DEFINITIVE PLAN

PURSUANT TO THE TOWN OF SUTTON SUBDIVISION RULES & REGULATIONS SECTION 3.C
& DOUGLAS SUBDIVISION RULES & REGULATIONS SECTION 4.2

FOR

SUTTON DOUGLAS DEVELOPMENT

SUTTON & DOUGLAS, MA

DATE
FEBRUARY 10, 2022
REVISED
May 27, 2022

PROJECT TEAM

Civil Engineer | Landscape Architect

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Land Surveyor

FELDMAN
152 Hampden Street
Boston, MA 02119
617-357-9740

Wetland Scientist

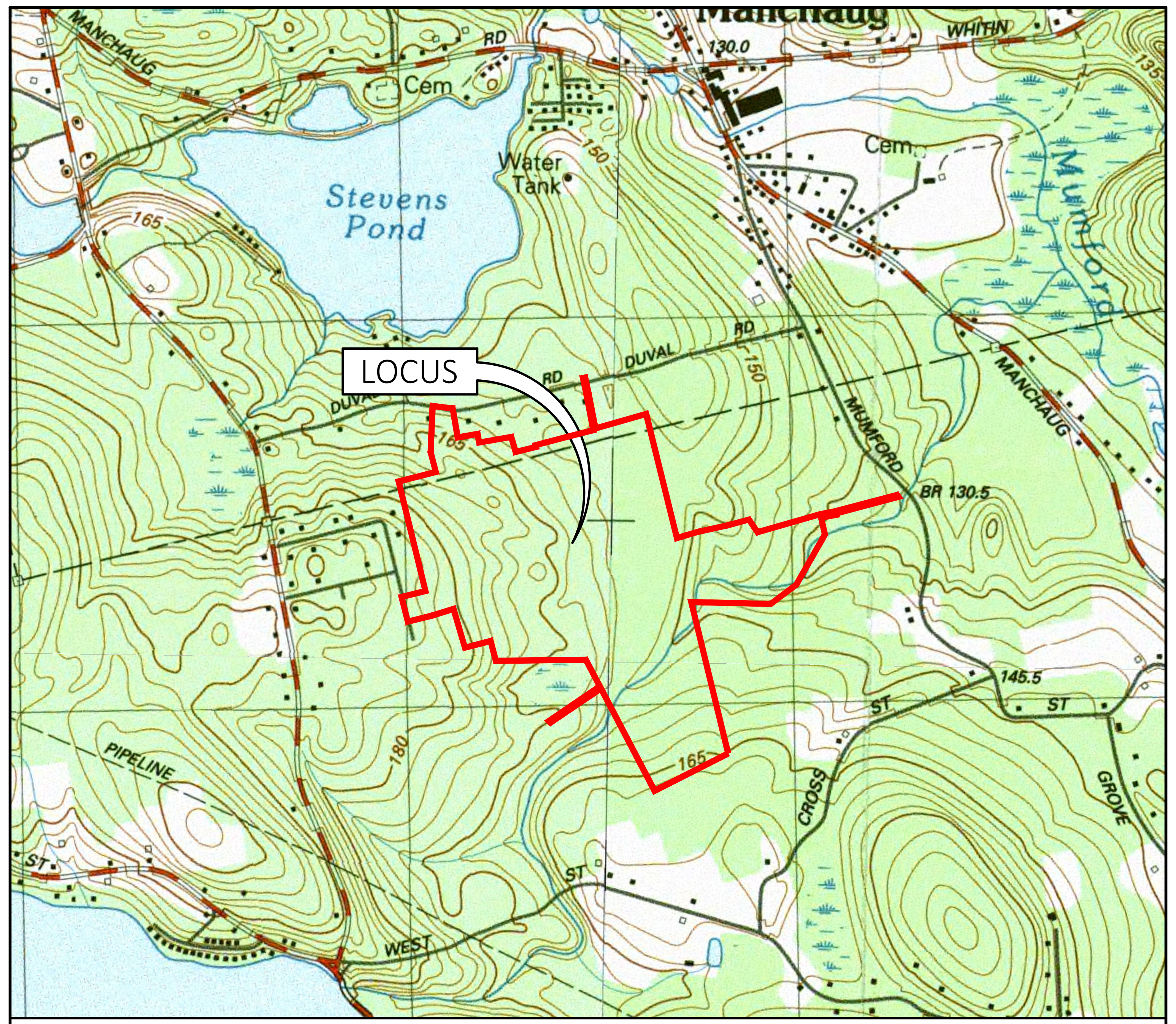
Northeast Ecological Services
79 Glenview Street
Upton, MA 01568
508-320-2678

PROJECT OWNER

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701
617-804-0222

PROJECT APPLICANT

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701
617-804-0222



LOCUS

0 500 1000 1500 2000
Scale: 1" = 1000'

Source: OLIVER MASS GIS

N W E S

SHEET INDEX

SHEET NO.	SHEET TITLE
V-101-113	EXISTING CONDITIONS PLANS (FELDMAN)
C-001	GENERAL NOTES AND LEGEND
C-101-110	LOTTING PLANS
C-201-207	GRADING & DRAINAGE PLANS
C-221	GENERAL PHASING PLAN
C-222-223	SITE EROSION & SEDIMENT CONTROL PLANS
C-301-307	PLAN & PROFILES
C-351-355	LINE OF SIGHT PLAN & PROFILES
C-401-405	DETAILS
C-501-505	~~WAIVER EXHIBITS~~ (WAIVERS GRANTED-REMOVED FROM DRAWING SET)
EX-601-607	EMERGENCY VEHICLE MANEUVERING EXHIBITS

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____
____
____
____
____
____

DATE:_______________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:
____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

___________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

________________________ ____________
TOWN CLERK DATE

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

___________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

________________________ ____________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

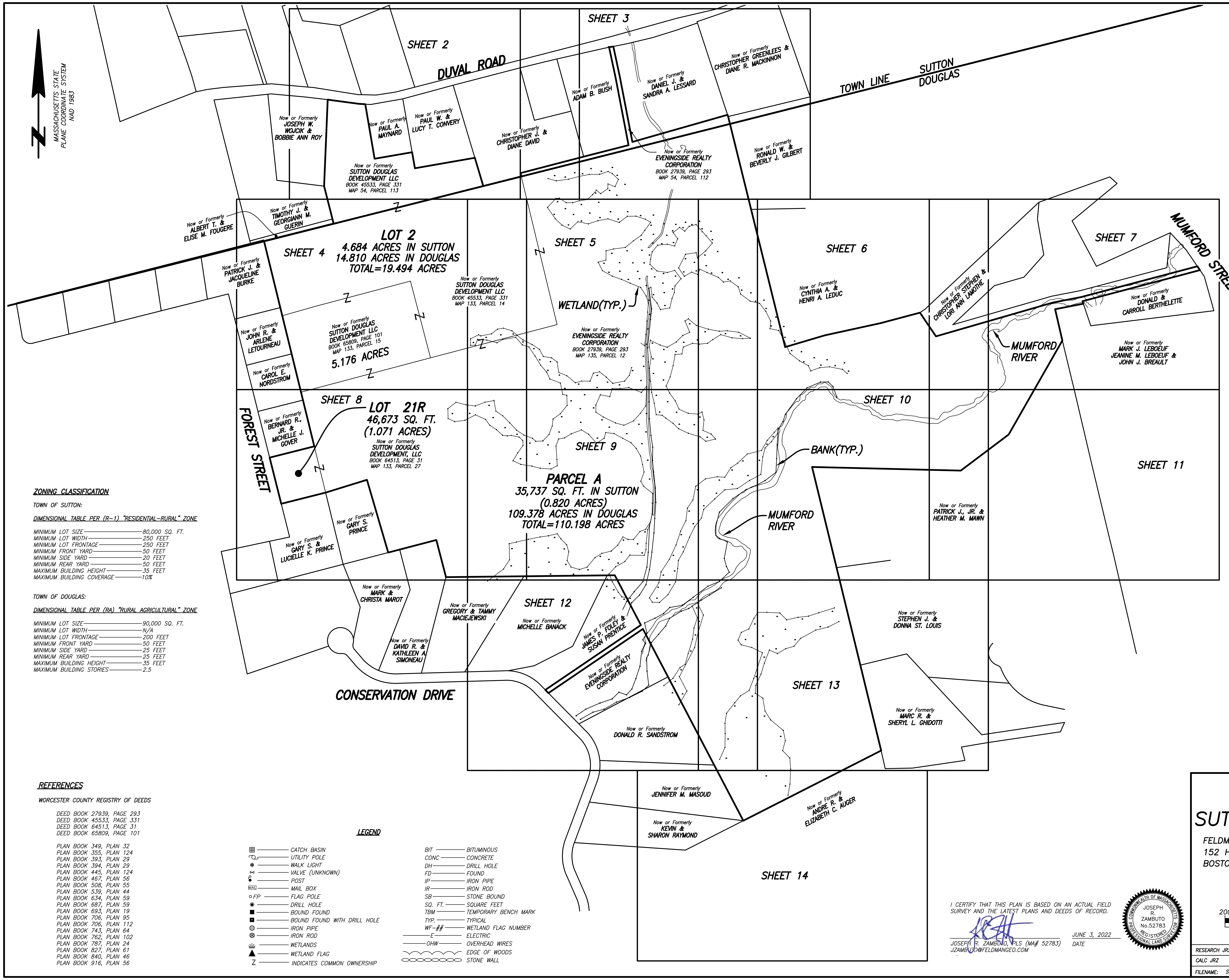
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

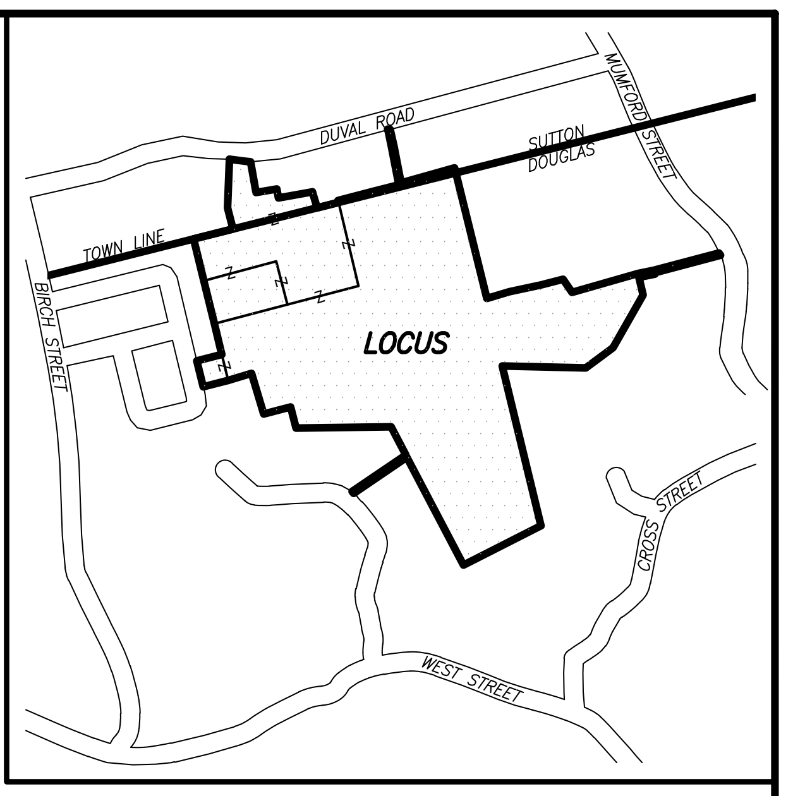
SUTTON PLANNING BOARD

____
____
____
____
____
____

DATE:_______________________________

APPROVED ON __________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.





LOCUS MAP NOT TO SCALE

NOTES:

1. BENCH MARK INFORMATION:

   ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON JANUARY 21, 2021.

   PERMANENT BENCH MARKS SET:

   BM–A: NAIL SET IN UTILITY POLE #6 ALONG NORTHERLY SIDELINE OF DUVAL ROAD. ELEVATION = 509.67

   BM–C: RAILROAD SPIKE FOUND IN UTILITY POLE ALONG SOUTHERLY SIDELINE OF DUVAL ROAD IN FRONT OF #61 DUVAL ROAD. ELEVATION = 523.70

   BM–E: LEAD PLUG SET IN BOULDER APPROXIMATELY 90' SOUTHEAST OF SOUTHEAST BUILDING CORNER LOCATED AT 5 FOREST STREET. ELEVATION = 611.26

   TEMPORARY BENCH MARKS SET:

   TBM–B: NAIL SET IN UTILITY POLE #9 ALONG SOUTHERLY SIDELINE OF DUVAL ROAD. ELEVATION = 512.54

   TBM–D: SPIKE SET IN UTILITY POLE #5 ALONG EASTERLY SIDELINE OF FOREST STREET. ELEVATION = 617.12

   TBM–F: NAIL SET IN UTILITY POLE #13 ALONG SOUTHERLY SIDELINE OF DUVAL ROAD. ELEVATION = 516.80

2. ELEVATIONS REFER TO NORTH AMERICAN DATUM OF 1988 (NAVD1988).

3. CONTOUR INTERVAL EQUALS TWO (2) FEET.

4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR WORCESTER COUNTY, TOWNS OF SUTTON AND DOUGLAS, MASSACHUSETTS, MAP NUMBERS 25027C0984E AND 25027C1003E, BOTH HAVING AN EFFECTIVE DATE OF JULY 4, 2011.

5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY, PROVIDED BY BLUESKY GEOSPATIAL LTD., IN FEBRUARY, 2021.

7. WETLANDS SHOWN HEREON WERE DELINEATED BY NORTHEAST ECOLOGICAL SERVICES IN JANUARY, 2021, AND FIELD LOCATED BY FELDMAN LAND SURVEYORS.

8. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1–888–344–7233 SEVENTY–TWO HOURS PRIOR TO EXCAVATION.

9. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN LAND SURVEYORS ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN LAND SURVEYORS' SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN LAND SURVEYORS.

ZONING CLASSIFICATION

TOWN OF SUTTON:

DIMENSIONAL TABLE PER (R–1) "RESIDENTIAL–RURAL" ZONE

MINIMUM LOT SIZE	80,000 SQ. FT.
MINIMUM LOT WIDTH	250 FEET
MINIMUM LOT FRONTAGE	250 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	10%

TOWN OF DOUGLAS:

DIMENSIONAL TABLE PER (RA) "RURAL AGRICULTURAL" ZONE

MINIMUM LOT SIZE	90,000 SQ. FT.
MINIMUM LOT WIDTH	N/A
MINIMUM LOT FRONTAGE	200 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING STORIES	2.5

REFERENCES

WORCESTER COUNTY REGISTRY OF DEEDS

DEED BOOK 27939, PAGE 293
DEED BOOK 45533, PAGE 331
DEED BOOK 64513, PAGE 31
DEED BOOK 65809, PAGE 101

PLAN BOOK 349, PLAN 32
PLAN BOOK 355, PLAN 124
PLAN BOOK 393, PLAN 29
PLAN BOOK 394, PLAN 29
PLAN BOOK 445, PLAN 124
PLAN BOOK 467, PLAN 56
PLAN BOOK 508, PLAN 55
PLAN BOOK 539, PLAN 44
PLAN BOOK 634, PLAN 59
PLAN BOOK 687, PLAN 59
PLAN BOOK 693, PLAN 19
PLAN BOOK 706, PLAN 95
PLAN BOOK 706, PLAN 112
PLAN BOOK 743, PLAN 64
PLAN BOOK 762, PLAN 102
PLAN BOOK 787, PLAN 24
PLAN BOOK 827, PLAN 61
PLAN BOOK 840, PLAN 46
PLAN BOOK 916, PLAN 56

LEGEND

⊞	CATCH BASIN	BIT	BITUMINOUS
☌	UTILITY POLE	CONC	CONCRETE
✵	WALK LIGHT	DH	DRILL HOLE
⋈	VALVE (UNKNOWN)	FD	FOUND
P ●	POST	IP	IRON PIPE
MAIL	MAIL BOX	IR	IRON ROD
○FP	FLAG POLE	SB	STONE BOUND
◉	DRILL HOLE	SQ. FT.	SQUARE FEET
■	BOUND FOUND	TBM	TEMPORARY BENCH MARK
▣	BOUND FOUND WITH DRILL HOLE	TYP.	TYPICAL
◎	IRON PIPE	WF–##	WETLAND FLAG NUMBER
⊗	IRON ROD	——E——	ELECTRIC
⺌	WETLANDS	——OHW——	OVERHEAD WIRES
▲	WETLAND FLAG	︵︵︵	EDGE OF WOODS
Z	INDICATES COMMON OWNERSHIP	⬭⬭⬭	STONE WALL

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JOSEPH R. ZAMBUTO, PLS (MA# 52783)
JZAMBUTO@FELDMANGEO.COM

JUNE 3, 2022
DATE

JOSEPH R. ZAMBUTO No.52783

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119

MAY 7, 2021
PHONE: (617)357–9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

200 0 100 200 400 800

SCALE: 1"=200'

RESEARCH JRZ	FIELD CHIEF KF	PROJ MGR JRZ	APPROVED	SHEET NO. 1 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858
FILENAME: S:\PROJECTS\17800's\17858\DWG\17858–EC.dwg				

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JZAMBUTO@FELDMANGEO.COM

JUNE 3, 2022
DATE

JOSEPH R. ZAMBUTO No.52783

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983
N
DUVAL (PUBLIC - VARIABLE WIDTH) ROAD
50' RIGHT OF WAY
Now or Formerly PAUL C. BESSETTE BOOK 21515, PAGE 102 MAP 54, PARCEL 114
Now or Formerly GEORGE & STELLA BANVILLE BOOK 53524, PAGE 391 MAP 54, PARCEL 119
Now or Formerly PAUL F. VINCEQUERE BOOK 43258, PAGE 35 MAP 54, PARCEL 11
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 45533, PAGE 331 MAP 54, PARCEL 113
LOT 2
4.684 ACRES IN SUTTON
14.810 ACRES IN DOUGLAS
TOTAL=19.494 ACRES
Now or Formerly JOSEPH W. WOJCIK & BOBBIE ANN ROY BOOK 42590, PAGE 97 MAP 54, PARCEL 2
Now or Formerly PAUL A. MAYNARD BOOK 17908, PAGE 125 MAP 54, PARCEL 3
Now or Formerly PAUL W. & LUCY T. CONVERY BOOK 54647, PAGE 386 MAP 54, PARCEL 4
Now or Formerly CHRISTOPHER J. & DIANE DAVID BOOK 55516, PAGE 249 MAP 54, PARCEL 5
Now or Formerly TIMOTHY J. & GEORGIANN M. GUERIN BOOK 8868, PAGE 107 MAP 54, PARCEL 122
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 45533, PAGE 331 MAP 133, PARCEL 14
#59 EXISTING BUILDING
#55 EXISTING BUILDING
#49 EXISTING BUILDING
#43 EXISTING BUILDING
#61 EXISTING BUILDING
S82°30'28"E 145.76'
S86°26'16"E 29.34'
S09°42'07"E 255.58'
N80°08'32"E 175.66'
S09°55'36"E 75.27'
N80°06'12"E 281.29'
S16°38'25"E 136.36'
N75°55'25"E 181.17'
N02°21'54"E 399.83'
N14°16'29"W 178.56'
IP(FD)
BM-C
TBM-B
DH(FD)
HEADWALL
ORNAMENTAL STONE
GRASS
GRAVEL
BIT. CONC.
DENSE TREES
TOWN LINE SUTTON DOUGLAS
MATCHLINE SHEET 3
MATCHLINE SHEET 4

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

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MAY 7, 2021
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www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

40 0 20 40 80 160
SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 2 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

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JZAMBUTO@FELDMANGEO.COM

JUNE 3, 2022
DATE

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MAY 7, 2021
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40 0 20 40 80 160
SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 3 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983
MATCHLINE SHEET 2
MATCHLINE SHEET 5
MATCHLINE SHEET 8
SUTTON
DOUGLAS
TOWN LINE
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 45533, PAGE 331 MAP 54, PARCEL 113
Now or Formerly TIMOTHY J. & GEORGIANN M. GUERIN BOOK 8868, PAGE 107 MAP 54, PARCEL 122
Now or Formerly ALBERT T. & ELISE M. FOUGERE BOOK 2750, PAGE 170
N75°55'25"E 331.77'
N14°16'29"W 178.56'
Now or Formerly PATRICK J. & JACQUELINE BURKE BOOK 65008, PAGE 36 MAP 133, PARCEL 13
N13°45'32"W 355.23'
445.14' S75°09'15"W
168.23' S74°09'24"W
N14°39'59"W 366.30'
Now or Formerly JOHN R. & ARLENE LETOURNEAU BOOK 53597, PAGE 25 MAP 133, PARCEL 16
IP(FD)
Now or Formerly CAROL E. NORDSTROM BOOK 15839, PAGE 235 MAP 133, PARCEL 25
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 65809, PAGE 101 MAP 133, PARCEL 15
5.176 ACRES
N75°08'56"E 618.89'
PARCEL A 35,737 SQ. FT. IN SUTTON (0.820 ACRES) 109.378 ACRES IN DOUGLAS TOTAL=110.198 ACRES
Now or Formerly EVENINGSIDE REALTY CORPORATION BOOK 27939, PAGE 293 MAP 135, PARCEL 12
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 45533, PAGE 331 MAP 133, PARCEL 14
LOT 2 4.684 ACRES IN SUTTON 14.810 ACRES IN DOUGLAS TOTAL=19.494 ACRES
100' BVW BZ
WF #A77
WF #A78
WF #A79
WF #A80
WF #A81
WF #A82
WF #A83
WF #A84
WF #A85
WF #A86
WF #A87
WF #A88
WF #A-89
WF #A-90
WF #A91
WF #A92
BVW

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JOSEPH R. ZAMBUTO, PLS (MA# 52783)
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JUNE 3, 2022
DATE

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MAY 7, 2021
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FELDMAN LAND SURVEYORS

40 0 20 40 80 160
SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 4 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

MATCHLINE SHEET 2
MATCHLINE SHEET 3
MATCHLINE SHEET 4
MATCHLINE SHEET 6
MATCHLINE SHEET 9
N
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983
Now or Formerly SUTTON DOUGLAS DEVELOPMENT LLC BOOK 45533, PAGE 331 MAP 133, PARCEL 14
LOT 2
4.684 ACRES IN SUTTON
14.810 ACRES IN DOUGLAS
TOTAL=19.494 ACRES
Now or Formerly EVENINGSIDE REALTY CORPORATION BOOK 27939, PAGE 293 MAP 135, PARCEL 12
PARCEL A
35,737 SQ. FT. IN SUTTON (0.820 ACRES)
109.378 ACRES IN DOUGLAS
TOTAL=110.198 ACRES
DENSE TREES
DENSE TREES
100' BVW BZ
BVW
S13°52'40"E 1095.90'

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FELDMAN
LAND SURVEYORS

40 0 20 40 80 160

SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 5 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

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MAY 7, 2021
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40 0 20 40 80 160

SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 6 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983
N
MUMFORD (PUBLIC - VARIABLE WIDTH) STREET
BIT. CONC.
#80 EXISTING BUILDING
#88 EXISTING BUILDING
N34°27'52"W 21.23'
N75°10'19"E 554.90'
561.69' S75°10'19"W
MUMFORD RIVER FLOW
N78°59'51"E 132.68'
132.68' S79°01'20"W
S18°06'48"E 12.17'
N73°54'52"E 563.62'
S12°54'14"E 148.50'
500.09' S29°41'19"W
Now or Formerly DONALD & CARROLL BERTHELETTE BOOK 44242, PAGE 241 MAP 135, PARCEL 11
Now or Formerly CHRISTOPHER STEPHEN & LORI ANN LAMOTHE BOOK 54496, PAGE 386 MAP 135, PARCEL 13.1
Now or Formerly MARK J. LEBOEUF & JEANINE M. LEBOEUF & JOHN J. BREAULT BOOK 38172, PAGE 77 MAP 135, PARCEL 9
Now or Formerly EVENINGSIDE REALTY CORPORATION BOOK 27939, PAGE 293 MAP 135, PARCEL 12
PARCEL A
35,737 SQ. FT. IN SUTTON (0.820 ACRES)
109.378 ACRES IN DOUGLAS
TOTAL=110.198 ACRES
Now or Formerly PATRICK J., JR. & HEATHER M. MAWN BOOK 26433, PAGE 206 MAP 135, PARCEL 6
MUMFORD RIVER FLOW
MATCHLINE SHEET 6
MATCHLINE SHEET 11

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MAY 7, 2021
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FELDMAN LAND SURVEYORS

40 0 20 40 80 160

SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 7 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

MATCHLINE SHEET 4
MATCHLINE SHEET 9
MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983
N
Now or Formerly CAROL E. NORDSTROM BOOK 15839, PAGE 235 MAP 133, PARCEL 25
SBDH(FD)
N13°45'32"W 258.03'
Now or Formerly BERNARD R., JR. & MICHELLE J. GOVER BOOK 8086, PAGE 326 MAP 133, PARCEL 26
N75°52'20"E 212.86'
Now or Formerly SUTTON DOUGLAS DEVELOPMENT, LLC BOOK 64513, PAGE 31 MAP 133, PARCEL 27
LOT 21R 46,673 SQ. FT. (1.071 ACRES)
SHED
PLANTER
PROPANE TANK
TWO STORY
LINE OF BUILDING
BAY WINDOW
DECK
STONES
BIT. CONC.
TBM-D
BM-E
FOREST STREET (PRIVATE - 50' WIDE)
N14°07'40"W 200.00'
S75°52'20"W 211.44'
200.00' S72°49'58"W
N16°19'36"W 350.00'
Now or Formerly GARY S. PRINCE NO DEED REFERENCE MAP 134, PARCEL 1
Now or Formerly GARY S. & LUCIELLE K. PRINCE BOOK 16207, PAGE 374 MAP 133, PARCEL 28
215.35' S75°24'02"W
SBDH(FD)
229.71' S75°24'02"W
N14°35'58"W 177.27'
780.00' S89°21'32"W
Now or Formerly MARK & CHRISTA MAROT BOOK 29647, PAGE 57 MAP 145, PARCEL 20
Now or Formerly DAVID R. & KATHLEEN A. SIMONEAU BOOK 21739, PAGE 97 MAP 145, PARCEL 21
Now or Formerly EVENINGSIDE REALTY CORPORATION BOOK 27939, PAGE 293 MAP 135, PARCEL 12
PARCEL A 35,737 SQ. FT. IN SUTTON (0.820 ACRES) 109.378 ACRES IN DOUGLAS TOTAL=110.198 ACRES
100' BVW BZ
BVW
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I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

JRZ

JOSEPH R. ZAMBUTO, PLS (MA# 52783)
JZAMBUTO@FELDMANGEO.COM

JUNE 3, 2022
DATE

JOSEPH R. ZAMBUTO No.52783

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119

MAY 7, 2021
PHONE: (617)357-9740
www.feldmansurveyors.com

FELDMAN
LAND SURVEYORS

40 0 20 40 80 160
SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 8 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858
FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg				

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RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 9 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

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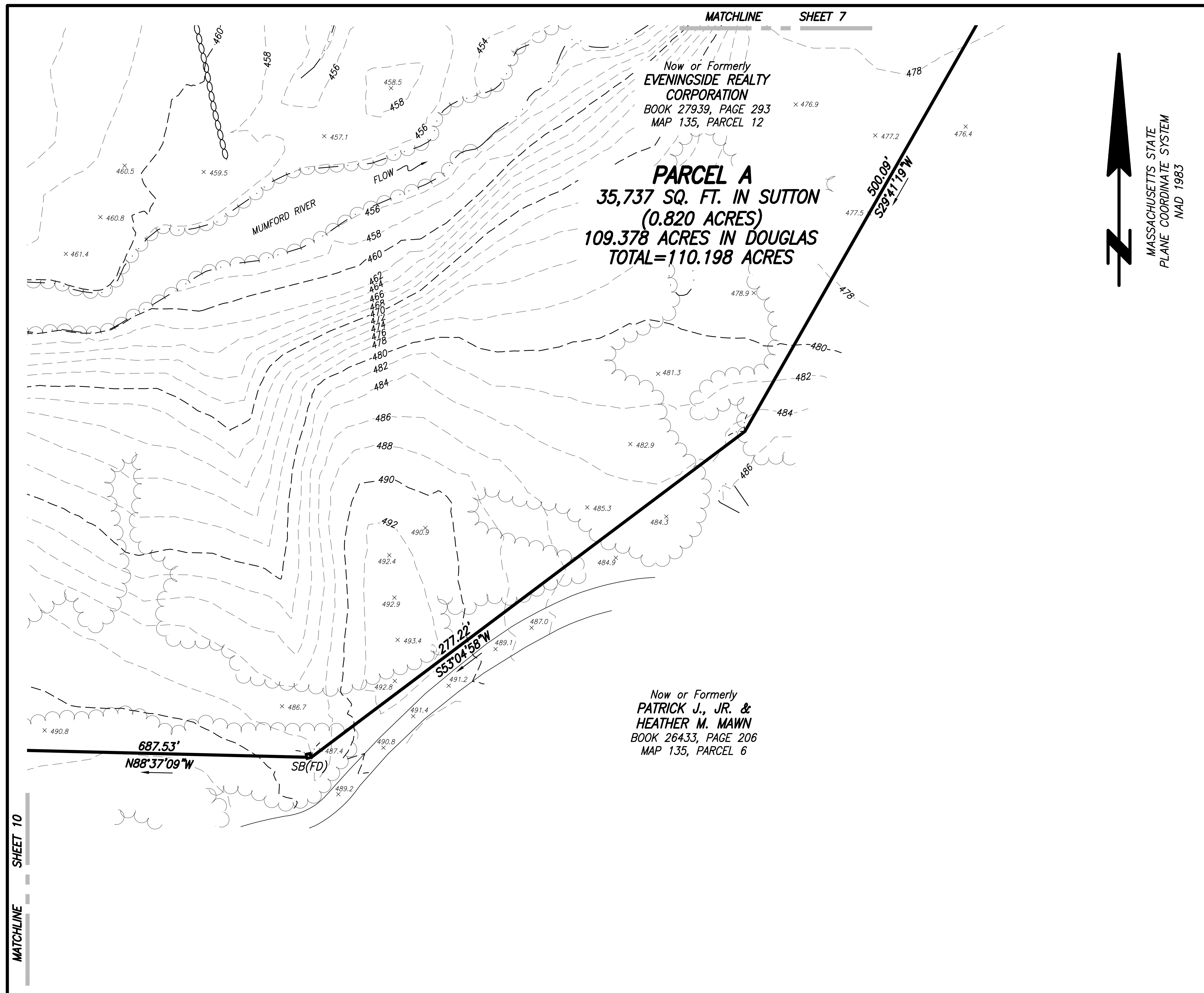
RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 10 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg



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CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

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RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 12 OF 14
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

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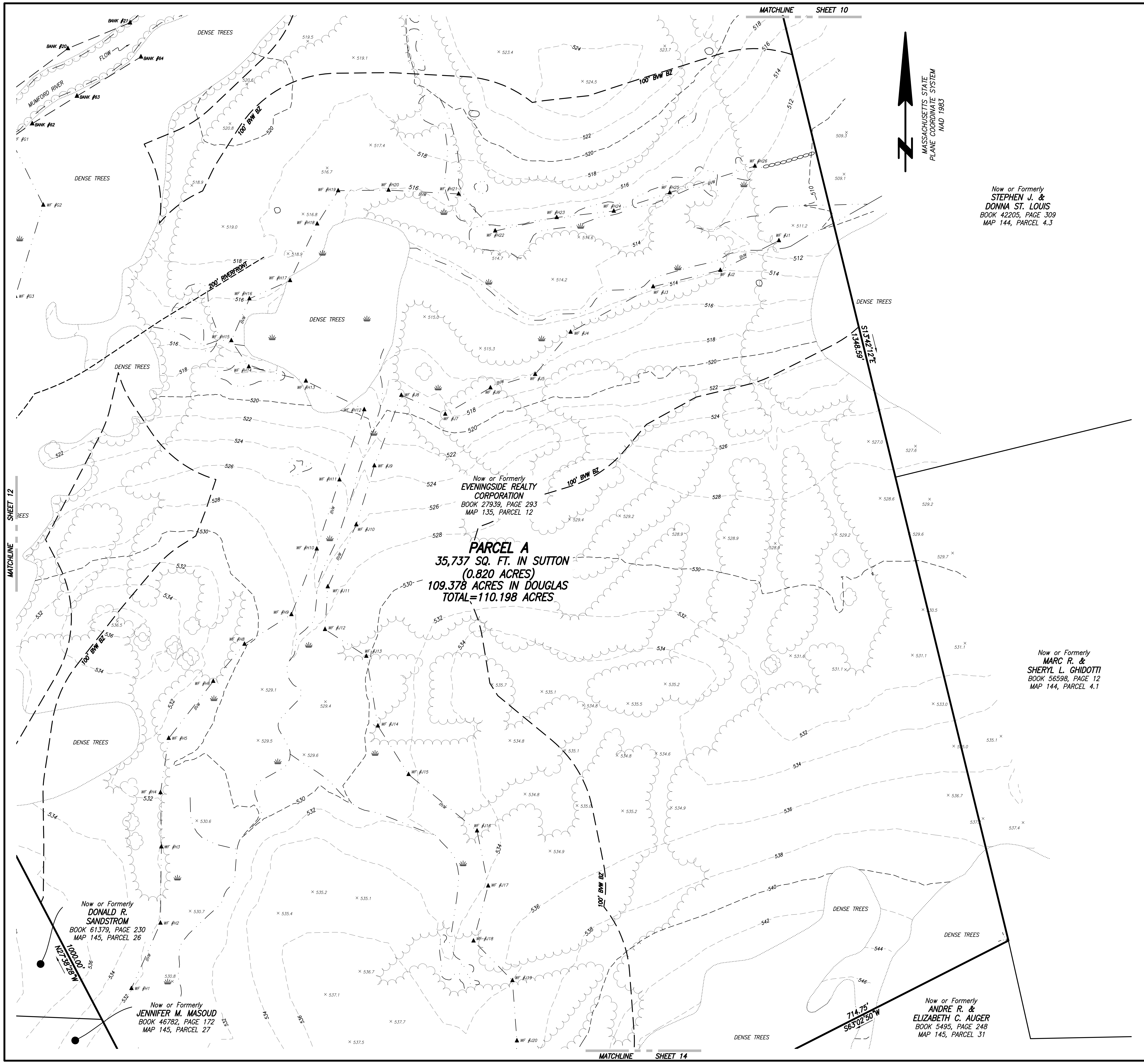

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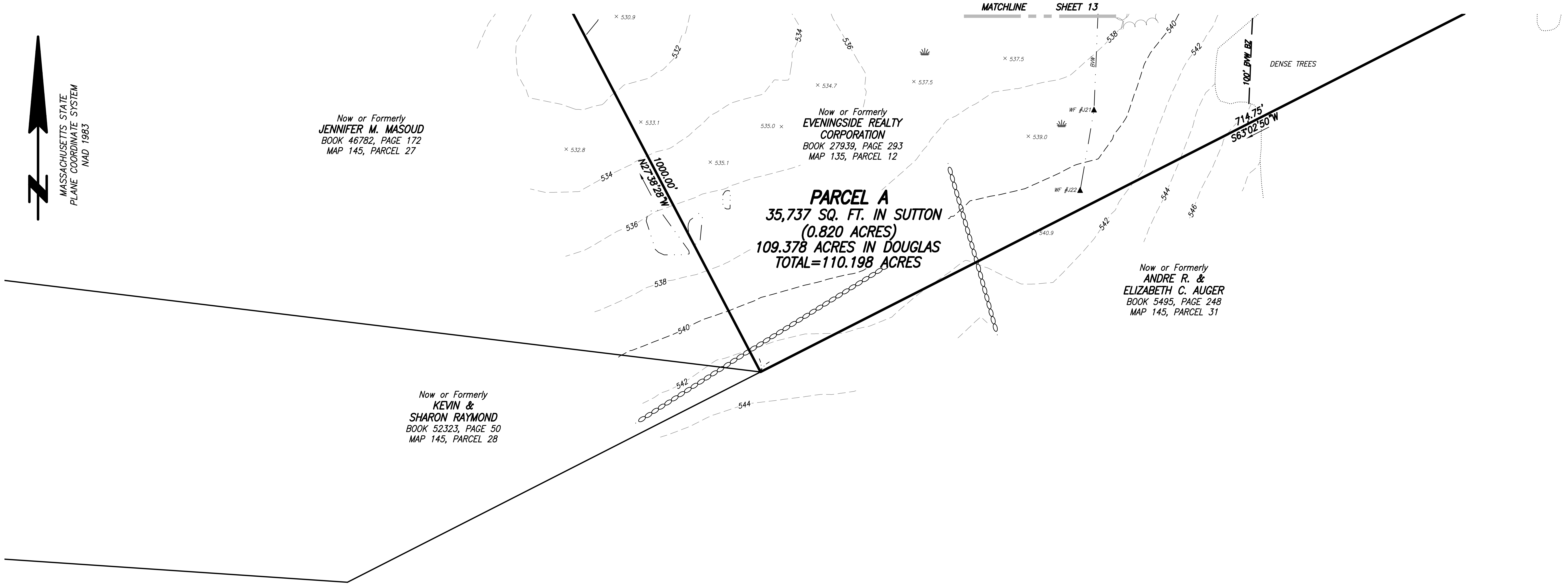

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CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 17858	JOB NO. 17858

FILENAME: S:\PROJECTS\17800's\17858\DWG\17858-EC.dwg

GENERAL NOTES:

1. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND IS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) AND THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) JURISDICTION. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS TO SUBMIT A NOTICE OF INTENT WITH THE EPA AND SECURE AND COMPLY WITH THE CGP IN ACCORDANCE WITH THE NPDES REGULATIONS.
2. A MINIMUM OF SEVENTY-TWO (72) HOURS BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 (PER 220 CMR 99), MUNICIPAL UTILITY DEPARTMENTS, AND UTILITY DISTRICTS TO ACCURATELY LOCATE UNDERGROUND UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION NOTIFICATION AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK AND COORDINATE WITH THE PROJECT ARCHITECT AND ENGINEER AS NECESSARY.
4. THE CONTRACTOR SHALL OBTAIN PERMIT(S) FOR TRENCH EXCAVATION (PER 520 CMR 14).
5. ALL ITEMS NOTED FOR REMOVAL AND DISPOSAL, AS WELL AS THOSE ITEMS DISCOVERED DURING EXCAVATION THAT REQUIRE REMOVAL AND REPLACEMENT, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST EITHER BE RECYCLED OR DISPOSED OF OFF SITE ACCORDING TO APPLICABLE REGULATIONS (310 CMR 7, 18 & 19 AND 453 CMR 6). CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FOR DEMOLITION, HAULING AND DISPOSING OF SAID MATERIALS.
6. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY, JOB SAFETY AND CONSTRUCTION MEANS AND METHODS. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND STATE AND LOCAL REQUIREMENTS.
8. REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL NOT BE CONDUCTED IN PROXIMITY TO CATCH BASINS, STORMWATER BASINS OR WETLAND RESOURCES.
9. ANY ALTERATIONS MADE IN THE FIELD TO THE WORK SHOWN ON THESE DRAWINGS SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.
10. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING AND MAINTAINING RECORD AS-BUILT DRAWINGS OF ALL SUBSURFACE UTILITIES.
12. ANY AREA DISTURBED BY THE CONTRACTOR OUTSIDE THE LIMIT OF WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS AT NO COST TO THE OWNER.

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
2. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS ISSUED BY THE DOUGLAS CONSERVATION COMMISSION (MASSDEP FILE # 143-1043) OR ANY OTHER PERMIT ISSUED FOR THE SITE.
4. THE CONTRACTOR SHALL TAKE SUFFICIENT PRECAUTIONS DURING CONSTRUCTION TO MINIMIZE THE RUNOFF OF POLLUTING SUBSTANCES SUCH AS SILT, CLAY, FUELS, OILS, BITUMENS, CALCIUM CHLORIDE OR OTHER POLLUTING MATERIALS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, INTO WATER SUPPLIES AND SURFACE WATERS. SPECIAL PRECAUTIONS SHALL BE TAKEN IN THE USE OF CONSTRUCTION EQUIPMENT TO PREVENT OPERATIONS WHICH PROMOTE EROSION.
5. CONTRACTOR SHALL UTILIZE TEMPORARY SEDIMENT PITS OR BASINS AS NECESSARY TO PREVENT SEDIMENT LADEN WATERS FROM ENTERING DRAINAGE FACILITIES. SPECIAL ATTENTION SHALL BE GIVEN TO AREAS FOR PROPOSED STORMWATER INFILTRATION SYSTEMS. IF ADDITIONAL SILTATION CONTROL IS REQUIRED, CHECK DAMS OR SILT FENCES MAY BE PLACED IN DITCHES RECEIVING STORMWATER FROM DISTURBED AREAS, UPON APPROVAL OF THE PROJECT ENGINEER.
6. AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS NEW CONDITIONS THAT MAY BE CREATED AND TO PROVIDE ADDITIONAL FACILITIES OVER THE ABOVE MINIMUM REQUIREMENTS AS MAY BE REQUIRED.
7. MEASURES FOR CONTROL OF EROSION MUST BE ADEQUATE TO ASSURE THAT TURBIDITY IN THE RECEIVING WATER WILL NOT BE INCREASED BEYOND LEVELS ESTABLISHED BY THE STATE OR OTHER CONTROLLING BODY, IN WATERS USED FOR PUBLIC SUPPLY OR FISHING UNLESS OTHER LIMITS HAVE BEEN ESTABLISHED FOR THE PARTICULAR WATER.
8. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING THE DURATION OF CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT EROSION CONTROL BARRIERS ARE INTACT. EROSION CONTROL BARRIERS SHALL BE CLEANED AND MAINTAINED AS REQUIRED TO ENSURE FUNCTIONALITY.
9. AN ANTI-TRACKING CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AT ALL POINTS OF CONSTRUCTION ACCESS AND EGRESS TO PUBLIC RIGHTS-OF-WAY FOR THE DURATION OF CONSTRUCTION.
10. ANY SEDIMENT TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE SWEPT AND CLEANED AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL, WHICH INCLUDES STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION.
12. ALL TOPSOIL WITHIN THE LIMITS OF THE EXCAVATED AREAS SHALL BE STRIPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE AND SEGREGATED FROM SUBSURFACE SOIL MATERIAL. EXCESS TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY THE PROJECT ENGINEER.
13. ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN THE LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.
14. SILT SACKS SHALL BE INSTALLED IN ALL DOWNSTREAM DRAIN INLETS PRIOR TO CONSTRUCTION TO CONTROL SILTATION.
15. WITHIN THE LIMIT OF WORK TREES THAT ARE TO BE REMOVED MAY BE CUT BUT BRUSH AND STUMPS SHALL NOT BE REMOVED UNTIL ONE WEEK PRIOR THE START OF CONSTRUCTION. DISTURBANCE OF THE EXISTING GROUND SURFACE SHALL BE MINIMIZED PRIOR TO THE START OF CONSTRUCTION.
16. SILTATION AND SEDIMENTATION BASINS SHALL BE INSTALLED ON SITE TO DE-SILT ALL STORMWATER OR WATER PUMPED FROM EXCAVATED AREAS. PROPOSED DETENTION AND INFILTRATION BASINS MAY BE UTILIZED AS SILTATION PONDS PROVIDED THAT TOPSOIL AND SUBSOIL IS NOT STRIPPED FROM THE BOTTOM OF THE BASINS. SILTATION AND SEDIMENTATION BASINS SHALL BE CONSTRUCTED TO RECEIVE DISCHARGE FROM SILTATION AND SEDIMENTATION PONDS IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION. FOLLOWING STABILIZATION OF UPSTREAM TRIBUTARY AREAS, TOPSOIL AND SUBSOIL SHALL BE REMOVED FROM BASINS AND FREE-DRAINING SOIL FILL MATERIAL PLACED FROM PARENT MATERIAL UP TO SUBGRADE. BASIN BOTTOMS SHALL RECEIVE FINAL LOAM AND SEED.
17. EROSION CONTROL BLANKETS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS FOR AREAS REQUIRING SLOPE STABILIZATION AND SHALL BE LOAMED, SEEDED AND FERTILIZED PRIOR TO THE PLACEMENT OF THE BLANKETS.
18. CONTRACTOR SHALL DIVERT STORMWATER RUNOFF AROUND THE SITE AS REQUIRED AND DRAINAGE SHALL BE RESTORED TO CONDITION EXISTING PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
19. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED OR MULCHED AS SOON AS PRACTICABLE.

CONSTRUCTION SEQUENCING NOTES:

1. INSTALL CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING (WORK AREA).
4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATION AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
6. CLEAR AND GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH.
7. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES.
8. ROUGH GRADE PAVED AREAS.
9. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
10. ESTABLISH STOCKPILE AREA AND SURROUND WITH EROSION CONTROL BARRIER. AVOID STOCKPILING IN VALLEYS OR LOW-LYING AREA WHERE SUSCEPTIBLE TO EROSION.
11. MAINTAIN CONSTRUCTION ENTRANCE, EROSION CONTROL MEASURES, TEMPORARY DIVERSION SWALES AND TEMPORARY SEDIMENTATION BASINS THROUGHOUT DURATION OF CONSTRUCTION. REMOVE SEDIMENT IN TEMPORARY BASIN(S) WHEN ACCUMULATED TO A DEPTH OF TWELVE (12) INCHES.
12. SEDIMENTATION BASINS TO REMAIN DURING EARTHWORK OPERATIONS. ALL SEDIMENT SHALL BE REMOVED FROM BASINS AND BOTTOM OF BASINS EXCAVATED TO FINAL BOTTOM ELEVATION FOLLOWING STABILIZATION OF DISTURBED AREAS.
13. EROSION AND SEDIMENT CONTROL IS SUBJECT TO CHANGE BASED UPON FIELD CONDITIONS, CONSTRAINTS, AND OTHER UNFORESEEN FACTORS.

LAYOUT AND MATERIAL NOTES:

1. ALL SETBACK LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED, UNLESS NOTED OTHERWISE.
2. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTERLINE OF PAVEMENT MARKINGS UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER.
4. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING.
5. EXISTING PROPERTY LINE MONUMENTATION SHALL BE PROTECTED DURING CONSTRUCTION. ANY MONUMENTATION DISTURBED DURING CONSTRUCTION OR ANY PROPOSED MONUMENTATION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
6. SYMBOLS OF PROJECT FEATURES DEPICTED IN THESE DRAWINGS ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND FIELD MEASUREMENTS FOR ACCURATE INFORMATION.
7. EACH ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CONTAINING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-366, AND DETAILED IN THE FHWA/USDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED.

GRADING, DRAINAGE AND UTILITY NOTES:

1. THE CONTRACTOR SHALL CONFIRM THE SIZE AND DISPOSITION OF ALL UTILITIES TO SITE AND COORDINATE WITH RESPECTIVE UTILITY COMPANIES REGARDING ANY UTILITIES THAT REQUIRE REMOVAL OR RELOCATION. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
2. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT DEPICTED HEREON. NO WARRANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF SUBSURFACE UTILITY LOCATIONS OR DISPOSITION, UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONTRACTOR SHALL CONFIRM DEPTH(S) OF PERTINENT UTILITIES BY TEST PIT AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE PROJECT SURVEYOR AND ENGINEER.
5. PROVIDE CRIBBING TO PROTECT UTILITY LINES DURING CONSTRUCTION AS NECESSARY.
6. THE CONTRACTOR SHALL PROTECT SUBSURFACE DRAINAGE, SEWER AND ALL OTHER UTILITIES FROM EXCESSIVE VEHICLE LOADS DURING CONSTRUCTION. FACILITIES DAMAGED DUE TO CONSTRUCTION LOADS SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER OR UTILITY OWNER.
7. CATCH BASINS SHALL BE CDS 2015-4 UNITS.
8. ALL DRAIN PIPE SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE (CPE TYPE S; AASHTO M252 OR M294), UNLESS OTHERWISE NOTED. PIPE LENGTHS ARE MEASURED CENTER-OF-STRUCTURE TO CENTER-OF-STRUCTURE.
9. ALL GRAVITY SEWER PIPE SHALL BE SDR 35 PVC (ASTM D3034) WITH WATERTIGHT INTEGRAL BELL GASKETED JOINT (ASTM D3212) AND ELASTOMERIC GASKET (ASTM F477), UNLESS OTHERWISE NOTED.
10. ALL FORCE MAIN SEWER PIPE SHALL BE SDR 21 PVC (200 PSI RATED, ASTM D2241) WITH WATERTIGHT JOINTS (ASTM D2672 OR D3212 AS ALLOWED), UNLESS OTHERWISE NOTED.
11. ALL WATER MAIN PIPE AND FITTINGS SHALL BE CLDI CLASS 52 (AWWA C151, C110 & C104) WITH RUBBER GASKETED JOINTS (AWWA 111), UNLESS OTHERWISE NOTED. ALL WATER SERVICES TO BE PRESSURE RATED PE OR COPPER AS REQUIRED AND APPROVED BY DPW. PROVIDE FIVE (5) FEET MINIMUM COVER ON ALL WATER MAINS AND SERVICES.
12. WHERE 10' HORIZONTAL SEPARATION BETWEEN SEWER AND WATER MAINS CANNOT BE MAINTAINED, CROWN OF SEWER MAIN SHALL BE EIGHTEEN (18) INCHES BELOW BOTTOM OF WATER MAIN, IN ACCORDANCE WITH SECTION 9.7.2 OF MASSDEP "GUIDELINES AND POLICIES FOR PUBLIC WATER SYSTEMS" (AS DEFINED IN 310 CMR 22.02).
13. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION OF GAS, ELECTRIC, TELECOMMUNICATIONS AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS IN CONFLICT WITH THE PROPOSED WORK THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE OWNER AND PROJECT ENGINEER FOR RESOLUTION.
14. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
15. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
16. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
17. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
18. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
19. THE CONTRACTOR SHALL SCHEDULE THE WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDLING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURBING MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.
20. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
21. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION (PER 521 CMR 23.4.3).
22. GRADES IN ACCESSIBLE WALKWAYS SHALL NOT EXCEED 5% (PER 521 CMR 22.3) AND SHALL NOT HAVE A CROSS PITCH OF MORE THAN 2% (PER 521 CMR 22.3.1).
23. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
24. RETAINING WALLS OVER FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ENGINEERED STRUCTURAL DRAWINGS FOR RETAINING WALLS WHERE REQUIRED BY CODE, INCLUDING BUT NOT LIMITED TO THE STATE BUILDING CODE (780 CMR).
25. ALL DISTURBED AREAS SHALL BE LOAMED TO A SIX (6) INCH DEPTH AND SEEDED WITH SUITABLE GRASS SEED MIX UNLESS OTHERWISE SPECIFIED ON THE PLANS.

PLANTING NOTES:

1. PURSUANT TO THE TOWN OF SUTTON SUBDIVISION RULES AND REGULATIONS : ALL PROPOSED PUBLIC SHADE TREES SHALL BE A MINIMUM OF 1 1/2" - 2" CALIPER WITH A MINIMUM HEIGHT OF TEN (10) FEET AT TIME OF PLANTING. PUBLIC SHADE TREES SHALL BE OF A MIXED VARIETY FOUND IN SECTION J "PLANTING STRIPS" OF THE SUTTON SUBDIVISION RULES & REGULATIONS OR ACCEPTABLE TO THE SUTTON PLANNING BOARD. PURSUANT TO THE TOWN OF DOUGLAS: ALL PUBLIC SHADE TREES MUST BE HARDWOODS, 1 1/2" - 2" CALIPER, TEN (10) - TWELVE (12) FEET IN HEIGHT AT TIME OF PLANTING.
2. ALL PLANT MATERIAL SHALL MEET THE THE SPECIFICATIONS AND GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK ISSUED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
3. ANY PROPOSED SUBSTITUTION OF PLANT MATERIAL SHALL BE EQUAL IN OVERALL SIZE, HEIGHT, LEAF, FORM, BRANCHING HABIT, FRUIT, FLOWER, COLOR, AND CULTURE. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED IN WRITING BY LANDSCAPE ARCHITECT PRIOR TO PURCHASING.
4. FINAL QUANTITIES FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLANS. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL REPORT AND DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL AT THE SITE. MATERIAL SHALL BE REMOVED FROM THE PROPERTY BY THE LANDSCAPE CONTRACTOR AND REPLACED WITH PLANT MATERIAL APPROVED BY LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
7. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS.
8. ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES.
9. ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
10. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICT.
11. THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL AS SHOWN ON THE PLANS AND SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO INSTALLAITON FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
12. PROVIDE A 3" DEPTH OF MULCH AS SHOWN ON THE PLANTING DETAILS UNDER AND AROUND ALL PLANT MATERIAL AND IN ALL PLANT BEDS AND LANDSCAPE ISLANDS. MULCH SHALL BE CLEAN, SHREDDED PINE BARK MULCH UNLESS OTHERWISE SPECIFIED. PRIOR TO SPREADING MULCH, APPLY A WEED PRE-EMERGENT SUCH AS "PREEN" OR APPROVED EQUAL. FOLLOW MANUFACTURER'S APPLICATION INSTRUCTIONS.
13. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6'-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING.
14. LAWN AND DISTURBED SHALL RECEIVE A MINIMUM OF 6" OF LOAM AND SPECIFIED SEED MIX UNLESS OTHERWISE NOTED. AREAS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE MAINTENANCE OF THE PLANT MATERIAL AND LAWN AREAS UNTIL DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. WATERING SHALL BE PROVIDED DURING THE FIRST GROWING SEASON WHEN NATURAL RAINFALL IS BELOW ONE INCH PER WEEK.
16. IF AN IRRIGATION SYSTEM IS PROVIDED THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COORDINATION WITH THE IRRIGATION CONTRACTOR TO PROVIDE PROPER IRRIGATION TO ALL TREES, PLANT BEDS AND LAWN AREAS UNLESS OTHERWISE NOTED. IRRIGATION DESIGN AND PERMITTING TO BE PROVIDED BY OTHERS.
17. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE AT NO ADDITIONAL COST TO OWNER.

LEGEND

ENVIRONMENTAL

100' FLOOD ZONE	
100' WETLAND BUFFER ZONE	100' WBZ
200' RIVERFRONT AREA	
APPROX. BOUNDARY BORDERING VEGETATED WETLAND	BBVW
BOUNDARY BORDERING VEGETATED WETLAND	ABBVW
EROSION CONTROL BARRIER	ECB
STREAM - INTERMITTENT	FLOW
STREAM - PERENNIAL	FLOW
WATER BODY	

GRADING & TOPOGRAPHY

BASEMENT FLOOR ELEVATION	BFE=100.00
CONTOUR - MINOR	99
CONTOUR - MAJOR	100
CURB - BOTOM OF CURB	BCx100
CURB - TOP OF CURB	TCx100
FINISH FLOOR ELEVATION	FFE=100.00
FOUNDATION - TOP OF FOUNDATION	TOF=100.00
GARAGE FLOOR ELEVATION	GFE=100.00
HIGH POINT	HPx100
LOW POINT	LPx100
SPOT ELEVATION	x100.00
TREELINE	
WALL - BOTTOM OF WALL	BWx100
WALL - TOP OF WALL	TWx100

MATERIALS

BOLLARD POST	● BP
BUILDING	
BUILDING - DOOR	D
BUILDING - OVERHEAD DOOR	OHD
BUILDING - OVERHANG	
CAPE COD BERM	CCB
CURB - BITUMINOUS CONCRETE	BCC
CURB - CONCRETE	CC
CURB - HAUNCHED	HCC
CURB - SLOPED GRANITE	SGC
CURB - VERTICAL GRANITE	VGC
EDGE OF PAVEMENT	EOP
FENCE - CHAIN LINK	CLF
FENCE - POST & RAIL	PRF
FENCE - STOCKADE	SF
GUARDRAIL - STEEL	SGR
GUARDRAIL - STEEL BACK WOODEN	SBWG
GUARDRAIL - WOODEN	WGR
HANDICAP ACCESSIBLE PARKING SPACE	♿
HANDICAP ACCESSIBLE RAMP	WCR
HANDRAIL - STEEL	SHR
HANDRAIL - WOODEN	WHR
LIGHTPOLE	(TRADITIONAL) LP (ORNAMENTAL)
RIPRAP	
SIGN	S
WALL - CONCRETE	
WALL - HEAD	
WALL - RAILROAD TIE	
WALL - STONE	
WALL - WING	

MONITORING & TESTING

MONITORING WELL	● MW
PERCOLATION TEST	PT-##
TEST PIT	TP-##

UTILITIES & DRAINAGE

ELECTRIC & COMMUNICATION

ELECTRIC BOX	E
ELECTRIC, COMMUNICATION & DATE LINE	UGE UGE
ELECTRIC MANHOLE	EMH
OVERHEAD WIRE	OHW OHW
TELEPHONE MANHOLE	TMH
TRANSFORMER	T
UTILITY POLE	UP

GAS

GAS LINE	G G G
GAS METER	■ GM
GATE VALVE	● GV

SANITARY SEWER & WASTEWATER

FORCEMAIN	FM FM FM
SANITARY SEWER LINE	S S S
SANITARY SEWER SERVICE	SS SS SS
SANITARY SEWER MANHOLE	SMH

STORMWATER

AREA DRAIN	AD
CATCH BASIN	CB
CATCH BASIN - D-TYPE	CB D-TYPE
CATCH BASIN - DOUBLE	DCB
CATCH BASIN - LEACHING	LCB
CATCH BASIN - ROUND	CB
DROP INLET	DI
DRAINLINE	D D D
DRAIN MANHOLE	DMH
FLARED END	FE
FOUNDATION DRAIN	FD FD FD
INVERT	INV=100.00
OUTLET CONTROL STRUCTURE	☐ OCS
RIM	R=100.00
ROOF DRAIN	RD RD RD

WATER & APPURTENANCES

HYDRANT	HYD
GATE VALVE	GV
REDUCER	
TEE	
WATER LINE	W W W
WATER SERVICE	WS WS WS
WATER SHUT OFF	WSO
WELL	W

ABBREVIATIONS

ACRES	AC.
BITUMINOUS CONCRETE	BIT. CONC.
CONCRETE	CONC.
DIAMETER	DIA.
FOUND	FND
LINEAR FEET	L.F.
MAINTAIN AND PROTECT	M&P
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N / F
PLUS OR MINUS	±
SQUARE FEET	S.F.
REMOVE AND DISPOSE	R&D
REMOVE AND REPLACE	R&R
VERIFY IN FIELD	V.I.F.

1-888-344-7233
STOP CALL BEFORE YOU DIG!

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

BENCHMARK INFORMATION:

1. BENCH MARK INFORMATION PROVIDED BY FELDMAN LAND SURVEYORS.
2. BENCH MARK INFORMATION:

   ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON JANUARY 21, 2021.

   PERMANENT BENCH MARKS SET:

BM-A: NAIL SET IN UTILITY POLE #6 ALONG NORTHERLY SIDELINE OF DUVAL ROAD.	ELEVATION = 509.67
BM-C: RAILROAD SPIKE FOUND IN UTILITY POLE ALONG SOUTHERLY SIDELINE OF DUVAL ROAD IN FRONT OF #61 DUVAL ROAD.	ELEVATION = 523.70
BM-E: LEAD PLUG SET IN BOULDER APPROXIMATELY 90' SOUTHEAST OF SOUTHEAST BUILDING CORNER LOCATED AT 5 FOREST STREET.	ELEVATION = 611.26

   TEMPORARY BENCH MARKS SET:

TBM-B: NAIL SET IN UTILITY POLE #9 ALONG SOUTHERLY SIDELINE OF DUVAL ROAD.	ELEVATION = 512.54
TBM-D: SPIKE SET IN UTILITY POLE #5 ALONG EASTERLY SIDELINE OF FOREST STREET.	ELEVATION = 617.12
TBM-F: NAIL SET IN UTILITY POLE #13 ALONG SOUTHERLY SIDELINE OF DUVAL ROAD.	ELEVATION = 516.80

3. ELEVATIONS REFER TO NORTH AMERICAN DATUM OF 1988 (NAVD1988).

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____
____
____
____
____
____

DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

_______________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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DATE:__________________________

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____________________ __________
TOWN CLERK DATE

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
GENERAL NOTES AND LEGEND

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

Sheet No.:
C-001

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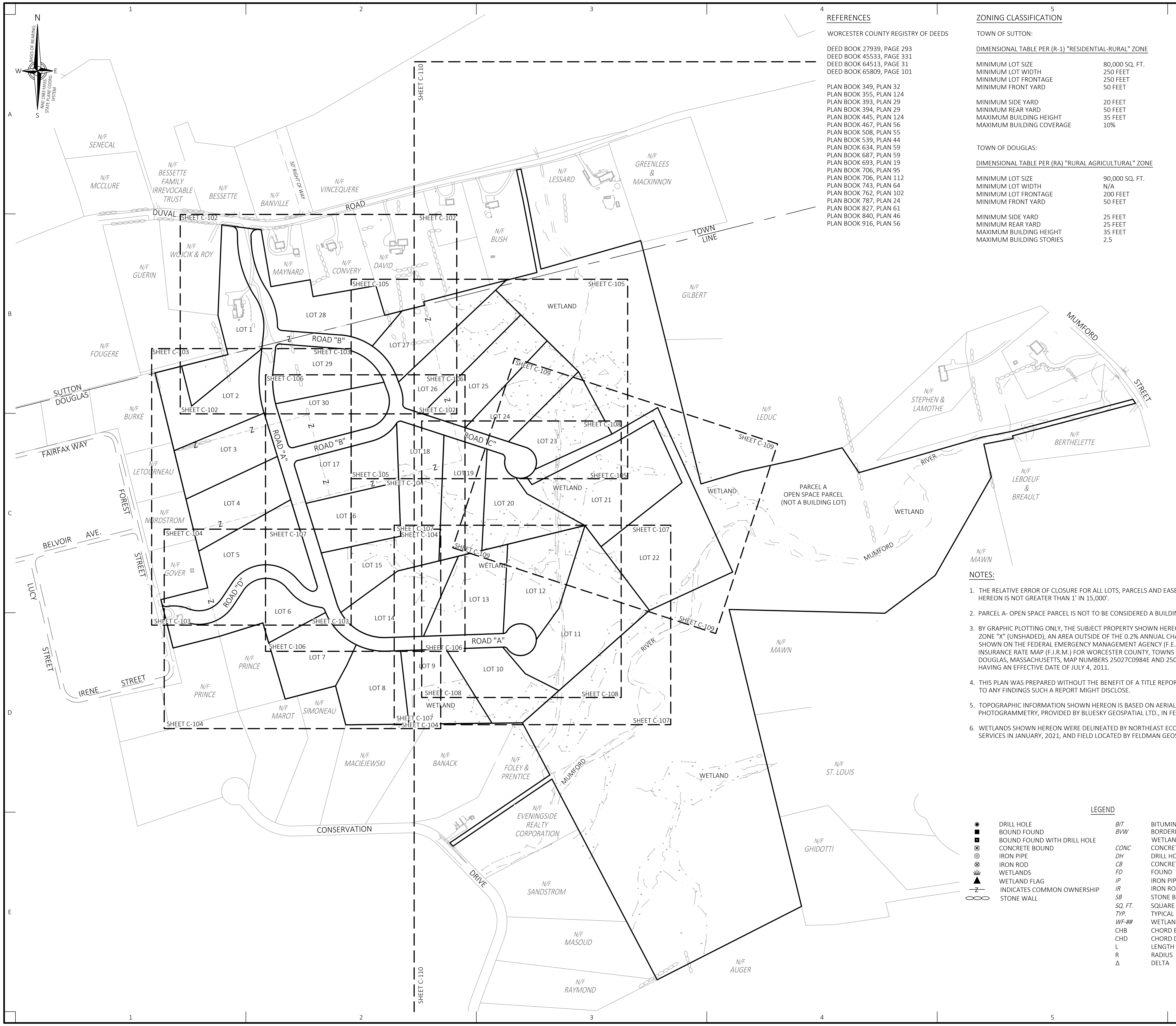

REFERENCES

WORCESTER COUNTY REGISTRY OF DEEDS

DEED BOOK 27939, PAGE 293
DEED BOOK 45533, PAGE 331
DEED BOOK 64513, PAGE 31
DEED BOOK 65809, PAGE 101

PLAN BOOK 349, PLAN 32
PLAN BOOK 355, PLAN 124
PLAN BOOK 393, PLAN 29
PLAN BOOK 394, PLAN 29
PLAN BOOK 445, PLAN 124
PLAN BOOK 467, PLAN 56
PLAN BOOK 508, PLAN 55
PLAN BOOK 539, PLAN 44
PLAN BOOK 634, PLAN 59
PLAN BOOK 687, PLAN 59
PLAN BOOK 693, PLAN 19
PLAN BOOK 706, PLAN 95
PLAN BOOK 706, PLAN 112
PLAN BOOK 743, PLAN 64
PLAN BOOK 762, PLAN 102
PLAN BOOK 787, PLAN 24
PLAN BOOK 827, PLAN 61
PLAN BOOK 840, PLAN 46
PLAN BOOK 916, PLAN 56

ZONING CLASSIFICATION

TOWN OF SUTTON:

DIMENSIONAL TABLE PER (R-1) "RESIDENTIAL-RURAL" ZONE

MINIMUM LOT SIZE	80,000 SQ. FT.
MINIMUM LOT WIDTH	250 FEET
MINIMUM LOT FRONTAGE	250 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	10%

TOWN OF DOUGLAS:

DIMENSIONAL TABLE PER (RA) "RURAL AGRICULTURAL" ZONE

MINIMUM LOT SIZE	90,000 SQ. FT.
MINIMUM LOT WIDTH	N/A
MINIMUM LOT FRONTAGE	200 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	25 FEET
MINIMUM REAR YARD	25 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING STORIES	2.5

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

JOSEPH R. ZAMBUTO No.52783

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:___________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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____________________ __________
TOWN CLERK DATE

NOTES:

1. THE RELATIVE ERROR OF CLOSURE FOR ALL LOTS, PARCELS AND EASEMENTS SHOWN HEREON IS NOT GREATER THAN 1' IN 15,000'.
2. PARCEL A- OPEN SPACE PARCEL IS NOT TO BE CONSIDERED A BUILDING LOT.
3. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR WORCESTER COUNTY, TOWNS OF SUTTON AND DOUGLAS, MASSACHUSETTS, MAP NUMBERS 25027C0984E AND 25027C1003E, BOTH HAVING AN EFFECTIVE DATE OF JULY 4, 2011.
4. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY, PROVIDED BY BLUESKY GEOSPATIAL LTD., IN FEBRUARY, 2021.
6. WETLANDS SHOWN HEREON WERE DELINEATED BY NORTHEAST ECOLOGICAL SERVICES IN JANUARY, 2021, AND FIELD LOCATED BY FELDMAN GEOSPATIAL.

LEGEND

◉	DRILL HOLE	*BIT*	BITUMINOUS
■	BOUND FOUND	*BVW*	BORDERING VEGETATED WETLAND
▣	BOUND FOUND WITH DRILL HOLE	*CONC*	CONCRETE
⊡	CONCRETE BOUND	*DH*	DRILL HOLE
◎	IRON PIPE	*CB*	CONCRETE BOUND
⊗	IRON ROD	*FD*	FOUND
ѱ	WETLANDS	*IP*	IRON PIPE
▲	WETLAND FLAG	*IR*	IRON ROD
—Z—	INDICATES COMMON OWNERSHIP	*SB*	STONE BOUND
⬭⬭⬭	STONE WALL	*SQ. FT.*	SQUARE FEET
		TYP.	TYPICAL
		WF-##	WETLAND FLAG NUMBER
		CHB	CHORD BEARING
		CHD	CHORD DISTANCE
		L	LENGTH
		R	RADIUS
		Δ	DELTA

For Registry Use Only

Project Owner:
Sutton Douglas
Development LLC
2 Summer Street, Suite 8
Natick, MA 01760

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
2 Summer Street, Suite 8
Natick, MA 01760

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
LOTTING PLAN
KEY SHEET

Local Permitting

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

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1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.	20-0083

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Scale: 1" = 200'

Sheet No.:
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SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:______________________________

APPROVED ON ___________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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DOUGLAS PLANNING BOARD

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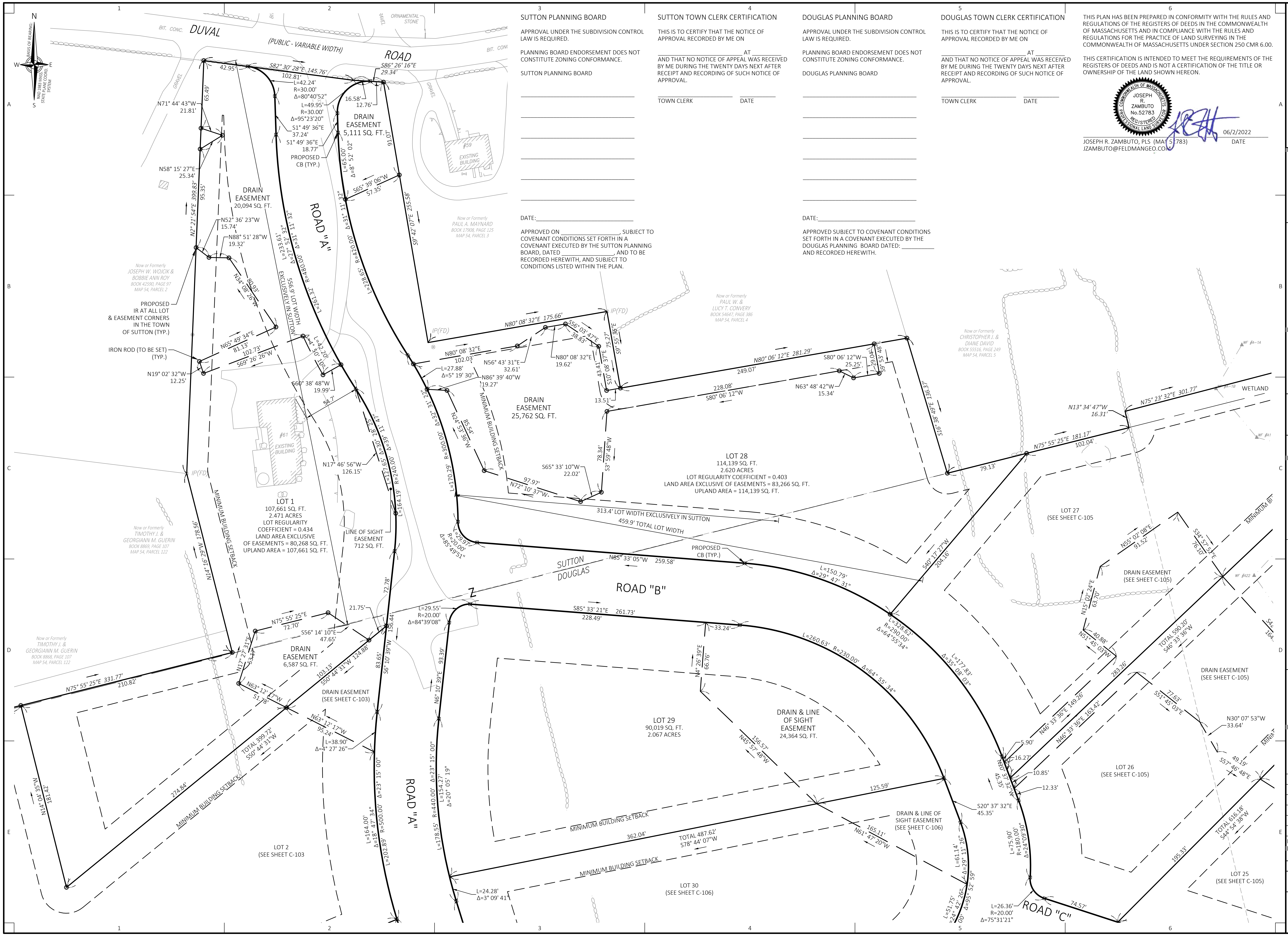
JOSEPH R. ZAMBUTO No.52783

06/2/2022
JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM



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Date:	02/10/2022	Project No.:	20-0083

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Sheet No.:
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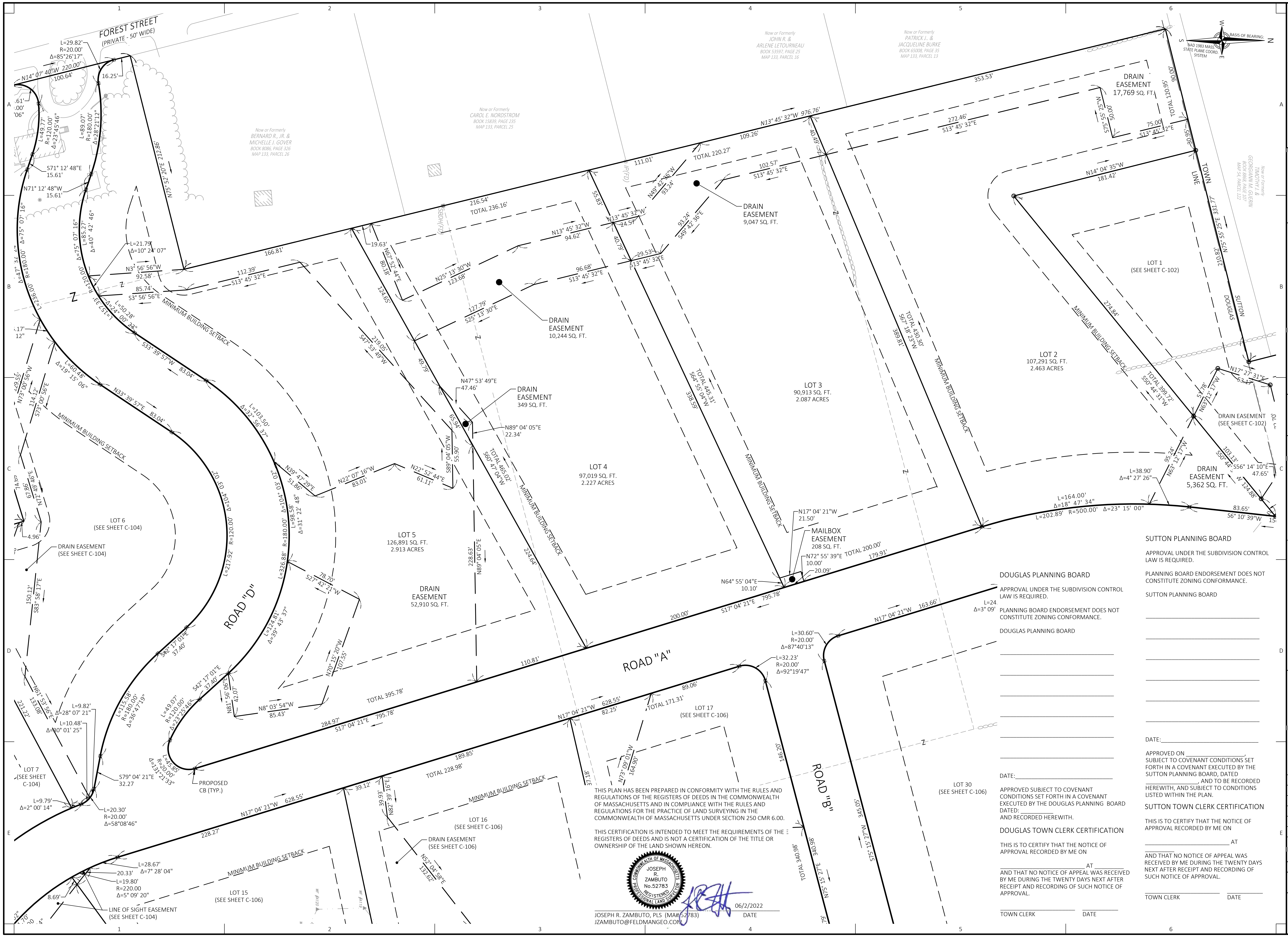

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JOSEPH R. ZAMBUTO No.52783 REGISTERED

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

______________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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TOWN CLERK DATE

For Registry Use Only

Project Owner:

Sutton Douglas
Development LLC
2 Summer Street, Suite 8
Natick, MA 01760

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
2 Summer Street, Suite 8
Natick, MA 01760

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTTING PLAN

Local Permitting

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

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No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083

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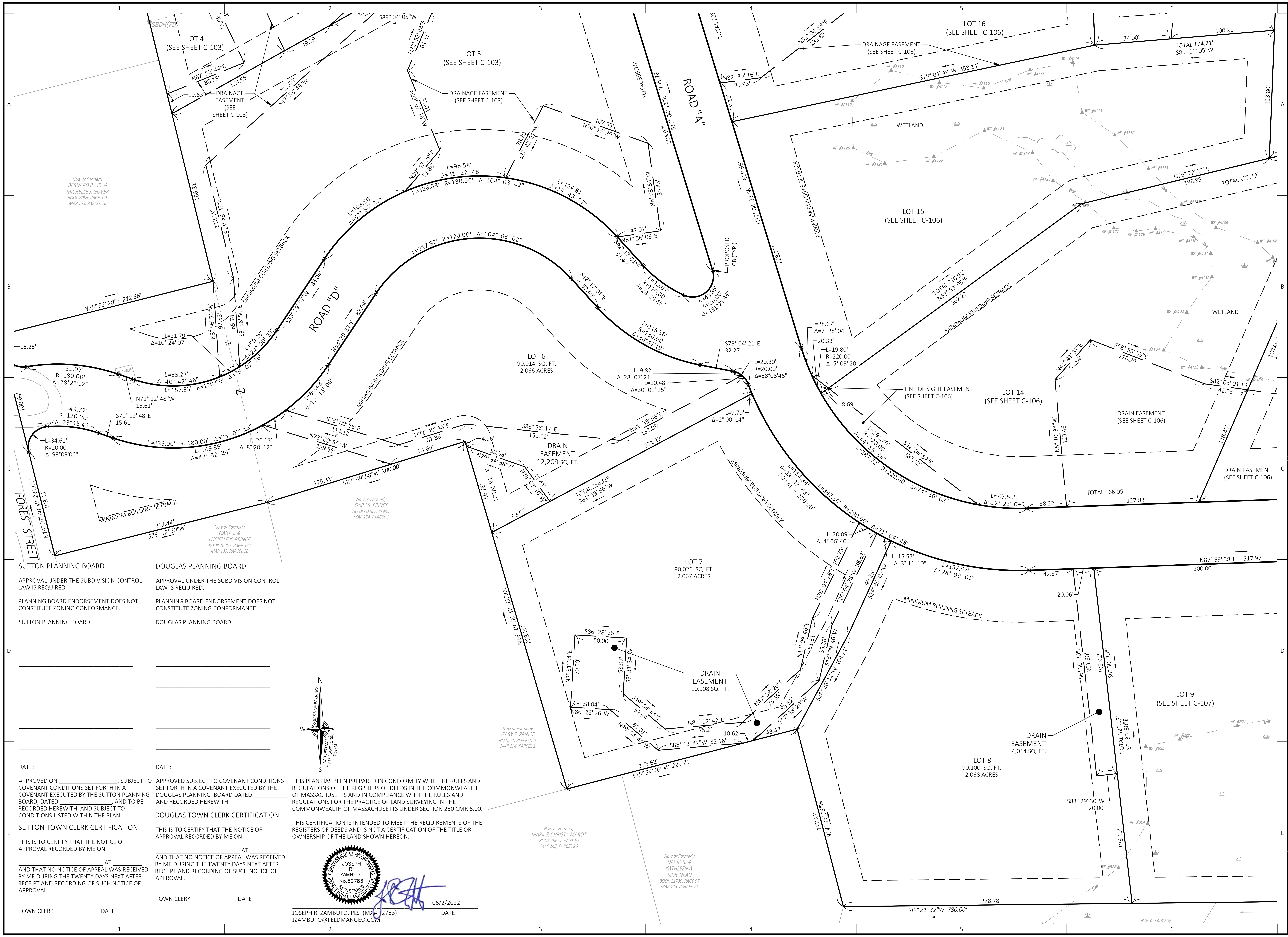
Scale: 1" = 40'

Sheet No.:

C-103



SUTTON PLANNING BOARD

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JOSEPH R. ZAMBUTO No.52783

06/2/2022
JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
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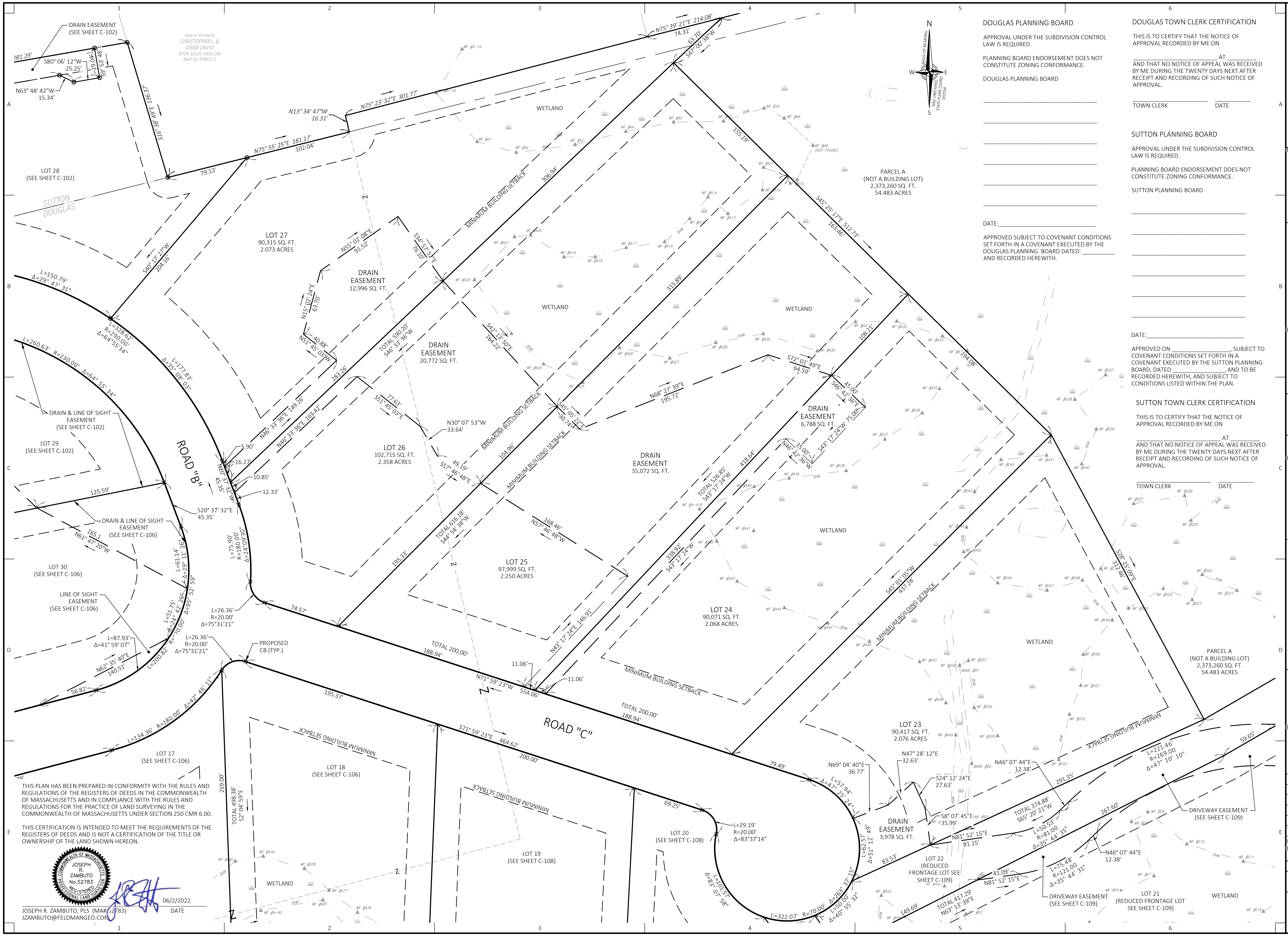

DOUGLAS PLANNING BOARD

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JOSEPH R. ZAMBUTO No.52783

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
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Sutton Douglas Development
Sutton, MA
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Sheet Title:

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Local Permitting

Prepared By:

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Date:	02/10/2022	Project No.:	20-0083

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Scale: 1" = 40'

Sheet No.:

C-105

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DOUGLAS PLANNING BOARD

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DOUGLAS PLANNING BOARD

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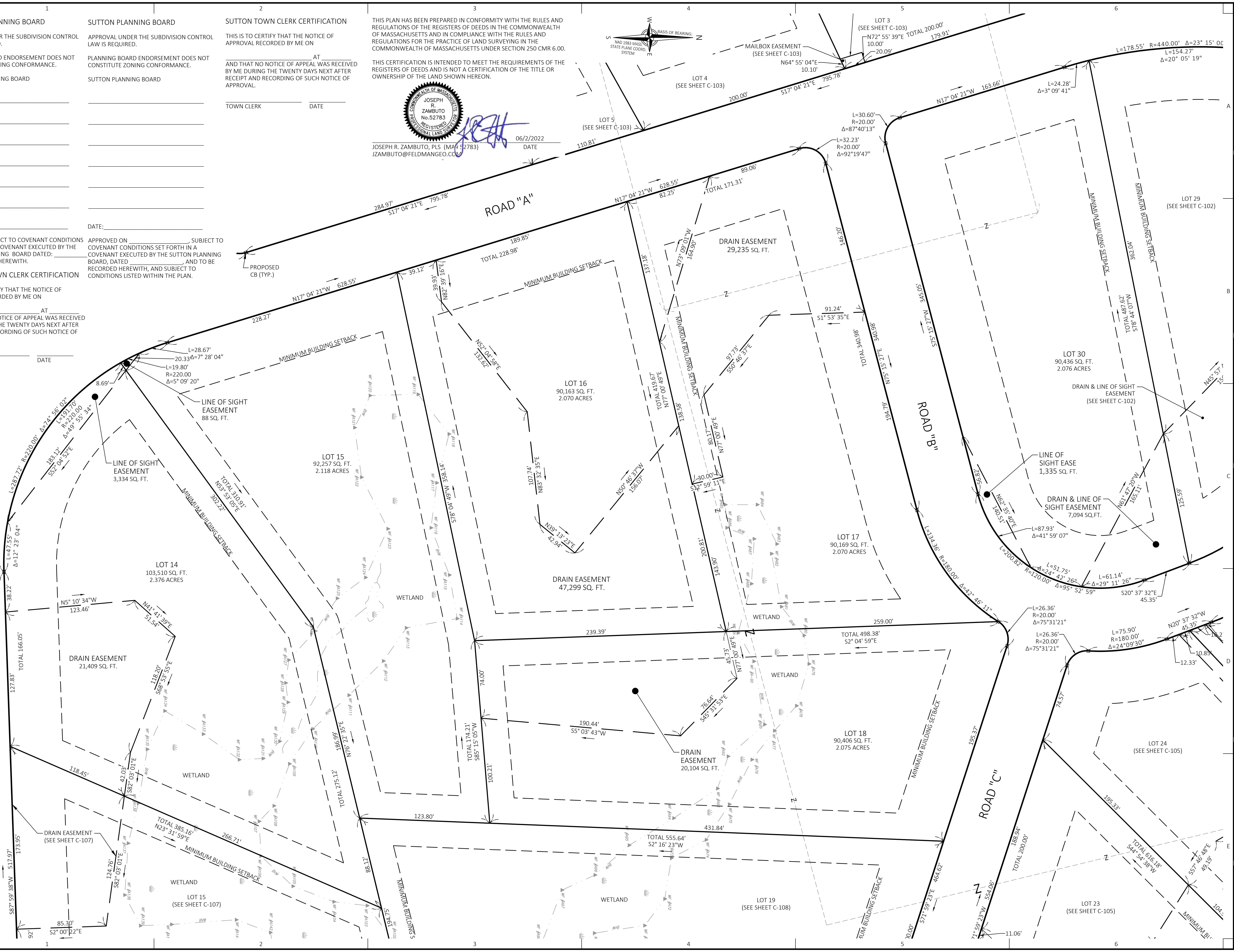
JOSEPH R. ZAMBUTO No.52783

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM



For Registry Use Only

Project Owner:

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Development LLC
2 Summer Street, Suite 8
Natick, MA 01760

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
2 Summer Street, Suite 8
Natick, MA 01760

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTTING PLAN

Local Permitting

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

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Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083

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Scale: 1" = 40'

Sheet No.:

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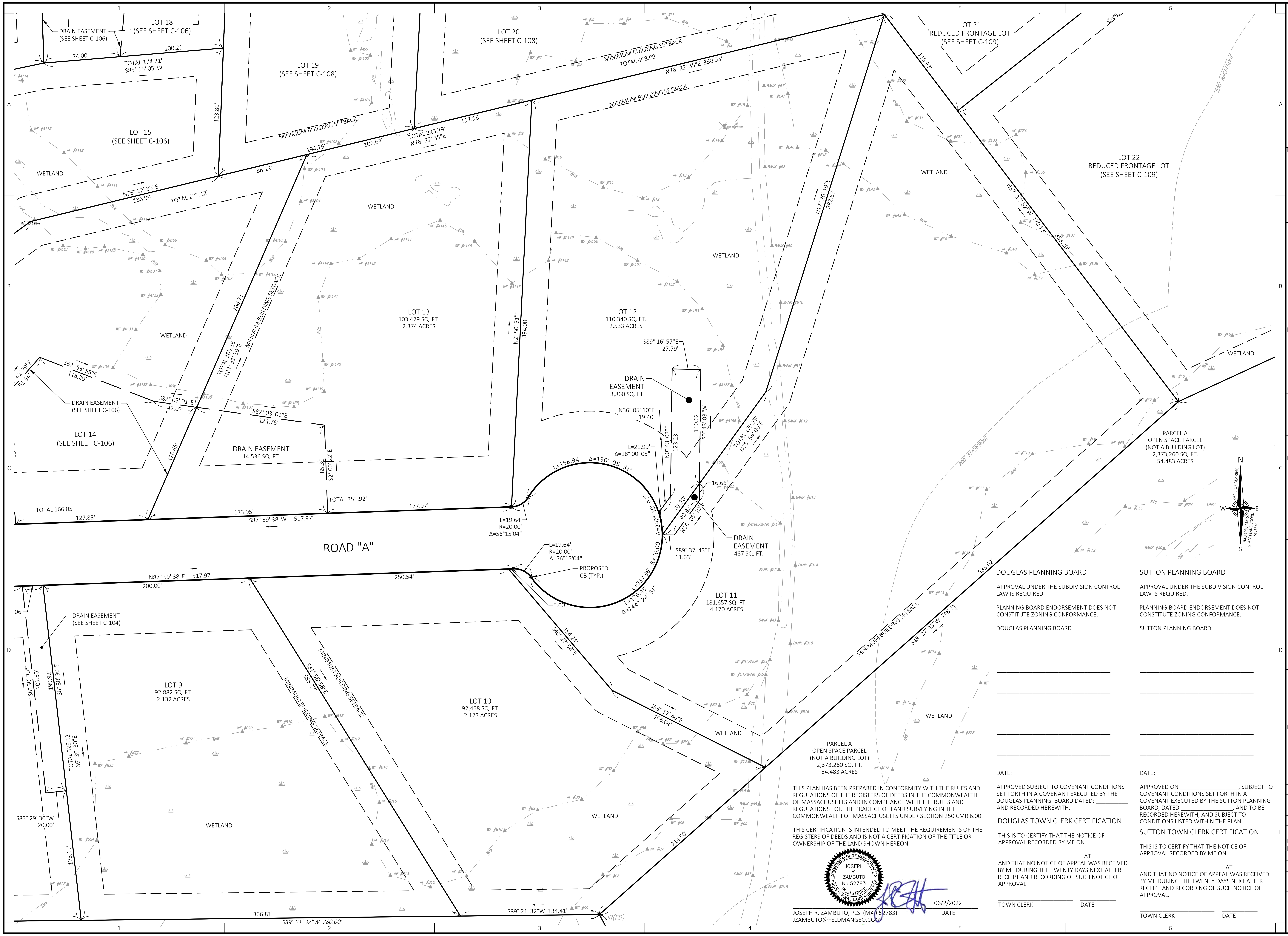

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JOSEPH R. ZAMBUTO
No.52783

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

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Sheet Title:
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Local Permitting

Prepared By:
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Chauncy Place | Terrace North | Suite 1
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Project Surveyor:
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Scale: 1" = 40'

Sheet No.:
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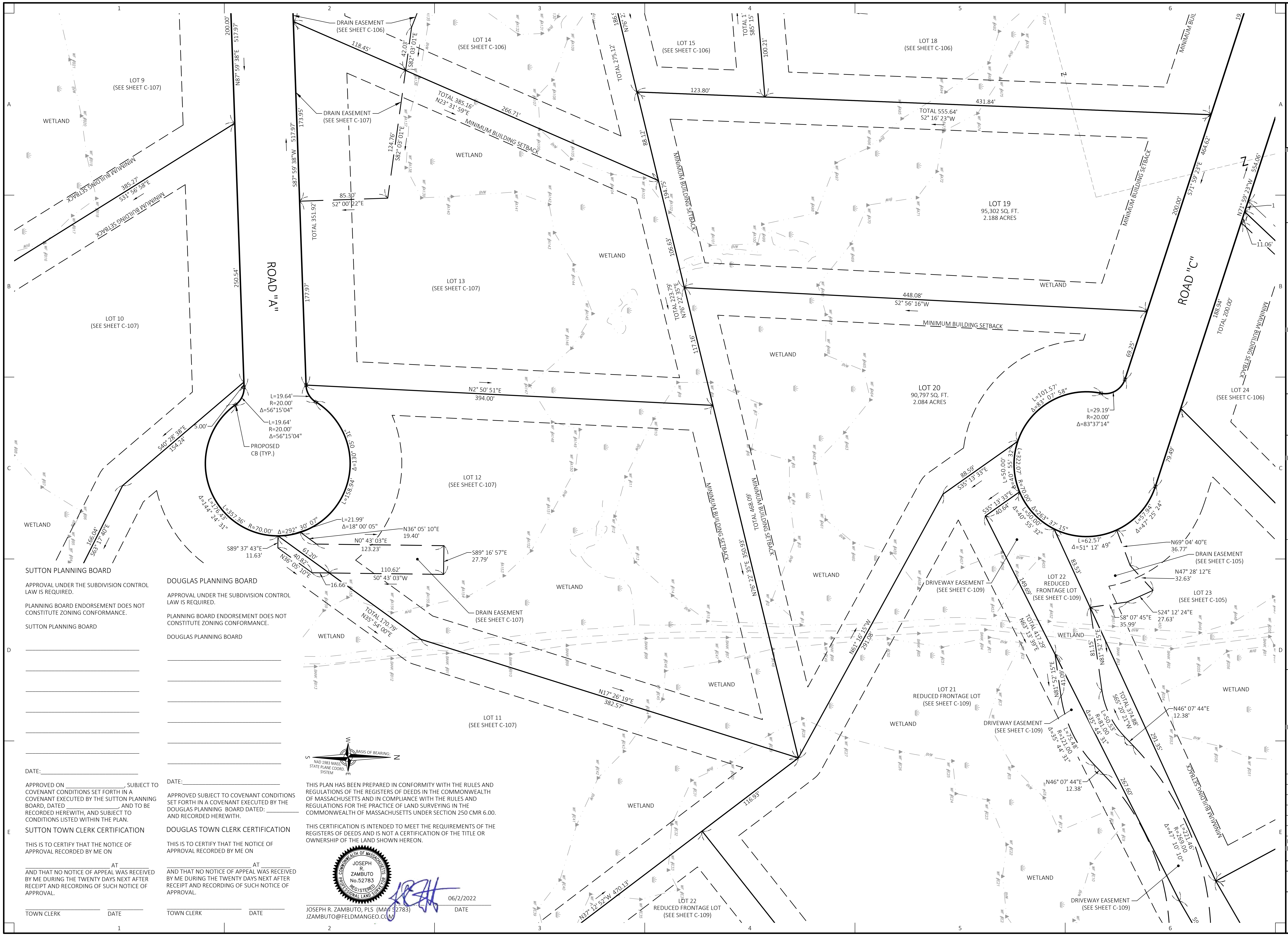

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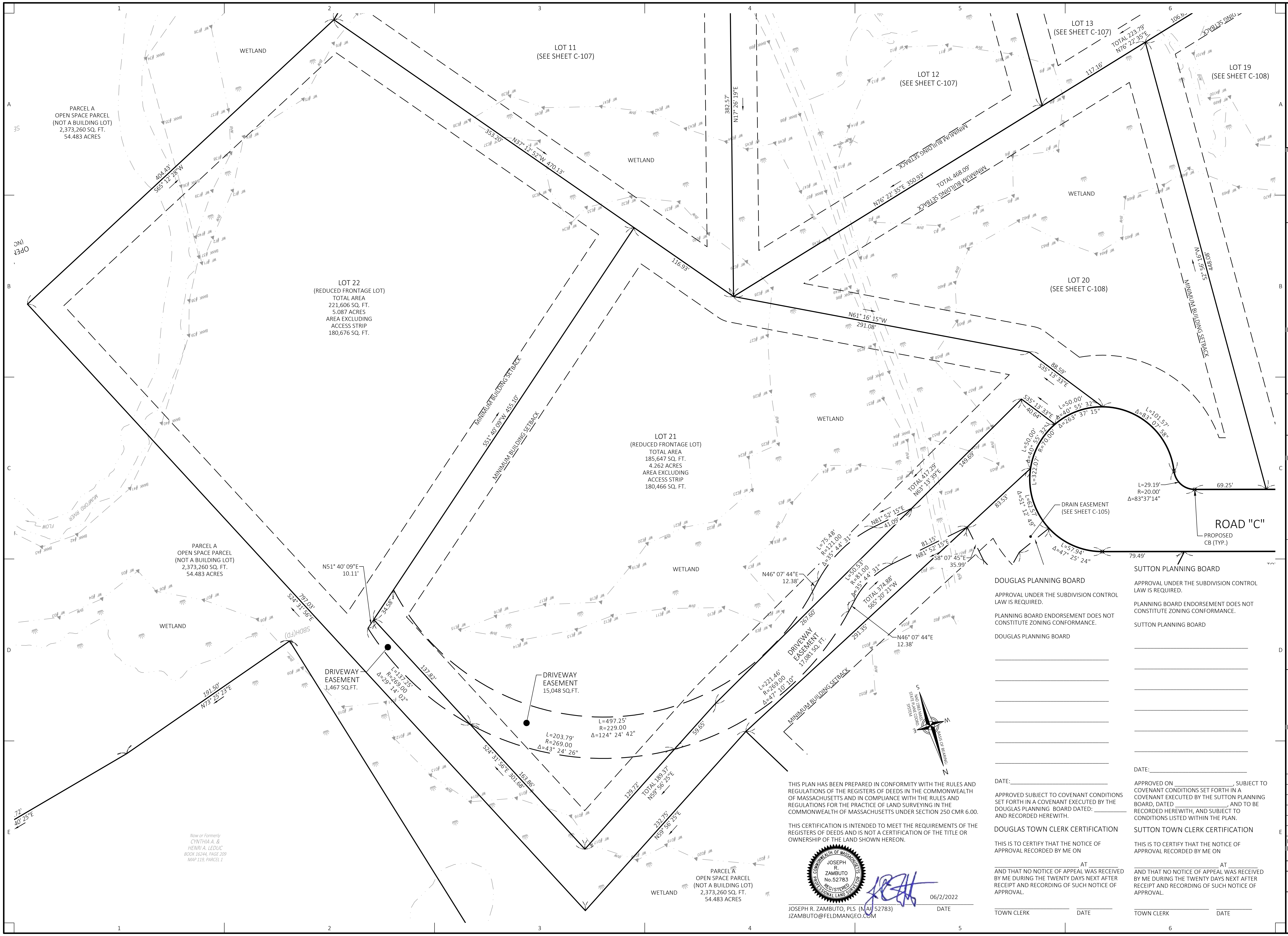

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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____
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____
____

DATE:______________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:______________________________

APPROVED ON __________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE

For Registry Use Only

Project Owner:

Sutton Douglas
Development LLC
2 Summer Street, Suite 8
Natick, MA 01760

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
2 Summer Street, Suite 8
Natick, MA 01760

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTTING PLAN

Local Permitting

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

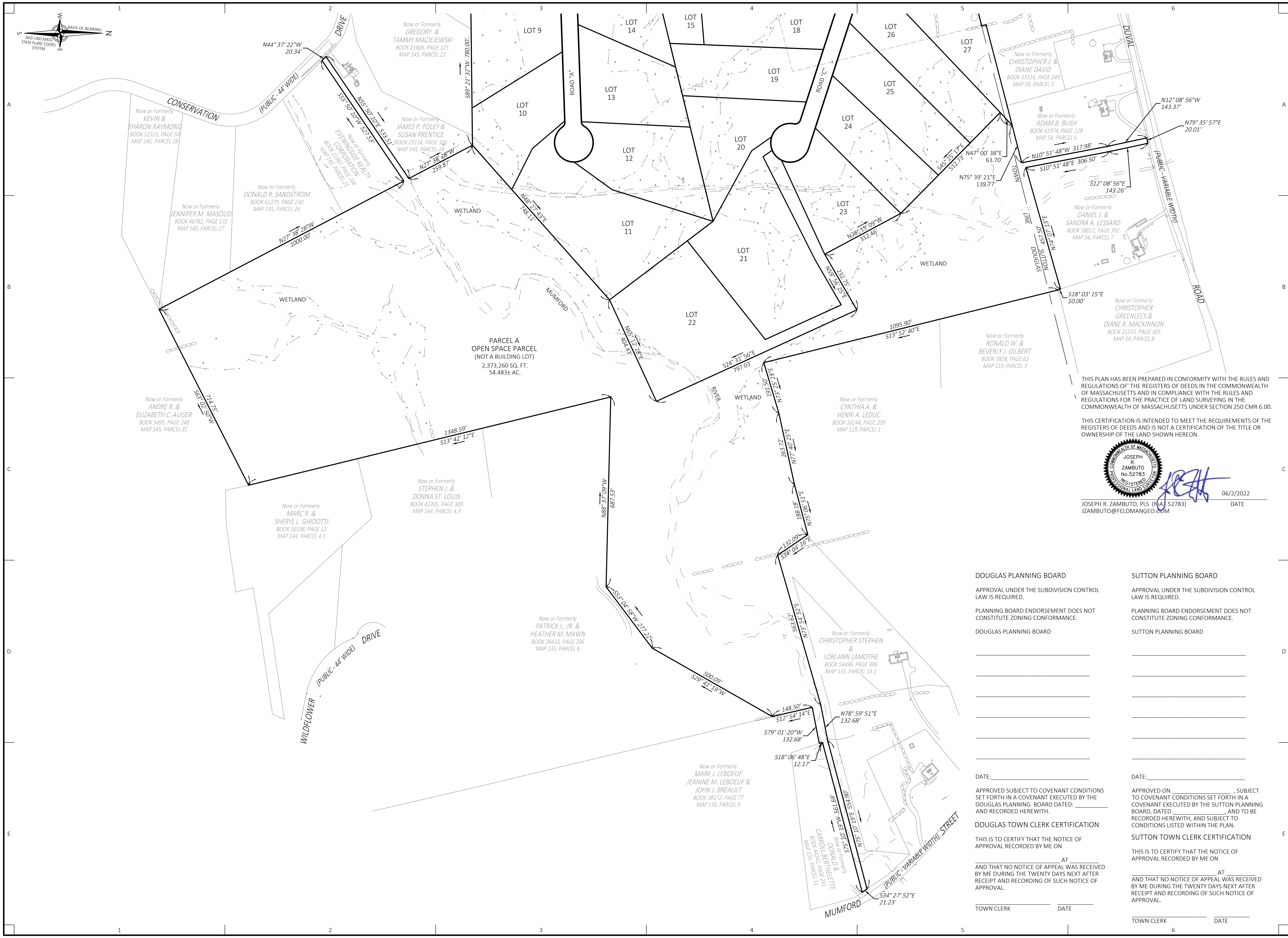
No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083

0 10 20 40 80 120
Scale: 1" = 40'

Sheet No.:

C-109


BASIS OF BEARING: NAD 1983 MASS. STATE PLANE COORD. SYSTEM
N
S
E
W
CONSERVATION (PUBLIC - 44' WIDE) DRIVE
N44° 37' 22"W 20.34'
S35° 50' 10"W 527.53'
N55° 50' 10"E 533.51'
N27° 38' 28"W 259.87'
S89° 21' 32"W 780.00'
N27° 38' 28"W 1000.00'
N49° 27' 43"E 748.11'
N65° 12' 28"E 404.43'
S24° 31' 56"E 797.03'
N59° 56' 25"E 332.75'
N28° 15' 09"W 312.46'
S45° 25' 17"E 512.73'
N47° 00' 38"E 63.70'
N75° 39' 21"E 139.77'
N10° 51' 48"W 317.98'
S10° 51' 48"E 306.50'
N12° 08' 56"W 143.37'
N79° 35' 57"E 20.01'
S12° 08' 56"E 143.26'
N4° 13' 40"W 457.50'
S18° 03' 15"E 10.00'
1095.90' S13° 52' 40"E
S63° 02' 50"W 714.75'
1348.59' S13° 42' 12"E
N88° 37' 09"W 687.53'
S53° 04' 58"W 277.22'
S29° 41' 19"W 500.09'
148.50' S12° 54' 14"E
N79° 25' 23"E 191.50'
N77° 40' 25"E 263.72'
N75° 06' 51"E 188.18'
132.09' S34° 04' 16"E
N15° 54' 42"E 563.62'
N78° 59' 51"E 132.68'
S79° 01' 20"W 132.68'
S18° 06' 48"E 12.17'
S25° 01' 16"E 559.90'
S34° 27' 52"E 21.23'
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
ROAD "A"
ROAD "C"
PARCEL A
OPEN SPACE PARCEL
(NOT A BUILDING LOT)
2,373,260 SQ. FT.
54.483± AC.
WETLAND
MUMFORD RIVER
DUVAL (PUBLIC - VARIABLE WIDTH) ROAD
TOWN LINE
SUTTON DOUGLAS
WILDFLOWER (PUBLIC - 44' WIDE) DRIVE
MUMFORD (PUBLIC - VARIABLE WIDTH) STREET
Now or Formerly GREGORY. & TAMMY MACIEJEWSKI BOOK 21806, PAGE 125 MAP 145, PARCEL 22
Now or Formerly KEVIN & SHARON RAYMOND BOOK 52323, PAGE 50 MAP 145, PARCEL 28
Now or Formerly EVENINGSIDE REALTY CORPORATION BOOK 21866, PAGE 104 MAP 145, PARCEL 25
Now or Formerly JAMES P. FOLEY & SUSAN PRENTICE BOOK 25114, PAGE 326 MAP 145, PARCEL 24
Now or Formerly DONALD R. SANDSTROM BOOK 61379, PAGE 230 MAP 145, PARCEL 26
Now or Formerly JENNIFER M. MASOUD BOOK 46782, PAGE 172 MAP 145, PARCEL 27
Now or Formerly CHRISTOPHER J. & DIANE DAVID BOOK 55516, PAGE 249 MAP 54, PARCEL 5
Now or Formerly ADAM B. BUSH BOOK 41974, PAGE 128 MAP 54, PARCEL 6
Now or Formerly DANIEL J. & SANDRA A. LESSARD BOOK 58011, PAGE 392 MAP 54, PARCEL 7
Now or Formerly CHRISTOPHER GREENLEES & DIANE R. MACKINNON BOOK 21553, PAGE 369 MAP 54, PARCEL 8
Now or Formerly RONALD W. & BEVERLY J. GILBERT BOOK 7828, PAGE 62 MAP 119, PARCEL 3
Now or Formerly CYNTHIA A. & HENRI A. LEDUC BOOK 16244, PAGE 209 MAP 119, PARCEL 1
Now or Formerly ANDRE R. & ELIZABETH C. AUGER BOOK 5495, PAGE 248 MAP 145, PARCEL 31
Now or Formerly STEPHEN J. & DONNA ST. LOUIS BOOK 42205, PAGE 309 MAP 144, PARCEL 4.3
Now or Formerly MARC R. & SHERYL L. GHIDOTTI BOOK 56598, PAGE 12 MAP 144, PARCEL 4.1
Now or Formerly PATRICK J., JR. & HEATHER M. MAWN BOOK 26433, PAGE 206 MAP 135, PARCEL 6
Now or Formerly CHRISTOPHER STEPHEN & LORI ANN LAMOTHE BOOK 54496, PAGE 386 MAP 135, PARCEL 13.1
Now or Formerly MARK J. LEBOEUF JEANINE M. LEBOEUF & JOHN J. BREAULT BOOK 38172, PAGE 77 MAP 135, PARCEL 9
Now or Formerly DONALD & CAROLL BERTHELETTE BOOK 4424, PAGE 241 MAP 135, PARCEL 11
1
2
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4
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6
A
B
C
D
E

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF' THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

JOSEPH R. ZAMBUTO No.52783

06/2/2022

JOSEPH R. ZAMBUTO, PLS (MA# 52783) DATE
JZAMBUTO@FELDMANGEO.COM

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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TOWN CLERK DATE

For Registry Use Only

Project Owner:

Sutton Douglas
Development LLC
2 Summer Street, Suite 8
Natick, MA 01760

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
2 Summer Street, Suite 8
Natick, MA 01760

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTTING PLAN

Local Permitting

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

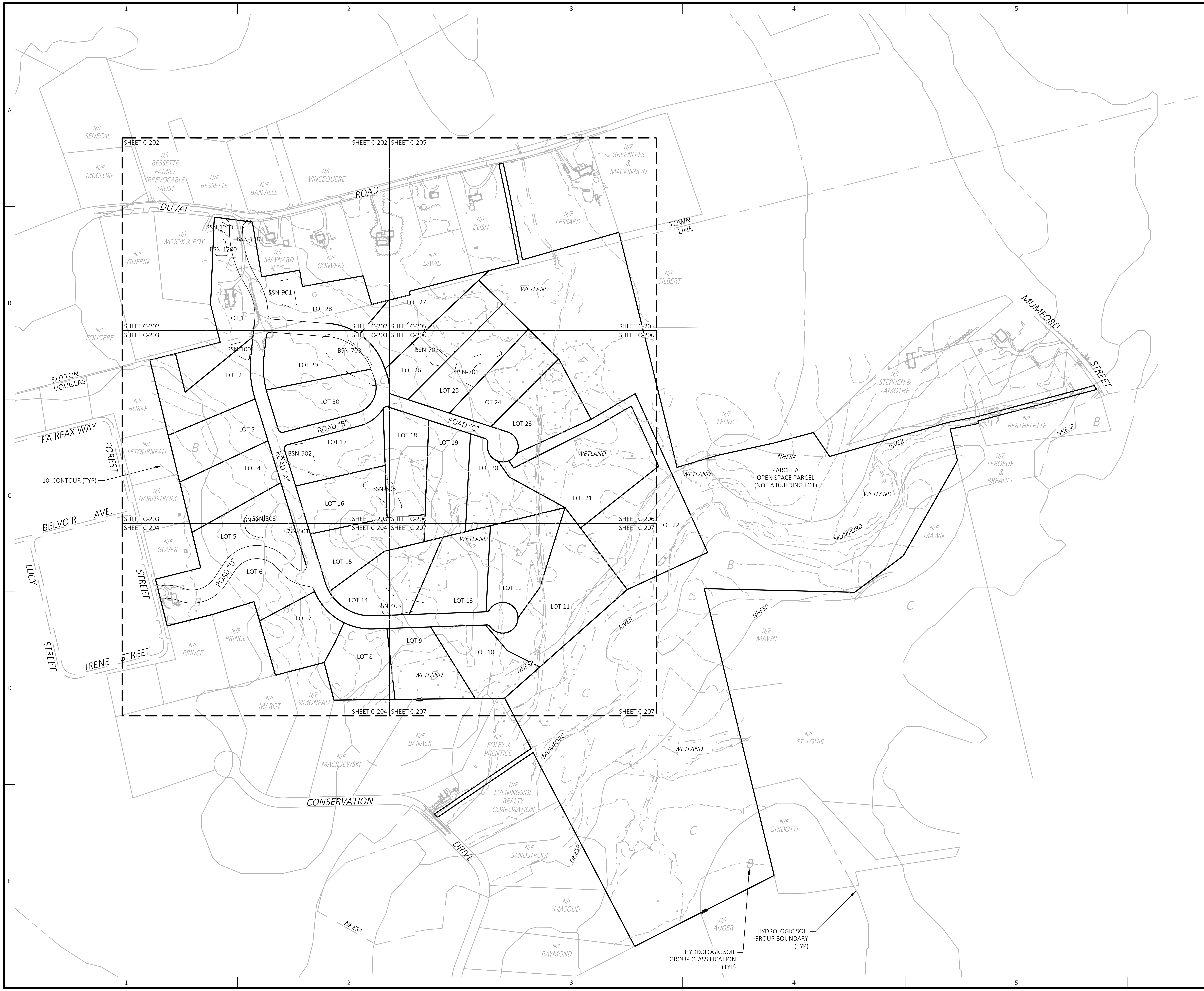
Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083

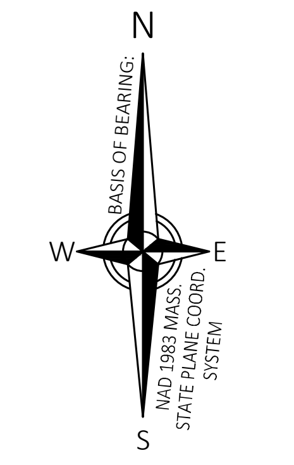
0 00 75 150 300 450
Scale: 1" = 150'

Sheet No.:

C-110

C:\Users\ChrisPeretti\Land Design Collaborative\Land Design Collaborative - Documents__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-100.dwg





DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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DATE:___________________________

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____________________ __________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

GRADING & DRAINAGE
KEY SHEET

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

0 100 200 400 600
Scale: 1" = 200'

Sheet No.:

C-201

C:\Users\Wayne Belec\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-200.dwg

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:__________________________

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____________________ __________
TOWN CLERK DATE

DOUGLAS PLANNING BOARD

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DOUGLAS PLANNING BOARD

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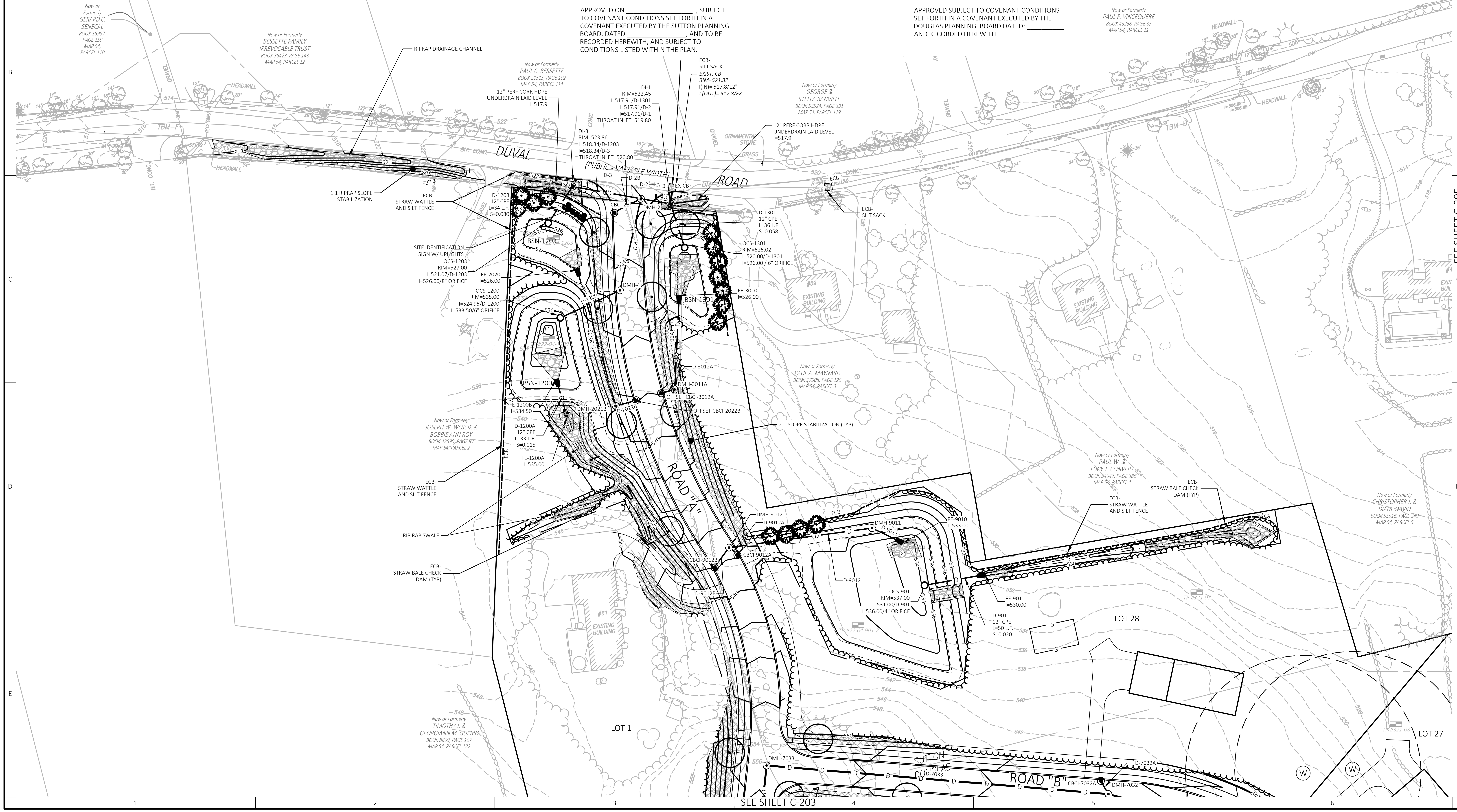
TOWN CLERK DATE



SEE SHEET C-205

SEE SHEET C-203

N
S
E
W
BASIS OF BEARING: NAD 1983 MASS. STATE PLANE COORD. SYSTEM

Project Owner:

Sutton Douglas Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

GRADING & DRAINAGE PLAN

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

C-202

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

DATE:________________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

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_____________________________ AT __________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

DATE:________________________________

APPROVED ON _____________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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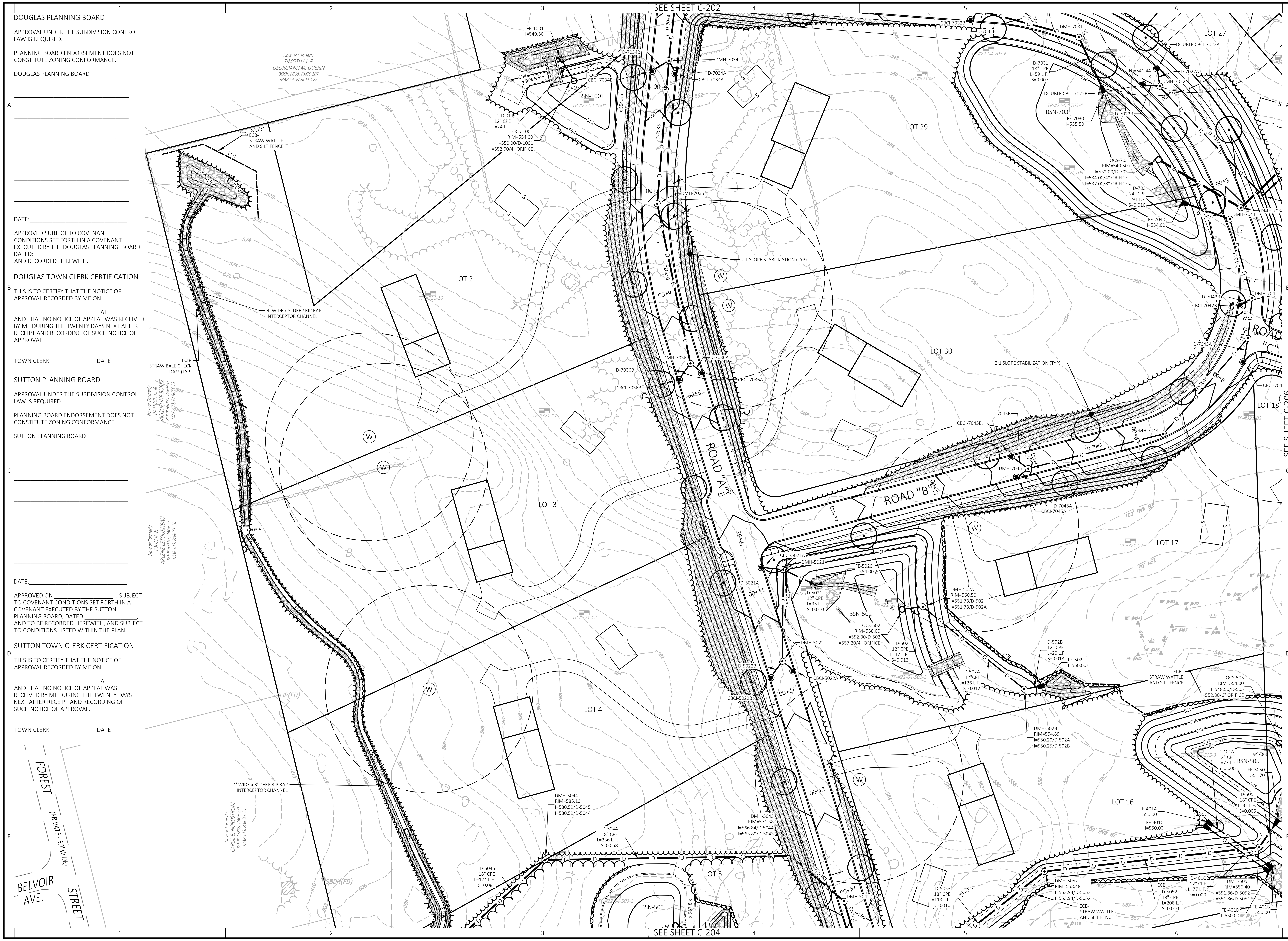
_____________________________ AT __________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

TOWN CLERK DATE



SEE SHEET C-202
SEE SHEET C-204
SEE SHEET C-206
1
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6
A
B
C
D
E
Now or Formerly TIMOTHY J. & GEORGIANN M. GUERIN BOOK 8868, PAGE 107 MAP 54, PARCEL 122
Now or Formerly PATRICK J., & JACQUELINE BURKE MAP 333, PARCEL 13
Now or Formerly JOHN R. & ARLENE LETOURNEAU MAP 333, PARCEL 16
Now or Formerly CAROL E. NORDSTROM MAP 333, PARCEL 25
FOREST (PRIVATE - 50' WIDE) STREET
BELVOIR AVE.
FE-1001 I=549.50
BSN-1001
D-1001 12" CPE L=24 L.F.
OCS-1001 RIM=554.00 I=550.00/D-1001 I=552.00/4" ORIFICE
D-7034B
CBCI-7034B
DMH-7034
D-7034A
CBCI-7034A
ECB-STRAW WATTLE AND SILT FENCE
ECB
4' WIDE x 3' DEEP RIP RAP INTERCEPTOR CHANNEL
ECB-STRAW BALE CHECK DAM (TYP)
DMH-7035
2:1 SLOPE STABILIZATION (TYP)
DMH-7036
D-7036A
D-7036B
CBCI-7036B
CBCI-7036A
ROAD "A"
ROAD "B"
ROAD "C"
LOT 2
LOT 3
LOT 4
LOT 5
LOT 16
LOT 17
LOT 18
LOT 27
LOT 29
LOT 30
W
S
CBCI-7032B
D-7032B
D-7032
DMH-7031
D-7031 18" CPE L=59 L.F. S=0.007
DOUBLE CBCI-7022A
DOUBLE CBCI-7022B
D-7022A
D-7022B
DMH-7022
541.44
BSN-703
FE-7030 I=535.50
OCS-703 RIM=540.50 I=532.00/D-703 I=534.00/4" ORIFICE I=537.00/8" ORIFICE
D-703 24" CPE L=91 L.F. S=0.010
FE-7040 I=534.00
D-7041
DMH-7041
DMH-7042
D-7043B
CBCI-7042B
D-7043A
D-7044
DMH-7044
CBCI-704
2:1 SLOPE STABILIZATION (TYP)
D-7045B
CBCI-7045B
D-7045
DMH-7045
D-7045A
CBCI-7045A
100' BVW BZ
50' NBZ
CBCI-5021A
DMH-5021
D-5021A
FE-5020 I=554.00
D-5021 12" CPE L=35 L.F. S=0.010
BSN-502
OCS-502 RIM=558.00 I=552.00/D-502 I=557.20/4" ORIFICE
D-502 12" CPE L=17 L.F. S=0.013
DMH-502A RIM=560.50 I=551.78/D-502 I=551.78/D-502A
DMH-5022
D-5022B
CBCI-5022B
CBCI-5022A
D-502A 12" CPE L=126 L.F. S=0.012
D-502B 12" CPE L=20 L.F. S=0.013
FE-502 I=550.00
DMH-502B RIM=554.89 I=550.20/D-502A I=550.25/D-502B
ECB-STRAW WATTLE AND SILT FENCE
OCS-505 RIM=554.00 I=548.50/D-505 I=552.80/6" ORIFICE
D-401A 12" CPE L=77 L.F. S=0.000
BSN-505
FE-5050 I=551.70
D-5051 18" CPE L=32 L.F. S=0.005
FE-401A I=550.00
FE-401C I=550.00
DMH-5044 RIM=585.13 I=580.59/D-5045 I=580.59/D-5044
D-5044 18" CPE L=236 L.F. S=0.058
D-5045 18" CPE L=174 L.F. S=0.081
DMH-5043 RIM=571.38 I=566.84/D-5044 I=563.89/D-5043
DMH-5042
D-5053 18" CPE L=113 L.F. S=0.010
DMH-5052 RIM=558.48 I=553.94/D-5053 I=553.94/D-5052
ECB
D-5052 18" CPE L=208 L.F. S=0.010
D-401C 12" CPE L=77 L.F. S=0.000
DMH-5051 RIM=556.40 I=551.86/D-5052 I=551.86/D-5051
FE-401B I=550.00
FE-401D I=550.00
ECB-STRAW WATTLE AND SILT FENCE
BSN-503
IP(FD)
SBDH(FD)
N
W
E
S
BASIS OF BEARING: NAD 1983 MASS. STATE PLANE COORD. SYSTEM

Project Owner:

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FLYNN
build & develop
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Project Title:

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Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

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MICHAEL J. SCOTT CIVIL No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

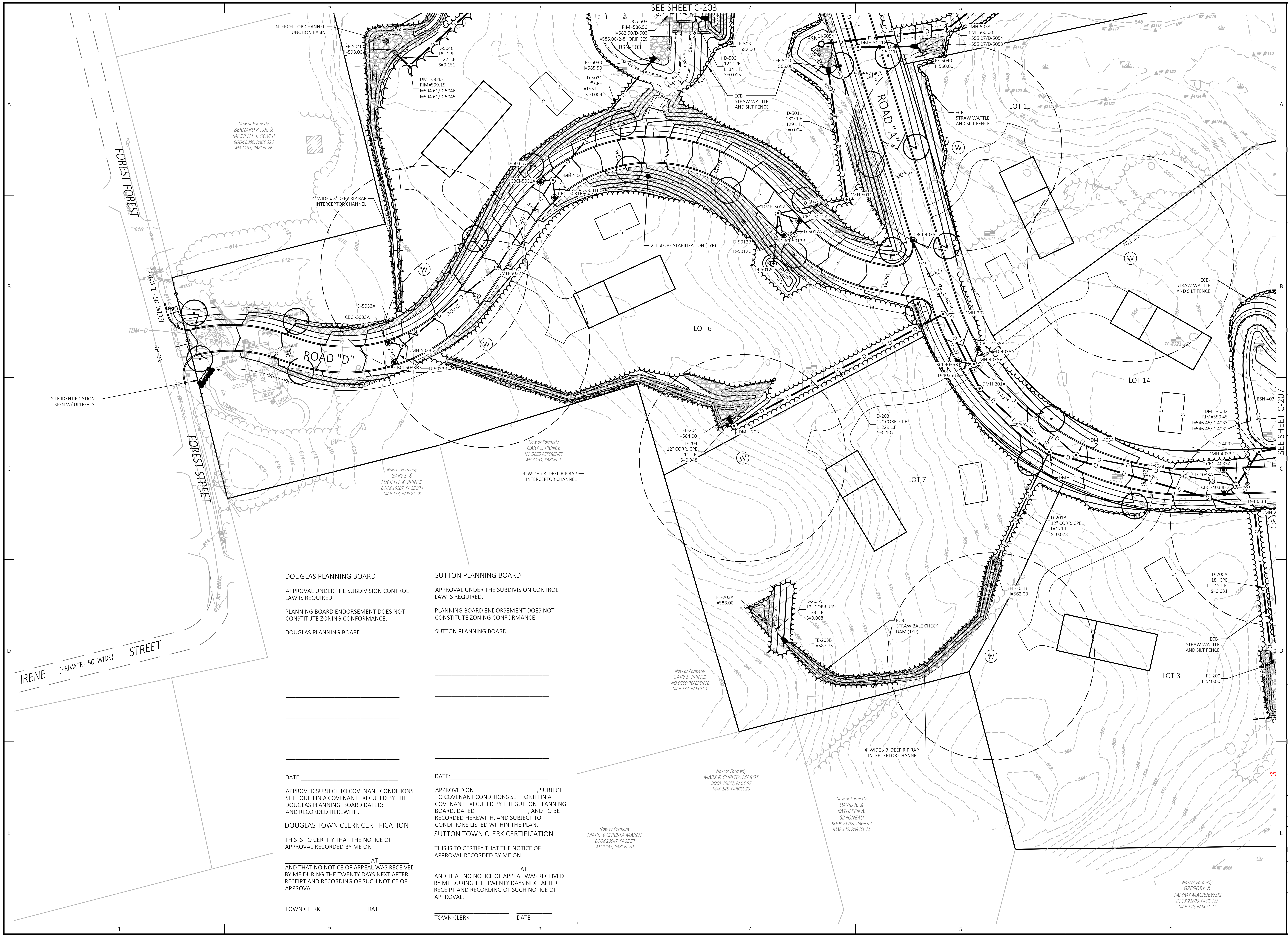
Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

C-203

C:\Users\Wayne Belec\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-200.dwg


SEE SHEET C-203
SEE SHEET C-207
1
2
3
4
5
6
A
B
C
D
E
INTERCEPTOR CHANNEL JUNCTION BASIN
FE-5046 I=598.00
D-5046 18" CPE L=22 L.F. S=0.151
DMH-5045 RIM=599.15 I=594.61/D-5046 I=594.61/D-5045
OCS-503 RIM=586.50 I=582.50/D-503 I=585.00/2-8" ORIFICES
BSN-503
FE-5030 I=585.50
D-5031 12" CPE L=155 L.F. S=0.009
FE-503 I=582.00
D-503 12" CPE L=34 L.F. S=0.015
ECB- STRAW WATTLE AND SILT FENCE
FE-5010 I=566.00
D-5011 18" CPE L=129 L.F. S=0.004
DI-5054
D-5054
DMH-5041
D-5041
DMH-5053 RIM=560.00 I=555.07/D-5054 I=555.07/D-5053
FE-5040 I=560.00
HP=567.05
ROAD "A"
15+00
16+00
17+00
LOT 15
25' NDZ
50' NSZ
100' BVW BZ
WF #A119
WF #A120
WF #A121
Now or Formerly BERNARD R., JR. & MICHELLE J. GOVER BOOK 8086, PAGE 326 MAP 133, PARCEL 26
FOREST FOREST
(PRIVATE - 50' WIDE)
TBM-D
-0+31
FOREST STREET
IRENE (PRIVATE - 50' WIDE) STREET
4' WIDE x 3' DEEP RIP RAP INTERCEPTOR CHANNEL
D-5031A
CBCI-5031A
DMH-5031
D-5031B
CBCI-5031B
D-5032
DMH-5032
D-5033A
CBCI-5033A
D-5033
DMH-5033
CBCI-5033B
D-5033B
ROAD "D"
1+00
2+00
3+00
4+00
5+00
6+00
EXISTING WELL
LINE OF BUILDING
TWO STORY #5
DECK
STONES
BRICK
CONC.
BM-E
SITE IDENTIFICATION SIGN W/ UPLIGHTS
Now or Formerly GARY S. & LUCIELLE K. PRINCE BOOK 16207, PAGE 374 MAP 133, PARCEL 28
Now or Formerly GARY S. PRINCE NO DEED REFERENCE MAP 134, PARCEL 1
2:1 SLOPE STABILIZATION (TYP)
DMH-5012
D-5012
DMH-5011
CBCI-5012A
D-5012A
D-5012B
CBCI-5012B
D-5012C
DI-5012C
7+00
8+00
CBCI-4035C
D-4035C
DMH-202
D-202
CBCI-4035A
D-4035A
DMH-4035
CBCI-4035B
D-4035B
DMH-201A
D-4035
D-201A
DMH-4034
D-4034
DMH-201
D-201
19+00
20+00
21+00
LOT 6
LOT 14
LOT 7
LOT 8
BSN 403
DMH-4032 RIM=550.45 I=546.45/D-4033 I=546.45/D-4032
D-4033
DMH-4033
CBCI-4033A
D-4033A
CBCI-4033B
D-4033B
D-201B 12" CORR. CPE L=121 L.F. S=0.073
FE-201B I=562.00
D-200A 18" CPE L=148 L.F. S=0.031
FE-200 I=540.00
FE-204 I=584.00
D-204 12" CORR. CPE L=11 L.F. S=0.348
DMH-203
D-203 12" CORR. CPE L=229 L.F. S=0.107
FE-203A I=588.00
D-203A 12" CORR. CPE L=33 L.F. S=0.008
FE-203B I=587.75
ECB- STRAW BALE CHECK DAM (TYP)
W
S
TP-#321-16
TP-#321-17
TP-#321-18
Now or Formerly MARK & CHRISTA MAROT BOOK 29647, PAGE 57 MAP 145, PARCEL 20
Now or Formerly DAVID R. & KATHLEEN A. SIMONEAU BOOK 21739, PAGE 97 MAP 145, PARCEL 21
Now or Formerly GREGORY. & TAMMY MACIEJEWSKI BOOK 21806, PAGE 125 MAP 145, PARCEL 22
N
S
E
W
BASIS OF BEARING NAD 1983 MASS. STATE PLANE COORD. SYSTEM

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ____________
TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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TOWN CLERK DATE

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
GRADING & DRAINAGE
PLAN

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

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Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

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Scale: 1" = 40'

Sheet No.:
C-204

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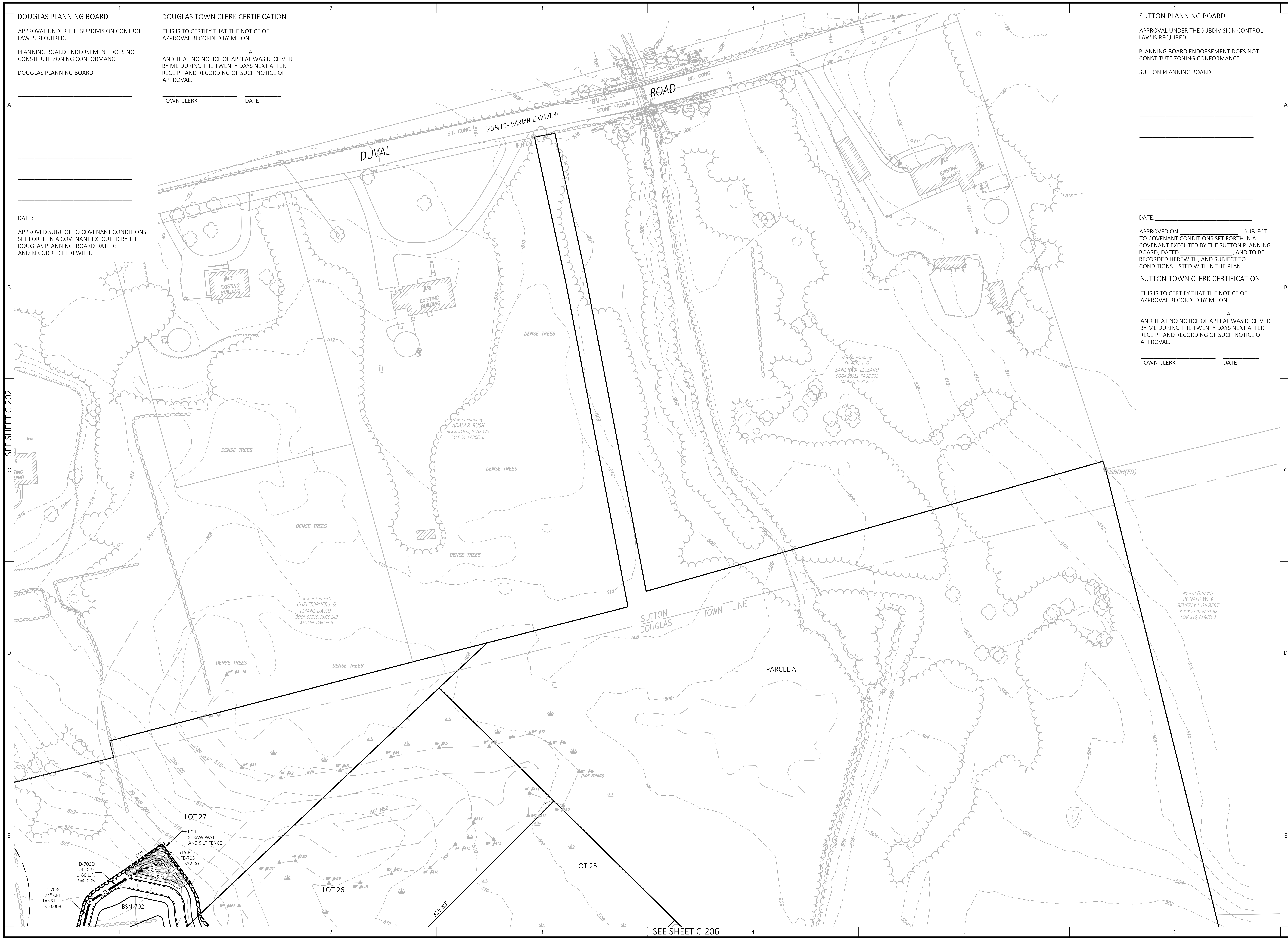

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Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

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build & develop
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Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

GRADING & DRAINAGE PLAN

Local Permitting

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CIVIL
No. 40863
05/27/2022

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Sheet No.:

C-205

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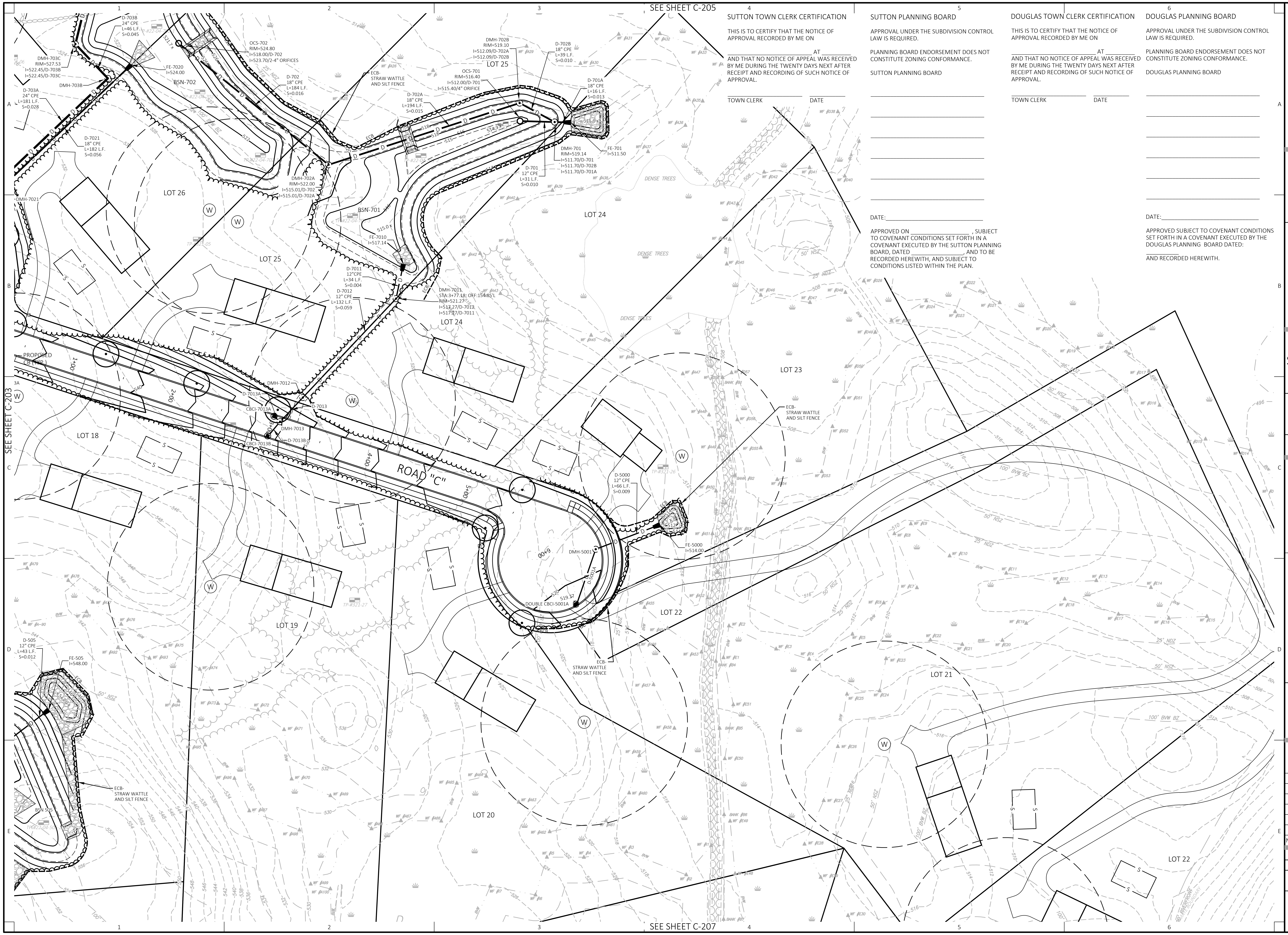

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C-206

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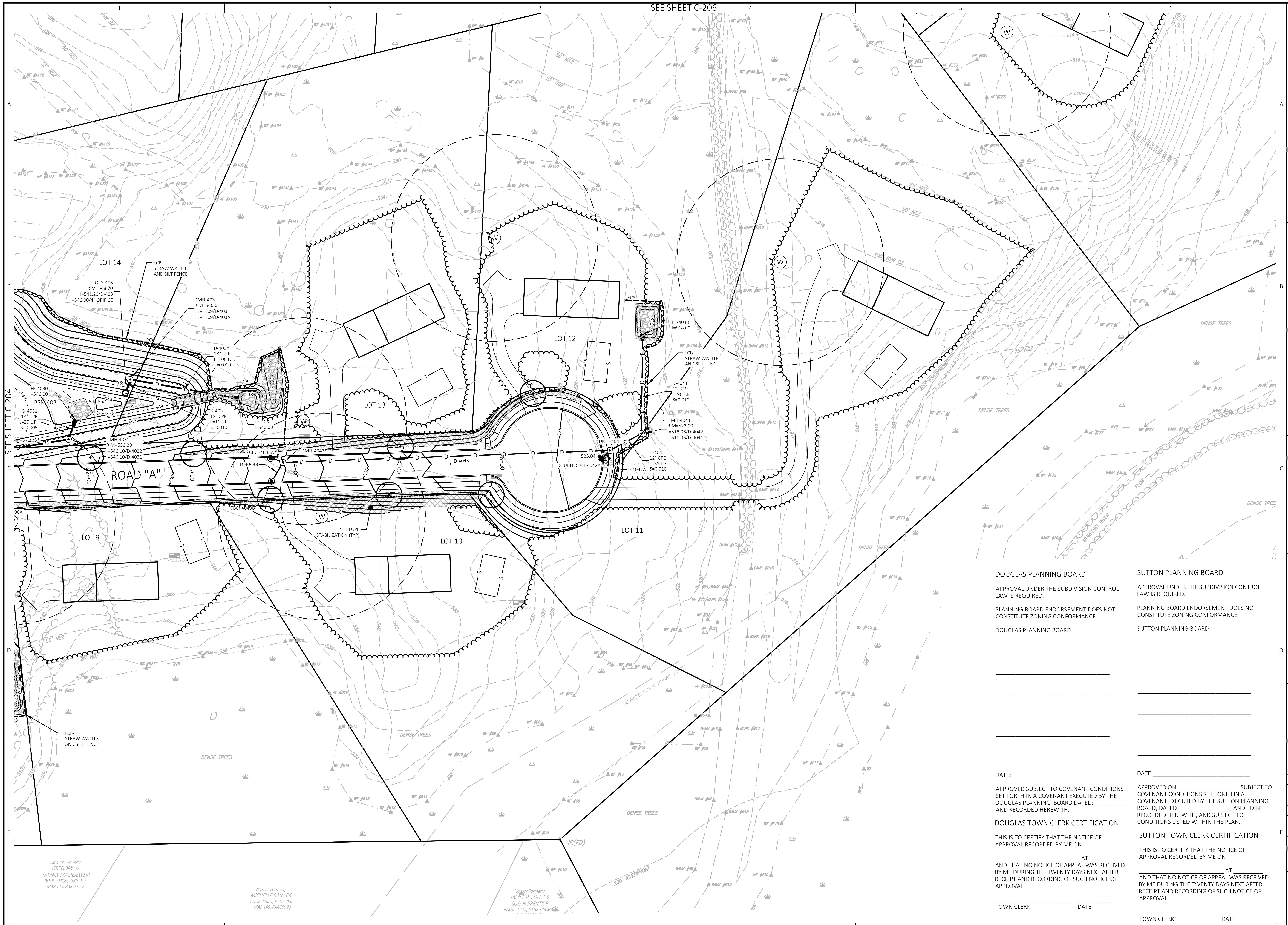
SEE SHEET C-206



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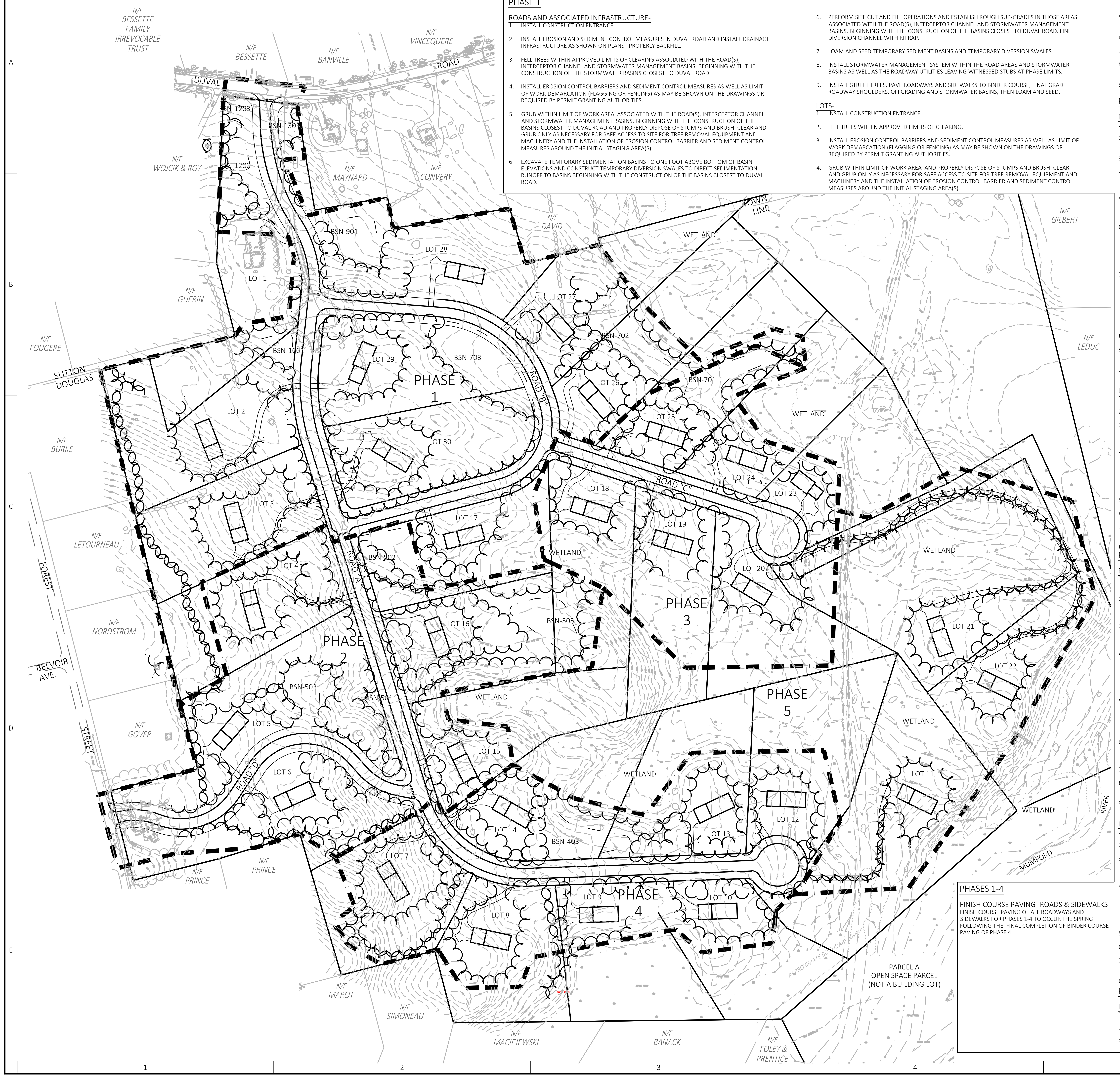

GENERAL PHASING CONSTRUCTION SEQUENCE:

REFER TO CONSTRUCTION SEQUENCING NOTES ON SHEET C-001

PHASE 1

ROADS AND ASSOCIATED INFRASTRUCTURE-

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES IN DUVAL ROAD AND INSTALL DRAINAGE INFRASTRUCTURE AS SHOWN ON PLANS. PROPERLY BACKFILL.
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE STORMWATER BASINS CLOSEST TO DUVAL ROAD.
4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. GRUB WITHIN LIMIT OF WORK AREA ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE BASINS CLOSEST TO DUVAL ROAD AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
6. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATIONS AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS BEGINNING WITH THE CONSTRUCTION OF THE BASINS CLOSEST TO DUVAL ROAD.
6. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES IN THOSE AREAS ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE BASINS CLOSEST TO DUVAL ROAD. LINE DIVERSION CHANNEL WITH RIPRAP.
7. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
8. INSTALL STORMWATER MANAGEMENT SYSTEM WITHIN THE ROAD AREAS AND STORMWATER BASINS AS WELL AS THE ROADWAY UTILITIES LEAVING WITNESSED STUBS AT PHASE LIMITS.
9. INSTALL STREET TREES, PAVE ROADWAYS AND SIDEWALKS TO BINDER COURSE, FINAL GRADE ROADWAY SHOULDERS, OFFGRADING AND STORMWATER BASINS, THEN LOAM AND SEED.

LOTS-

1. INSTALL CONSTRUCTION ENTRANCE.
2. FELL TREES WITHIN APPROVED LIMITS OF CLEARING.
3. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
4. GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS AND CONSTRUCT TEMPORARY DIVERSION SWALES AS MAY BE NECESSARY TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
6. ROUGH GRADE LOT DRIVEWAY, INSTALLING LOT UTILITIES, THEN DRILL AND TEST LOT WELL.
7. EXCAVATE AND POUR FOUNDATION AND CONSTRUCT HOME.
8. EXCAVATE AND INSTALL SEWAGE DISPOSAL SYSTEM, THEN FINAL GRADE SITE AND LOAM AND SEED.
9. PAVE DRIVEWAYS BINDER COURSE AND FINISH COURSE.

PHASE 2

ROADS AND ASSOCIATED INFRASTRUCTURE-

1. INSTALL CONSTRUCTION ENTRANCE TO NEW PHASE AT ROAD "A" AND FOREST STREET.
2. REMOVE EXISTING HOUSE AT 5 FOREST STREET AND RELOCATE TO ANOTHER PROPERTY. COLLAPSE FOUNDATION AND ABANDON IN PLACE. REMOVE SEPTIC SYSTEM COMPONENTS IN ACCORDANCE WITH TITLE 5.
3.
4. FELL TREES WITHIN APPROVED LIMITS OF CLEARING ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE STORMWATER BASINS.
5. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
6. GRUB WITHIN LIMIT OF WORK AREA ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE STORMWATER BASINS AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
7. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATIONS AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES IN THOSE AREAS ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE BASINS.PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES IN THOSE AREAS ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS. LINE DIVERSION CHANNEL WITH RIPRAP.
8. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
9. INSTALL STORMWATER MANAGEMENT SYSTEM WITHIN THE ROAD AREAS AND STORMWATER BASINS AS WELL AS THE ROADWAY UTILITIES LEAVING WITNESSED STUBS AT PHASE LIMITS.
10. INSTALL STREET TREES, PAVE ROADWAYS AND SIDEWALKS TO BINDER COURSE, FINAL GRADE ROADWAY SHOULDERS, OFFGRADING AND STORMWATER BASINS, THEN LOAM AND SEED.

LOTS-

1. INSTALL CONSTRUCTION ENTRANCE.
2. FELL TREES WITHIN APPROVED LIMITS OF CLEARING.
3. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
4. GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).EXCAVATE TEMPORARY SEDIMENTATION BASINS AND CONSTRUCT TEMPORARY DIVERSION SWALES AS MAY BE NECESSARY TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
5. ROUGH GRADE LOT DRIVEWAY, INSTALLING LOT UTILITIES, THEN DRILL AND TEST LOT WELL.
6. EXCAVATE AND POUR FOUNDATION AND CONSTRUCT HOME.
7. EXCAVATE AND INSTALL SEWAGE DISPOSAL SYSTEM, THEN FINAL GRADE SITE AND LOAM AND SEED.
8. PAVE DRIVEWAYS BINDER COURSE AND FINISH COURSE.

PHASES 3&4

ROADS AND ASSOCIATED INFRASTRUCTURE-

1. INSTALL CONSTRUCTION ENTRANCE TO NEW PHASE AT ROAD CONNECTION POINTS TO EACH PREVIOUS PHASE.
2. FELL TREES WITHIN APPROVED LIMITS OF CLEARING ASSOCIATED WITH THE ROAD(S), STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE STORMWATER BASINS.
3. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
4. GRUB WITHIN LIMIT OF WORK AREA ASSOCIATED WITH THE ROAD(S), STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE STORMWATER BASINS AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).
5. EXCAVATE TEMPORARY SEDIMENTATION BASINS TO ONE FOOT ABOVE BOTTOM OF BASIN ELEVATIONS AND CONSTRUCT TEMPORARY DIVERSION SWALES TO DIRECT SEDIMENTATION RUNOFF TO BASINS. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES IN THOSE AREAS ASSOCIATED WITH THE ROAD(S), STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE BASINS.
6. PERFORM SITE CUT AND FILL OPERATIONS AND ESTABLISH ROUGH SUB-GRADES IN THOSE AREAS ASSOCIATED WITH THE ROAD(S), INTERCEPTOR CHANNEL AND STORMWATER MANAGEMENT BASINS, BEGINNING WITH THE CONSTRUCTION OF THE BASINS.
7. LOAM AND SEED TEMPORARY SEDIMENT BASINS AND TEMPORARY DIVERSION SWALES.
8. INSTALL STORMWATER MANAGEMENT SYSTEM WITHIN THE ROAD AREAS AND STORMWATER BASINS AS WELL AS THE ROADWAY UTILITIES LEAVING WITNESSED STUBS AT PHASE LIMITS.
9. INSTALL STREET TREES, PAVE ROADWAYS AND SIDEWALKS TO BINDER COURSE, FINAL GRADE ROADWAY SHOULDERS, OFFGRADING AND STORMWATER BASINS, THEN LOAM AND SEED.

LOTS-

1. INSTALL CONSTRUCTION ENTRANCE.
2. FELL TREES WITHIN APPROVED LIMITS OF CLEARING.
3. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
4. GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).EXCAVATE TEMPORARY SEDIMENTATION BASINS AND CONSTRUCT TEMPORARY DIVERSION SWALES AS MAY BE NECESSARY TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
5. ROUGH GRADE LOT DRIVEWAY, INSTALLING LOT UTILITIES, THEN DRILL AND TEST LOT WELL.
6. EXCAVATE AND POUR FOUNDATION AND CONSTRUCT HOME.
7. EXCAVATE AND INSTALL SEWAGE DISPOSAL SYSTEM, THEN FINAL GRADE SITE AND LOAM AND SEED.
8. PAVE DRIVEWAYS BINDER COURSE AND FINISH COURSE.

PHASES 1-4

FINISH COURSE PAVING- ROADS & SIDEWALKS-

FINISH COURSE PAVING OF ALL ROADWAYS AND SIDEWALKS FOR PHASES 1-4 TO OCCUR THE SPRING FOLLOWING THE FINAL COMPLETION OF BINDER COURSE PAVING OF PHASE 4.

PHASE 5

LOTS-

1. INSTALL CONSTRUCTION ENTRANCE.
2. INSTALL CROSSING AT EXISTING CHANNEL.
3. FELL TREES WITHIN APPROVED LIMITS OF CLEARING.

PHASE 5 (CONTINUED)

LOTS-

4. INSTALL EROSION CONTROL BARRIERS AND SEDIMENT CONTROL MEASURES AS WELL AS LIMIT OF WORK DEMARCATION (FLAGGING OR FENCING) AS MAY BE SHOWN ON THE DRAWINGS OR REQUIRED BY PERMIT GRANTING AUTHORITIES.
5. GRUB WITHIN LIMIT OF WORK AREA AND PROPERLY DISPOSE OF STUMPS AND BRUSH. CLEAR AND GRUB ONLY AS NECESSARY FOR SAFE ACCESS TO SITE FOR TREE REMOVAL EQUIPMENT AND MACHINERY AND THE INSTALLATION OF EROSION CONTROL BARRIER AND SEDIMENT CONTROL MEASURES AROUND THE INITIAL STAGING AREA(S).EXCAVATE TEMPORARY SEDIMENTATION BASINS AND CONSTRUCT TEMPORARY DIVERSION SWALES AS MAY BE NECESSARY TO DIRECT SEDIMENTATION RUNOFF TO BASINS.
6. ROUGH GRADE LOT DRIVEWAY, INSTALLING LOT UTILITIES, THEN DRILL AND TEST LOT WELL.
7. EXCAVATE AND POUR FOUNDATION AND CONSTRUCT HOME.
8. EXCAVATE AND INSTALL SEWAGE DISPOSAL SYSTEM, THEN FINAL GRADE SITE AND LOAM AND SEED.
9. PAVE DRIVEWAYS BINDER COURSE AND FINISH COURSE.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:___________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT __________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

_______________________ ____________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

____

____

____

DATE:___________________________

APPROVED ON __________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

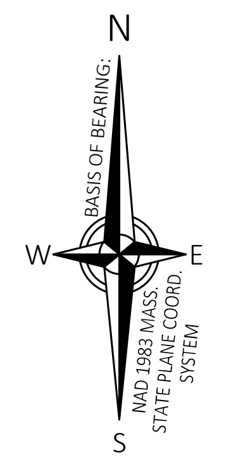
SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT __________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

_______________________ ____________
TOWN CLERK DATE



Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
GENERAL PHASING
PLAN

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J.
SCOTT
CIVIL
No. 40863
REGISTERED
PROFESSIONAL ENGINEER
05/27/2022

Prepared By:
LDC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

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Scale: 1" = 120'

Sheet No.:
C-221

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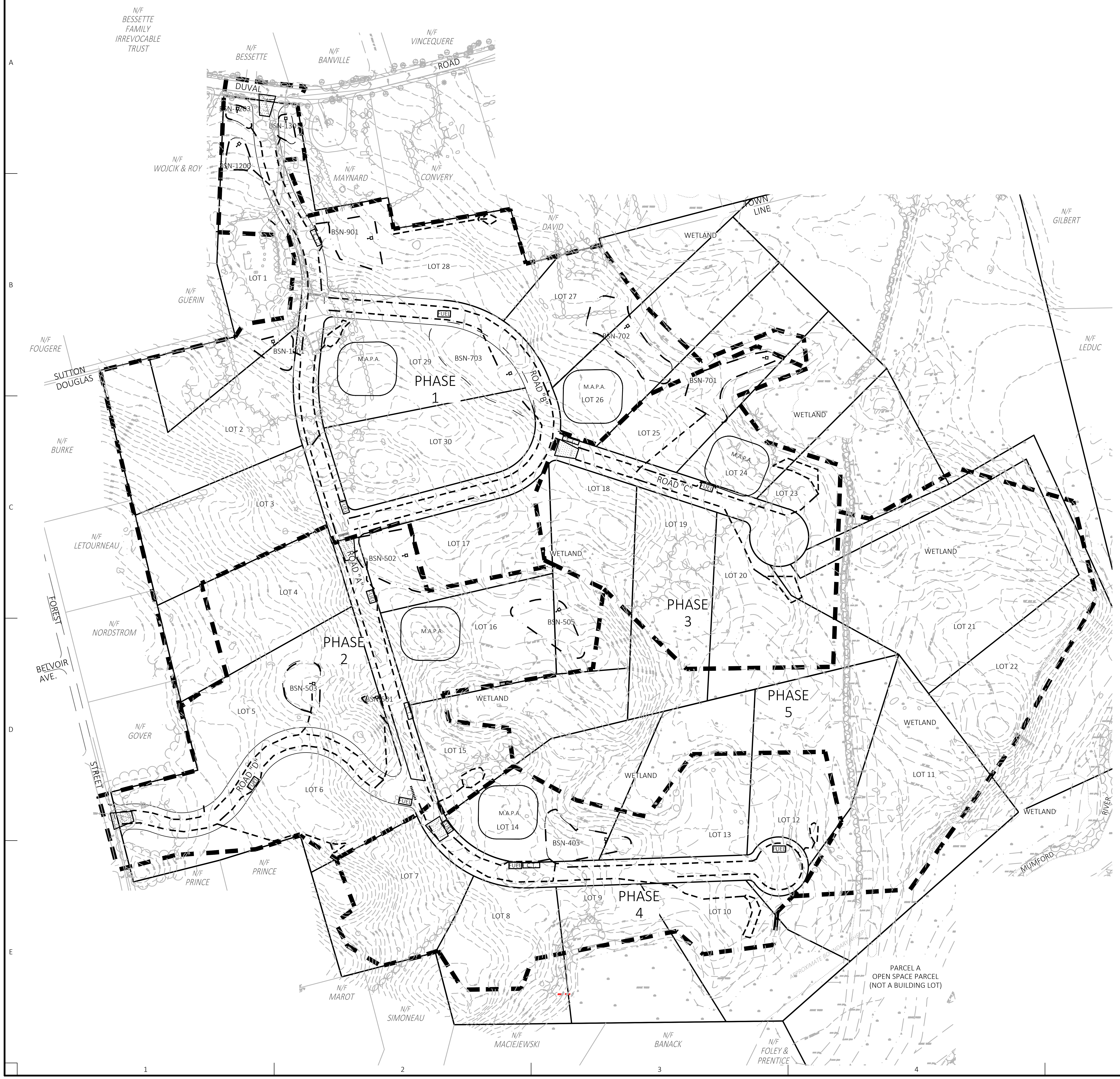

NOTES:

1. REFER TO EROSION AND SEDIMENT CONTROL NOTES ON SHEET C-001.
2. REFER TO GRADING AND DRAINAGE PLANS FOR SPECIFOIC EROSION AND SEDIMENT CONTROL MEASURES FOR THE SUBDIVION CONSTRUCTOIN.

EROSION & SEDIMENT CONTROL KEY:

FUEL	CONSTRUCTION VEHICLE REFUELING LOCATION
MAT. STOR.	CONSTRUCTION ECB MATERIALS STORAGE AREA- SUPPLIES OF SILT FENCE, STRAW BALES, STRAW WATTLES, CRUSHED STONE, WOODCHIPS, ETC, PROTECTED FROM THE ELEMENTS.
C.T.	CONSTRUCTION TRAILER
○	LOAM/SOIL STOCKPILE AREA
— — —	DIVERSION SWALE
○	TEMPORARY SEDIMENTATION BASIN
— — —	TEMPORARY SEDIMENTATION BASIN - STORMWATER MANAGEMENT BASIN
▨	CONSTRUCTION ENTRANCE TO EACH PHASE
— — —	EROSION & SEDIMENT CONTROL BARRIER
¤	TEMPORARY STANDPIPE- PIPE ENCASED IN CRUSHED STONE AND FILTER FABRIC
M.A.P.A.	MATERIAL AGGREGATE PROCESSING AREA

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

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____

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

____

____

____

DATE:____________________________

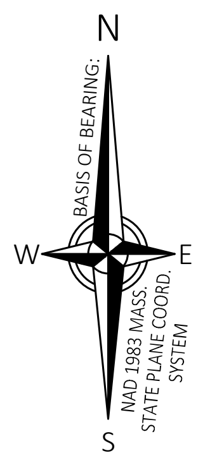
APPROVED ON _________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE



Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

GENERAL SUBDIVISION EROSION AND SEDIMENT CONTROL PLAN

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

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Scale: 1" = 120'

Sheet No.:

C-222

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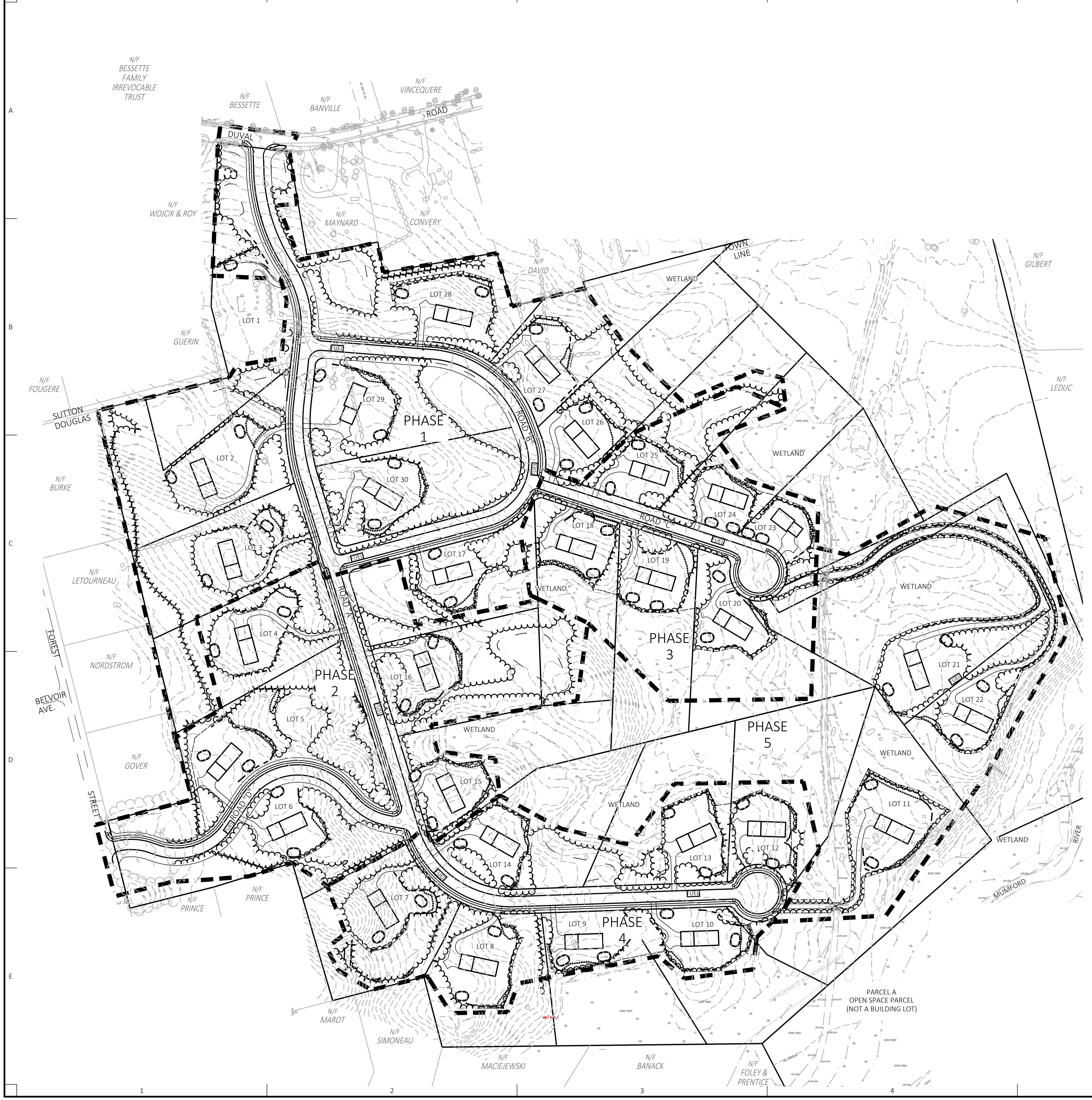

NOTES:

1. REFER TO EROSION AND SEDIMENT CONTROL NOTES ON SHEET C-001.
2. REFER TO GRADING AND DRAINAGE PLANS FOR SPECIFOIC EROSION AND SEDIMENT CONTROL MEASURES FOR THE SUBDIVION CONSTRUCTOIN.

EROSION & SEDIMENT CONTROL KEY:

⬭	LOAM/SOIL STOCKPILE AREA
‒ ‒ ‒	DIVERSION SWALE
⬭	TEMPORARY SEDIMENTATION BASIN
— — —	EROSION & SEDIMENT CONTROL BARRIER

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:____________________________

APPROVED ON _________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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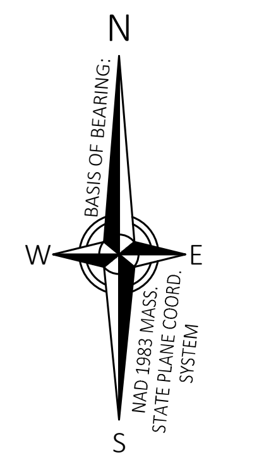

Project Owner:

Sutton Douglas
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945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

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FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

GENERAL LOTS EROSION AND SEDIMENT CONTROL PLAN

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
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Boston, MA 02119

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Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	21-0083

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Scale: 1" = 120'

Sheet No.:

C-223

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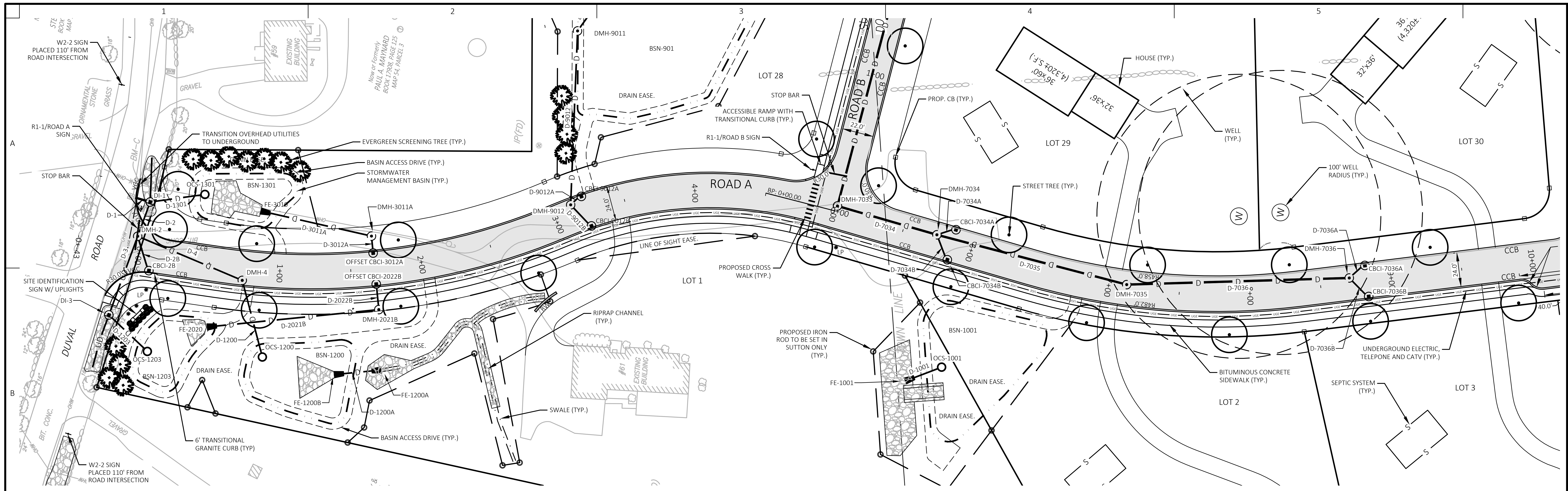
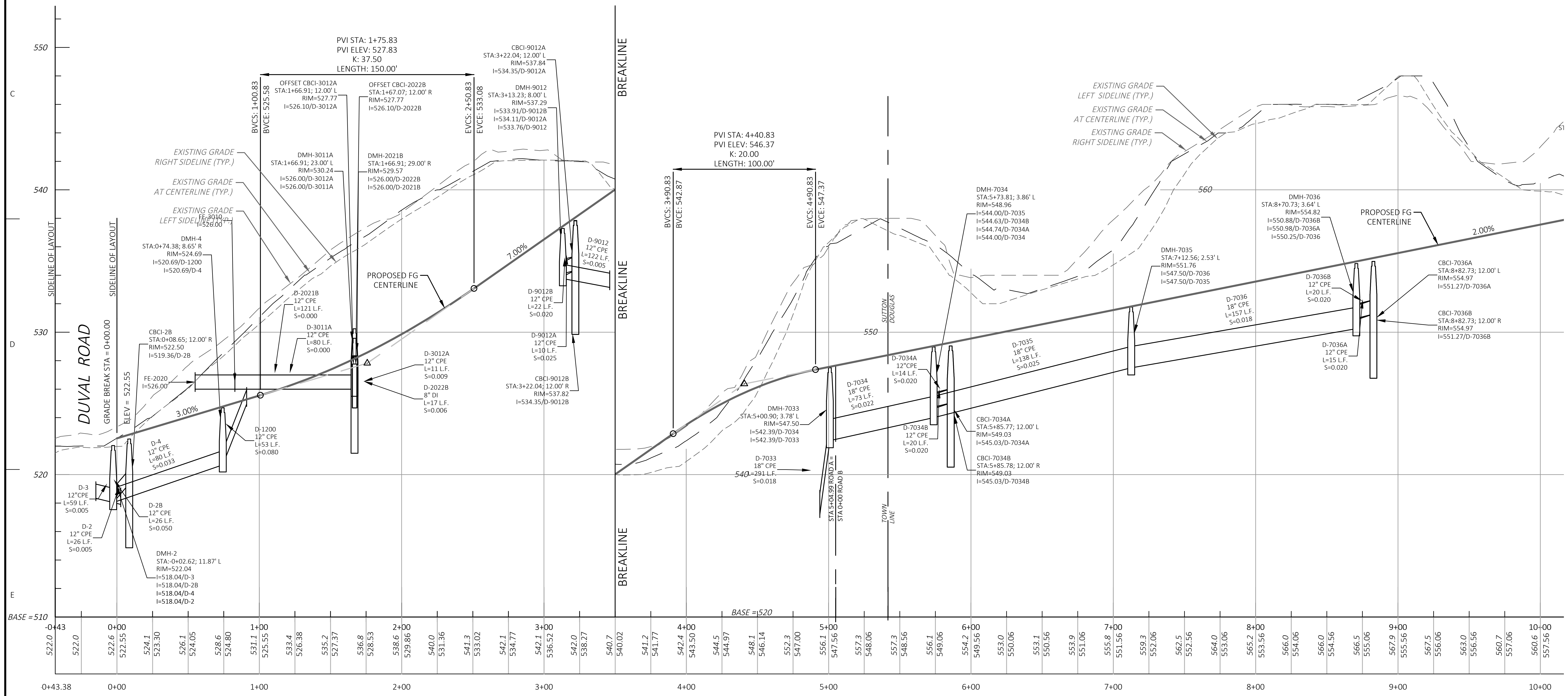


PLAN


550
540
530
520
BASE =510
BASE =520
SIDELINE OF LAYOUT
GRADE BREAK STA = 0+00.00
ELEV = 522.55
DUVAL ROAD
EXISTING GRADE RIGHT SIDELINE (TYP.)
EXISTING GRADE AT CENTERLINE (TYP.)
EXISTING GRADE LEFT SIDELINE (TYP.)
PVI STA: 1+75.83
PVI ELEV: 527.83
K: 37.50
LENGTH: 150.00'
BVCS: 1+00.83
BVCE: 525.58
EVCS: 2+50.83
EVCE: 533.08
3.00%
7.00%
PROPOSED FG CENTERLINE
BREAKLINE
PVI STA: 4+40.83
PVI ELEV: 546.37
K: 20.00
LENGTH: 100.00'
BVCS: 3+90.83
BVCE: 542.87
EVCS: 4+90.83
EVCE: 547.37
2.00%
SUTTON DOUGLAS
TOWN LINE
STA 5+04.99 ROAD A = STA 0+00 ROAD B
560
550
540
PROPOSED FG CENTERLINE
DMH-4 STA:0+74.38; 8.65' R RIM=524.69 I=520.69/D-1200 I=520.69/D-4
CBCI-2B STA:0+08.65; 12.00' R RIM=522.50 I=519.36/D-2B
DMH-2 STA:-0+02.62; 11.87' L RIM=522.04 I=518.04/D-3 I=518.04/D-2B I=518.04/D-4 I=518.04/D-2
D-3 12"CPE L=59 L.F. S=0.005
D-2 12" CPE L=26 L.F. S=0.005
D-2B 12" CPE L=26 L.F. S=0.050
D-4 12" CPE L=80 L.F. S=0.033
FE-2020 I=526.00
D-1200 12" CPE L=53 L.F. S=0.080
D-2021B 12" CPE L=121 L.F. S=0.000
D-3011A 12" CPE L=80 L.F. S=0.000
DMH-3011A STA:1+66.91; 23.00' L RIM=530.24 I=526.00/D-3012A I=526.00/D-3011A
OFFSET CBCI-3012A STA:1+66.91; 12.00' L RIM=527.77 I=526.10/D-3012A
OFFSET CBCI-2022B STA:1+67.07; 12.00' R RIM=527.77 I=526.10/D-2022B
DMH-2021B STA:1+66.91; 29.00' R RIM=529.57 I=526.00/D-2022B I=526.00/D-2021B
D-3012A 12" CPE L=11 L.F. S=0.009
D-2022B 8" DI L=17 L.F. S=0.006
CBCI-9012A STA:3+22.04; 12.00' L RIM=537.84 I=534.35/D-9012A
DMH-9012 STA:3+13.23; 8.00' L RIM=537.29 I=533.91/D-9012B I=534.11/D-9012A I=533.76/D-9012
D-9012 12" CPE L=122 L.F. S=0.005
D-9012B 12" CPE L=22 L.F. S=0.020
D-9012A 12" CPE L=10 L.F. S=0.025
CBCI-9012B STA:3+22.04; 12.00' R RIM=537.82 I=534.35/D-9012B
DMH-7033 STA:5+00.90; 3.78' L RIM=547.50 I=542.39/D-7034 I=542.39/D-7033
D-7033 18" CPE L=291 L.F. S=0.018
D-7034 18" CPE L=73 L.F. S=0.022
D-7034A 12" CPE L=14 L.F. S=0.020
D-7034B 12" CPE L=20 L.F. S=0.020
DMH-7034 STA:5+73.81; 3.86' L RIM=548.96 I=544.00/D-7035 I=544.63/D-7034B I=544.74/D-7034A I=544.00/D-7034
CBCI-7034A STA:5+85.77; 12.00' L RIM=549.03 I=545.03/D-7034A
CBCI-7034B STA:5+85.78; 12.00' R RIM=549.03 I=545.03/D-7034B
D-7035 18" CPE L=138 L.F. S=0.025
DMH-7035 STA:7+12.56; 2.53' L RIM=551.76 I=547.50/D-7036 I=547.50/D-7035
D-7036 18" CPE L=157 L.F. S=0.018
DMH-7036 STA:8+70.73; 3.64' L RIM=554.82 I=550.88/D-7036B I=550.98/D-7036A I=550.25/D-7036
D-7036B 12" CPE L=20 L.F. S=0.020
D-7036A 12" CPE L=15 L.F. S=0.020
CBCI-7036A STA:8+82.73; 12.00' L RIM=554.97 I=551.27/D-7036A
CBCI-7036B STA:8+82.73; 12.00' R RIM=554.97 I=551.27/D-7036B
0+43.38
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00

PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

____

____

____

DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:
____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

____________________ AT ________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

__________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

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DATE:__________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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__________________ __________
TOWN CLERK DATE

NOTES:

1. STORMWATER TREATMENT UNITS (SWTU) SHALL BE CDS 2015-4 STRUCTURES. THE FOLLOWING STRUCTURES SHALL BE STORMWATER TREATMENT UNITS.
2. CBCI-2B, DMH-2021B, DMH- 3011A, DMH-9011, DMH-7031, DMH-7022, DMH-7041, DMH-7012, DMH-5001, DMH-5021, DMH-5011, DMH- 4032, DMH-4041
3. PROVIDE TRANSITIONAL GRANITE CURBING FROM VERTICAL GRANITE CURBING TO CAPE COD BERM AND ACCESSIBLE RAMP.

N E S W
BASIS OF BEARING:
NAD 1983 MASS. STATE PLANE COORD. SYSTEM

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
PLAN & PROFILE
ROAD A
STA 0+00 TO STA 10+00

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-301

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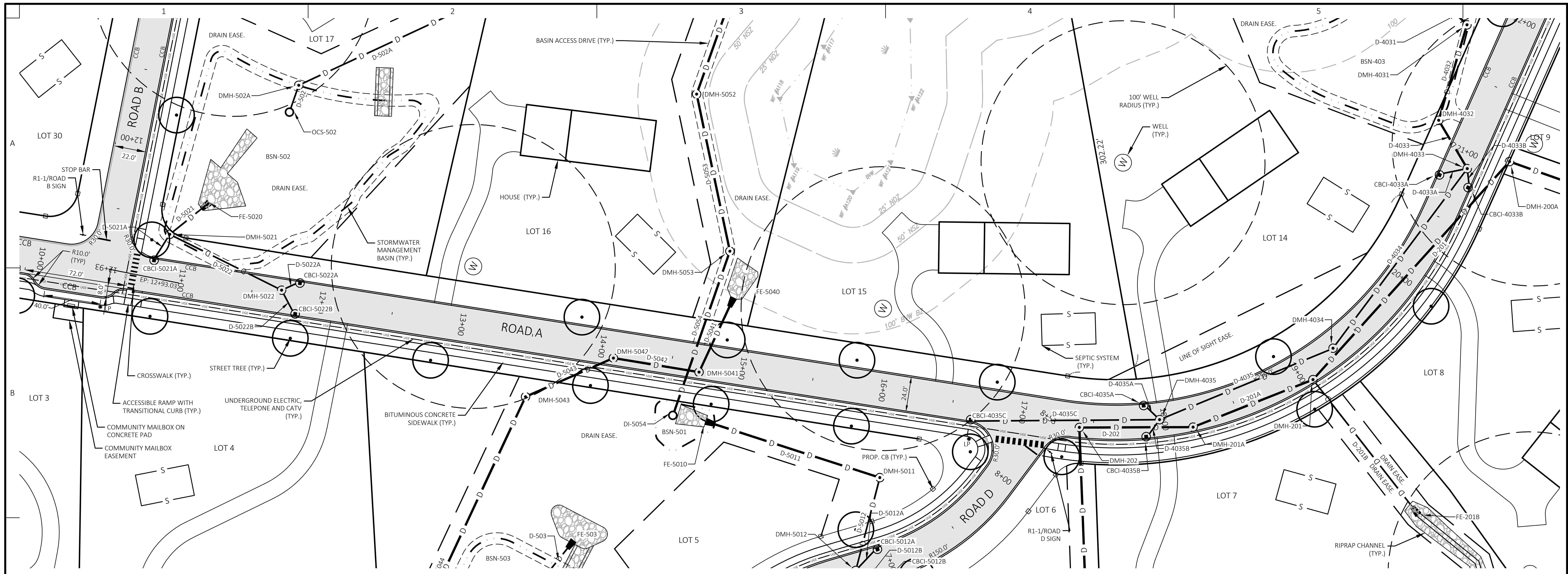
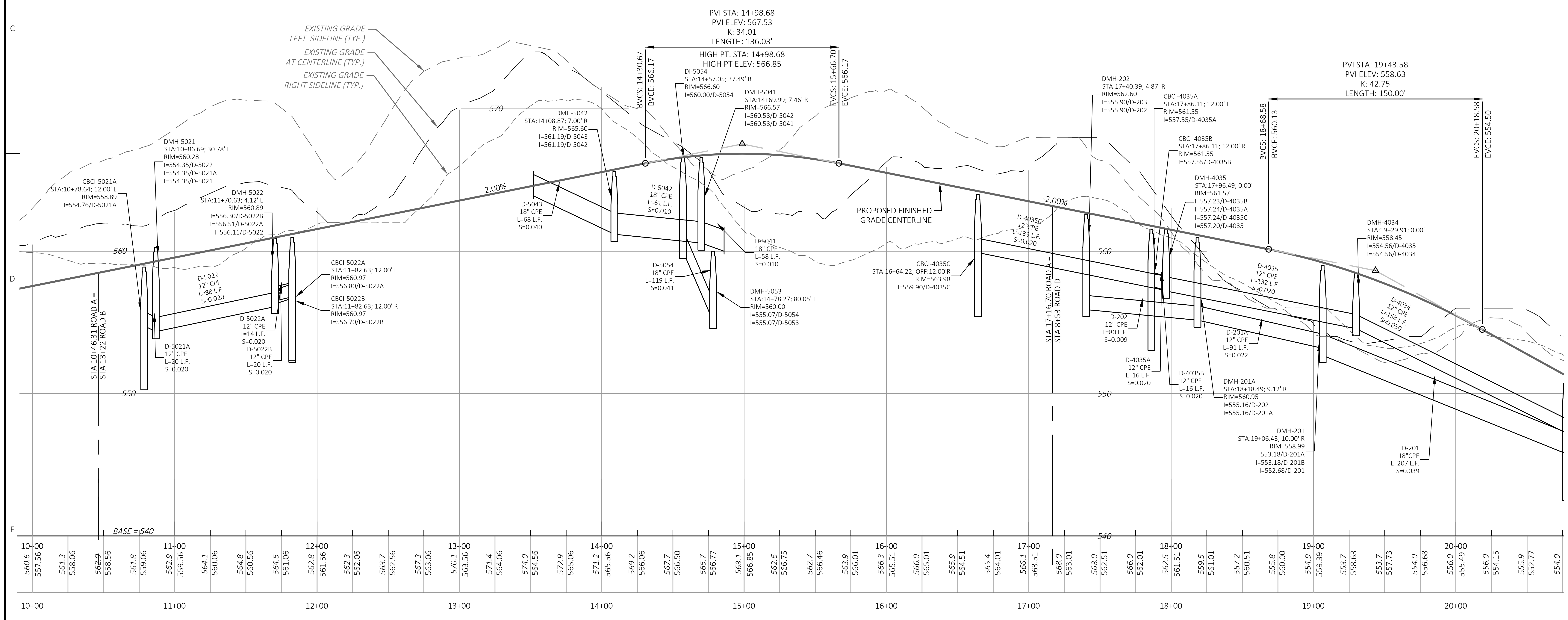


PLAN



PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

__________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

____________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

__________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

____________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

__________________ __________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

PLAN & PROFILE
ROAD A
STA 10+00 TO STA 20+50

Local Permitting

MICHAEL J. SCOTT
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By: CMP
Checked By: WMB
Date: 02/10/2022
Project No.: 20-0083

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-302

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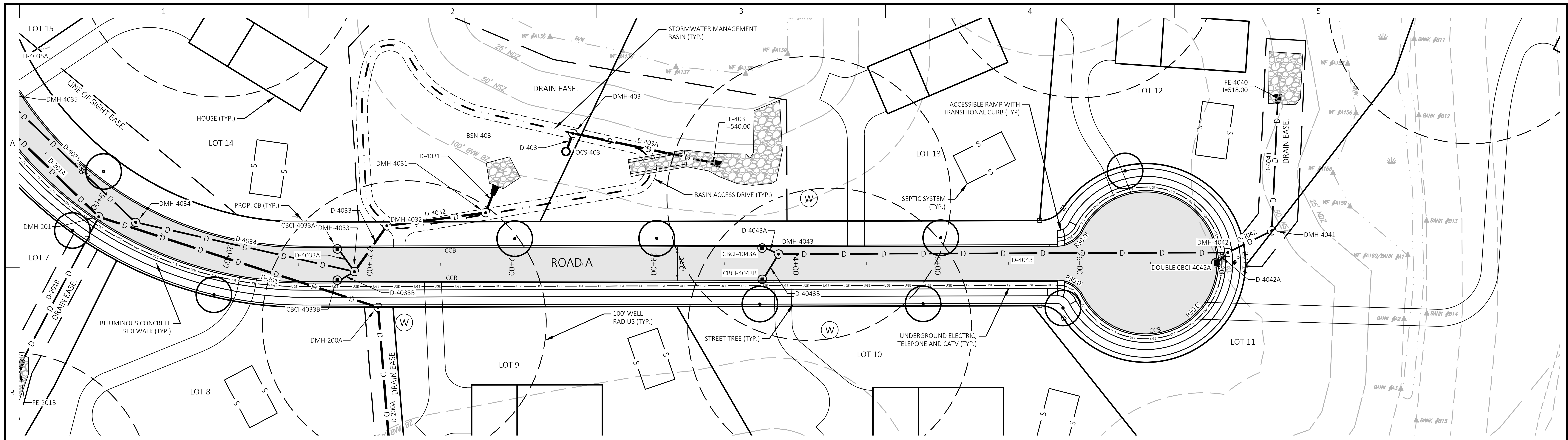
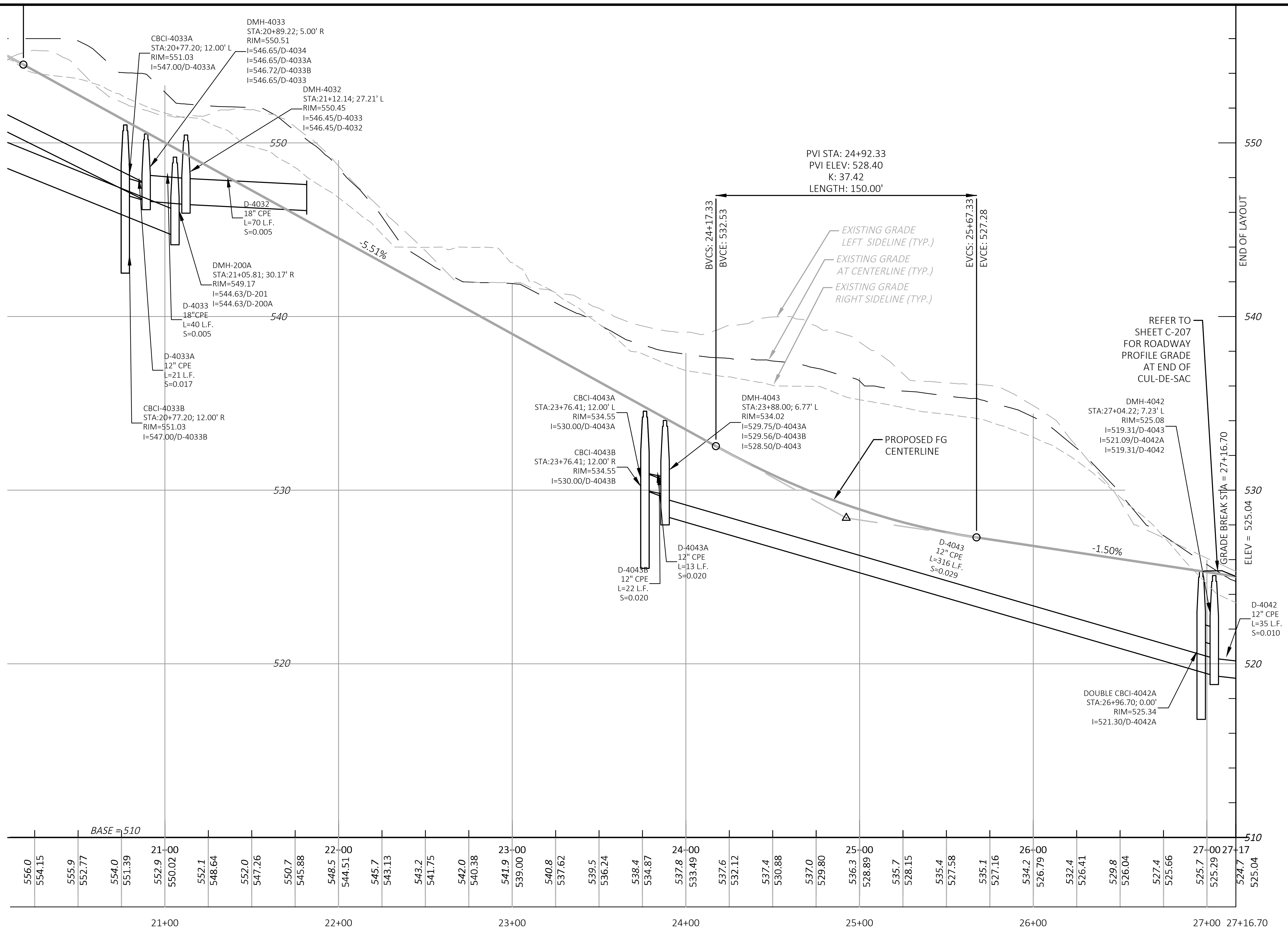


PLAN



PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

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DOUGLAS TOWN CLERK CERTIFICATION

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______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:____________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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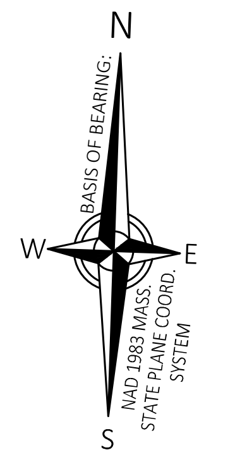
TOWN CLERK DATE



Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

PLAN & PROFILE
ROAD A
STA 20+50 TO STA 27+17

Local Permitting

MICHAEL J. SCOTT CIVIL No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

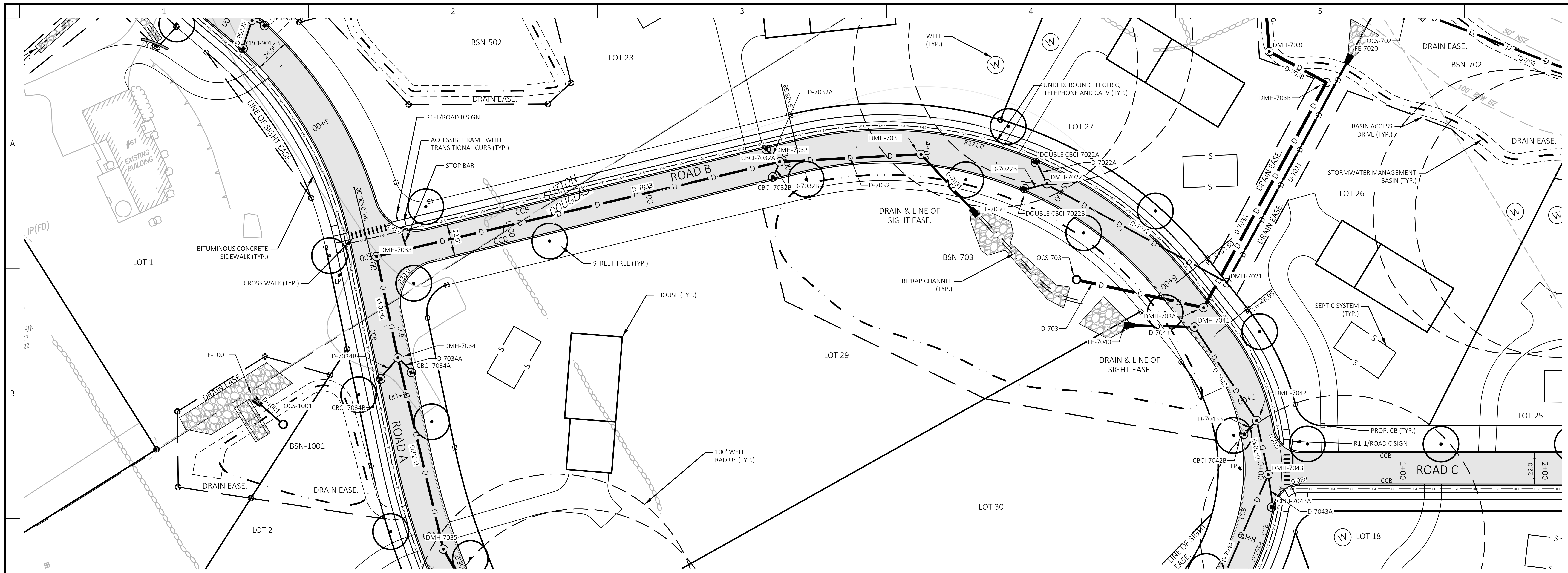
1	05/27/2022	PEER REVIEW COMMENTS
No:	Date:	Revision | Issue:

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

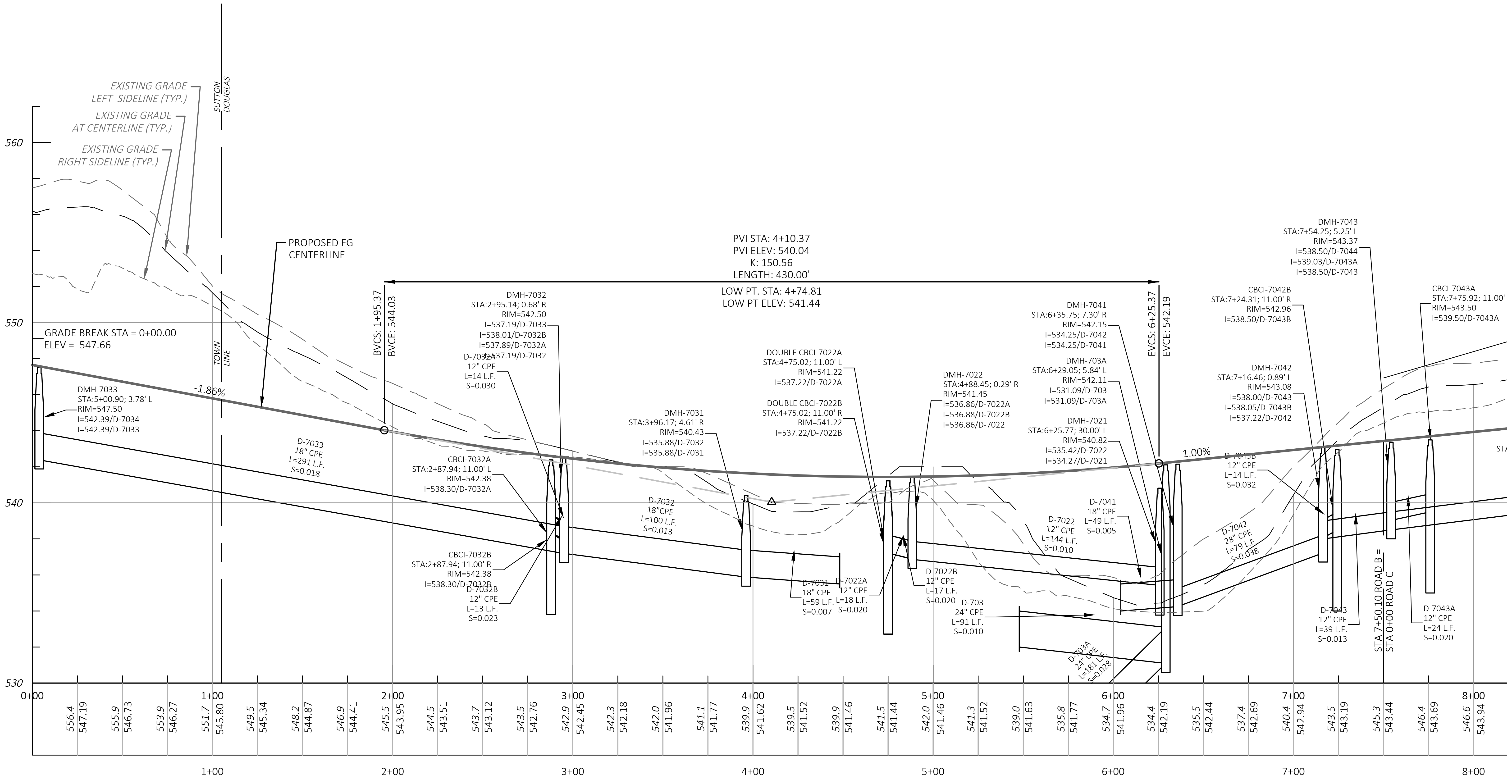
0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-303



PLAN



PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

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________________________ AT __________
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TOWN CLERK DATE

SUTTON PLANNING BOARD

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:____________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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________________________ AT __________
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______________________ __________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

PLAN & PROFILE
ROAD B
STA 0+00 TO STA 8+10

Local Permitting

MICHAEL J. SCOTT
CIVIL
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

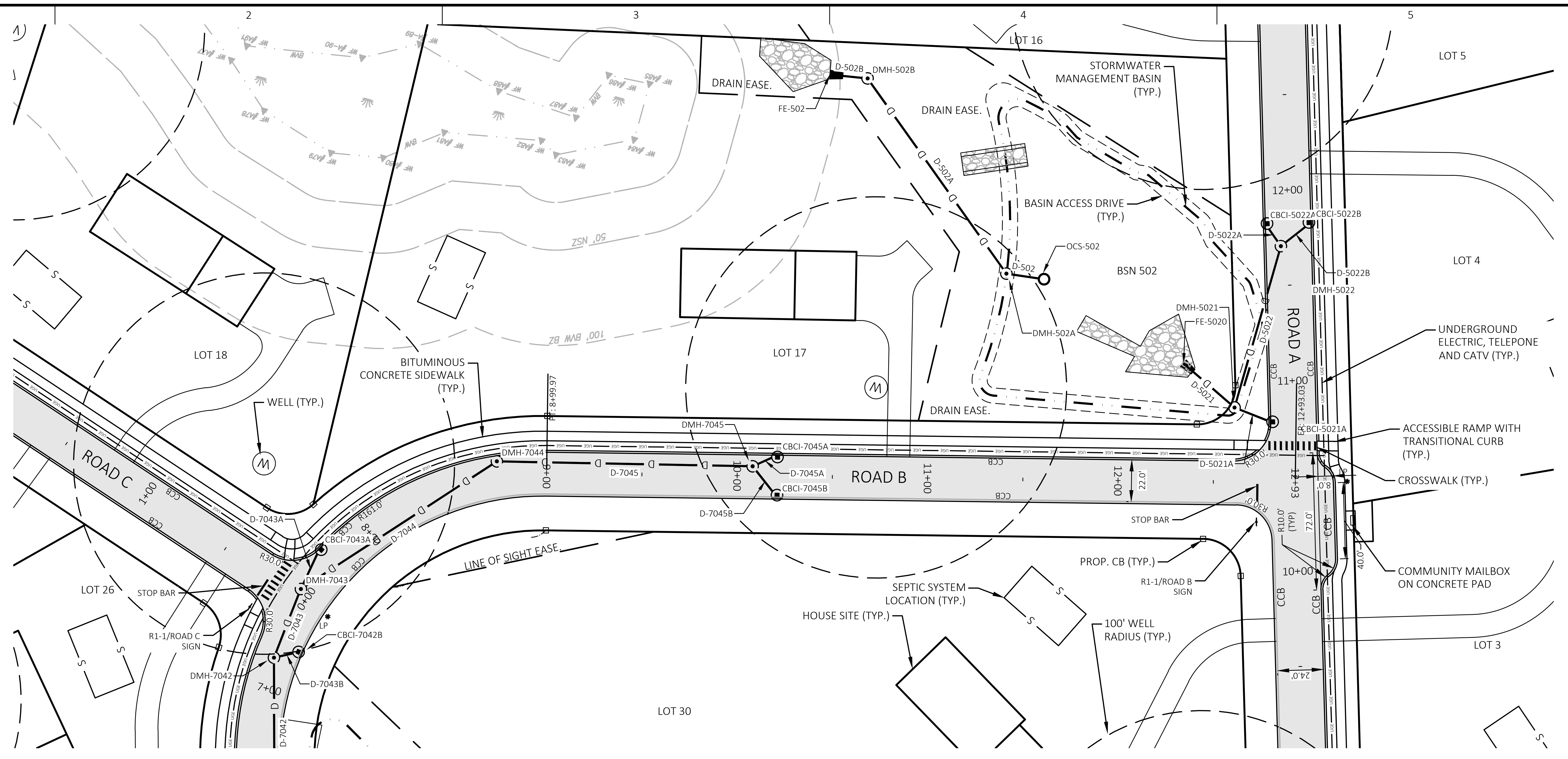
1	05/27/2022	PEER REVIEW COMMENTS
No:	Date:	Revision | Issue:

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

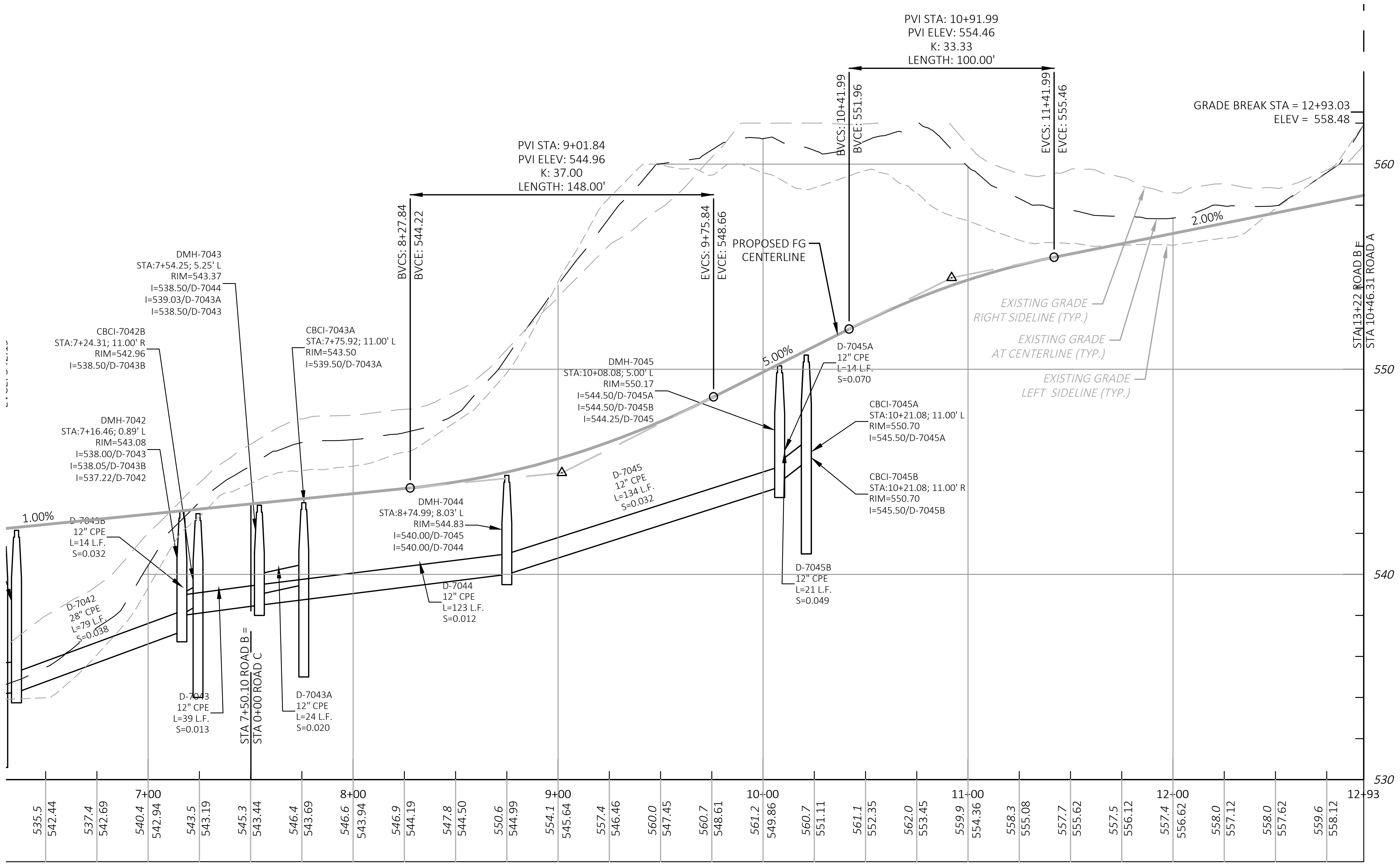
0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-304



PLAN



PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:
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AND RECORDED HEREWITH.

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:____________________________

APPROVED ON __________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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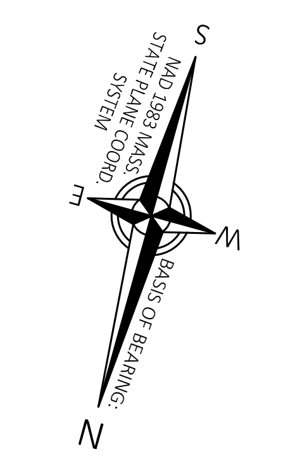
TOWN CLERK DATE



Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
PLAN & PROFILE
ROAD B
STA 8+10 TO STA 12+93.03

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 4[illegible]863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
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Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-305

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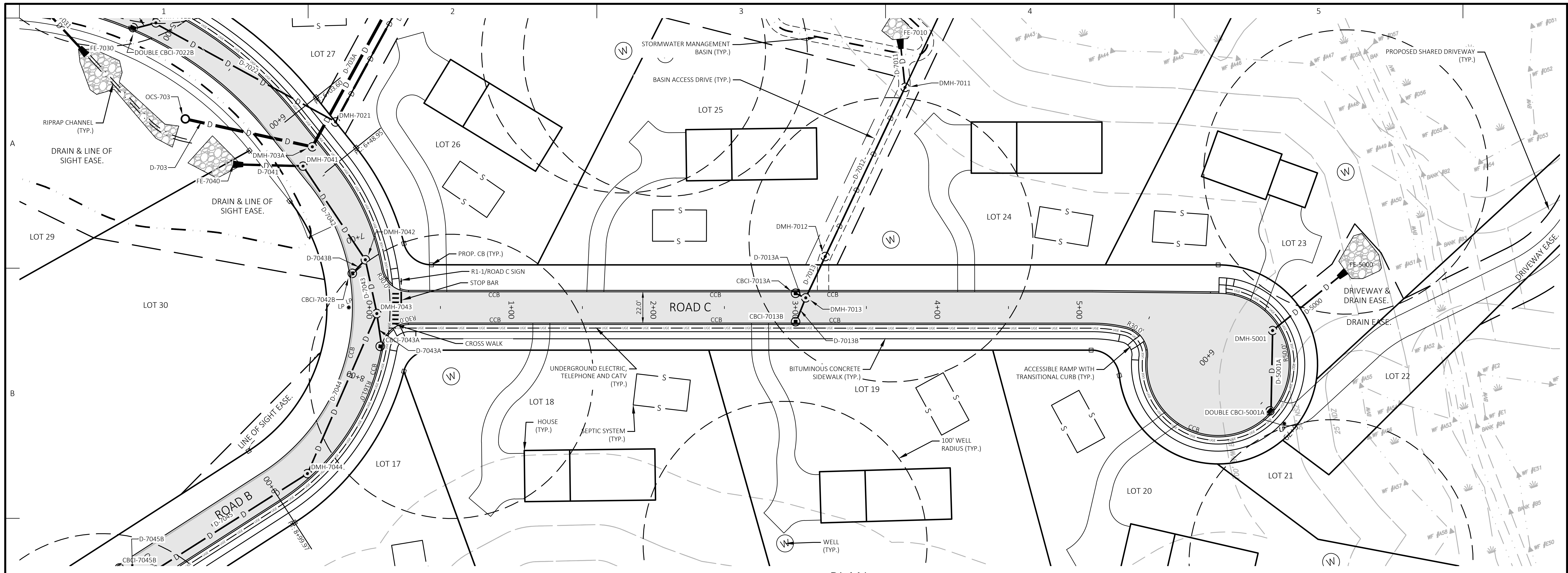
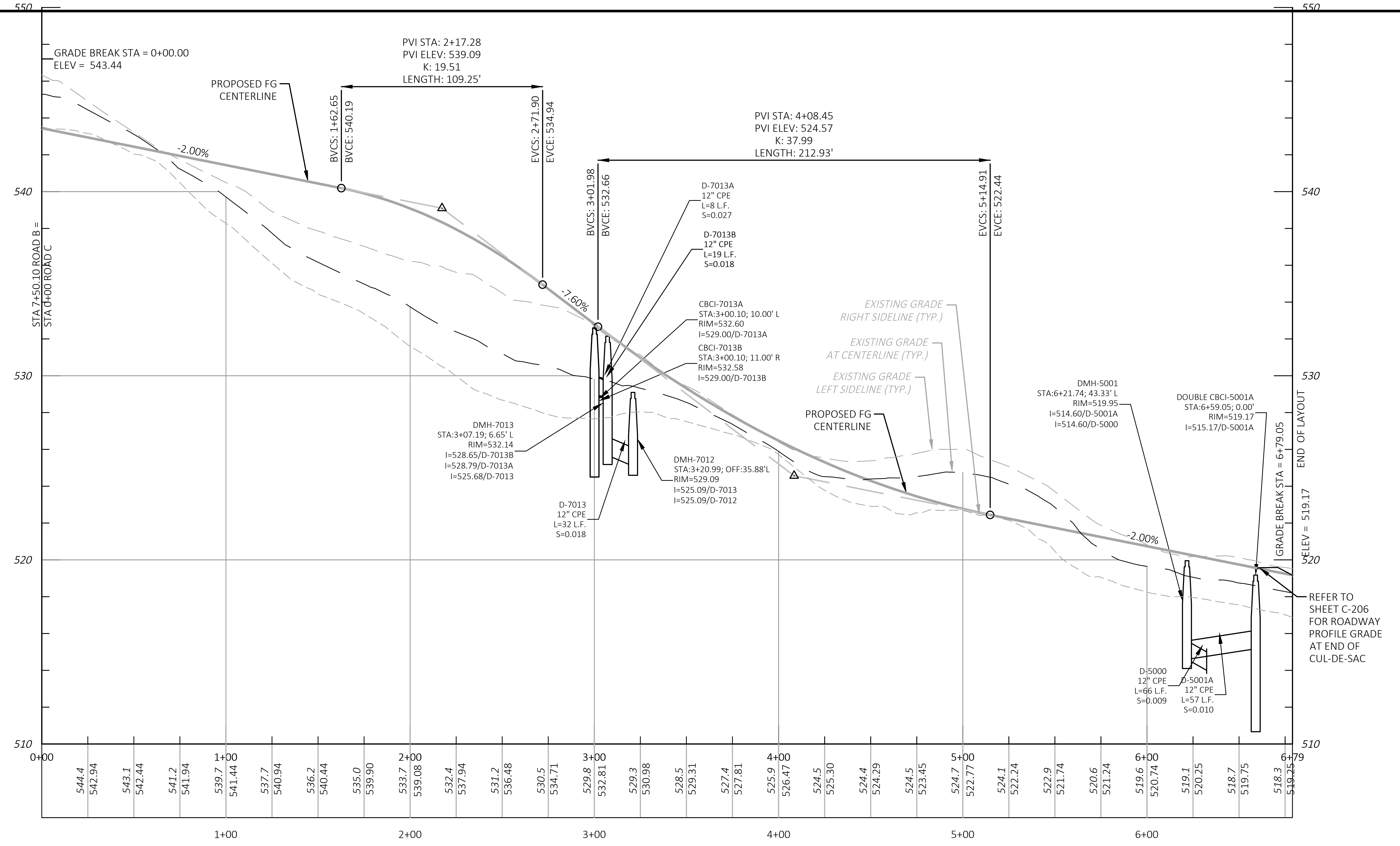


PLAN


550
540
530
520
510
GRADE BREAK STA = 0+00.00
ELEV = 543.44
PROPOSED FG CENTERLINE
-2.00%
PVI STA: 2+17.28
PVI ELEV: 539.09
K: 19.51
LENGTH: 109.25'
BVCS: 1+62.65
BVCE: 540.19
EVCS: 2+71.90
EVCE: 534.94
-7.60%
STA 7+50.10 ROAD B = STA 0+00 ROAD C
PVI STA: 4+08.45
PVI ELEV: 524.57
K: 37.99
LENGTH: 212.93'
BVCS: 3+01.98
BVCE: 532.66
EVCS: 5+14.91
EVCE: 522.44
D-7013A 12" CPE L=8 L.F. S=0.027
D-7013B 12" CPE L=19 L.F. S=0.018
CBCI-7013A STA:3+00.10; 10.00' L RIM=532.60 I=529.00/D-7013A
CBCI-7013B STA:3+00.10; 11.00' R RIM=532.58 I=529.00/D-7013B
DMH-7013 STA:3+07.19; 6.65' L RIM=532.14 I=528.65/D-7013B I=528.79/D-7013A I=525.68/D-7013
D-7013 12" CPE L=32 L.F. S=0.018
DMH-7012 STA:3+20.99; OFF:35.88'L RIM=529.09 I=525.09/D-7013 I=525.09/D-7012
EXISTING GRADE RIGHT SIDELINE (TYP.)
EXISTING GRADE AT CENTERLINE (TYP.)
EXISTING GRADE LEFT SIDELINE (TYP.)
PROPOSED FG CENTERLINE
DMH-5001 STA:6+21.74; 43.33' L RIM=519.95 I=514.60/D-5001A I=514.60/D-5000
DOUBLE CBCI-5001A STA:6+59.05; 0.00' RIM=519.17 I=515.17/D-5001A
-2.00%
GRADE BREAK STA = 6+79.05
ELEV = 519.17
END OF LAYOUT
REFER TO SHEET C-206 FOR ROADWAY PROFILE GRADE AT END OF CUL-DE-SAC
D-5000 12" CPE L=66 L.F. S=0.009
D-5001A 12" CPE L=57 L.F. S=0.010
0+00
1+00
2+00
3+00
4+00
5+00
6+00
6+79
544.4 542.94
543.1 542.44
541.2 541.94
539.7 541.44
537.7 540.94
536.2 540.44
535.0 539.90
533.7 539.08
532.4 537.94
531.2 536.48
530.5 534.71
529.8 532.81
529.3 530.98
528.5 529.31
527.4 527.81
525.9 526.47
524.5 525.30
524.4 524.29
524.5 523.45
524.7 522.77
524.1 522.24
522.9 521.74
520.6 521.24
519.6 520.74
519.1 520.25
518.7 519.75
518.3 519.25

PROFILE

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:____________________________

APPROVED ON __________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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______________________ ___________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

PLAN & PROFILE
ROAD C
STA 0+00 TO STA 6+79

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 41063
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

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Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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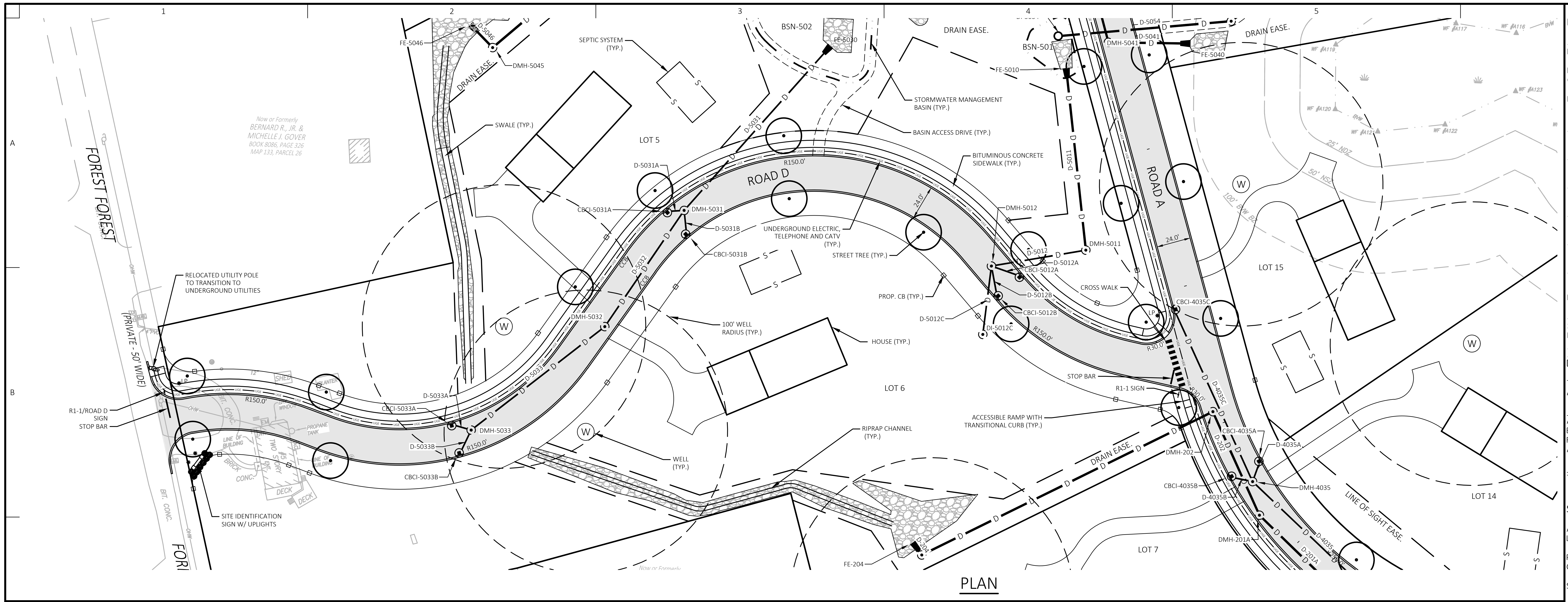
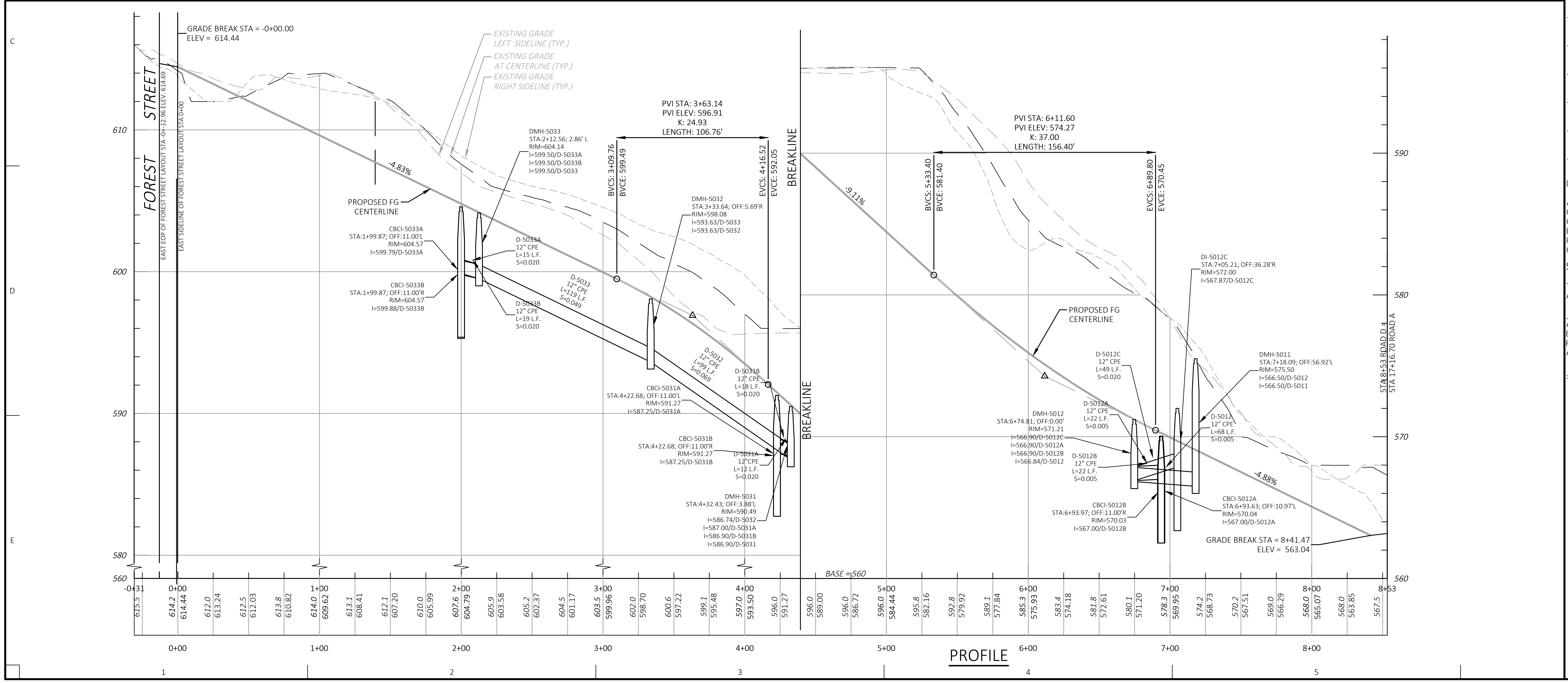
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-306



PLAN



PROFILE

DOUGLAS PLANNING BOARD

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PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

DATE:___________________________

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AND RECORDED HEREWITH.

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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

DATE:___________________________

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SUTTON TOWN CLERK CERTIFICATION

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TOWN CLERK DATE

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S
W
BASIS OF BEARING
NAD 1983 MASS.
STATE PLANE COORD.
SYSTEM

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

PLAN & PROFILE
ROAD D
STA 0+00 TO STA 8+53

Local Permitting

MICHAEL J.
SCOTT
CIVIL
No. 50863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
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Project Surveyor:

FELDMAN
152 Hampden Street
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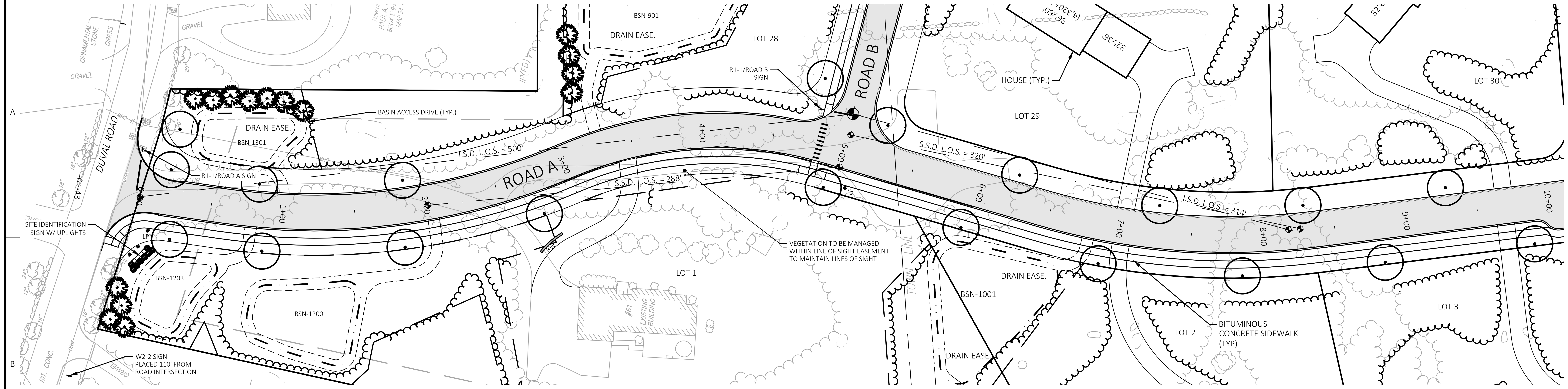
Date:	02/10/2022	Project No.:	20-0083

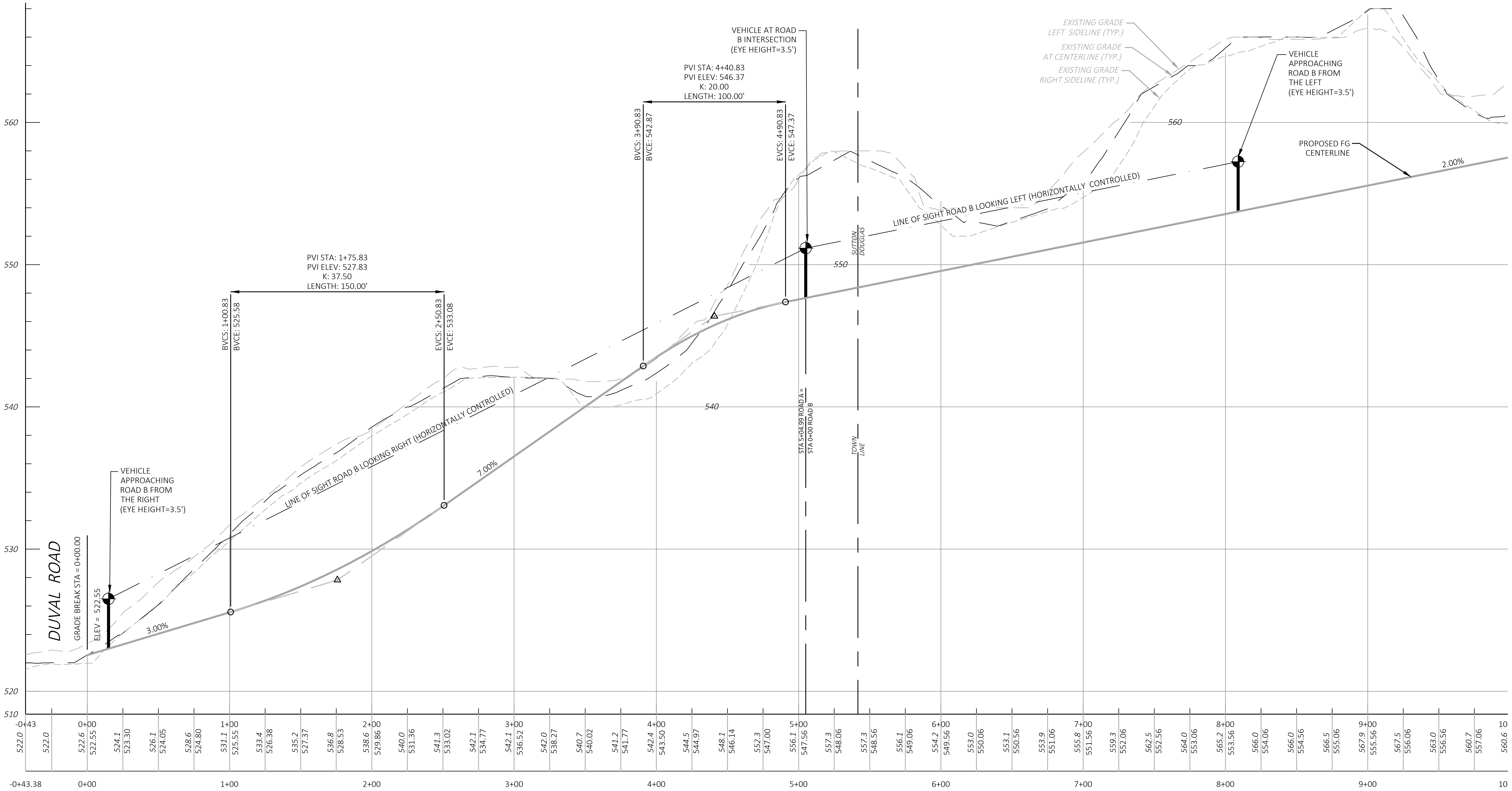
0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-307

C:\Users\ChrisPeretti\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - D




VEHICLE AT ROAD B INTERSECTION (EYE HEIGHT=3.5')
PVI STA: 4+40.83
PVI ELEV: 546.37
K: 20.00
LENGTH: 100.00'
BVCS: 3+90.83
BVCE: 542.87
EVCS: 4+90.83
EVCE: 547.37
EXISTING GRADE LEFT SIDELINE (TYP.)
EXISTING GRADE AT CENTERLINE (TYP.)
EXISTING GRADE RIGHT SIDELINE (TYP.)
VEHICLE APPROACHING ROAD B FROM THE LEFT (EYE HEIGHT=3.5')
PROPOSED FG CENTERLINE
2.00%
LINE OF SIGHT ROAD B LOOKING LEFT (HORIZONTALLY CONTROLLED)
SUTTON
DOUGLAS
PVI STA: 1+75.83
PVI ELEV: 527.83
K: 37.50
LENGTH: 150.00'
BVCS: 1+00.83
BVCE: 525.58
EVCS: 2+50.83
EVCE: 533.08
STA 5+04.89 ROAD A = STA 0+00 ROAD B
TOWN LINE
LINE OF SIGHT ROAD B LOOKING RIGHT (HORIZONTALLY CONTROLLED)
7.00%
VEHICLE APPROACHING ROAD B FROM THE RIGHT (EYE HEIGHT=3.5')
DUVAL ROAD
GRADE BREAK STA = 0+00.00
ELEV = 522.55
3.00%
560
550
540
530
520
510
-0+43
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10
-0+43.38

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

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____

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DATE:______________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

____

____

____

____

____

DATE:______________________________

APPROVED ON __________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
LINE OF SIGHT @ ROAD B
PLAN & PROFILE
ROAD A
STA 0+00 TO STA 10+00

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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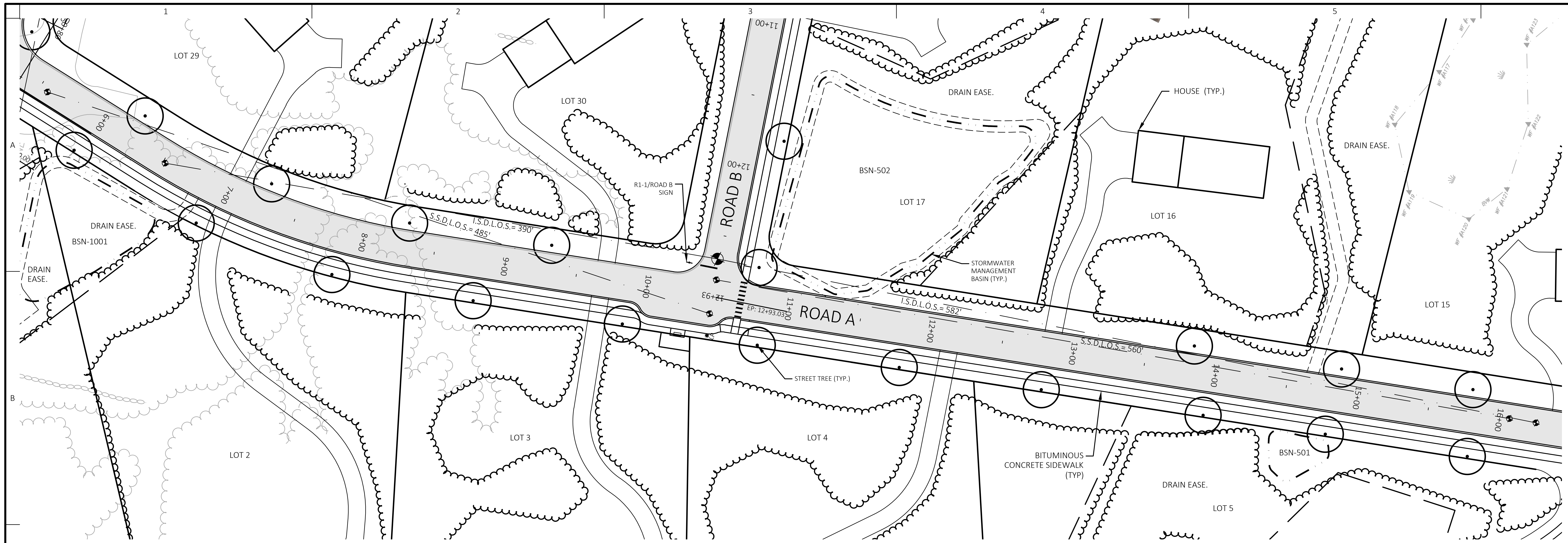
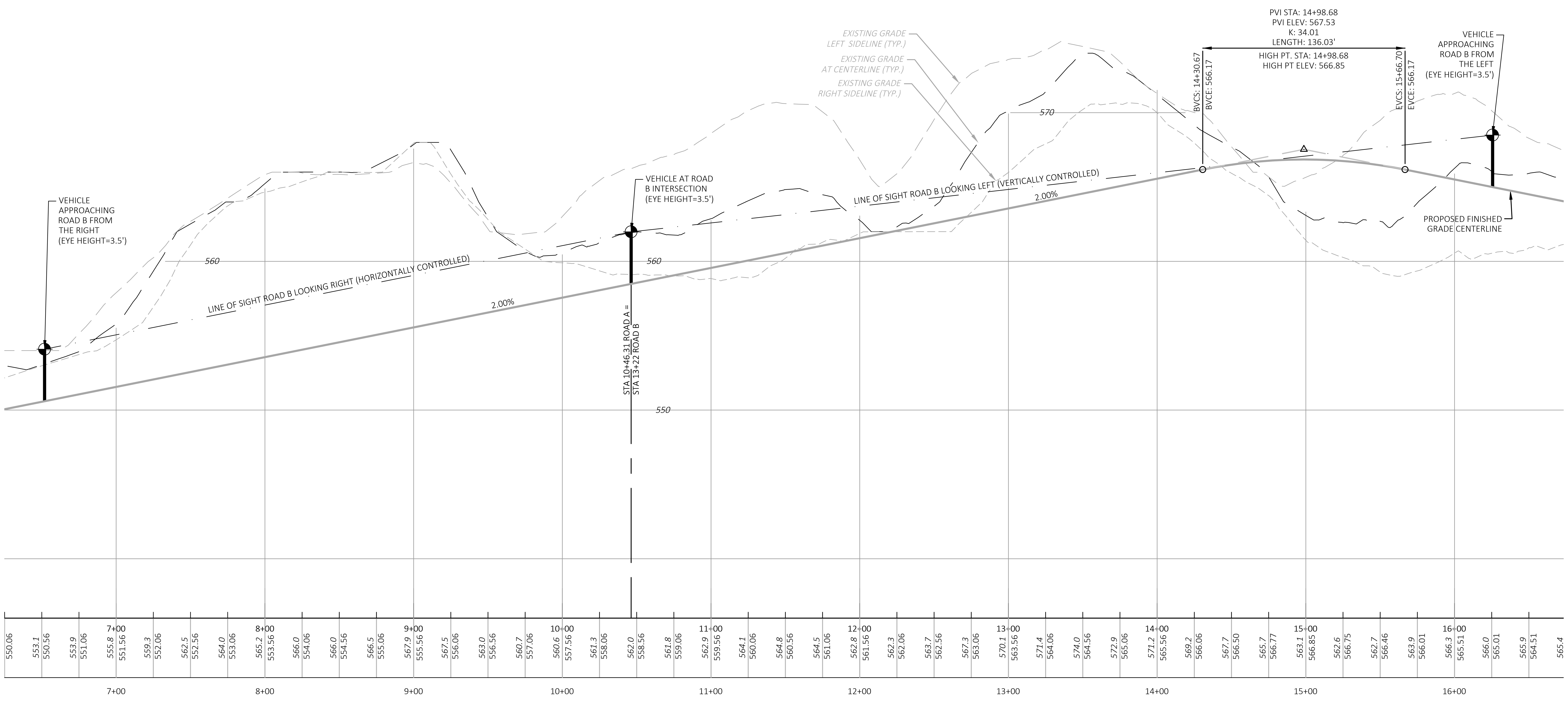
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-351





PVI STA: 14+98.68
PVI ELEV: 567.53
K: 34.01
LENGTH: 136.03'
HIGH PT. STA: 14+98.68
HIGH PT ELEV: 566.85
BVCS: 14+30.67
BVCE: 566.17
EVCS: 15+66.70
EVCE: 566.17
EXISTING GRADE LEFT SIDELINE (TYP.)
EXISTING GRADE AT CENTERLINE (TYP.)
EXISTING GRADE RIGHT SIDELINE (TYP.)
VEHICLE APPROACHING ROAD B FROM THE LEFT (EYE HEIGHT=3.5')
VEHICLE AT ROAD B INTERSECTION (EYE HEIGHT=3.5')
VEHICLE APPROACHING ROAD B FROM THE RIGHT (EYE HEIGHT=3.5')
LINE OF SIGHT ROAD B LOOKING LEFT (VERTICALLY CONTROLLED)
LINE OF SIGHT ROAD B LOOKING RIGHT (HORIZONTALLY CONTROLLED)
2.00%
2.00%
PROPOSED FINISHED GRADE CENTERLINE
STA 10+46.31 ROAD A = STA 13+22 ROAD B
570
560
550
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:______________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON __________________________ AT _________ AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

_______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:______________________________

APPROVED ON __________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON __________________________ AT _________ AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

_______________________ ___________
TOWN CLERK DATE

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
LINE OF SIGHT @ ROAD B
PLAN & PROFILE
ROAD A
STA 6+00 TO STA 16+75

Local Permitting

MICHAEL J. SCOTT
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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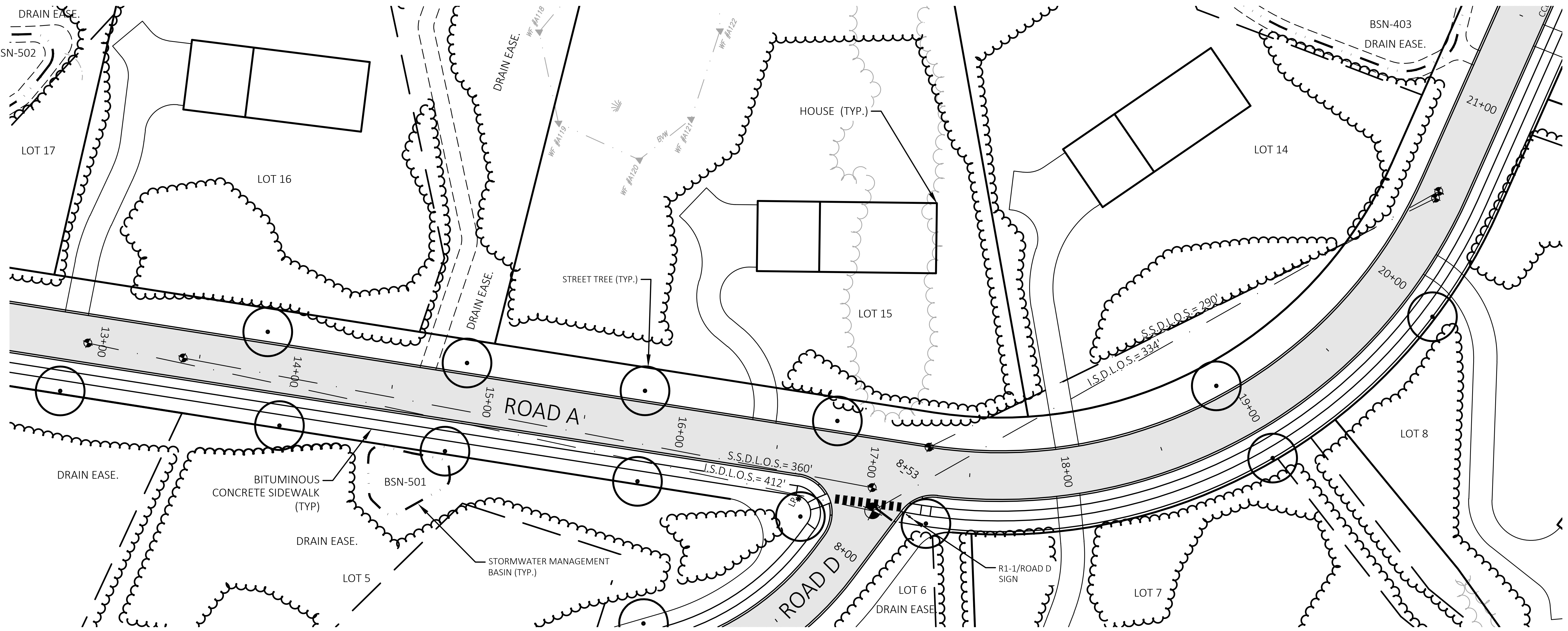
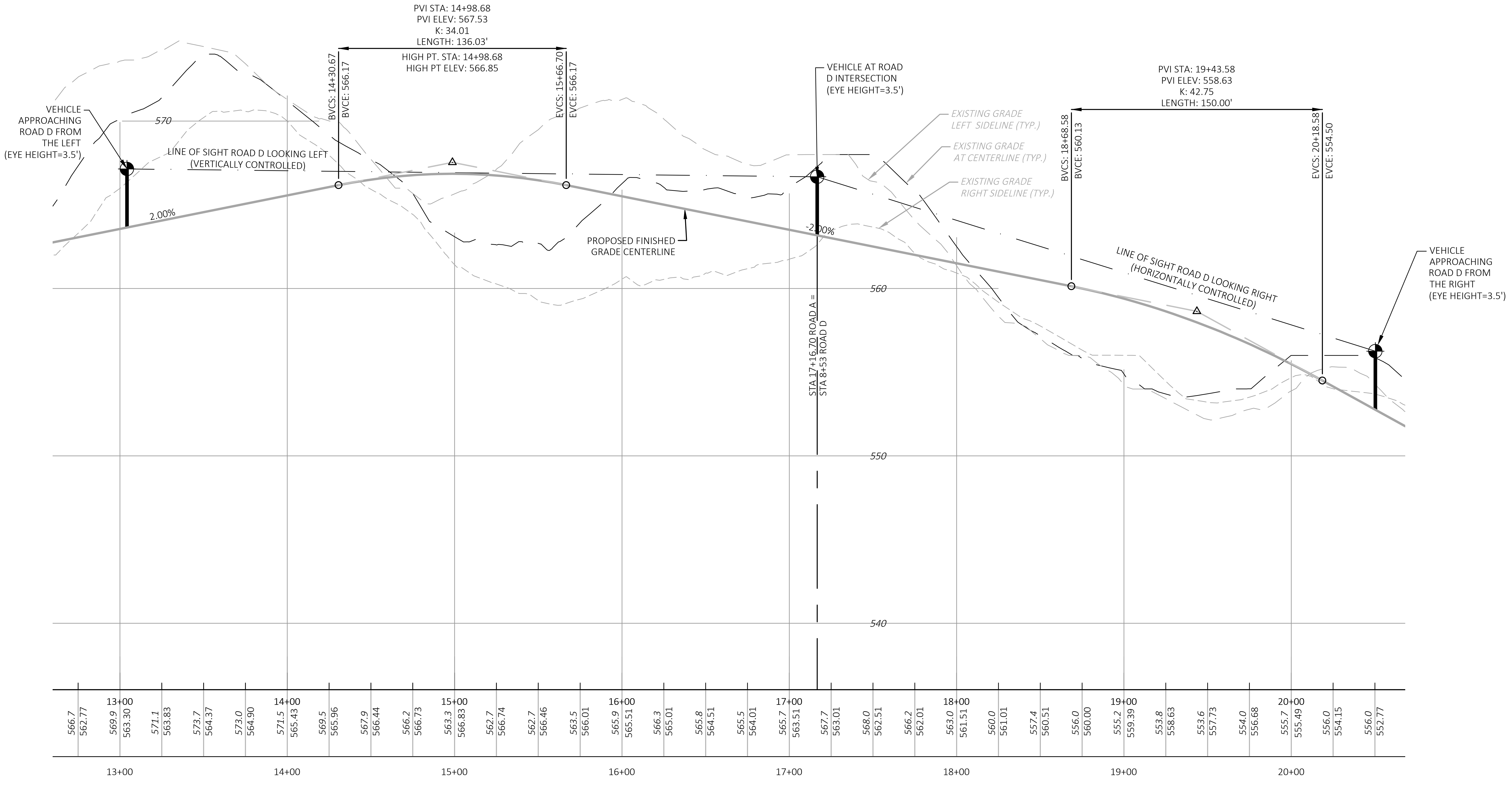
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-352





DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT ________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:__________________________

APPROVED ON ___________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

__________________________ AT ________

AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LINE OF SIGHT @ ROAD D
PLAN & PROFILE
ROAD A
STA 13+00 TO STA 21+75

Local Permitting

MICHAEL J. SCOTT
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-353

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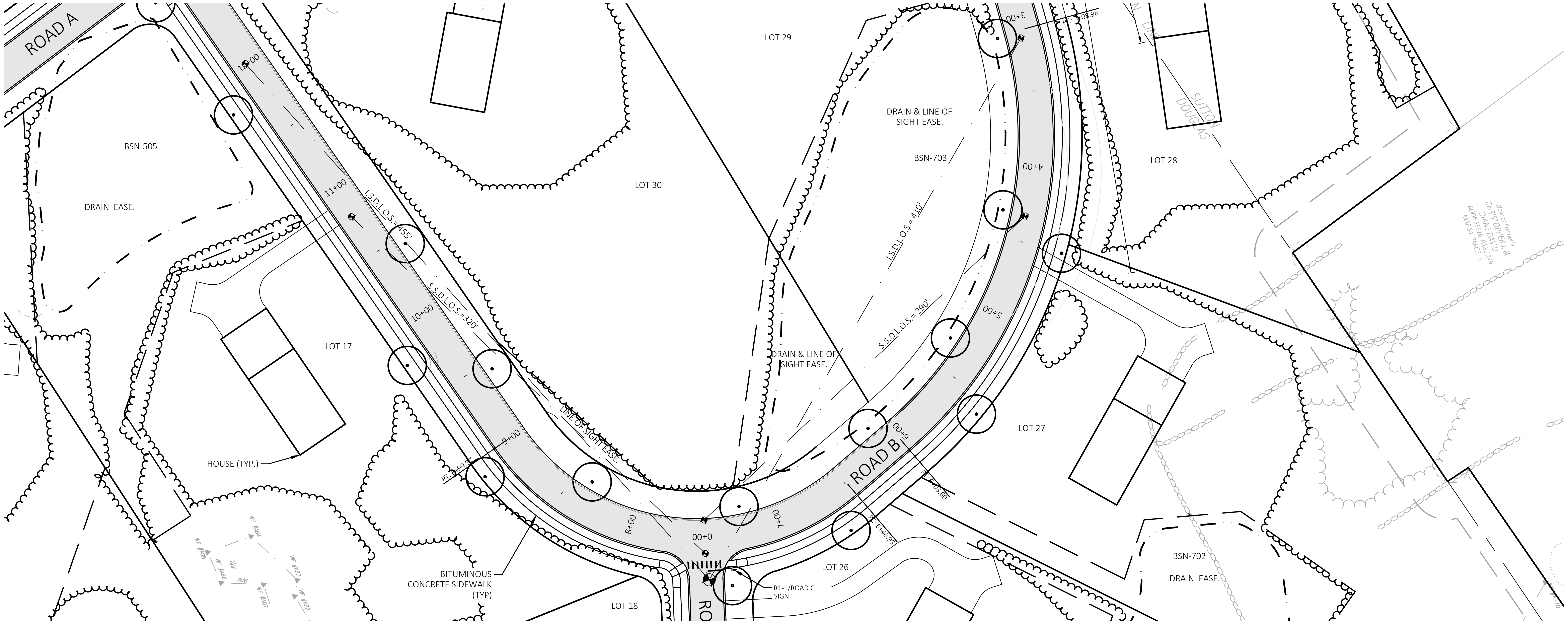

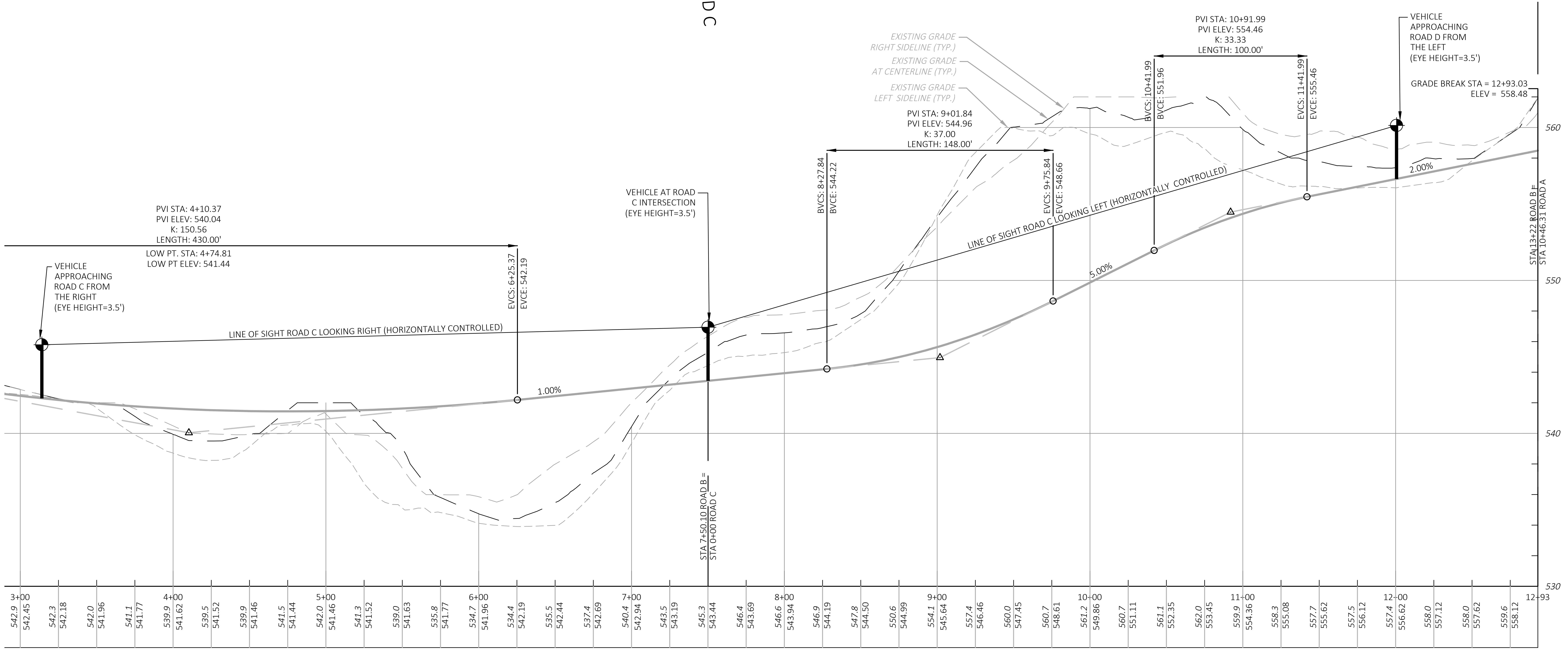

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

____

AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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____

____

DATE:__________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

BASIS OF BEARING:
NAD 1983 MASS.
STATE PLANE COORD.
SYSTEM

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LINE OF SIGHT @ ROAD C PLAN & PROFILE ROAD B STA 3+00 TO STA 12+00

Local Permitting

MICHAEL J. SCOTT
No. 48863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-354

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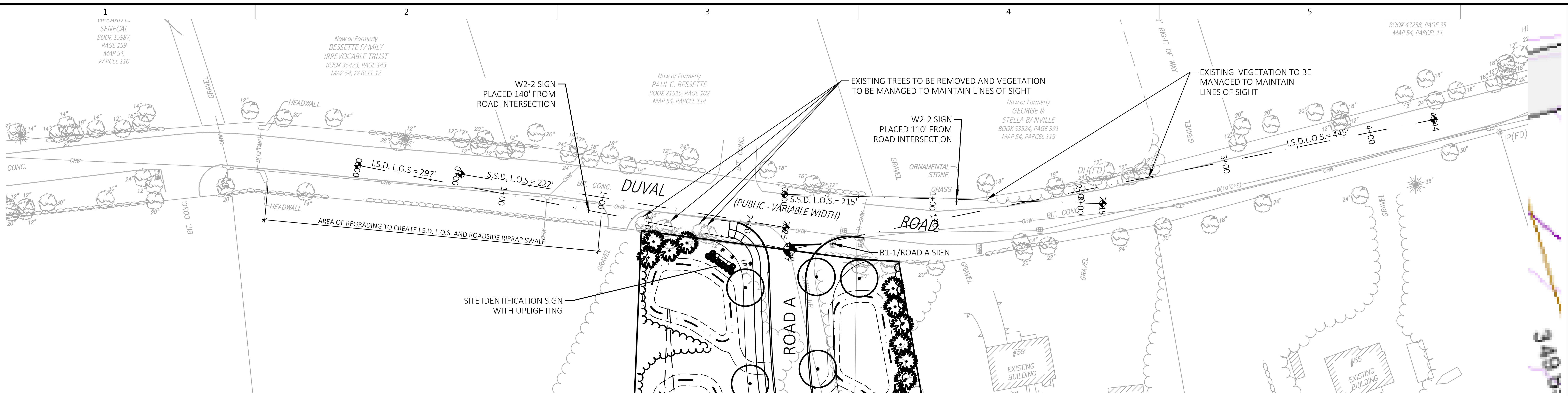
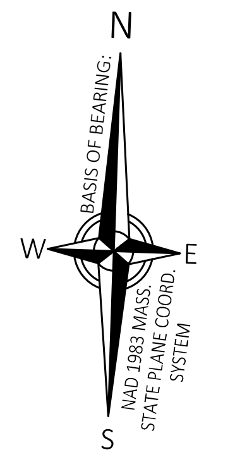

GERARD C. SENECAL BOOK 15987, PAGE 159 MAP 54, PARCEL 110
Now or Formerly BESSETTE FAMILY IRREVOCABLE TRUST BOOK 35423, PAGE 143 MAP 54, PARCEL 12
Now or Formerly PAUL C. BESSETTE BOOK 21515, PAGE 102 MAP 54, PARCEL 114
Now or Formerly GEORGE & STELLA BANVILLE BOOK 53524, PAGE 391 MAP 54, PARCEL 119
BOOK 43258, PAGE 35 MAP 54, PARCEL 11
W2-2 SIGN PLACED 140' FROM ROAD INTERSECTION
EXISTING TREES TO BE REMOVED AND VEGETATION TO BE MANAGED TO MAINTAIN LINES OF SIGHT
W2-2 SIGN PLACED 110' FROM ROAD INTERSECTION
EXISTING VEGETATION TO BE MANAGED TO MAINTAIN LINES OF SIGHT
I.S.D. L.O.S.= 297'
S.S.D. L.O.S.= 222'
S.S.D. L.O.S.= 215'
I.S.D.L.O.S.= 445'
DUVAL
(PUBLIC - VARIABLE WIDTH)
ROAD
AREA OF REGRADING TO CREATE I.S.D. L.O.S. AND ROADSIDE RIPRAP SWALE
R1-1/ROAD A SIGN
SITE IDENTIFICATION SIGN WITH UPLIGHTING
ROAD A
HEADWALL
ORNAMENTAL STONE
GRAVEL
CONC.
BIT. CONC.
RIGHT OF WAY
#59 EXISTING BUILDING
#55 EXISTING BUILDING
IP(FD)
DH(FD)
1+00
2+00
3+00
4+00
0+00



Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LINE OF SIGHT
PLAN & PROFILE
LINES OF SIGHT
DUVAL ROAD @ ROAD A

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-355

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

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____

DATE:___________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:
____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

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DATE:___________________________

APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

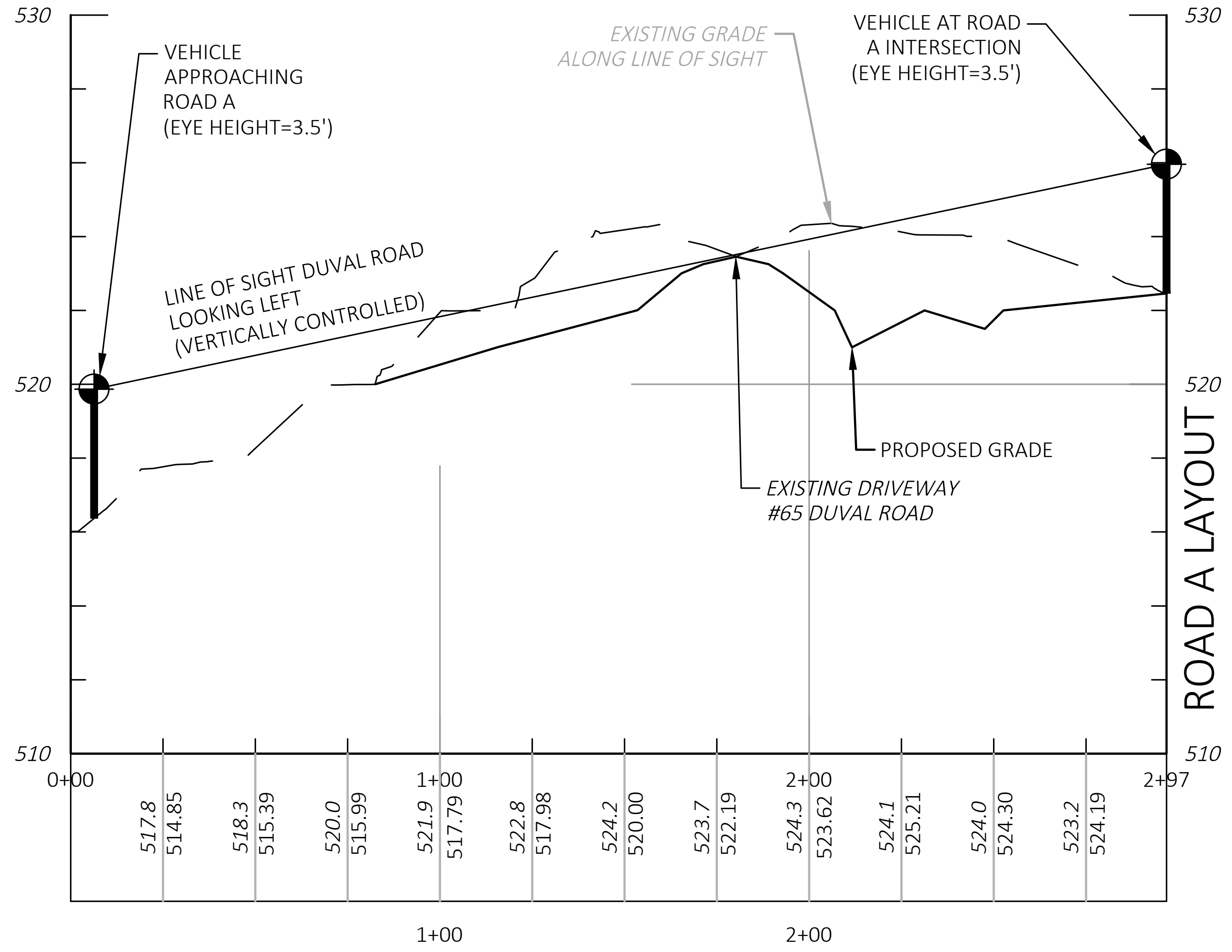
SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

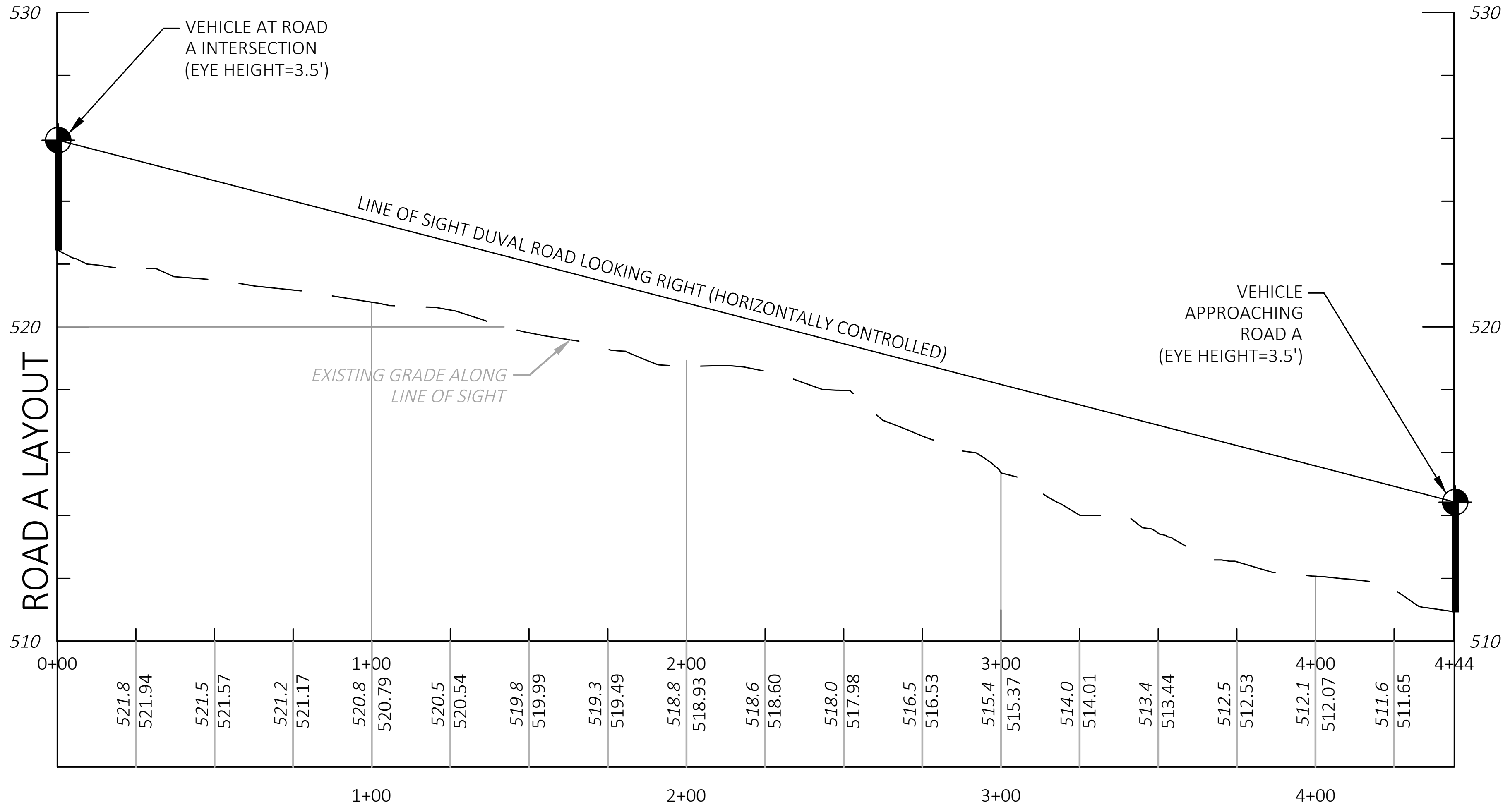
________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

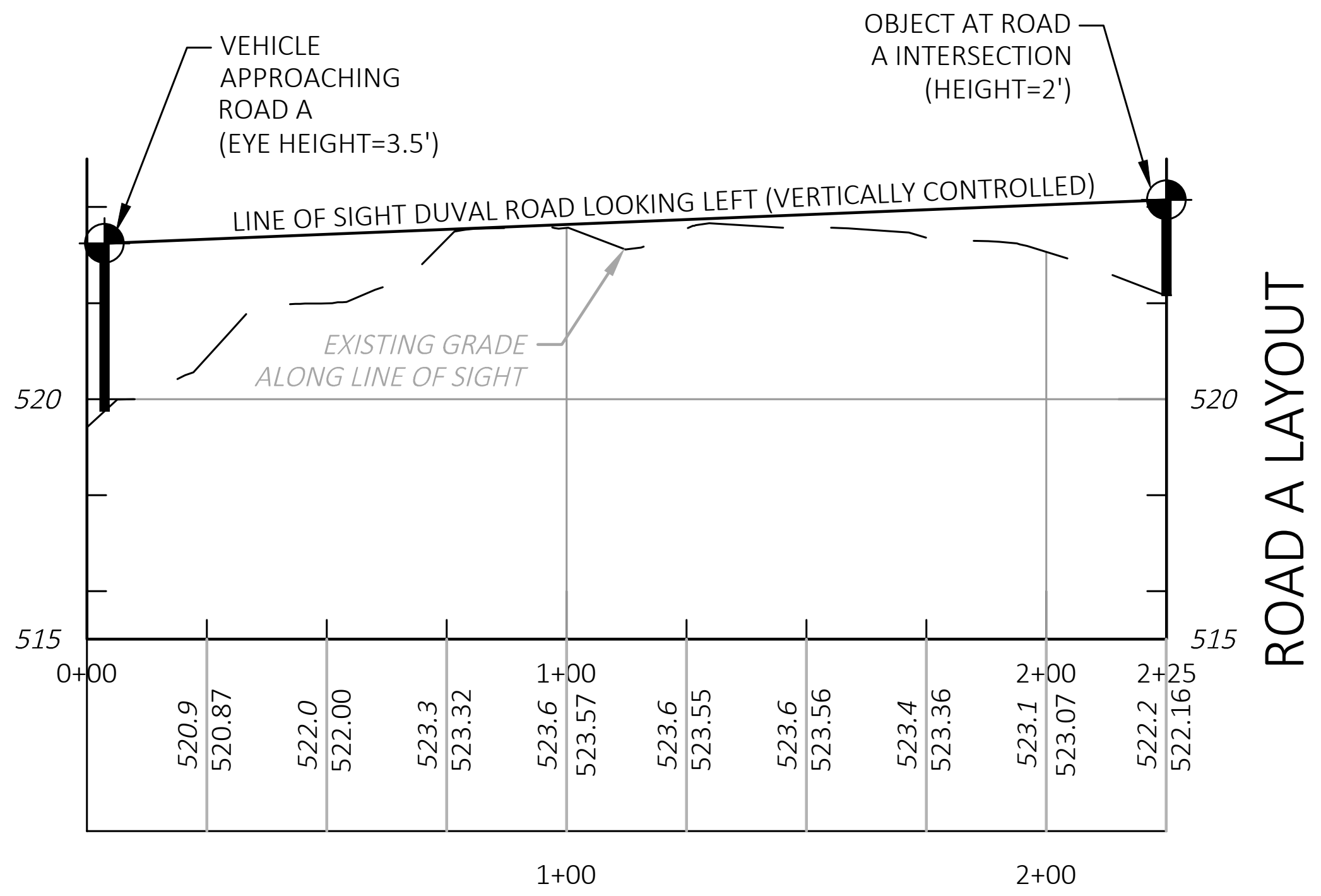
PROFILE VIEW I.S.D. DUVAL ROAD LOOKING WEST


530
520
510
VEHICLE APPROACHING ROAD A (EYE HEIGHT=3.5')
EXISTING GRADE ALONG LINE OF SIGHT
VEHICLE AT ROAD A INTERSECTION (EYE HEIGHT=3.5')
LINE OF SIGHT DUVAL ROAD LOOKING LEFT (VERTICALLY CONTROLLED)
PROPOSED GRADE
EXISTING DRIVEWAY #65 DUVAL ROAD
ROAD A LAYOUT
0+00
1+00
2+00
2+97
517.8 514.85
518.3 515.39
520.0 515.99
521.9 517.79
522.8 517.98
524.2 520.00
523.7 522.19
524.3 523.62
524.1 525.21
524.0 524.30
523.2 524.19

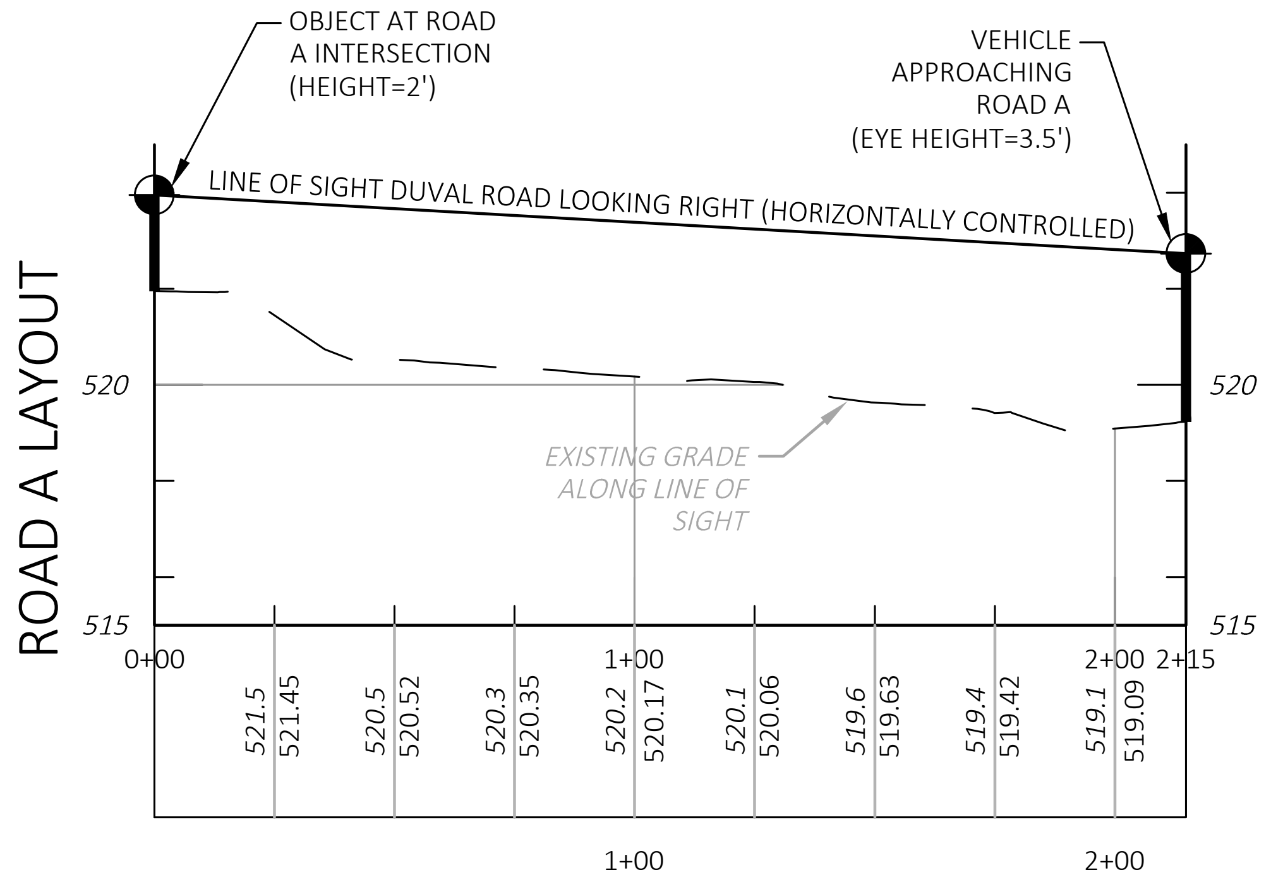
PROFILE VIEW I.S.D. DUVAL ROAD LOOKING EAST



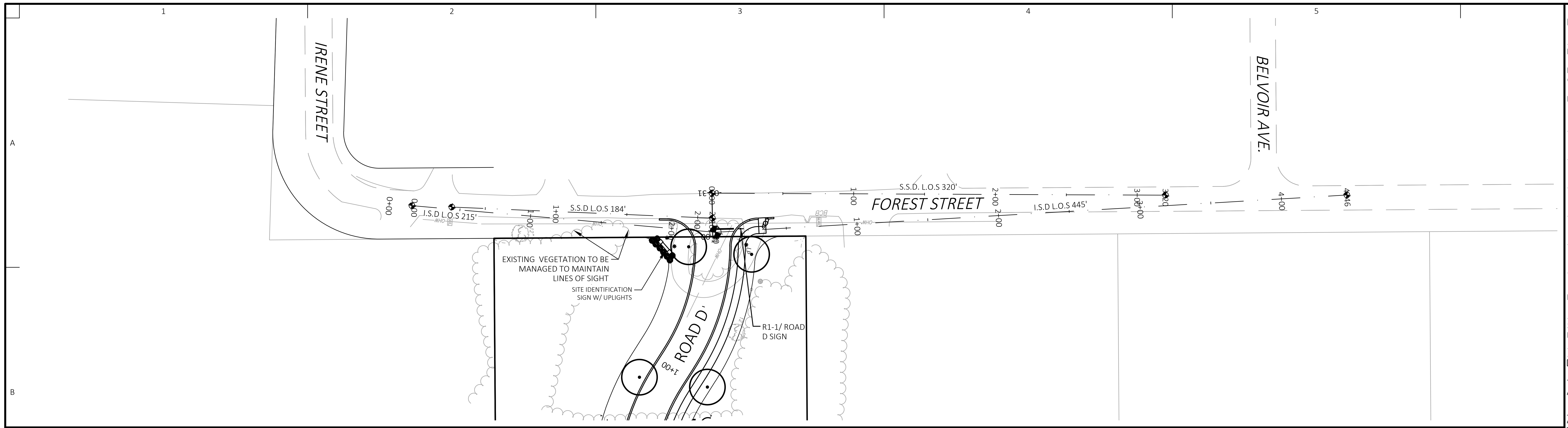
PROFILE VIEW S.S.D. DUVAL ROAD LOOKING WEST


520
515
VEHICLE APPROACHING ROAD A (EYE HEIGHT=3.5')
OBJECT AT ROAD A INTERSECTION (HEIGHT=2')
LINE OF SIGHT DUVAL ROAD LOOKING LEFT (VERTICALLY CONTROLLED)
EXISTING GRADE ALONG LINE OF SIGHT
ROAD A LAYOUT
0+00
1+00
2+00
2+25
520.9 520.87
522.0 522.00
523.3 523.32
523.6 523.57
523.6 523.55
523.6 523.56
523.4 523.36
523.1 523.07
522.2 522.16

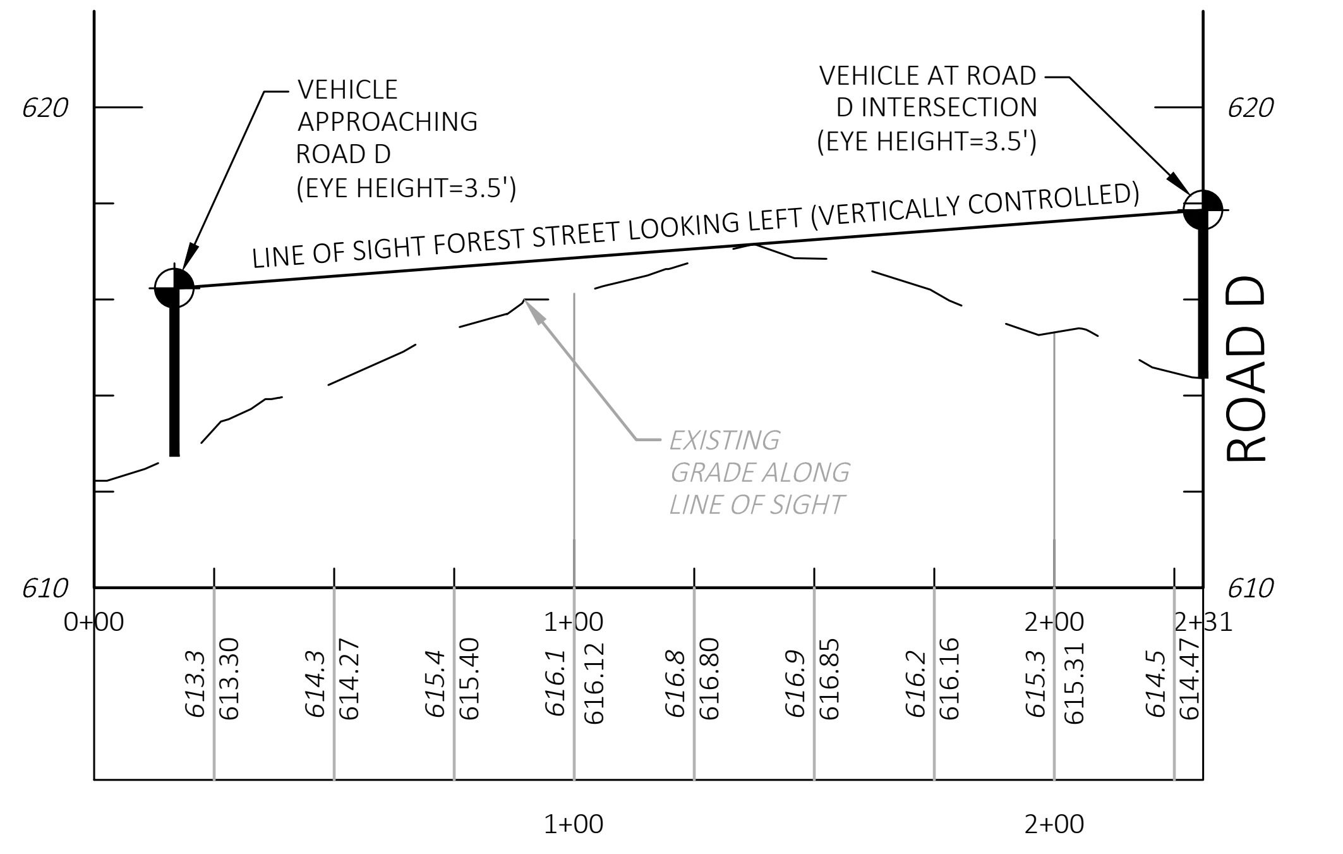
PROFILE VIEW S.S.D. DUVAL ROAD LOOKING EAST


520
515
OBJECT AT ROAD A INTERSECTION (HEIGHT=2')
VEHICLE APPROACHING ROAD A (EYE HEIGHT=3.5')
LINE OF SIGHT DUVAL ROAD LOOKING RIGHT (HORIZONTALLY CONTROLLED)
EXISTING GRADE ALONG LINE OF SIGHT
ROAD A LAYOUT
0+00
1+00
2+00
2+15
521.5 521.45
520.5 520.52
520.3 520.35
520.2 520.17
520.1 520.06
519.6 519.63
519.4 519.42
519.1 519.09

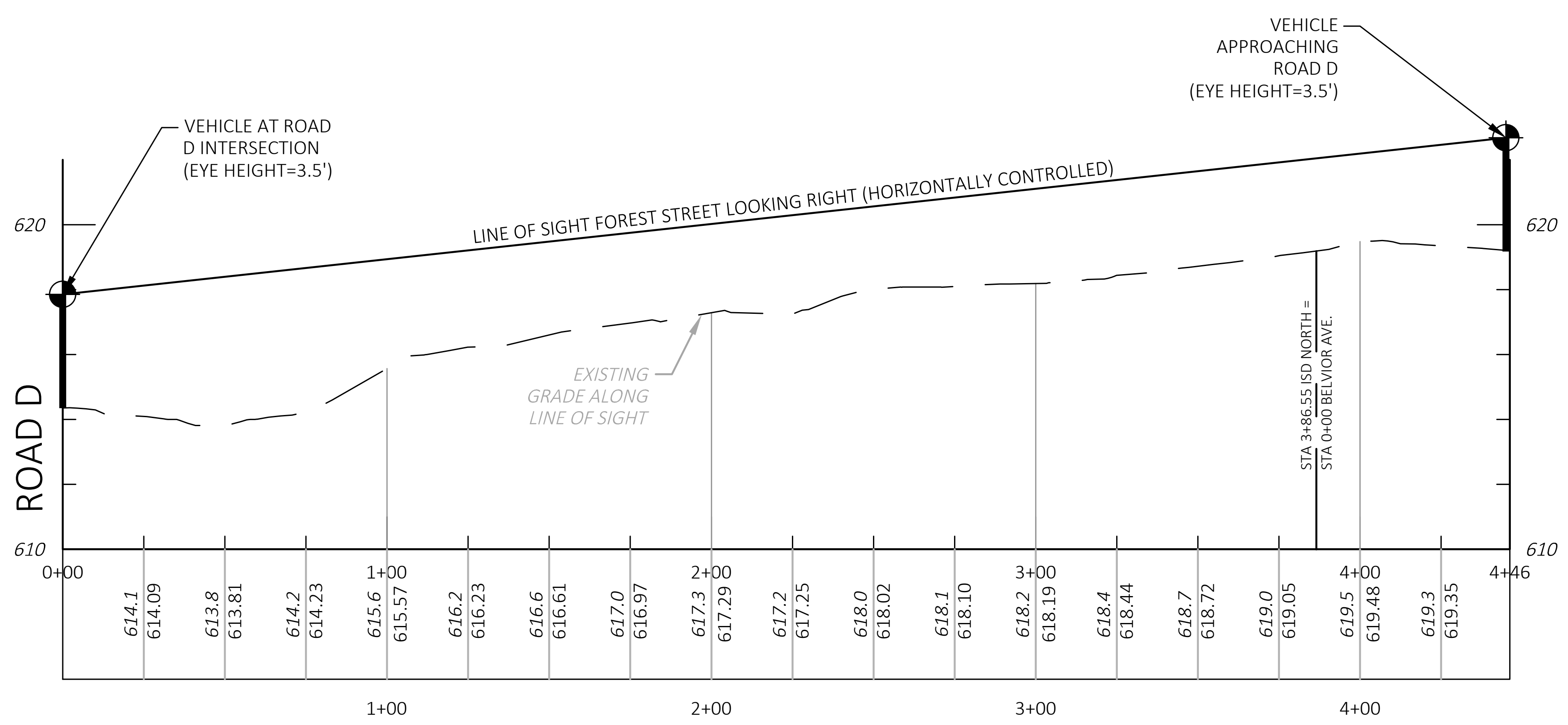
C:\Users\ChrisPeretti\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-300.dwg



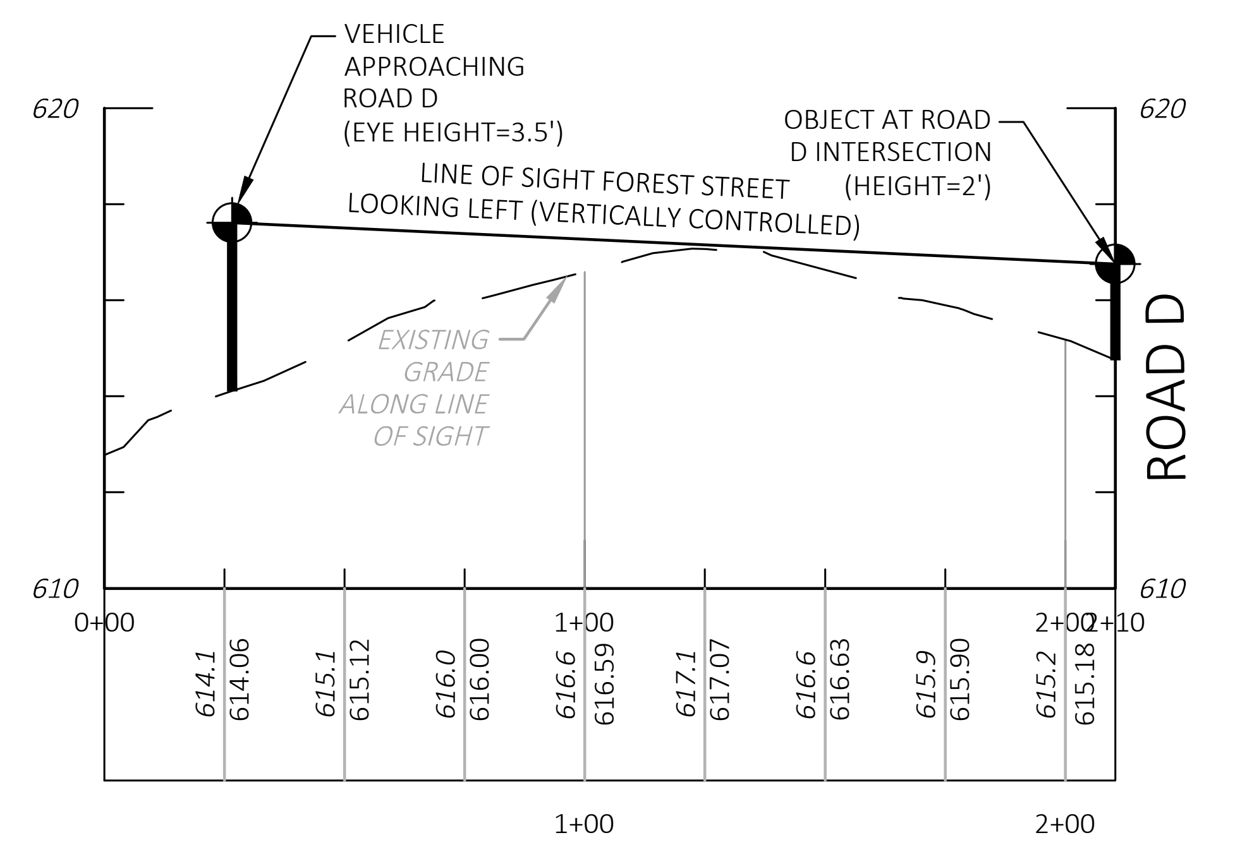
Profile View of Forest Street ISD South



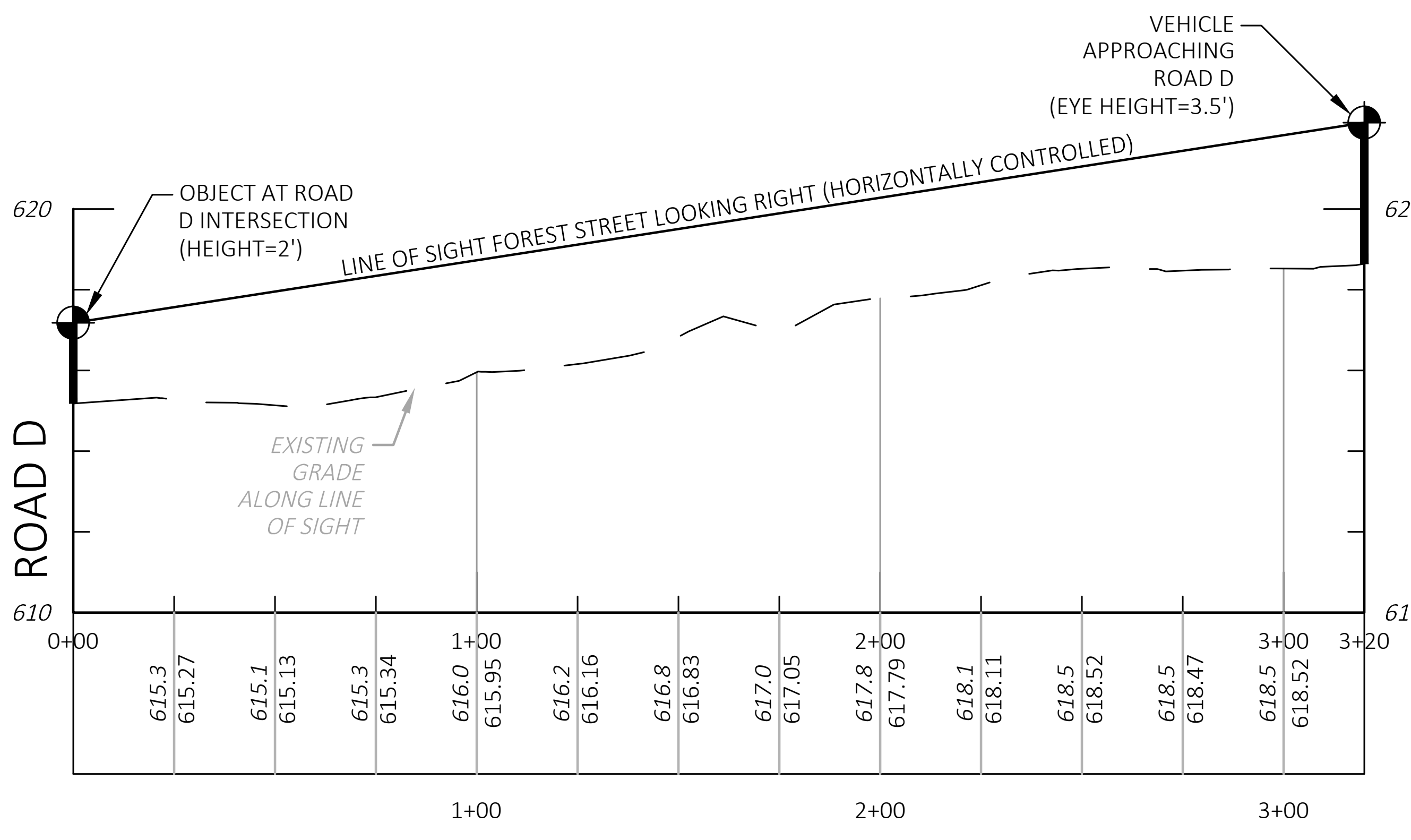
Profile View of Forest Street ISD North



Profile View of Forest Street SSD South



Profile View of Forest Street SSD North



DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

____

____

____

DATE:________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

____________________ AT ________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

____

____

____

DATE:________________________

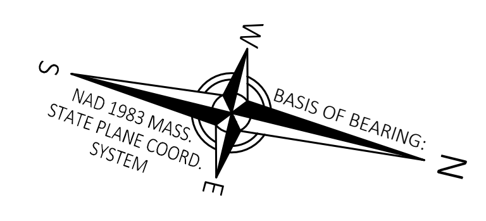
APPROVED ON ________________, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

____________________ AT ________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE



Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LINE OF SIGHT
PLAN & PROFILE
LINES OF SIGHT
FOREST STREET @ ROAD D

Local Permitting

MICHAEL J. SCOTT
CIVIL
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By: CMP
Checked By: WMB
Date: 02/10/2022
Project No.: 20-0083

0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:

C-356

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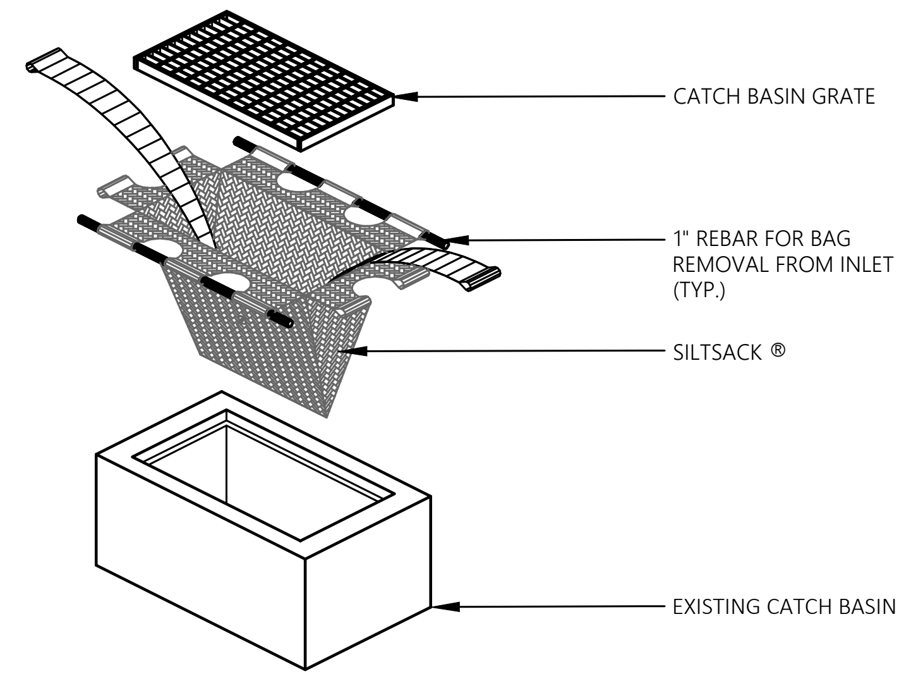
NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. USE AFTER BINDER COURSE HAS BEEN PAVED, PRIOR TO STABILIZATION OF SURROUNDING UPGRADIENT TERRAIN.

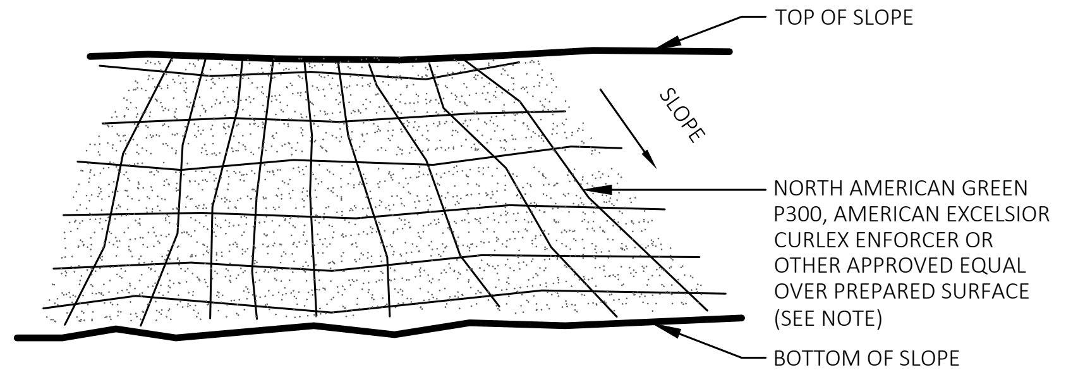


INLET SEDIMENT CONTROL DEVICE

31 25 00

NOTES:

1. TO BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1 TO MAX. 2:1, PER MANUFACTURER'S RECOMMENDATIONS.
2. PREPARE SURFACE BY RUNNING TRACKED EQUIPMENT UP AND DOWN SLOPE, THEN APPLY HYDROSEED. SEE LANDSCAPE PLAN FOR SEED MIX(ES) AND APPLICATION RATE(S).

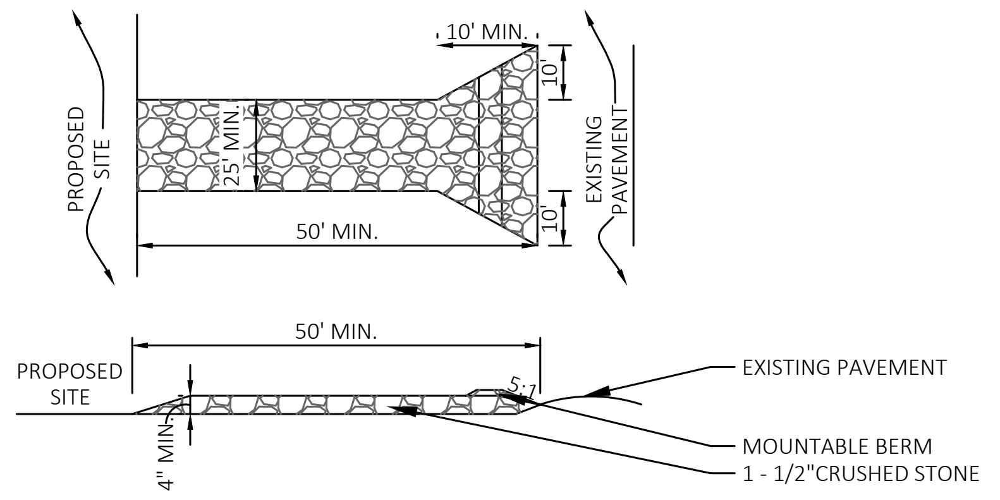

TOP OF SLOPE
SLOPE
NORTH AMERICAN GREEN P300, AMERICAN EXCELSIOR CURLEX ENFORCER OR OTHER APPROVED EQUAL OVER PREPARED SURFACE (SEE NOTE)
BOTTOM OF SLOPE

SLOPE STABILIZATION

31 25 00 N.T.S.

NOTES:

1. ENTRANCE WIDTH SHALL BE TWENTY-FIVE (25) FOOT (MIN.), BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS/EGRESS OCCUR.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AND REPAIR OR MAINTENANCE OF OTHER MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED DAILY.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED, BUT NOT UNTIL DISTURBED AREAS OF THE SITE HAVE BEEN STABILIZED.
4. CONTRACTOR TO DETERMINE AND MANAGE LOCATION BASED ON PROJECT PHASING.

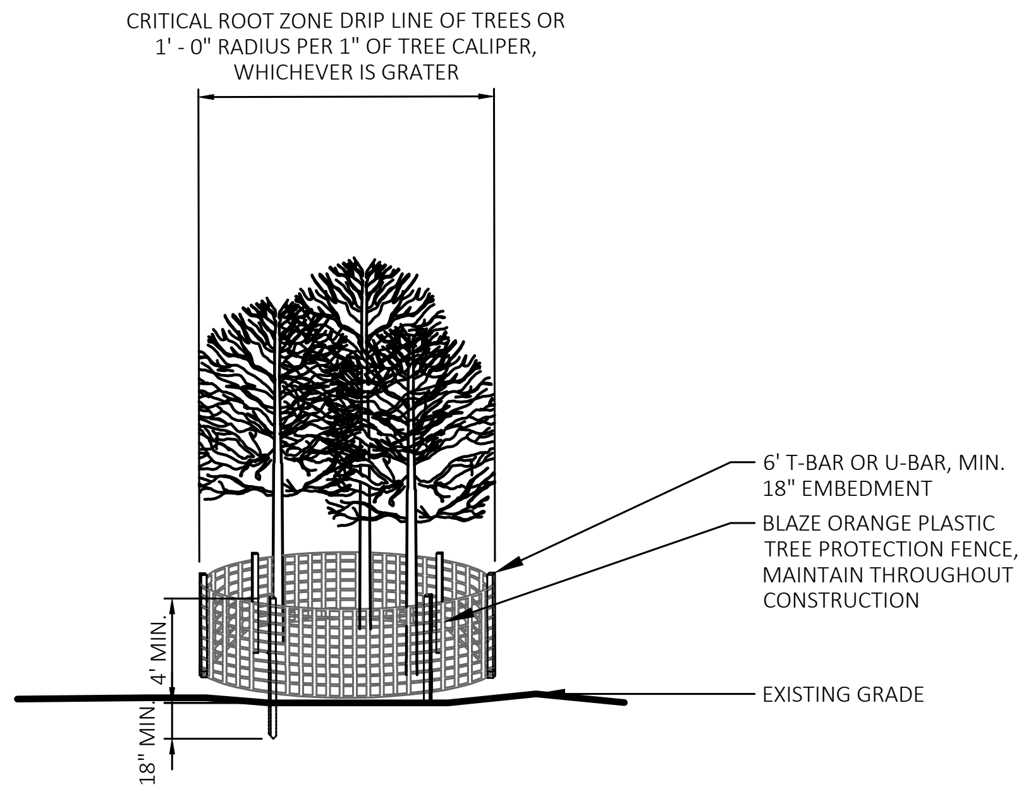


TEMPORARY CONSTRUCTION ENTRANCE

31 25 00 N.T.S.

NOTES:

1. THIS AREA SHALL NOT BE USED FOR STORAGE

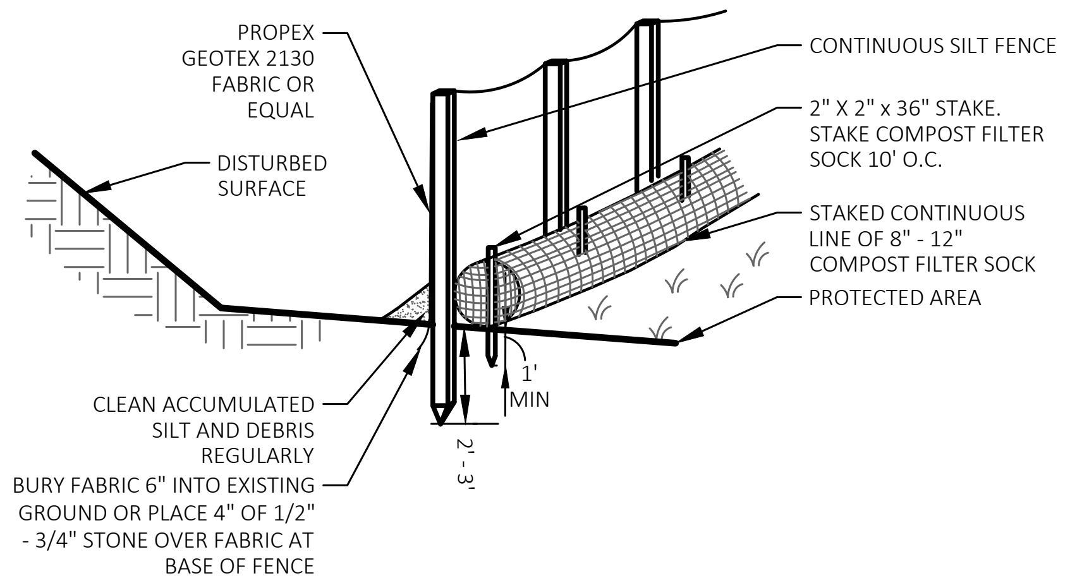

CRITICAL ROOT ZONE DRIP LINE OF TREES OR 1' - 0" RADIUS PER 1" OF TREE CALIPER, WHICHEVER IS GRATER
6' T-BAR OR U-BAR, MIN. 18" EMBEDMENT
BLAZE ORANGE PLASTIC TREE PROTECTION FENCE, MAINTAIN THROUGHOUT CONSTRUCTION
EXISTING GRADE
4' MIN.
18" MIN.

DRIP LINE TREE PROTECTION

01 56 39 N.T.S.

NOTES:

1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
   6' FOR 500 SF/LF FENCE
2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

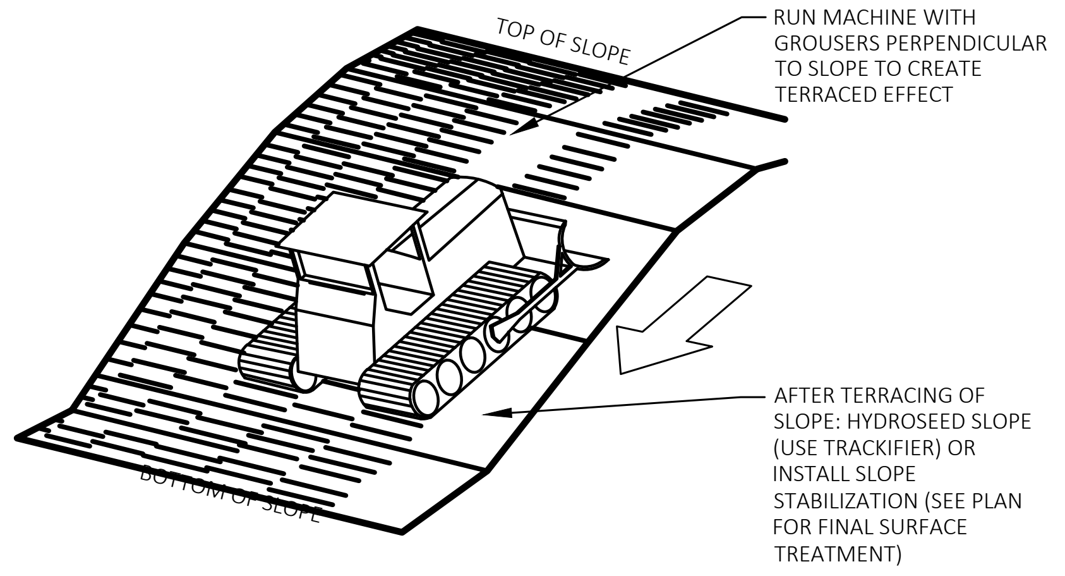

PROPEX GEOTEX 2130 FABRIC OR EQUAL
DISTURBED SURFACE
CLEAN ACCUMULATED SILT AND DEBRIS REGULARLY
BURY FABRIC 6" INTO EXISTING GROUND OR PLACE 4" OF 1/2" - 3/4" STONE OVER FABRIC AT BASE OF FENCE
CONTINUOUS SILT FENCE
2" X 2" x 36" STAKE. STAKE COMPOST FILTER SOCK 10' O.C.
STAKED CONTINUOUS LINE OF 8" - 12" COMPOST FILTER SOCK
PROTECTED AREA
1' MIN
2' - 3'

SILT FENCE WITH FILTER SOCK

31 25 00 N.T.S.

NOTES:

1. SLOPES OVER TEN (10) FEET IN HEIGHT SHALL BE TEMPORARILY "TERRACED" WHEN SITE IS ROUGH GRADED.
2. SLOPES SHALL BE "TERRACED" WHEN SPREADING LOAM FOR FINAL STABILIZATION.

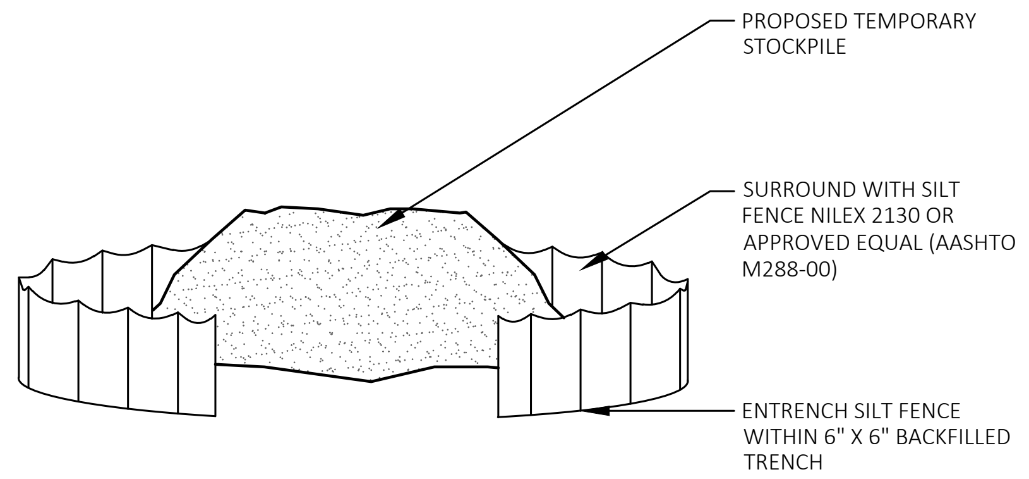

TOP OF SLOPE
RUN MACHINE WITH GROUSERS PERPENDICULAR TO SLOPE TO CREATE TERRACED EFFECT
AFTER TERRACING OF SLOPE: HYDROSEED SLOPE (USE TRACKIFIER) OR INSTALL SLOPE STABILIZATION (SEE PLAN FOR FINAL SURFACE TREATMENT)
BOTTOM OF SLOPE

SLOPE TERRACING

31 25 00 N.T.S.

NOTES:

1. ALL STOCKPILES MUST BE PROTECTED WITH PERIMETER CONTROLS AS SHOWN.
2. SEE EROSION AND SEDIMENT CONTROL NOTES FOR LONG TERM STABILIZATION OF STOCKPILES.

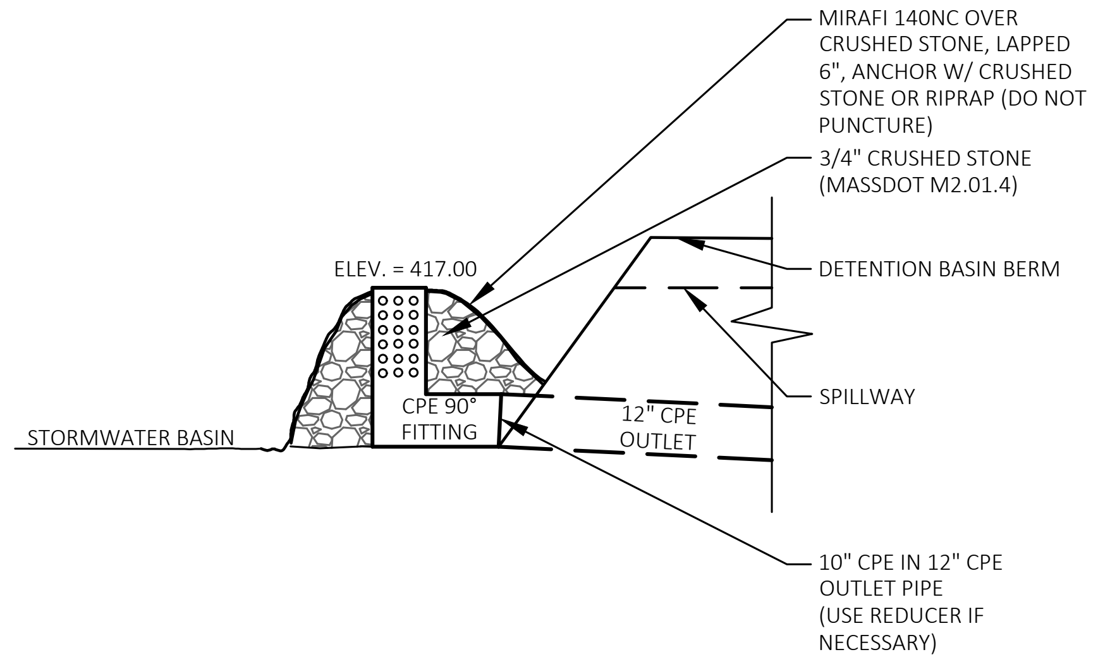

PROPOSED TEMPORARY STOCKPILE
SURROUND WITH SILT FENCE NILEX 2130 OR APPROVED EQUAL (AASHTO M288-00)
ENTRENCH SILT FENCE WITHIN 6" X 6" BACKFILLED TRENCH

TEMPORARY STOCKPILE

31 25 00

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE SEDIMENT WHEN SEDIMENT DEPTH REACHES HALF THE HEIGHT OF THE RISER. REPLACE THE FABRIC THAT HAS BECOME CLOGGED OR TORN.
3. STONE, FABRIC, AND RISER PIPE SHALL BE REMOVED ONCE UPSTREAM AREAS HAVE BEEN STABILIZED. BASIN SHALL BE DEWATERED TO A STABILIZED UPGRADIENT AREA PRIOR TO REMOVAL IF TURBID WATER IS PRESENT.

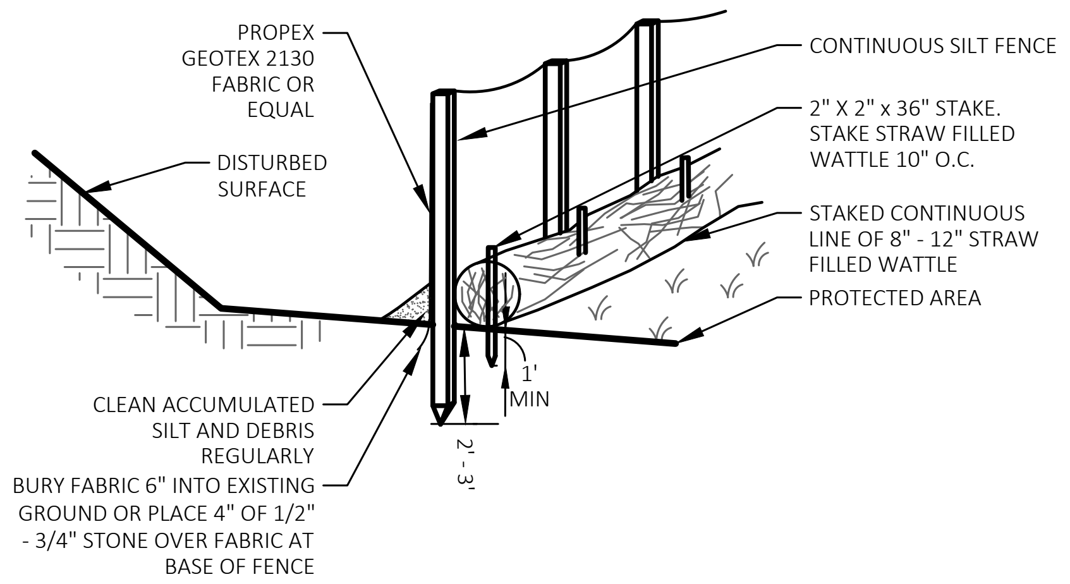

MIRAFI 140NC OVER CRUSHED STONE, LAPPED 6", ANCHOR W/ CRUSHED STONE OR RIPRAP (DO NOT PUNCTURE)
3/4" CRUSHED STONE (MASSDOT M2.01.4)
ELEV. = 417.00
DETENTION BASIN BERM
SPILLWAY
STORMWATER BASIN
CPE 90° FITTING
12" CPE OUTLET
10" CPE IN 12" CPE OUTLET PIPE (USE REDUCER IF NECESSARY)

TEMPORARY RISER PIPE

N.T.S.

NOTES:

1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
   6' FOR 500 SF/LF FENCE
2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

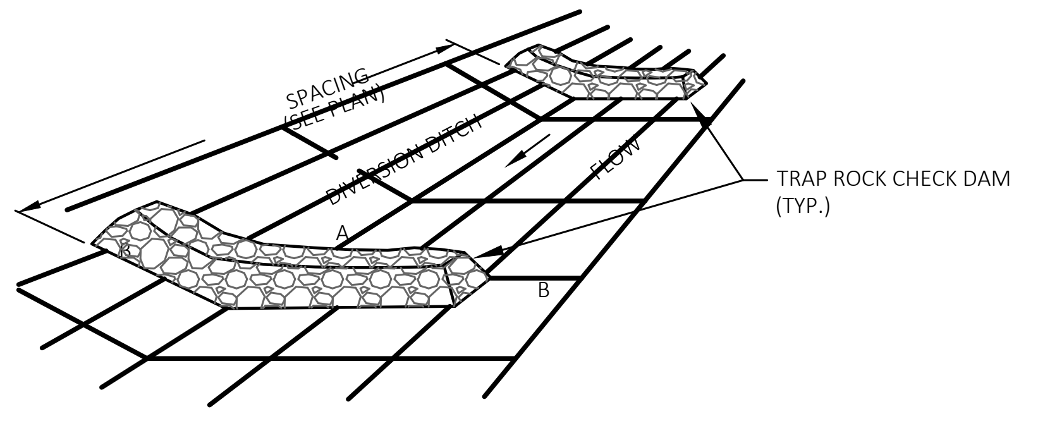

PROPEX GEOTEX 2130 FABRIC OR EQUAL
DISTURBED SURFACE
CLEAN ACCUMULATED SILT AND DEBRIS REGULARLY
BURY FABRIC 6" INTO EXISTING GROUND OR PLACE 4" OF 1/2" - 3/4" STONE OVER FABRIC AT BASE OF FENCE
CONTINUOUS SILT FENCE
2" X 2" x 36" STAKE. STAKE STRAW FILLED WATTLE 10" O.C.
STAKED CONTINUOUS LINE OF 8" - 12" STRAW FILLED WATTLE
PROTECTED AREA
1' MIN
2' - 3'

SILT FENCE WITH STRAW WATTLE

31 25 00 N.T.S.

NOTES:

1. CHECK DAM SHALL CONSIST OF 3/4" TO 1 - 1/2" CLEAN CRUSHED STONE.
2. BASE WIDTH TO BE EIGHTEEN (18) INCHES AND HEIGHT & TOP WIDTH TO BE EIGHT (8) INCHES (ALL DIMENSIONS NOMINAL). LENGTH SHALL BE SUFFICIENT TO ESTABLISH ELEVATION AT LEAST SIX (6) INCHES ABOVE THE BOTTOM OF THE SWALE - POINTS B SHALL BE SIX (6) INCHES HIGHER THAN POINT A.

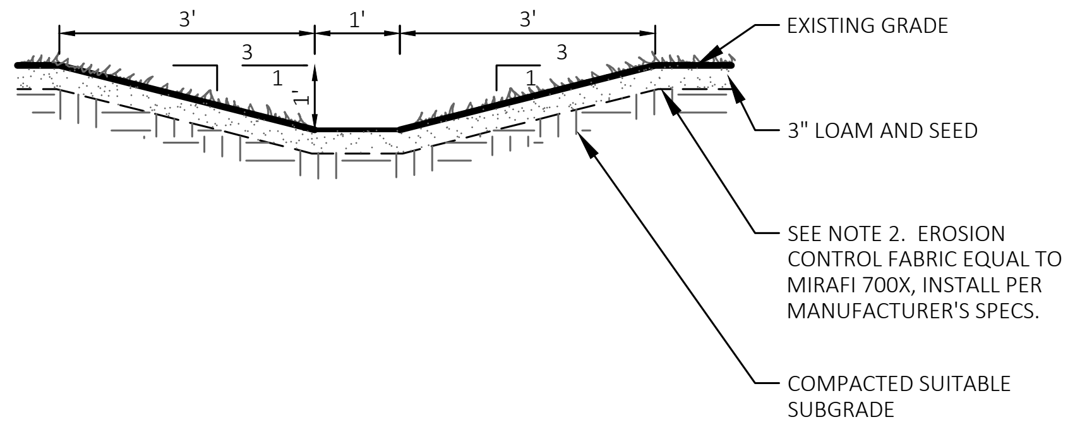


STONE CHECK DAM

31 25 00 N.T.S.

NOTES:

1. SUBGRADE SHALL BE WELL COMPACTED AND FREE OF ROOTS, TOPSOIL OR OTHER DELETERIOUS OR DEGRADABLE MATERIALS.
2. SWALES SHALL BE LINED WITH EROSION CONTROL FABRIC WHEN LONGITUDINAL SLOPE IS GREATER THAN THREE (3) PERCENT.

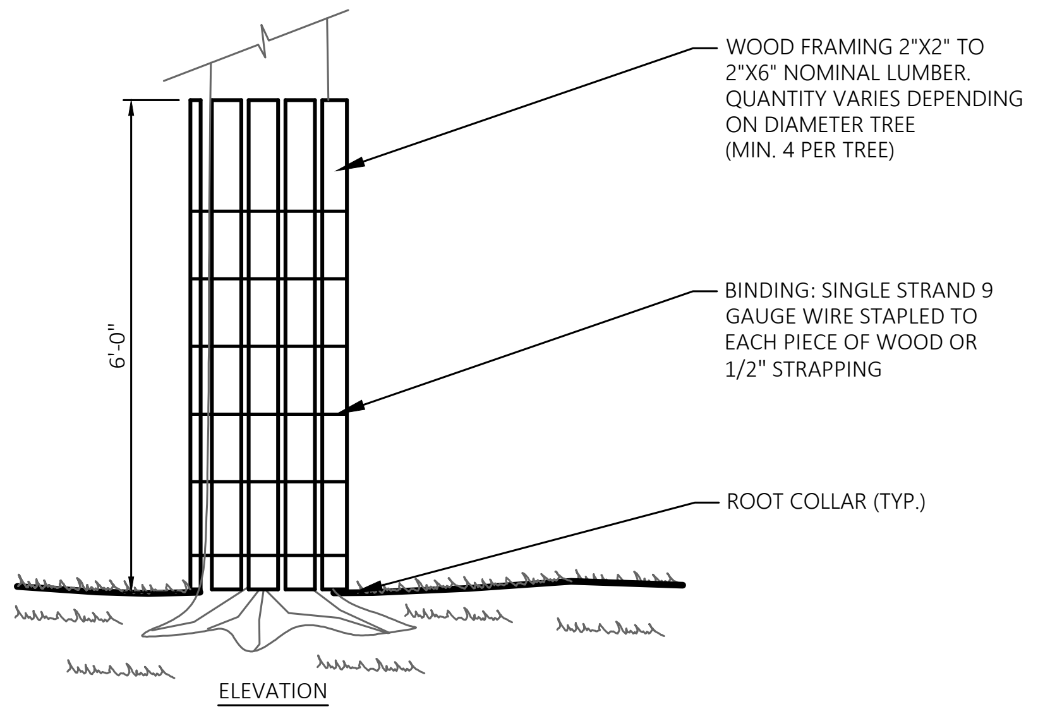

3'
1'
3'
3
1
1'
3
1
EXISTING GRADE
3" LOAM AND SEED
SEE NOTE 2. EROSION CONTROL FABRIC EQUAL TO MIRAFI 700X, INSTALL PER MANUFACTURER'S SPECS.
COMPACTED SUITABLE SUBGRADE

VEGETATED SWALE - FLAT BOTTOM

31 25 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. FOR USE ON A SINGLE TREES WITHIN CONSTRUCTION AREA WHERE INSTALLATION OF DRIP LINE TREE PROTECTION DEVICE IS NOT FEASIBLE.
3. REMOVE ALL WOOD CHIP MULCH FROM ROOT CONE AFTER ALL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.

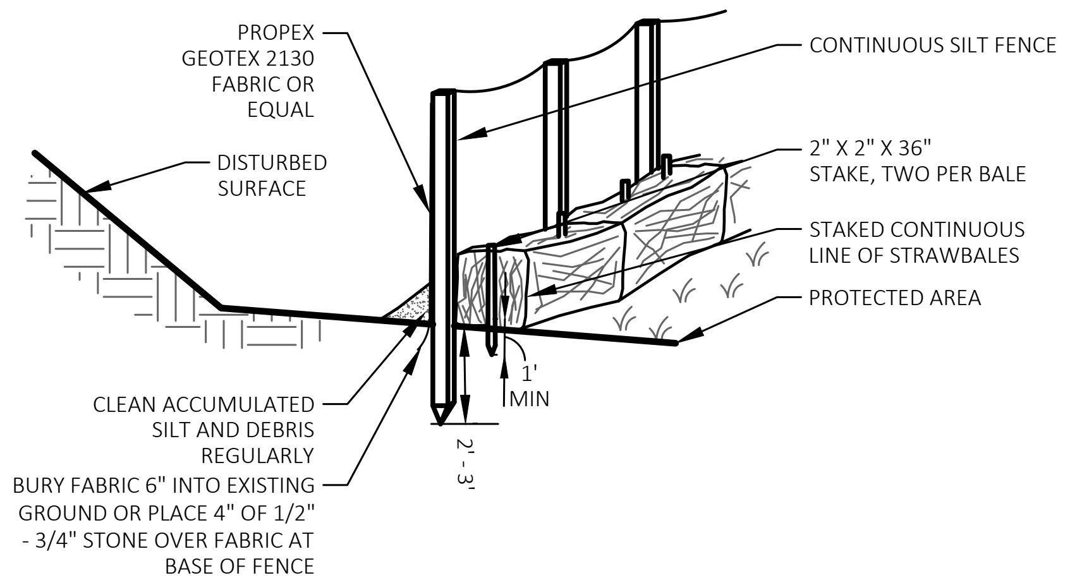

WOOD FRAMING 2"X2" TO 2"X6" NOMINAL LUMBER. QUANTITY VARIES DEPENDING ON DIAMETER TREE (MIN. 4 PER TREE)
6'-0"
BINDING: SINGLE STRAND 9 GAUGE WIRE STAPLED TO EACH PIECE OF WOOD OR 1/2" STRAPPING
ROOT COLLAR (TYP.)
ELEVATION

TREE TRUNK PROTECTION

01 56 39 N.T.S.

NOTES:

1. STEEL POST MAY BE SUBSTITUTED/ DISTANCE BETWEEN POSTS TO VARY AS REQUIRED BY TRIBUTARY AREA: 10' FOR 100 SF/LF FENCE
   6' FOR 500 SF/LF FENCE
2. DEPTH TO VARY WITH TRIBUTARY AREA: 2' FOR 100 SF. IF POST IS TO BE SET IN PEAT OR UNSTABLE SOILS, THEN 3' OR DEPTH NECESSARY TO PROVIDE A STABLE POST FOR LOADED FENCE CONDITIONS

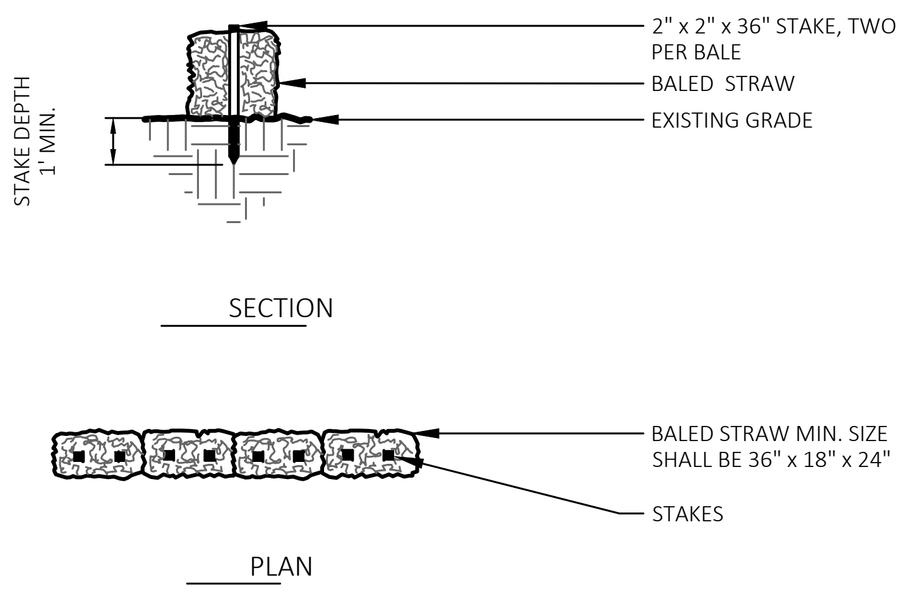

PROPEX GEOTEX 2130 FABRIC OR EQUAL
DISTURBED SURFACE
CLEAN ACCUMULATED SILT AND DEBRIS REGULARLY
BURY FABRIC 6" INTO EXISTING GROUND OR PLACE 4" OF 1/2" - 3/4" STONE OVER FABRIC AT BASE OF FENCE
CONTINUOUS SILT FENCE
2" X 2" X 36" STAKE, TWO PER BALE
STAKED CONTINUOUS LINE OF STRAWBALES
PROTECTED AREA
1' MIN
2' - 3'

SILT FENCE WITH STRAWBALE

31 25 00 N.T.S.

NOTES:

1. LINES OF STRAW BALES TO BE PERPENDICULAR TO DIRECTION OF RUNOFF.


2" x 2" x 36" STAKE, TWO PER BALE
BALED STRAW
EXISTING GRADE
STAKE DEPTH 1' MIN.
SECTION
BALED STRAW MIN. SIZE SHALL BE 36" x 18" x 24"
STAKES
PLAN

STRAW BALE BARRIER

31 25 00 N.T.S.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

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____

____

DATE:____________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

DATE:____________________________

APPROVED ON ________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
DETAILS
EROSION & SEDIMENT
CONTROL & SITE PREP.

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

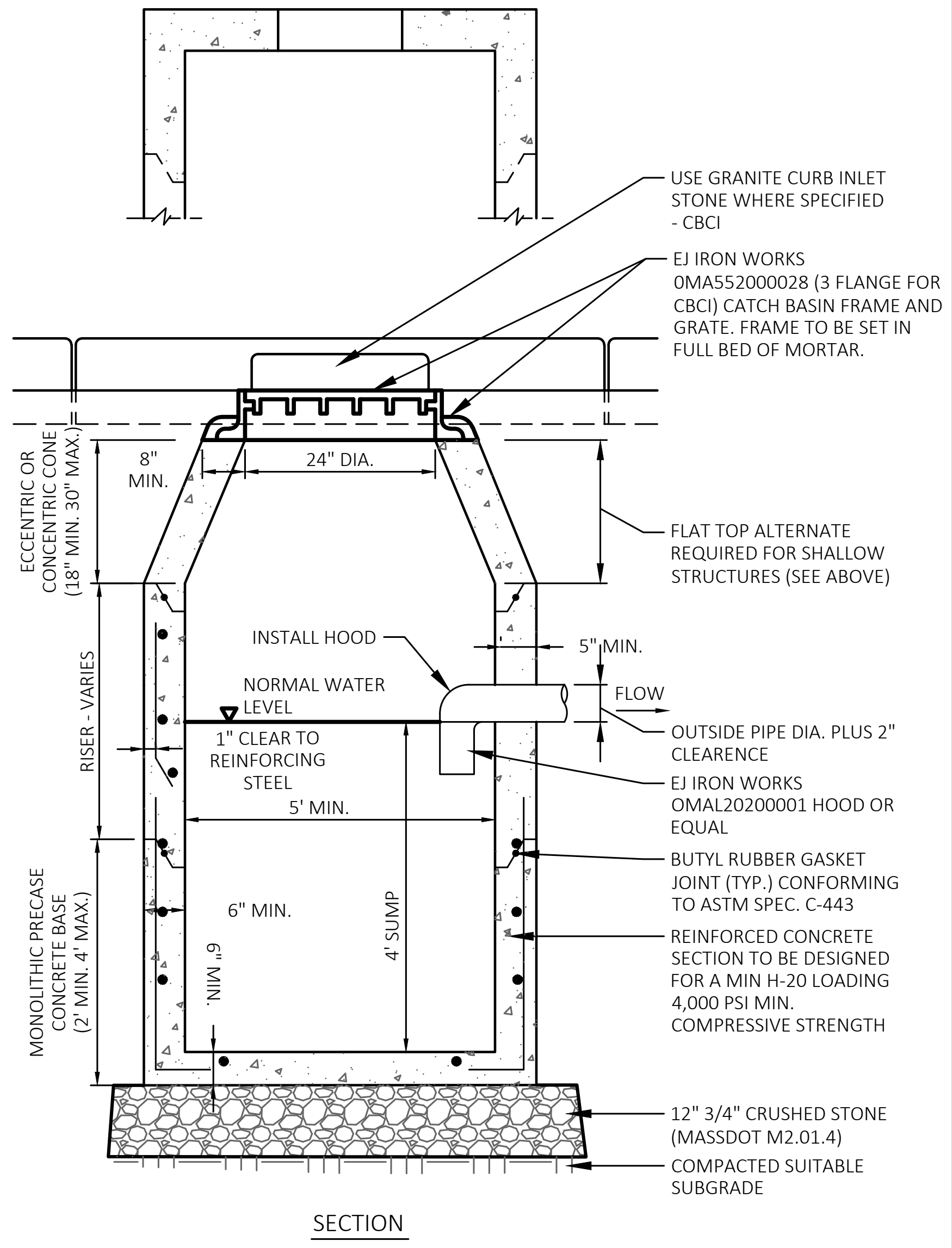
Drawn By:	CMP	Checked By:	WMB/MJS
Date:	02/10/2022	Project No.:	21-0083

Scale: AS NOTED

Sheet No.:
C-401

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. HOOD SHALL CONFORM TO LOCAL DPW REQUIREMENTS OR SHALL BE SNOUT (BMP PRODUCTS) OR ENVIROHOOD (NYLOPLAST/ADS) IN THE ABSENCE OF LOCAL REQUIREMENTS.
3. USE CASCADE TYPE GRATE WHERE SLOPE OF PAVEMENT IS FIVE (5) PERCENT OR GREATER.
4. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES. TOP SLAB SHALL BE DESIGNED FOR H-20 LOADING.
5. DOUBLE CATCH BASIN (DCB) SHALL USE TWO FRAMES AND GRATES AND DOUBLE CURB INLET STONE.

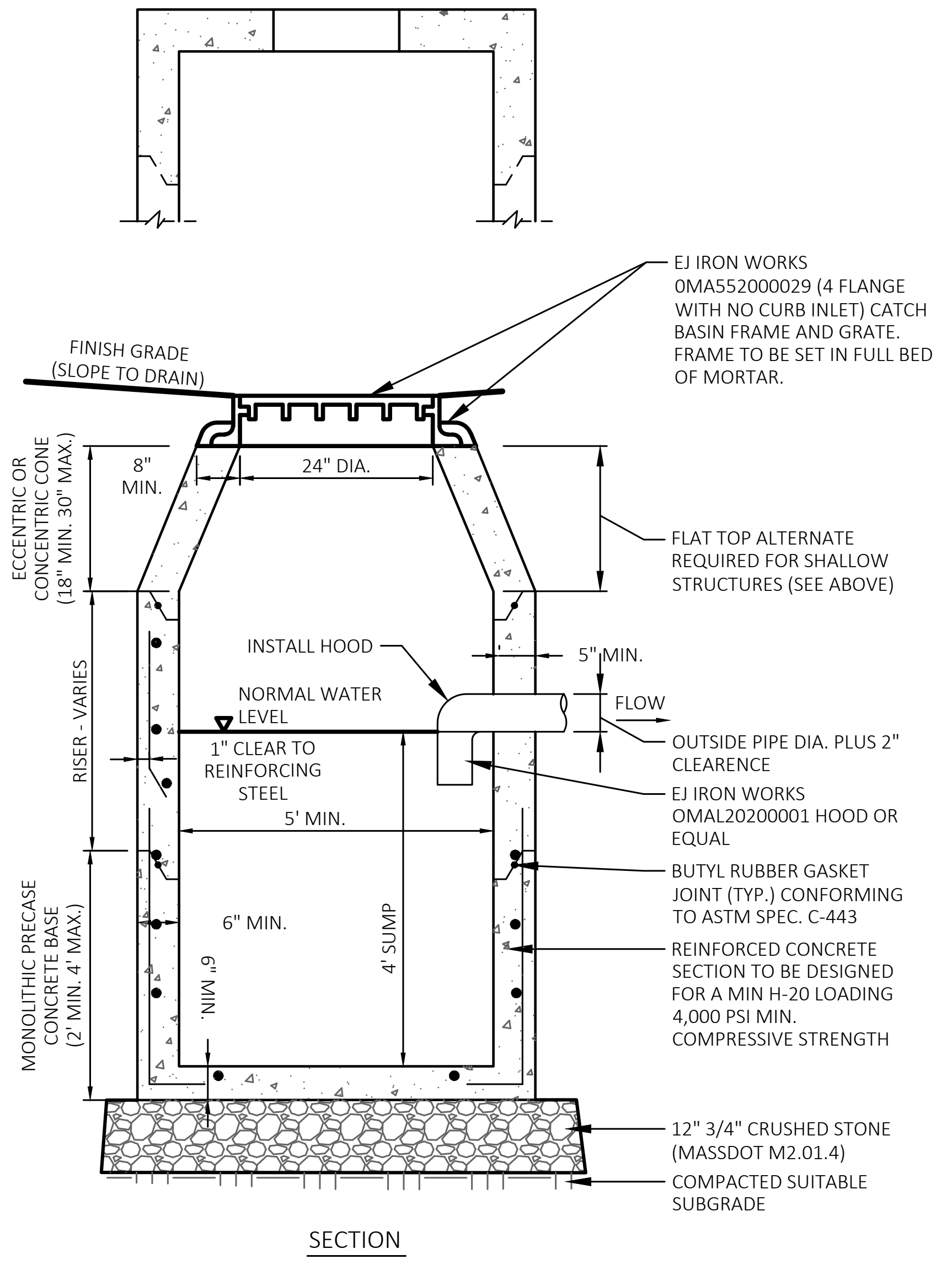

USE GRANITE CURB INLET STONE WHERE SPECIFIED - CBCI
EJ IRON WORKS 0MA552000028 (3 FLANGE FOR CBCI) CATCH BASIN FRAME AND GRATE. FRAME TO BE SET IN FULL BED OF MORTAR.
ECCENTRIC OR CONCENTRIC CONE (18" MIN. 30" MAX.)
8" MIN.
24" DIA.
FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES (SEE ABOVE)
INSTALL HOOD
5" MIN.
FLOW
NORMAL WATER LEVEL
RISER - VARIES
1" CLEAR TO REINFORCING STEEL
OUTSIDE PIPE DIA. PLUS 2" CLEARENCE
EJ IRON WORKS OMAL20200001 HOOD OR EQUAL
5' MIN.
BUTYL RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443
MONOLITHIC PRECASE CONCRETE BASE (2' MIN. 4' MAX.)
6" MIN.
4' SUMP
6" MIN.
REINFORCED CONCRETE SECTION TO BE DESIGNED FOR A MIN H-20 LOADING 4,000 PSI MIN. COMPRESSIVE STRENGTH
12" 3/4" CRUSHED STONE (MASSDOT M2.01.4)
COMPACTED SUITABLE SUBGRADE
SECTION

CATCH BASIN WITH CURB INLET (CBCI)

33 40 00 N.T.S.

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. HOOD SHALL CONFORM TO LOCAL DPW REQUIREMENTS OR SHALL BE SNOUT (BMP PRODUCTS) OR ENVIROHOOD (NYLOPLAST/ADS) IN THE ABSENCE OF LOCAL REQUIREMENTS.
3. USE CASCADE TYPE GRATE WHERE SLOPE OF PAVEMENT IS FIVE (5) PERCENT OR GREATER.
4. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES. TOP SLAB SHALL BE DESIGNED FOR H-20 LOADING.
5. DOUBLE CATCH BASIN (DCB) SHALL HAVE TWO FRAMES AND GRATES AND DOUBLE CURB INLET STONE.

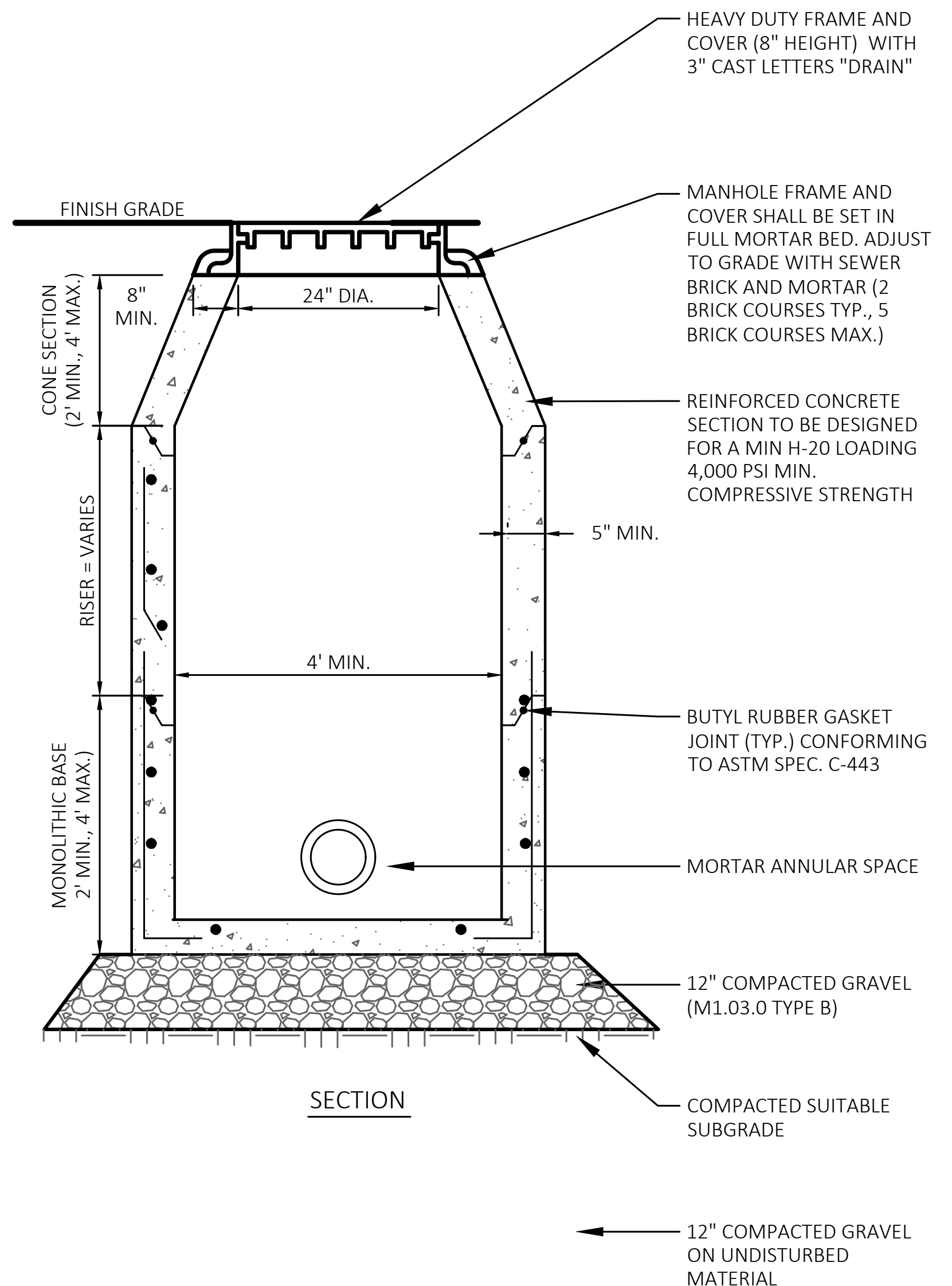

EJ IRON WORKS 0MA552000029 (4 FLANGE WITH NO CURB INLET) CATCH BASIN FRAME AND GRATE. FRAME TO BE SET IN FULL BED OF MORTAR.
FINISH GRADE (SLOPE TO DRAIN)
ECCENTRIC OR CONCENTRIC CONE (18" MIN. 30" MAX.)
8" MIN.
24" DIA.
FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES (SEE ABOVE)
INSTALL HOOD
5" MIN.
FLOW
NORMAL WATER LEVEL
RISER - VARIES
1" CLEAR TO REINFORCING STEEL
OUTSIDE PIPE DIA. PLUS 2" CLEARENCE
EJ IRON WORKS OMAL20200001 HOOD OR EQUAL
5' MIN.
BUTYL RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443
MONOLITHIC PRECASE CONCRETE BASE (2' MIN. 4' MAX.)
6" MIN.
4' SUMP
6" MIN.
REINFORCED CONCRETE SECTION TO BE DESIGNED FOR A MIN H-20 LOADING 4,000 PSI MIN. COMPRESSIVE STRENGTH
12" 3/4" CRUSHED STONE (MASSDOT M2.01.4)
COMPACTED SUITABLE SUBGRADE
SECTION

CATCH BASIN (CB)

33 40 00 N.T.S.

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. COPOLYMER MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.


HEAVY DUTY FRAME AND COVER (8" HEIGHT) WITH 3" CAST LETTERS "DRAIN"
FINISH GRADE
MANHOLE FRAME AND COVER SHALL BE SET IN FULL MORTAR BED. ADJUST TO GRADE WITH SEWER BRICK AND MORTAR (2 BRICK COURSES TYP., 5 BRICK COURSES MAX.)
CONE SECTION (2' MIN., 4' MAX.)
8" MIN.
24" DIA.
REINFORCED CONCRETE SECTION TO BE DESIGNED FOR A MIN H-20 LOADING 4,000 PSI MIN. COMPRESSIVE STRENGTH
5" MIN.
RISER = VARIES
4' MIN.
BUTYL RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443
MONOLITHIC BASE 2' MIN., 4' MAX.)
MORTAR ANNULAR SPACE
12" COMPACTED GRAVEL (M1.03.0 TYPE B)
COMPACTED SUITABLE SUBGRADE
SECTION
12" COMPACTED GRAVEL ON UNDISTURBED MATERIAL

DRAIN MANHOLE (DMH)

33 40 00 N.T.S.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

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____

____

DATE:__________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED:

____
AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

____

____

____

____

____

DATE:__________________________

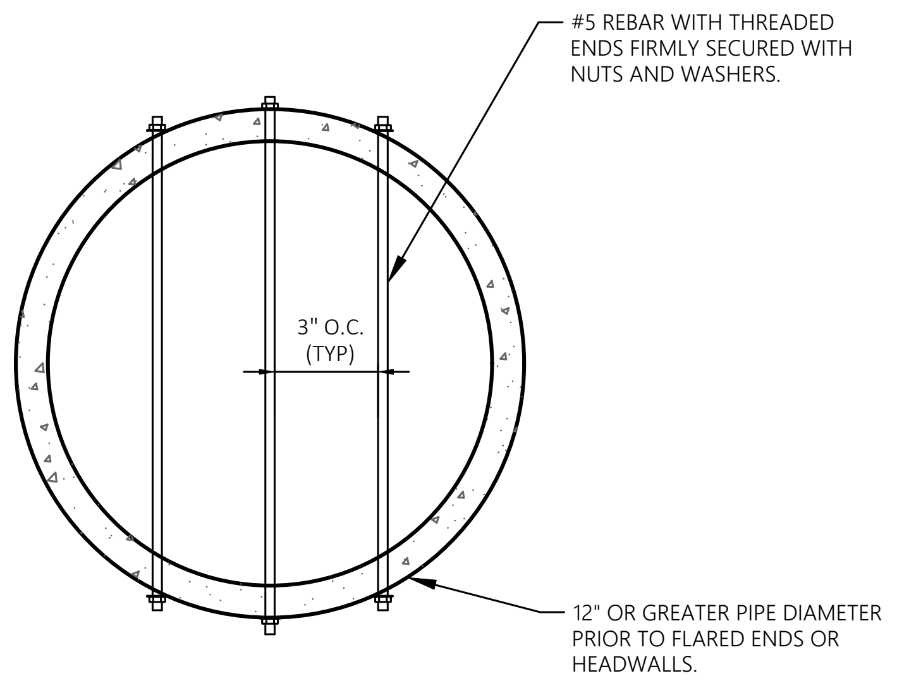
APPROVED ON ________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ __________
TOWN CLERK DATE


#5 REBAR WITH THREADED ENDS FIRMLY SECURED WITH NUTS AND WASHERS.
3" O.C. (TYP)
12" OR GREATER PIPE DIAMETER PRIOR TO FLARED ENDS OR HEADWALLS.

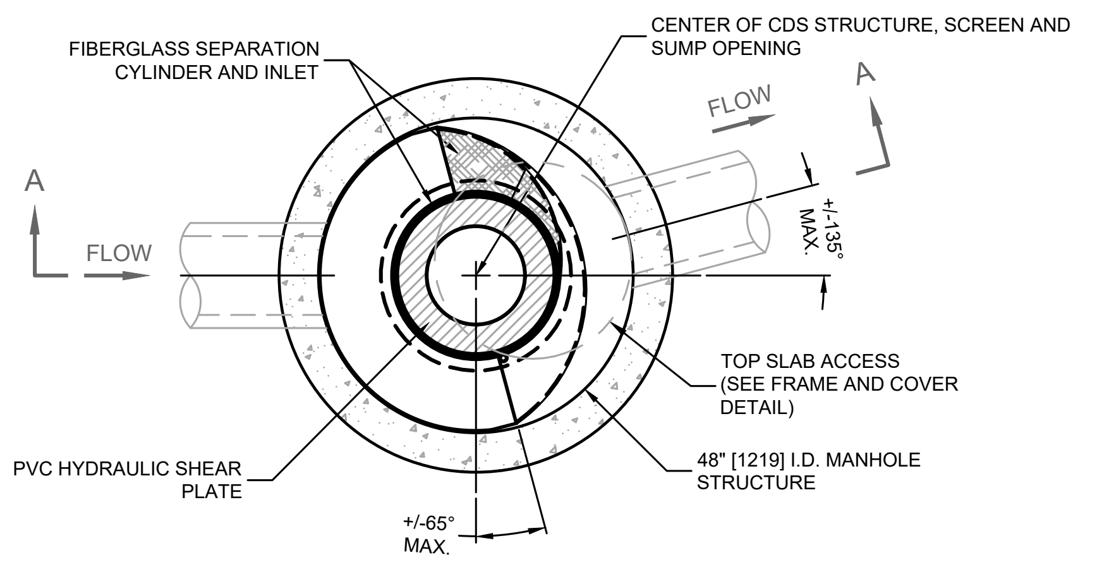
DRAINAGE SAFETY GRATE

N.T.S.

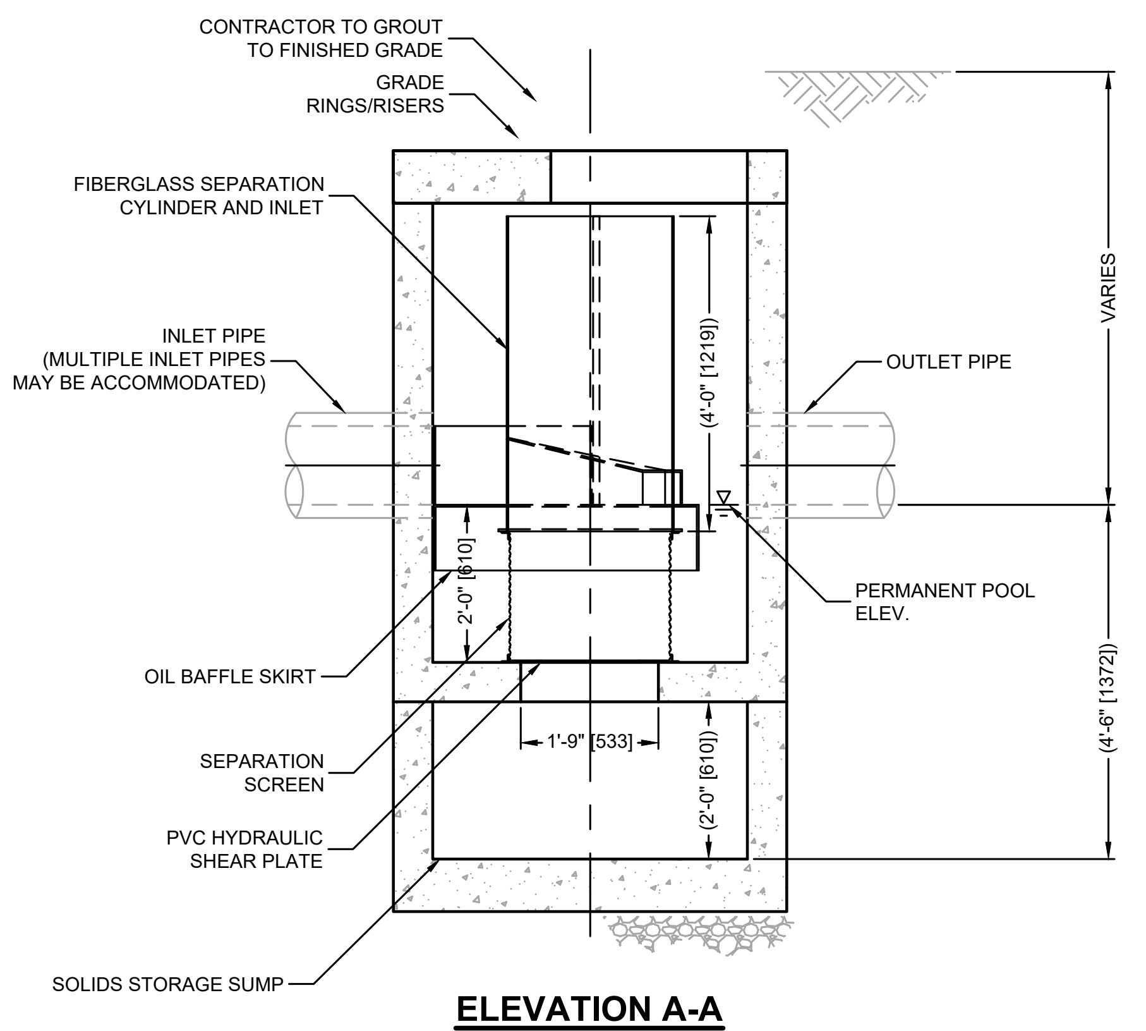
CDS2015-4-C DESIGN NOTES

THE STANDARD CDS2015-4-C CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS


FIBERGLASS SEPARATION CYLINDER AND INLET
CENTER OF CDS STRUCTURE, SCREEN AND SUMP OPENING
A
FLOW
FLOW
A
+/-135° MAX.
TOP SLAB ACCESS (SEE FRAME AND COVER DETAIL)
PVC HYDRAULIC SHEAR PLATE
48" [1219] I.D. MANHOLE STRUCTURE
+/-65° MAX.

PLAN VIEW B-B
N.T.S.



ELEVATION A-A
N.T.S.

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,595; 6,581,783; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

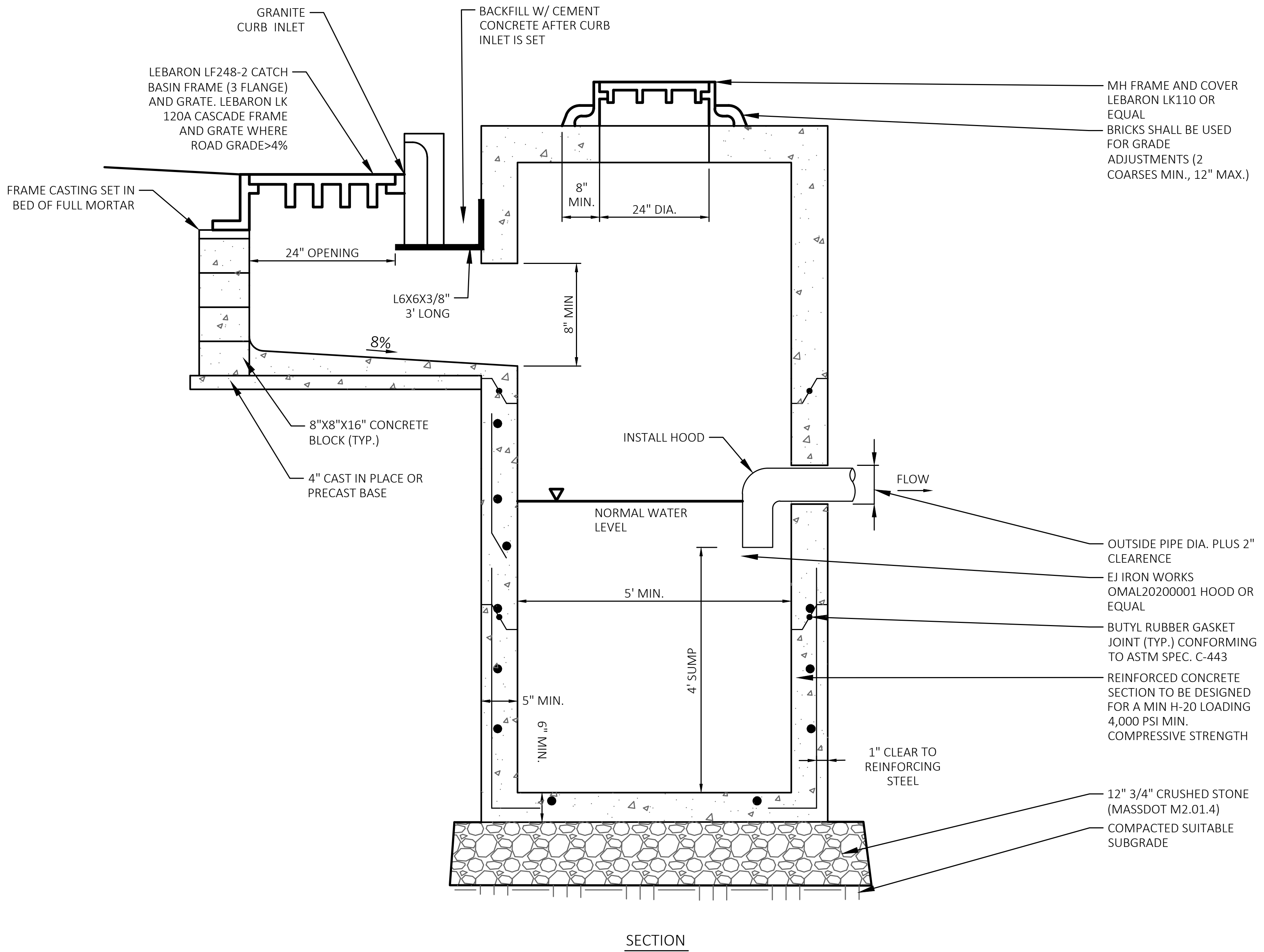
GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS20 AND CASTINGS SHALL MEET HS20 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CDS2015-4-C
INLINE CDS
STANDARD DETAIL

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. HOOD SHALL CONFORM TO LOCAL DPW REQUIREMENTS OR SHALL BE SNOUT (BMP PRODUCTS) OR ENVIROHOOD (NYLOPLAST/ADS) IN THE ABSENCE OF LOCAL REQUIREMENTS.
3. USE CASCADE TYPE GRATE WHERE SLOPE OF PAVEMENT IS FIVE (5) PERCENT OR GREATER.
4. FLAT TOP ALTERNATE REQUIRED FOR SHALLOW STRUCTURES. TOP SLAB SHALL BE DESIGNED FOR H-20 LOADING.


GRANITE CURB INLET
BACKFILL W/ CEMENT CONCRETE AFTER CURB INLET IS SET
LEBARON LF248-2 CATCH BASIN FRAME (3 FLANGE) AND GRATE. LEBARON LK 120A CASCADE FRAME AND GRATE WHERE ROAD GRADE>4%
MH FRAME AND COVER LEBARON LK110 OR EQUAL
BRICKS SHALL BE USED FOR GRADE ADJUSTMENTS (2 COARSES MIN., 12" MAX.)
FRAME CASTING SET IN BED OF FULL MORTAR
8" MIN.
24" DIA.
24" OPENING
L6X6X3/8" 3' LONG
8" MIN
8%
8"X8"X16" CONCRETE BLOCK (TYP.)
4" CAST IN PLACE OR PRECAST BASE
INSTALL HOOD
FLOW
NORMAL WATER LEVEL
OUTSIDE PIPE DIA. PLUS 2" CLEARENCE
EJ IRON WORKS OMAL20200001 HOOD OR EQUAL
5' MIN.
BUTYL RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443
4' SUMP
REINFORCED CONCRETE SECTION TO BE DESIGNED FOR A MIN H-20 LOADING 4,000 PSI MIN. COMPRESSIVE STRENGTH
5" MIN.
6" MIN.
1" CLEAR TO REINFORCING STEEL
12" 3/4" CRUSHED STONE (MASSDOT M2.01.4)
COMPACTED SUITABLE SUBGRADE
SECTION

OFFSET CATCH BASIN WITH CURB INLET (OFFSET CBCI)

33 40 00 N.T.S.

Project Owner:
Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:
DETAILS
DRAINAGE

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By: CMP | Checked By: WMB/MJS
Date: 02/10/2022 | Project No.: 21-0083

Scale: AS NOTED

Sheet No.:
C-402

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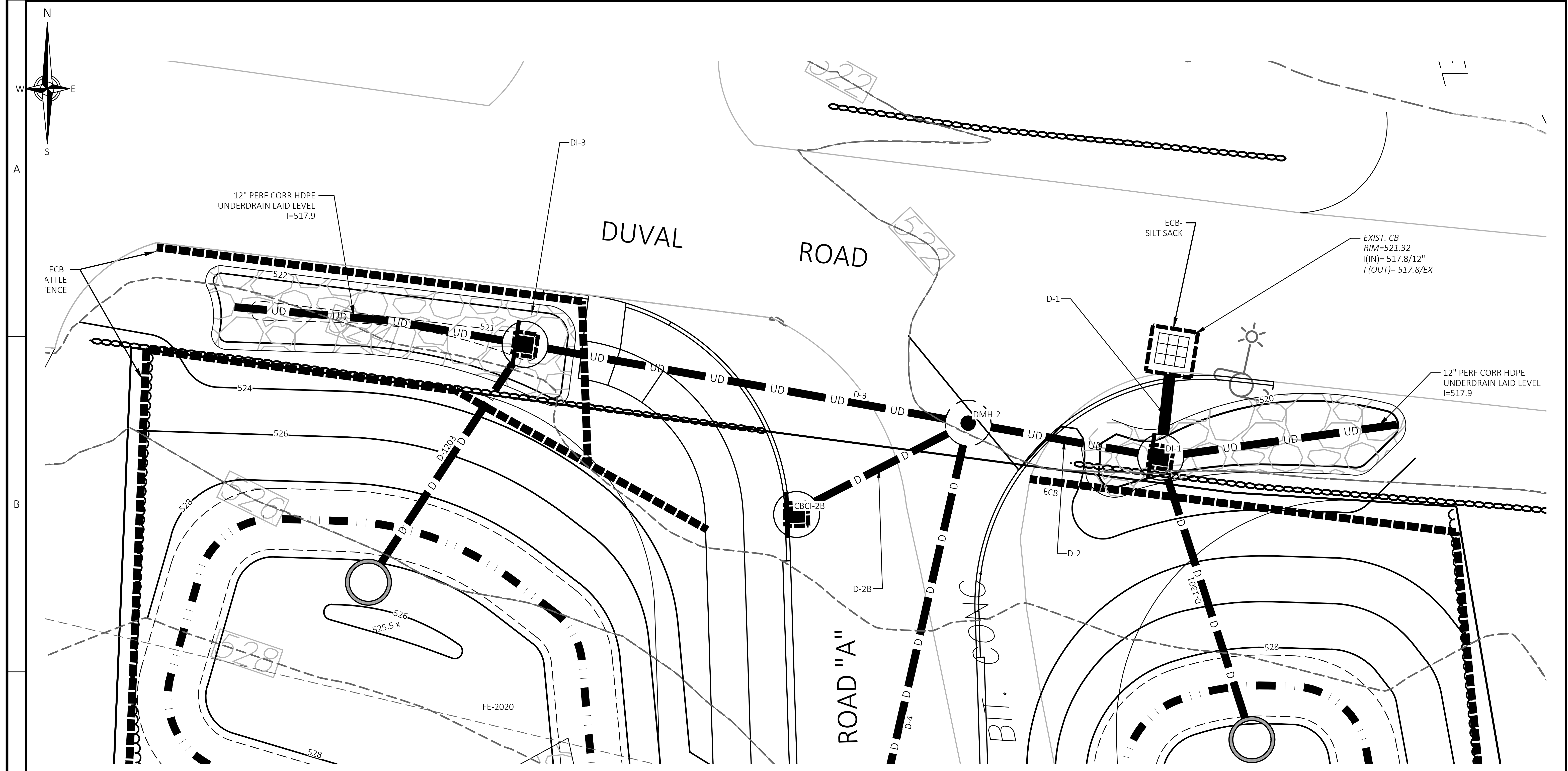

DRAINAGE @ DUVAL ROAD (ENLARGEMENT)

SCALE: 1"=10'

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

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____

____

DATE:________________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

___________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

________________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

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____

____

DATE:________________________________

APPROVED ON ___________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

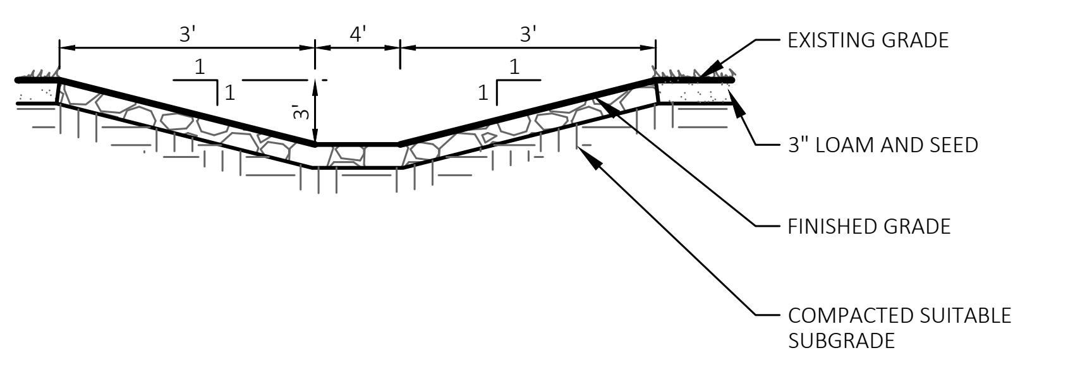
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

___________________________ AT __________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

________________________ ___________
TOWN CLERK DATE

NOTE:

1. SUBGRADE SHALL BE WELL COMPACTED AND FREE OF ROOTS, TOPSOIL OR OTHER DELETERIOUS OR DEGRADABLE MATERIALS.

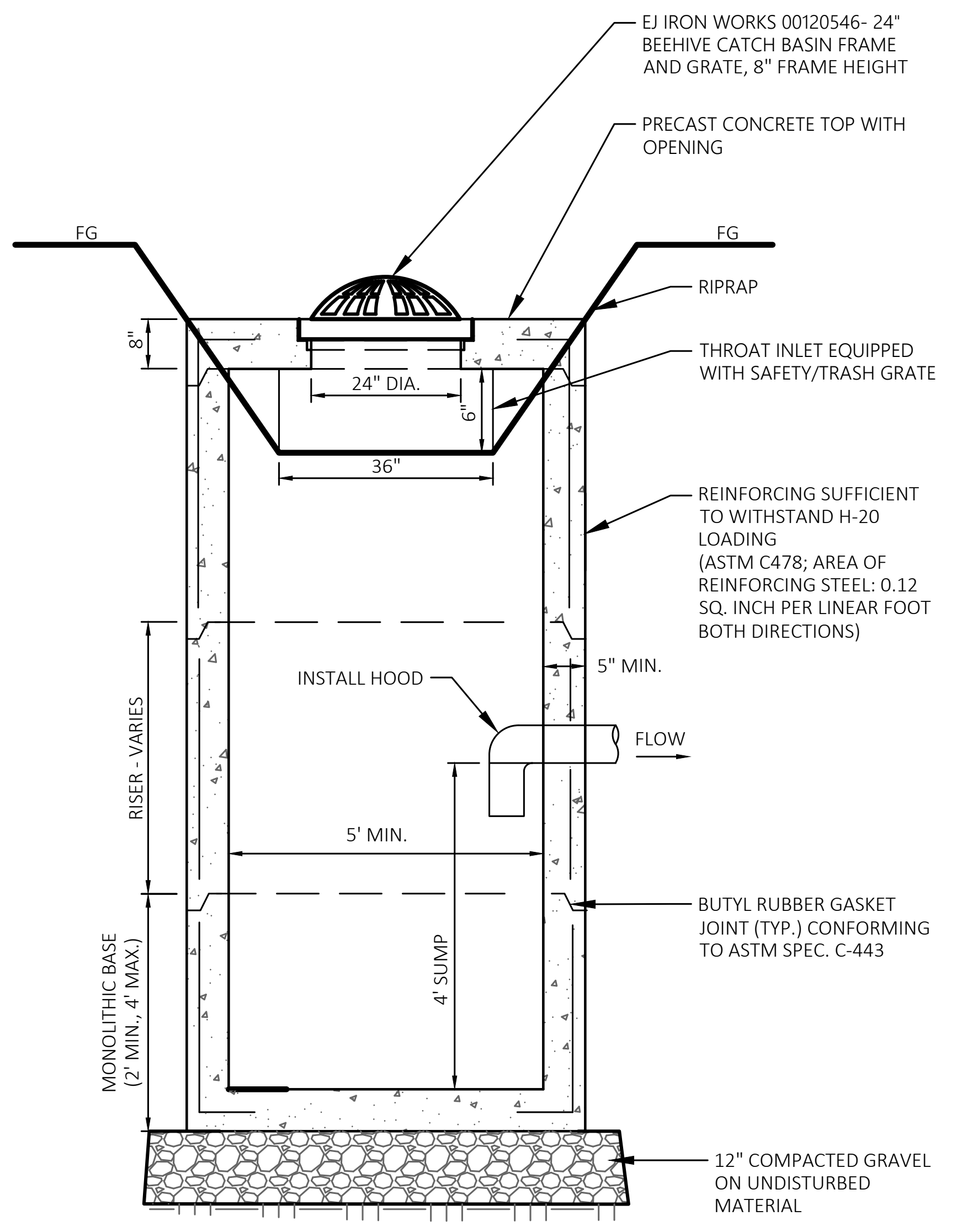


RIPRAP INTERCEPTOR CHANNEL

N.T.S.

NOTES:

1. STRUCTURES SHALL BE PRECAST CONCRETE, DESIGNED FOR HS-20 LOADING.
2. HOOD SHALL CONFORM TO LOCAL DPW REQUIREMENTS OR SHALL BE SNOUT (BMP PRODUCTS) OR ENVIROHOOD (NYLOPLAST/ADS) IN THE ABSENCE OF LOCAL REQUIREMENTS.

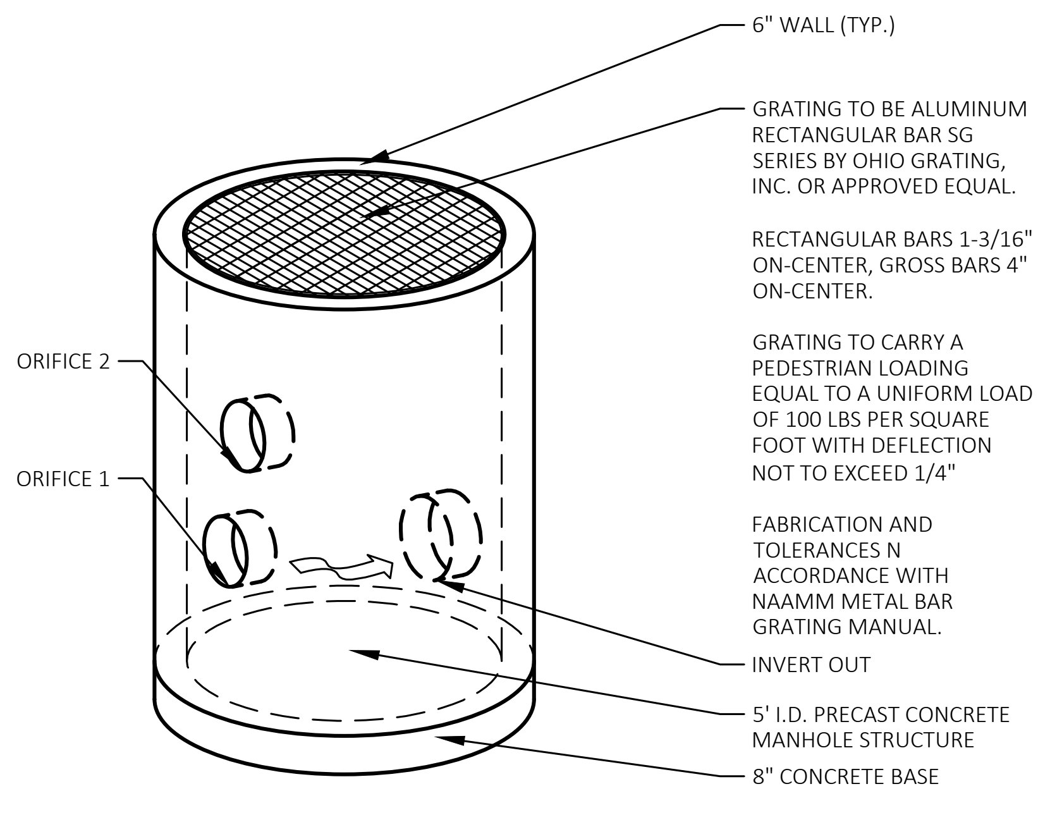

EJ IRON WORKS 00120546- 24" BEEHIVE CATCH BASIN FRAME AND GRATE, 8" FRAME HEIGHT
PRECAST CONCRETE TOP WITH OPENING
FG
FG
RIPRAP
8"
24" DIA.
6"
THROAT INLET EQUIPPED WITH SAFETY/TRASH GRATE
36"
REINFORCING SUFFICIENT TO WITHSTAND H-20 LOADING (ASTM C478; AREA OF REINFORCING STEEL: 0.12 SQ. INCH PER LINEAR FOOT BOTH DIRECTIONS)
5" MIN.
INSTALL HOOD
FLOW
RISER - VARIES
5' MIN.
BUTYL RUBBER GASKET JOINT (TYP.) CONFORMING TO ASTM SPEC. C-443
MONOLITHIC BASE (2' MIN., 4' MAX.)
4' SUMP
12" COMPACTED GRAVEL ON UNDISTURBED MATERIAL

SECTION

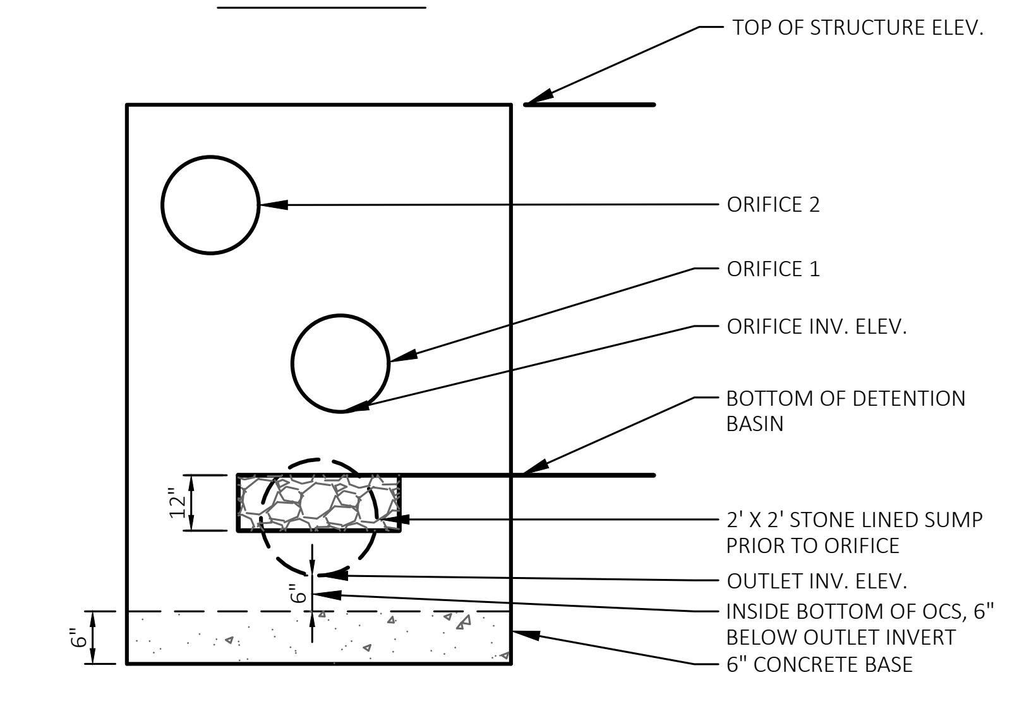
4' DIAMETER DROP INLET

33 40 00 N.T.S.

NOTES:


6" WALL (TYP.)
GRATING TO BE ALUMINUM RECTANGULAR BAR SG SERIES BY OHIO GRATING, INC. OR APPROVED EQUAL.
RECTANGULAR BARS 1-3/16" ON-CENTER, GROSS BARS 4" ON-CENTER.
GRATING TO CARRY A PEDESTRIAN LOADING EQUAL TO A UNIFORM LOAD OF 100 LBS PER SQUARE FOOT WITH DEFLECTION NOT TO EXCEED 1/4"
FABRICATION AND TOLERANCES N ACCORDANCE WITH NAAMM METAL BAR GRATING MANUAL.
ORIFICE 2
ORIFICE 1
INVERT OUT
5' I.D. PRECAST CONCRETE MANHOLE STRUCTURE
8" CONCRETE BASE

ISOMETRIC VIEW


TOP OF STRUCTURE ELEV.
ORIFICE 2
ORIFICE 1
ORIFICE INV. ELEV.
BOTTOM OF DETENTION BASIN
12"
2' X 2' STONE LINED SUMP PRIOR TO ORIFICE
OUTLET INV. ELEV.
6"
INSIDE BOTTOM OF OCS, 6" BELOW OUTLET INVERT
6"
6" CONCRETE BASE

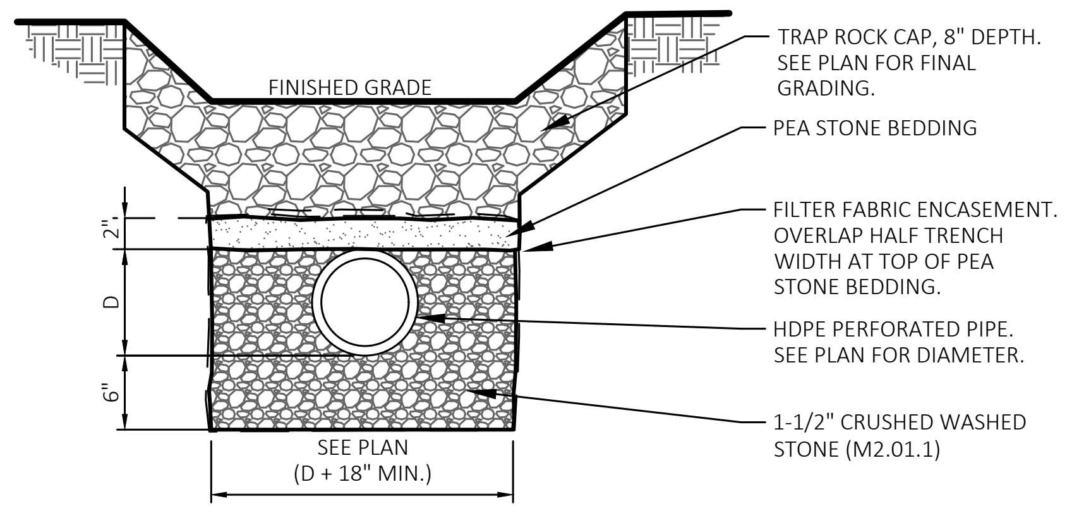
SECTION VIEW

OUTLET CONTROL STRUCTURE (OCS)

33 40 00 N.T.S.

NOTES:

1. FILTER FABRIC SHALL BE MIRAFI 140N OR US FABRICS 120NW.
2. TRAP ROCK TO BE CLEAN, DURABLE 2" - 4" STONE WITH MINIMAL FINES.
3. DEPRESS FINISHED GRADE ABOVE PERIMETER DRAIN NOMINALLY BELOW SURROUNDING SURFACES
4. ALL STONE SHALL BE WELL CONSOLIDATED BY RODDING OR TAMPING. STONE SHALL NOT BE LEFT LOOSELY PLACED.

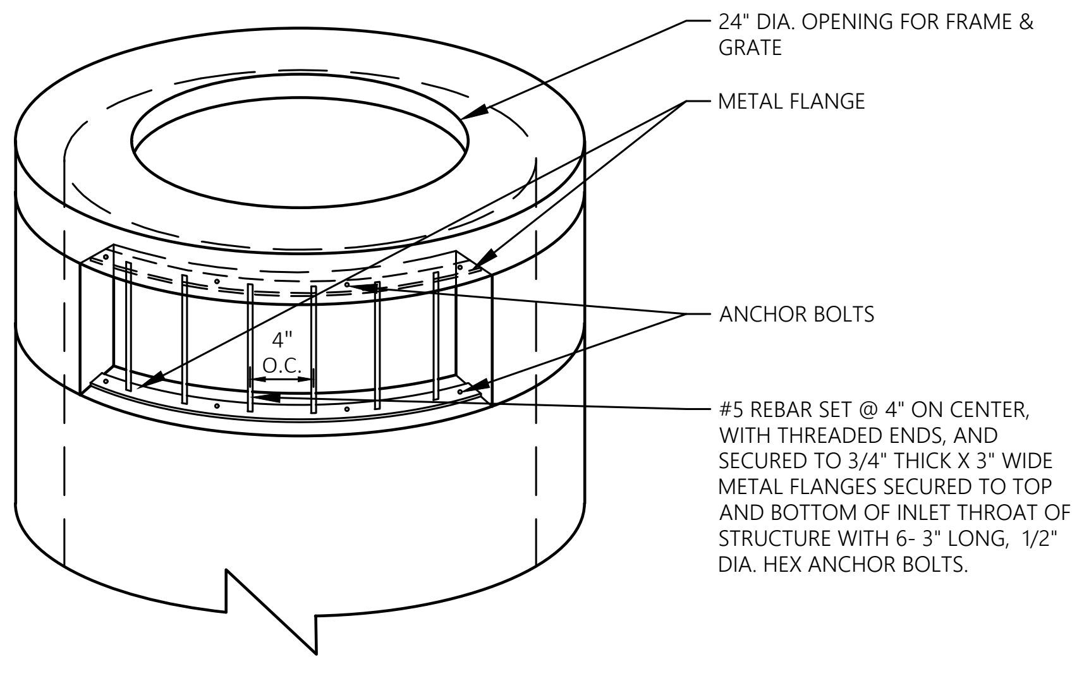

FINISHED GRADE
TRAP ROCK CAP, 8" DEPTH. SEE PLAN FOR FINAL GRADING.
PEA STONE BEDDING
2"
FILTER FABRIC ENCASEMENT. OVERLAP HALF TRENCH WIDTH AT TOP OF PEA STONE BEDDING.
D
HDPE PERFORATED PIPE. SEE PLAN FOR DIAMETER.
6"
1-1/2" CRUSHED WASHED STONE (M2.01.1)
SEE PLAN (D + 18" MIN.)

PERFORATED UNDERDRAIN

N.T.S.

NOTE:

REFER TO DROP INLET DETAIL FOR INLET THROAT AND STRUCTURE DIMENSIONS AND MATERIALS.


24" DIA. OPENING FOR FRAME & GRATE
METAL FLANGE
ANCHOR BOLTS
4" O.C.
#5 REBAR SET @ 4" ON CENTER, WITH THREADED ENDS, AND SECURED TO 3/4" THICK X 3" WIDE METAL FLANGES SECURED TO TOP AND BOTTOM OF INLET THROAT OF STRUCTURE WITH 6- 3" LONG, 1/2" DIA. HEX ANCHOR BOLTS.

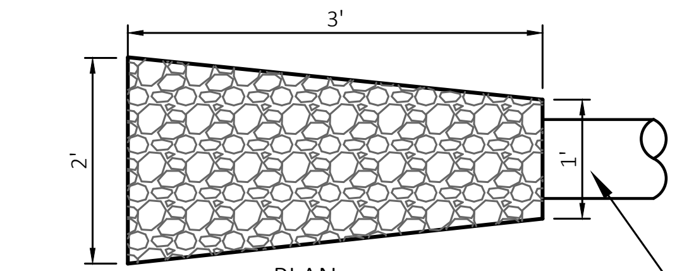
ISOMETRIC VIEW

DROP INLET SAFETY TRASH GRATE

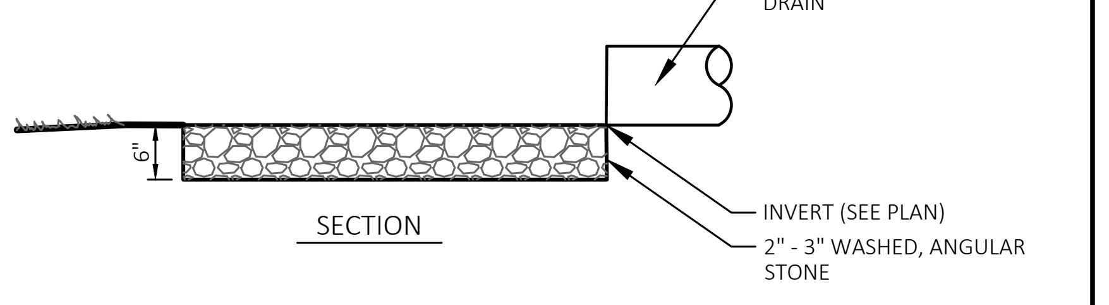
33 40 00 N.T.S.

NOTES:

1. SEE PLAN FOR LOCATIONS.
2. OUTLET PROTECTION SHALL BE INSTALLED TO BE AS NEAR AS FLAT AS PRACTICABLE.



PLAN



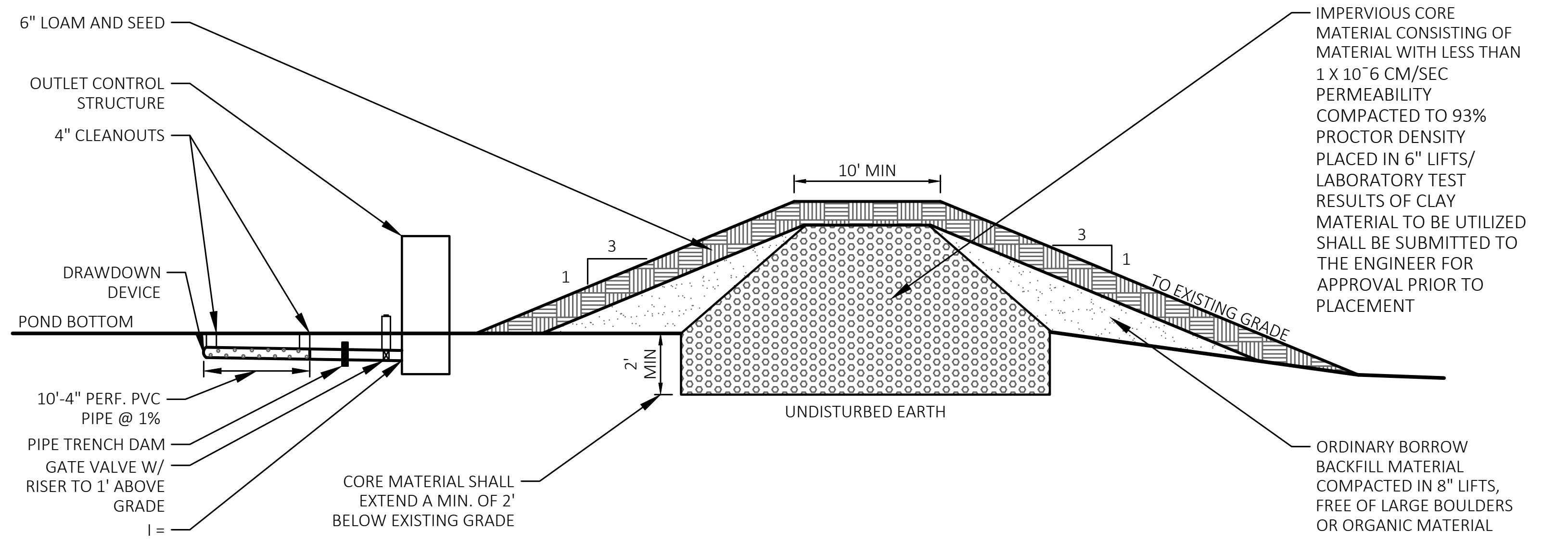
SECTION

OUTLET PROTECTION

33 40 00 N.T.S.

NOTES:

1. FOUNDATION FOR BERM CONSTRUCTION SHALL BE CLEARED OF ALL TOPSOIL, ROCKS, DEBRIS, STUMPS, ECT. TO A FIRM SURFACE AT LEAST 12" BELOW GRADE. SUBGRADE SHALL BE SCARIFIED AND MOISTENED TO A DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF FILL.

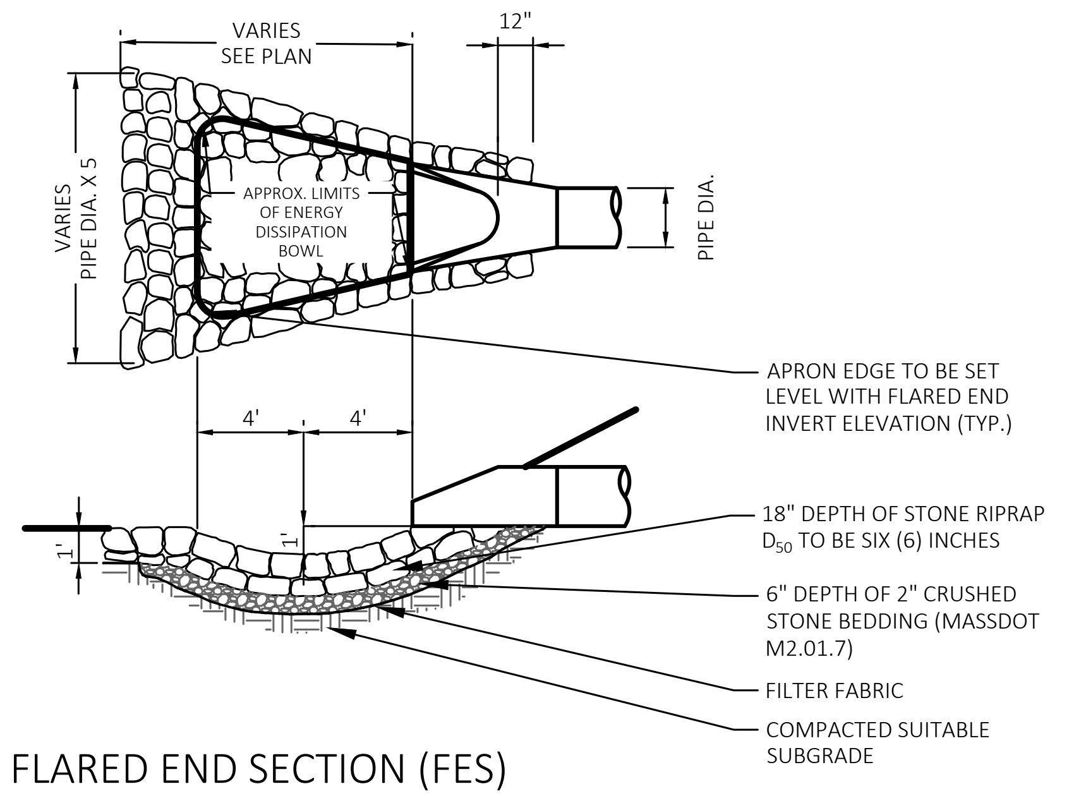

6" LOAM AND SEED
OUTLET CONTROL STRUCTURE
4" CLEANOUTS
DRAWDOWN DEVICE
POND BOTTOM
10'-4" PERF. PVC PIPE @ 1%
PIPE TRENCH DAM
GATE VALVE W/ RISER TO 1' ABOVE GRADE
I =
CORE MATERIAL SHALL EXTEND A MIN. OF 2' BELOW EXISTING GRADE
10' MIN
3
1
3
1
2' MIN
UNDISTURBED EARTH
TO EXISTING GRADE
IMPERVIOUS CORE MATERIAL CONSISTING OF MATERIAL WITH LESS THAN 1 X 10¯6 CM/SEC PERMEABILITY COMPACTED TO 93% PROCTOR DENSITY PLACED IN 6" LIFTS/ LABORATORY TEST RESULTS OF CLAY MATERIAL TO BE UTILIZED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT
ORDINARY BORROW BACKFILL MATERIAL COMPACTED IN 8" LIFTS, FREE OF LARGE BOULDERS OR ORGANIC MATERIAL

DETENTION BASIN DETAIL

N.T.S.

NOTES:

1. FLARED END(S) TO BE SIMILAR TO PIPE MATERIAL - PRECAST CONCRETE OR CORRUGATED POLYETHYLENE.
2. FILTER FABRIC SHALL BE MIRAFI 140N, US FABRICS 120NW OR EQUAL.


VARIES SEE PLAN
12"
VARIES PIPE DIA. X 5
APPROX. LIMITS OF ENERGY DISSIPATION BOWL
PIPE DIA.
APRON EDGE TO BE SET LEVEL WITH FLARED END INVERT ELEVATION (TYP.)
4'
4'
1'
1'
18" DEPTH OF STONE RIPRAP D50 TO BE SIX (6) INCHES
6" DEPTH OF 2" CRUSHED STONE BEDDING (MASSDOT M2.01.7)
FILTER FABRIC
COMPACTED SUITABLE SUBGRADE

FLARED END SECTION (FES)

33 40 00 N.T.S.

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

DETAILS
DRAINAGE

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB/MJS
Date:	02/10/2022	Project No.:	21-0083

Scale: AS NOTED

Sheet No.:

C-403

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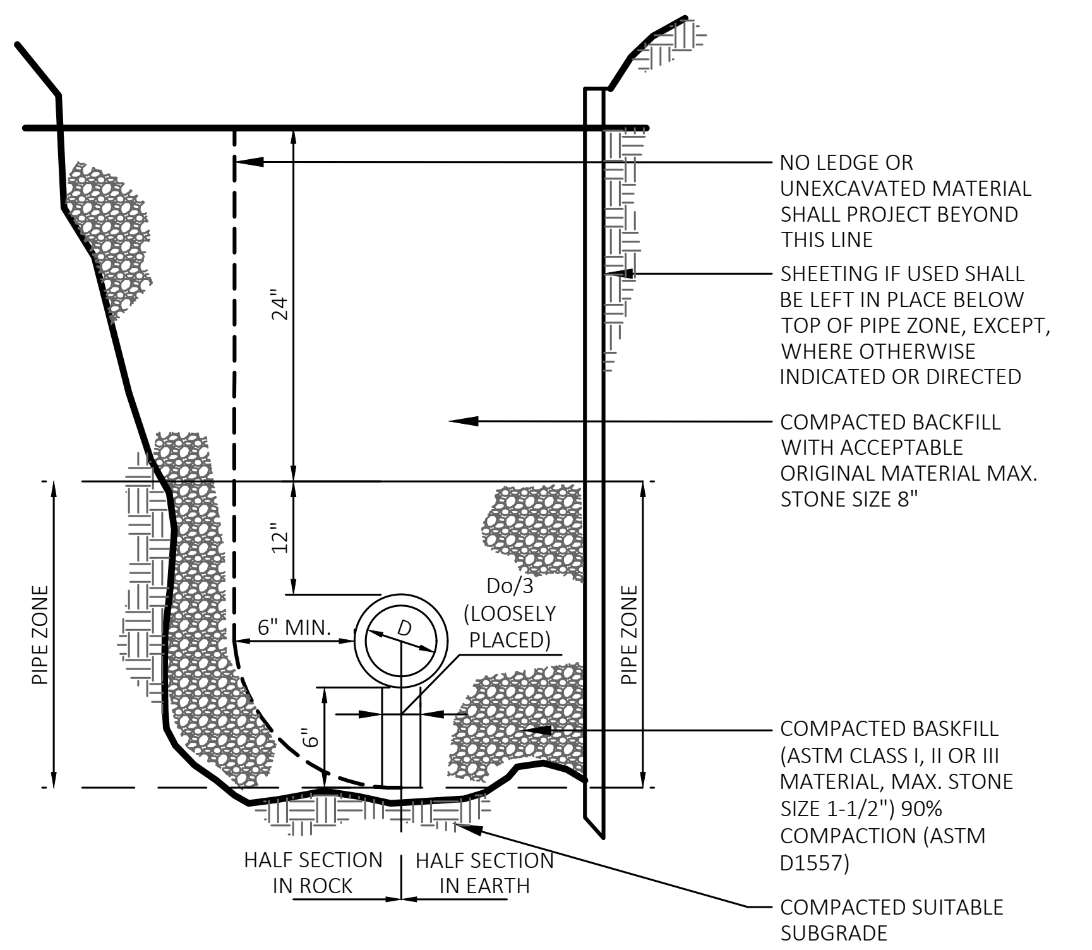
NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

TRENCH WIDTH		DIAMETER OF PIPE (D.)
SHEETED	UNSHEETED	
4'-2"	3'-0"	15" AND SMALLER
4'-5"	3'-3"	18"
5'-2"	4'-0"	24"
6'-8"	5'-6"	30"
7'-8"	6'-6"	36"
8'-7"	7'-5"	48"

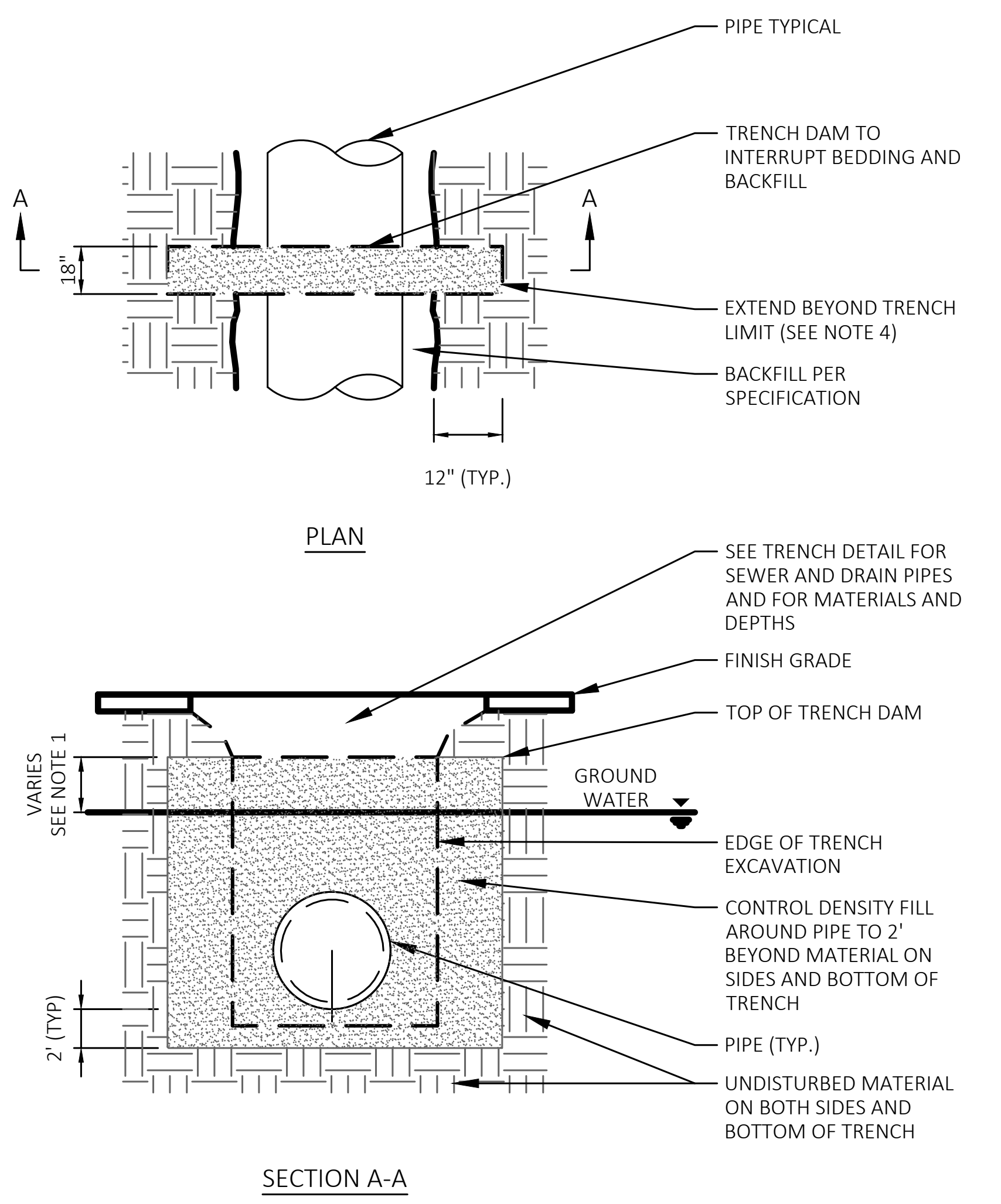

24"
12"
6" MIN.
D
Do/3 (LOOSELY PLACED)
6"
PIPE ZONE
PIPE ZONE
HALF SECTION IN ROCK
HALF SECTION IN EARTH
NO LEDGE OR UNEXCAVATED MATERIAL SHALL PROJECT BEYOND THIS LINE
SHEETING IF USED SHALL BE LEFT IN PLACE BELOW TOP OF PIPE ZONE, EXCEPT, WHERE OTHERWISE INDICATED OR DIRECTED
COMPACTED BACKFILL WITH ACCEPTABLE ORIGINAL MATERIAL MAX. STONE SIZE 8"
COMPACTED BASKFILL (ASTM CLASS I, II OR III MATERIAL, MAX. STONE SIZE 1-1/2") 90% COMPACTION (ASTM D1557)
COMPACTED SUITABLE SUBGRADE

HDPE TRENCH SECTION

33 40 00 N.T.S.

NOTES:

1. THE TOP OF THE TRENCH DAM SHALL EXTEND A MINIMUM OF FIVE (5) FEET ABOVE THE GROUND WATER LEVEL, AS DETERMINED BY THE NEAREST BORING OR BY THE ENGINEER, BUT SHALL NOT EXCEED A DEPTH OF ONE (1) FOOT BELOW FINISHED GRADE.
2. TRENCH DAMS SHALL BE INSTALLED AS INDICATED ON THE CONTRACT DRAWINGS OR AS DIRECTED BY THE PROJECT ENGINEER.
3. TRENCH DAMS SHALL BE COMPACTED/COHESIVE CLAY MATERIAL FOR PVC PIPE. TRENCH DAMS SHALL BE WELL CONSOLIDATED NON FLY-ASH BASED CONTROLLED DENSITY FILL FOR IRON PIPE.
4. NOTCH TRENCH DAM A MINIMUM OF TWELVE (12) INCHES BEYOND UNDISTURBED MATERIAL ON SIDES AND BOTTOM OF TRENCH.

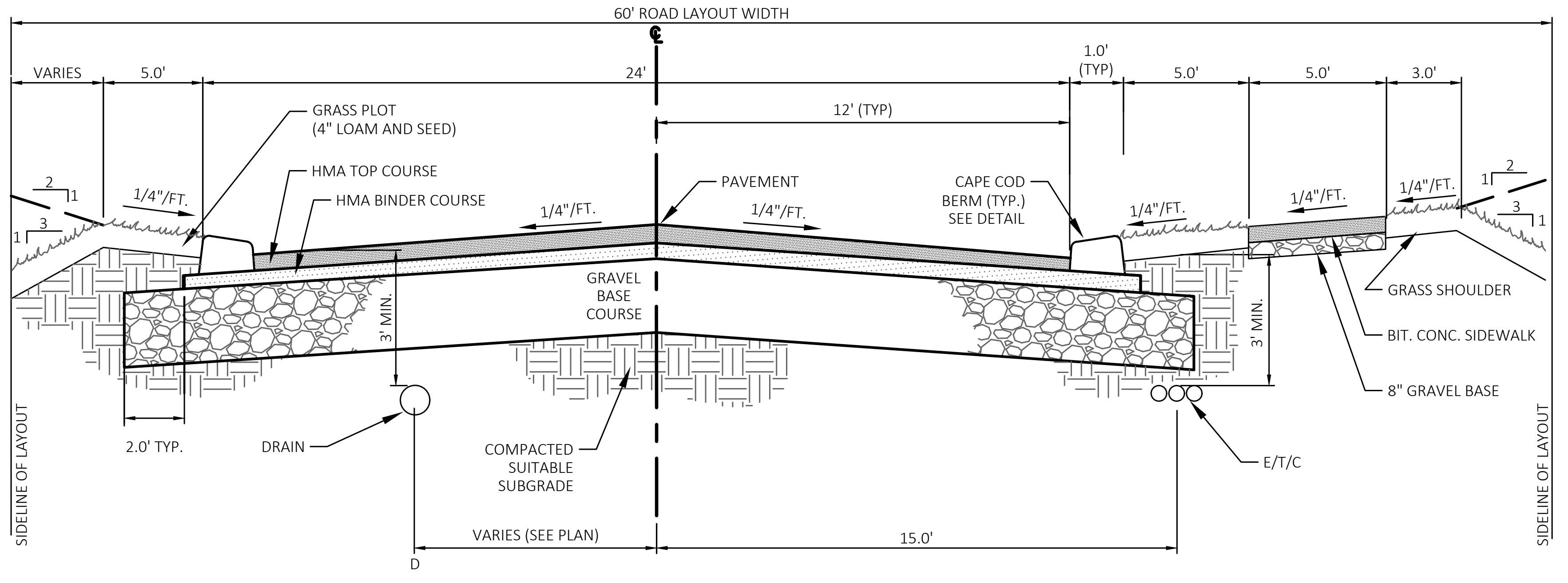

A
A
18"
12" (TYP.)
PIPE TYPICAL
TRENCH DAM TO INTERRUPT BEDDING AND BACKFILL
EXTEND BEYOND TRENCH LIMIT (SEE NOTE 4)
BACKFILL PER SPECIFICATION
PLAN
VARIES SEE NOTE 1
2' (TYP)
GROUND WATER
SEE TRENCH DETAIL FOR SEWER AND DRAIN PIPES AND FOR MATERIALS AND DEPTHS
FINISH GRADE
TOP OF TRENCH DAM
EDGE OF TRENCH EXCAVATION
CONTROL DENSITY FILL AROUND PIPE TO 2' BEYOND MATERIAL ON SIDES AND BOTTOM OF TRENCH
PIPE (TYP.)
UNDISTURBED MATERIAL ON BOTH SIDES AND BOTTOM OF TRENCH
SECTION A-A

TRENCH DAM

33 00 00 N.T.S.

NOTES:

1. INSTALL PER MASSDOT SECTION 500 AND CONSTRUTION DETAIL E 106.2.0.

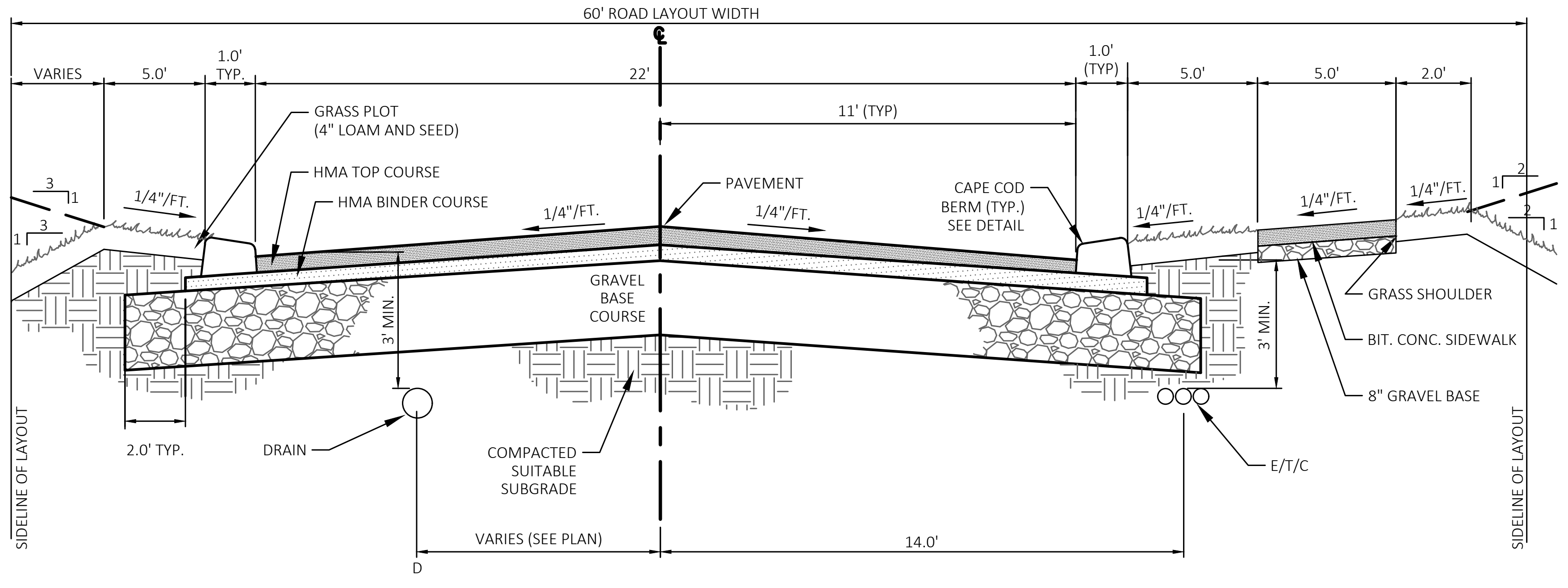


TYPICAL SECTION - SUBDIVISION ROADWAY (24' PAVEMENT WIDTH)

N.T.S.

NOTES:

1. INSTALL PER MASSDOT SECTION 500 AND CONSTRUTION DETAIL E 106.2.0.

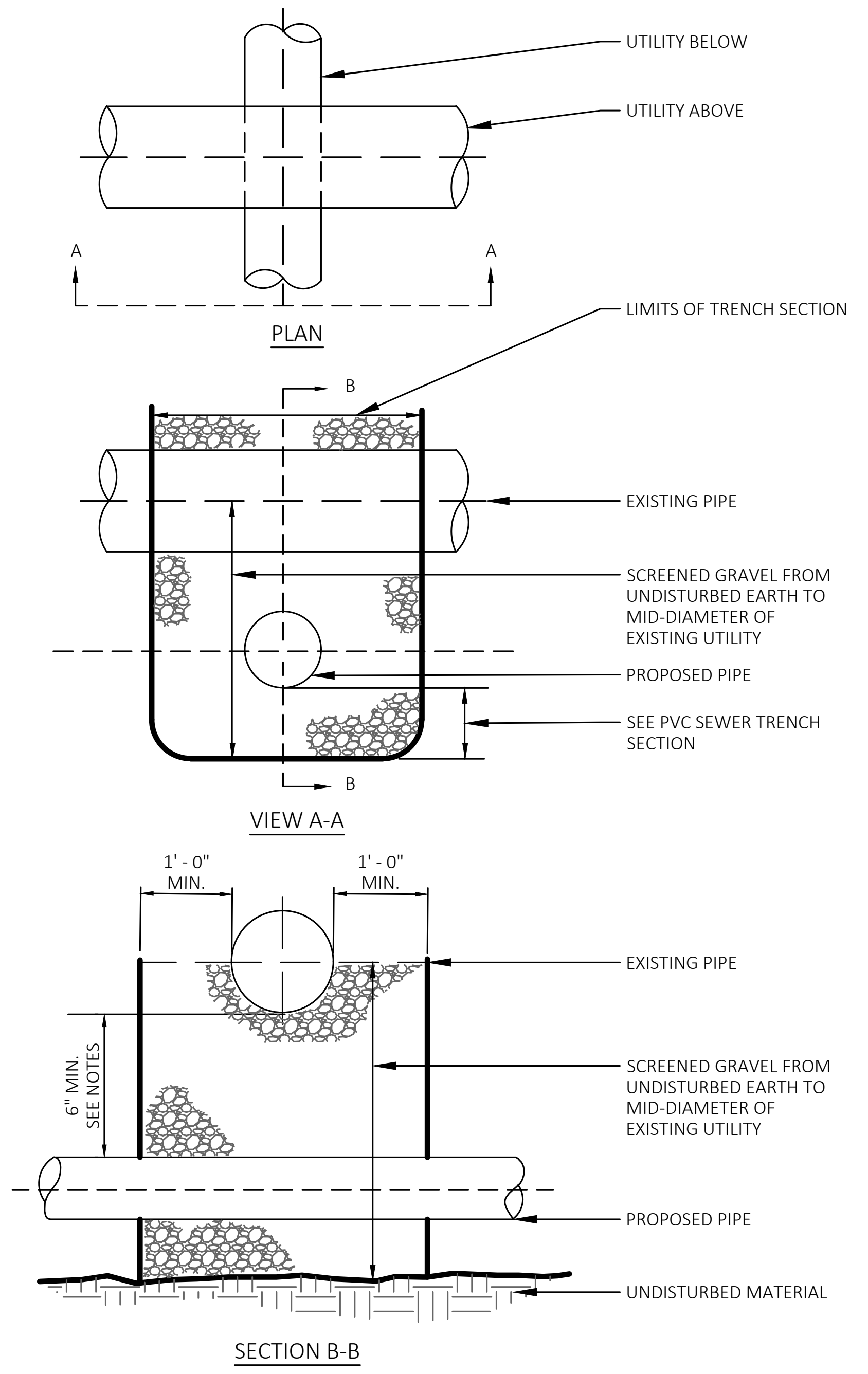


TYPICAL SECTION - SUBDIVISION ROADWAY (22' PAVEMENT WIDTH)

N.T.S.

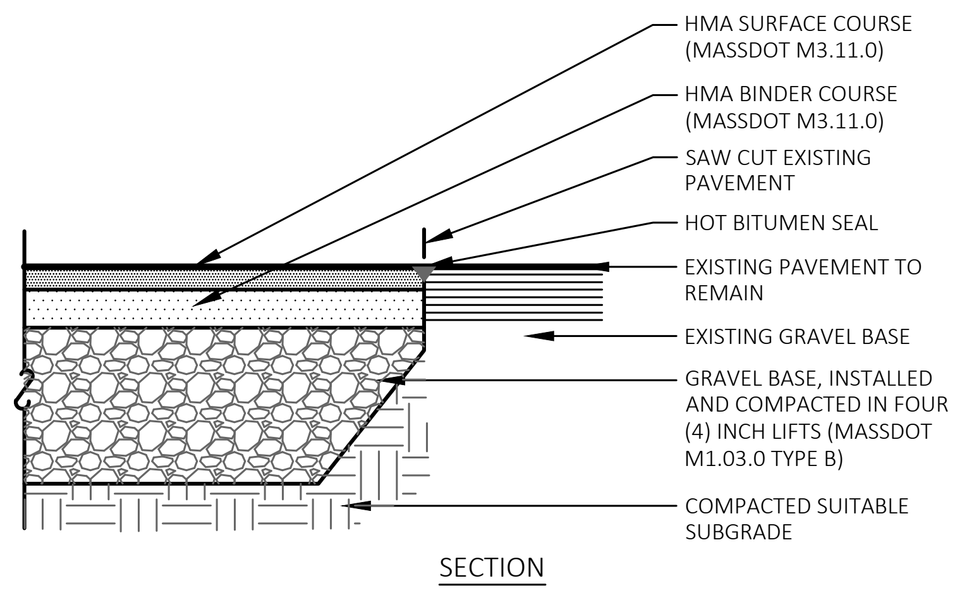
NOTES:

1. FOR NEW CONSTRUCTION, TEN (10) FEET (MIN.) OF SEPARATION OF WATER AND SEWER MAIN MUST BE MAINTAINED. IF WATER AND SEWER MAINS CROSS, BOTTOM OF WATER SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
2. FOR CONSTRUCTION ADJACENT EXISTING WATER OR EXISTING SEWER, IF WATER AND SEWER MAINS CROSS OR TEN (10) FEET SEPARATION CANNOT BE MAINTAINED, BOTTOM OF WATER SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER OR SEWER SHALL BE CONSTRUCTED OF AWWA C-900 PVC PIPE.



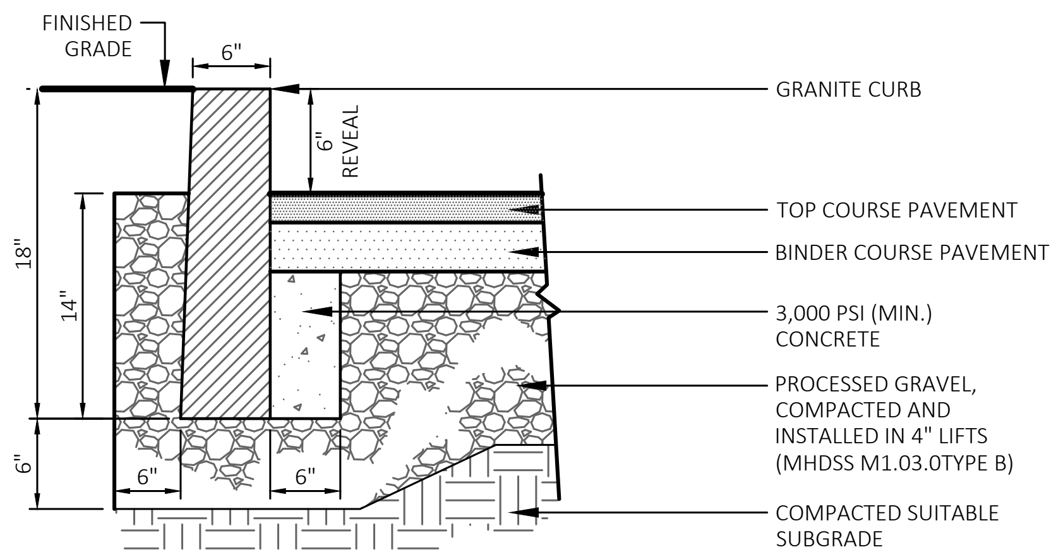
UTILITY CROSSING

33 00 00 N.T.S.


HMA SURFACE COURSE (MASSDOT M3.11.0)
HMA BINDER COURSE (MASSDOT M3.11.0)
SAW CUT EXISTING PAVEMENT
HOT BITUMEN SEAL
EXISTING PAVEMENT TO REMAIN
EXISTING GRAVEL BASE
GRAVEL BASE, INSTALLED AND COMPACTED IN FOUR (4) INCH LIFTS (MASSDOT M1.03.0 TYPE B)
COMPACTED SUITABLE SUBGRADE
SECTION

NEW / EXISTING PAVEMENT BOUNDARY

32 10 00 N.T.S.


FINISHED GRADE
6"
6" REVEAL
18"
14"
6"
6"
6"
GRANITE CURB
TOP COURSE PAVEMENT
BINDER COURSE PAVEMENT
3,000 PSI (MIN.) CONCRETE
PROCESSED GRAVEL, COMPACTED AND INSTALLED IN 4" LIFTS (MHDSS M1.03.0TYPE B)
COMPACTED SUITABLE SUBGRADE

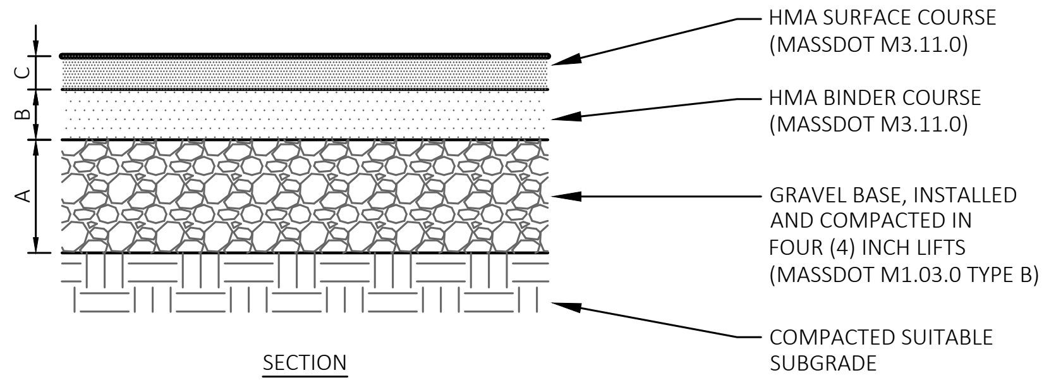
VERTICAL GRANITE CURB (VGC)

32 10 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.

	DEPTH			PLAN
SURFACE	A	B	C	
BIT. CONCRETE ROAD	12"	2-1/2"	1-1/2"	▨

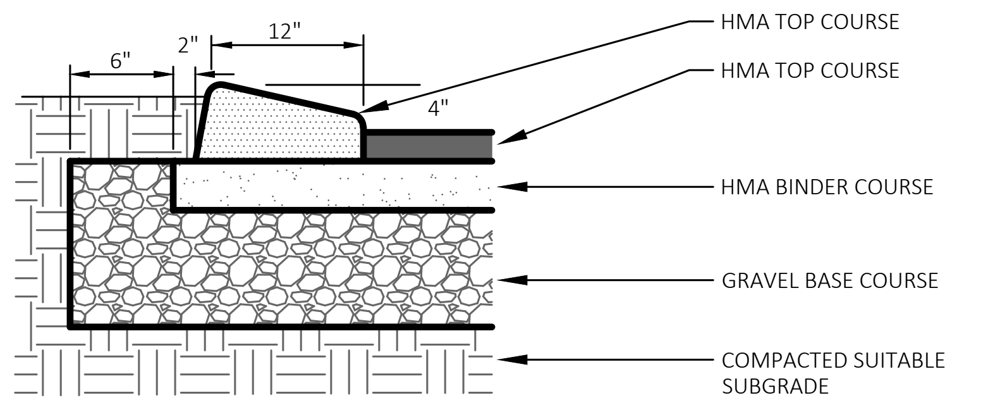

C
B
A
HMA SURFACE COURSE (MASSDOT M3.11.0)
HMA BINDER COURSE (MASSDOT M3.11.0)
GRAVEL BASE, INSTALLED AND COMPACTED IN FOUR (4) INCH LIFTS (MASSDOT M1.03.0 TYPE B)
COMPACTED SUITABLE SUBGRADE
SECTION

BITUMINOUS CONCRETE PAVEMENT

32 10 00 N.T.S.

NOTES:

1. BERM SHALL BE HOT MIX ASPHALT FOR BERMS (M3.11.6).
2. SEE BIT. CONC. SECTION DETAIL FOR DEPTHS OF SURFACING MATERIALS.
3. CCB SHALL BE INSTALLED ON BINDER WITHIN ONE (1) WEEK OF PLACEMENT OF BINDER COURSE. IF MORE THAN ONE WEEK HAS PASSED, A TACK COAT SHALL BE APPLIED ON THE OUTER TWO (2) FEET OF BINDER COURSE PRIOR TO PLACEMENT OF CCB.

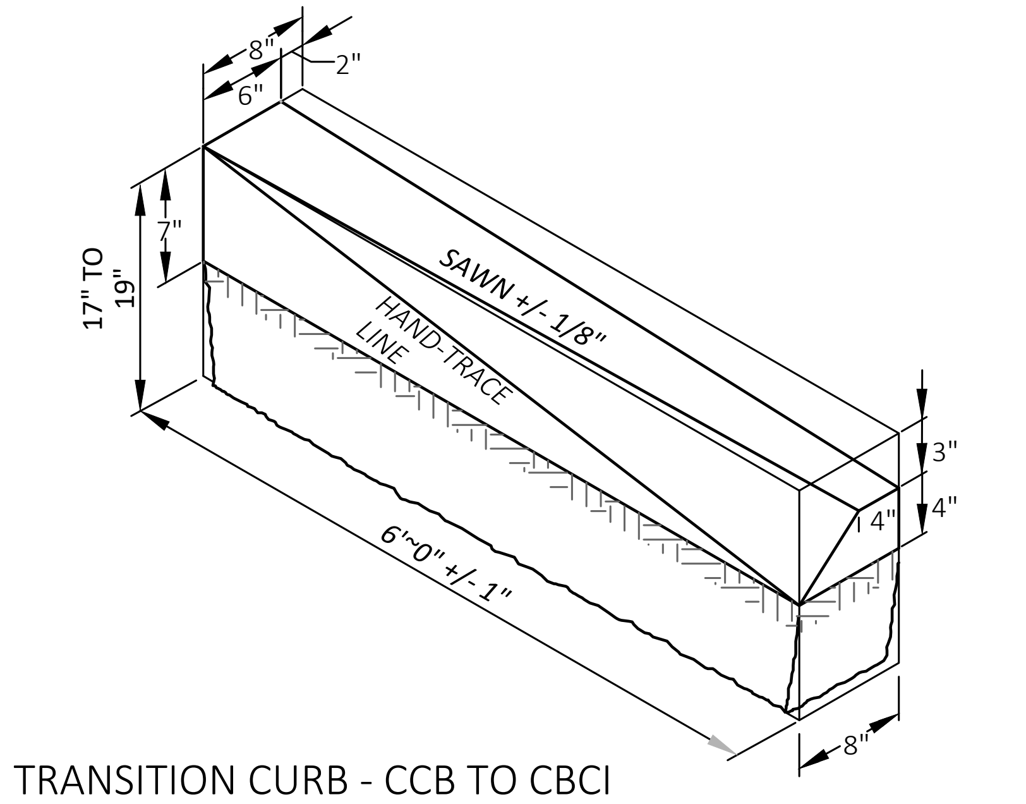


CAPE COD BERM (CCB)

32 10 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. GRANITE CURB SHALL CONFORM TO MASSDOT M9.04.1 TYPE VA-4.

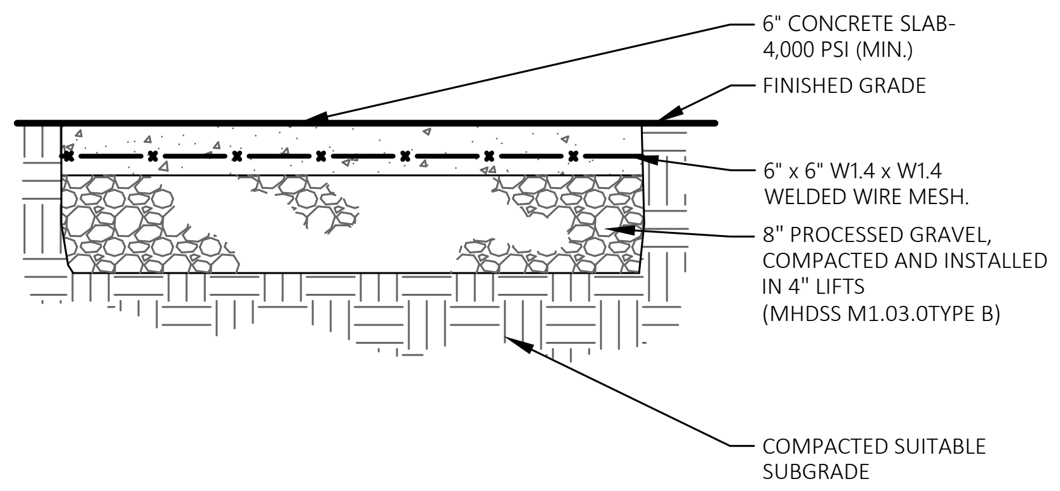


TRANSITION CURB - CCB TO CBCI

32 10 00 N.T.S.

NOTE:

SEE PLAN FOR DIMENSIONS


6" CONCRETE SLAB- 4,000 PSI (MIN.)
FINISHED GRADE
6" x 6" W1.4 x W1.4 WELDED WIRE MESH.
8" PROCESSED GRAVEL, COMPACTED AND INSTALLED IN 4" LIFTS (MHDSS M1.03.0TYPE B)
COMPACTED SUITABLE SUBGRADE

COMMUNITY MAILBOX CONCRETE PAD

32 10 00 N.T.S.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

____

____

____

DATE:___________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

_______________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

____

____

____

____

____

DATE:___________________________

APPROVED ON __________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED ________________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

_______________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

____________________ __________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

DETAILS
DRAINAGE, UTILITIES &
SITE IMPROVEMENTS

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
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Boston, MA 02119

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB/MJS
Date:	02/10/2022	Project No.:	21-0083

Scale: AS NOTED

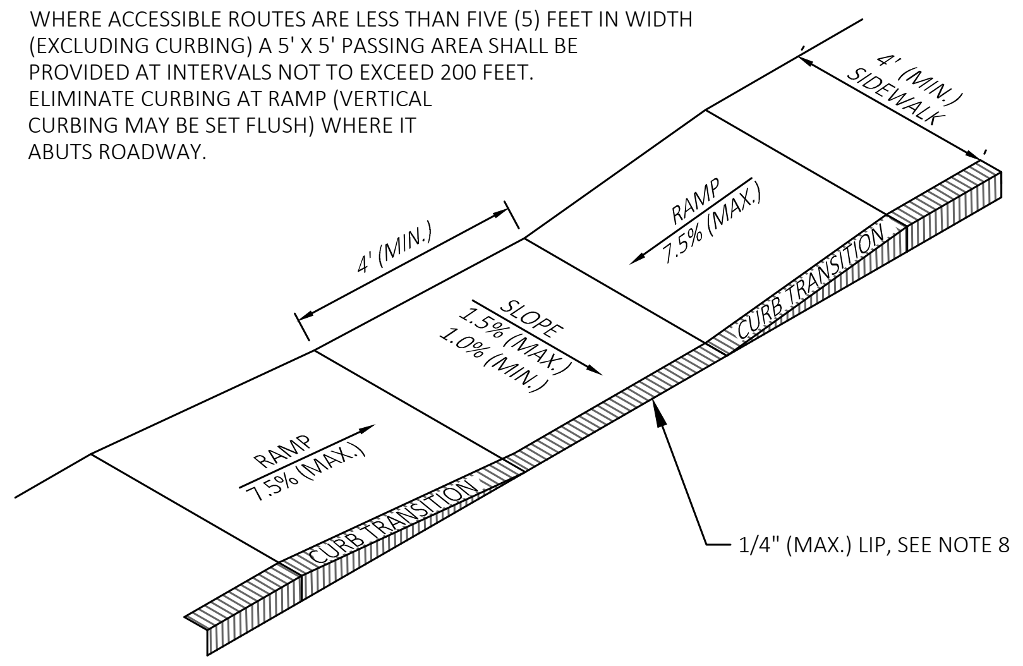
Sheet No.:

C-404

C:\Users\Wayne Belec\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-400.dwg

NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
3. A MINIMUM OF THREE (3) FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, MAIL BOXES, ETC.).
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN FIVE (5) FEET IN WIDTH (EXCLUDING CURBING) A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE CURBING AT RAMP (VERTICAL CURBING MAY BE SET FLUSH) WHERE IT ABUTS ROADWAY.

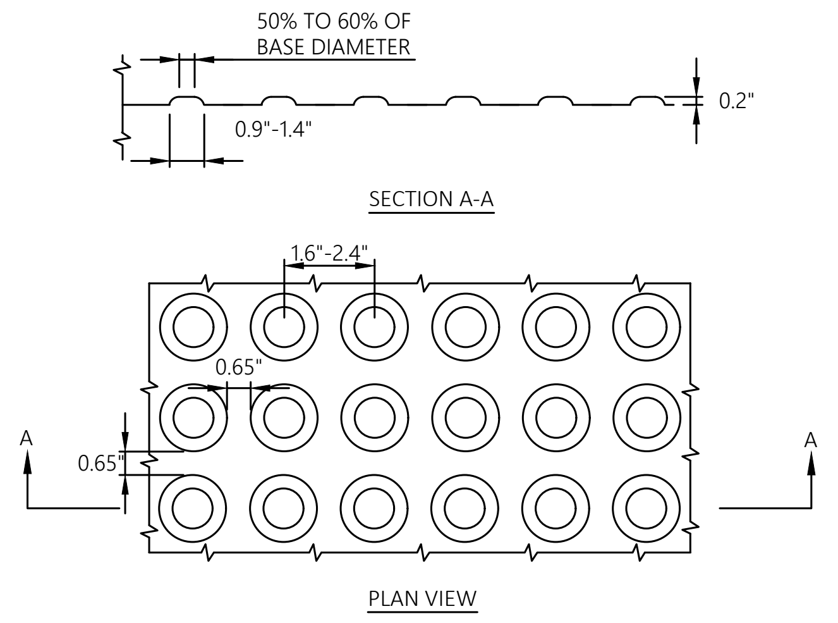


ACCESSIBLE CURB RAMP - TYPE 'A' (ACR-A)

32 10 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. PANELS SHALL BE MODULAR PRECAST HIGH STRENGTH POLYMER CONCRETE PANEL PERMANENTLY APPLIED TO THE RAMP.
3. DETECTABLE WARNING SURFACES SHALL BE CONTRASTING COLOR TO THE PAVEMENT SURFACE ON WHICH THEY ARE PLACED.

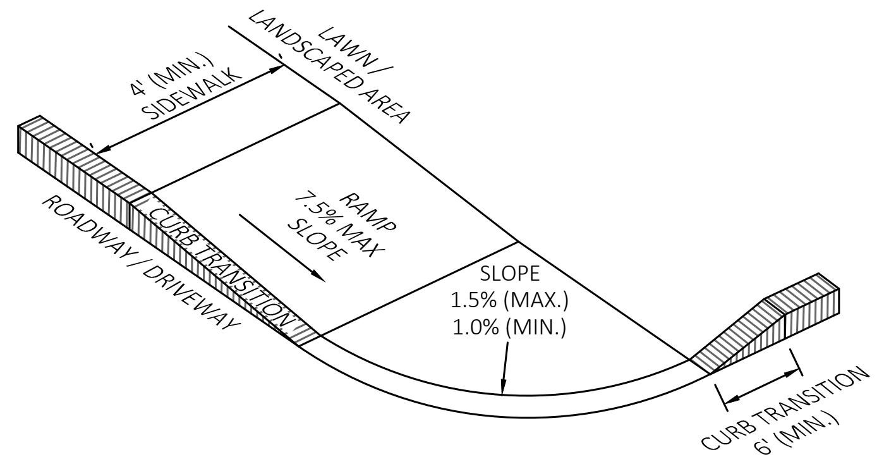


DETECTABLE WARNING PANEL

32 17 26-01 - DETECTABLE WARNING PANEL N.T.S.

NOTES:

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5% (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF AN ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
3. A MINIMUM OF THREE (3) FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, MAIL BOXES, ETC.).
4. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
5. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING OF WATER.
6. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
7. WHERE ACCESSIBLE ROUTES ARE LESS THAN FIVE (5) FEET IN WIDTH (EXCLUDING CURBING) A 5' X 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
8. ELIMINATE CURBING AT RAMP (VERTICAL CURBING MAY BE SET FLUSH) WHERE IT ABUTS ROADWAY.

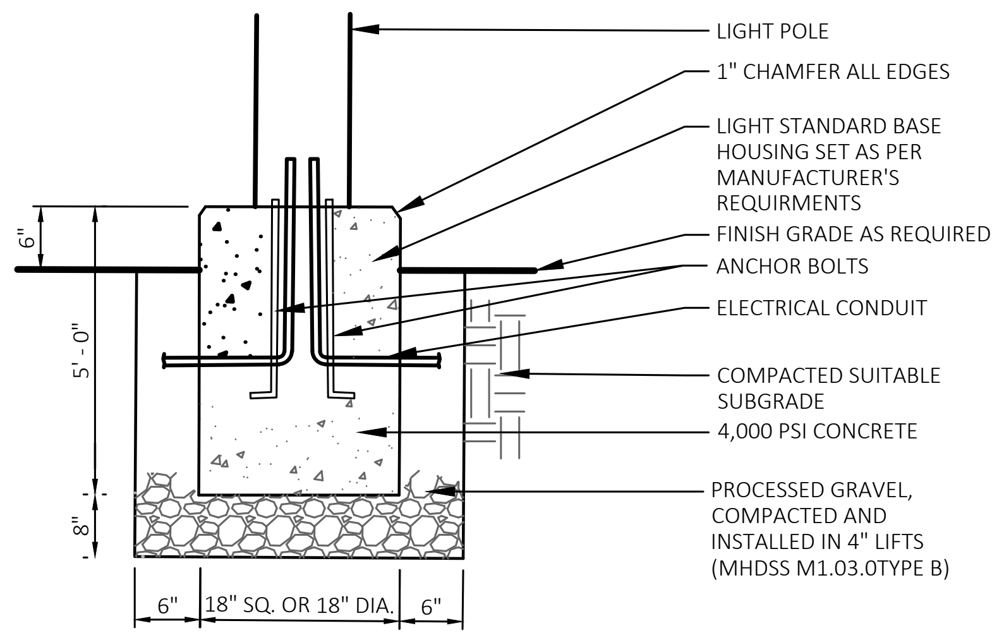


ACCESSIBLE CURB RAMP - TYPE 'B' (ACR-B)

32 10 00 N.T.S.

NOTES:

1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. C0NTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. CONTRACTOR SHALL SUPPLY STRUCTURAL CALCULATIONS WHERE/WHEN REQUESTED BY PERMIT GRANTING AUTHORITIES.

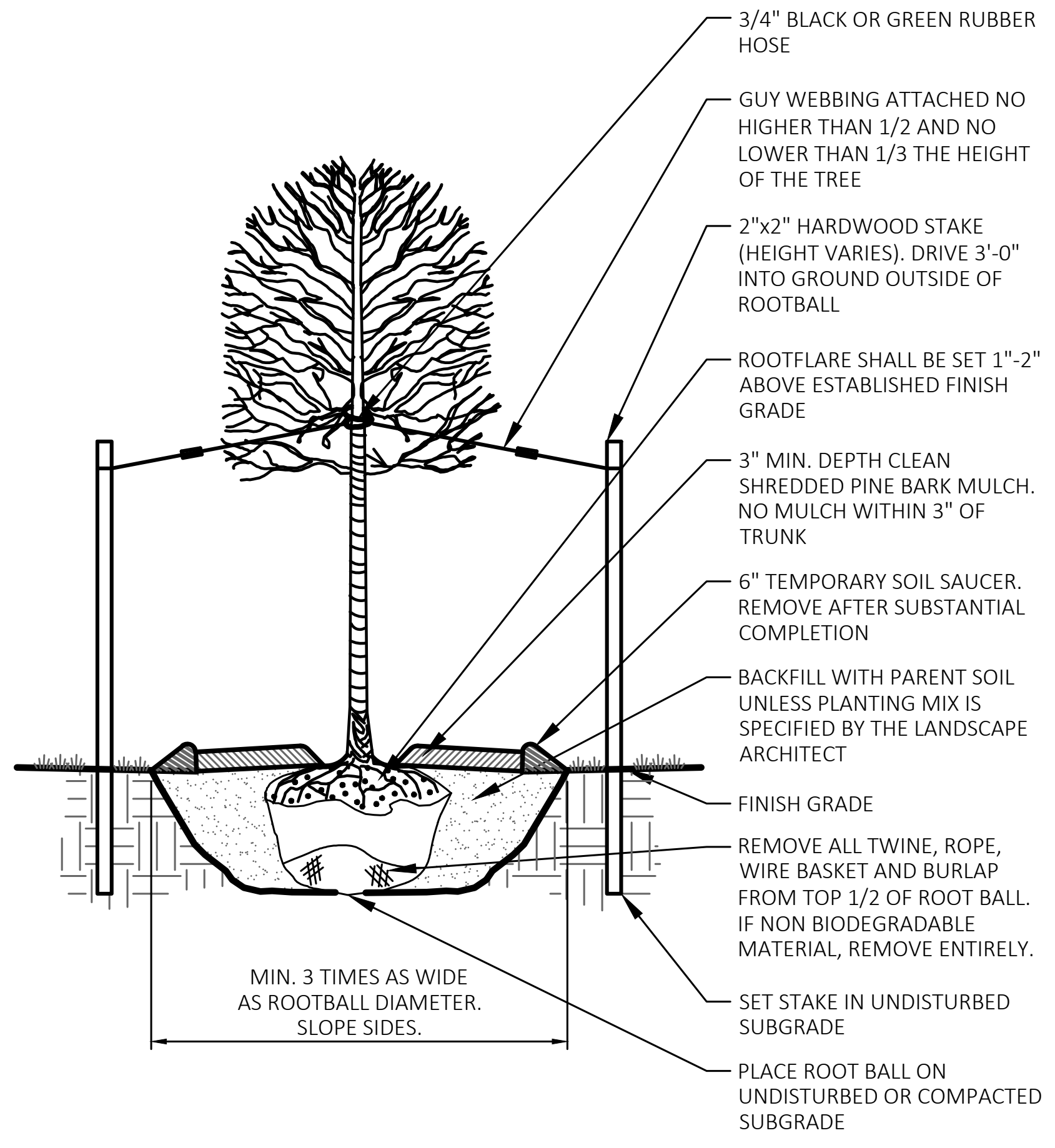

LIGHT POLE
1" CHAMFER ALL EDGES
LIGHT STANDARD BASE HOUSING SET AS PER MANUFACTURER'S REQUIRMENTS
FINISH GRADE AS REQUIRED
ANCHOR BOLTS
ELECTRICAL CONDUIT
COMPACTED SUITABLE SUBGRADE
4,000 PSI CONCRETE
PROCESSED GRAVEL, COMPACTED AND INSTALLED IN 4" LIFTS (MHDSS M1.03.0TYPE B)
6"
5' - 0"
8"
6"
18" SQ. OR 18" DIA.
6"

LIGHT POLE BASE - VEGETATED AREAS

26 50 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. ALL TREES SHALL CONFORM TO AAN STANDARDS PUBLICATION ANSI Z60.1.
3. TREE SHALL BE SET PLUMB AND LEVEL.
4. STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ARCHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM THE TIME OF PLANTING
5. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
6. DO NOT HEAVILY PRUNE TREE AT TIME OF PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.

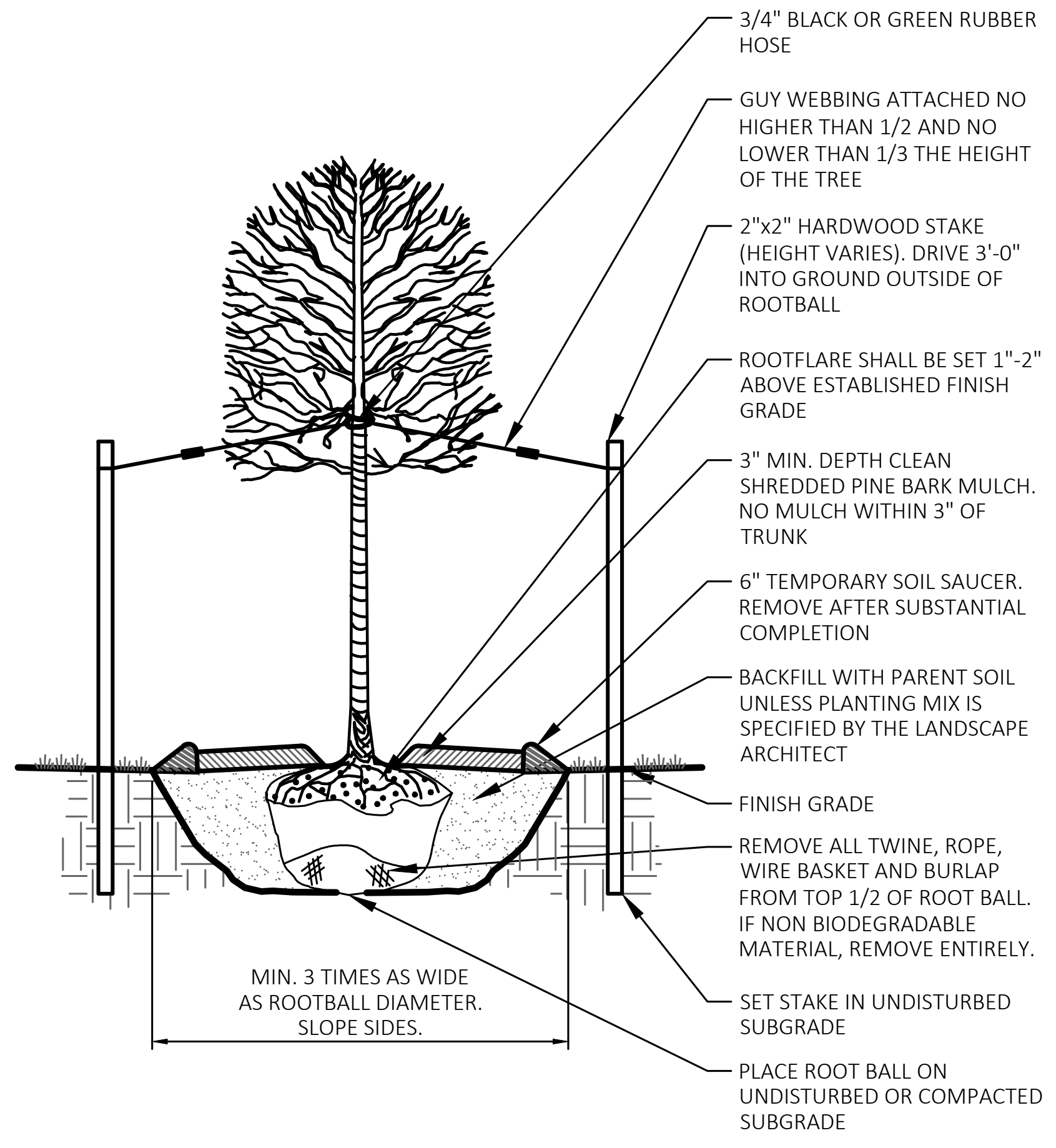

3/4" BLACK OR GREEN RUBBER HOSE
GUY WEBBING ATTACHED NO HIGHER THAN 1/2 AND NO LOWER THAN 1/3 THE HEIGHT OF THE TREE
2"x2" HARDWOOD STAKE (HEIGHT VARIES). DRIVE 3'-0" INTO GROUND OUTSIDE OF ROOTBALL
ROOTFLARE SHALL BE SET 1"-2" ABOVE ESTABLISHED FINISH GRADE
3" MIN. DEPTH CLEAN SHREDDED PINE BARK MULCH. NO MULCH WITHIN 3" OF TRUNK
6" TEMPORARY SOIL SAUCER. REMOVE AFTER SUBSTANTIAL COMPLETION
BACKFILL WITH PARENT SOIL UNLESS PLANTING MIX IS SPECIFIED BY THE LANDSCAPE ARCHITECT
FINISH GRADE
REMOVE ALL TWINE, ROPE, WIRE BASKET AND BURLAP FROM TOP 1/2 OF ROOT BALL. IF NON BIODEGRADABLE MATERIAL, REMOVE ENTIRELY.
SET STAKE IN UNDISTURBED SUBGRADE
PLACE ROOT BALL ON UNDISTURBED OR COMPACTED SUBGRADE
MIN. 3 TIMES AS WIDE AS ROOTBALL DIAMETER. SLOPE SIDES.

DECIDUOUS TREE PLANTING

39 90 00 N.T.S.

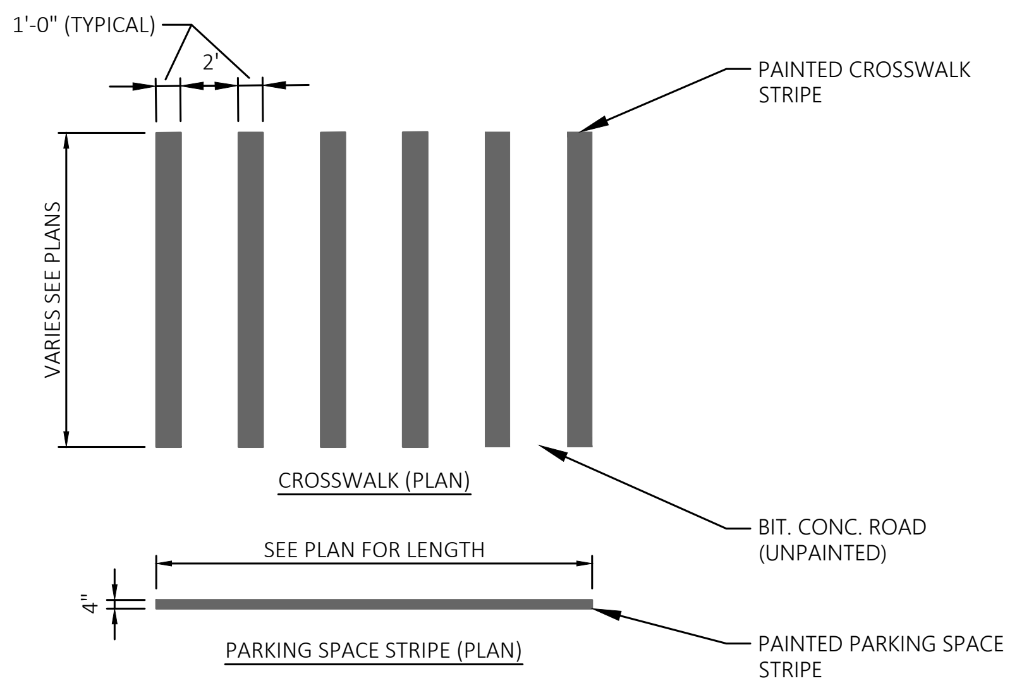
NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. ALL TREES SHALL CONFORM TO AAN STANDARDS PUBLICATION ANSI Z60.1.
3. TREE SHALL BE SET PLUMB AND LEVEL.
4. STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ARCHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM THE TIME OF PLANTING
5. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
6. DO NOT HEAVILY PRUNE TREE AT TIME OF PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. DO NOT REMOVE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.


3/4" BLACK OR GREEN RUBBER HOSE
GUY WEBBING ATTACHED NO HIGHER THAN 1/2 AND NO LOWER THAN 1/3 THE HEIGHT OF THE TREE
2"x2" HARDWOOD STAKE (HEIGHT VARIES). DRIVE 3'-0" INTO GROUND OUTSIDE OF ROOTBALL
ROOTFLARE SHALL BE SET 1"-2" ABOVE ESTABLISHED FINISH GRADE
3" MIN. DEPTH CLEAN SHREDDED PINE BARK MULCH. NO MULCH WITHIN 3" OF TRUNK
6" TEMPORARY SOIL SAUCER. REMOVE AFTER SUBSTANTIAL COMPLETION
BACKFILL WITH PARENT SOIL UNLESS PLANTING MIX IS SPECIFIED BY THE LANDSCAPE ARCHITECT
FINISH GRADE
REMOVE ALL TWINE, ROPE, WIRE BASKET AND BURLAP FROM TOP 1/2 OF ROOT BALL. IF NON BIODEGRADABLE MATERIAL, REMOVE ENTIRELY.
SET STAKE IN UNDISTURBED SUBGRADE
PLACE ROOT BALL ON UNDISTURBED OR COMPACTED SUBGRADE
MIN. 3 TIMES AS WIDE AS ROOTBALL DIAMETER. SLOPE SIDES.

DECIDUOUS TREE PLANTING

39 90 00 N.T.S.

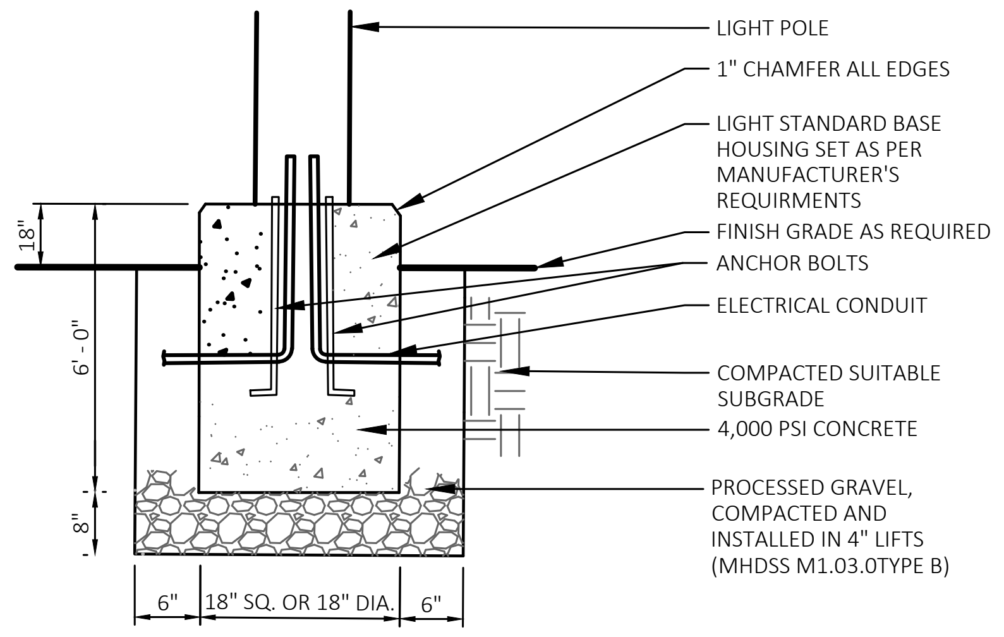


PAINTED CROSSWALK / PARKING SPACE STRIPE

32 10 00 N.T.S.

NOTES:

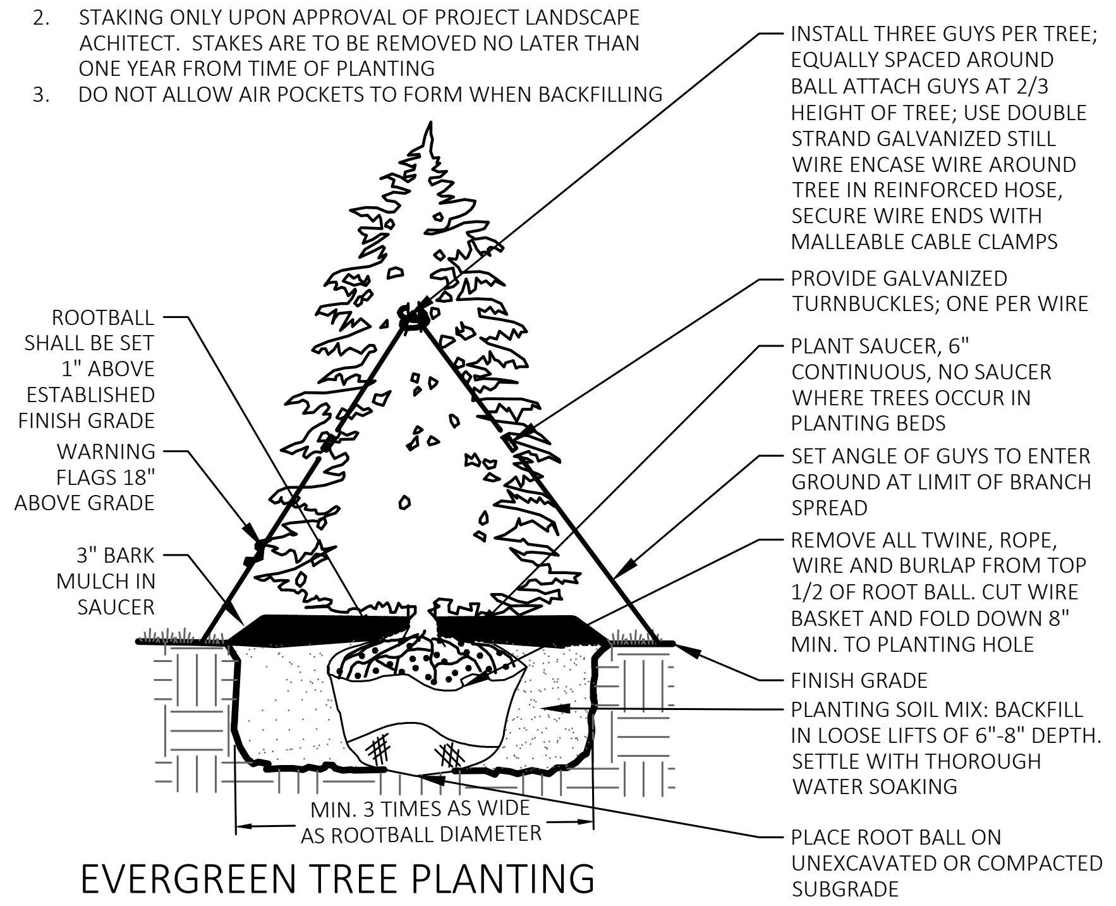
1. CONTRACTOR SHALL CONFIRM BOLT PATTERN PRIOR TO ORDERING.
2. C0NTRACTOR SHALL SUPPLY SHOP DRAWINGS.
3. CONTRACTOR SHALL SUPPLY STRUCTURAL CALCULATIONS WHERE/WHEN REQUESTED BY PERMIT GRANTING AUTHORITIES.


LIGHT POLE
1" CHAMFER ALL EDGES
LIGHT STANDARD BASE HOUSING SET AS PER MANUFACTURER'S REQUIRMENTS
FINISH GRADE AS REQUIRED
ANCHOR BOLTS
ELECTRICAL CONDUIT
COMPACTED SUITABLE SUBGRADE
4,000 PSI CONCRETE
PROCESSED GRAVEL, COMPACTED AND INSTALLED IN 4" LIFTS (MHDSS M1.03.0TYPE B)
18"
6' - 0"
8"
6"
18" SQ. OR 18" DIA.
6"

LIGHT POLE BASE - PAVED AREAS

26 50 00 N.T.S.

NOTES:
1. TREE SHALL BE SET PLUMB
2. STAKING ONLY UPON APPROVAL OF PROJECT LANDSCAPE ACHITECT. STAKES ARE TO BE REMOVED NO LATER THAN ONE YEAR FROM TIME OF PLANTING
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING

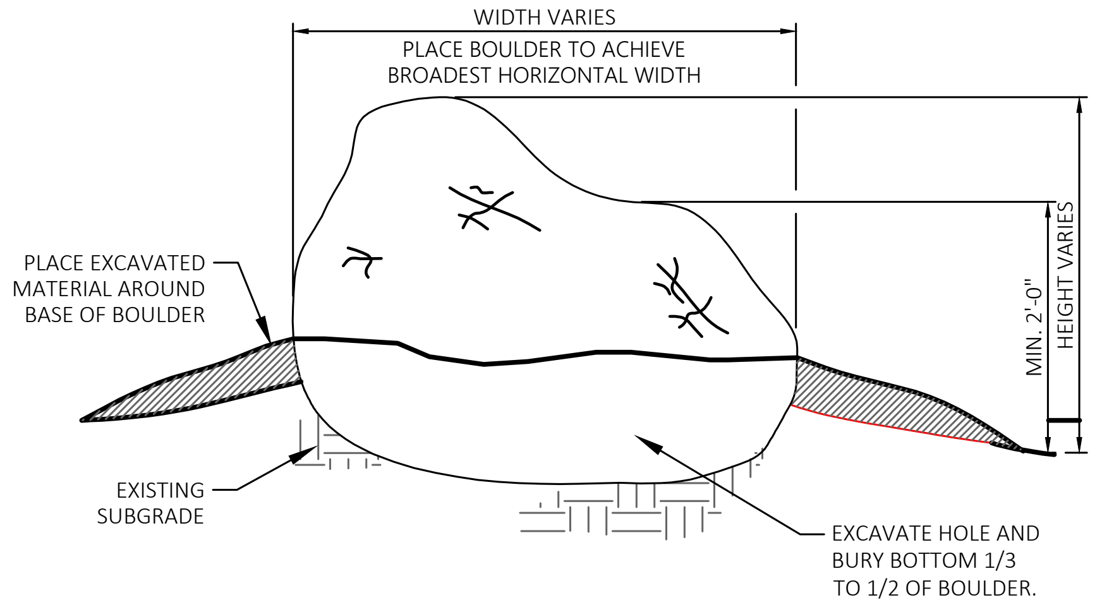

INSTALL THREE GUYS PER TREE; EQUALLY SPACED AROUND BALL ATTACH GUYS AT 2/3 HEIGHT OF TREE; USE DOUBLE STRAND GALVANIZED STILL WIRE ENCASE WIRE AROUND TREE IN REINFORCED HOSE, SECURE WIRE ENDS WITH MALLEABLE CABLE CLAMPS
PROVIDE GALVANIZED TURNBUCKLES; ONE PER WIRE
ROOTBALL SHALL BE SET 1" ABOVE ESTABLISHED FINISH GRADE
PLANT SAUCER, 6" CONTINUOUS, NO SAUCER WHERE TREES OCCUR IN PLANTING BEDS
WARNING FLAGS 18" ABOVE GRADE
SET ANGLE OF GUYS TO ENTER GROUND AT LIMIT OF BRANCH SPREAD
3" BARK MULCH IN SAUCER
REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP 1/2 OF ROOT BALL. CUT WIRE BASKET AND FOLD DOWN 8" MIN. TO PLANTING HOLE
FINISH GRADE
PLANTING SOIL MIX: BACKFILL IN LOOSE LIFTS OF 6"-8" DEPTH. SETTLE WITH THOROUGH WATER SOAKING
MIN. 3 TIMES AS WIDE AS ROOTBALL DIAMETER
PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SUBGRADE

EVERGREEN TREE PLANTING

32 90 00 - EVERGREEN TREE PLANTING N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. BOULDER TO BE PLACED AT INTERVALS NO GREATER THEN 3'-0" O.C.
3. BOULDERS TO BE PLACED UNDER THE SUPERVISION OF LANDSCAPE ARCHITECT.

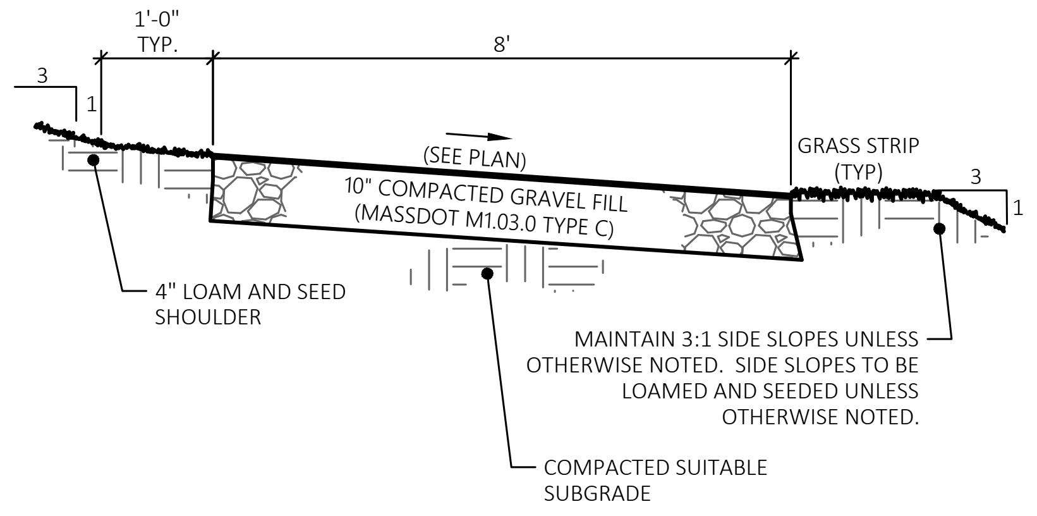

WIDTH VARIES
PLACE BOULDER TO ACHIEVE BROADEST HORIZONTAL WIDTH
PLACE EXCAVATED MATERIAL AROUND BASE OF BOULDER
MIN. 2'-0"
HEIGHT VARIES
EXISTING SUBGRADE
EXCAVATE HOLE AND BURY BOTTOM 1/3 TO 1/2 OF BOULDER.

PLACED LANDSCAPE BOULDER

32 32 53-01 - LANDSCAPE BOULDER PLACEMENT N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. CROSS SLOPE AND DIRECTION OF PITCH AS INDICATED ON GRADING PLAN.


1'-0" TYP.
8'
3
1
(SEE PLAN)
10" COMPACTED GRAVEL FILL (MASSDOT M1.03.0 TYPE C)
GRASS STRIP (TYP)
3
1
4" LOAM AND SEED SHOULDER
MAINTAIN 3:1 SIDE SLOPES UNLESS OTHERWISE NOTED. SIDE SLOPES TO BE LOAMED AND SEEDED UNLESS OTHERWISE NOTED.
COMPACTED SUITABLE SUBGRADE

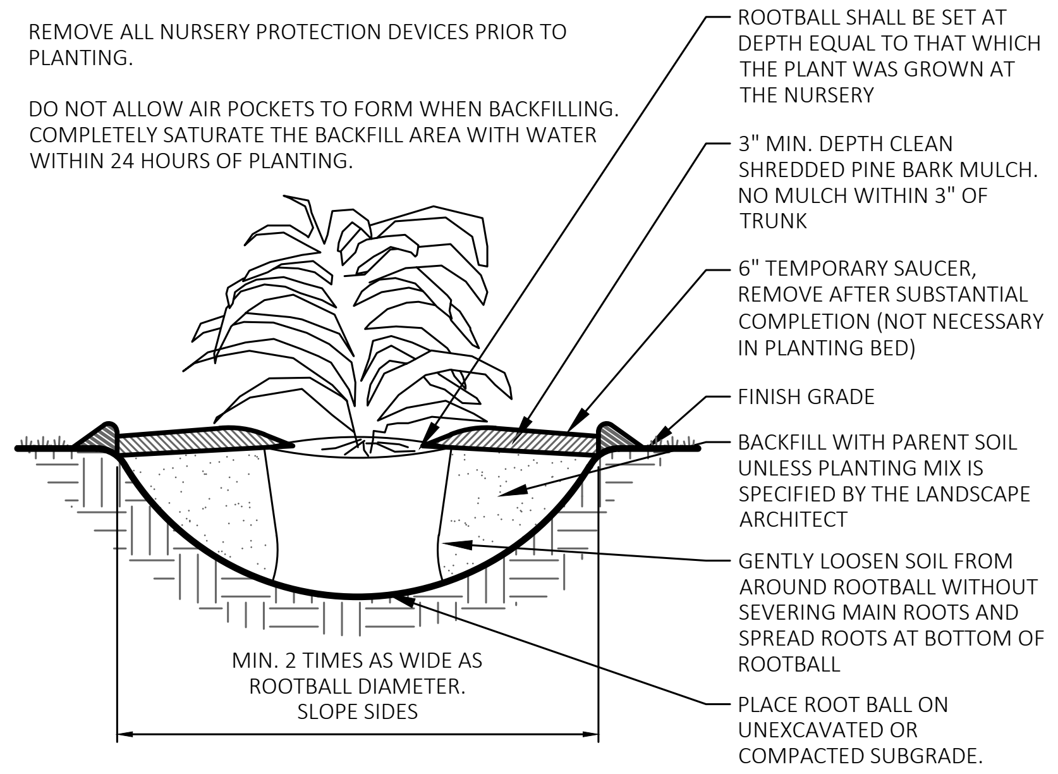
TYPICAL CROSS SECTION

ACCESS DRIVE - DETENTION BASIN

32 15 40-02 - DETENTION BASIN ACCESS DRIVE N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.

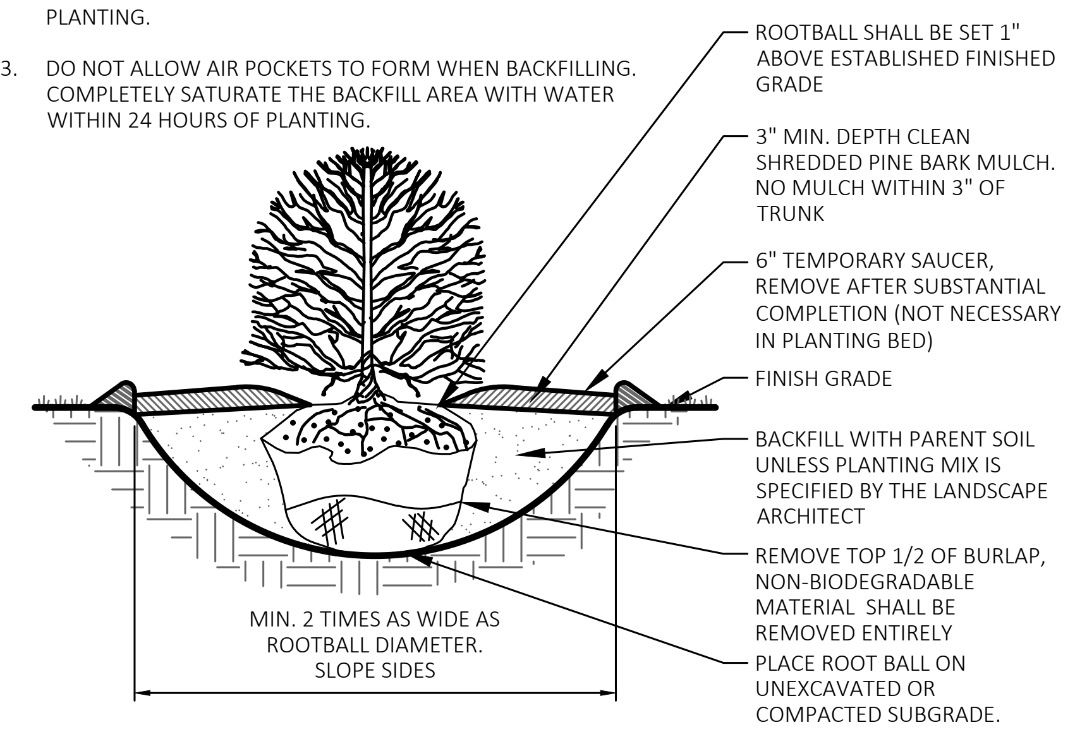

ROOTBALL SHALL BE SET AT DEPTH EQUAL TO THAT WHICH THE PLANT WAS GROWN AT THE NURSERY
3" MIN. DEPTH CLEAN SHREDDED PINE BARK MULCH. NO MULCH WITHIN 3" OF TRUNK
6" TEMPORARY SAUCER, REMOVE AFTER SUBSTANTIAL COMPLETION (NOT NECESSARY IN PLANTING BED)
FINISH GRADE
BACKFILL WITH PARENT SOIL UNLESS PLANTING MIX IS SPECIFIED BY THE LANDSCAPE ARCHITECT
GENTLY LOOSEN SOIL FROM AROUND ROOTBALL WITHOUT SEVERING MAIN ROOTS AND SPREAD ROOTS AT BOTTOM OF ROOTBALL
MIN. 2 TIMES AS WIDE AS ROOTBALL DIAMETER. SLOPE SIDES
PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SUBGRADE. SCARIFY BOTTOM OF HOLE

PERENNIAL PLANTING

39 90 00 N.T.S.

NOTES:

1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN 24 HOURS OF PLANTING.

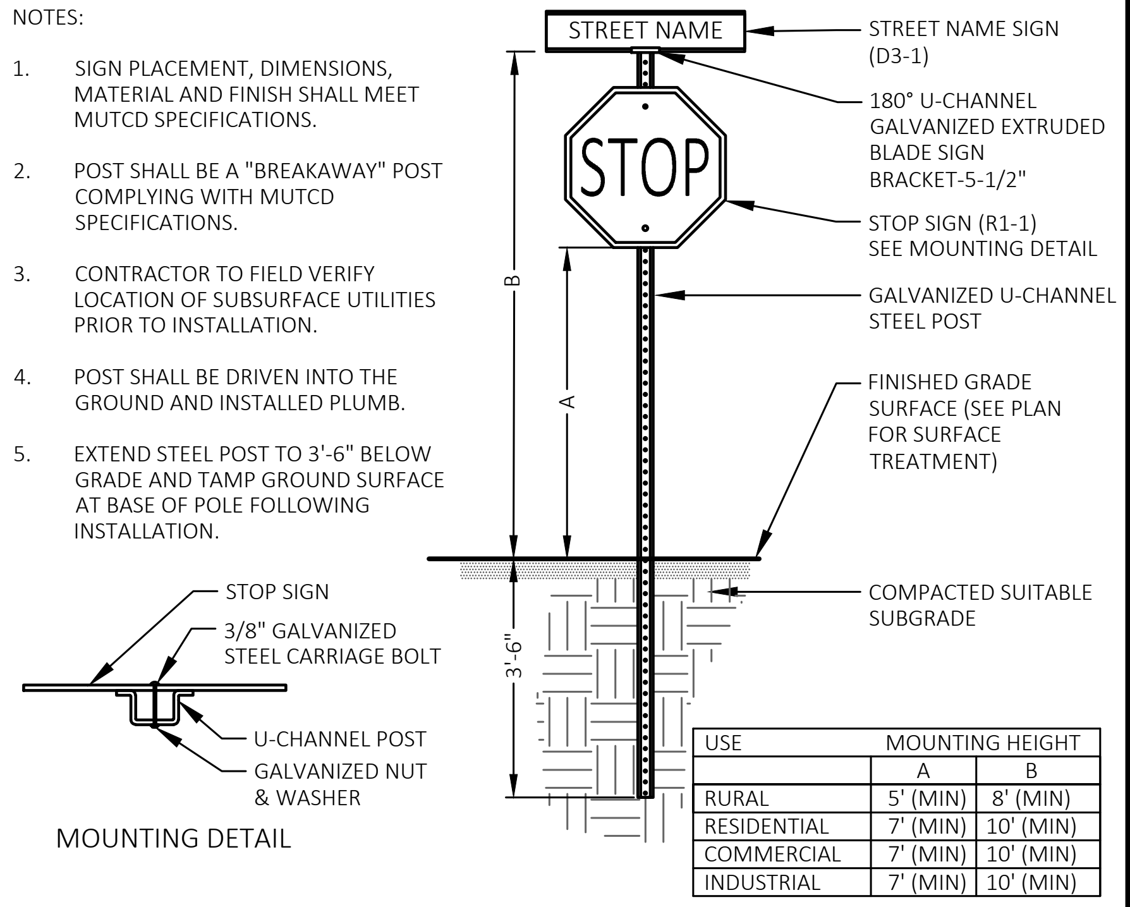

ROOTBALL SHALL BE SET 1" ABOVE ESTABLISHED FINISHED GRADE
3" MIN. DEPTH CLEAN SHREDDED PINE BARK MULCH. NO MULCH WITHIN 3" OF TRUNK
6" TEMPORARY SAUCER, REMOVE AFTER SUBSTANTIAL COMPLETION (NOT NECESSARY IN PLANTING BED)
FINISH GRADE
BACKFILL WITH PARENT SOIL UNLESS PLANTING MIX IS SPECIFIED BY THE LANDSCAPE ARCHITECT
REMOVE TOP 1/2 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE REMOVED ENTIRELY
MIN. 2 TIMES AS WIDE AS ROOTBALL DIAMETER. SLOPE SIDES
PLACE ROOT BALL ON UNEXCAVATED OR COMPACTED SUBGRADE. SCARIFY BOTTOM HOLE

SHRUB PLANTING (BALL & BURLAP)

39 90 00 N.T.S.

NOTES:

1. SIGN PLACEMENT, DIMENSIONS, MATERIAL AND FINISH SHALL MEET MUTCD SPECIFICATIONS.
2. POST SHALL BE A "BREAKAWAY" POST COMPLYING WITH MUTCD SPECIFICATIONS.
3. CONTRACTOR TO FIELD VERIFY LOCATION OF SUBSURFACE UTILITIES PRIOR TO INSTALLATION.
4. POST SHALL BE DRIVEN INTO THE GROUND AND INSTALLED PLUMB.
5. EXTEND STEEL POST TO 3'-6" BELOW GRADE AND TAMP GROUND SURFACE AT BASE OF POLE FOLLOWING INSTALLATION.


STREET NAME
STREET NAME SIGN (D3-1)
180° U-CHANNEL GALVANIZED EXTRUDED BLADE SIGN BRACKET-5-1/2"
STOP
STOP SIGN (R1-1) SEE MOUNTING DETAIL
GALVANIZED U-CHANNEL STEEL POST
B
A
FINISHED GRADE SURFACE (SEE PLAN FOR SURFACE TREATMENT)
COMPACTED SUITABLE SUBGRADE
3'-6"
STOP SIGN
3/8" GALVANIZED STEEL CARRIAGE BOLT
U-CHANNEL POST
GALVANIZED NUT & WASHER
MOUNTING DETAIL

USE	MOUNTING HEIGHT	
	A	B
RURAL	5' (MIN)	8' (MIN)
RESIDENTIAL	7' (MIN)	10' (MIN)
COMMERCIAL	7' (MIN)	10' (MIN)
INDUSTRIAL	7' (MIN)	10' (MIN)

STOP/ STREET NAME SIGNAGE

10 14 00 N.T.S.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

____

____

____

____

____

____

DATE:______________________________

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: __________ AND RECORDED HEREWITH.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

____

____

____

____

____

____

DATE:______________________________

APPROVED ON _________________ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE SUTTON PLANNING BOARD, DATED _______________, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

________________________ AT _________
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

______________________ ___________
TOWN CLERK DATE

Project Owner:

Sutton Douglas
Development LLC
945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:

Sutton Douglas
Development LLC
c/o
FLYNN
build & develop™
945 Concord Street, Suite 100
Framingham, MA 01701

Project Title:

Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

DETAILS
SITE IMPROVEMENTS,
PLANTING & LIGHTING

Local Permitting

MICHAEL J. SCOTT
CIVIL
No. 40863
05/27/2022

Prepared By:

LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581

508.952.6300 | LDCollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

No:	Date:	Revision | Issue:
1	05/27/2022	PEER REVIEW COMMENTS

Drawn By:	CMP	Checked By:	WMB/MJS
Date:	02/10/2022	Project No.:	20-0083

Scale: AS NOTED

Sheet No.:

C-405

C:\Users\Wayne Belec\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-400.dwg

VEHICLE PROFILE

DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

— — = VEHICLE WHEEL PATH

—— = VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

1. THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWNS OF SUTTON AND DOUGLAS RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.
2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A 2005 PIERCE ENFORCER AERIAL LADDER.

EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date: 05/27/2022 | Project No.: 21-0083

0 30 60 120 180
Scale: 1" = 60'

Sheet No.:

EX-601

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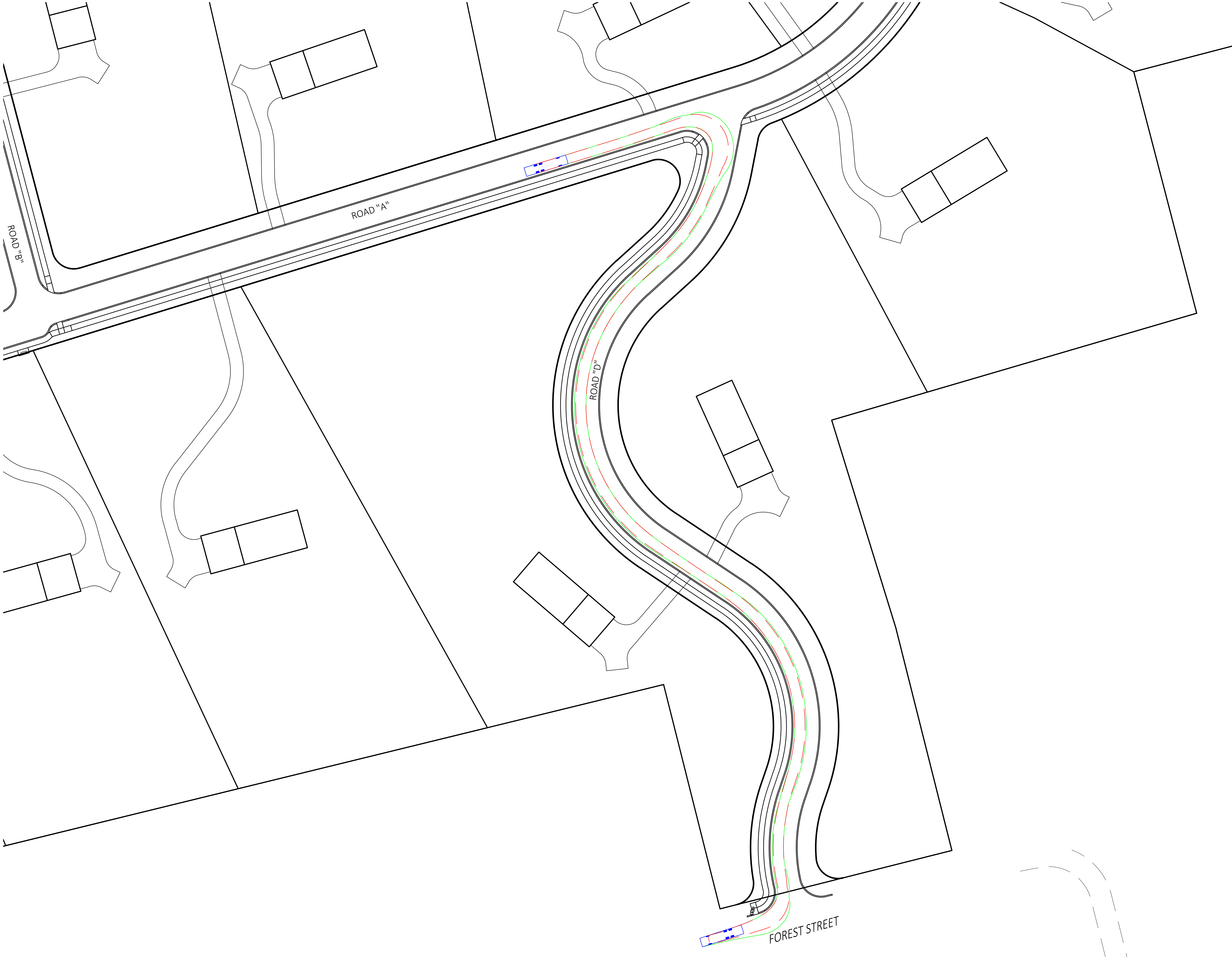
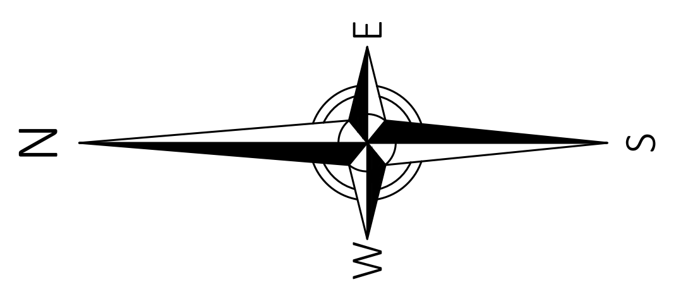
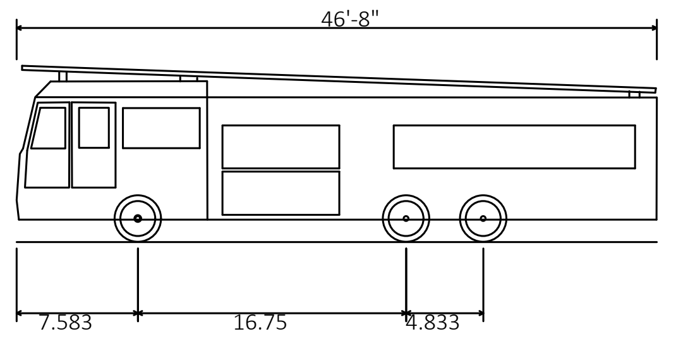




VEHICLE PROFILE



DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

– – = VEHICLE WHEEL PATH

—— = VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

1. THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWNS OF SUTTON AND DOUGLAS RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.

2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A 2005 PIERCE ENFORCER AERIAL LADDER.

EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date: 05/27/2022
Project No.: 21-0083
0 20 40 80 120
Scale: 1" = 40'
Sheet No.:
EX-602

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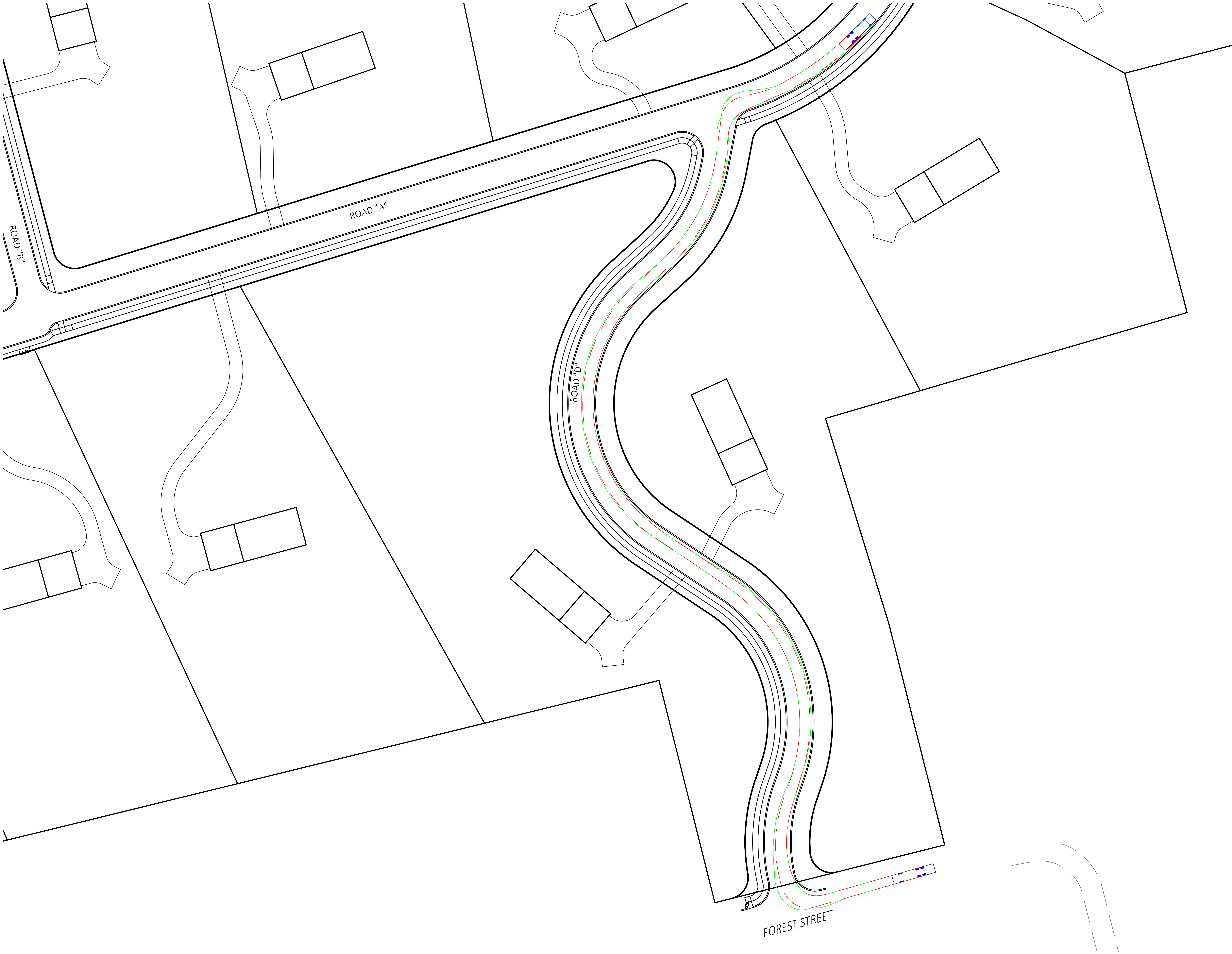
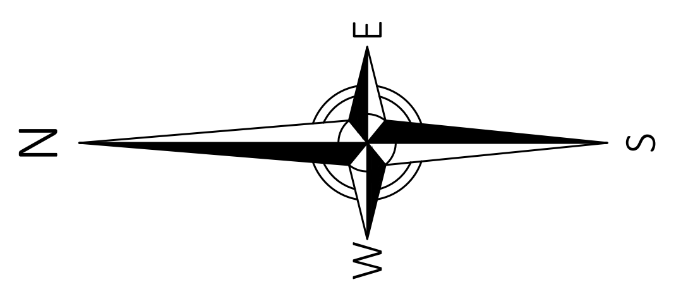
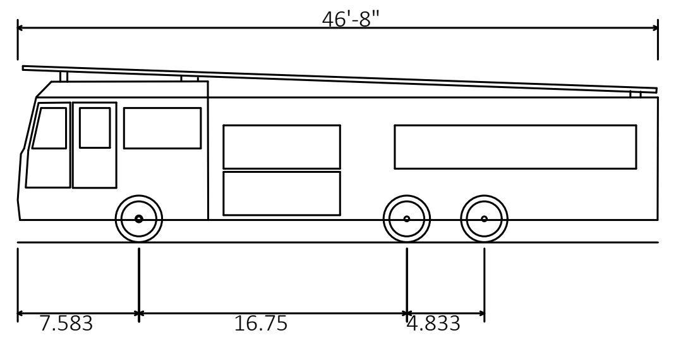




VEHICLE PROFILE



DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

🟥 = VEHICLE WHEEL PATH

🟩 = VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

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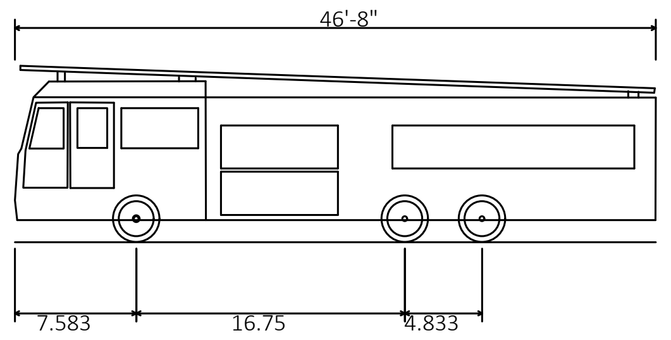
2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A 2005 PIERCE ENFORCER AERIAL LADDER.

EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date: 05/27/2022
Project No.: 21-0083
0 20 40 80 120
Scale: 1" = 40'
Sheet No.:
EX-603

C:\Users\WayneBelec\Land Design Collaborative\Land Design Collaborative - Documents\__L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-600 Vehicle Turning.dwg

VEHICLE PROFILE



DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

🟥	= VEHICLE WHEEL PATH
🟩	= VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

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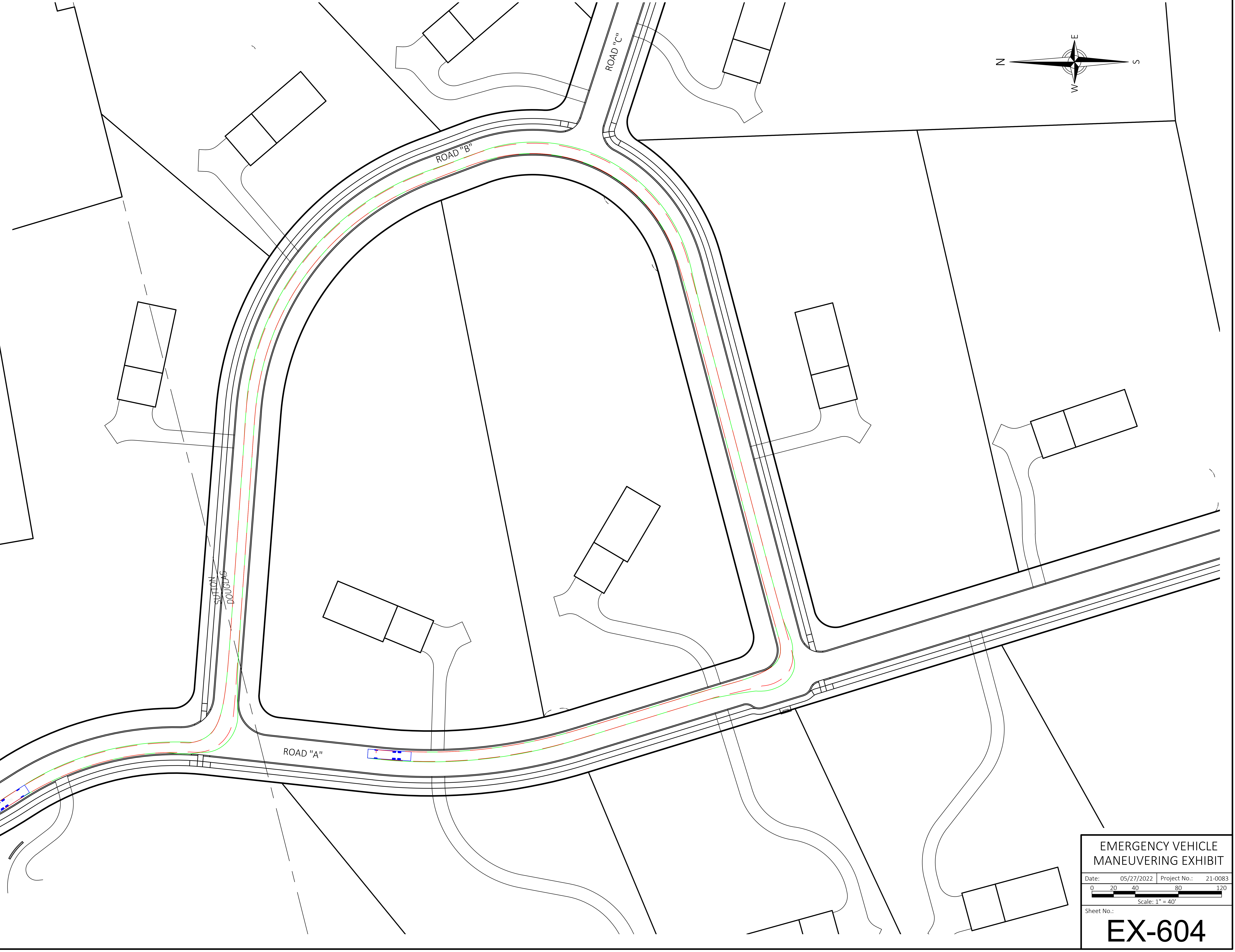

EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date:	05/27/2022	Project No.:	21-0083

0 20 40 80 120

Scale: 1" = 40'

Sheet No.:

EX-604

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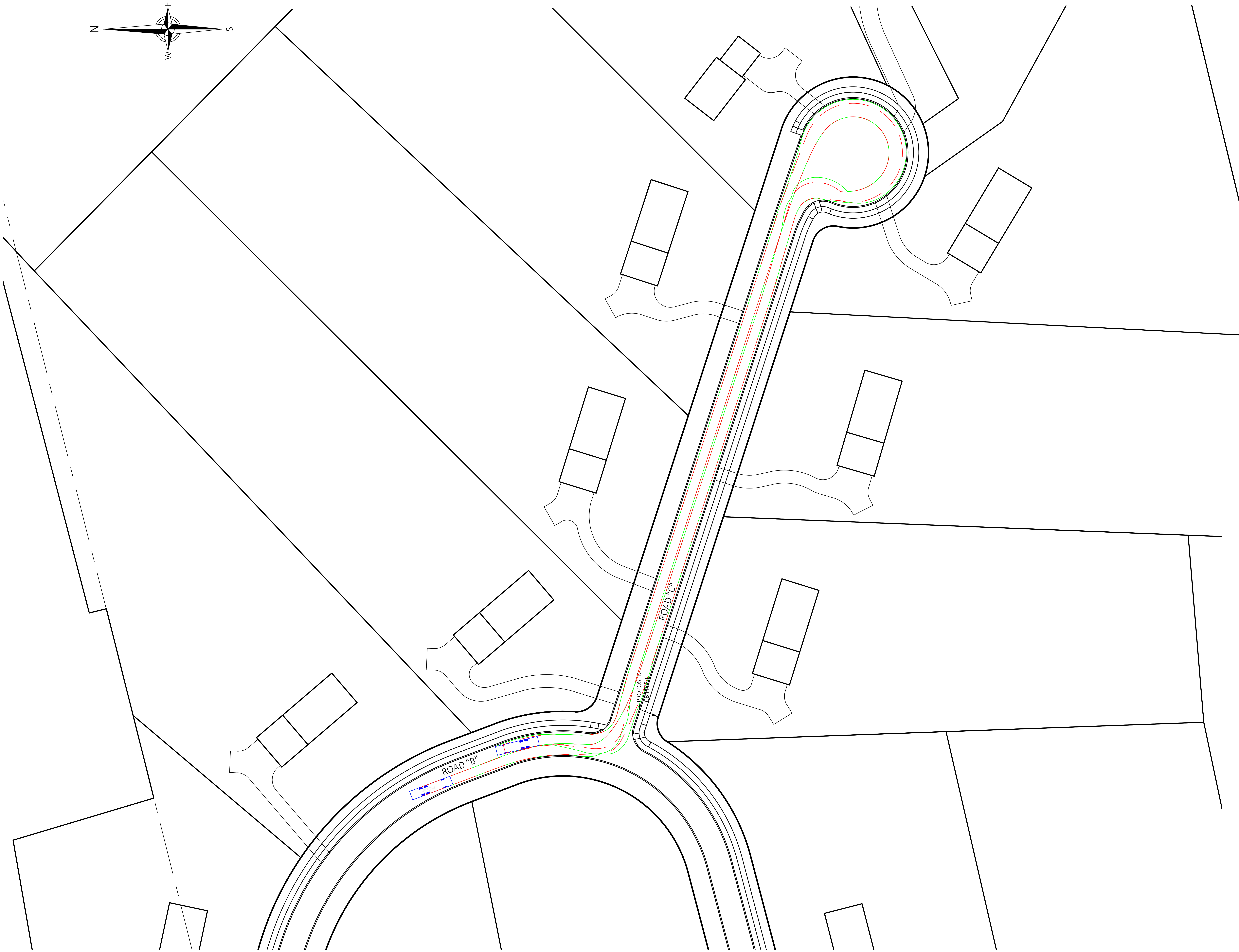
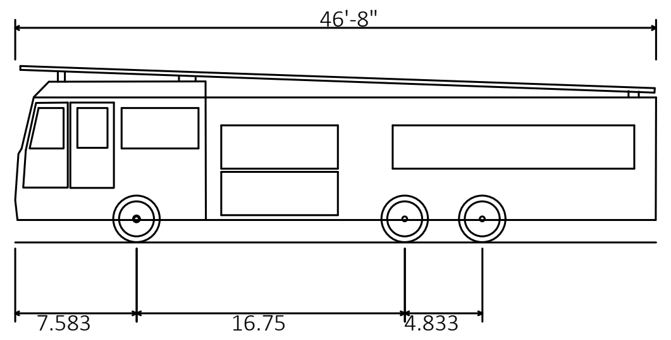


VEHICLE PROFILE



DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
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VEHICLE TRACKING KEY

🟥 = VEHICLE WHEEL PATH

🟩 = VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

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2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A 2005 PIERCE ENFORCER AERIAL LADDER.

EMERGENCY VEHICLE
MANEUVERING EXHIBIT

Date:	05/27/2022	Project No.:	21-0083

0 20 40 80 120
Scale: 1" = 40'

Sheet No.:

EX-605

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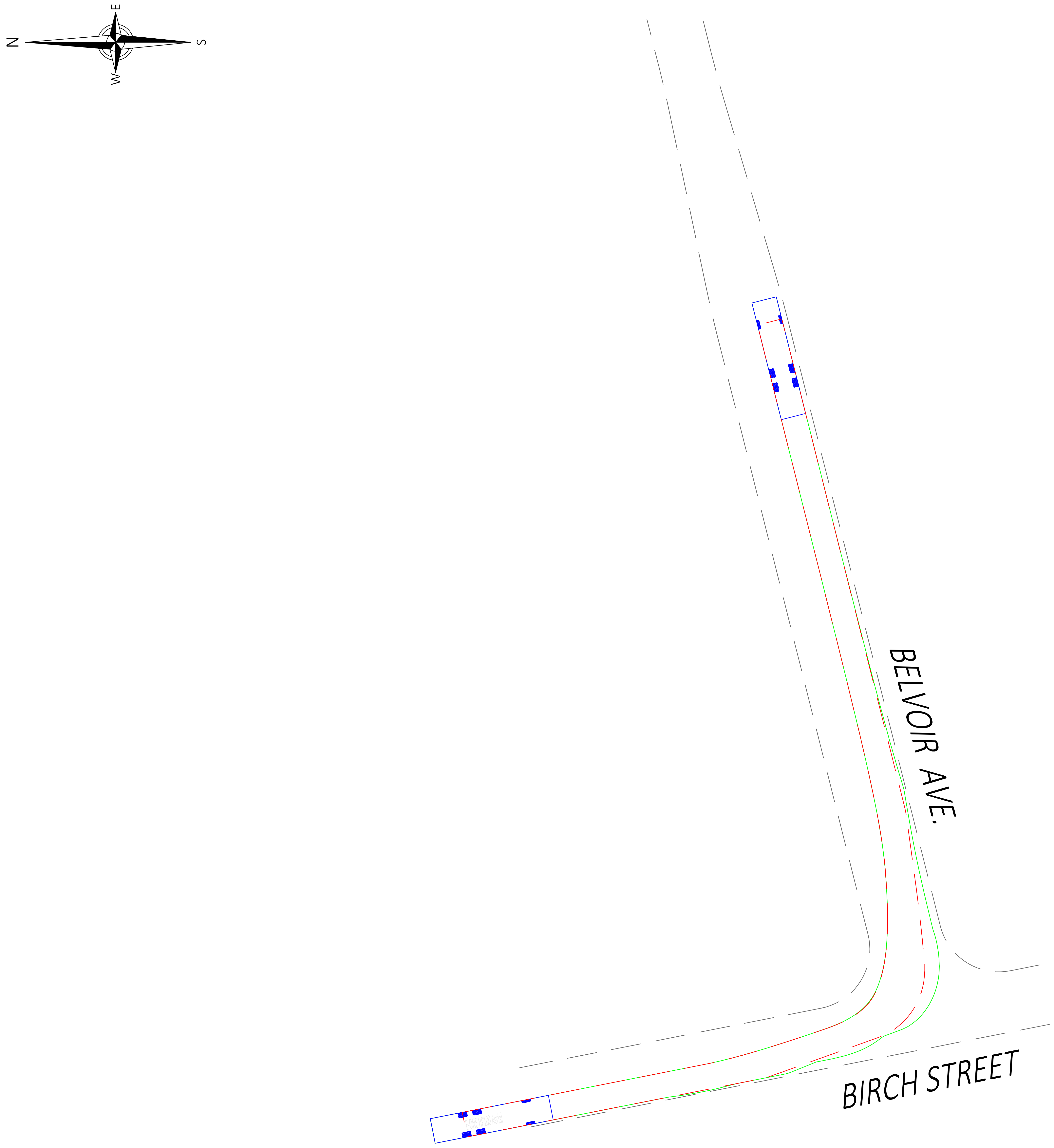
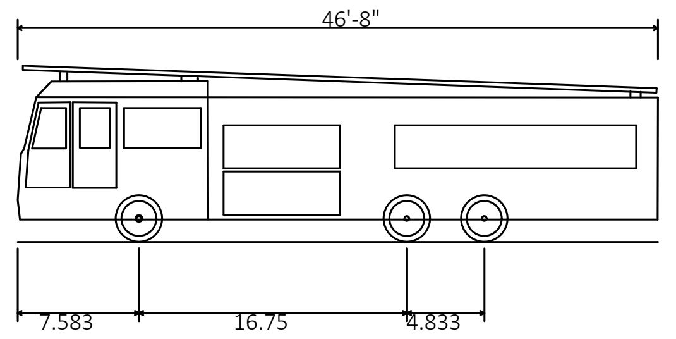


VEHICLE PROFILE



DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

— — = VEHICLE WHEEL PATH

—— = VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

1. THIS PLAN IS INTENDED SOLELY FOR THE REVIEW BY THE TOWNS OF SUTTON AND DOUGLAS RELATIVE TO THE MANEUVERABILITY OF VEHICLE APPARATUS WITHIN THE PROJECT SITE.
2. VEHICLE PATHS SHOWN ARE A RESULT OF VEHICLE TRACKING DESIGN SOFTWARE. THE FIRE APPARATUS SHOWN IS A 2005 PIERCE ENFORCER AERIAL LADDER.

EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date:	05/27/2022	Project No.:	21-0083

0 10 20 40 60

Scale: 1" = 20'

Sheet No.:

EX-606

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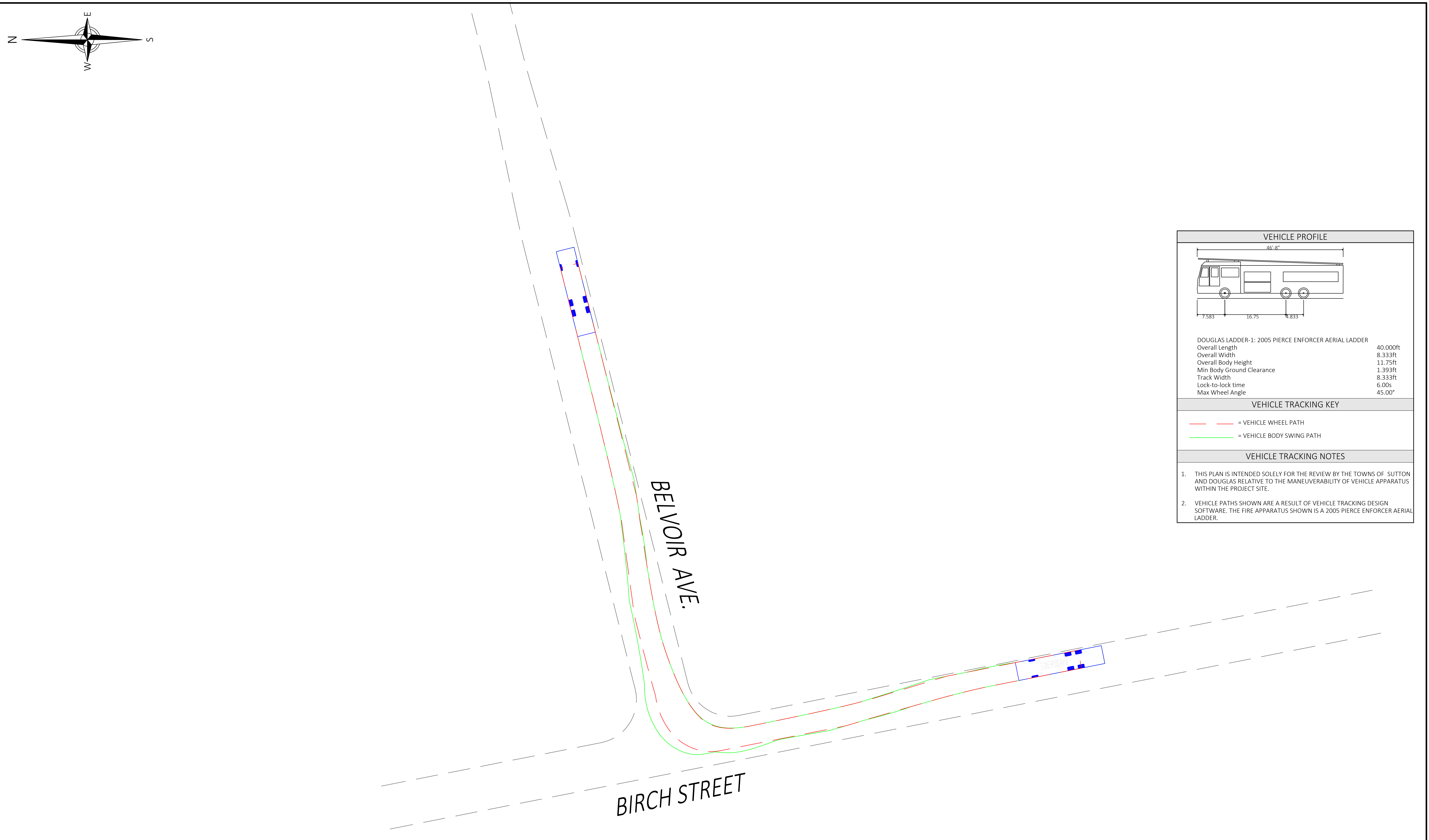

VEHICLE PROFILE

DOUGLAS LADDER-1: 2005 PIERCE ENFORCER AERIAL LADDER

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.75ft
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Max Wheel Angle	45.00°

VEHICLE TRACKING KEY

🟥	= VEHICLE WHEEL PATH
🟩	= VEHICLE BODY SWING PATH

VEHICLE TRACKING NOTES

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EMERGENCY VEHICLE MANEUVERING EXHIBIT

Date:	05/27/2022	Project No.:	21-0083

0 10 20 40 60

Scale: 1" = 20'

Sheet No.:

EX-607

C:\Users\WayneBelec\Land Design Collaborative\Land Design Collaborative - Documents___L-datto New\projects (landdesigndatto)\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 C-600 Vehicle Turning.dwg