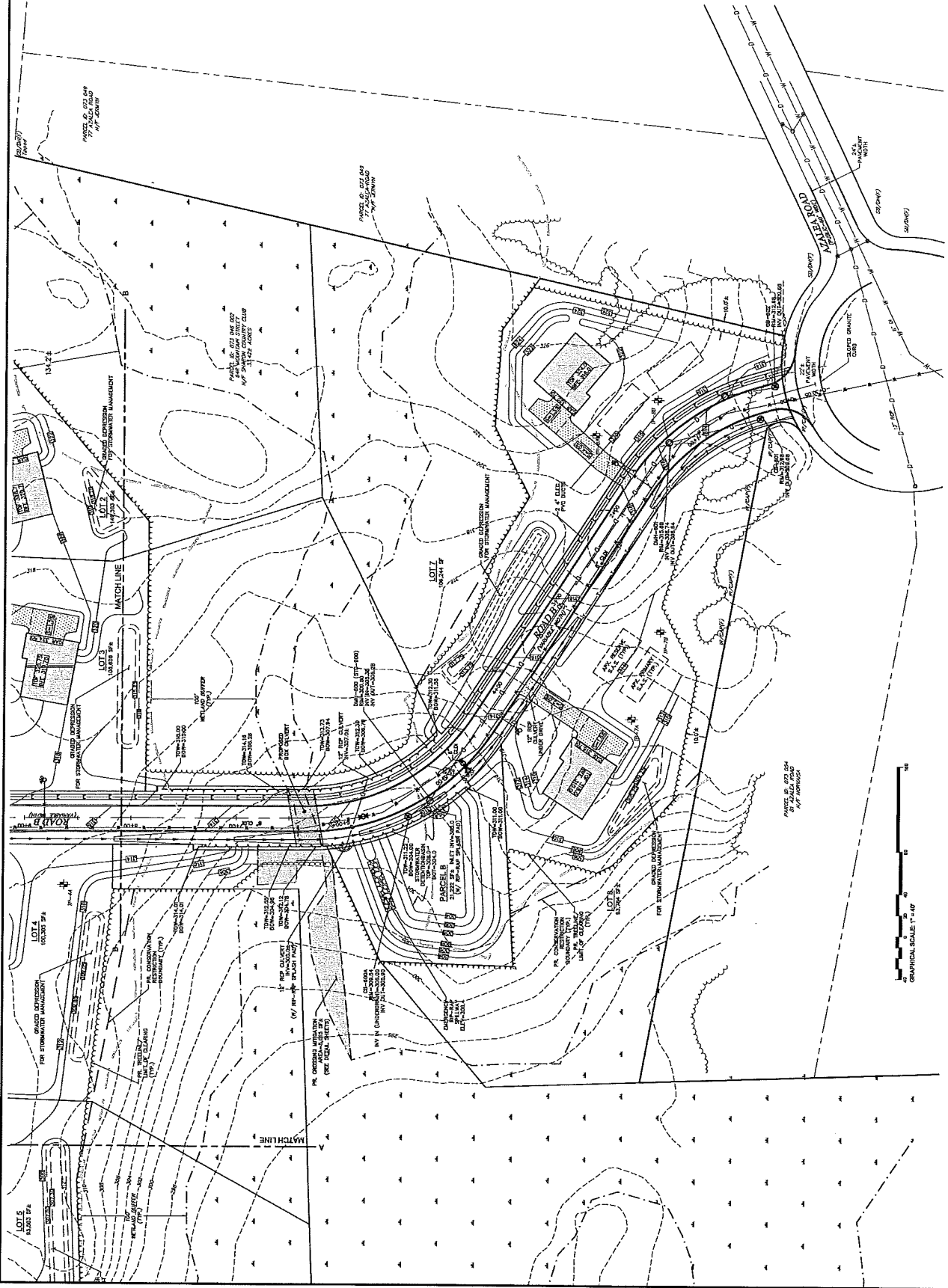
REV.	DESCRIPTION	DATE
5	REVIEW COMMENTS	08/14/17
4	REVIEW COMMENTS	4/09/17
3	REVIEW COMMENTS	3/23/17
2	CON. CDA COMMENTS	2/29/17
1	REVIEW COMMENTS	12/22/16

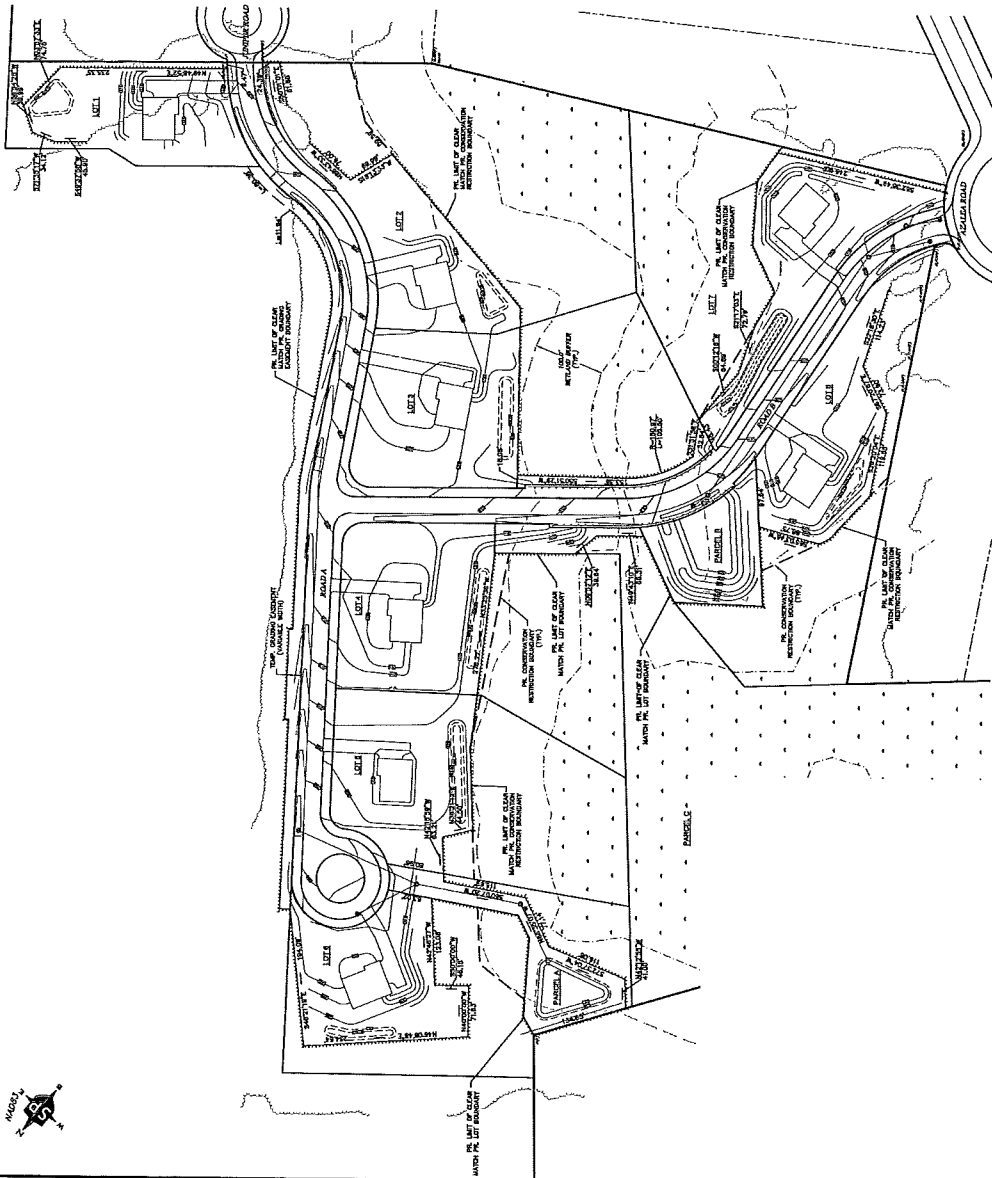
**STRONGPOINT**  
 ENGINEERING SOLUTIONS, LLC  
 100 WEST STREET, SUITE 200  
 SHARON, MASSACHUSETTS 01905  
 PROJECT NUMBER: 1911-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: J.V. | CHECKED BY: ED.  
 PREPARED BY: DEWALF, P.

DIAMOND RESIDENCES CORP.  
 100 WEST STREET, SUITE 200  
 SHARON, MA 01905  
 DEFINITIVE SUBDIVISION PLANS FOR  
 DIAMOND RESIDENCES  
 SHARON, MA

GRADING & UTILITY PLAN  
 C-4C

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017





- EXISTING FEATURES**
- PROPERTY LINE
  - TRAILING
  - METLAND BOUNDARY
  - 100' METLAND BUFFER
- PROPOSED FEATURES**
- PROPERTY LINE
  - EASEMENT BOUNDARY
  - CONSERVATION RESTRICTION BOUNDARY
  - LIMIT OF CLEARING BOUNDARY
  - APX. TRAILING

DATE APPROVED: 11/09/2017

*[Signature]*

SHARON PLANNING BOARD

I HEREBY STATE THAT I HAVE MADE SURE THAT THIS PLAN HAS BEEN APPROVED BY THE SHARON PLANNING BOARD AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

*[Signature]*

SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, LLC

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16
REV.	DESCRIPTION	DATE

**STRONGPOINT**  
ENGINEERING SOLUTIONS, LLC  
12 PORT OFFICE DRIVE  
SHARON, NH 03887

PROJECT NUMBER: 1411-001

DATE OF ISSUE: NOVEMBER 10, 2016

SCALE: AS NOTED

DESIGNED BY: JLV | CHECKED BY: ED

PROPOSED ON BEHALF OF:

**DIAMOND RESIDENCES CORP.**  
12 PORT OFFICE DRIVE  
SHARON, NH 03887

**DEFINITIVE SUBDIVISION PLANS**  
FOR  
**DIAMOND RESIDENCES**  
SHARON, NH

PROPOSED  
CLEARING  
AREA PLAN  
**C-4D**

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

**SCHEDULE OF LOT DISTURBANCE**

ZONE - SINGLE RESIDENCE DISTRICTS		REQUIRED	APX. CLEARED AREA (SQ. FT.)	% NAT. VEGETATION DISTURBANCE
LOT 1	40,000 SF	43,773 SF	---	N/A
LOT 2	80,000 SF	148,303 SF	40,790 SF	23.7%
LOT 3	100,000 SF	100,300 SF	51,250 SF	48.8%
LOT 4	100,000 SF	94,503 SF	44,126 SF	46.2%
LOT 5	100,000 SF	80,877 SF	39,800 SF	49.5%
LOT 6	100,000 SF	100,244 SF	42,315 SF	30.8%
LOT 7	100,000 SF	93,783 SF	39,875 SF	42.5%
LOT 8	100,000 SF	51,340 SF	N/A	N/A
PARCEL A	21,225 SF	N/A	N/A	N/A
PARCEL B	457,002 SF	N/A	N/A	N/A
PARCEL C				

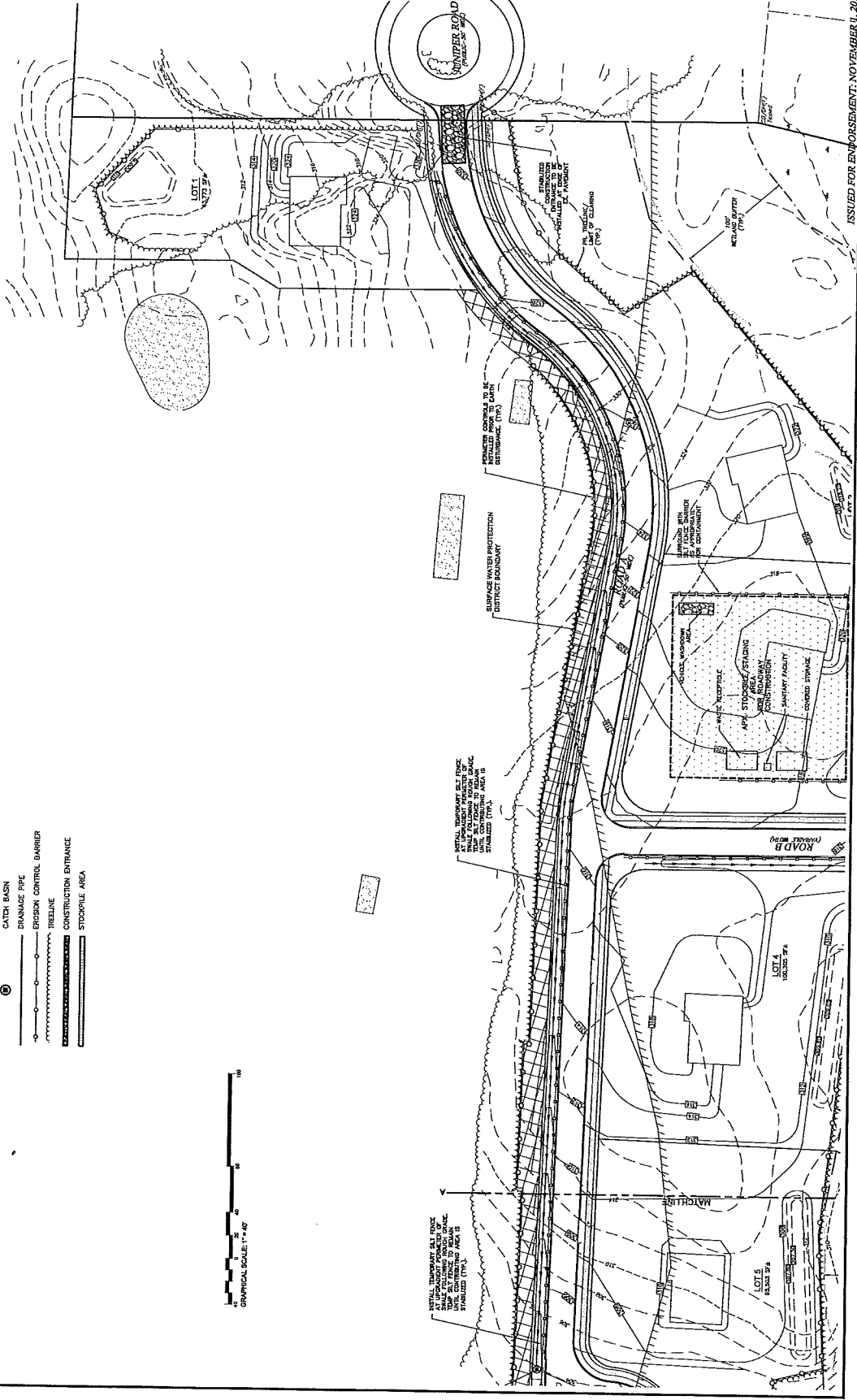
**NOTES:**

1. THE DISTURBANCE TO NATURAL VEGETATION IS BASED ON THE PROPOSED LIMIT OF CLEARING AND THE NATURAL VEGETATION IN THE PROPOSED AREA OF CLEARING. THIS DOES NOT TAKE INTO ACCOUNT ANY OTHER DISTURBANCE TO NATURAL VEGETATION THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS PLAN SET.
2. DISTURBANCE TO NATURAL VEGETATION IS BASED ON THE PROPOSED LIMIT OF CLEARING AND THE NATURAL VEGETATION IN THE PROPOSED AREA OF CLEARING. THIS DOES NOT TAKE INTO ACCOUNT ANY OTHER DISTURBANCE TO NATURAL VEGETATION THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS PLAN SET.
3. REFER TO THE C-3 BUREAU OF CONSERVATION RESTRICTIONS AND EASEMENT BOUNDARY DEFINITIONS.
4. ALL DISTURBANCE TO NATURAL VEGETATION IS BASED ON THE PROPOSED LIMIT OF CLEARING AND THE NATURAL VEGETATION IN THE PROPOSED AREA OF CLEARING. THIS DOES NOT TAKE INTO ACCOUNT ANY OTHER DISTURBANCE TO NATURAL VEGETATION THAT MAY OCCUR DURING THE CONSTRUCTION OF THIS PLAN SET.



- EXISTING CONDITIONS**
- PROPERTY LINE
  - ADJUTER PROPERTY LINE
  - WETLAND BOUNDARY
  - 100' WETLAND BUFFER
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR
  - TREELINE
  - EDGE OF PAVEMENT

- PROPOSED CONDITIONS**
- LOT LINES
  - BUILDING
  - EDGE OF PAVEMENT
  - SIDEWALK
  - GRAVEL STRIP
  - RETAINING WALL
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR
  - ① DRAINAGE MANHOLE
  - ② CATCH BASIN
  - ③ DRAINAGE PIPE
  - EROSION CONTROL BARRIER
  - TREELINE
  - CONSTRUCTION ENTRANCE
  - STODPILE AREA



DATE APPROVED: 11/14/17  
 SHARON PLANNING BOARD  
 I CERTIFY THAT 90 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.  
 SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR STRONGPOINT ENGINEERING SOLUTIONS, LLC

REV.	DESCRIPTION	DATE
4	REVIEW COMMENTS	9/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/29/17
1	REVIEW COMMENTS	12/22/16

PROJECT NUMBER: 1411-021  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 DESIGNED BY: JAV  
 CHECKED BY: ED  
 PREPARED BY: JAV  
 PROJECT: DIAMOND RESIDENCES CORP. 12 POPE OFFICE SQUARE BRANCH, IN 46026  
 DEFINITIVE SUBDIVISION PLANS FOR DIAMOND RESIDENCES BRANCH, IN

EROSION CONTROL PLAN C-5A

ISSUED FOR ENFORCEMENT: NOVEMBER 11, 2017



DATE APPROVED: *11/01/2017*

*[Signature]*

SHARON PLANNING BOARD

IDENTIFY THAT 20 DAYS HAVE ELAPSED AND APPEAL HAS BEEN FILED IN THIS OFFICE.

*Manning & Clark*

SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR

STRONG POINT ENGINEERING SOLUTIONS, LLC

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16
REV	DESCRIPTION	DATE

**STRONGPOINT**

ENGINEERING SOLUTIONS, LLC

100 WEST STREET, SUITE 200, SHARON, MA 01906

PHONE: 978-281-1000

PROJECT NUMBER: 1411-001

DATE OF ISSUE: NOVEMBER 1, 2016

SCALE: AS NOTED

DESIGNED BY: JLV

CHECKED BY: ED

PREPARED BY: EDWARD J. O'NEILL

DIAMOND RESIDENCES CORP.

15 EAST OFFICE SQUARE

SHARON, MA 01907

DEFINITIVE SUBDIVISION PLANS

FOR

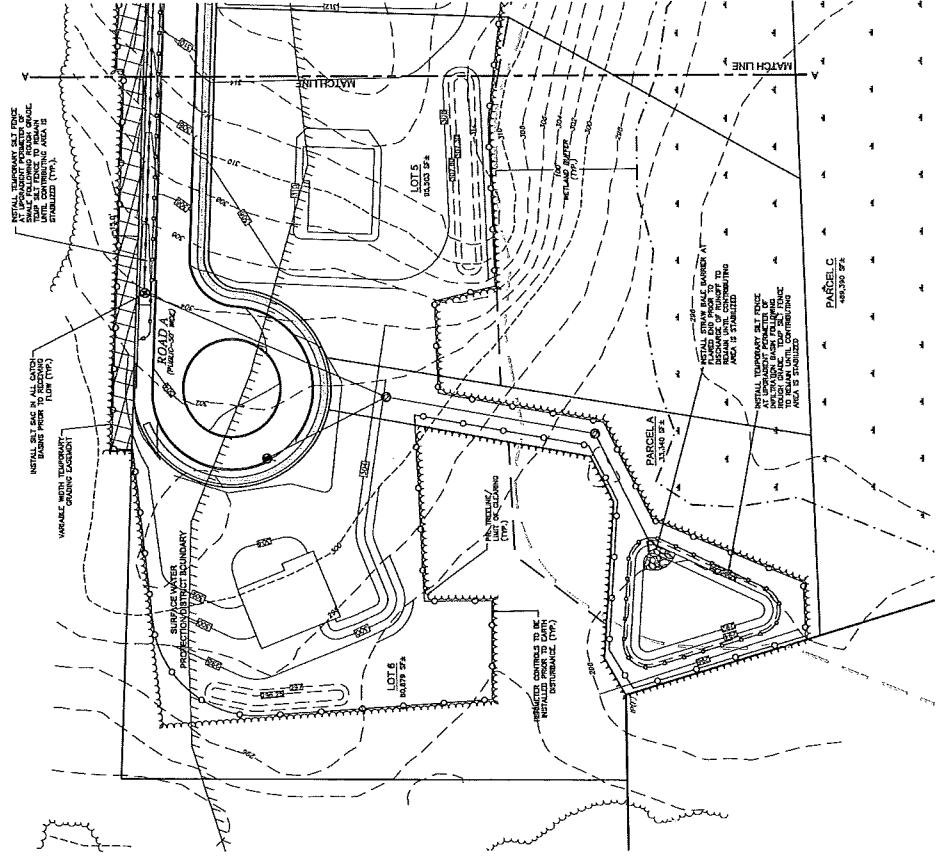
**DIAMOND RESIDENCES**

SHARON, MA

EROSION CONTROL PLAN

**C-5B**

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



- NOTES:**
1. EROSION CONTROLS DEPICTED ON THIS PLAN ARE INTENDED TO PROVIDE A REASONABLE GUARANTEE TO THE MINIMUM EROSION AND SEDIMENT CONTROL REQUIREMENTS FOR THE PROPOSED SITE WORK CONSTRUCTION. THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE CONSIDERED A PART OF THE EROSION AND SEDIMENT CONTROL PLAN AND SHALL BE IMPLEMENTED AS DEEMED NECESSARY BY THE APPLICANT, STORMWATER CONSULTANT, AND/OR TOWN OF SHARON.
  2. LOCATIONS OF CONTROLS ARE APPROXIMATE AND SUBJECT TO CHANGE BASED ON FIELD CONDITIONS AND SITE WORK REQUIREMENTS.
  3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM EROSION AND SEDIMENT CONTROL MANUAL, MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL AFFAIRS, AUGUST 1983, THE U.S.D.A. SCS EROSION AND SEDIMENT CONTROL IN SITE DEVELOPMENT, MASSACHUSETTS CONSERVATION GUIDE, SEPTEMBER 1982, AND THE LOCAL MUNICIPAL REGULATIONS, CONSTRUCTION OF RESPONSIBILITY FOR OBTAINING THESE DOCUMENTS.
  4. CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE THAT NO SEDIMENT OR UNCLEAN STORMWATER RUNOFF OR OTHER ADJACENT DISTURBANCE IS DIRECTED TO ANY STORMWATER CONTROL STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. ANY SEDIMENT ACCUMULATED IN THESE AREAS SHALL BE REMOVED IMMEDIATELY. THE LOCATION OF ANY SEDIMENT OR UNCLEAN DISTURBANCE PLACING TO THESE AREAS SHALL BE NOTED IMMEDIATELY ON THE PROPOSED PLAN.
  5. THE LIMIT OF WORK SHALL BE CONSISTENT WITH THE MINIMUM AREA REQUIRED TO BE DISTURBED TO PERFORM THE PROPOSED WORK AS GENERALLY INDICATED BY THE PROPOSED TREELINE OR PERMETER EROSION CONTROL BARRIERS DEPICTED HEREIN. OTHER MEASURES SHALL BE CONSIDERED AS NECESSARY.
  6. ALL OPERATIONS SHOULD BE PERFORMED AND CONTROLLED WORK CONSTRUCTION TO MAINTAIN UNDESIRABLE WEATHER CONDITIONS AND ANY OTHER FACTORS THAT MAY INFLUENCE EROSION AND SEDIMENTATION CONTROL RELATIVE TO THIS WORK AND TO RESPOND ACCORDINGLY.
  7. PERMETER AND BARRIER CONTROLS SHALL BE 12" DIAMETER STRAW BALE BARRIERS. REFER TO DETAIL SHEETS.
  8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE ROADWAY AT THE CLOSE OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL LARGE STONES (2" DIA OR GREATER) OR DEBRIS SHALL BE REMOVED FROM THE ROADWAY IMMEDIATELY.
  9. REFER TO PROJECT STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.
  10. ALL CONCRETE WASHOUT FROM TRUCKS SHALL OCCUR WITHIN A DESIGNATED CONCRETE WASHOUT AREA LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE STAGING/STOCKPILE AREA.
  11. REFER TO DETAIL SHEETS FOR ADDITIONAL NOTES AND EROSION CONTROL DETAILS.
  12. ALL EQUIPMENT STORAGE, MAINTENANCE AND REPAIR SHALL BE WITHIN THE DESIGNATED STAGING AREAS DEPICTED.
  13. TRUCK WASHING AREA, TOILET FACILITIES, AND CHEMICAL STORAGE LOCATIONS SHALL BE WITHIN THE DESIGNATED STAGING AREAS DEPICTED.
  14. ALL WASTE MATERIALS AND DEBRIS SHALL BE STORED WITHIN THE DESIGNATED STAGING AREAS DEPICTED.
  15. WASTE RECEPTACLES SHALL BE CAPTED, BURNERLESS OR HOSE OFFEN AS NEEDED. SANITARY WASTE FACILITY SHALL BE CLEANED BI-WEEKLY OR MORE OFTEN AS NEEDED.
  16. LOCATION OF FEATURES SHOWN WITHIN STAGING AREA ARE APPROXIMATE AND INTENDED TO SHOW INTENT ONLY. FINAL LOCATIONS TO BE DETERMINED IN THE FIELD.
- GENERAL SCHEDULING OF EROSION CONTROLS:**
1. STAKE LIMITS OF CLEANING
  2. PERFORM CLEANING AND CURB CUT NECESSARY TO INSTALL STONE CONSTRUCTION ENTRANCES.
  3. INSTALL STONE CONSTRUCTION ENTRANCES.
  4. PERFORM TREE CUT WITHIN LIMITS OF WORK.
  5. INSTALL EROSION CONTROL BARRIERS AT LIMIT OF WORK AS DEPICTED AND PROVIDE DESIGNATED STOCKPILE AREAS IN LOCATIONS SHOWN.
  6. PERFORM CLEANING AND GRUBBING NECESSARY FOR LOT AND "WAY" CONSTRUCTION.
  7. STRIP AND STOCKPILE LOAM.
  8. PERFORM EXCAVATION CUTS AND PREPARATION FOR CULVERT CONSTRUCTION.
  9. STOCKPILE AND SCREEN CUT MATERIAL AS APPROPRIATE.
  10. INSTALL CULVERT CROSSING AND ASSOCIATED STRUCTURES. BACKFILL AND STABILIZE FOR CROSSING USE.
  11. FINISH GRADE PROPOSED STORMWATER BASINS AND INSTALL TEMPORARY SILT FENCE AT UPSTREAM PERMETER.
  12. INSTALL DRAINAGE STRUCTURES AND PERFORM STARTING DOWN GRADIENT AND WORKING UP AS APPROPRIATE.
  13. INSTALL INLET CONTROLS AT ANY PROPOSED STRUCTURAL STORMWATER CONFORMANCE WITH THE POTENTIAL TO ACCEPT RUNOFF.
  14. INSTALL REMAINDER OF UNDERGROUND UTILITIES.
  15. PERFORM TEMPORARY PLANTINGS AND SLOPE STABILIZATIONS AS NECESSARY.
  16. FINISH GRADE READY FOR PERMETER PAVED.
  17. PLACE SUB-BASE AND FINISH GRADE PAVEMENT.
  18. INSTALL INLET CONTROLS AT ANY PROPOSED STRUCTURAL STORMWATER CONFORMANCE WITH THE POTENTIAL TO ACCEPT RUNOFF.
  19. COMPLETE ROADWAY CONSTRUCTION.
  20. PERFORM LOT CONSTRUCTION IMPLEMENTING ADDITIONAL CONTROLS ON A CASE-BY-CASE BASIS AS NECESSARY.
  21. PLACE TOP COURSE PAVEMENT.
  22. REMOVE ANY ACCUMULATED SEDIMENT FROM THE PROPOSED STORMWATER BASINS.
  23. LOW AND SEED DISTURBED AREAS.
  24. REMOVE REMAINING EROSION CONTROL DEVICES UPON COMPLETE STABILIZATION.





DATE APPROVED: 11/01/2017

*[Signature]*

SHARON PLANNING BOARD

PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, LLC

DESIGNER: *[Signature]*

DATE OF ISSUE: NOVEMBER 10, 2016

SCALE: AS NOTED

DESIGNED BY: J.V.

CHECKED BY: ED

PREPARED ON BEHALF OF:

DIAMOND RESIDENCES CORP.  
117 EAST OGDEN AVENUE  
SHARON, MA 03077

DEFINITIVE SUBDIVISION PLANS  
FOR  
DIAMOND RESIDENCES  
SHARON, MA

PROJECT NUMBER: 1417-001

REVIEW COMMENTS: 8/14/17

REVIEW COMMENTS: 7/22/17

CON. COM. COMMENTS: 2/28/17

REVIEW COMMENTS: 12/22/16

KEY | DESCRIPTION | DATE

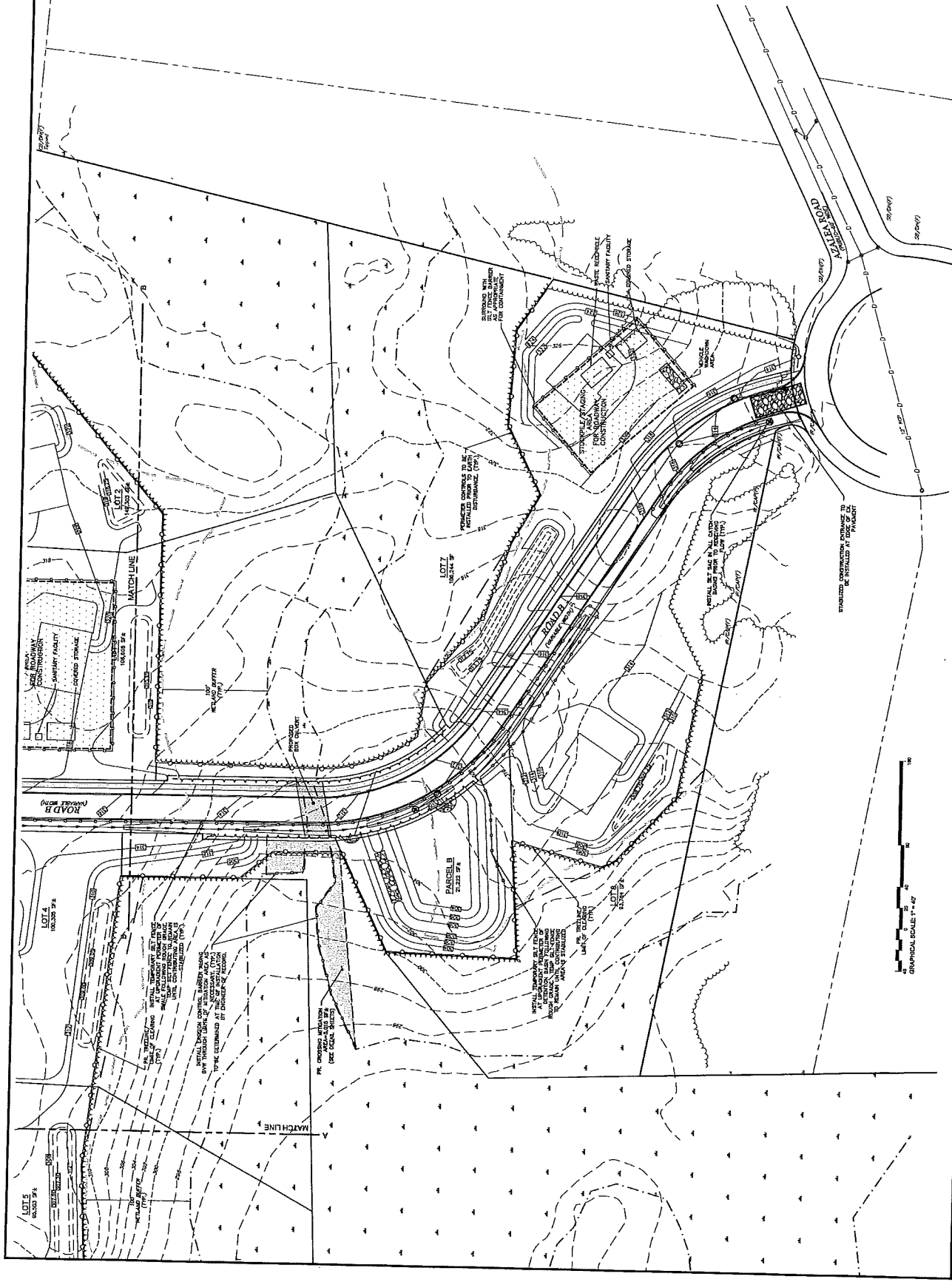
STRONG POINT  
ENGINEERING SOLUTIONS, LLC  
117 EAST OGDEN AVENUE  
SHARON, MA 03077

EROSION CONTROL PLAN  
C-5C

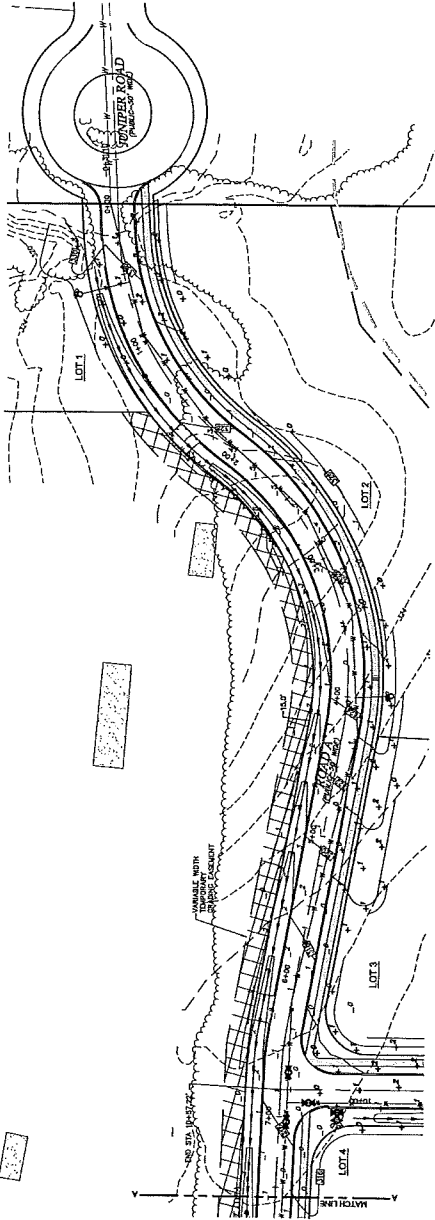
NOTICE: THAT 30 DAYS HAVE ELAPSED SINCE THE DATE OF THE LAST REVIEW AND NO APPEAL HAS BEEN FILED IN THIS OFFICE.

*[Signature]*

SHARON TOWN CLERK

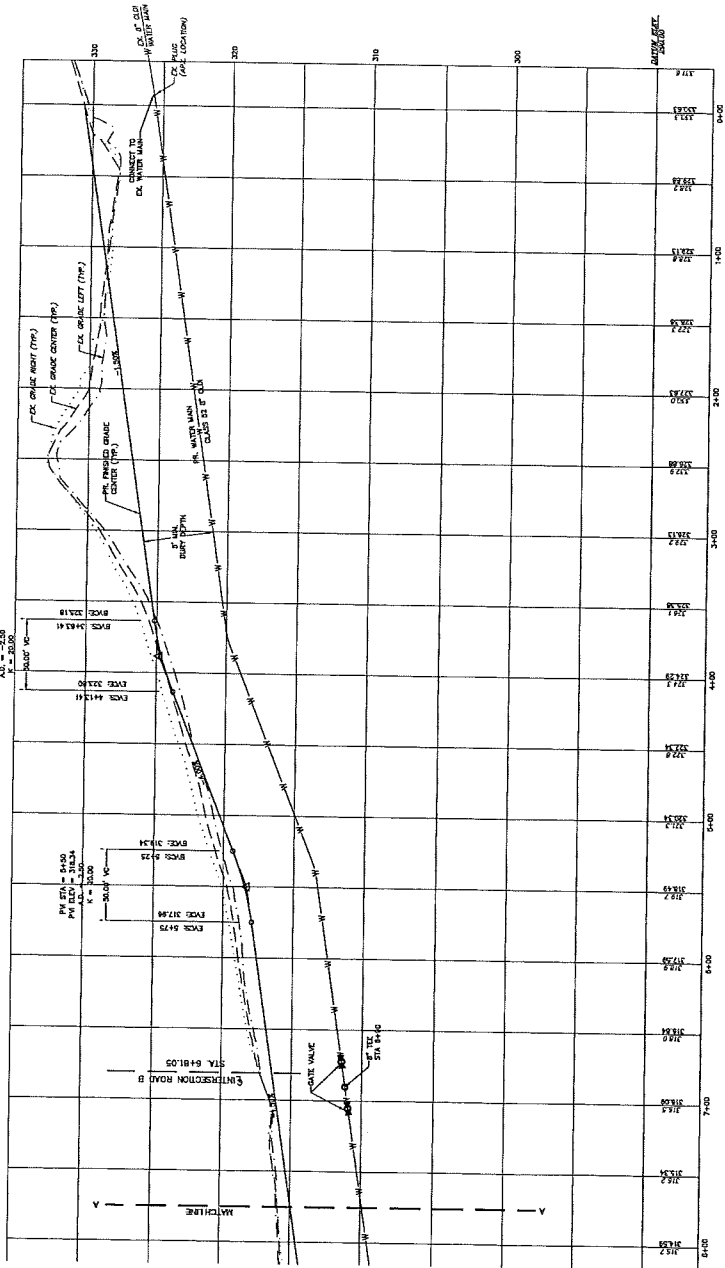


ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



KEY  
 -0 DEPTH OF CUT  
 +0 DEPTH OF FILL

NOTE:  
 CUT AND FILL NUMBERS ARE INDICATED BY THE  
 DIFFERENCE BETWEEN THE EXISTING SURFACE AND THE  
 PROPOSED SURFACE FOR THE ROADWAY AND SHOULD  
 BE USED TO ACCOUNT FOR THE PROPOSED CUT AND  
 ACCOUNT GRADING FOR THE PROPOSED LOTS.



PI STA. 3+86.11  
 PM ELEV. = 324.80  
 AS = 20.00

PI STA. 3+86.11  
 PM ELEV. = 324.80  
 AS = 20.00

PI STA. 3+86.11  
 PM ELEV. = 324.80  
 AS = 20.00

DATE APPROVED: 11/29/2017

*[Signature]*  
 SHARON PLANNING BOARD

SHARON PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED  
 SINCE THE DATE OF THE APPEAL AND NO  
 APPEAL HAS BEEN FILED IN THIS MATTER.  
*[Signature]*  
 SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC

REV	DESCRIPTION	DATE
4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. CON. COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16



PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: J.V. | CHECKED BY: ED  
 PREPARED ON BEHALF OF:

DIAMOND RESIDENCES CORP.  
 1000 W. WINDY HILL  
 SHARON, NH 03087

DEFINITIVE SUBDIVISION PLANS  
 FOR  
 DIAMOND RESIDENCES  
 SHARON, NH

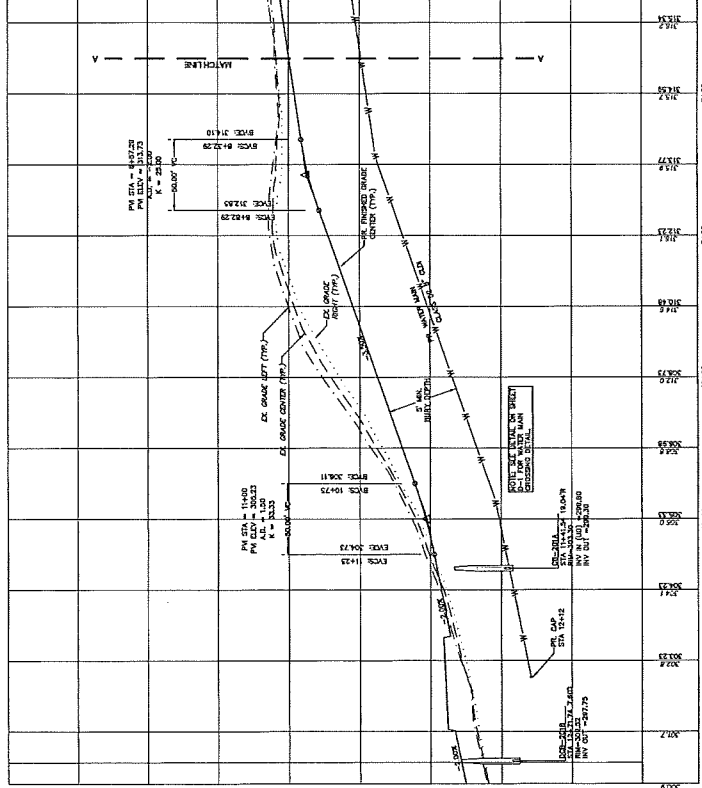
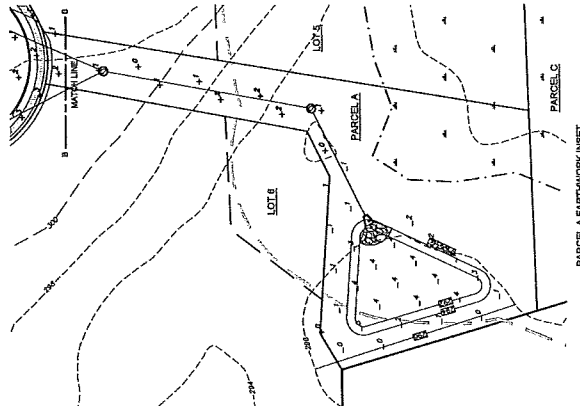
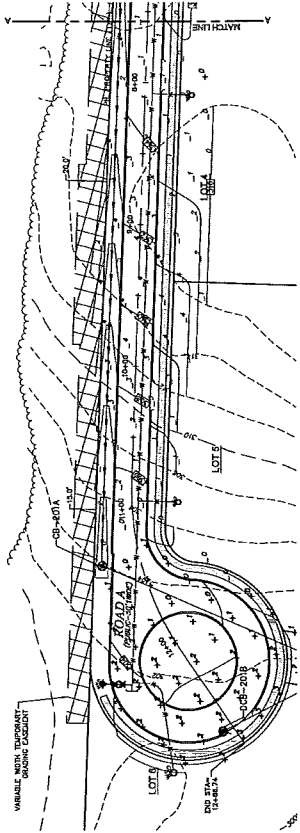
PLAN & PROFILE  
 PR-1

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



KEY  
 - - - - - DEPTH OF CUT  
 + + + + + DEPTH OF FILL

NOTE:  
 CUT AND FILL NUMBERS ARE INDICATE OF THE  
 DIFFERENCE BETWEEN THE EXISTING SURFACE AND THE  
 PROPOSED SURFACE. THESE NUMBERS ARE NOT TO BE  
 ASSOCIATED DRAWING. IT DOES NOT TAKE INTO  
 ACCOUNT GRADING FOR THE PROPOSED LOTS.



DATE APPROVED: 11/09/2017  
 \_\_\_\_\_  
 SEARCH PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED  
 SINCE PLANNING BOARD APPROVAL AND NO  
 APPEAL HAS BEEN FILED IN THIS OFFICE.  
 \_\_\_\_\_  
 JUNIOR TOWN CLERK



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC

REV	DESCRIPTION	DATE
5	REVIEW COMMENTS	8/14/17
4	REVIEW COMMENTS	4/09/17
3	REVIEW COMMENTS	3/23/17
2	CON. COM. COMMENTS	2/29/17
1	REVIEW COMMENTS	12/22/16

**STRONGPOINT**  
 ENGINEERING SOLUTIONS, LLC  
 13101 WOODBRIDGE DRIVE, SUITE 100  
 WOODBRIDGE, NC 27686

PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2016  
 SCALE: AS NOTED  
 DESIGNED BY: JLV | CHECKED BY: ED

PREPARED ON BEHALF OF:  
 DIAMOND RESIDENCES CORP.  
 13 EAST OFFICE BUILDING  
 SPANGLER, NC 27887

DEFINITIVE SUBDIVISION PLANS  
 FOR  
 DIAMOND RESIDENCES  
 SPANGLER, NC

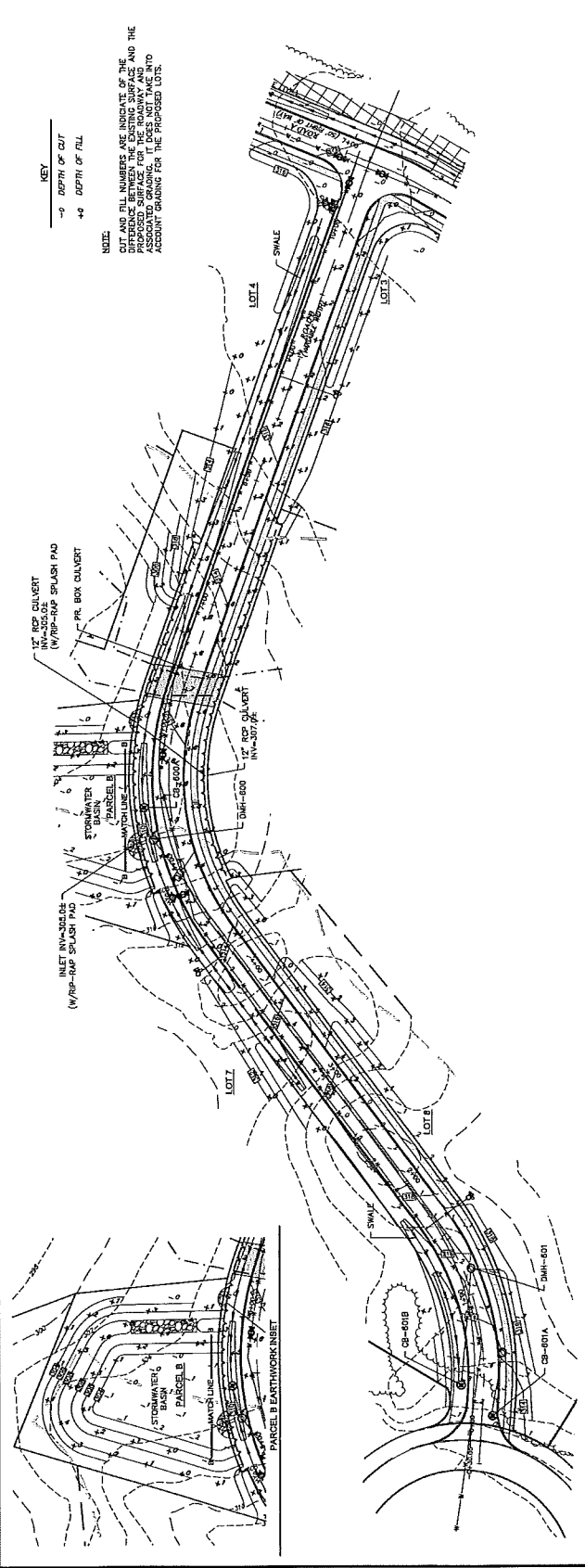
PLAN &  
 PROFILE  
 PR-2

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



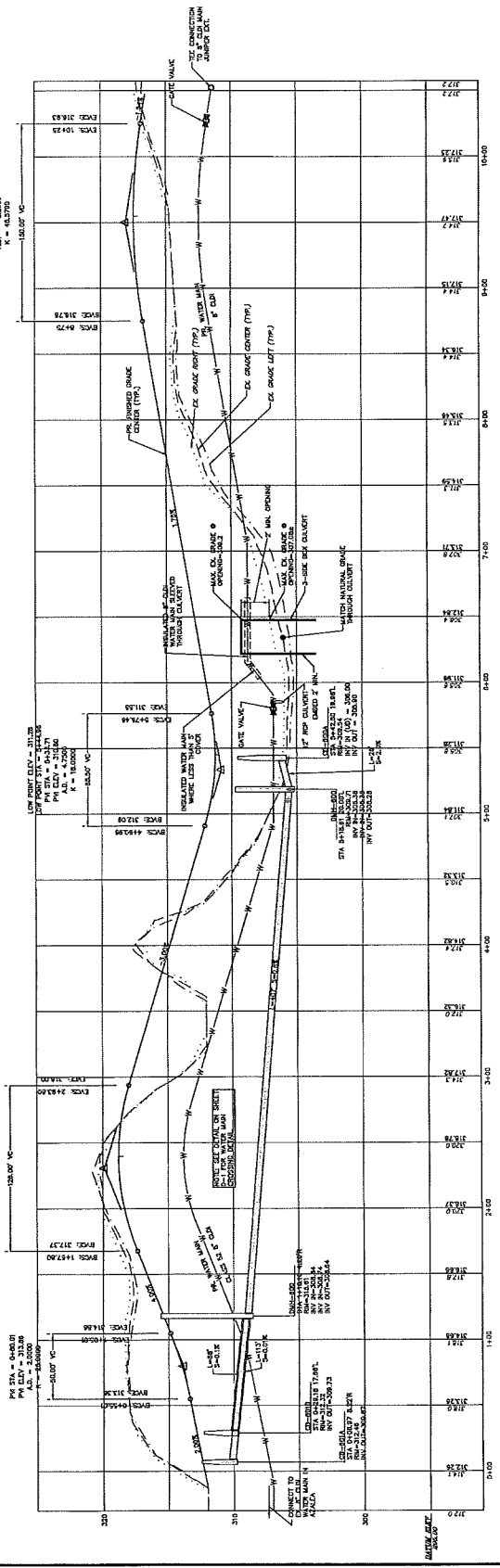
KEY  
 - - - - - DEPTH OF CUT  
 + + + + + DEPTH OF FILL

NOTE:  
 CUT AND FILL NUMBERS ARE INDICATE OF THE DIFFERENCE BETWEEN THE EXISTING SURFACE AND THE PROPOSED SURFACE. THESE NUMBERS SHOULD BE ASSIGNED GRADING. IT DOES NOT TAKE INTO ACCOUNT GRADING FOR THE PROPOSED LOTS.



LOW POINT ELEV. = 318.80  
 HIGH POINT ELEV. = 324.25  
 PVI STA. = 2+36.00  
 PVI ELEV. = 320.00  
 PVI ELEV. = 320.00  
 R = 10.000'

LOW POINT ELEV. = 312.25  
 HIGH POINT ELEV. = 318.75  
 PVI STA. = 4+31.71  
 PVI ELEV. = 315.00  
 PVI ELEV. = 315.00  
 R = 10.000'



DATE APPROVED: 2017-11-09  
 [Signature]  
 SHARON PLANNING BOARD

I CERTIFY THAT 30 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND NO APPEAL HAS BEEN FILED WITH THE CLERK.  
 [Signature]  
 SHARON TOWN CLERK



REV.	DESCRIPTION	DATE
1	REVIEW COMMENTS	12/22/16
2	CON. COM. COMMENTS	2/28/17
3	REVIEW COMMENTS	4/26/17
4	REVIEW COMMENTS	5/14/17

**STRONGPOINT**  
 ENGINEERING & ARCHITECTURE, INC.  
 100 STATE STREET, SUITE 200  
 SHARON, MA 01992  
 TEL: 978-281-8888  
 FAX: 978-281-8889

PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: J.V. | CHECKED BY: E.D.  
 PREPARED BY: DEBRAJ P.K.

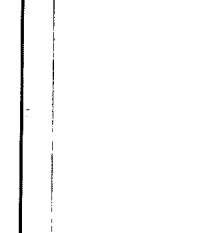
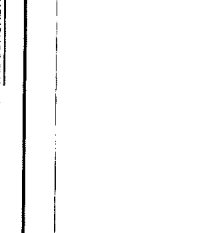
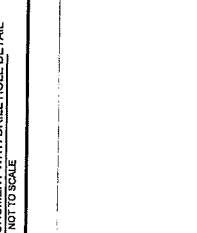
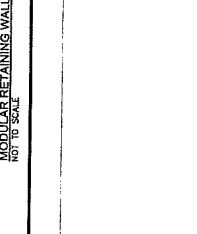
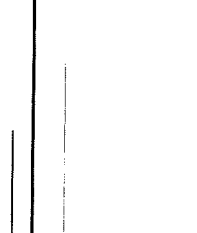
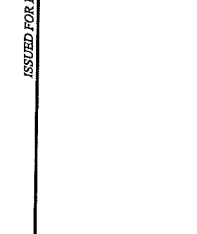
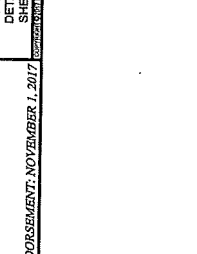
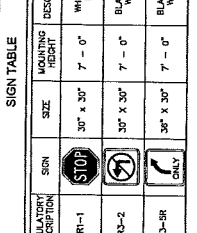
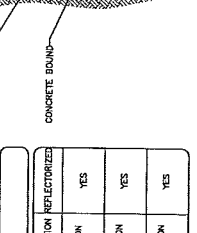
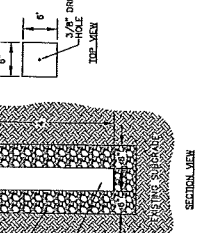
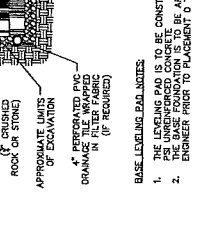
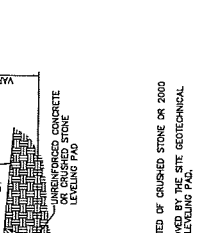
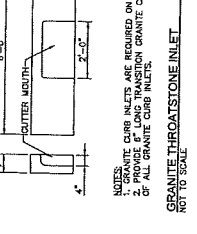
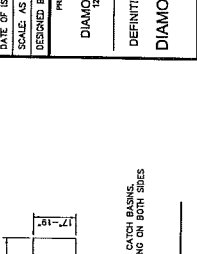
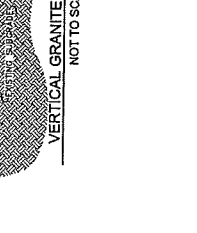
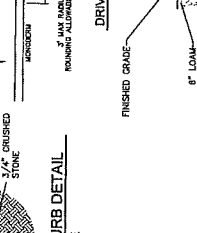
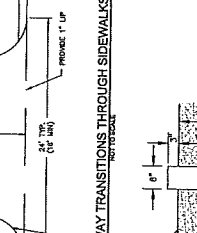
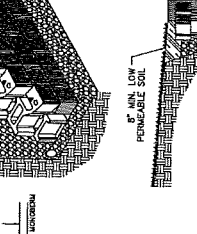
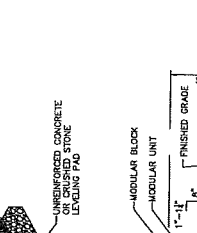
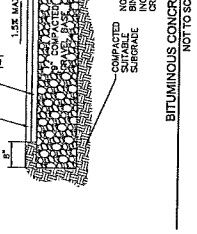
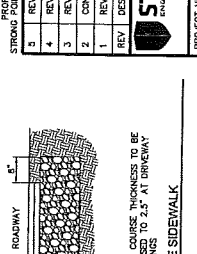
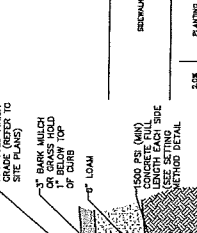
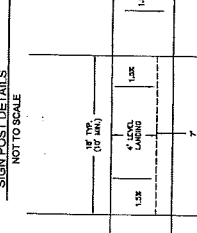
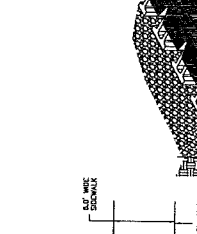
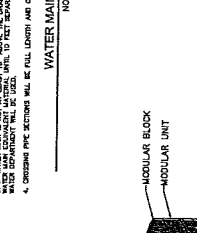
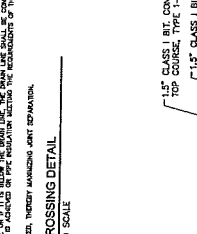
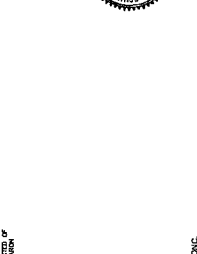
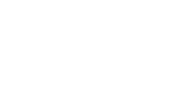
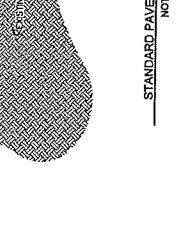
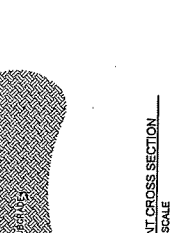
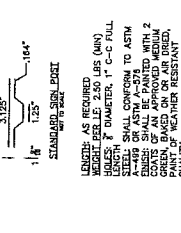
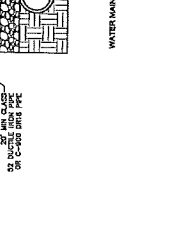
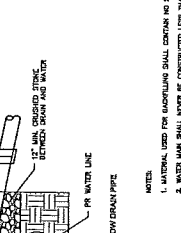
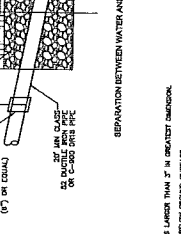
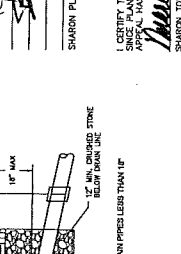
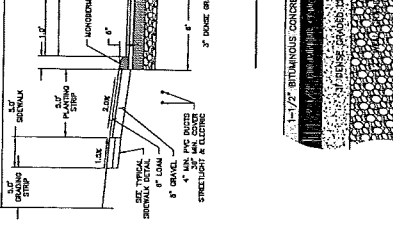
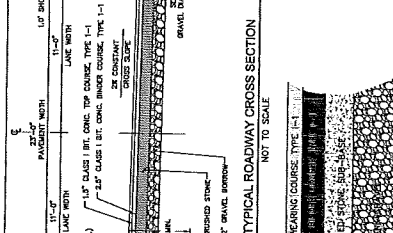
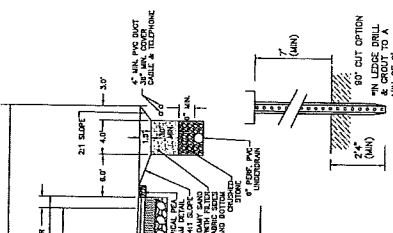
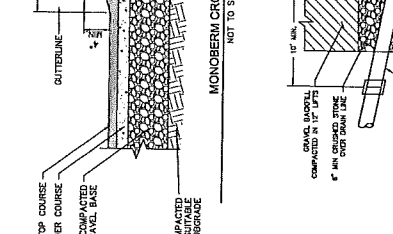
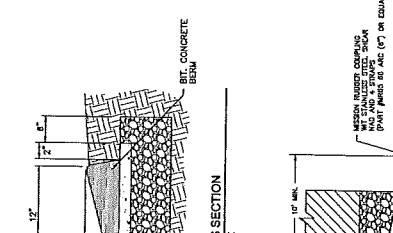
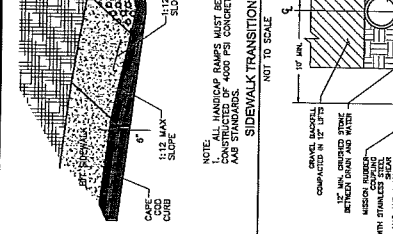
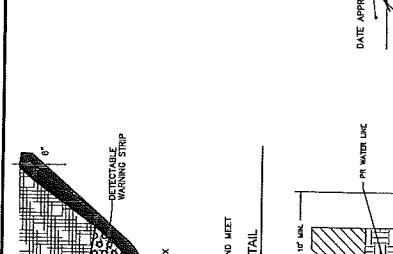
DIAMOND RESIDENCES CORP.  
 100 STATE STREET, SUITE 200  
 SHARON, MA 01992

DEFINITIVE SUBDIVISION PLANS  
 DIAMOND RESIDENCES  
 SHARON, MA

PLAN & PROFILE  
 PR-3

ISSUED FOR ENDORSEMENT, NOVEMBER 1, 2017





DATE APPROVED: 11/01/2017

SHARON PLANNING BOARD

CITY OF SHARON, MASSACHUSETTS

PROFESSIONAL ENGINEER FOR SHARON PLANNING BOARD APPROVAL AND SCALE PLANNING BOARD APPROVAL AND APPROVAL HAS BEEN FILED IN THIS OFFICE.

*Michael J. Clark*  
SHARON TOWN CLERK

PROFESSIONAL ENGINEER FOR SHARON PLANNING BOARD APPROVAL AND SCALE PLANNING BOARD APPROVAL AND APPROVAL HAS BEEN FILED IN THIS OFFICE.

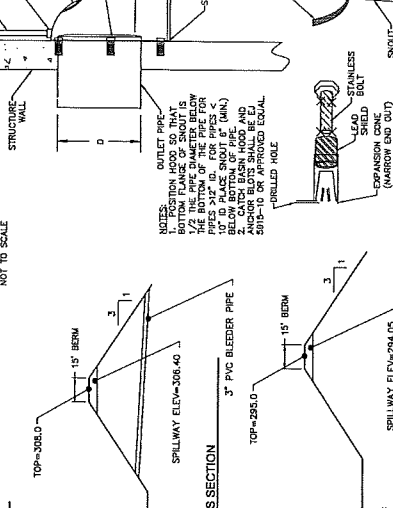
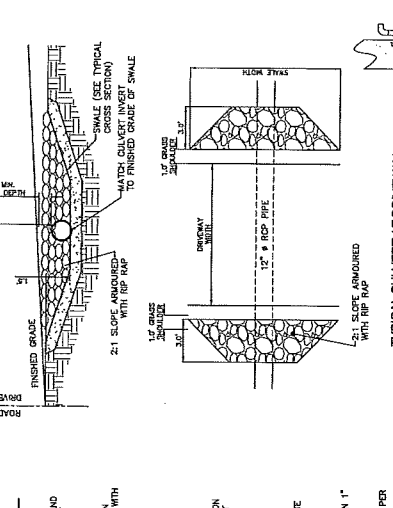
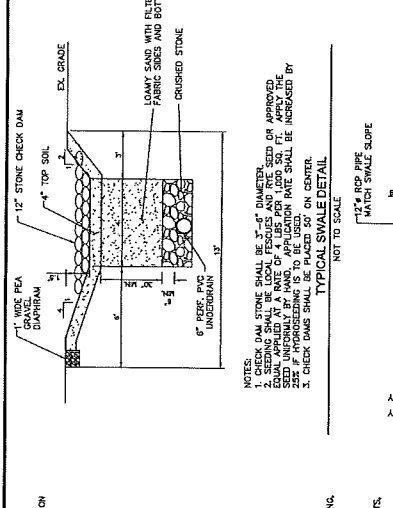
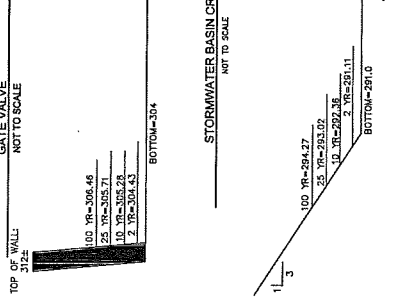
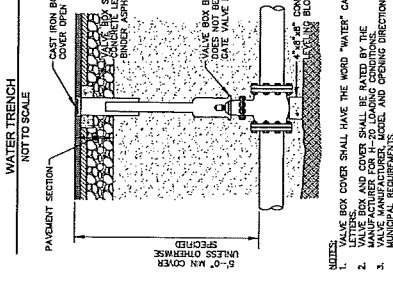
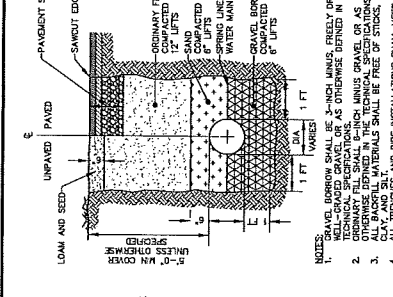
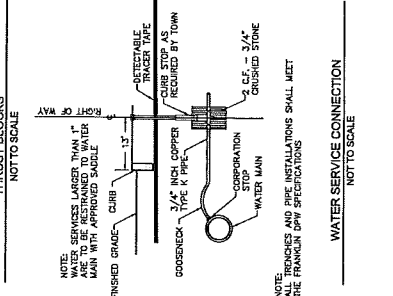
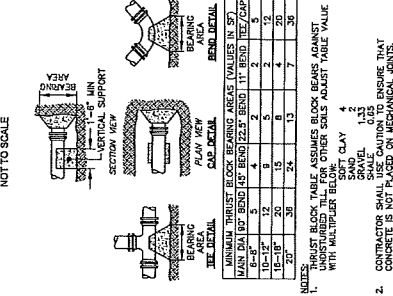
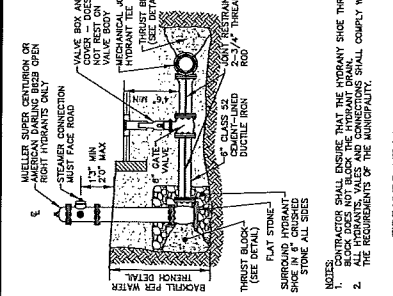
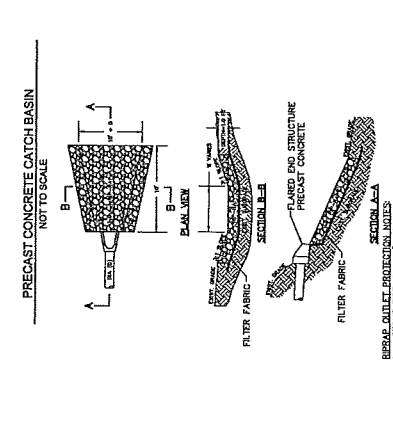
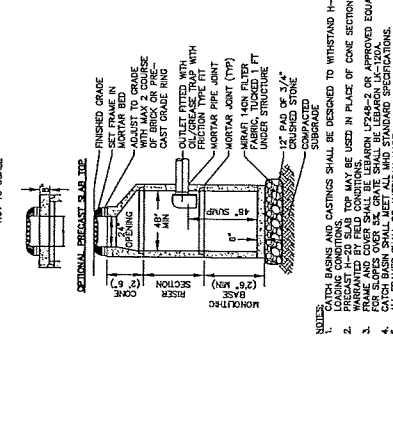
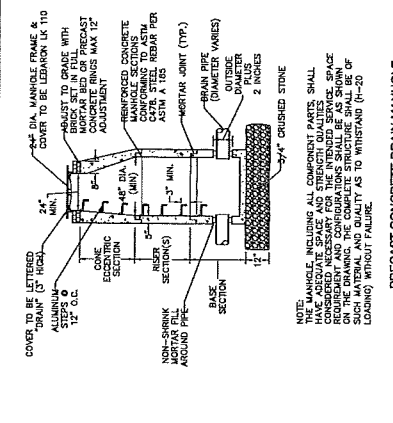
**STRONGPOINT**  
ENGINEERING & CONSULTING, LLC  
150 WEST MAIN STREET, SUITE 200  
SHARON, MA 01907

PROJECT NUMBER: 411-001  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: AS NOTED  
DESIGNED BY: J.V. | CHECKED BY: ED  
PROVIDED IN FORMAT OF:  
**DIAMOND BUILDERS CORP.**  
15 POST OFFICE SQUARE  
SHARON, MA 01907

DEFINITIVE SUBDIVISION PLANS FOR  
**DIAMOND RESIDENCES**  
SHARON, MA

LAYOUT SHEET D-1

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

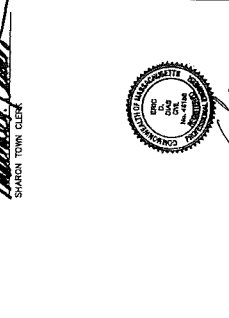


DATE APPROVED: 11/24/2017

SHARON PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED AND APPEAL HAS BEEN FILED IN THIS OFFICE.

Sharon Town Clerk



REVIEW COMMENTS

4	REVIEW COMMENTS	8/14/17
3	REVIEW COMMENTS	3/23/17
2	CON. COIL COMMENTS	2/28/17
1	REVIEW COMMENTS	12/22/16

REV. DESCRIPTION DATE

STRONG POINT ENGINEERING SOLUTIONS, LLC  
PROFESSIONAL ENGINEER FOR  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: AS NOTED  
DESIGNED BY: JLV | CHECKED BY: ID

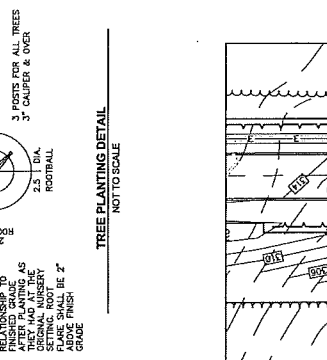
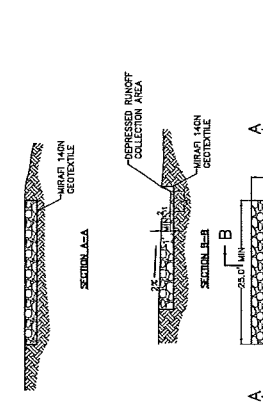
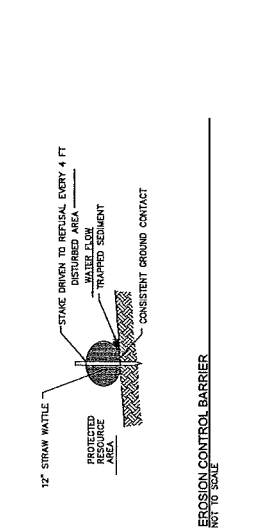
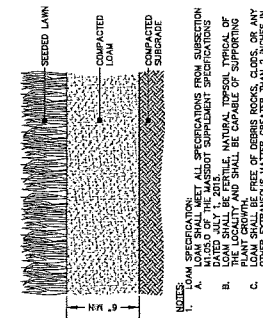
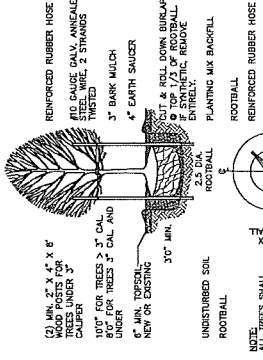
DIAMOND BUILDERS CORP.  
SHARON, VA 22087

DEFINITIVE SUBDIVISION PLANS  
FOR  
DIAMOND RESIDENCES  
SHARON, VA

UTILITIES  
DETAIL  
SHEET

D-2

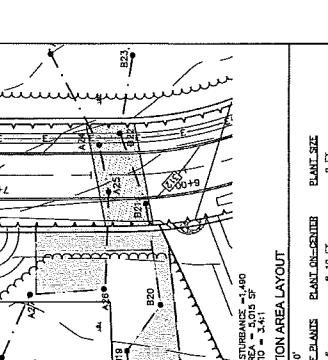
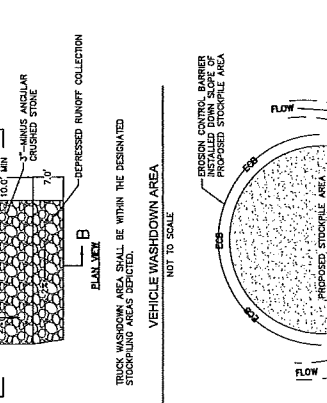
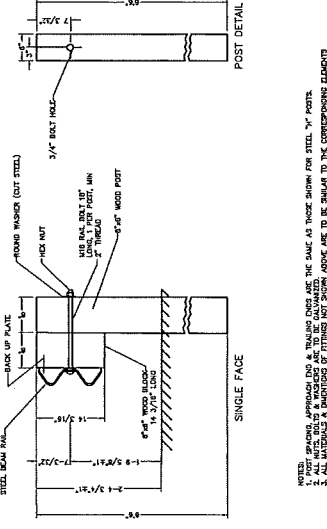
ISSUED FOR ENFORCEMENT: NOVEMBER 1, 2017



**CROSSING MITIGATION AREA LAYOUT**

SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT TYPE
BLACK CHOCHEWERY (ADONIS ADONISADONIS)	6-10 FT	6	INTERPLANT
IMBERBY (ALEX CLARK)	6-10 FT	6	INTERPLANT
WITH HAZEL (MICHAEL WIGWAM)	6-10 FT	6	INTERPLANT
LOWBUSH BLUEBERRY (ACONIA ANGUSTIFOLIA)	6-10 FT	6	INTERPLANT
HIGHBUSH BLUEBERRY (VACONIA CORMOROSA)	6-10 FT	6	INTERPLANT
BAY BERRY (MYRTA PENNSYLVANICA)	6-10 FT	6	INTERPLANT
GRAYSTEM DODDARD (CORNUS BALANSCA)	6-10 FT	6	INTERPLANT
ERBON & GRASS SEEDS	INTERPLANT	6	QUART
MARGINAL WOODSTEM (PRYPTERIS MARSHALL)	INTERPLANT	6	QUART
CINNAMON FERN (OSUNDA GYNOMORPHA)	2 IN. PLUG	12	INTERPLANT
PENNSYLVANIA SEDGE (CAREX PENNSYLVANICA)	2 IN. PLUG	12	INTERPLANT

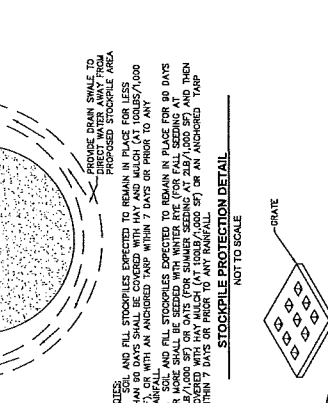
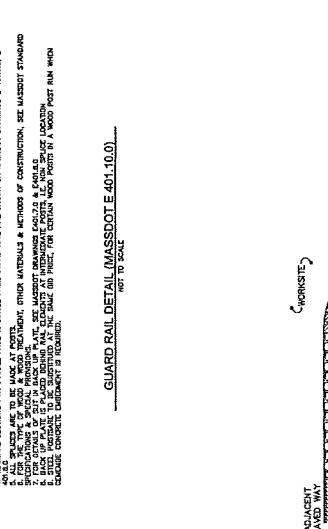
NOTE: REFER TO NOTICE OF INTENT FOR ADDITIONAL PLANTING DETAILS.



**CROSSING MITIGATION AREA LAYOUT**

SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT TYPE
BLACK CHOCHEWERY (ADONIS ADONISADONIS)	6-10 FT	6	INTERPLANT
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PENNSYLVANIA SEDGE (CAREX PENNSYLVANICA)	2 IN. PLUG	12	INTERPLANT

NOTE: REFER TO NOTICE OF INTENT FOR ADDITIONAL PLANTING DETAILS.



DATE APPROVED: 10/11/18

SHARON PLANNING BOARD

LEGISLATIVE THAT 30 DAYS HAVE ELAPSED AND  
APPEAL HAS BEEN FILED IN THIS OFFICE.

SHARON TOWN CLERK

PROFESSIONAL ENGINEER FOR  
STRONG POINT ENGINEERING SOLUTIONS, LLC

REVIEW COMMENTS 8/14/17  
REVIEW COMMENTS 2/23/17  
CON. CON. COMMENTS 2/28/17  
REVIEW COMMENTS 12/22/16

STRONG POINT  
ENGINEERING SOLUTIONS, LLC  
1411-1001  
1001 W. 14TH ST. SUITE 100  
SHARON, MA 01092

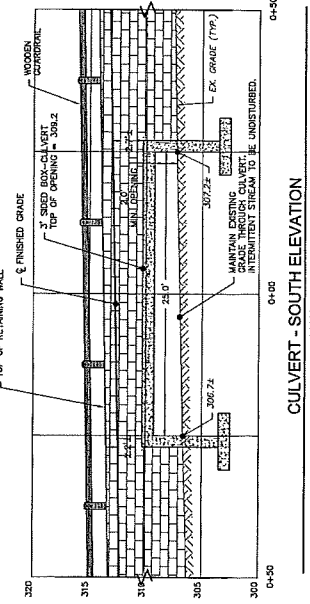
PROJECT NUMBER: 1411-1001  
DATE OF ISSUE: NOVEMBER 10, 2016  
SCALE: AS NOTED  
DESIGNED BY: JLV CHECKED BY: ED  
PREPARED OR REVISION OF:

DIAMOND BUILDERS CORP.  
131 POST OFFICE SQUARE  
SHARON, MA 01092

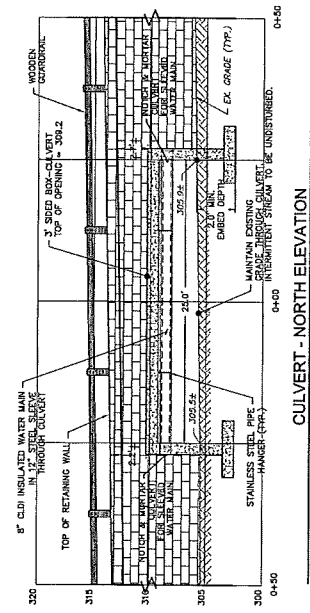
DEFINITIVE SUBDIVISION PLANS  
FOR  
DIAMOND RESIDENCES  
SHARON, MA

EROSION CONTROL DETAIL SHEET D-3

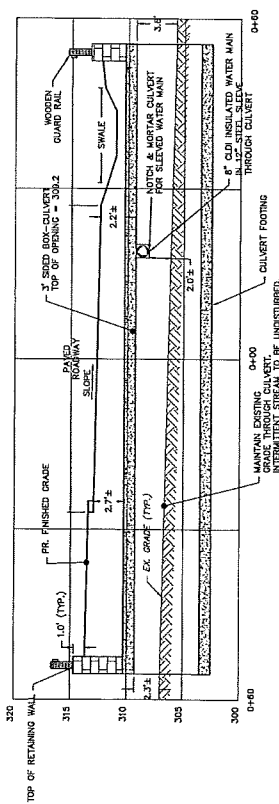
ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017



CULVERT - SOUTH ELEVATION  
NOT TO SCALE



CULVERT - NORTH ELEVATION  
NOT TO SCALE



ALONG CENTERLINE - VIEW FROM EAST  
NOT TO SCALE

- NOTES:
- GRADE THROUGH CULVERT SHALL MATCH EXISTING GRADE. SUBSTRATE MATERIAL SHALL MATCH EXISTING. INTERMITTENT STREAM WITH BURNING VEGETATED WETLAND SHALL REMAIN UNDISTURBED.
  - CULVERT INSTALLATION SHALL OCCUR DURING DRY SEASON AND NO-DR LOW-FLOW CONDITIONS.
  - CULVERT SHALL BE EMBEDDED A MINIMUM OF 2' BELOW EXISTING GRADE.
  - MIN. OPENNESS RATIO = (HEIGHT X WIDTH)/LENGTH = (2' X 20')/26.5' = 0.87 > 0.82 REQUIRED.
  - CHAD RAILS SHALL MEET MASSDOT APPROVED CHAD RAIL SPECIFICATIONS.
  - FINAL DESIGN OF ALL CROSSING STRUCTURAL COMPONENTS TO BE PROVIDED BY CHES AND SHALL BE PROVIDED TO THE TOWN OF SHARON ENGINEERING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION.

DATE APPROVED: 11/09/2017  
  
 SHARON PLANNING BOARD

I CERTIFY THAT NO CHANGES HAVE ELAPSED SINCE THE LAST REVIEW AND THAT THE PROJECT AS SHOWN ON THESE PLANS HAS BEEN FILED IN THE OFFICE OF THE TOWN ENGINEER.  
  
 SHARON TOWN CLERK



PROFESSIONAL ENGINEER FOR  
 STRONG POINT ENGINEERING SOLUTIONS, LLC  
 1100 SHARON ROAD  
 SHARON, MA 01092  
 PROJECT NUMBER: 1411-001  
 DATE OF ISSUE: NOVEMBER 10, 2018  
 SCALE: AS NOTED  
 DESIGNED BY: JULY CHECKED BY: ED  
 PREPARED OR REVIEWED BY:  
 DIAMOND BUILDERS CORP.  
 12 HORTON OFFICE BUILDING  
 SHARON, MA 01097  
 DEFINITIVE SUBDIVISION PLANS  
 DIAMOND RESIDENCES  
 SHARON, MA  
 SHEET NO. 12 OF 12  
 PROJECT NO. 1411-001  
 DATE: 11/22/18

TP--2A	TP--2B	TP--3A	TP--3B	TP--4A	TP--4B	TP--5I	TP--6A	TP--6B	TP--7A	TP--7B	TP--8A	TP--8B
0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2	0" LOAMY SAND 2.5 Y 4/2
8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4	8" LOAMY SAND 2.5 Y 6/4
32" LOAMY SAND 5 Y 5/4	32" LOAMY SAND 5 Y 5/4	34" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4	28" LOAMY SAND 5 Y 5/4	34" LOAMY SAND 5 Y 5/4	32" LOAMY SAND 5 Y 6/4	30" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4	30" LOAMY SAND 5 Y 5/4
131'	131'	127'	120'	120'	116'	120'	118'	120'	112'	120'	120'	118'
PERC RATE 5 MIN/INCH	PERC RATE 18 MIN/INCH	PERC RATE 25 MIN/INCH	PERC RATE 25 MIN/INCH	PERC RATE 25 MIN/INCH	PERC RATE 4 MIN/INCH	PERC RATE 4 MIN/INCH	PERC RATE 6 MIN/INCH	PERC RATE 6 MIN/INCH	PERC RATE 6 MIN/INCH	PERC RATE 6 MIN/INCH	PERC RATE 4 MIN/INCH	PERC RATE 4 MIN/INCH
306.46	307.06	307.06	307.06	307.06	314.97	314.97	318.37	318.37	316.07	316.07	321.21	319.22
304.99	307.33	307.33	307.33	307.33	314.64	314.64	318.91	318.91	316.07	316.07	320.87	319.08
302.82	304.66	304.66	304.66	304.66	312.13	312.13	316.07	316.07	316.07	316.07	319.21	317.22
295.49	307.66	307.66	307.66	307.66	305.30	305.30	303.23	303.23	303.23	303.23	311.21	309.89
PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4	PERC RATE 5 Y 5/4

TEST PIT LOGS  
 PERFORMED BY 1420718

ISSUED FOR ENDORSEMENT: NOVEMBER 1, 2017

D-4