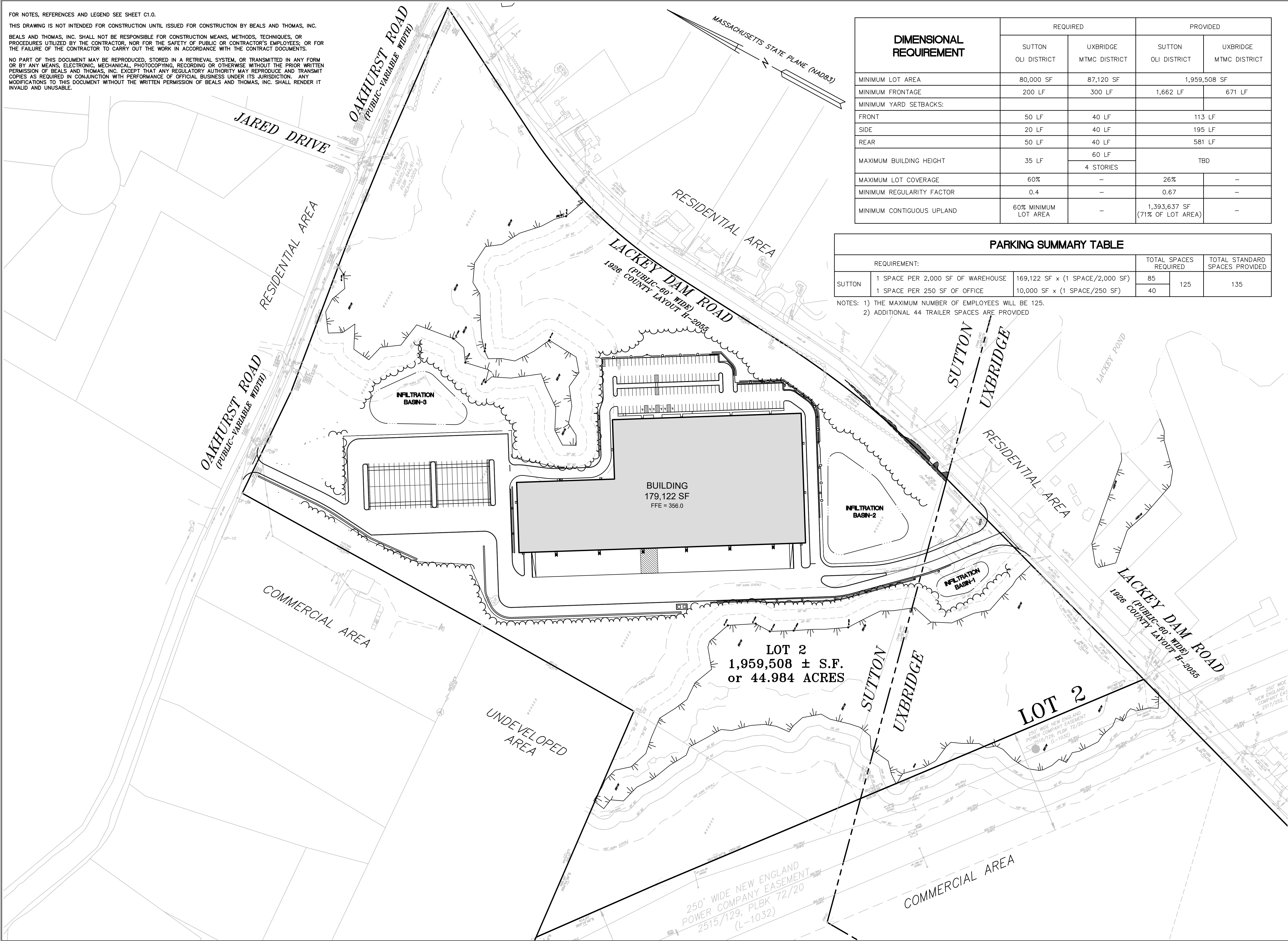


FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



DIMENSIONAL REQUIREMENT	REQUIRED		PROVIDED	
	SUTTON OLI DISTRICT	UXBRIDGE MTMC DISTRICT	SUTTON OLI DISTRICT	UXBRIDGE MTMC DISTRICT
MINIMUM LOT AREA	80,000 SF	87,120 SF	1,959,508 SF	
MINIMUM FRONTAGE	200 LF	300 LF	1,662 LF	671 LF
MINIMUM YARD SETBACKS:				
FRONT	50 LF	40 LF	113 LF	
SIDE	20 LF	40 LF	195 LF	
REAR	50 LF	40 LF	581 LF	
MAXIMUM BUILDING HEIGHT	35 LF	60 LF 4 STORIES	TBD	
MAXIMUM LOT COVERAGE	60%	-	26%	-
MINIMUM REGULARITY FACTOR	0.4	-	0.67	-
MINIMUM CONTIGUOUS UPLAND	60% MINIMUM LOT AREA	-	1,393,637 SF (71% OF LOT AREA)	-

PARKING SUMMARY TABLE					
REQUIREMENT:			TOTAL SPACES REQUIRED		TOTAL STANDARD SPACES PROVIDED
SUTTON	1 SPACE PER 2,000 SF OF WAREHOUSE	169,122 SF x (1 SPACE/2,000 SF)	85	125	135
	1 SPACE PER 250 SF OF OFFICE	10,000 SF x (1 SPACE/250 SF)	40		

NOTES: 1) THE MAXIMUM NUMBER OF EMPLOYEES WILL BE 125.
2) ADDITIONAL 44 TRAILER SPACES ARE PROVIDED

PREPARED FOR:

**US MA
DEVELOPMENT,
LLC**

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:


1: _____

2: _____

3: _____


4: _____

5: _____


10/5/2022

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:

 **BEALS + THOMAS**

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2	10/05/2022	REVISED PER COMMENTS
1	09/06/2022	REVISED PER COMMENTS
0	05/16/2022	ISSUED FOR PERMITTING
ISSUE DATE		DESCRIPTION
DES	DWN	CHK'D
		APP'D

PROJECT:

**LACKEY DAM
LOGISTICS CENTER**

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: 1" = 100' DATE: MAY 16, 2022

METERS
0 10 25 50 75
FEET
0 50 100 200 300

**ZONING DIMENSIONAL
COMPLIANCE PLAN**

B+T JOB NO. 3077.06	C1.1
B+T PLAN NO. 307706P068C-001	

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
AD-1	R=357.50	I=352.50	12" HDPE	TO DMH-4
AD-2	R=350.50	I=347.00	12" RCP	TO DMH-9
AD-3	R=348.20	I=345.36	12" RCP	TO DMH-9
AD-4	R=348.20	I=344.20	12" RCP	TO DMH-11
AD-5	R=331.50	I=326.50	12" HDPE	TO FE-8
CB-1	R=366.27	I=362.20	12" HDPE	TO DMH-1
CB-2	R=366.27	I=362.20	12" HDPE	TO DMH-1
CB-3	R=363.40	I=359.38	12" HDPE	TO DMH-2
CB-4	R=359.85	I=355.81	12" HDPE	TO DMH-8
CB-5	R=360.60	I=356.58	12" HDPE	TO DMH-8
CB-6	R=358.30	I=353.25	12" HDPE	TO DMH-3
DCB-7	R=357.30	I=348.74	15" HDPE	TO WQI-7
DCB-8	R=353.30	I=349.05	12" HDPE	TO DMH-6
CB-8A	R=353.65	I=349.70	12" HDPE	TO DMH-7
CB-9	R=352.75	I=348.75	12" HDPE	TO DMH-18A
CB-10	R=353.90	I=349.90	12" HDPE	TO DMH-18A
CB-11	R=355.00	I=351.00	12" RCP	TO DMH-4
CB-11A	R=355.00	I=351.00	12" RCP	TO DMH-4
DCB-12	R=349.90	I=345.40	12" RCP	TO DMH-9
DCB-13	R=349.90	I=345.40	12" RCP	TO DMH-11
DCB-14	R=349.90	I=345.40	12" RCP	TO DMH-12
DCB-15	R=349.90	I=345.40	12" HDPE	TO DMH-13
CB-16	R=349.50	I=345.51	12" HDPE	TO DMH-15
CB-17	R=349.50	I=345.51	12" HDPE	TO DMH-15
CB-18	R=346.00	I=342.41	12" HDPE	TO DMH-16
CB-19	R=346.00	I=342.48	12" HDPE	TO DMH-16
CB-20	R=352.90	I=346.60	12" HDPE	TO DMH-18
CB-21	R=352.90	I=348.90	12" HDPE	TO DMH-19
CB-22	R=331.90	I=327.90	12" HDPE	TO WQI-5
CB-23	R=331.90	I=327.55	12" HDPE	TO WQI-5
CB-24	R=325.80	I=322.00	12" HDPE	TO WQI-6
CB-25	R=325.70	I=322.00	12" HDPE	TO WQI-6
CB-26	R=351.80	I=348.80	12" HDPE	TO DMH-19
CO-1	R=355.00	I=352.12 I=352.12	12" HDPE 12" HDPE	FROM RD-16 TO RD-15-CONN
CO-2	R=355.20	I=348.17 I=348.07	12" HDPE 12" HDPE	FROM RD-1 TO RD-2-CONN

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
DMH-1	R=365.30	I=362.01 I=362.01 I=361.91	12" HDPE 12" HDPE 12" HDPE	FROM CB-1 FROM CB-2 TO DMH-2
DMH-2	R=363.30	I=359.10 I=359.10 I=359.00	12" HDPE 12" HDPE 12" HDPE	FROM CB-3 FROM DMH-1 TO DMH-8
DMH-3	R=358.10	I=352.95 I=349.25 I=349.00	12" HDPE 12" RCP 15" RCP	FROM CB-6 FROM DMH-4 TO WQI-7
DMH-4	R=357.20	I=351.90 I=350.30 I=350.30 I=350.30	12" HDPE 12" RCP 12" RCP 12" RCP	FROM AD-1 FROM CB-11 FROM CB-11A TO DMH-3
DMH-5	R=358.40	I=348.13 I=348.13	15" HDPE 15" HDPE	FROM DMH-6 TO WQI-2
DMH-6	R=353.50	I=348.95 I=348.95 I=348.70	12" HDPE 12" HDPE 15" HDPE	FROM DCB-8 FROM DMH-7 TO DMH-5
DMH-7	R=354.50	I=349.48 I=349.48	12" HDPE 12" HDPE	FROM CB-8A TO DMH-6
DMH-8	R=359.90	I=355.64 I=355.40 I=353.96 I=350.78	12" HDPE 12" HDPE 12" HDPE 24" HDPE	FROM CB-4 FROM CB-5 FROM DMH-2 TO WQI-1
DMH-9	R=350.00	I=345.26 I=345.26 I=345.26 I=344.76	12" RCP 12" RCP 12" RCP 18" RCP	FROM AD-2 FROM AD-3 FROM DCB-12 TO DMH-10
DMH-10	R=350.60	I=344.45 I=344.35	18" RCP 18" RCP	FROM DMH-9 TO DMH-11
DMH-11	R=350.00	I=345.30 I=344.16 I=343.96 I=343.71	12" RCP 12" RCP 18" RCP 21" RCP	FROM DCB-13 FROM AD-4 FROM DMH-10 TO DMH-12
DMH-12	R=350.06	I=345.30 I=343.10 I=342.85	12" RCP 21" RCP 24" HDPE	FROM DCB-14 FROM DMH-11 TO DMH-13
DMH-13	R=350.06	I=345.10 I=342.23 I=342.13	12" HDPE 24" HDPE 24" HDPE	FROM DCB-15 FROM DMH-12 TO DMH-14
DMH-14	R=349.90	I=341.60 I=341.50	24" HDPE 24" HDPE	FROM DMH-13 TO WQI-3
DMH-15	R=349.30	I=345.13 I=345.13 I=341.42	12" HDPE 12" HDPE 12" HDPE	FROM CB-16 FROM CB-17 TO WQI-3
DMH-16	R=347.20	I=341.91 I=341.91 I=341.91	12" HDPE 12" HDPE 12" HDPE	FROM CB-18 FROM CB-19 TO WQI-3
DMH-17	R=352.70	I=343.57 I=343.47	24" HDPE 24" HDPE	FROM RD-8-CONN TO FE-5
DMH-18	R=353.60	I=345.95 I=345.95 I=345.70	12" HDPE 12" HDPE 15" HDPE	FROM CB-20 FROM DMH-18A TO DMH-19
DMH-18A	R=354.50	I=349.80 I=348.04 I=348.04	12" HDPE 12" HDPE 12" HDPE	FROM CB-10 FROM CB-9 TO DMH-18
DMH-19	R= 353.70	I=348.31 I=346.95 I=345.45 I=345.20	12" HDPE 12" HDPE 15" HDPE 18" HDPE	FROM CB-21 FROM CB-26 FROM DMH-18 TO DMH-20
DMH-20	R= 353.90	I=343.41 I=343.31	18" HDPE 18" HDPE	FROM DMH-19 TO WQI-4
DMH-22	R= 334.00	I=330.50 I=328.61	18" HDPE 18" HDPE	FROM OCS-2 TO FE-11
DMH-23	R=357.50	I=347.44 I=347.44	24" HDPE 24" HDPE	FROM DMH-24 TO FE-2
DMH-24	R=358.50	I=347.89 I=347.89	24" HDPE 24" HDPE	FROM RD-9-CONN TO DMH-23
DMH-25	R=355.65	I=349.11 I=349.11	21" HDPE 21" HDPE	FROM DMH-26 TO RD-11-CONN
DMH-26	R=354.90	I=349.65 I=349.65	21" HDPE 21" HDPE	FROM RD-12-CONN TO DMH-25

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
RD-1	R=356.00	I=348.25	12 HDPE	TO CO-2
RD-2	R=352.00	I=348.00	12" HDPE	TO RD-2-CONN
RD-2 -CONN	R=351.85	I=347.57 I=347.57 I=347.32	12" HDPE 12" HDPE 15" HDPE	FROM CO-2 FROM RD-2 TO RD-3-CONN
RD-3	R=352.00	I=347.50	12" HDPE	TO RD-3-CONN
RD-3 -CONN	R=351.85	I=347.07 I=346.82 I=346.57	12" HDPE 15" HDPE 18" HDPE	FROM RD-3 FROM RD-2-CONN TO RD-4-CONN
RD-4	R=352.00	I=347.75	12" HDPE	TO RD-4-CONN
RD-4 -CONN	R=351.85	I=347.07 I=345.95 I=345.95	12" HDPE 18" HDPE 18" HDPE	FROM RD-4 FROM RD-3-CONN TO RD-5-CONN
RD-5	R=352.00	I=346.50	12" HDPE	TO RD-5-CONN
RD-5 -CONN	R=351.85	I=345.94 I=345.49 I=345.24	12" HDPE 18" HDPE 21" HDPE	FROM RD-5 FROM RD-4-CONN TO RD-6-CONN
RD-6	R=352.00	I=346.25	12" HDPE	TO RD-6-CONN
RD-6 -CONN	R=351.85	I=345.59 I=344.74 I=344.74	12" HDPE 21" HDPE 21" HDPE	FROM RD-6 FROM RD-5-CONN TO RD-7-CONN
RD-7	R=352.00	I=345.75	12" HDPE	TO RD-7-CONN
RD-7 -CONN	R=351.85	I=345.24 I=344.24 I=343.99	12" HDPE 21" HDPE 24" HDPE	FROM RD-7 FROM RD-6-CONN TO RD-8-CONN
RD-8	R=356.00	I=345.25	12" HDPE	TO RD-8-CONN
RD-8 -CONN	R=354.70	I=344.73 I=343.63 I=343.63	12" HDPE 24" HDPE 24" HDPE	FROM RD-8 FROM RD-7-CONN TO DMH-17
RD-9	R=356.00	I=348.50	12" HDPE	TO RD-9-CONN
RD-9 -CONN	R=357.50	I=348.04 I=348.04 I=348.04	12" HDPE 24" HDPE 24" HDPE	FROM RD-9 FROM RD-10-CONN TO DMH-24
RD-10	R=356.00	I=349.50	12 HDPE	TO RD-10-CONN
RD-10 -CONN	R=353.70	I=348.91 I=348.42 I=348.42	12" HDPE 24" HDPE 24" HDPE	FROM RD-10 FROM RD-11-CONN TO RD-9-CONN
RD-11	R=356.00	I=350.00	12" HDPE	TO RD-11-CONN
RD-11 -CONN	R=355.50	I=349.51 I=349.07 I=348.82	12" HDPE 21" HDPE 24" HDPE	FROM RD-11 FROM DMH-25 TO RD-10-CONN
RD-12	R=356.00	I=350.50	12" HDPE	TO RD-12-CONN
RD-12 -CONN	R=355.50	I=349.94 I=349.94 I=349.94	12" HDPE 21" HDPE 21" HDPE	FROM RD-12 FROM RD-13-CONN TO DMH-26
RD-13	R=356.00	I=351.25	12" HDPE	TO RD-13-CONN
RD-13 -CONN	R=355.30	I=350.64 I=350.59 I=350.34	12" HDPE 18" HDPE 21" HDPE	FROM RD-13 FROM RD-14-CONN TO RD-12-CONN
RD-14	R=356.00	I=351.75	12" HDPE	TO RD-14-CONN
RD-14 -CONN	R=354.30	I=351.25 I=351.14 I=351.00	15" HDPE 12" HDPE 18" HDPE	FROM RD-15-CONN FROM RD-14 TO RD-13-CONN
RD-15	R=356.00	I=352.25	12" HDPE	TO RD-15-CONN
RD-15 -CONN	R=354.40	I=352.00 I=351.90 I=351.65	12" HDPE 12" HDPE 15" HDPE	FROM RD-15 FROM CO-1 TO RD-14-CONN
RD-16	R=356.00	I=352.25	12" HDPE	TO CO-1

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
FE-1		I=350.16	24" HDPE	FROM WQI-1
FE-2		I=347.00	24" HDPE	FROM DMH-23
FE-3		I=347.00	15" HDPE	FROM WQI-2
FE-4		I=340.86	24" HDPE	FROM WQI-3
FE-5		I=343.14	24" HDPE	FROM DMH-17
FE-6		I=341.84	18" HDPE	FROM WQI-4
FE-7		I=327.00	12" HDPE	FROM WQI-5
FE-8		I=326.00	12" HDPE	FROM AD-5
FE-9		I=324.00	12" HDPE	FROM OCS-1
FE-10		I=321.40	12" RCP	FROM WQI-6
FE-11		I=326.00	18" HDPE	FROM DMH-22
FE-12		I=346.00	18" HDPE	FROM OCS-3
FE-13		I=347.00	21" HDPE	FROM WQI-7
OCS-1	R=327.90	I=325.00	12" HDPE	TO FE-9
OCS-2	R=344.90	I=331.70	18" HDPE	TO DMH-22
OCS-3	R=351.40	I=346.50	18" HDPE	TO FE-12
WQI-1	R=359.75	I=350.71 I=350.71	24" HDPE 24" HDPE	FROM DMH-8 TO FE-1
WQI-2	R=357.30	I=347.58 I=347.58	15" HDPE 15" HDPE	FROM DMH-5 TO FE-3
WQI-3	R=348.40	I=341.60 I=341.10 I=341.10 I=341.10	12" HDPE 24" HDPE 12" HDPE 24" HDPE	FROM DMH-16 FROM DMH-14 FROM DMH-15 TO FE-4
WQI-4	R=352.50	I=342.14 I=342.14	18" HDPE 18" HDPE	FROM DMH-20 TO FE-6
WQI-5	R=332.50	I=327.39 I=327.39 I=327.39	12" HDPE 12" HDPE 12" HDPE	FROM CB-22 FROM CB-23 TO FE-7
WQI-6	R=325.20	I=321.84 I=321.84 I=321.84	12" HDPE 12" HDPE 12" RCP	FROM CB-24 FROM CB-25 TO FE-10
WQI-7	R=358.50	I=348.37 I=348.37 I=347.87	15" HDPE 15" RCP 21" HDPE	FROM DCB-7 FROM DMH-3 TO FE-13

PREPARED FOR:

**US MA
DEVELOPMENT,
LLC**
8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**
58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)
MARY BEDOIAN
57675/260
BACK DEED (4064/177)
LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:
2:
3:
4:
5:



COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:



BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2	10/05/2022	REVISED PER COMMENTS
1	09/06/2022	REVISED PER COMMENTS
0	06/08/2022	ISSUED FOR PERMITTING
ISSUE DATE		DESCRIPTION
DES	DWN	CHK'D APP'D

PROJECT:

**LACKEY DAM
LOGISTICS CENTER**
SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: N/A DATE: JUNE 8, 2022

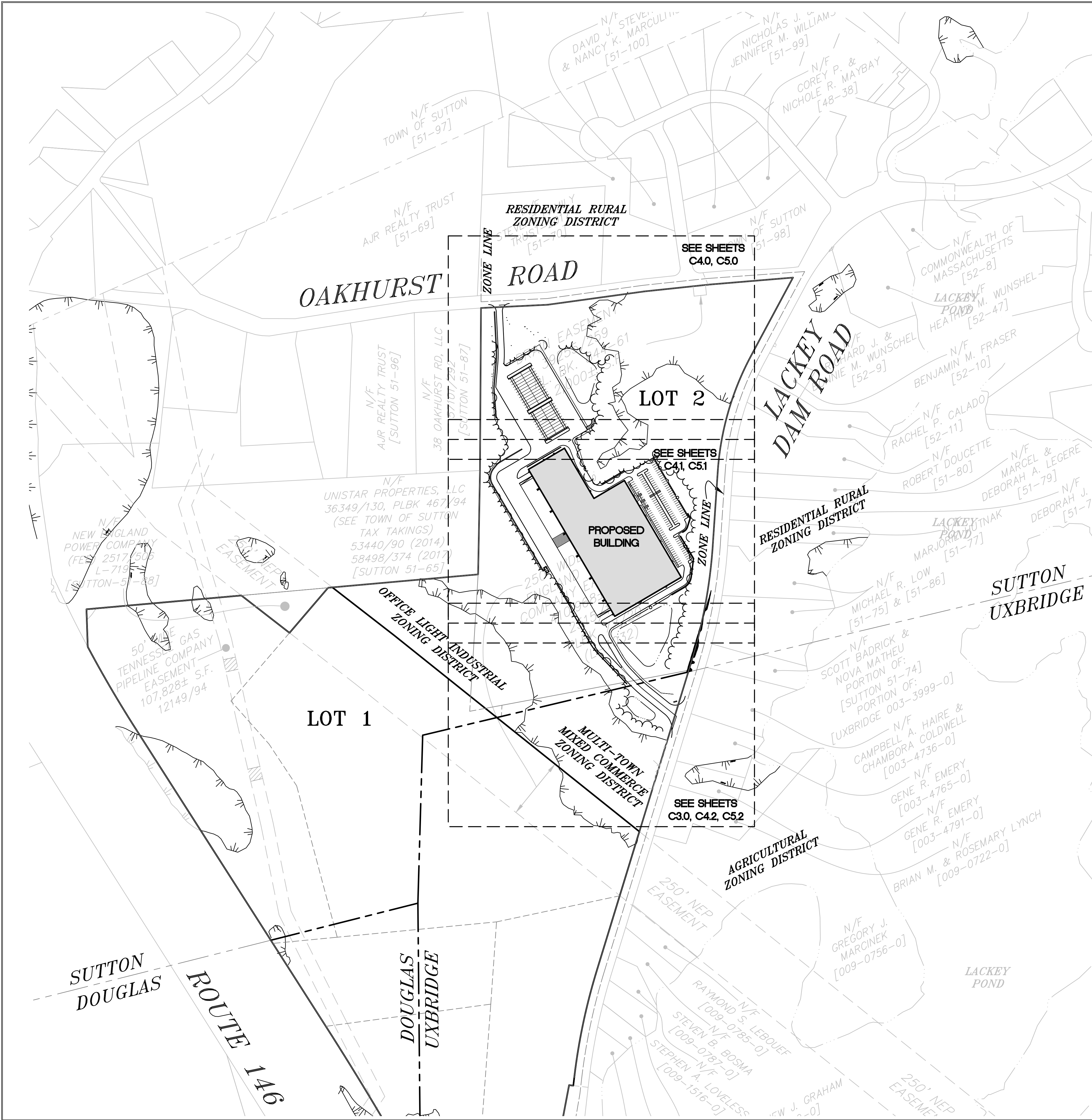
RIM AND INVERT SCHEDULE	
B+T JOB NO. 3077.06	C1.2
B+T PLAN NO. 307706P067C-003	

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



ZONING

SUTTON: OFFICE-LIGHT INDUSTRIAL ZONING DISTRICT
-WIRELESS COMMUNICATIONS SERVICES DISTRICT

UXBRIDGE: MULTI-TOWN MIXED COMMERCE ZONING DISTRICT



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING BOULEVARD, SUITE 300 INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)


MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:
2:
3:
4:
5:



D. Foster
10/5/2022

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

PREPARED BY:

 **BEALS + THOMAS**

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5	
4	
3	
2	10/05/2022 REVISED PER COMMENTS
1	09/06/2022 REVISED PER COMMENTS
0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE DESCRIPTION	
DES	DWN
CHK'D	APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

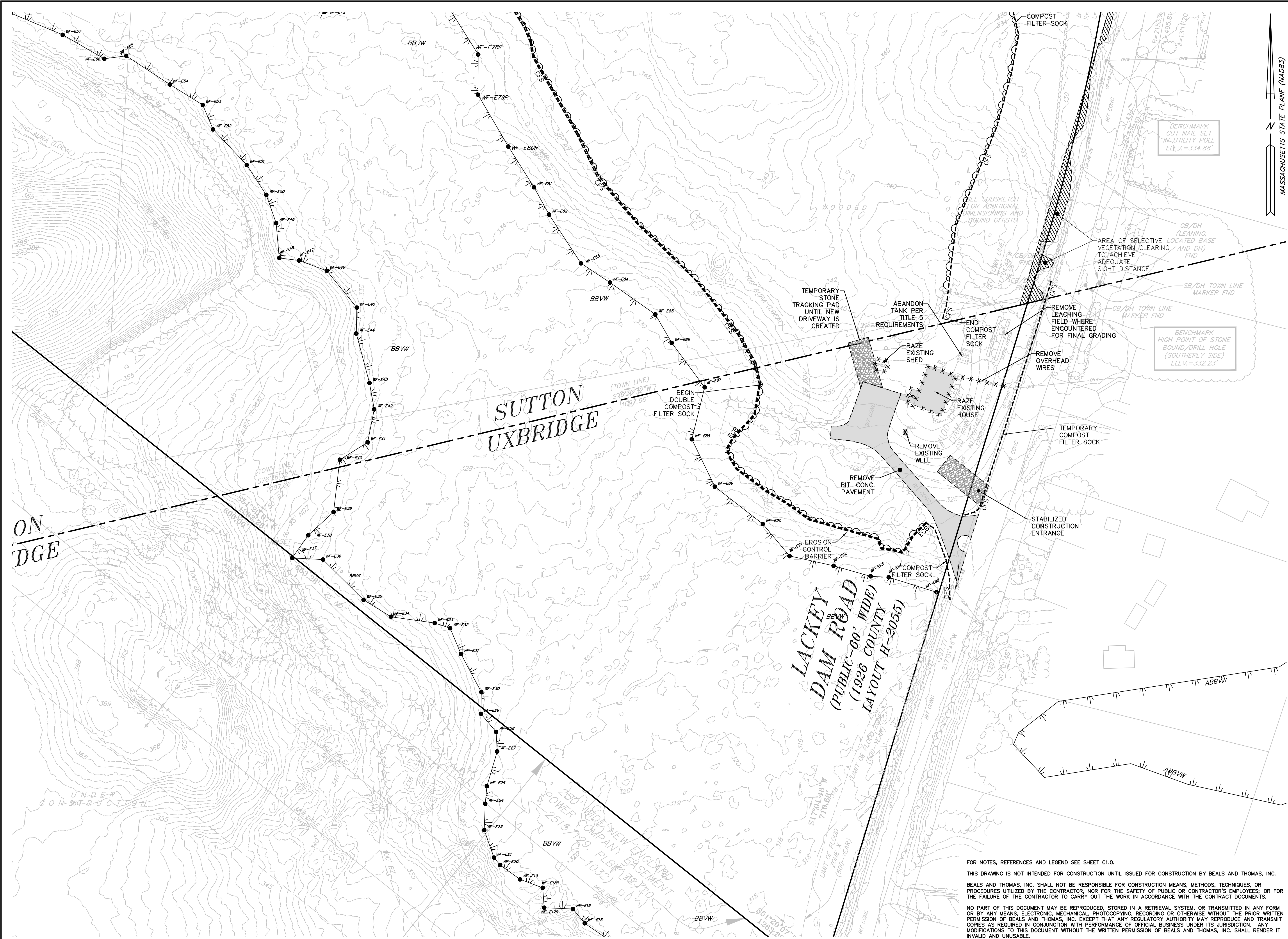
SUTTON/UXBRIDGE, MASSACHUSETTS (WORCESTER COUNTY)

SCALE: 1" = 200' DATE: MAY 16, 2022

METERS
0 20 50 100 150
FEET
0 100 200 400 600

OVERALL DEVELOPMENT INDEX PLAN

B+T JOB NO. 3077.06	C2.0
B+T PLAN NO. 307706P068C-002	



PREPARED FOR:

US MA
DEVELOPMENT,
LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO

58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:
2:
3:
4:
5:

Copyright (C) by Beals and Thomas, Inc. All Rights Reserved

PREPARED BY:

BEALS+THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5	
4	
3	
2	10/05/2022 REVISED PER COMMENTS
1	09/06/2022 REVISED PER COMMENTS
0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE	DESCRIPTION
TJM/JRM/TJM/JRM	DMF' DMF'
DES DWN	CHK'D APP'D

PROJECT:

LACKEY DAM
LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: 1" = 40' DATE: MAY 16, 2022

METERS
0 5 10 25

FEET
0 20 40 80 120

SITE PREPARATION
PLAN

B+T JOB NO.3077.06

B+T PLAN NO.
307706P068C-003

C3.0

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

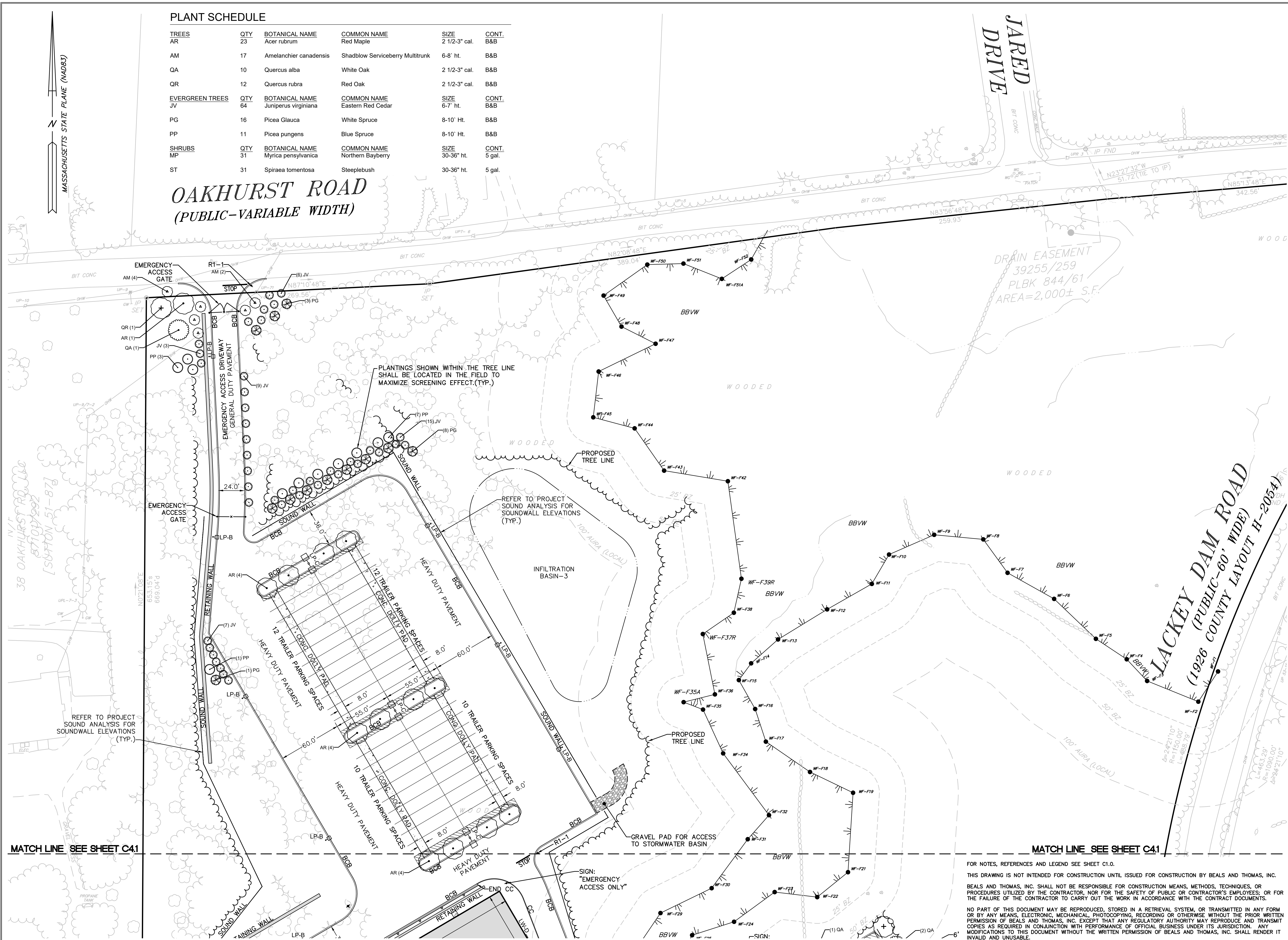
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
AR	23	Acer rubrum	Red Maple	2 1/2-3" cal.	B&B
AM	17	Amelanchier canadensis	Shadblow Serviceberry Multitrunk	6-8' ht.	B&B
QA	10	Quercus alba	White Oak	2 1/2-3" cal.	B&B
QR	12	Quercus rubra	Red Oak	2 1/2-3" cal.	B&B
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
JV	64	Juniperus virginiana	Eastern Red Cedar	6-7' ht.	B&B
PG	16	Picea Glauca	White Spruce	8-10' Ht.	B&B
PP	11	Picea pungens	Blue Spruce	8-10' Ht.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
MP	31	Myrica pensylvanica	Northern Bayberry	30-36" ht.	5 gal.
ST	31	Spiraea tomentosa	Steeplebush	30-36" ht.	5 gal.

OAKHURST ROAD
(PUBLIC-VARIABLE WIDTH)



FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1: _____

2: _____

3: _____

4: _____

5: _____

COMMONWEALTH OF MASSACHUSETTS
Daniel M. Fenn
CIVIL ENGINEER
NO. 41422
REGISTERED PROFESSIONAL ENGINEER

10/5/2022

COPYRIGHT (C) BY BEALS AND THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5		
4		
3		
2	10/05/2022	REVISED PER COMMENTS
1	09/06/2022	REVISED PER COMMENTS
0	05/16/2022	ISSUED FOR PERMITTING
	ISSUE DATE	DESCRIPTION
TJM/JRM	TJM/JRM	DMF
DES	DWN	CHK'D APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: 1" = 40' DATE: MAY 16, 2022

METERS
0 5 10 25
FEET
0 20 40 80 120

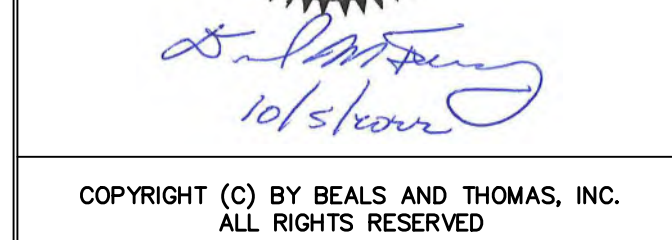
LAYOUT AND MATERIALS
& LANDSCAPE AND
LIGHTING PLAN

B+T JOB NO.3077.06	C4.0
B+T PLAN NO. 307706P068C-004	

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

LOT 2
PLAN BOOK 958, PLAN 117

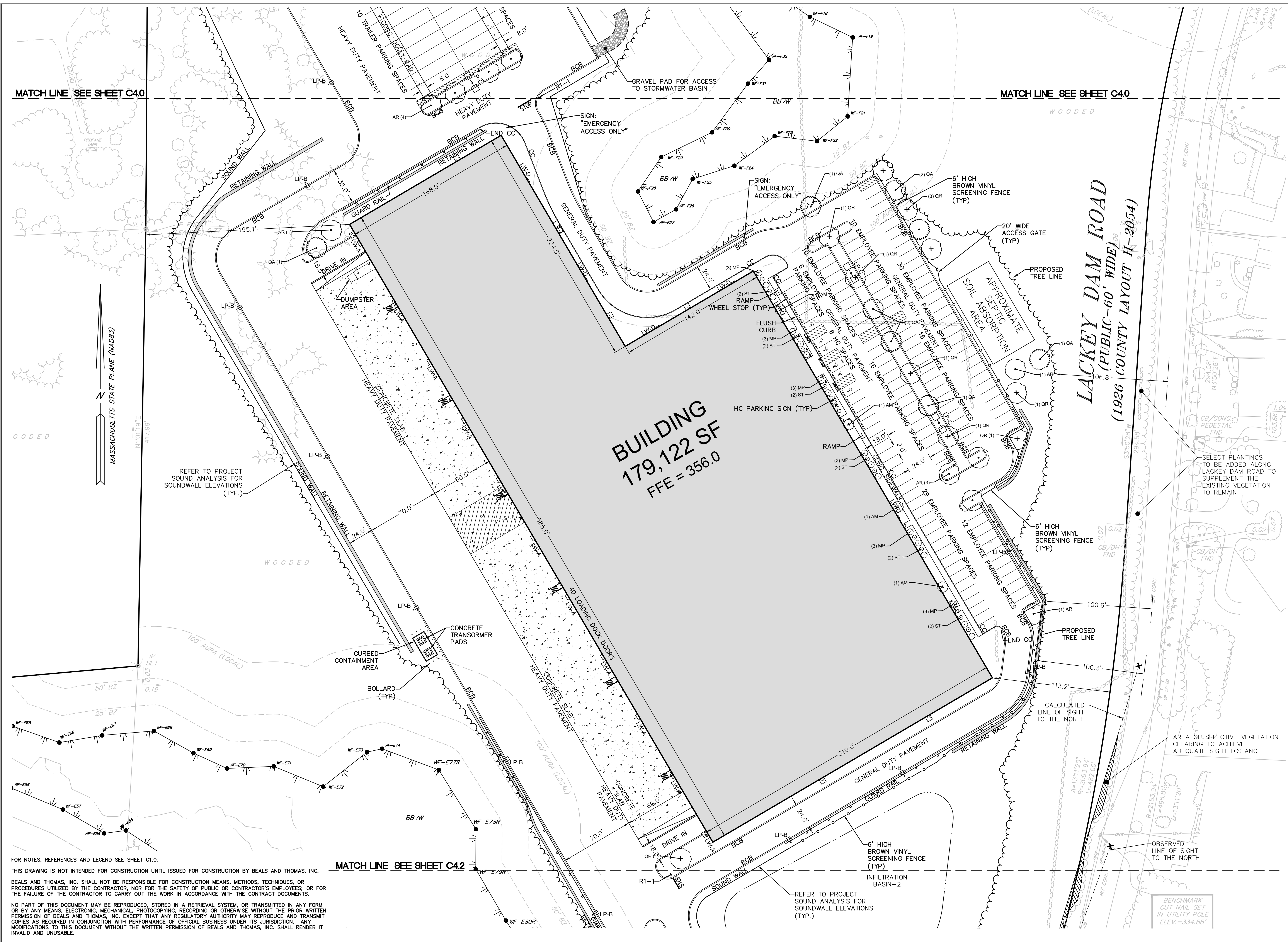
1:	
2:	
3:	
4:	
5:	

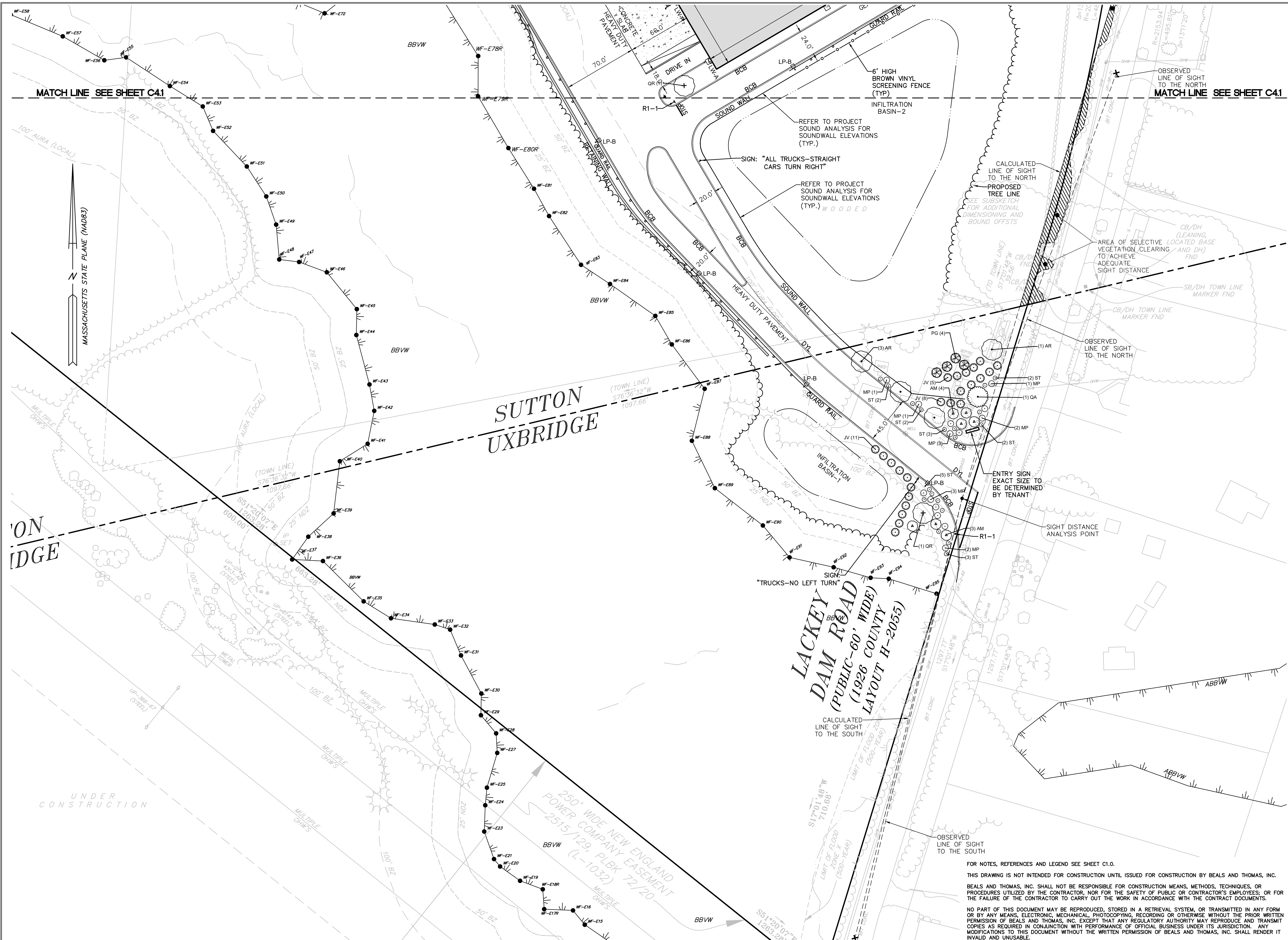


BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5			
4			
3			
2	10/05/2022	REVISED PER COMMENTS	
1	09/06/2022	REVISED PER COMMENTS	
0	05/16/2022	ISSUED FOR PERMITTING	
ISSUE DATE		DESCRIPTION	
TJM/JRM	TJM/JRM	DMF	DMF
DES	DWN	CHK'D	APP'D

C4.1





PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING BOULEVARD, SUITE 300 INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:
2:
3:
4:
5:

COPYRIGHT (C) BY BEALS AND THOMAS, INC. ALL RIGHTS RESERVED

PREPARED BY:

BEALS + THOMAS

BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5	
4	
3	
2	10/05/2022 REVISED PER COMMENTS
1	09/06/2022 REVISED PER COMMENTS
0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE	DESCRIPTION
TJM/JRM/TJM/JRM	DMF DMF
DES DWN	CHK'D APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE, MASSACHUSETTS (WORCESTER COUNTY)

SCALE: 1" = 40' DATE: MAY 16, 2022

METERS

0 5 10 25

FEET

0 20 40 80 120

LAYOUT AND MATERIALS & LANDSCAPE PLAN

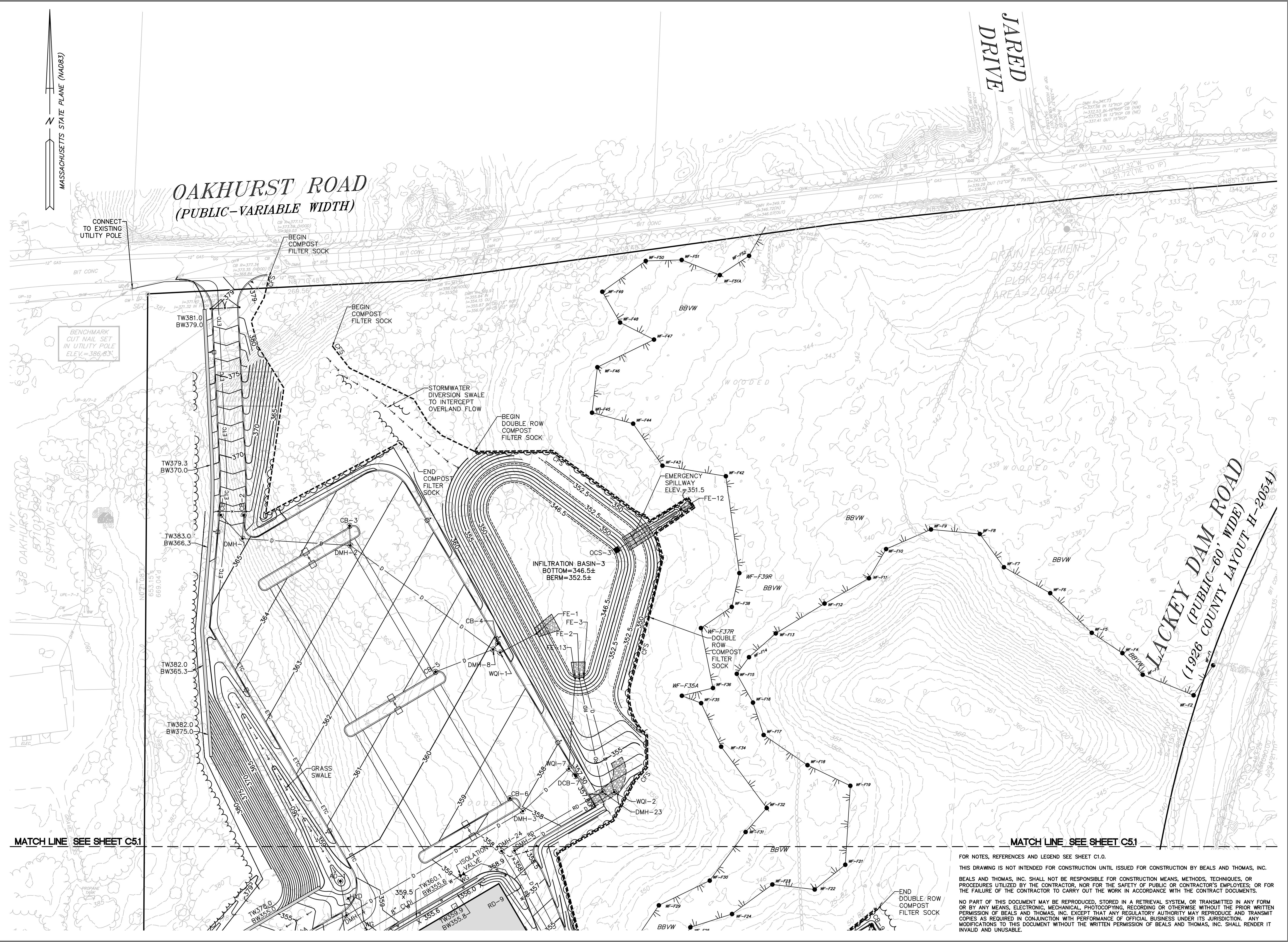
B+T JOB NO.3077.06	C4.2
B+T PLAN NO. 307706P068C-006	

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.



PREPARED FOR:
**US MA
DEVELOPMENT,
LLC**
8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:
**MARY BEDOIAN
BARBARA CHAIKO**
58719/38
BACK DEED (57675/260)
BACK DEED (4501/506)
MARY BEDOIAN
57675/260
BACK DEED (4064/177)
LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:
1:
2:
3:
4:
5:

Copyright (c) by BEALS and THOMAS, INC.
ALL RIGHTS RESERVED

PREPARED BY:
BEALS + THOMAS
BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

5	
4	
3	
2	10/05/2022 REVISED PER COMMENTS
1	09/06/2022 REVISED PER COMMENTS
0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE DESCRIPTION	
TJM/JRM	TJM/JRM
DES	DWN
DMF	DMF
CHK'D	APP'D

PROJECT:
**LACKEY DAM
LOGISTICS CENTER**
SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: 1" = 40'
DATE: MAY 16, 2022

GRADING, DRAINAGE &
UTILITY PLAN

B+T JOB NO. 30377.06
B+T PLAN NO. 307706P068C-007
C5.0

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.
THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.
BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR
PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR
THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN
PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT
COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY
MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT
INVALID AND UNUSABLE.

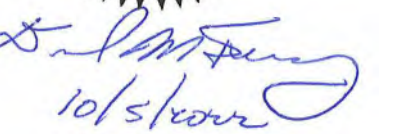
US MA
DEVELOPMENT,
LLC

MARY BEDOIAN
BARBARA CHAIKO

MARY BEDOIAN

LOT 2
PLAN BOOK 958, PLAN 117

1:	
2:	
3:	
4:	
5:	


BEALS + THOMAS

5			
4			
3			
2	10/05/2022	REVISED PER COMMENTS	
1	09/06/2022	REVISED PER COMMENTS	
0	05/16/2022	ISSUED FOR PERMITTING	
ISSUE DATE		DESCRIPTION	
TJM/JRM	TJM/JRM	DMF	DMF
DES	DWN	CHK'D	APP'D

**LACKEY DAM
LOGISTICS CENTER**

SCALE: 1" = 40' DATE: MAY 16, 2022

METERS

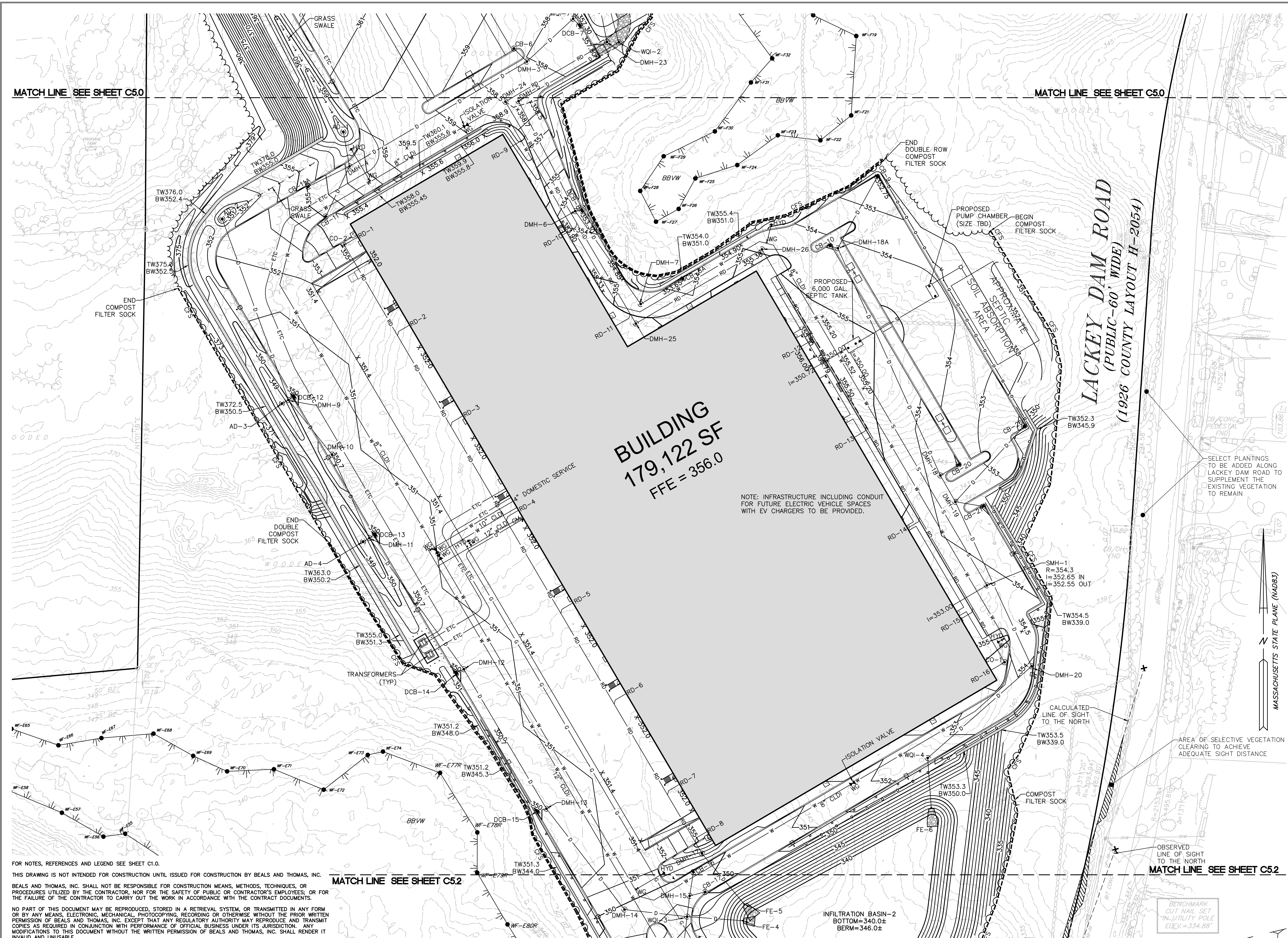
0 5 10 25

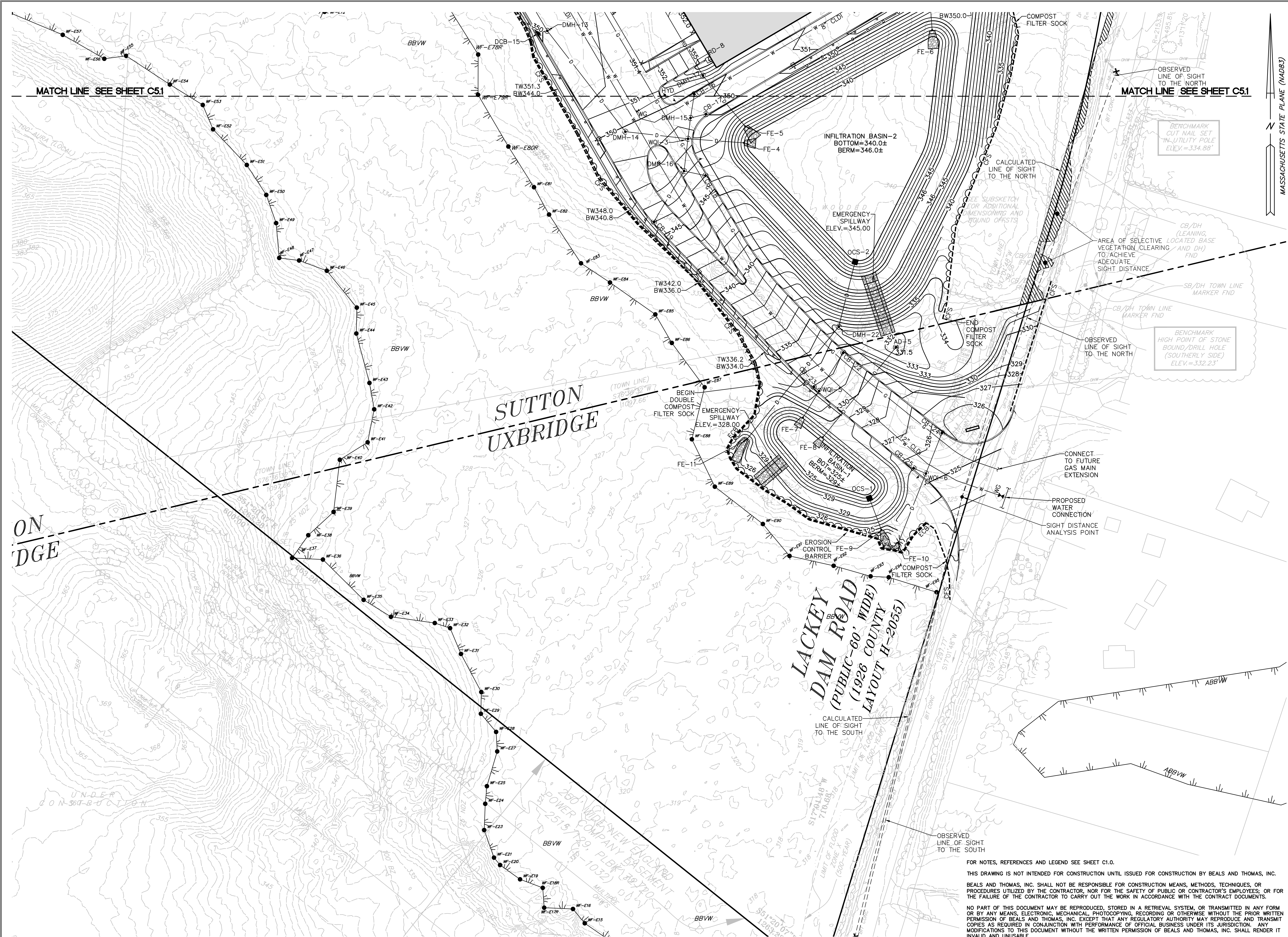
0 20 40 80 120

FEET

B+T PLAN NO.
307706P068C-008

C5.1





PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING BOULEVARD, SUITE 300 INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN BARBARA CHAIKO

58719/38 BACK DEED (57675/260) BACK DEED (4501/506)

MARY BEDOIAN

57675/260 BACK DEED (4064/177)

SUTTON PLANNING BOARD APPROVAL:

1:2:3:4:5:

Copyright (C) by Beals and Thomas, Inc. All Rights Reserved

PREPARED BY:

BEALS+THOMAS

BEALS AND THOMAS, INC. 144 Turnpike Road Southborough, Massachusetts 01772-2104 T 508.366.0560 | www.bealsandthomas.com

5	
4	
3	
2	10/05/2022 REVISED PER COMMENTS
1	09/06/2022 REVISED PER COMMENTS
0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE	DESCRIPTION
TJM/JRM	TJM/JRM
DES	DWN
DMF	CHK'D
DMF	APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE, MASSACHUSETTS (WORCESTER COUNTY)

SCALE: 1" = 40' DATE: MAY 16, 2022

METERS

0 5 10 25

FEET

0 20 40 80 120

GRADING, DRAINAGE & UTILITY PLAN

B+T JOB NO.3077.06

B+T PLAN NO. 307706P068C-009

C5.2

FOR NOTES, REFERENCES AND LEGEND SEE SHEET C1.0.

BEALS AND THOMAS, INC. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF BEALS AND THOMAS, INC. EXCEPT THAT ANY REGULATORY AUTHORITY MAY REPRODUCE AND TRANSMIT COPIES AS REQUIRED IN CONJUNCTION WITH PERFORMANCE OF OFFICIAL BUSINESS UNDER ITS JURISDICTION. ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BEALS AND THOMAS, INC. SHALL RENDER IT INVALID AND UNUSABLE.

