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

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

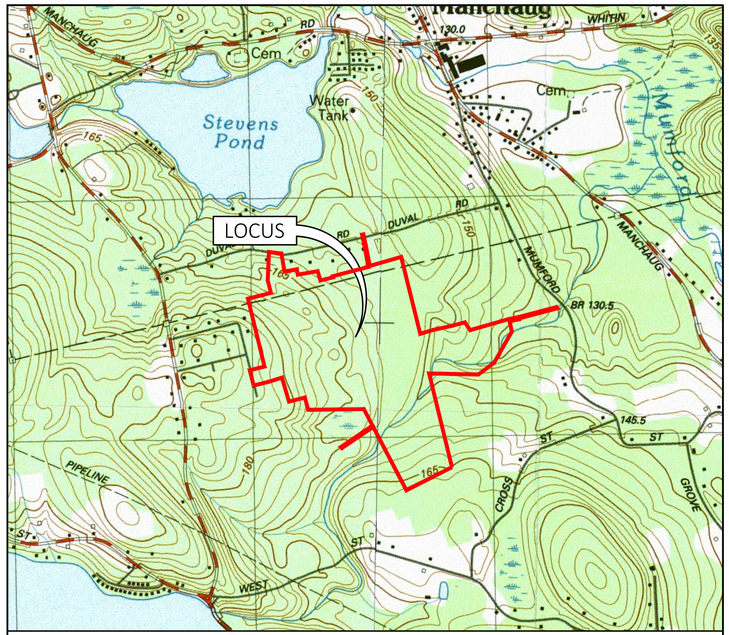
Northeast Ecological Services
79 Glenview Street
Upton, MA 01568
508-320-2678

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

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

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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.
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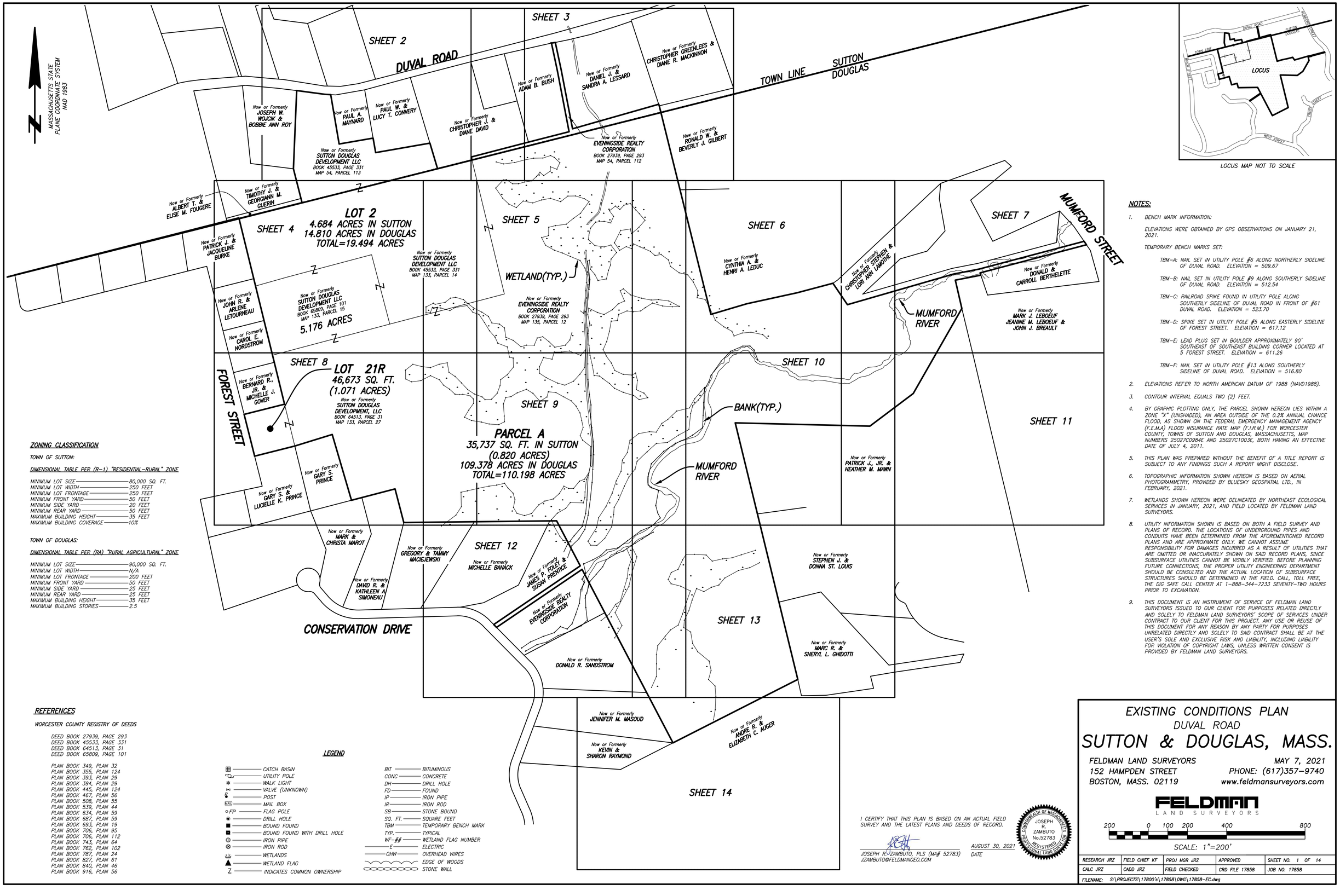
C:\Users\jhayes\Desktop\Land Design Collaborative\Land Design Collaborative - Documents_Clients\New projects (sandbagging)\Douglas\Plan\25017521.00\01-Cover.dwg



LOCUS MAP NOT TO SCALE

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
POST	IP — IRON PIPE
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
WETLANDS	OHW — OVERHEAD WIRES
WETLAND FLAG	EDGE OF WOODS
Z — INDICATES COMMON OWNERSHIP	STONE WALL

NOTES:

1. BENCH MARK INFORMATION:

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

   TEMPORARY BENCH MARKS SET:

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

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

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

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

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

   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.

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

MAY 7, 2021

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				

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO
No. 52783
REGISTERED PROFESSIONAL LAND SURVEYOR

DUVAL (PUBLIC – VARIABLE WIDTH) ROAD

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

50' RIGHT OF WAY

#43 EXISTING BUILDING

#59 EXISTING BUILDING

#55 EXISTING BUILDING

#49 EXISTING BUILDING

#61 EXISTING BUILDING

DENSE TREES

Now or Formerly
SUTTON DOUGLAS DEVELOPMENT LLC
BOOK 45533, PAGE 331
MAP 54, PARCEL 113

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
JOSEPH W. WOJCIK & BOBBIE ANN ROY
BOOK 42590, PAGE 97
MAP 54, PARCEL 2

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

TBM–B
TBM–C

IP(FD)

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°39'55"E 136.36'
N75°55'25"E 181.17'
N02°21'54"E 399.83'
N11°41'16"W 178.56'

LOT 2
4.684 ACRES IN SUTTON
14.810 ACRES IN DOUGLAS
TOTAL=19.494 ACRES

TOWN LINE SUTTON / DOUGLAS

MATCHLINE SHEET 3

MATCHLINE SHEET 4

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357–9740
www.feldmansurveyors.com

MAY 7, 2021

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

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

DUVAL ROAD (PUBLIC – VARIABLE WIDTH)

BIT. CONC.

TBM–A

N79°35'57"E 20.01'

IP(FD)

S12°08'56"E 143.26'

N12°08'56"W 143.37'

#43 EXISTING BUILDING

#39 EXISTING BUILDING

#29 EXISTING BUILDING

OFP

DENSE TREES

Now or Formerly
ADAM B. BUSH
BOOK 41974, PAGE 128
MAP 54, PARCEL 6

Now or Formerly
CHRISTOPHER J. & DIANE DAVID
BOOK 55516, PAGE 249
MAP 54, PARCEL 5

Now or Formerly
EVENINGSIDE REALTY CORPORATION
BOOK 27939, PAGE 293
MAP 54, PARCEL 112

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
EVENINGSIDE REALTY CORPORATION
BOOK 27939, PAGE 293
MAP 135, PARCEL 12

S10°51'48"E 305.50'

N10°51'48"W 317.98'

N75°39'21"E 214.08'

SUTTON DOUGLAS TOWN LINE

N74°07'13"E 457.50'

S15°52'40"E 1095.50'

S15°52'40"E 100.00'

SBDH(FD)

N75°23'32"E 301.77'

N12°34'28"W 161.51'

WF #A1 – WF #A20 (WF #A9 NOT FOUND)

BVW

PARCEL A
35,737 SQ. FT. IN SUTTON
(0.820 ACRES)
109.378 ACRES IN DOUGLAS
TOTAL=110.198 ACRES

MATCHLINE SHEET 2

MATCHLINE SHEET 5 MATCHLINE SHEET 6

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357–9740
www.feldmansurveyors.com

MAY 7, 2021

FELDMAN LAND SURVEYORS

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

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

N1°41'29"W 178.56'

N75°55'25"E 331.77'

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

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

N14°39'59"W 366.30'

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

100' BVW BZ

Now or Formerly
SUTTON DOUGLAS DEVELOPMENT LLC
BOOK 45533, PAGE 331
MAP 133, PARCEL 14

MATCHLINE SHEET 5

LOT 2
4.684 ACRES IN SUTTON
14.810 ACRES IN DOUGLAS
TOTAL=19.494 ACRES

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

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO
No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

MATCHLINE SHEET 8

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
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BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

MAY 7, 2021

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

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

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@FIELDMANGEO.COM

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

S13°25'40"E 1095.90'

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

100' BVW BZ

BANK #B1
BANK #B2
BANK #B3
BANK #B4
BANK #B5
BANK #B6

SHEET 4 MATCHLINE

MATCHLINE SHEET 6

MATCHLINE SHEET 9

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
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www.feldmansurveyors.com

MAY 7, 2021

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

MATCHLINE SHEET 3

Now or Formerly
RONALD W. &
BEVERLY J. GILBERT
BOOK 7828, PAGE 62
MAP 119, PARCEL 3

S15°52'40"E
1092.90'

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

Now or Formerly
CYNTHIA A. &
HENRI A. LEDUC
BOOK 16244, PAGE 209
MAP 119, PARCEL 1

SHEET 5 MATCHLINE

SHEET 7 MATCHLINE

Now or Formerly
CHRISTOPHER STEPHEN &
LORI ANN LAMOTHE
BOOK 54496, PAGE 386
MAP 135, PARCEL 13.1

DENSE TREES

N75°06'51"E
188.18'

DH(FD)

S34°04'16"E
132.09'

N73°54'52"E
563.62'

N77°40'25"E
263.72'

N73°25'23"E
191.50'

200' RIVERFRONT

SBDH(FD)

100' BVW BZ

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

MUMFORD RIVER FLOW

MATCHLINE SHEET 10

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

MAY 7, 2021

FELDMAN LAND SURVEYORS

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

MATCHLINE SHEET 6

#90 EXISTING BUILDING

#88 EXISTING BUILDING

MUMFORD (PUBLIC - VARIABLE WIDTH) STREET

BIT. CONC.

N34°27'54"W 12.25'

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'

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

N73°54'52"E 563.62'

Now or Formerly
MARK J. LEBOEUF & JEANINE M. LEBOEUF & JOHN J. BREAULT
BOOK 38172, PAGE 77
MAP 135, PARCEL 9

S12°54'14"E 148.50'

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

530.08' S28°41'19"W

Now or Formerly
PATRICK J., JR. & HEATHER M. MAWN
BOOK 26433, PAGE 206
MAP 135, PARCEL 6

MUMFORD RIVER FLOW

MATCHLINE SHEET 11

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

AUGUST 30, 2021
DATE

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

EXISTING CONDITIONS PLAN
DUVAL ROAD
SUTTON & DOUGLAS, MASS.

FELDMAN LAND SURVEYORS
152 HAMPDEN STREET
BOSTON, MASS. 02119
PHONE: (617)357-9740
www.feldmansurveyors.com

MAY 7, 2021

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

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

MATCHLINE SHEET 4

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

FOREST STREET (PRIVATE - 50' WIDE)

TBM-D

N14°07'40"W 220.00'

LOT 21R
46,673 SQ. FT.
(1.071 ACRES)

TBM-E

S72°49'58"W 200.00'

S75°52'20"W 211.44'

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

N16°19'36"W 350.00'

S75°24'02"W 229.71'

S75°24'02"W 215.35'

SBDH(FD)

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

N14°35'58"W 177.27'

S89°21'32"W 780.00'

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

150' BVW BZ

SHEET 9

MATCHLINE

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JZAMBUTO@FELDMANGEO.COM

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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. 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

MATCHLINE SHEET 5

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

MATCHLINE SHEET 8

MATCHLINE SHEET 10

MATCHLINE SHEET 12

100' BVW BZ

200' RIVERFRONT

DENSE TREES

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
JAMES P. FOLEY & SUSAN PRENTICE
BOOK 25114, PAGE 326
MAP 145, PARCEL 24

IR(FD)

780.00'
S89°21'32"W

Now or Formerly
GREGORY & TAMMY MACIEJEWSKI
BOOK 21806, PAGE 125 – MAP 145, PARCEL 22

Now or Formerly
MICHELLE BANACK
BOOK 41661, PAGE 396 – MAP 145, PARCEL 23

MILLFORD RIVER

FLOW

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

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

MATCHLINE SHEET 6

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

100' BW BZ

200' RIVERFRONT

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

MUMFORD RIVER FLOW

SBDH(FD)

687.53'
N88°37'09"W

687.53'
N88°37'09"W

SB(FD)

277.22'
S53°04'58"W

MATCHLINE SHEET 11

MATCHLINE SHEET 9

Now or Formerly
PATRICK J., JR. & HEATHER M. MAWN
BOOK 26433, PAGE 206
MAP 135, PARCEL 6

S13°42'12"E
1348.59'

Now or Formerly
STEPHEN J. & DONNA ST. LOUIS
BOOK 42205, PAGE 309
MAP 144, PARCEL 4.3

MATCHLINE SHEET 13

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FELDMAN LAND SURVEYORS

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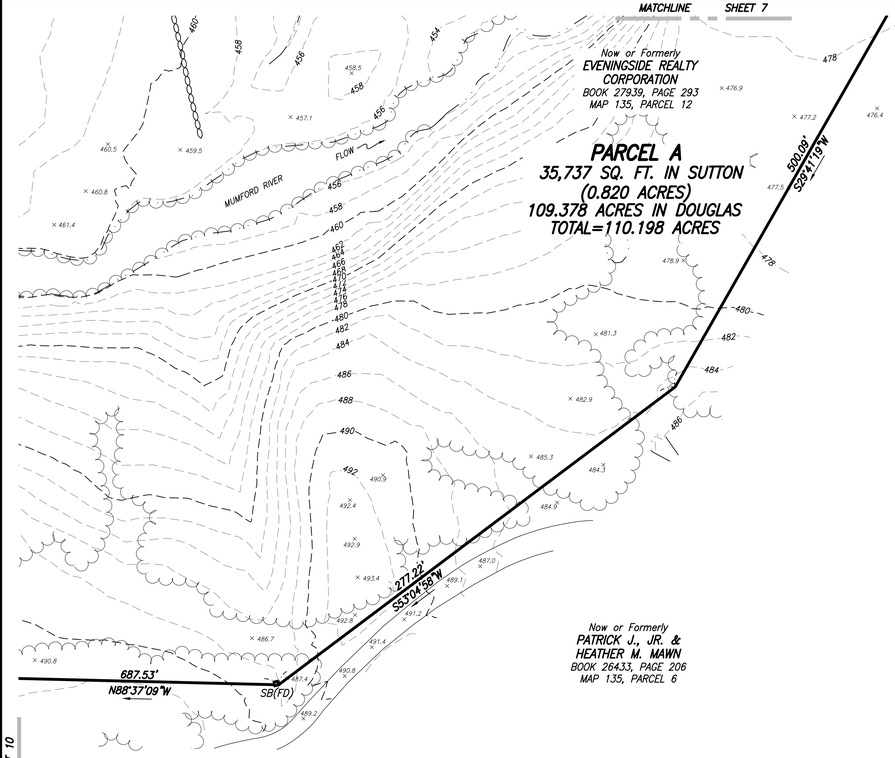
SCALE: 1"=40'

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				

MATCHLINE SHEET 10

MATCHLINE SHEET 7



MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

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SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 11 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 9

Now or Formerly
MICHELLE BANACK
BOOK 41661, PAGE 396 – MAP 145, PARCEL 23

Now or Formerly
JAMES P. FOLEY & SUSAN PRENTICE
BOOK 25114, PAGE 326
MAP 145, PARCEL 24

Now or Formerly
EVENINGSIDE REALTY CORPORATION
BOOK 27939, PAGE 293
MAP 135, PARCEL 12

Now or Formerly
EVENINGSIDE REALTY CORPORATION
BOOK 21967, PAGE 104
MAP 145, PARCEL 25

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

PARCEL A
35,737 SQ. FT. IN SUTTON
(0.820 ACRES)
109.378 ACRES IN DOUGLAS
TOTAL=110.198 ACRES

N27°38'28"W 259.87'
200' RIVERFRONT
N55°50'10"E 533.51'
S55°50'10"W 527.53'
N43°22'41"W 70.34'
N27°38'28"W 1000.00'
100' BVW BZ
BVW
FLOW
MUMFORD RIVER
DENSE TREES
EXISTING BUILDING #29
CONSERVATION (PUBLIC – 44' WIDE) DRIVE
WF CONC
SHEET 13
MATCHLINE

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SCALE: 1"=40'

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

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

MATCHLINE SHEET 10

MATCHLINE SHEET 12

MATCHLINE SHEET 14

MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 1983

N

BANK #21
BANK #20
BANK #64
BANK #63
BANK #62
BANK #61
FLOW
MUMFORD RIVER

DENSE TREES

100' BVW BZ

200' RIVERFRONT

BVW

WF #G1
WF #G2
WF #G3
WF #H1
WF #H2
WF #H3
WF #H4
WF #H5
WF #H6
WF #H7
WF #H8
WF #H9
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WF #H25
WF #H26
WF #J1
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WF #J5
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WF #J11
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WF #J14
WF #J15
WF #J16
WF #J17
WF #J18
WF #J19
WF #J20

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
STEPHEN J. & DONNA ST. LOUIS
BOOK 42205, PAGE 309
MAP 144, PARCEL 4.3

S13°42'12"E
1348.59'

Now or Formerly
MARC R. & SHERYL L. GHIDOTTI
BOOK 56598, PAGE 12
MAP 144, PARCEL 4.1

Now or Formerly
DONALD R. SANDSTROM
BOOK 61379, PAGE 230
MAP 145, PARCEL 26

N27°38'28"W
1008.00'

Now or Formerly
JENNIFER M. MASOUD
BOOK 46782, PAGE 172
MAP 145, PARCEL 27

Now or Formerly
ANDRE R. & ELIZABETH C. AUGER
BOOK 5495, PAGE 248
MAP 145, PARCEL 31

S63°02'50"W
714.75'

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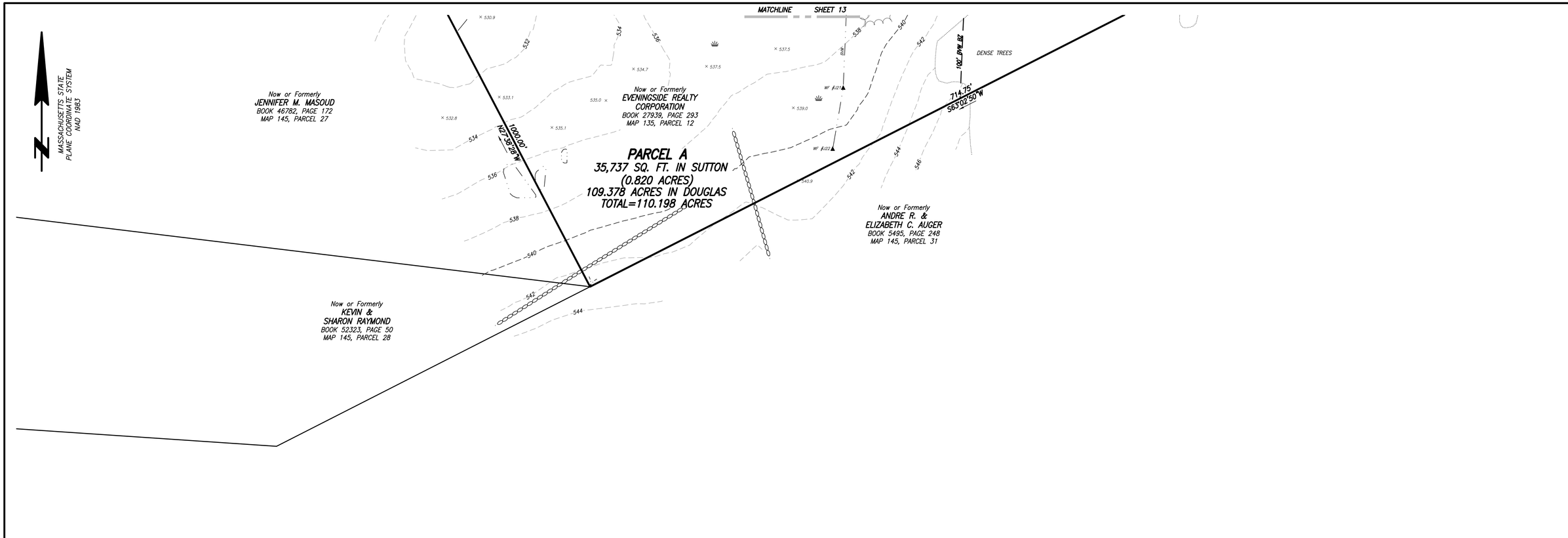
SCALE: 1"=40'

RESEARCH JRZ	FIELD CHIEF	PROJ MGR JRZ	APPROVED	SHEET NO. 13 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

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 CG 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 # ___-____) 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. 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.
2. 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.
3. 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.
4. 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.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE SPECIFIED.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW AND ABOVE GRADE UTILITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS.
7. ALL TREE PLANTINGS TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION FROM PROPOSED AND EXISTING SEWER AND WATER LINES.
8. ALL PLANTING BEDS ARE TO BE CROWNED WITH TOPSOIL AND MULCH ABOVE ADJACENT AREAS.
9. 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.
10. 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.
11. 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.
12. ALL TREES ADJACENT TO SIDEWALKS SHALL HAVE A 6'-8" MINIMUM BRANCHING HEIGHT AT TIME OF PLANTING.
13. 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.
14. 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.
15. 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.
16. 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 — ABVW
- 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 — DI
- 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 — WCR
- HANDICAP ACCESSIBLE RAMP
- 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
- ELECTRIC MANHOLE — EMH
- OVERHEAD WIRE — OHW
- TELEPHONE MANHOLE — TMH
- TRANSFORMER — T
- UTILITY POLE — UP

GAS

- GAS LINE — G
- GAS METER — GM
- GATE VALVE — GV

SANITARY SEWER & WASTEWATER

- FORCEMAIN — FM
- SANITARY SEWER LINE — S
- SANITARY SEWER SERVICE — 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
- DRAIN MANHOLE — DMH
- FLARED END — FE
- FOUNDATION DRAIN — FD
- INVERT — INV=100.00
- OUTLET CONTROL STRUCTURE — OCS
- RIM — R=100.00
- ROOF DRAIN — RD

WATER & APPURTENANCES

- HYDRANT — HYD
- GATE VALVE — GV
- REDUCER
- TEE
- WATER LINE — W
- WATER SERVICE — WS
- WATER SHUT OFF
- 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.

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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.

   TEMPORARY BENCH MARKS SET:

   - TBM-A: NAIL SET IN UTILITY POLE #6 ALONG NORTHERLY SIDELINE OF DUVAL ROAD. ELEVATION = 509.67
   - TBM-B: NAIL SET IN UTILITY POLE #9 ALONG SOUTHERLY SIDELINE OF DUVAL ROAD. ELEVATION = 512.54
   - TBM-C: RAILROAD SPIKE FOUND IN UTILITY POLE ALONG SOUTHERLY SIDELINE OF DUVAL ROAD IN FRONT OF #61 DUVAL ROAD. ELEVATION = 523.70
   - TBM-D: SPIKE SET IN UTILITY POLE #5 ALONG EASTERLY SIDELINE OF FOREST STREET. ELEVATION = 617.12
   - TBM-E: LEAD PLUG SET IN BOULDER APPROXIMATELY 90' SOUTHEAST OF SOUTHEAST BUILDING CORNER LOCATED AT 5 FOREST STREET. ELEVATION = 611.26
   - 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.

_____ _____

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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.

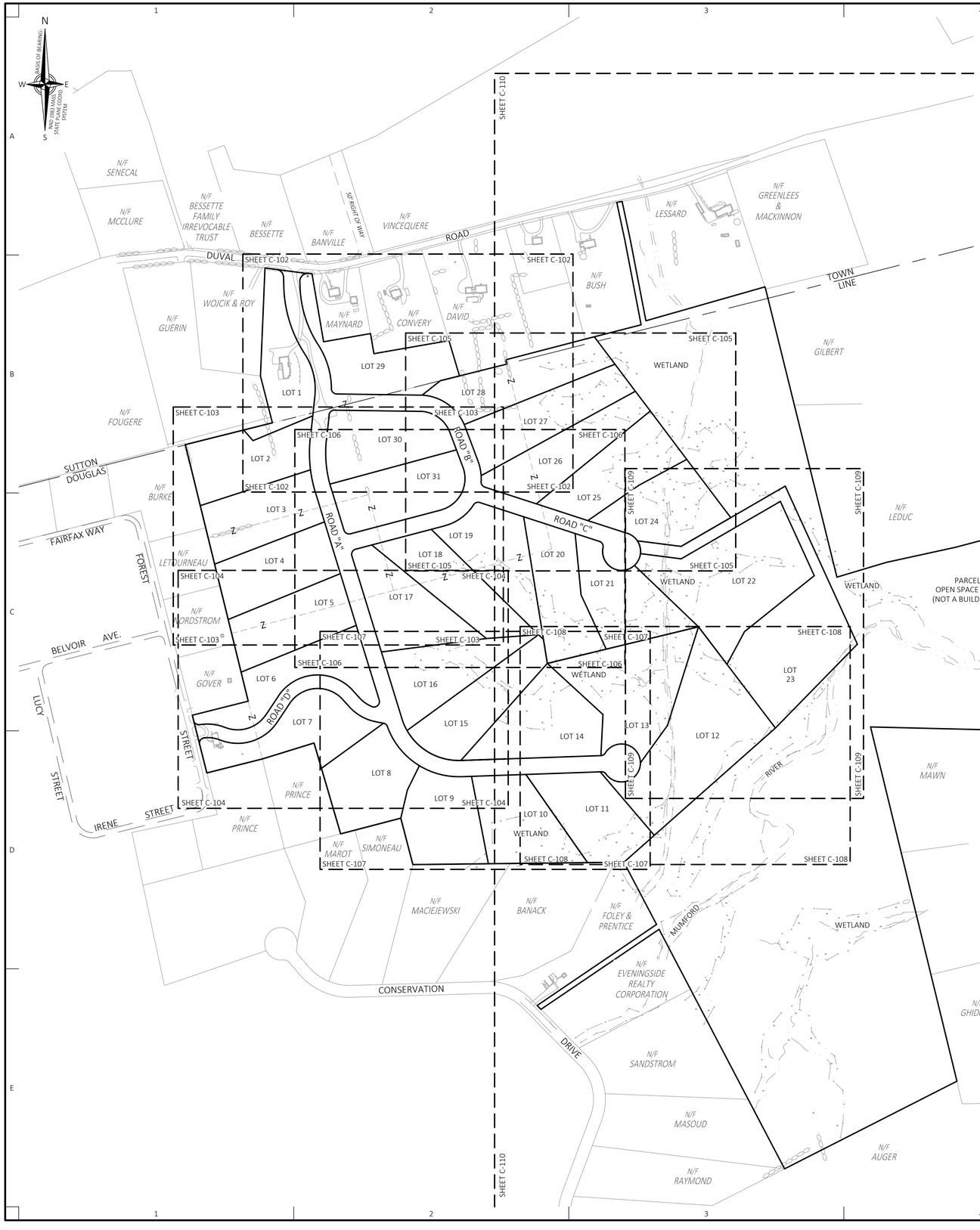
_____ _____

TOWN CLERK DATE

Project Owner:

Sutton Douglas Development LLC

945 Concord Street



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

NOTES:

1. PARCEL A- OPEN SPACE PARCEL IS NOT TO BE CONSIDERED A BUILDING LOT.
2. 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.
3. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
4. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY, PROVIDED BY BLUESKY GEOSPATIAL LTD., IN FEBRUARY, 2021.
5. WETLANDS SHOWN HEREON WERE DELINEATED BY NORTHEAST ECOLOGICAL SERVICES IN JANUARY, 2021, AND FIELD LOCATED BY FELDMAN GEOSPATIAL.

LEGEND

DRILL HOLE	
BOUND FOUND	
BOUND FOUND WITH DRILL HOLE	
CONCRETE BOUND	
IRON PIPE	
IRON ROD	
WETLANDS	
WETLAND FLAG	
INDICATES COMMON OWNERSHIP	
STONE WALL	

BIT	BITUMINOUS
BVW	BORDERING VEGETATED WETLAND
CONC	CONCRETE
DH	DRILL HOLE
CB	CONCRETE BOUND
FD	FOUND
IP	IRON PIPE
IR	IRON ROD
SB	STONE BOUND
SQ. FT.	SQUARE FEET
TYP.	TYPICAL
WF-##	WETLAND FLAG NUMBER
CHB	CHORD BEARING
CHD	CHORD DISTANCE

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 LAND SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO
No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

02/10/2022

JOSEPH R. ZAMBUTO, PLS (M/# 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

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 _____, 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
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.

No:	Date:	Revision | Issue:

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

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

Sheet No.:
C-101

C:\Users\Wayne Bibee\Land Design Collaborative\Land Design Collaborative - Documents_Data\New projects (pending)\Master\PROJECTS\2021\20083 - Town Road Sutton & Douglas\Sheets\20083-C-000.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:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, 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 _____

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_____ _____

TOWN CLERK DATE

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

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.

COMMONWEALTH OF MASSACHUSETTS JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

_____ 02/10/2022

JOSEPH R. ZAMBUTO, PLS (M.#52783) DATE

JZAMBUTO@FELDMANGEO.COM

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:

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-102

C:\Users\Wayne Bewley\Land Design Collaborative\Land Design Collaborative - Documents_Clients\New projects (pending or pipeline)\PROJECTS\20-0083 - Dove Road Sutton & Douglas\PRINTS\20-0083 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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_____

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

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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 _____ DATED _____, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON 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.

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TOWN CLERK DATE

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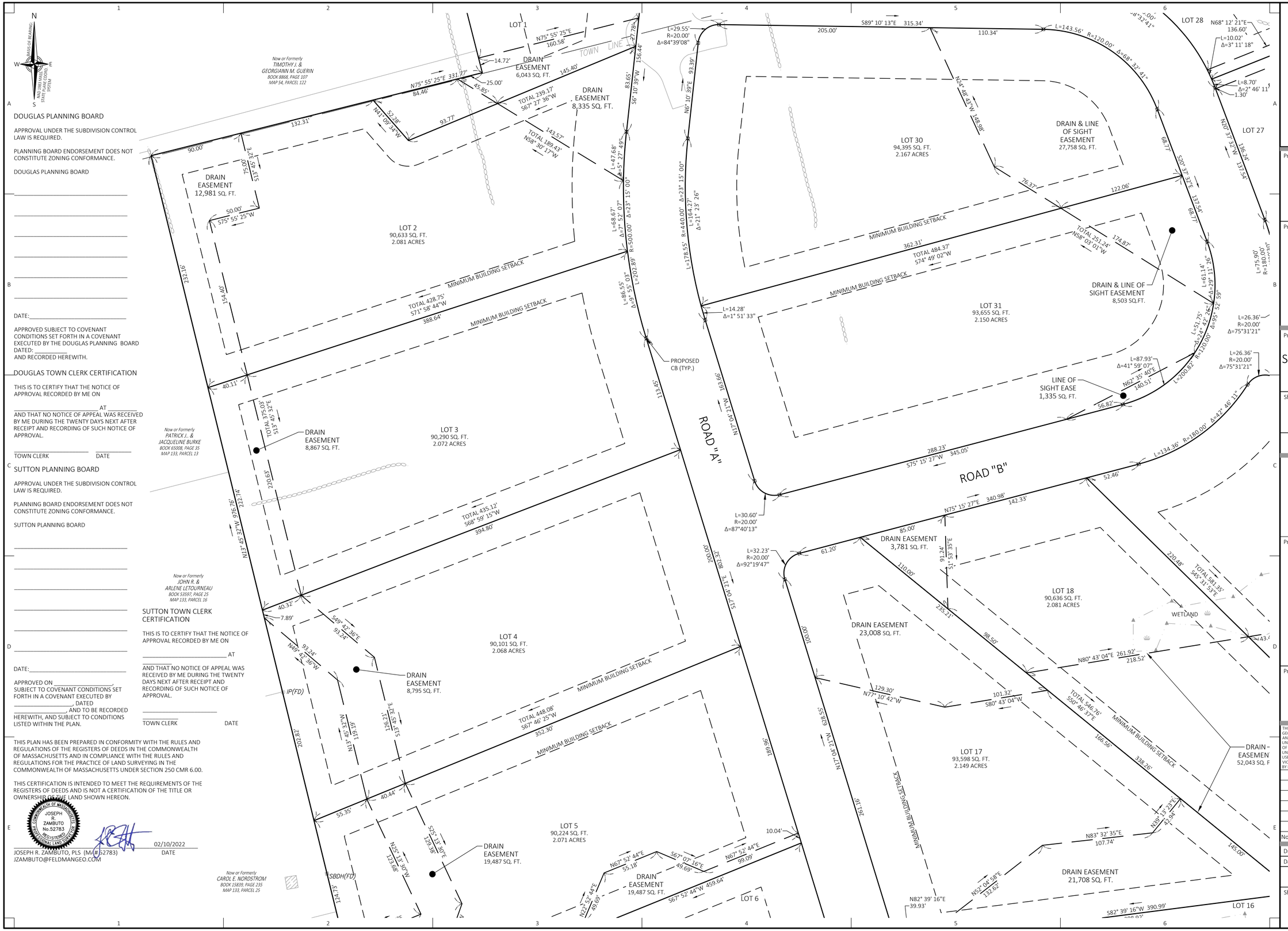
COMMONWEALTH OF MASSACHUSETTS JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

02/10/2022
JOSEPH R. ZAMBUTO, PLS (M/# 52783) DATE
JZAMBUTO@FELDMANGEO.COM



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:

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-103

C:\Users\Wayne Beck\Land Design Collaborative\Land Design - Documents_Clients\New projects\Sandbergh\20-0083\Civil\20-0083-1-200.dwg

LOT 4
90,101 SQ. FT.
2.068 ACRES

LOT 5
90,224 SQ. FT.
2.071 ACRES

LOT 6
92,426 SQ. FT.
2.122 ACRES

LOT 7
90,004 SQ. FT.
2.066 ACRES

LOT 8
90,006 SQ. FT.
2.066 ACRES

LOT 16
90,114 SQ. FT.
2.069 ACRES

LOT 17
93,598 SQ. FT.
2.149 ACRES

LOT 18

LOT 15

LOT 9

ROAD "A"

ROAD "D"

FOREST STREET (PRIVATE - 50' WIDE)

DRAIN EASEMENT
8,795 SQ. FT.

DRAIN EASEMENT
19,487 SQ. FT.

DRAIN EASEMENT
34,899 SQ. FT.

DRAIN EASEMENT
9,397 SQ. FT.

DRAIN EASEMENT
2,621 SQ. FT.

DRAIN EASEMENT
21,708 SQ. FT.

DRAIN EASEMENT
1,923 SQ. FT.

DRAIN EASEMENT
1,625 SQ. FT.

DRAIN EASEMENT
9,911 SQ. FT.

LINE OF SIGHT EASEMENT
88 SQ. FT.

LINE OF SIGHT EASEMENT
3,334 SQ. FT.

WETLAND

MINIMUM BUILDING SETBACK

PROPOSED CB (TYP.)

IP(FD)

SBDH(FD)

Now or Formerly
CAROL E. NORDSTROM
BOOK 15839, PAGE 235
MAP 133, PARCEL 25

Now or Formerly
BERNARD R., JR. & MICHELLE J. GOVER
BOOK 8086, PAGE 326
MAP 133, PARCEL 26

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

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

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.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

02/10/2022

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

DATE

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 _____, DATED _____, AND TO BE RECORDED HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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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:

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-104

C:\Users\Wayne Breed\Land Design Collaborative\Land Design Collaborative - Documents__Sutton\New projects (pending permits)\PROJECTS\20-0083 - Douglas Road Sutton & Douglas\DWG\20-0083-C-000.dwg

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.

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COMMONWEALTH OF MASSACHUSETTS — JOSEPH R. ZAMBUTO No.52783 — REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH R. ZAMBUTO, PLS (MA #52783) — 02/10/2022 DATE
JZAMBUTO@FELDMANGEO.COM

N
BASIS OF BEARING: NAD 1983 HARN STATE PLANE (2001) METER
W E S

Now or Formerly CHRISTOPHER J. & DIANE DAVID BOOK 55516, PAGE 249 MAP 54, PARCEL 5

N75° 39' 21"E 214.08'
178.82'
35.26'
N75° 23' 32"E 301.77'
127.72'
N13° 34' 47"W 16.31'
S15° 28' 48"E 106.16'
181.17'
N75° 55' 25"E 253.96'
72.79'
125.13'
343.71'
S37° 01' 07"E 31.64'
837.71'
321.86'
83.21'
223.86'
S39° 10' 51"E 60.69'(TOTAL)
10.69'
50.00'
N78° 46' 50"E 259.40'
17.76'
121.56'
206.34'
TOTAL 649.76' S61° 17' 18"W
171.09' N57° 46' 48"W
TOTAL 543.21' S50° 49' 09"W
460.00'
264.87' S50° 49' 09"W
43.17' N61° 16' 35"W
N60° 49' 09"E 171.65'
137.14' S50° 49' 09"W
S61° 35' 35"W 201.42'
269.85'
S55° 18' 36"W 229.23'
188.10'
11.90'
S28° 07' 24"E 43.62'
63.00'
N71° 59' 23"W 554.06'
137.00'
154.06'
169.94'
571° 59' 23"E 464.62'
200.00'
94.68'
L=45.94' Δ=37° 36' 13"
33.00'
N47° 28' 12"E 42.82'
38.37'
S34° 12' 34"E 47.67'
80.67'
S59° 56' 25"W 184.90'
212.05'
TOTAL 444.81' N59° 56' 25"E
61.83'
46.3
TOTAL 163.27' N82° 42' 20"W
82.60'
DRIVEWAY EASEMENT 12,704 SQ. FT.
208.47'
TOTAL 423.54' N59° 56' 25"E
DRIVEWAY & DRAIN EASEMENT 3,132 SQ. FT.
S37° 17' 40"W 45.63'
62.96'
S82° 42' 20"E 151.71'
88.75'
L=50.00' Δ=40° 55' 32"
L=322.07' R=70.00' Δ=263° 37' 15"
L=176.13' Δ=144° 0...
228.15' S55° 34' 34"E
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK
MINIMUM BUILDING SETBACK

LOT 29
96,440 SQ. FT.
2.214 ACRES

LOT 28
94,772 SQ. FT.
2.176 ACRES

LOT 27
99,288 SQ. FT.
2.279 ACRES

LOT 26
90,224 SQ. FT.
2.071 ACRES

LOT 25
91,056 SQ. FT.
2.090 ACRES

LOT 24
90,276 SQ. FT.
2.072 ACRES

LOT 22
(REDUCED FRONTAGE LOT)

LOT 21

LOT 20

LOT 19
90,006 SQ. FT.
2.066 ACRES

LOT 30

LOT 31
[illegible] SQ.FT.

DRAIN EASEMENT 6,157 SQ. FT.
DRAIN EASEMENT 23,166 SQ. FT.
DRAIN EASEMENT 32,456 SQ. FT.
DRAIN EASEMENT 16,246 SQ. FT.
DRAIN EASEMENT 780 SQ. FT.

WETLAND

TOWN LINE SUTTON DOUGLAS
L=6.64' Δ=2° 06' 47"
S51° 48' 34"W 86.76'

PROPOSED CB (TYP.)

L=189.98' Δ=60° 28' 25"
L=215.34' R=180.00' Δ=68° 32' 41"

N68° 12' 21"E 136.60'
L=10.02' Δ=3° 11' 18"
N15° 02' 24"E 30.83'
N55° 02' 08"E 91.52'
S34° 57' 52"E 51.04'
TOTAL 600.35' S68° 12' 21"W
356.64'
112.72' S68° 12' 21"W
L=8.70' Δ=2° 46' 11" 1.30'
151.04' N51° 45' 03"W
N30° 07' 53"W 33.64'
TOTAL 187.17' S41° 28' 36"E 169.41'

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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SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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_____
_____
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_____ _____
TOWN CLERK DATE

ROAD "B"
L=53.76' Δ=17° 06' 42"
L=75.00' R=180.00' Δ=24° 09' 30"
L=22.14' Δ=7° 02' 48"
L=26.36' R=20.00' Δ=75°31'21"
L=61.14' Δ=35° 04' 11"
L=51.75' Δ=24° 42' 36"
R=120.00' Δ=55° 52' 59"
L=200.82'
=87.93' 59' 07"
35' 40"E 140.51'
Δ=42° 46' 11"

ROAD "C"
L=26.36' R=20.00' Δ=75°31'21"
L=29.19' R=20.00' Δ=83°37'14"

PROPOSED CB (TYP.)

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

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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:

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-105

C:\Users\Wayne Bewick\Land Design Collaborative\Land Design Collaborative - Documents_Clients\New projects\Sandbridge\Sandbridge\20-0083\CAD\20-0083 - Show Road Estates & Douglas\20-0083 C-105.dwg

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

_____

_____

_____

_____

_____

_____

_____

WETLAND

DATE:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, 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

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.

COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

_____ 02/10/2022

JOSEPH R. ZAMBUTO, PLS (M.A. 52783) DATE

JZAMBUTO@FELDMANGEO.COM

LOT 16

LOT 30
94,395 SQ. FT.
2.167 ACRES

DRAIN & LINE OF SIGHT EASEMENT
27,758 SQ. FT.

LOT 31
93,655 SQ. FT.
2.150 ACRES

DRAIN & LINE OF SIGHT EASEMENT
8,503 SQ.FT.

LINE OF SIGHT EASE
1,335 SQ. FT.

LOT 27
99,288 SQ. FT.
2.279 ACRES

LOT 26
90,224 SQ. FT.
2.071 ACRES

DRAIN EASEMENT
32,456 SQ. FT.

DRAIN EASEMENT
16,246 SQ. FT.

WETLAND

LOT 25
91,056 SQ. FT.
2.090 ACRES

ROAD "B"

ROAD "C"

LOT 19
90,006 SQ. FT.
2.066 ACRES

DRAIN EASEMENT
3,781 SQ. FT.

LOT 18
90,636 SQ. FT.
2.081 ACRES

DRAIN EASEMENT
23,008 SQ. FT.

LOT 17
93,598 SQ. FT.
2.149 ACRES

DRAIN EASEMENT
21,708 SQ. FT.

DRAIN EASEMENT
1,923 SQ. FT.

DRAIN EASEMENT
4,658 SQ. FT.

DRAIN EASEMENT
52,043 SQ. FT.

ROAD "A"

LOT 15

LOT 13

LOT 12

LOT 20
90,085 SQ. FT.
2.068 ACRES

LOT 21
93,527 SQ. F
2.147 ACRE

LOT 14

PROPOSED CB (TYP.)

MINIMUM BUILDING SETBACK

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.

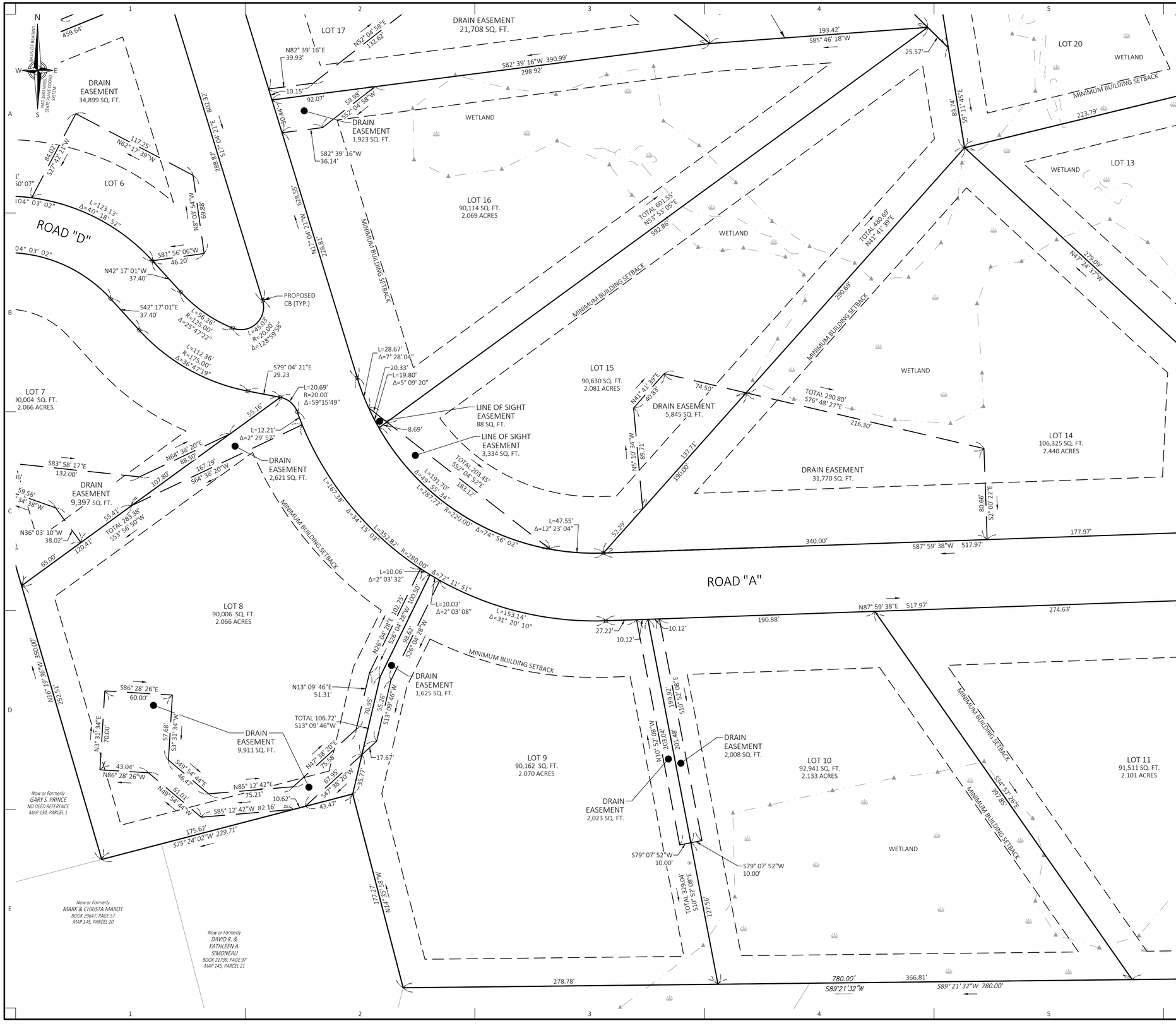
No:	Date:	Revision | Issue:

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-106

C:\Users\tyler.beck\Land Design Collaborative\Land Design Collaborative - Documents_Data\New projects (working)\2020\20-0083\CAD\20-0083 - Douglas\Sutton & Douglas\Sht\20-0083 C-100.dwg



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.

COMMONWEALTH OF MASSACHUSETTS JOSEPH R. ZAMBUTO No. 52783 REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH R. ZAMBUTO, PLS (MA) 52783) 02/10/2022
JZAMBUTO@FELDMANGEO.COM DATE

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

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SUTTON PLANNING BOARD

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DATE:_____

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

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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:
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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.:
C-107

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N

W E

S

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

25.57'

LOT 20

WETLAND

LOT 21

MINIMUM BUILDING SETBACK

350.93'

N76° 22' 35"E 574.72'

MINIMUM BUILDING SETBACK

223.79'

S9° 11' 16"E 98.74'

LOT 15

TOTAL 480.69'
N41° 41' 39"E

N47° 24' 37"W 379.09'

SETBACK

WETLAND

216.30'

LOT 14
106,325 SQ. FT.
2.440 ACRES

ENT

N2° 50' 51"E 152.12'

80.66'
S2° 00' 22"E

177.97'

S87° 59' 38"W 517.97'

ROAD "A"

L=158.94' Δ=130° 05' 31"

L=21.99'
Δ=18° 00' 05"

L=19.64'
R=20.00'
Δ=56°15'04"

L=19.64'
R=20.00'
Δ=56°15'04"

PROPOSED CB (TYP.)

5.00'

N87° 59' 38"E 517.97'

274.63'

L=357.38' R=70.00'

L=176.43'
Δ=144° 24' 31"

S89° 16' 57"E
27.79'

LOT 13
136,298 SQ. FT.
3.129 ACRES

DRAIN EASEMENT
3,860 SQ. FT.

N0° 43' 03"E
123.23'

110.62'

TOTAL 127.28'
S0° 43' 03"W

109.60'

TOTAL 170.79'
N35° 54' 09"E

16.66'

N36° 05' 10"E
19.49'

61.24'

40.92'
N36° 05' 10"E

DRAIN EASEMENT
489 SQ. FT.

N87° 54' 34"E
11.64'

L=0.50'
Δ=0° 24' 33"

LOT 12
186,623 SQ. FT.
4.284 ACRES

N17° 26' 19"E
382.57'

LOT 22

174.21'

S78° 08' 55"W
137.39'

WETLAND

N37° 12' 53"W 470.13'

LOT 23

295.93'

WETLAND

MINIMUM BUILDING SETBACK

508.01'

S48° 27' 43"W 748.11'

MUMFORD RIVER

FLOW

S40° 28' 38"E 308.47'

LOT 10

LOT 11
91,511 SQ. FT.
2.101 ACRES

MINIMUM BUILDING SETBACK

S34° 27' 26"E
397.85'

MINIMUM BUILDING SETBACK

WETLAND

WETLAND

WETLAND

150.10'

366.81'

S89° 21' 32"W 780.00'

S89° 21' 32"W 134.41'

IR(FD)

PARCEL A
OPEN SPACE PARCEL
(NOT A BUILDING LOT)

2,417,248 SQ. FT.
55.492 ACRES

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.

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COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO
No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

02/10/2022

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

_____

_____

_____

_____

_____

_____

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 _____

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_____ _____
TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

_____

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_____

_____

_____

_____

DATE:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____ 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

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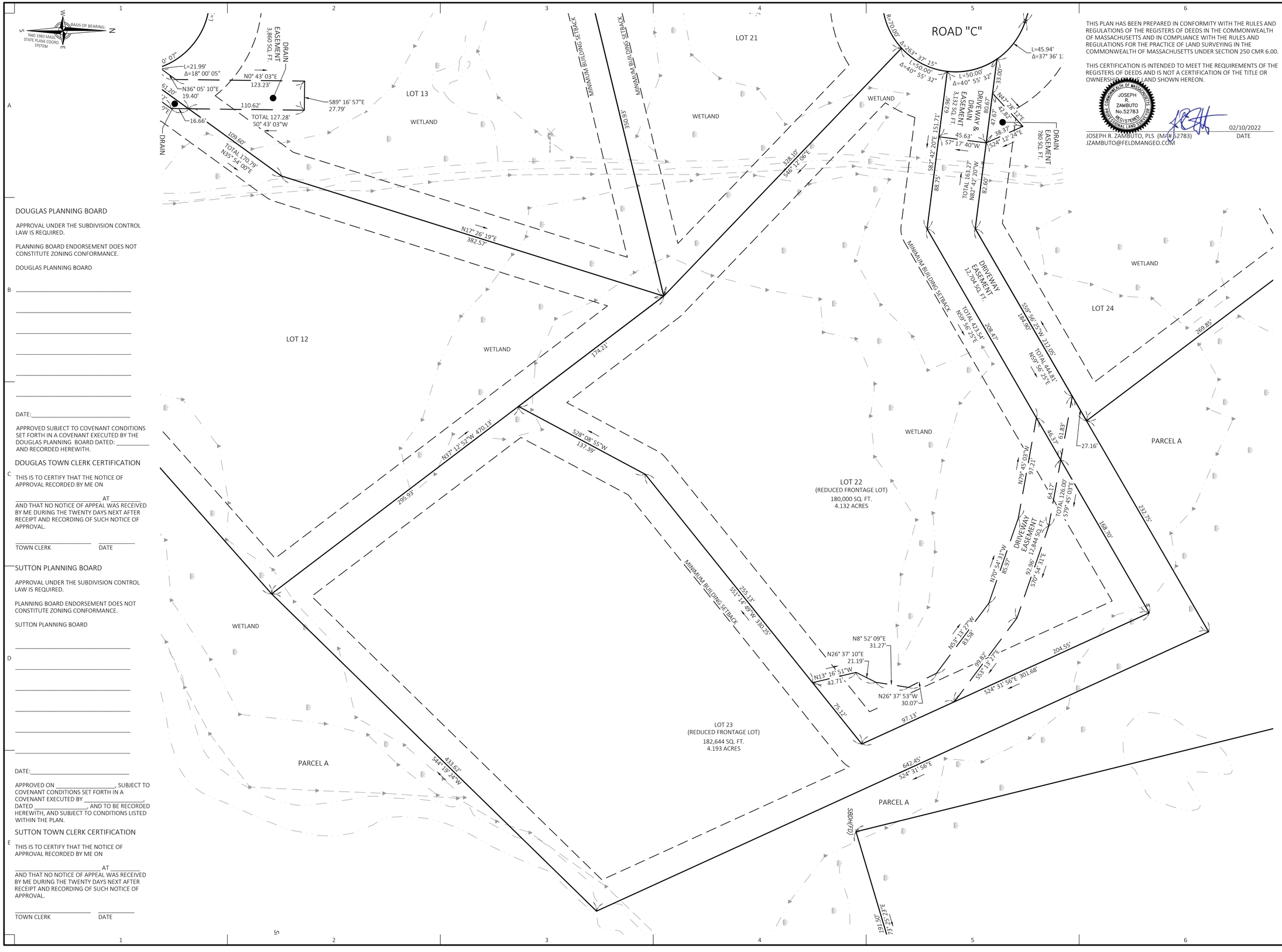
Drawn By: CMP	Checked By: ___
Date: 02/10/2022	Project No.: 20-0083

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

Sheet No.:

C-108

C:\Users\cmyrow.ldesc\Land Design Collaborative\Land Design Collaborative - Documents_Active Projects\Sutton\Douglas\PERMITTING\20-0083 - Douglas Road Sutton & Douglas\DWG\20-0083 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

B _____

_____

_____

_____

_____

_____

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

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

_____ AT _____
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_____ _____
TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

D _____

_____

_____

_____

_____

_____

DATE:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, 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

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COMMONWEALTH OF MASSACHUSETTS
JOSEPH R. ZAMBUTO
No.52783
REGISTERED PROFESSIONAL LAND SURVEYOR

JOSEPH R. ZAMBUTO, PLS (MA# 52783) 02/10/2022
JZAMBUTO@FELDMANGEO.COM 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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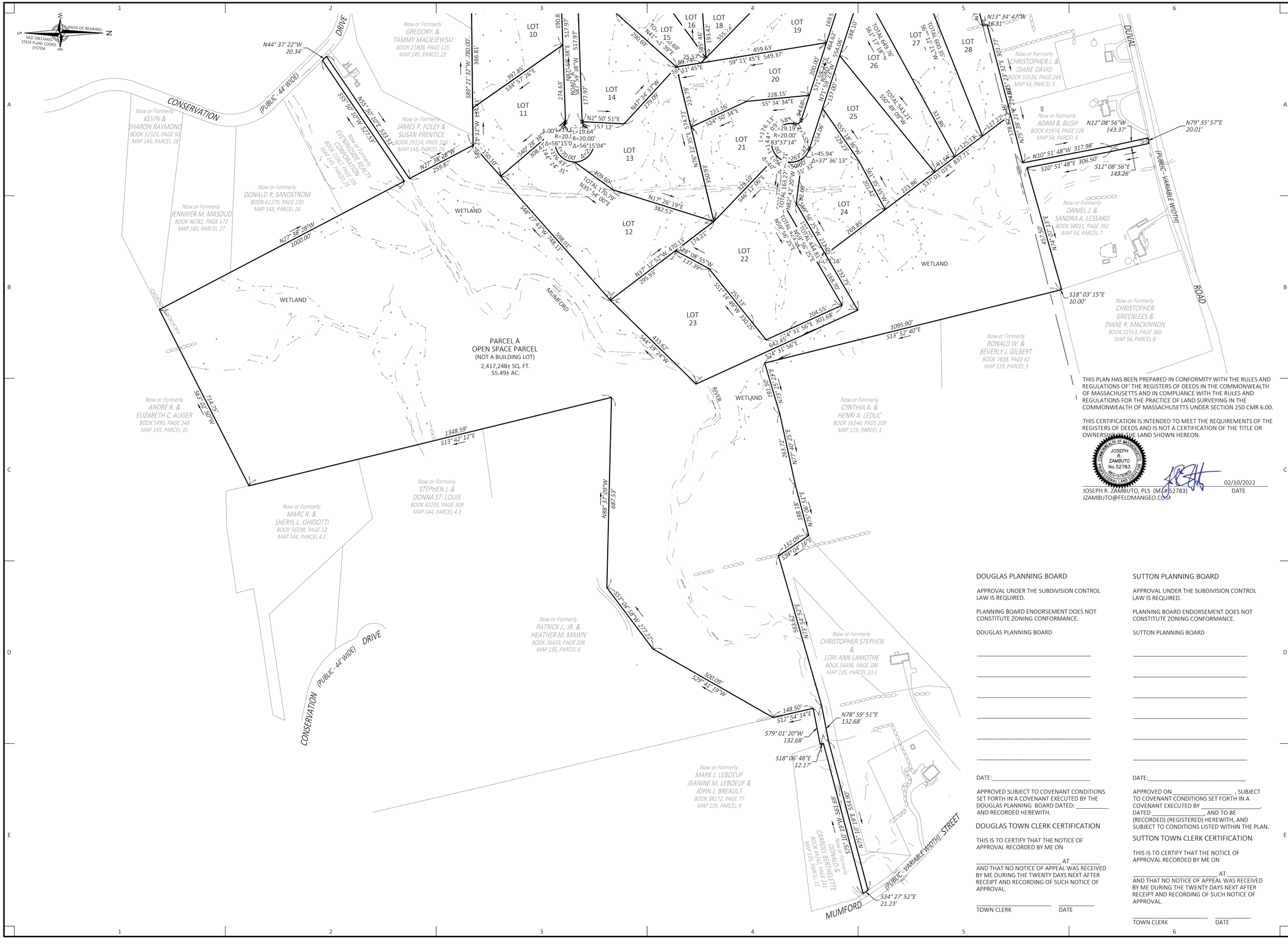
Date:	02/10/2022	Project No.:	20-0083

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

Sheet No.:
C-109

C:\Users\Wayne Bielen\Land Design Collaborative\Land Design Collaborative - Documents_Clients\Kent\Projects\20-0083 Douglas\Sutton\2022-1006\1-1006.dwg



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COMMONWEALTH OF MASSACHUSETTS JOSEPH R. ZAMBUTO No.52783 REGISTERED PROFESSIONAL LAND SURVEYOR

02/10/2022

JOSEPH R. ZAMBUTO, PLS (M.#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 _____

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TOWN CLERK — DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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DATE:_____

APPROVED ON _____ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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_____ _____

TOWN CLERK — DATE

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152 Hampden Street
Boston, MA 02119

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No:	Date:	Revision | Issue:

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\Wayne Bates\Land Design Collaborative\Land Design Collaborative - Documents_____Admin\New projects\Sandstrom\20-0083\20-0083 - Dover Road Sutton & Douglas\SWMP\20-0083 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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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

N

W E

S

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 KEY SHEET

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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

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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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 _____

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_____ _____

TOWN CLERK DATE

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

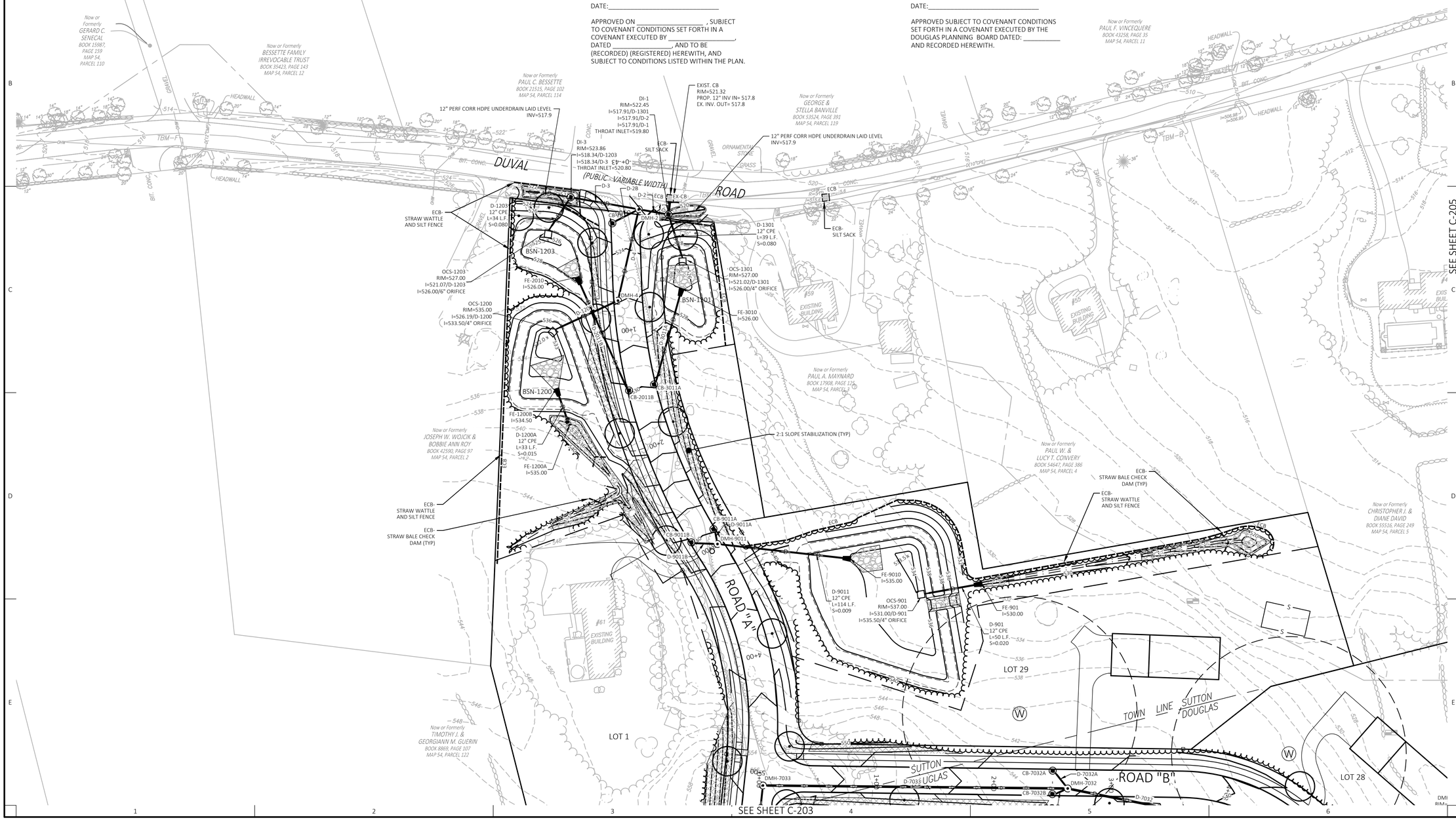
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

_____ 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



N

W E

S

GRID OF BEARINGS: 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

02/10/2022

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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No:	Date:	Revision | Issue:

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

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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON 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

SEE SHEET C-202
SEE SHEET C-206
SEE SHEET C-204
Now or Formerly TIMOTHY J. & GEORGIANN M. GUERIN BOOK 8868, PAGE 107 MAP 54, PARCEL 122
Now or Formerly PATRICK J. & JACQUELINE BURKE BOOK 65008, PAGE 35 MAP 130, PARCEL 13
Now or Formerly JOHN R. & ARLENE LETOURNEAU BOOK 53597, PAGE 25 MAP 133, PARCEL 16
Now or Formerly CAROL E. NORDSTROM BOOK 15839, PAGE 235 MAP 133, PARCEL 25
LINE OF WORK
LOT 2
LOT 3
LOT 4
LOT 5
LOT 30
LOT 31
LOT 18
LOT 19
LOT 17
ROAD "A"
ROAD "B"
ROAD "C"
BSN-1001
BSN-502
BSN-503
BSN-505
BSN-703
ECB- STRAW WATTLE AND SILT FENCE
4' WIDE x 3' DEEP RIP RAP INTERCEPTOR CHANNEL
2:1 SLOPE STABILIZATION (TYP)
FE-1001 I=549.50
D-1001 12" CPE L=24 L.F.
OCS-1001 RIM=554.00 I=550.00/D-1001 I=552.00/4" ORIFICE
DMH-7034
DMH-7035
DMH-7036
DMH-7037
DMH-7038
DMH-7039
DMH-7040
DMH-7041
DMH-7042
DMH-7043
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DMH-7045
DMH-7046
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DMH-7069
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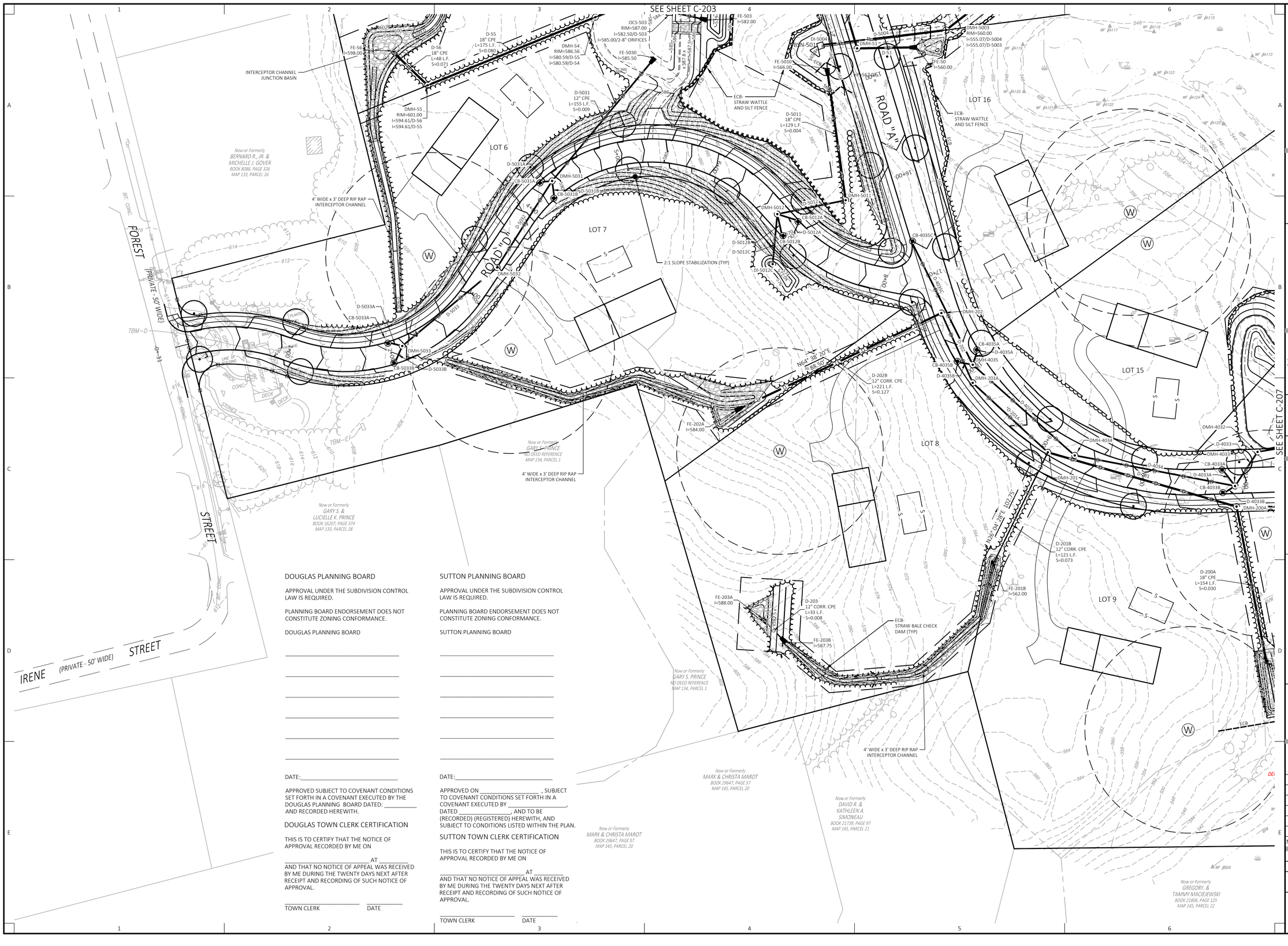
DMH-7071
DMH-7072
DMH-7073



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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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

N
W E
S
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. 42663
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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-204

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents_ - Estates (New Projects Directories)\PROJECTS\21-0083 - Dove Road Sutton & Douglas\WIP\21-0083-C-000.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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DATE:_____

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: _____ 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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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_____ _____

TOWN CLERK DATE

N
W E
S
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

02/10/2022

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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No:	Date:	Revision | Issue:

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-205

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents_ Estates\Newtonpets Blackbirgardens\PROJECTS\21-0083 - Duval Road Sutton & Douglas\DWG\21-0083 - C205.dwg

SEE SHEET C-205

SEE SHEET C-203

SEE SHEET C-207

LOT 27

LOT 26

LOT 25

LOT 24

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

ROAD "A"

BSN-702

BSN-701

FE-7020
I=723.00

OCS-702
RIM=524.80
I=518.00/D-702
I=522.70/2-4" ORIFICES

D-7021
18" CPE
L=172 L.F.
S=0.055

D-702
18" CPE
L=184 L.F.
S=0.016

D-702A
18" CPE
L=194 L.F.
S=0.015

OCS-701
RIM=516.30
I=512.00/D-701
I=515.20/4" ORIFICE

D-7028
18" CPE
L=39 L.F.
S=0.010

D-701
12" CPE
L=31 L.F.
S=0.010

D-701A
18" CPE
L=21 L.F.
S=0.010

DMH-701
RIM=519.14
I=511.70/D-701
I=511.70/D-702B
I=511.70/D-701A

FE-701
I=511.50

DMH-702A
RIM=522.00
I=515.01/D-702
I=515.01/D-702A

FE-7010
I=517.14

D-7011
12"CPE
L=28 L.F.
S=0.005

D-7012
12" CPE
L=139 L.F.
S=0.056

DMH-7011
STA:3+33.32, OFF:169.21'L
RIM=521.77
I=517.27/D-7012
I=517.27/D-7011

DMH-7012

DMH-7013

D-7013A

CB-7013A

D-7013B

CB-7013B

DMH-401

D-401B

D-401

D-401A

CB-401A

CB-401B

FE-400
I=514.00

ECB

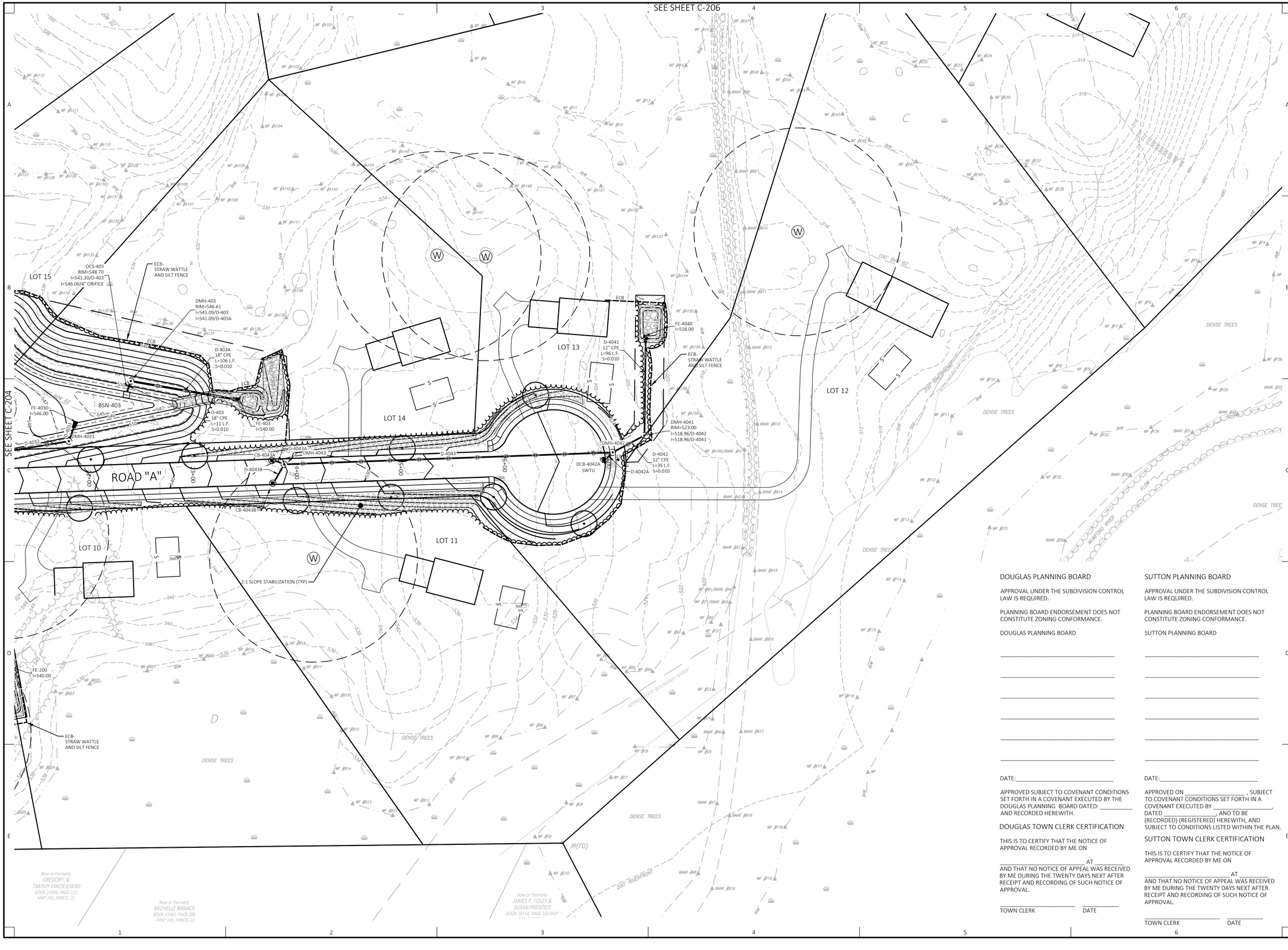
ECB-
STRAW WATTLE
AND SILT FENCE

2:1 SLOPE STABILIZATION (TYP)

FE-505
I=548.00

DENSE TREES

WF #A1 WF #A2 WF #A3 WF #A4 WF #A5 WF #A6 WF #A7 WF #A8 WF #A9 WF #A10 WF #A11 WF #A12 WF #A13 WF #A14 WF #A15 WF #A16 WF #A17 WF #A18 WF #A19 WF #A20 WF #A21 WF #A22 WF #A23 WF #A24 WF #A25 WF #A26 WF #A27 WF #A28 WF #A29 WF #A30 WF #A31 WF #A32 WF #A33 WF #A34 WF #A35 WF #A36 WF #A37 WF #A38 WF #A39 WF #A40 WF #A41 WF #A42 WF #A43 WF #A44 WF #A45 WF #A46 WF #A47 WF #A48 WF #A49 WF #A50 WF #A51 WF #A52 WF #A53 WF #A54 WF #A55 WF #A56 WF #A57 WF #A58 WF #A59 WF #A60 WF #A61 WF #A62 WF #A63 WF #A64 WF #A65 WF #A66 WF #A67 WF #A68 WF #A69 WF #A70 WF #A71 WF #A72 WF #A73 WF #A74 WF #A75 WF #A76 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 #A89 WF #A90 WF #A91 WF #A92 WF #A93 WF #A94 WF #A95 WF #A96 WF #A97 WF #A98 WF #A99 WF #A100 WF #B1 WF #B2 WF #B3 WF #B4 WF #B5 WF #B6 WF #B7 WF #B8 WF #C1 WF #C2 WF #C3 WF #C4 WF #C5 WF #C6 WF #C7 WF #C8 WF #C9 WF #C10 WF #C11 WF #C12 WF #C13 WF #C14 WF #C15 WF #C16 WF #C17 WF #C18 WF #C19 WF #C20 WF #C21 WF #C22 WF #C23 WF #C24 WF #C25 WF #C26 WF #C27 WF #C28 WF #C29 WF #C30 WF #D1 WF #D2 WF #D3 WF #D4 WF #D5 WF #D6 WF #D7 WF #D8 WF #D9 WF #D10 WF #D11 WF #D12 WF #D13 WF #D14 WF #D15 WF #D16 WF #D17 WF #D18 WF #D19 WF #D20 WF



N
W E
S
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
02/10/2022

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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No:	Date:	Revision | Issue:

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-207

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

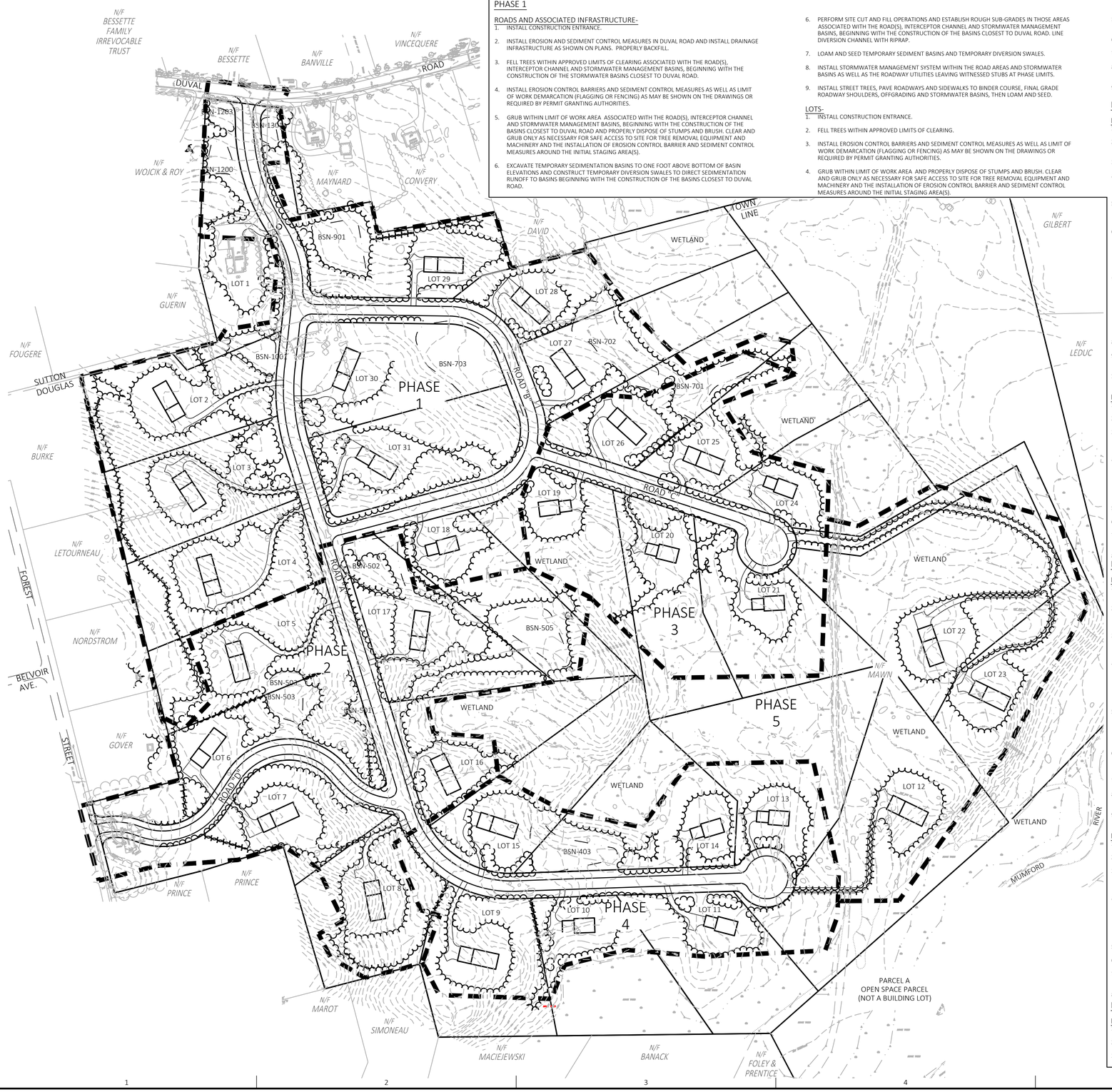
_____ AT _____

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

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents\... Latin files\projects (onDesktop)\projects\21-0083 - Duval Road Sutton & Douglas\dwg\21-0083 C-200.dwg



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 DRIVEWAY.

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 DRIVEWAY.

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.
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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 DRIVEWAY.

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.
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8. EXCAVATE AND INSTALL SEWAGE DISPOSAL SYSTEM, THEN FINAL GRADE SITE AND LOAM AND SEED.
9. PAVE DRIVEWAY.

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

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_____ _____

TOWN CLERK DATE

N

W E

S

BASIS OF BEARING: NAD 1983 MASS STATE PLANE COORDINATE 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:

GENERAL PHASING PLAN

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40883
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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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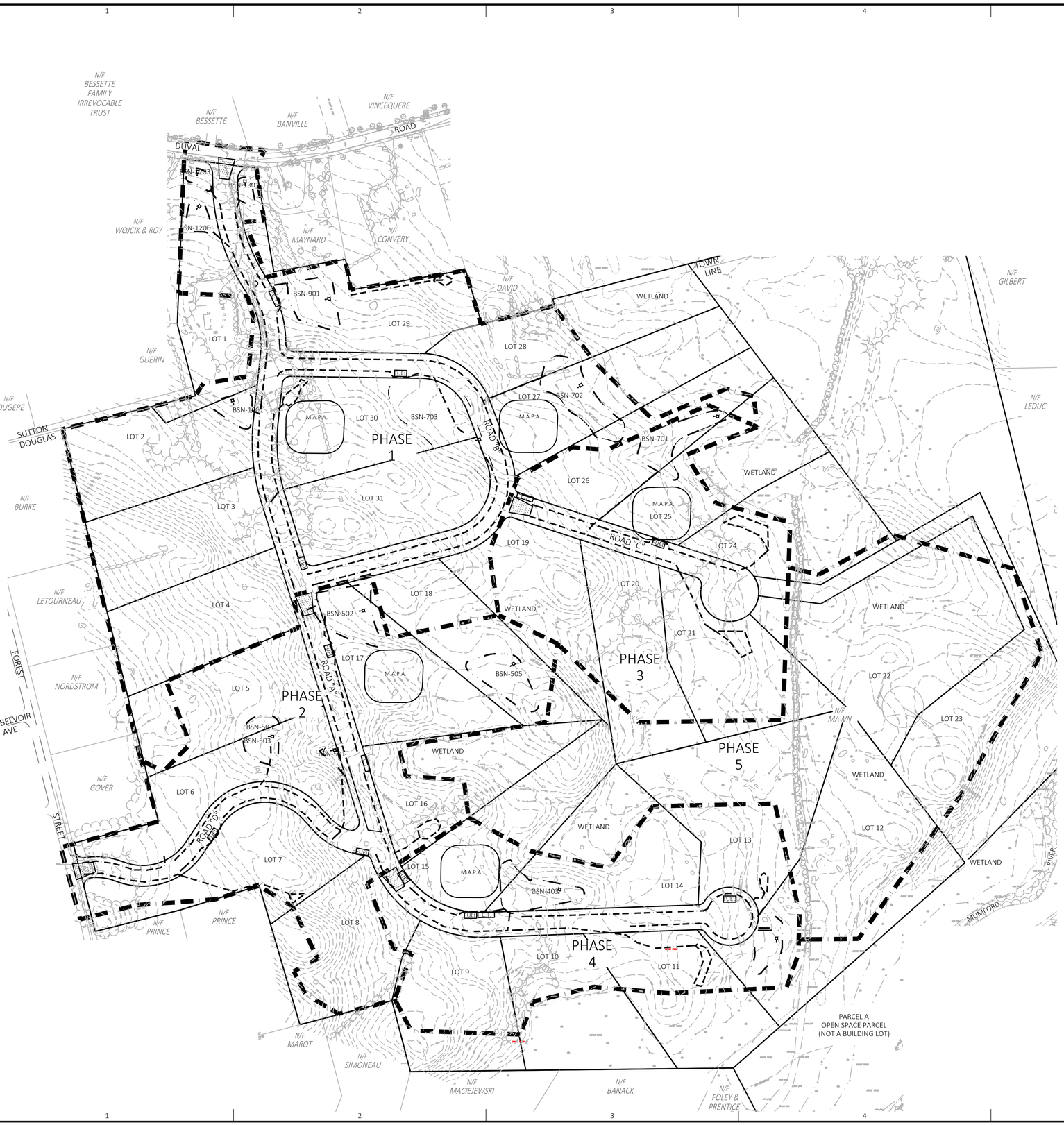

NOTES:

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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_____

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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_____ _____

TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

_____

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DATE:_____

APPROVED ON _____ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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_____ _____

TOWN CLERK DATE

N

W E

S

BASIS OF BEARING: NAD 1983 MASS STATE PLANE COORDINATE 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:

GENERAL SUBDIVISION EROSION AND SEDIMENT CONTROL PLAN

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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

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TOWN CLERK DATE

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SUTTON PLANNING BOARD

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TOWN CLERK DATE

N

W BASIS OF BEARING: NAD 1983 MASS STATE PLANE COORDINATE SYSTEM E

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:

GENERAL LOTS EROSION AND SEDIMENT CONTROL PLAN

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

Prepared By:

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Scale: 1" = 120'

Sheet No.:

C-223

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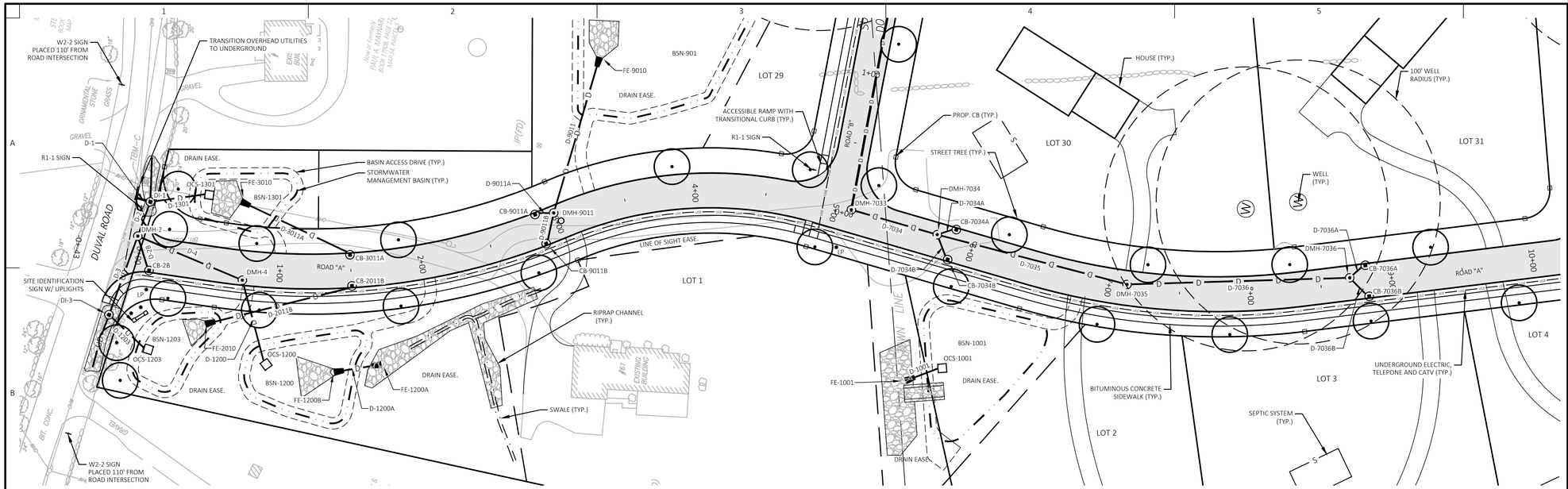
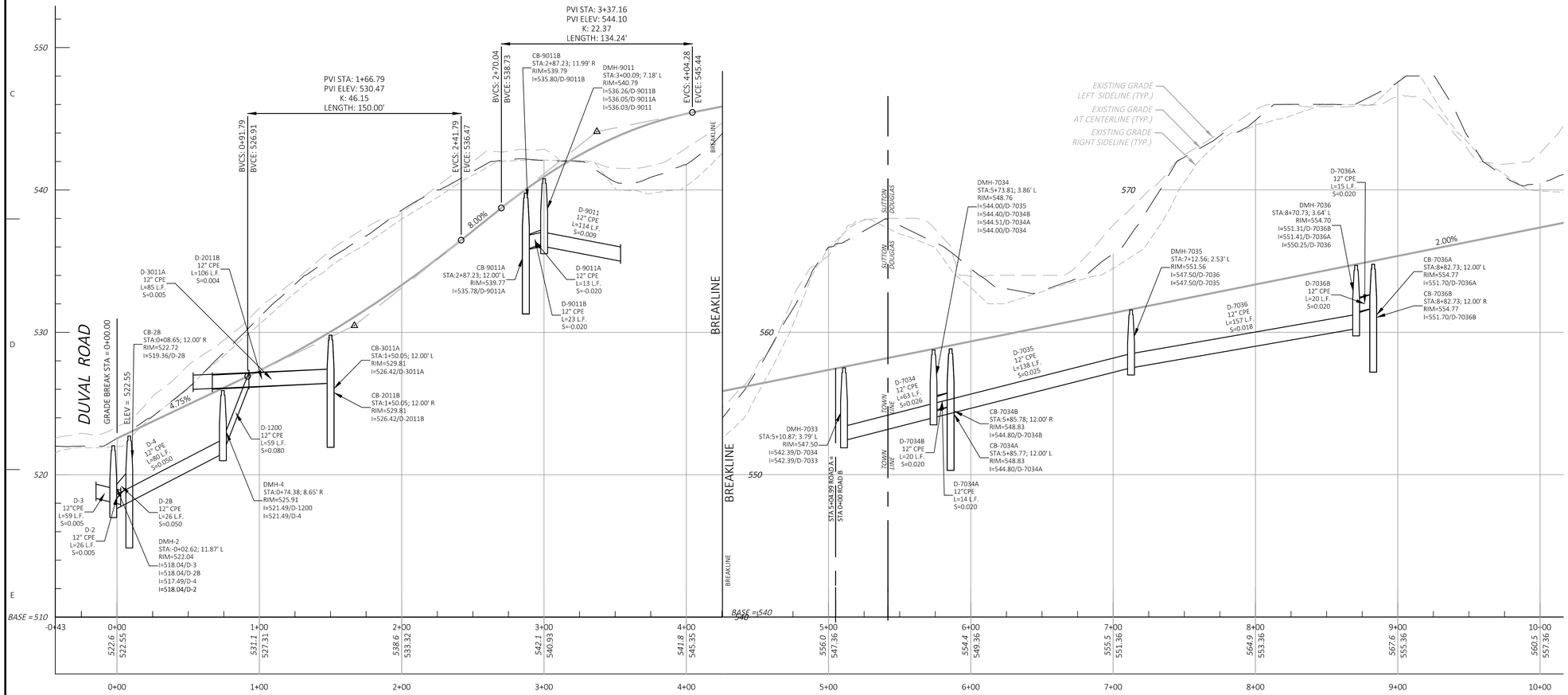


PLAN



PROFILE

6

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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:

STORMWATER TREATMENT UNITS (SWTU) SHALL BE CDS 2015-4 STRUCTURES. THE FOLLOWING STRUCTURES SHALL BE STORMWATER TREATMENT UNITS.

CB-2B, CB-2011B, CB-3011

DMH-52, DMH-401, DMH-4032, DMH-4042, DMH-5011, DMH-5021, DMH-5031, DMH-7012, DMH-7021, DMH-7031, DMH-901

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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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

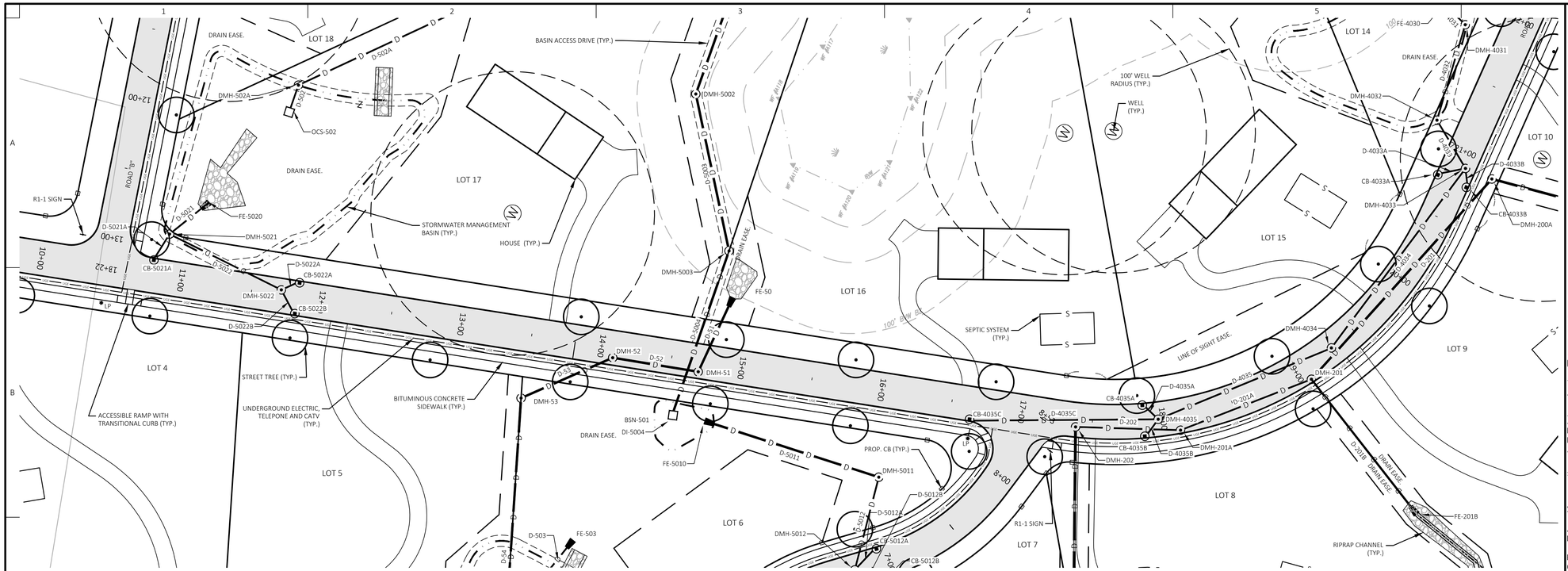
0 20 40 80 120

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

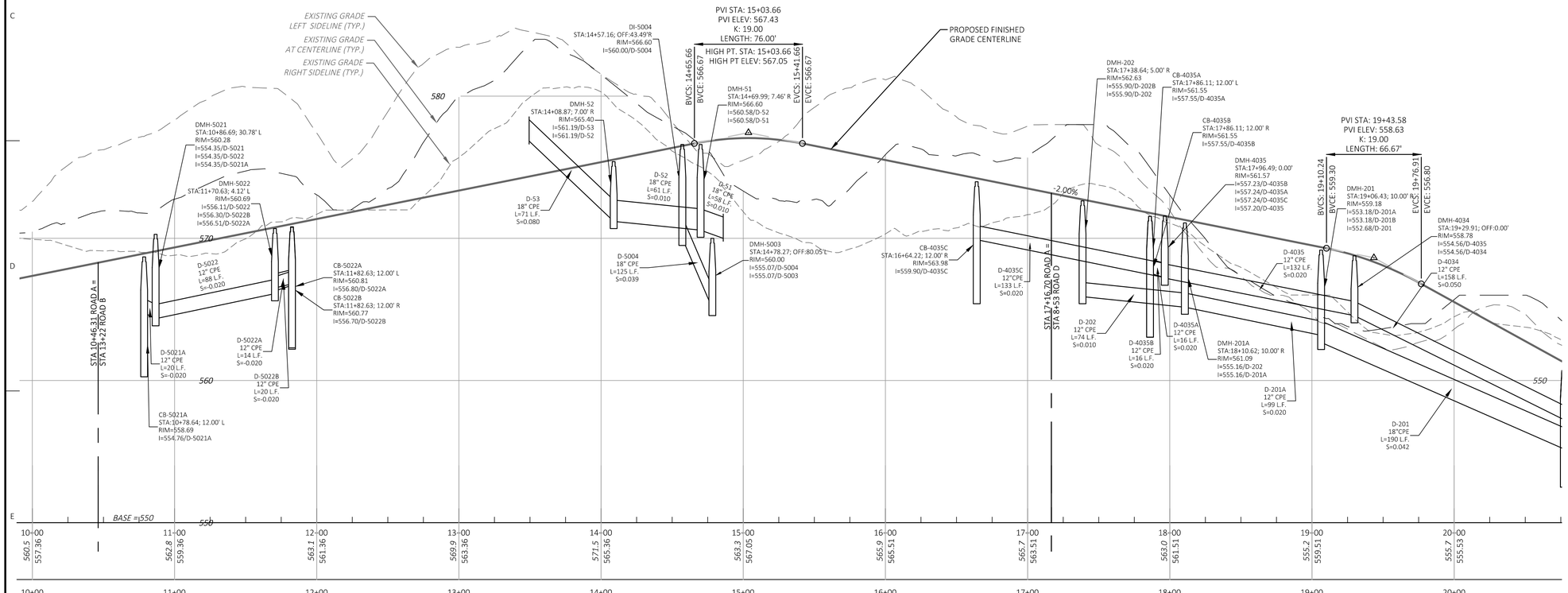
Sheet No.:

C-301

C:\Users\Mschultz\Land Design Collaborative\Land Design Collaborative - Documents_-_Data\Newprojects (landdesignpractice)\PROJECTS\21-0083 - Duval Road Station & Douglas\SHEETS\21-0083 C-300.dwg



PLAN



PROFILE

6

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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 10+00 TO STA 20+50

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

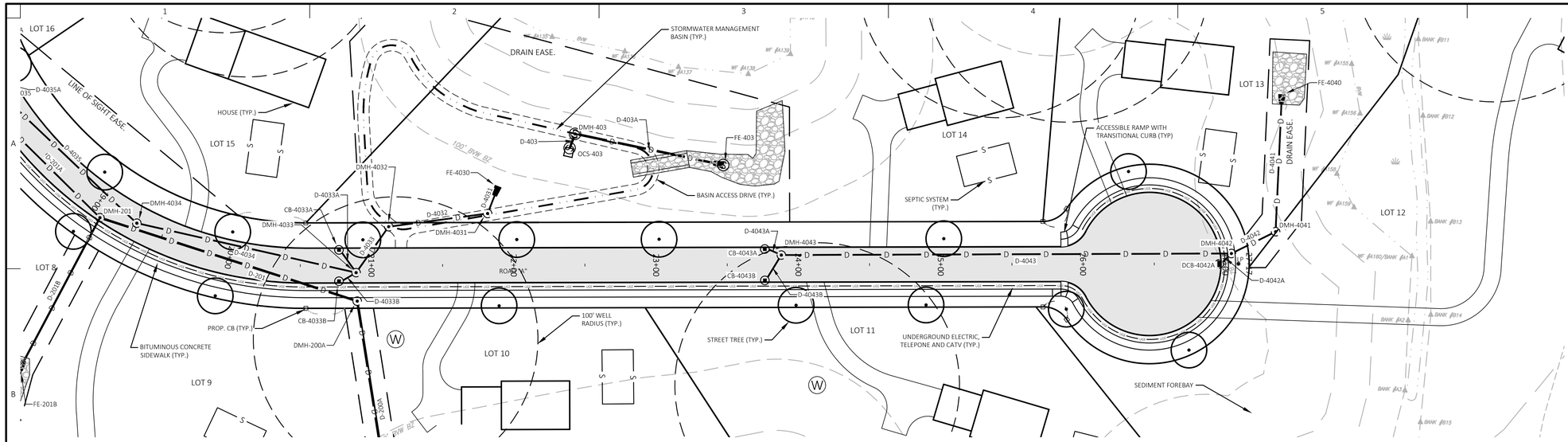
Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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

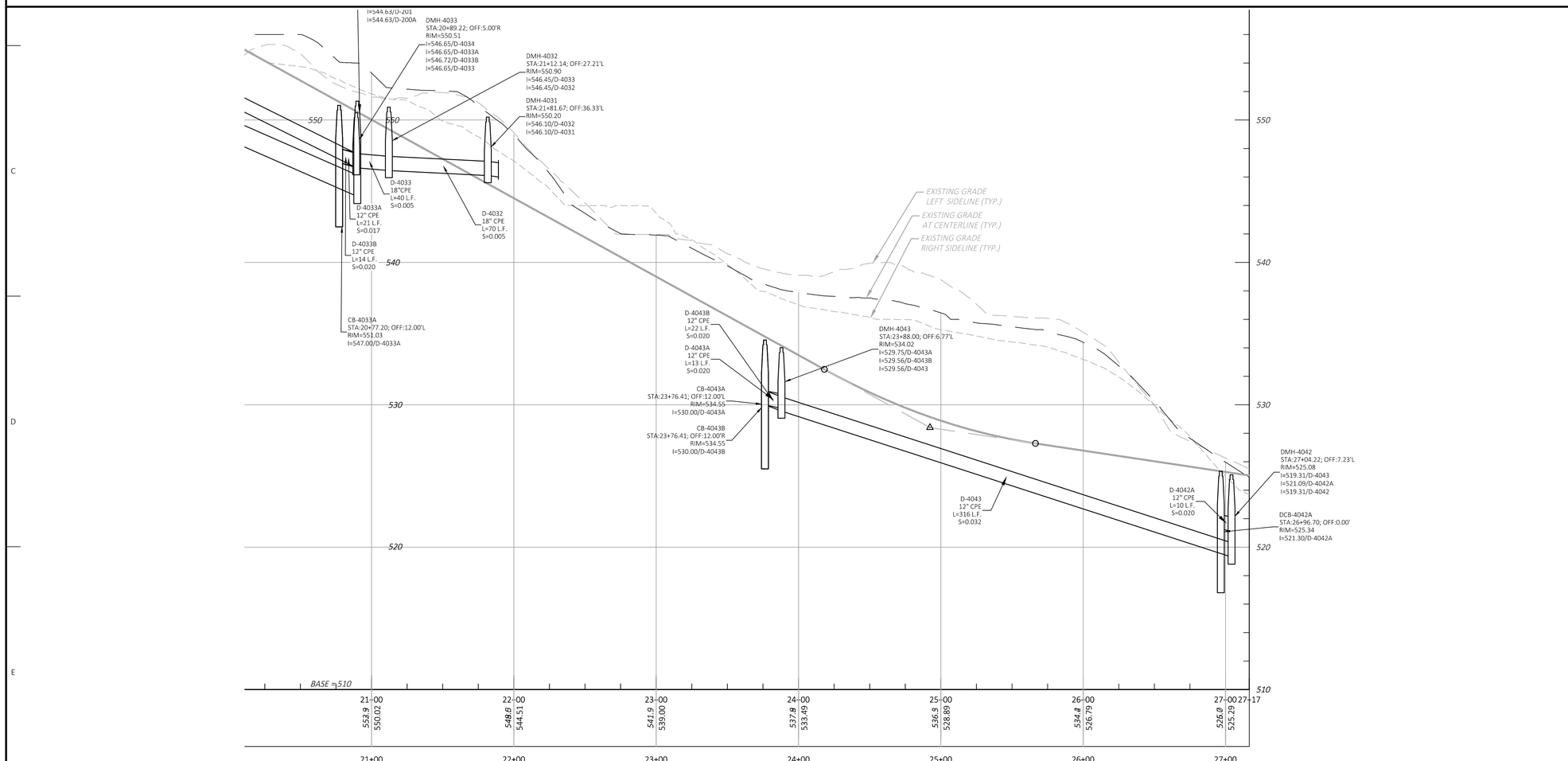
Sheet No.:

C-302

C:\Users\Michael.Scott\Land Design Collaborative\Land Design Collaborative - Documents_-_Clients_New\projects (working)\active\20-0083 - Flynn Road Sutton & Douglas\MWS\13 SHEETS\20-0083 C-300.dwg



PLAN



PROFILE

6

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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.

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TOWN CLERK DATE

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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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

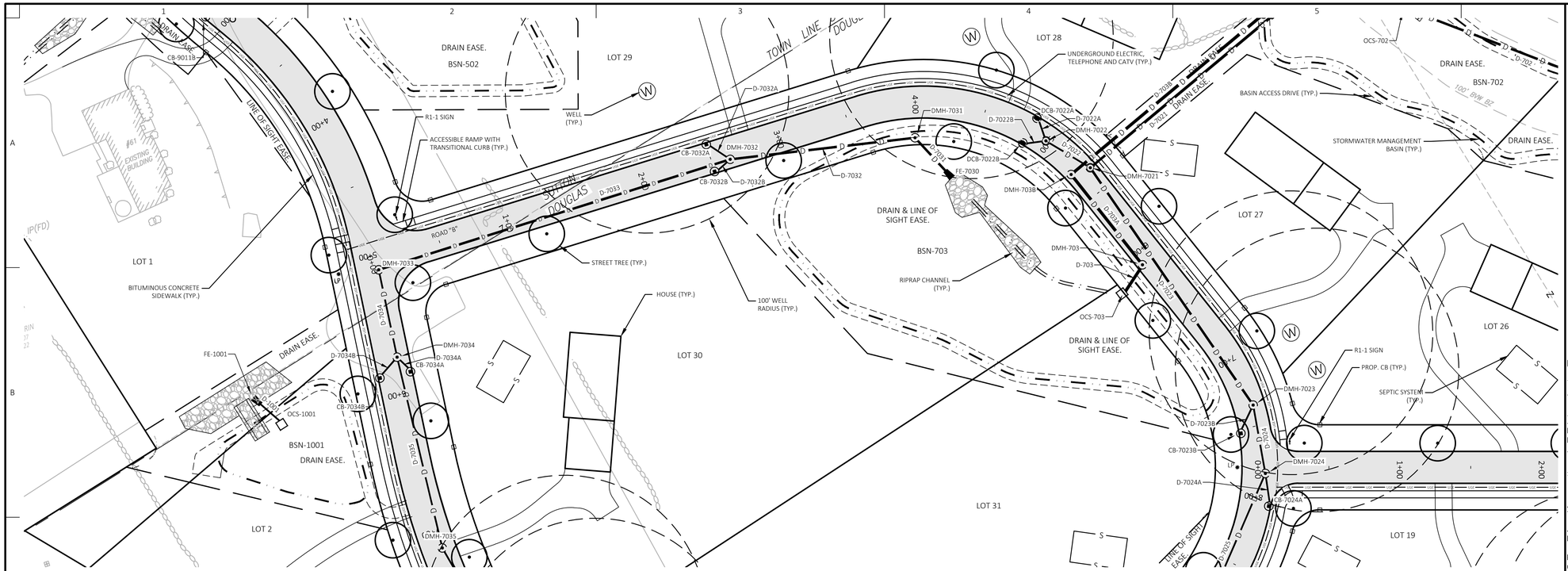
Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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

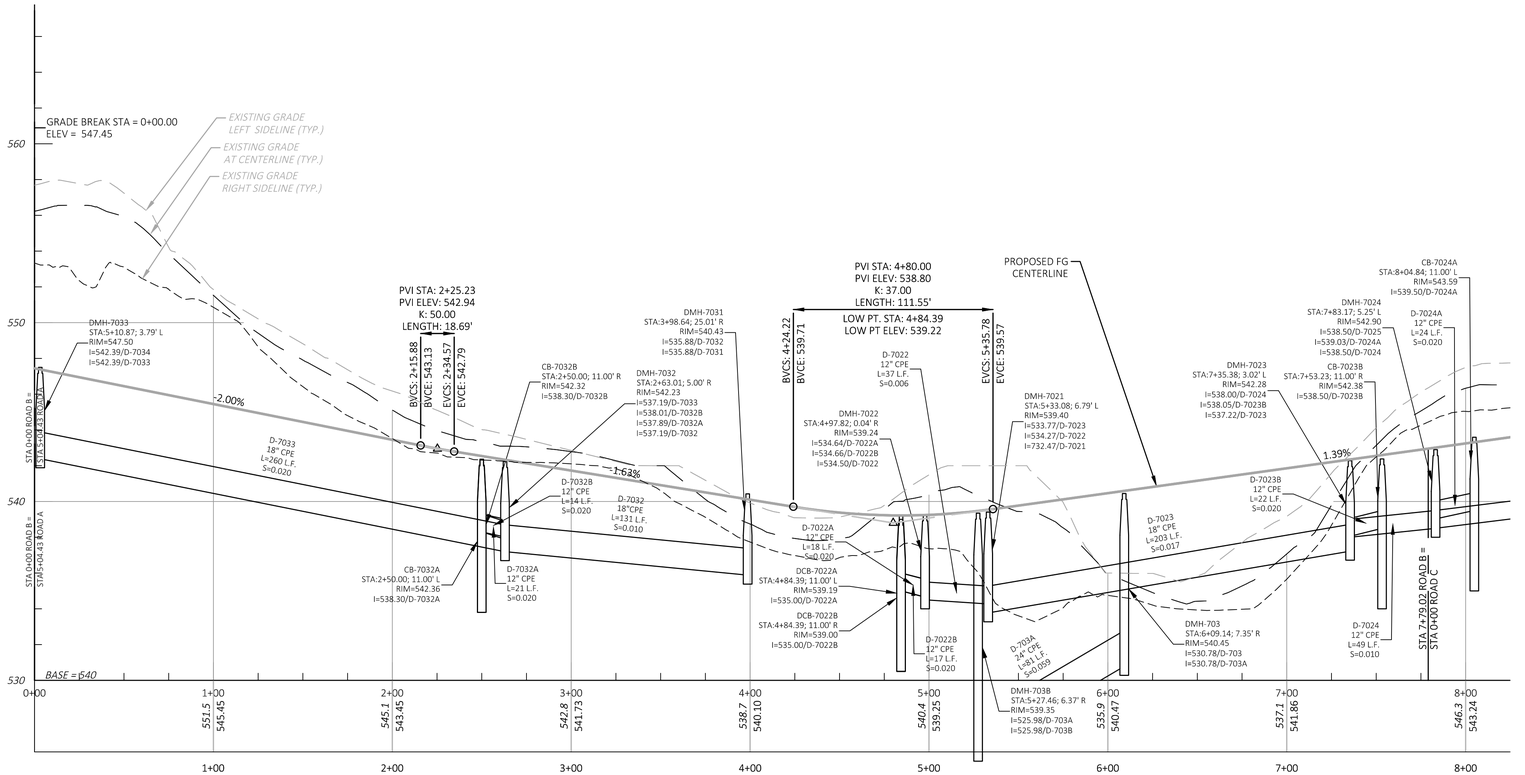
Sheet No.:

C-303

C:\Users\MichaelScott\Land Design Collaborative - Documents_ - Latest Key Projects (sortbydesignation)\PROJECTS\20-0083 - Dowd Road Sutton & Douglas\DWGS\20-0083 C-300.dwg



PLAN



PROFILE

6

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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 B
STA 0+00 TO STA 8+00

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40063
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

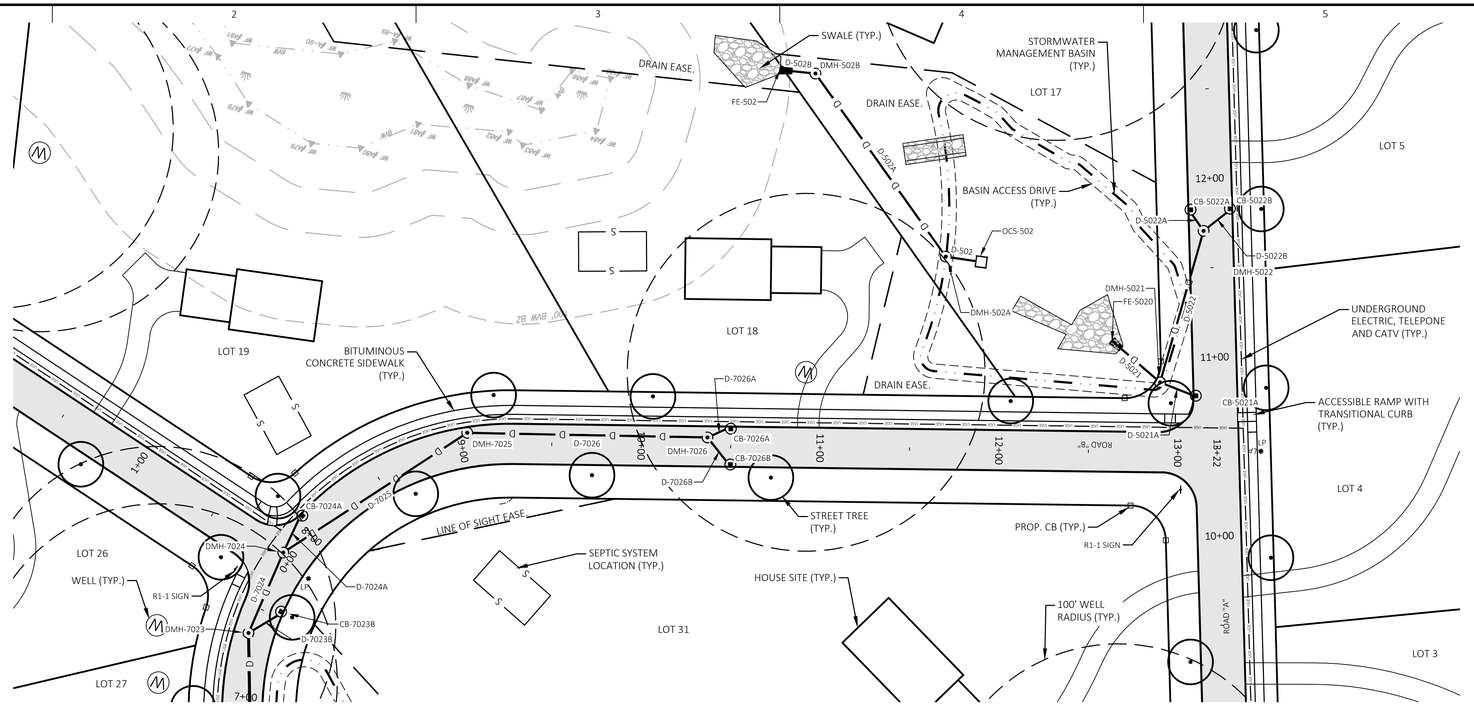
Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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

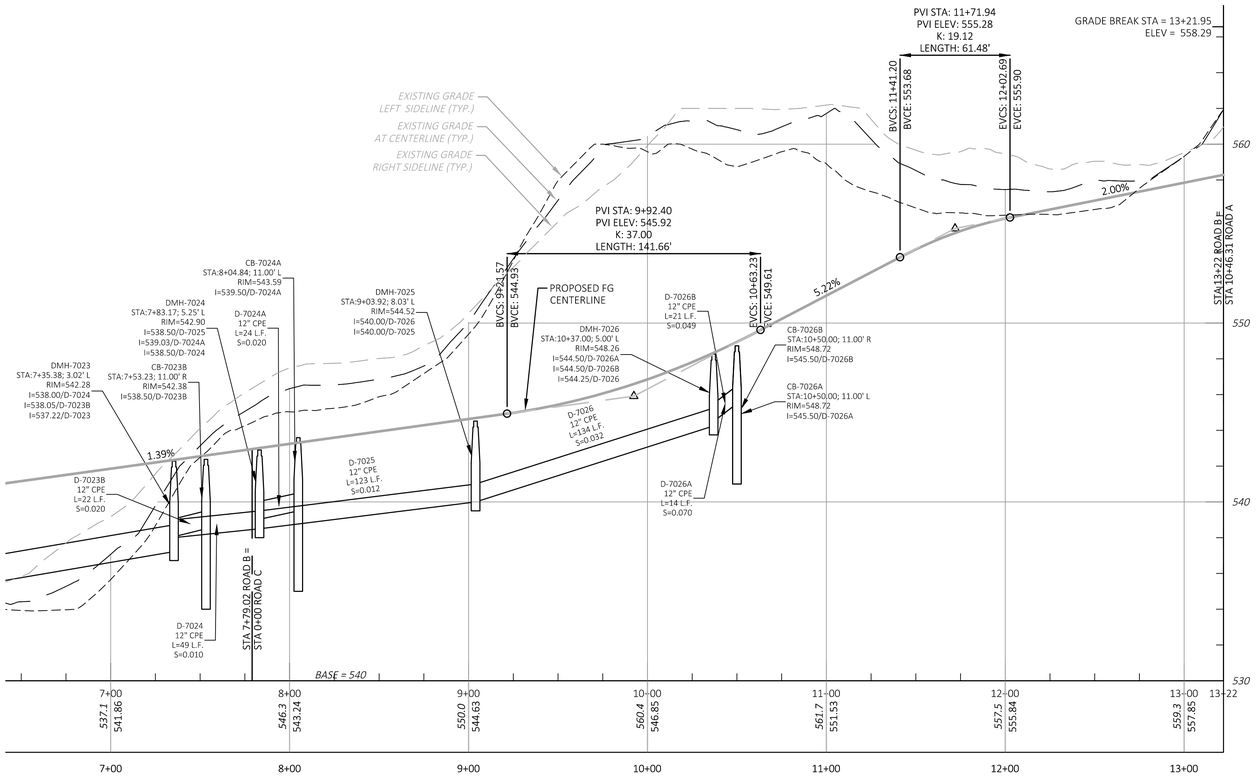
Sheet No.:

C-304

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents_ - Latest Mini projects (LandDesignAdmin@PROJECTS2).v2021.1083 C-304.dwg



PLAN



PROFILE

6

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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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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DATE:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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 B
STA 8+00 TO STA 13+22

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40063
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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

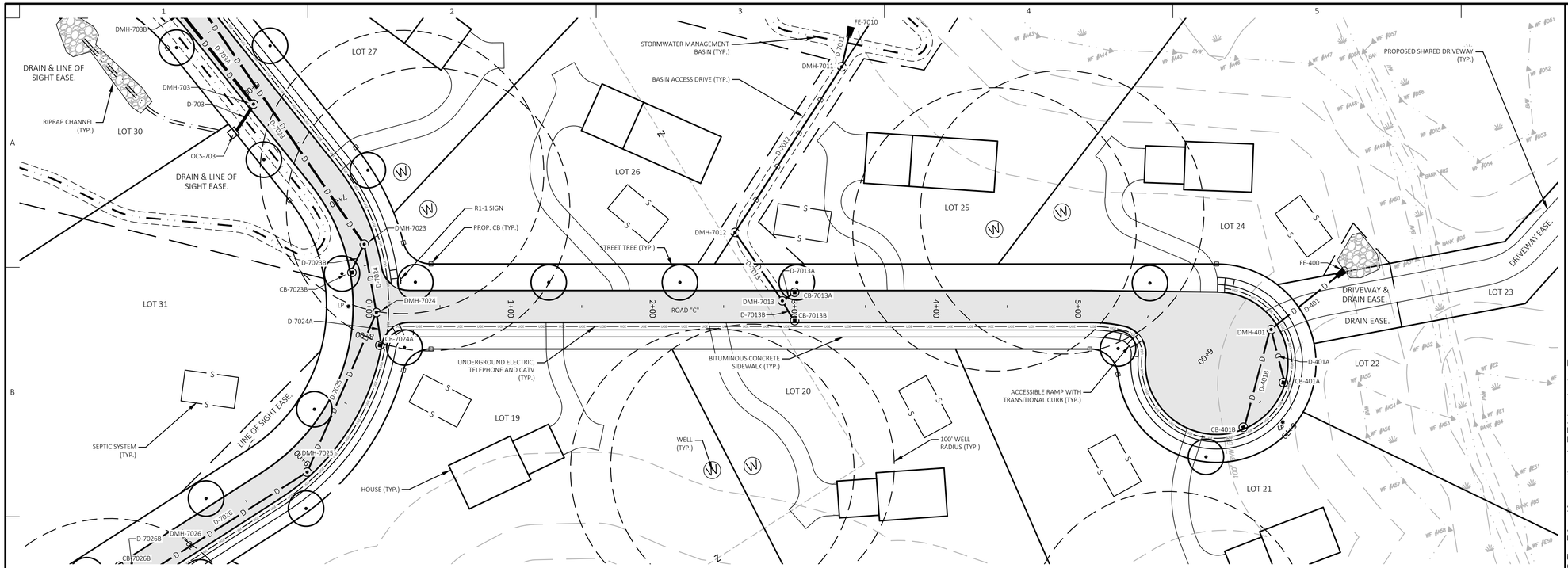
0 20 40 80 120

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

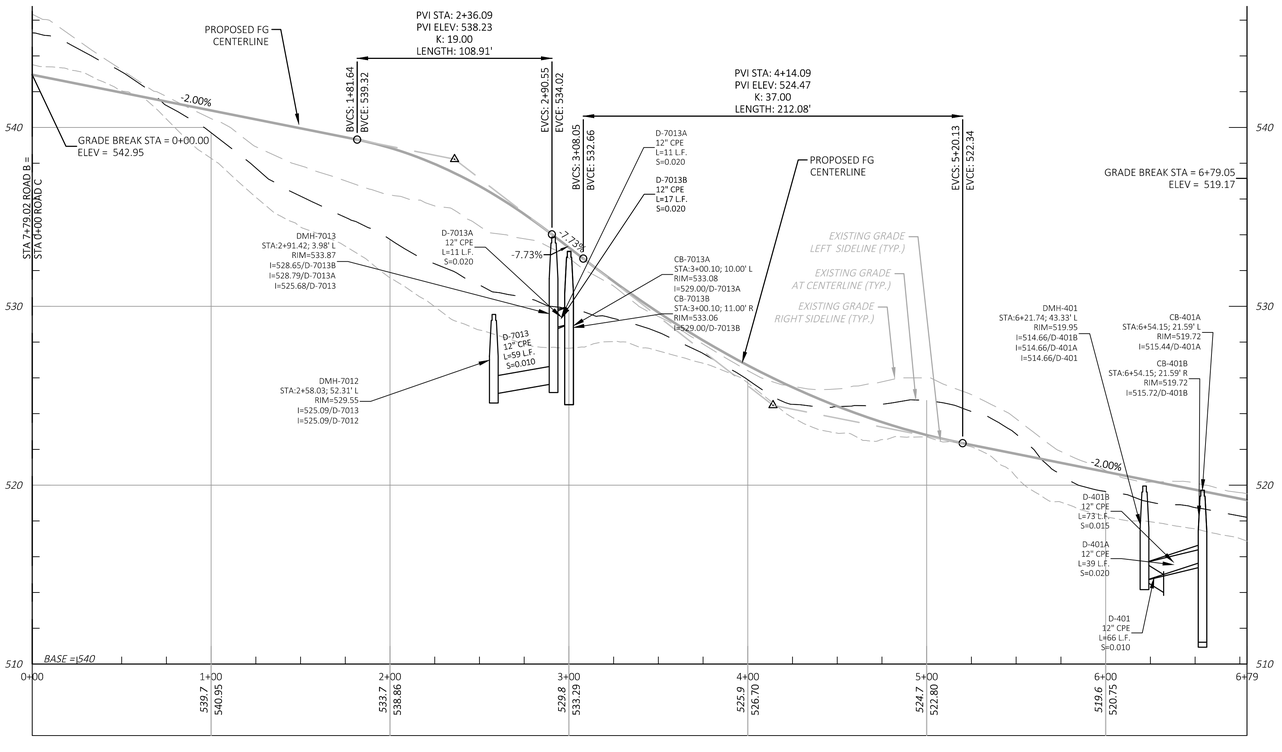
Sheet No.:

C-305

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents_ - Cabin Mountain\Projects\Sutton Douglas\Plans\CTSD\20-0083 - Dowd Road Sutton & Douglas\DWG\20-0083 C-300.dwg



PLAN



PROFILE

6

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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APPROVED ON _____ , SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

02/10/2022

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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No:	Date:	Revision | Issue:

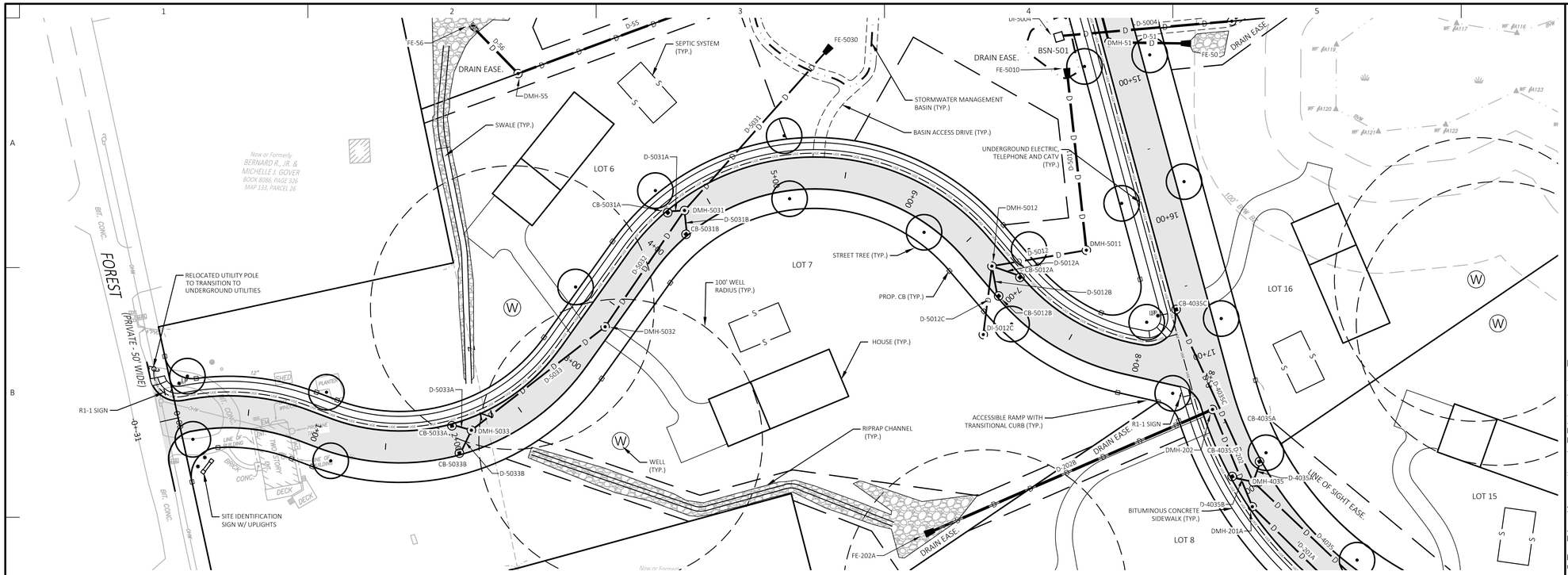
Drawn By:	CMP	Checked By:	WMB
Date:	02/10/2022	Project No.:	20-0083

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

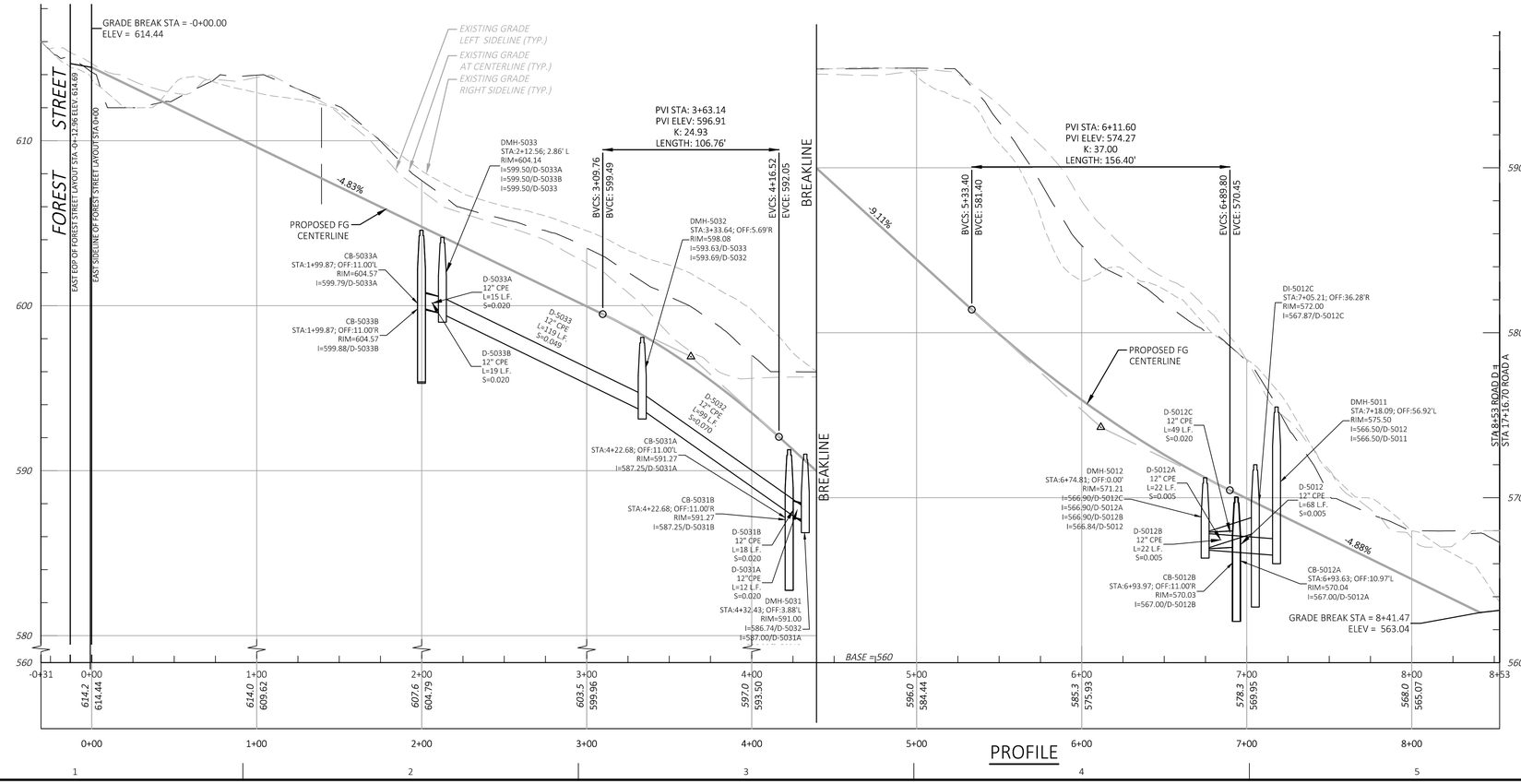
Sheet No.:

C-306

C:\Users\Michaelb.scott\Land Design Collaborative\Land Design Collaborative - Documents_-_Clients_New\projects (working)\active\20-0083 - Duval Road Sutton & Douglas\MWS\13 SHEETS\20-0083 c-300.dwg



PLAN



PROFILE

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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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_____ _____
TOWN CLERK DATE

N
W E
S
GRASS 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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL A. SCOTT
CIVIL
No. 40063
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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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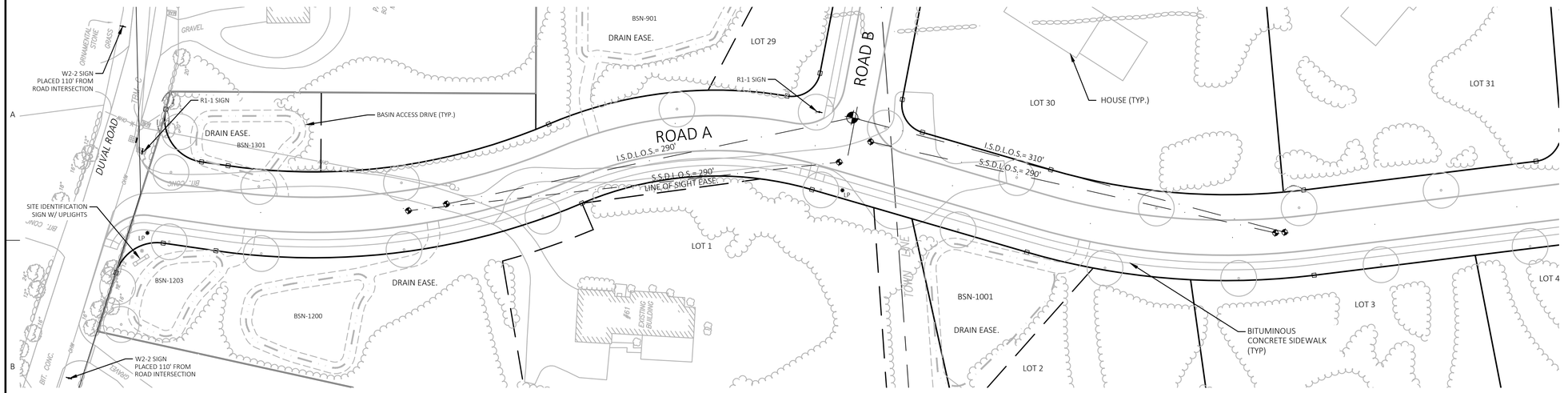
No:	Date:	Revision | Issue:

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

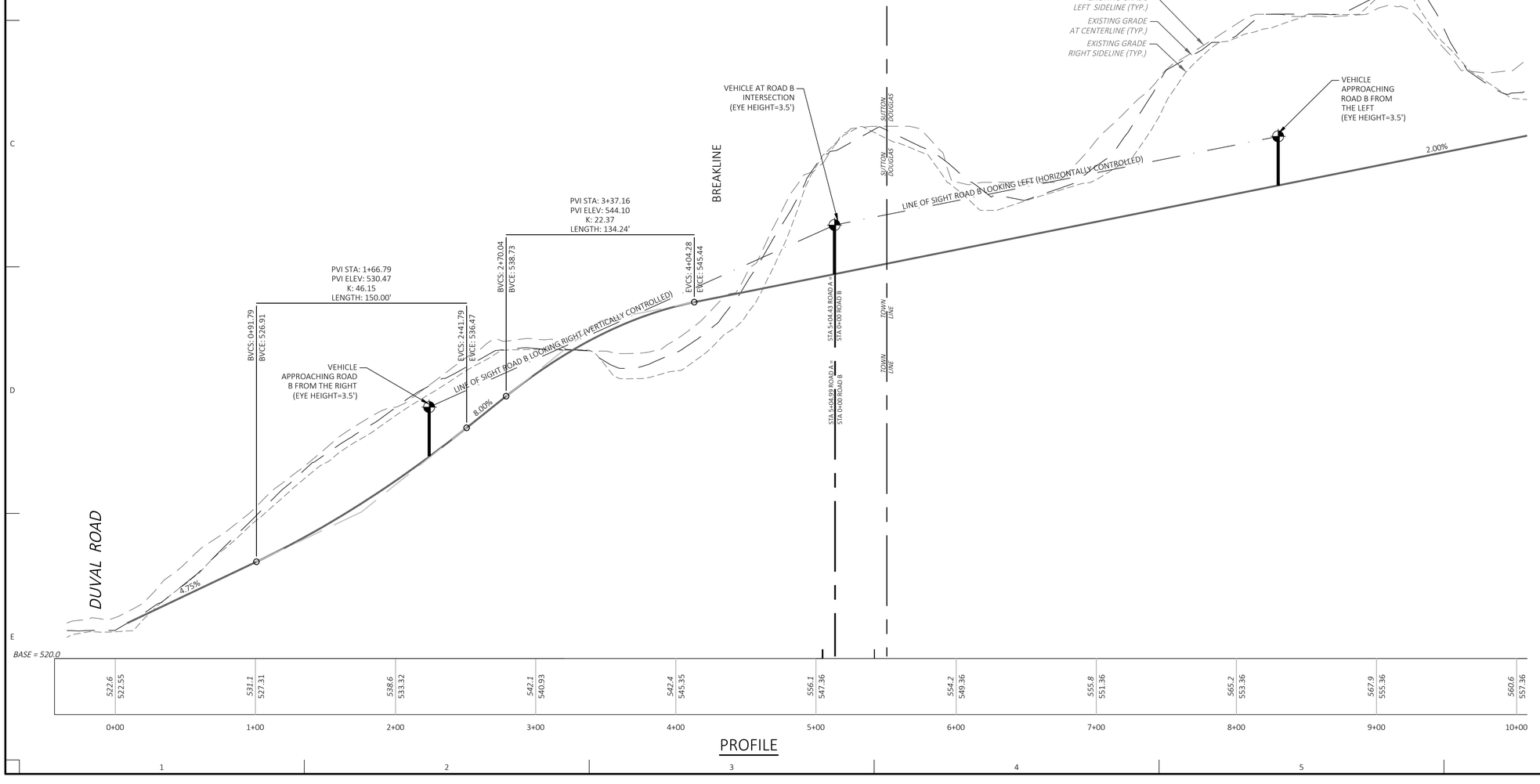
0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-307

C:\Users\MichaelScott\Land Design Collaborative\Land Design Collaborative - Documents_ - Latest New projects (Landscape.gov)\PROJECTS\20-0083 - Dowd Road Sutton & Douglas\DWG\20-0083 C-300.dwg



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:_____

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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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:
LINE OF SIGHT @ ROAD B
PLAN & PROFILE
ROAD A
STA 0+00 TO STA 10+00

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40883
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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.
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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-351

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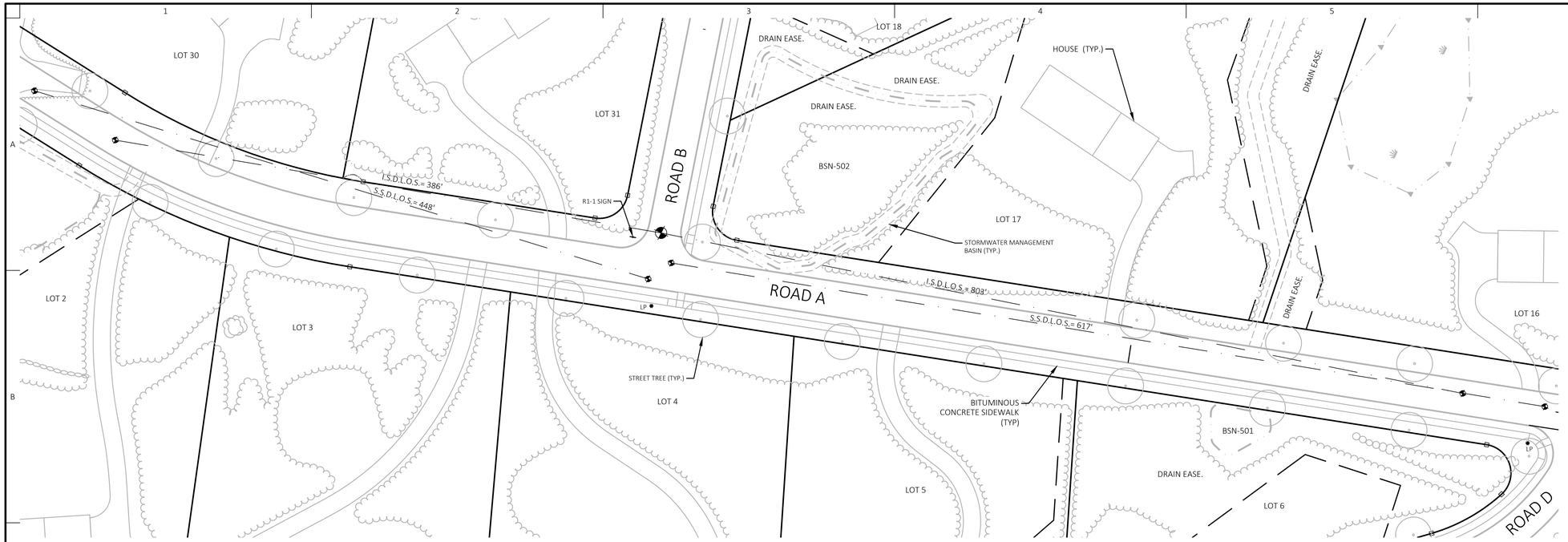
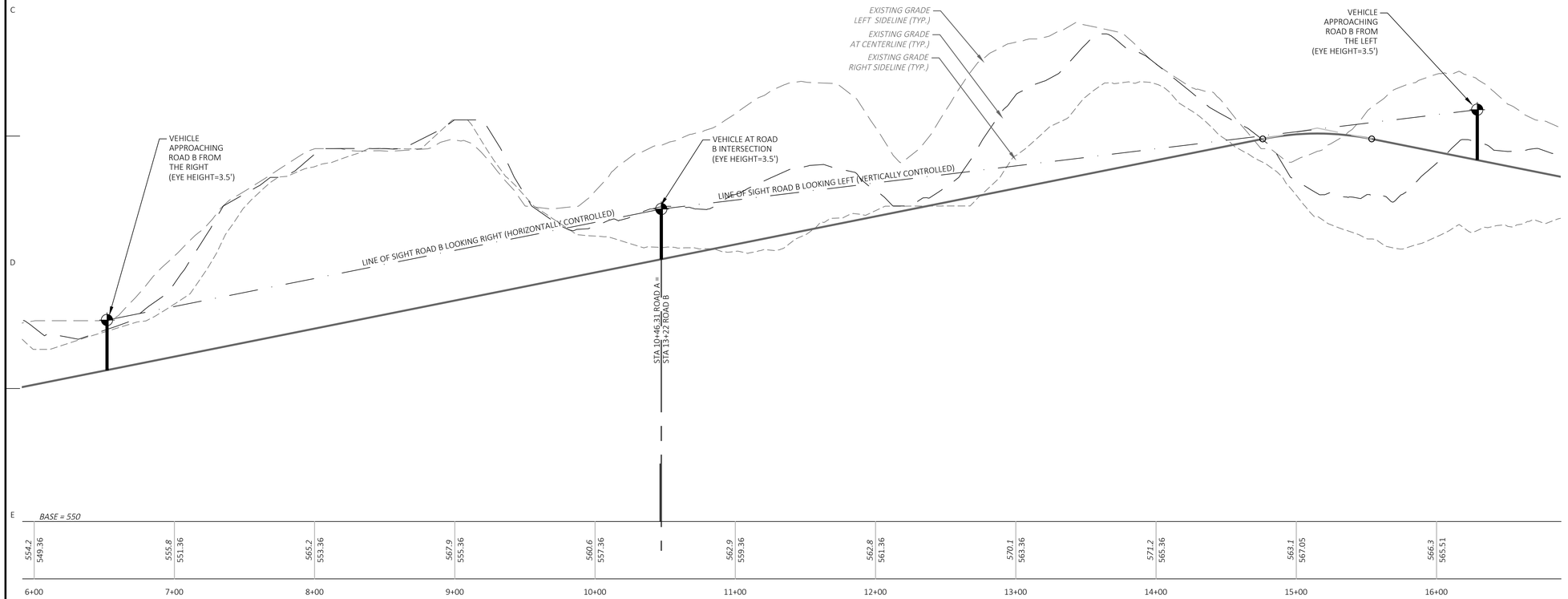


PLAN



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

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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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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:
LINE OF SIGHT @ ROAD B
PLAN & PROFILE
ROAD A
STA 6 +00 TO STA 16+75

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
No. 40883
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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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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-352

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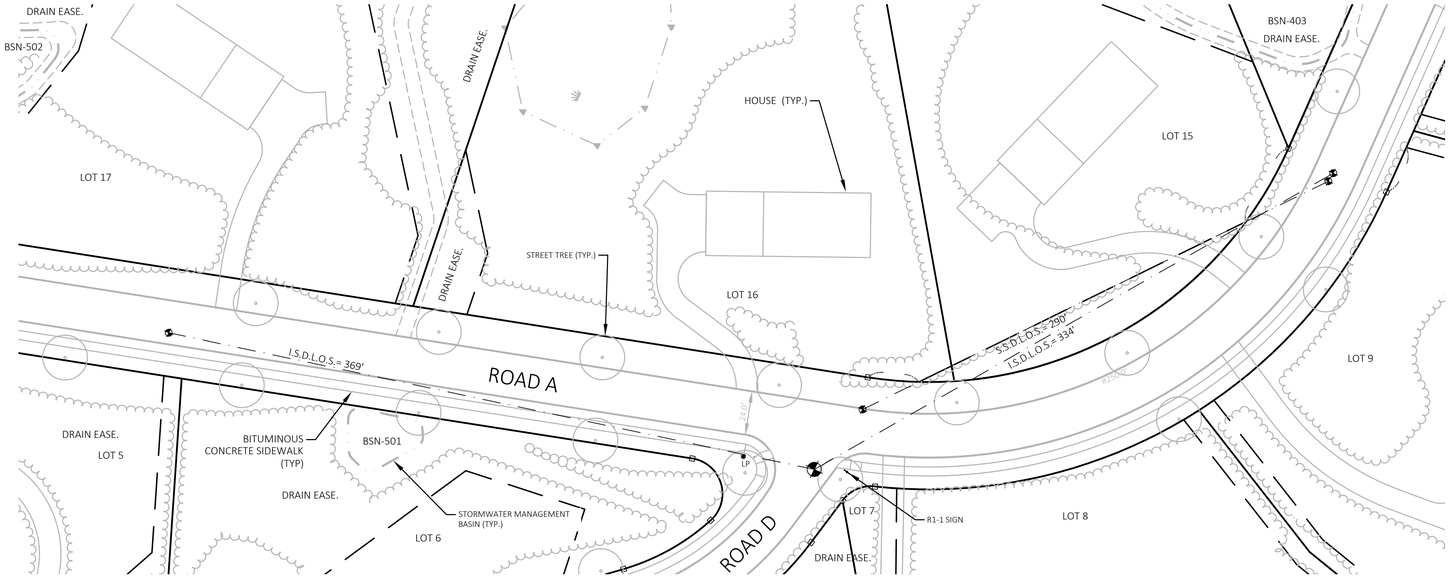

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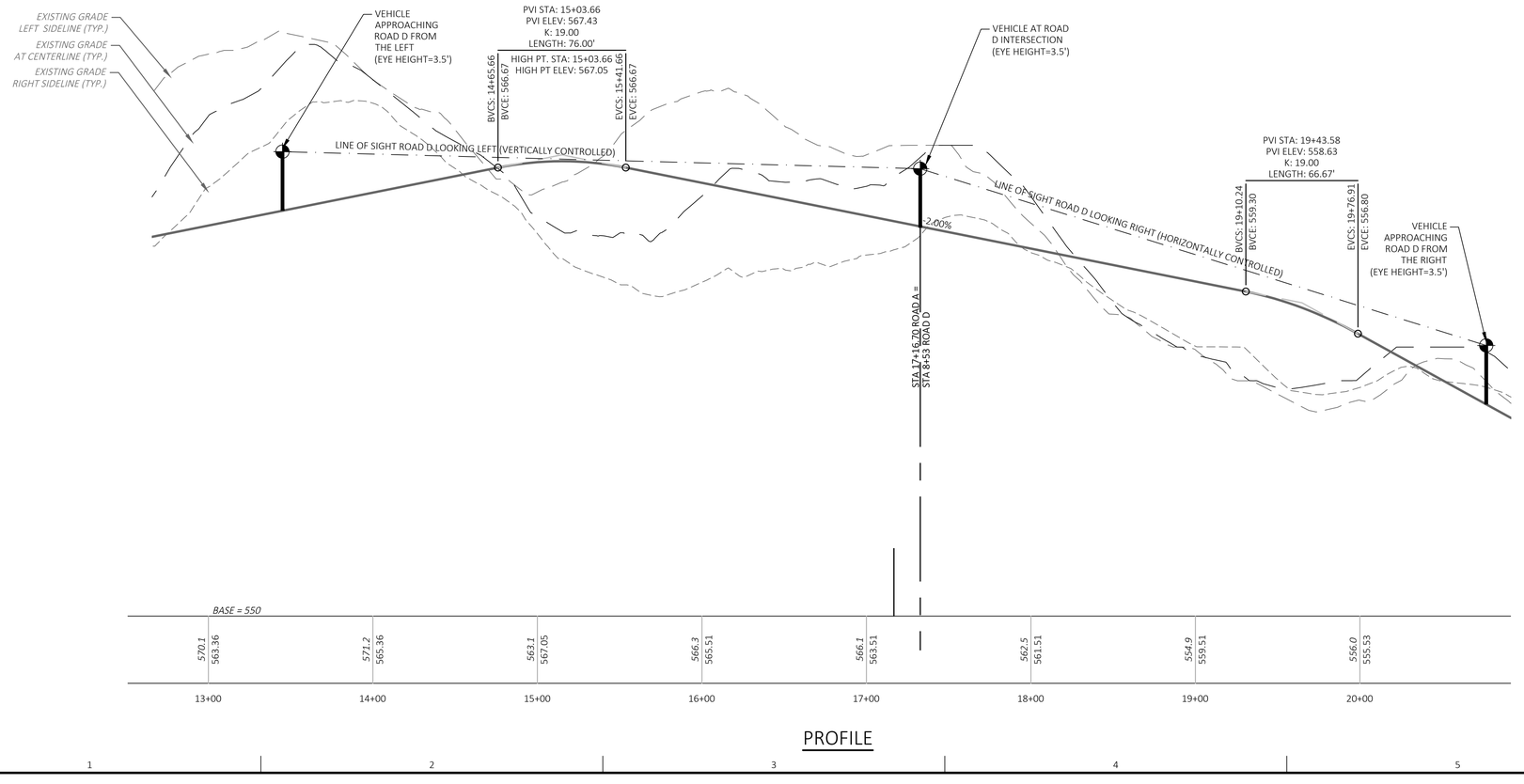

PROFILE

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:_____

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

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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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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-353

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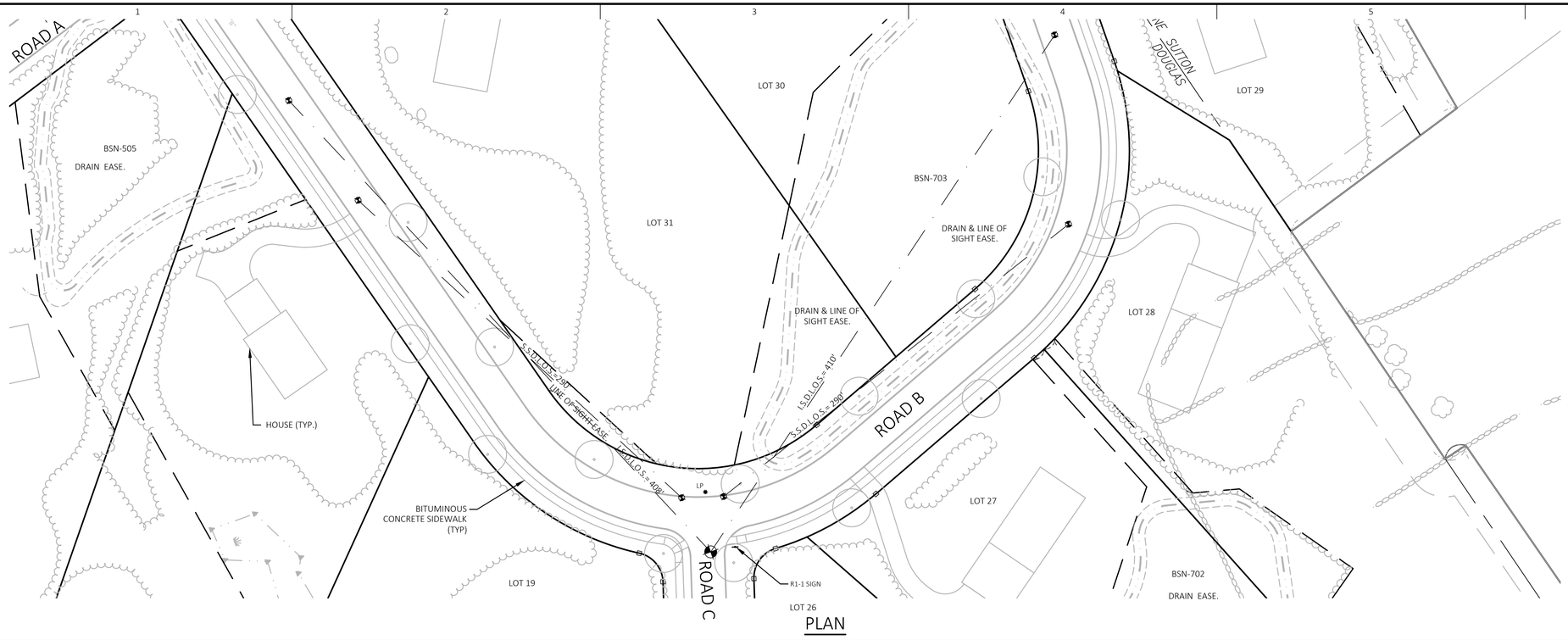
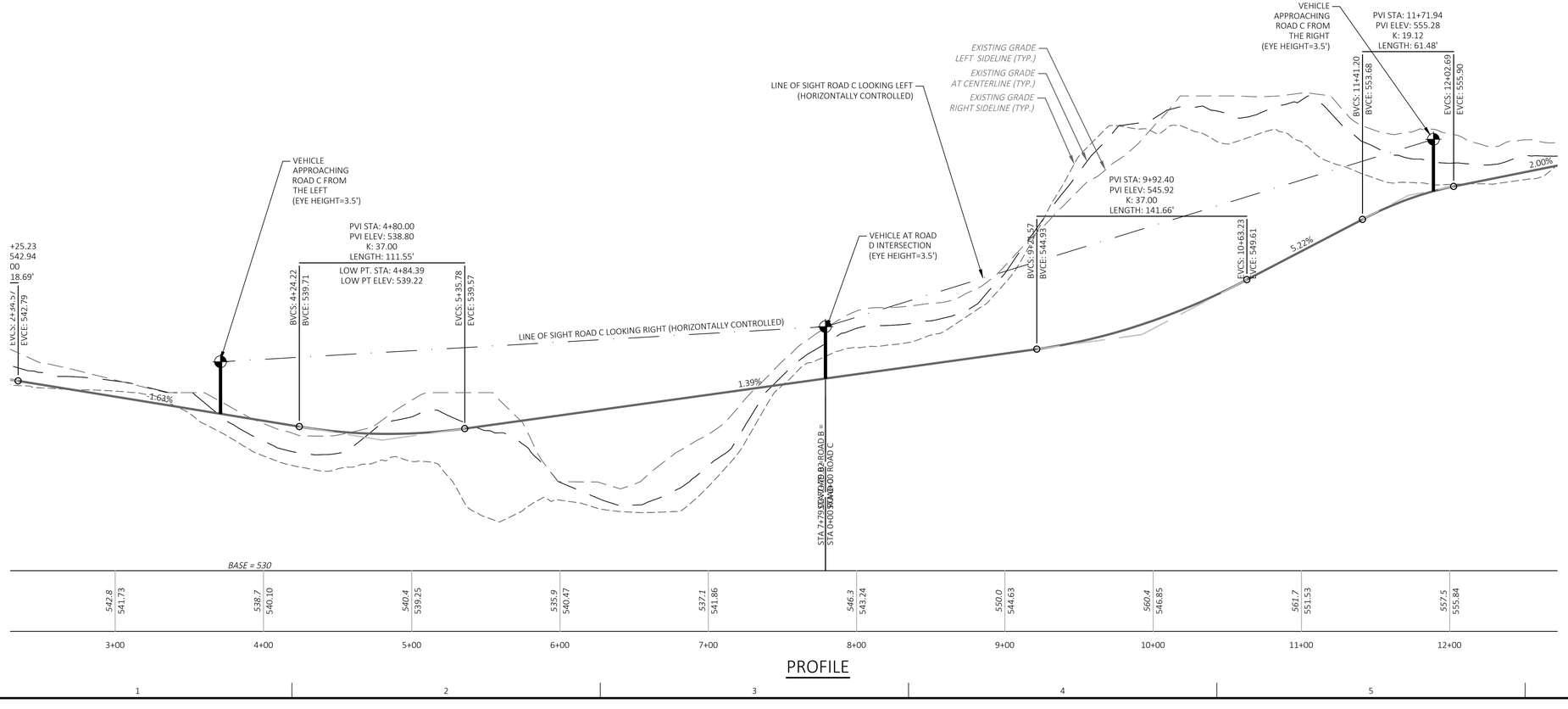


PLAN



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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TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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_____ _____

TOWN CLERK DATE

BASIS OF BEARING: NAD 1983 EASS, 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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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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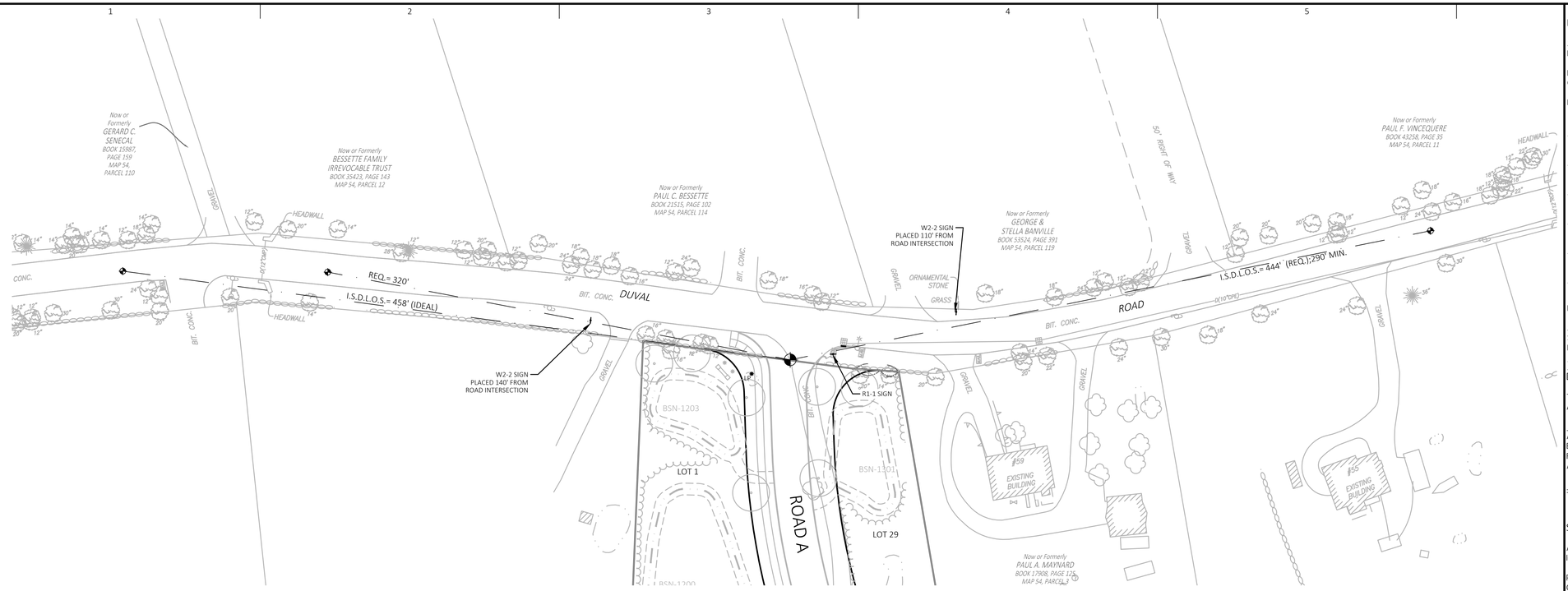
No:	Date:	Revision | Issue:

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

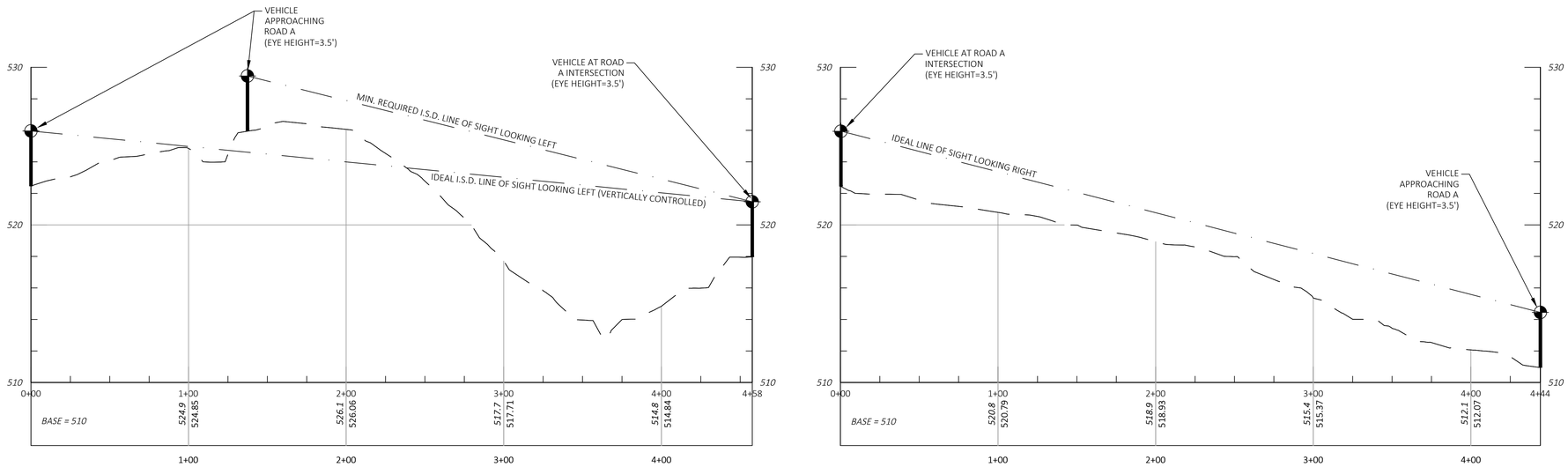
0 20 40 80 120
Scale: 1" = 4' V : 1" = 40' H

Sheet No.:
C-354

C:\Users\WayneMeeks\Land Design Collaborative\Land Design Collaborative - Documents_ - Metro New Projects (Landing Area)\PROJECTS\20-0083 - Dowe Road Sutton & Douglas\DWG\20-0083-C-354.dwg



PLAN



PROFILE- DUVAL ROAD

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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_____ _____
TOWN CLERK DATE

SUTTON PLANNING BOARD

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SUTTON PLANNING BOARD

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_____ _____
TOWN CLERK DATE

N
W E
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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
PLAN & PROFILE
LINES OF SIGHT
DUVAL ROAD @ ROAD A

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
No. 49883
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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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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-355

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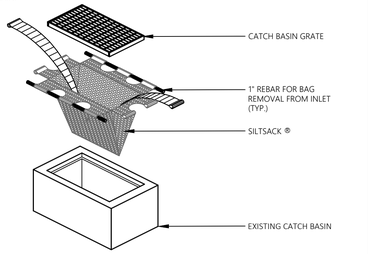
NOTES:

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.

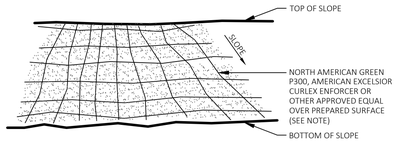


INLET SEDIMENT CONTROL DEVICE

31 25 00 N.T.S.

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).

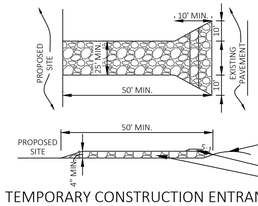


SLOPE STABILIZATION

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.

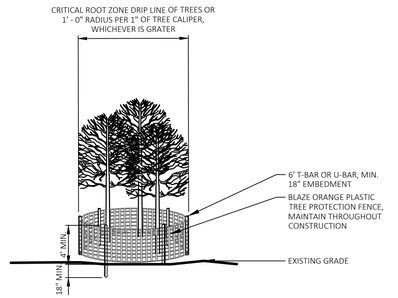


TEMPORARY CONSTRUCTION ENTRANCE

31 25 00 N.T.S.

NOTES:

1. THIS AREA SHALL NOT BE USED FOR STORAGE

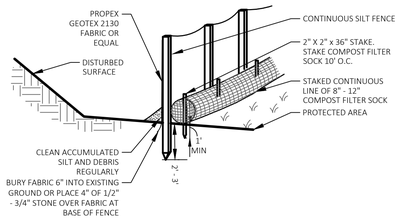


DRIP LINE TREE PROTECTION

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

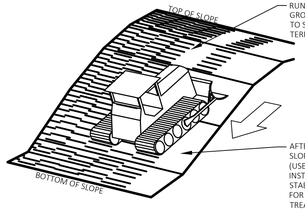


SILT FENCE WITH FILTER SOCK

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.

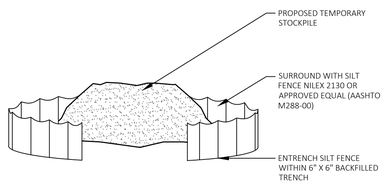


SLOPE TERRACING

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.

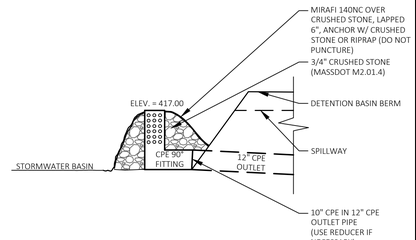


TEMPORARY STOCKPILE

31 25 00 N.T.S.

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.

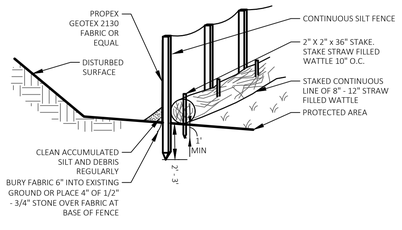


TEMPORARY RISER PIPE

31 25 00 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

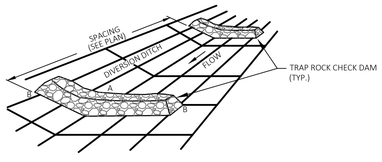


SILT FENCE WITH STRAW WATTLE

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.

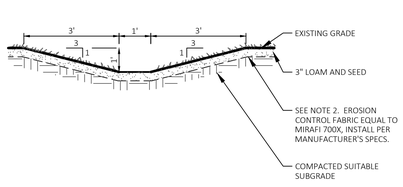


STONE CHECK DAM

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.

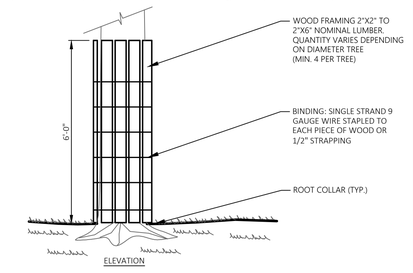


VEGETATED SWALE - FLAT BOTTOM

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.

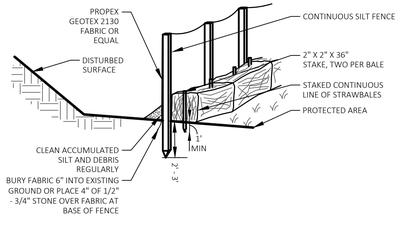


TREE TRUNK PROTECTION

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

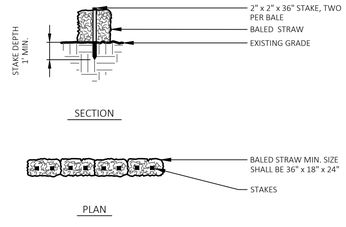


SILT FENCE WITH STRAWBALE

31 25 00 N.T.S.

NOTES:

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



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

_____

_____

_____

_____

_____

_____

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40883
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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.
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No:	Date:	Revision | Issue:

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

Scale: AS NOTED

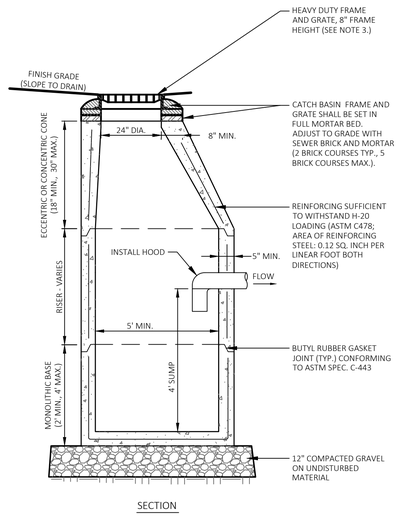
Sheet No.:

C-401

C:\Users\WynnBerk\Land Design Collaborative\Land Design Collaborative - Documents_1 Clients Area\projects (landscape plans)\PROJECTS\21-0083 - Duval Road (Sutton & Douglas)\DWG\21-0083 C-400.dwg

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.

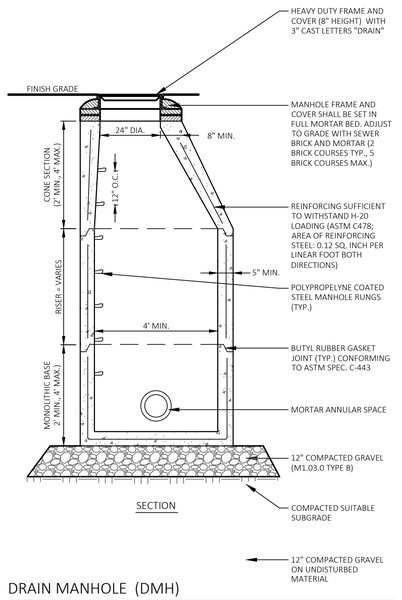


CATCH BASIN (CB)

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.

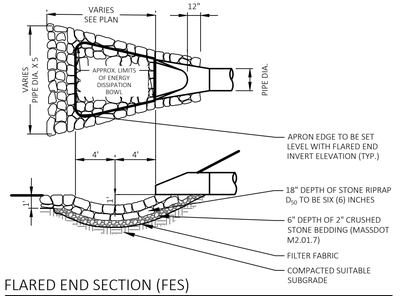


DRAIN MANHOLE (DMH)

33 40 00 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.

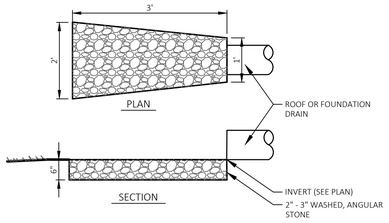


FLARED END SECTION (FES)

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.

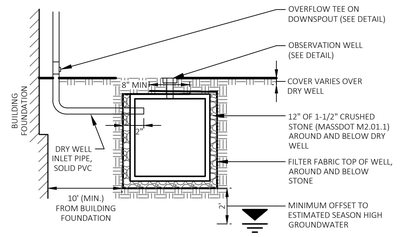


OUTLET PROTECTION

33 40 00 N.T.S.

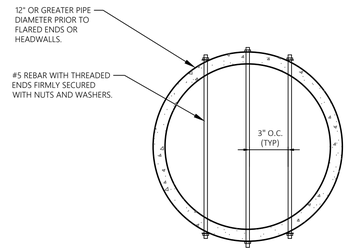
NOTES:

1. DRY WELL TO BE PRECAST CONCRETE STRUCTURE WITH CRUSHED STONE SURROUND. DRY WELL(S) SHALL BE _____( ) FOOT DIAMETER, _____( ) FOOT DEPTH . DRY WALL SHALL BE (SCITUATE PRECAST OR WACHUSETT PRECAST OR _SPECIFICATION___).
2. FILTER FABRIC SHALL BE MIRAFI 140N OR US FABRICS 120NW.



DRY WELL

33 40 00 N.T.S.



DRAINAGE SAFETY GRATE

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

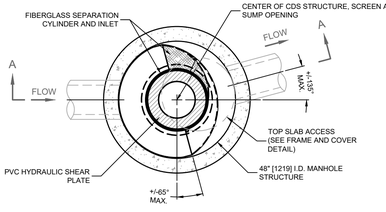
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

_____ AT _____

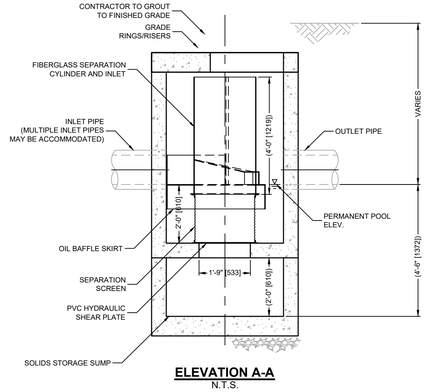
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

_____ _____

TOWN CLERK DATE



PLAN VIEW B-B
N.T.S.



ELEVATION A-A
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

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

GENERAL NOTES

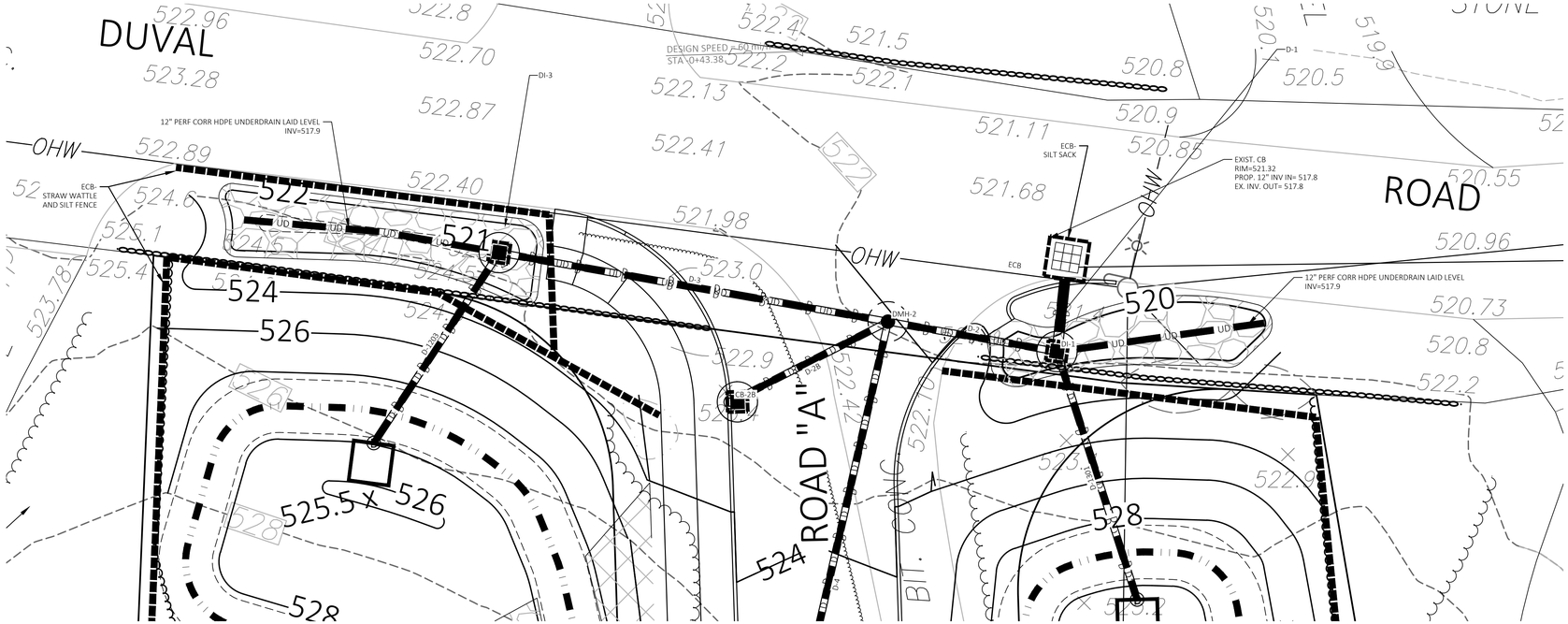
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
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

THE CDS PROCESS AND ITS APPLICATION TO STORMWATER MANAGEMENT ARE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,788,848; 6,641,720; 6,511,597; 6,649,048; 6,991,114; 7,186,333; 7,296,692; 7,297,266; 7,390,410; 7,425,257; 7,470,362; 7,563,363; 7,566,399; 7,686,951; 7,708,884; 7,905,367; 8,287,728; 8,303,811; 8,512,560; 8,741,153; 8,802,002; 8,852,436; 8,858,801; 8,876,447; 8,893,896; 8,894,858; 8,894,859; 8,895,284; 8,900,460; 8,906,232; 8,920,644; 8,920,645; 8,920,646; 8,920,647; 8,920,648; 8,920,649; 8,920,650; 8,920,651; 8,920,652; 8,920,653; 8,920,654; 8,920,655; 8,920,656; 8,920,657; 8,920,658; 8,920,659; 8,920,660; 8,920,661; 8,920,662; 8,920,663; 8,920,664; 8,920,665; 8,920,666; 8,920,667; 8,920,668; 8,920,669; 8,920,670; 8,920,671; 8,920,672; 8,920,673; 8,920,674; 8,920,675; 8,920,676; 8,920,677; 8,920,678; 8,920,679; 8,920,680; 8,920,681; 8,920,682; 8,920,683;

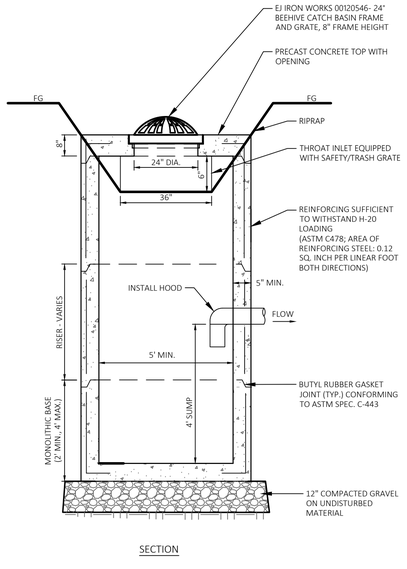


DRAINAGE @ DUVAL ROAD (ENLARGEMENT)

SCALE: 1"=10'

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.



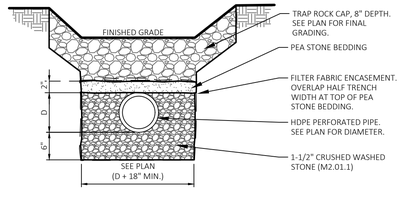
SECTION

4' DIAMETER DROP INLET

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.

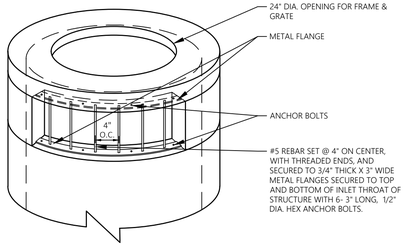


PERFORATED UNDERDRAIN

N.T.S.

NOTE:

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



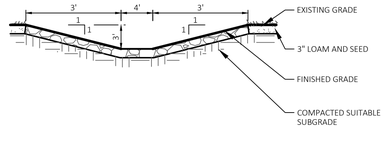
ISOMETRIC VIEW

DROP INLET SAFETY TRASH GRATE

33 40 00 N.T.S.

NOTE:

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



RIPRAP INTERCEPTOR CHANNEL

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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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No:	Date:	Revision | Issue:

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

Scale: AS NOTED

Sheet No.:

C-403

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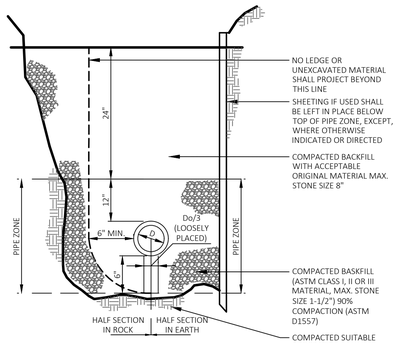
NOTES:

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"

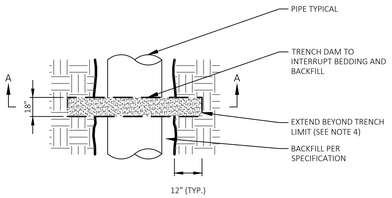


HDPE TRENCH SECTION

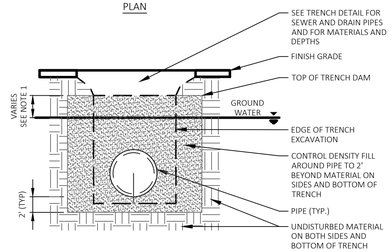
33 40 00 N.T.S.

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.



PLAN



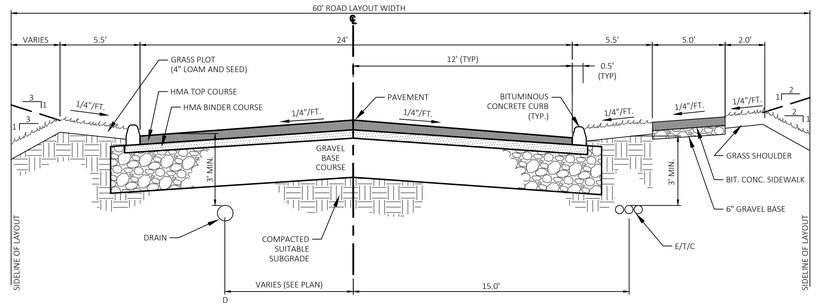
SECTION A-A

TRENCH DAM

33 00 00 N.T.S.

NOTES:

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

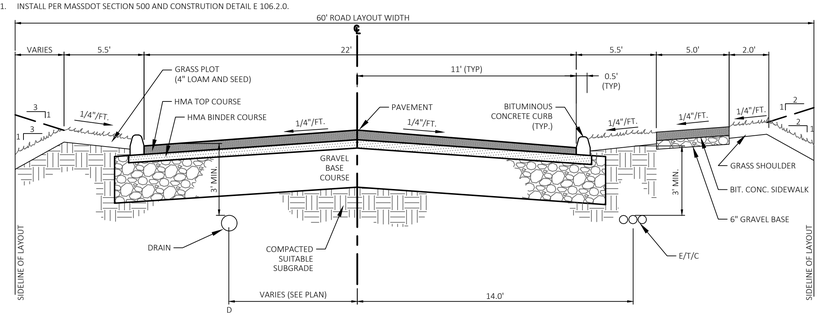


TYPICAL SECTION - SUBDIVISION ROADWAY (24' PAVEMENT WIDTH)

N.T.S.

NOTES:

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

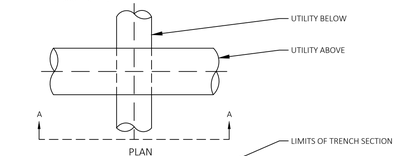


TTYPICAL SECTION - SUBDIVISION ROADWAY (22' PAVEMENT WIDTH)

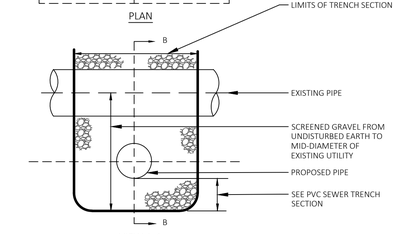
N.T.S.

NOTES:

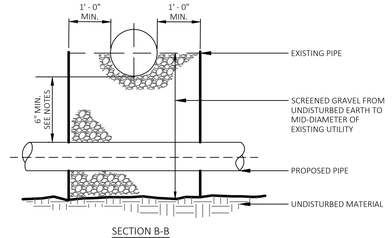
1. FOR NEW CONSTRUCTION, TEN (10) FEET (MIN.) OF SEPARATION OF WATER AND SEWER MAIN MUST BE MAINTAINED. IF WATER AND SEWER MAINS CROSS, BOTTOM OF WATER SHALL BE AT LEAST EIGHTEEN (18) INCHES ABOVE THE TOP OF SEWER.
2. FOR CONSTRUCTION ADJACENT EXISTING WATER OR EXISTING SEWER, IF WATER AND SEWER MAINS 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.



PLAN



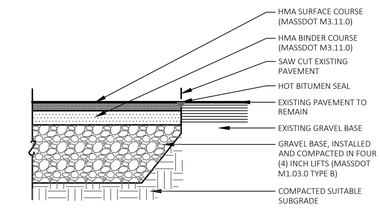
VIEW A-A



SECTION B-B

UTILITY CROSSING

33 00 00 N.T.S.



SECTION

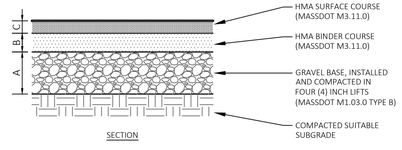
NEW / EXISTING PAVEMENT BOUNDARY

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 (TRUCKING AREA)	18"	3"	2"
BIT. CONCRETE ROAD (PASSENGER CAR/ PARKING AREAS)	12"	2"	1-1/2"



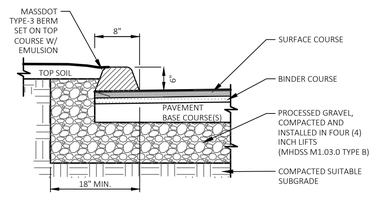
SECTION

BITUMINOUS CONCRETE PAVEMENT

32 10 00 N.T.S.

NOTES:

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



BIT. CONC. CURB (BCC) TYPE-3

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.

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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

_____

_____

_____

_____

_____

_____

DATE:_____

APPROVED ON _____, SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) 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:

DETAILS
DRAINAGE, UTILITIES & SITE IMPROVEMENTS

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

Prepared By:

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

508.952.6300 | LDCollaborative.com

Project Surveyor:

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

Scale: AS NOTED

Sheet No.:

C-404

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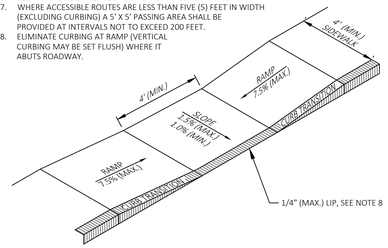
NOTES:

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.

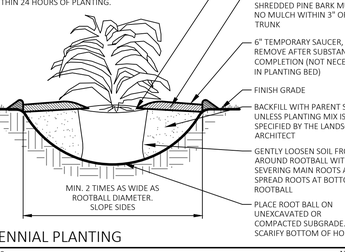


ACCESSIBLE CURB RAMP - TYPE 'A' (ACR-A)

32 10 00 N.T.S.

NOTES:

1. 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.

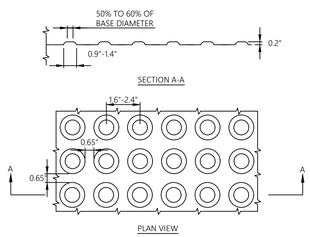


ACCESSIBLE CURB RAMP - TYPE 'B' (ACR-B)

32 10 00 N.T.S.

NOTES:

1. 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.

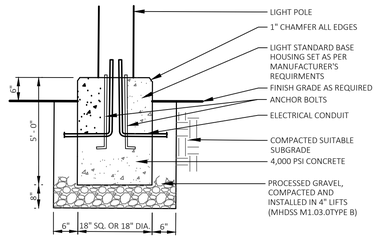


DETECTABLE WARNING PANEL

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

NOTES:

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

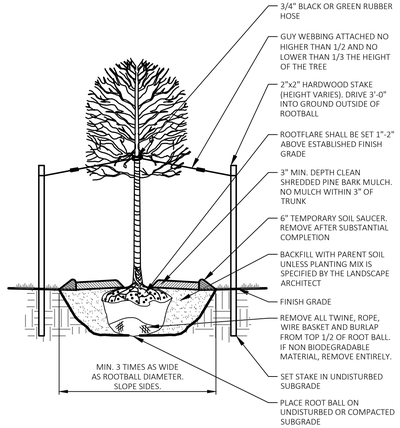


LIGHT POLE BASE - VEGETATED AREAS

26 50 00 N.T.S.

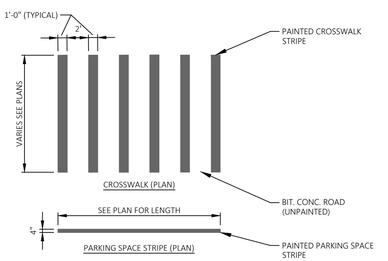
NOTES:

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.



DECIDUOUS TREE PLANTING

39 90 00 N.T.S.

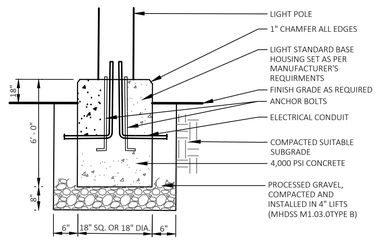


PAINTED CROSSWALK / PARKING SPACE STRIPE

32 10 00 N.T.S.

NOTES:

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

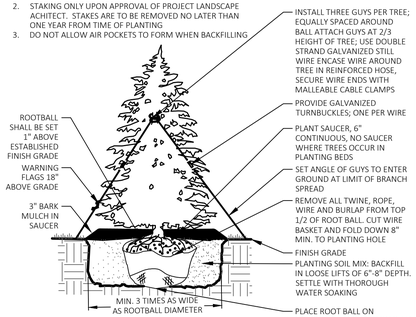


LIGHT POLE BASE - PAVED AREAS

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

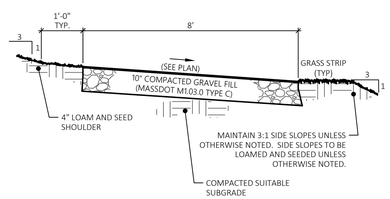


EVERGREEN TREE PLANTING

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. CROSS SLOPE AND DIRECTION OF PITCH AS INDICATED ON GRADING PLAN.



TYPICAL CROSS SECTION

ACCESS DRIVE - DETENTION BASIN

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

NOTES:

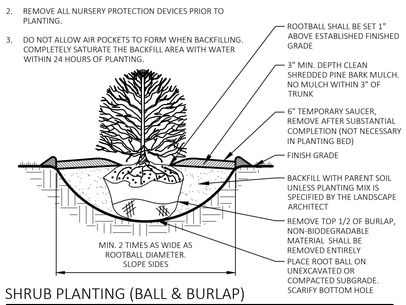
1. SHALL BE IN ACCORDANCE WITH THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. REMOVE ALL NURSERY PROTECTION DEVICES PRIOR TO PLANTING.
3. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. COMPLETELY SATURATE THE BACKFILL AREA WITH WATER WITHIN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

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.

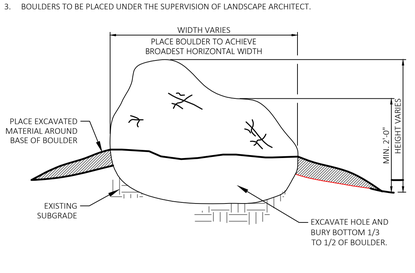


SHRUB PLANTING (BALL & BURLAP)

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. BOULDER TO BE PLACED AT INTERVALS NO GREATER THEN 3'-0" O.C.
3. BOULDERS TO BE PLACED UNDER THE SUPERVISION OF LANDSCAPE ARCHITECT.



PLACED LANDSCAPE BOULDER

32 32 53-01 - LANDSCAPE BOULDER PLACEMENT 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 _____, DATED _____ AND TO BE (RECORDED) (REGISTERED) 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:

DETAILS
SITE IMPROVEMENTS, PLANTING & LIGHTING

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40683
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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.
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No:	Date:	Revision | Issue:

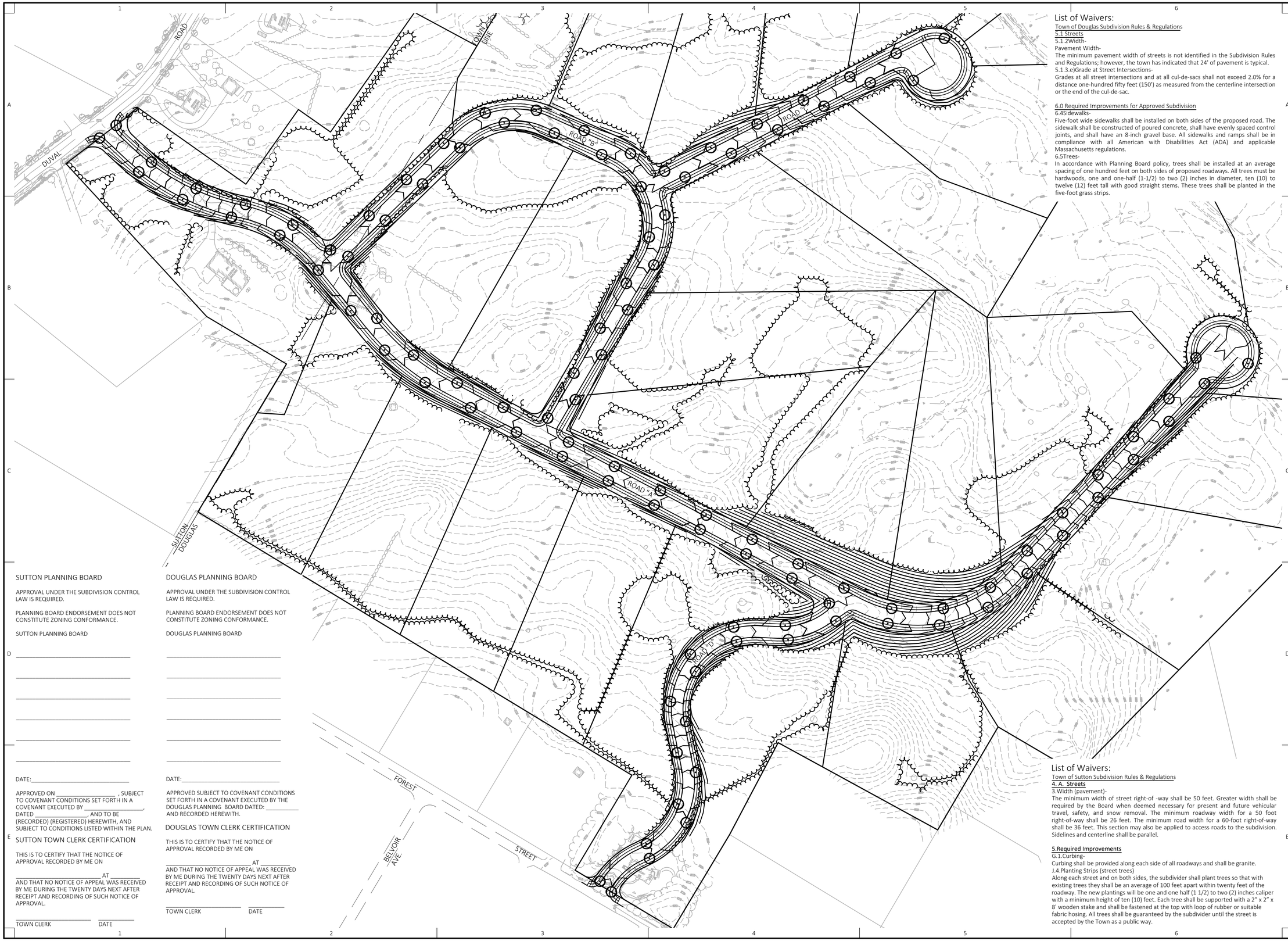
Drawn By:	___	Checked By:	___
Date:	01/31/2022	Project No.:	20-0083

Scale: AS NOTED

Sheet No.:

C-405

© \\terra\Projects\Land Design Collaborative\Land Design Collaborative - Documents_-_Clients_New\projects (working)\Douglas\DRAWINGS\20-0083 - Doyle Road Station & Douglas\DWG\C-405.dwg



List of Waivers:

Town of Douglas Subdivision Rules & Regulations

5.1 Streets

5.1.2Width-

Pavement Width-

The minimum pavement width of streets is not identified in the Subdivision Rules and Regulations; however, the town has indicated that 24' of pavement is typical.

5.1.3.e)Grade at Street Intersections-

Grades at all street intersections and at all cul-de-sacs shall not exceed 2.0% for a distance one-hundred fifty feet (150') as measured from the centerline intersection or the end of the cul-de-sac.

6.0 Required Improvements for Approved Subdivision

6.4Sidewalks-

Five-foot wide sidewalks shall be installed on both sides of the proposed road. The sidewalk shall be constructed of poured concrete, shall have evenly spaced control joints, and shall have an 8-inch gravel base. All sidewalks and ramps shall be in compliance with all American with Disabilities Act (ADA) and applicable Massachusetts regulations.

6.5Trees-

In accordance with Planning Board policy, trees shall be installed at an average spacing of one hundred feet on both sides of proposed roadways. All trees must be hardwoods, one and one-half (1-1/2) to two (2) inches in diameter, ten (10) to twelve (12) feet tall with good straight stems. These trees shall be planted in the five-foot grass strips.

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 _____, DATED _____, AND TO BE (RECORDED) (REGISTERED) HEREWITH, AND SUBJECT TO CONDITIONS LISTED WITHIN THE PLAN.

SUTTON TOWN CLERK CERTIFICATION

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TOWN CLERK DATE

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

List of Waivers:

Town of Sutton Subdivision Rules & Regulations

4. A. Streets

3.Width (pavement)-

The minimum width of street right-of -way shall be 50 feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel, safety, and snow removal. The minimum roadway width for a 50 foot right-of-way shall be 26 feet. The minimum road width for a 60-foot right-of-way shall be 36 feet. This section may also be applied to access roads to the subdivision. Sidelines and centerline shall be parallel.

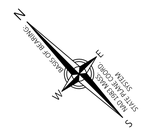
5.Required Improvements

G.1.Curbing-

Curbing shall be provided along each side of all roadways and shall be granite.

J.4.Planting Strips (street trees)

Along each street and on both sides, the subdivider shall plant trees so that with existing trees they shall be an average of 100 feet apart within twenty feet of the roadway. The new plantings will be one and one half (1 1/2) to two (2) inches caliper with a minimum height of ten (10) feet. Each tree shall be supported with a 2" x 2" x 8' wooden stake and shall be fastened at the top with loop of rubber or suitable fabric hosing. All trees shall be guaranteed by the subdivider until the street is accepted by the Town as a public way.



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:

OVERALL NON-WAIVER PLAN

Local Permitting

02/10/2022

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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No:	Date:	Revision | Issue:

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

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Sheet No.:

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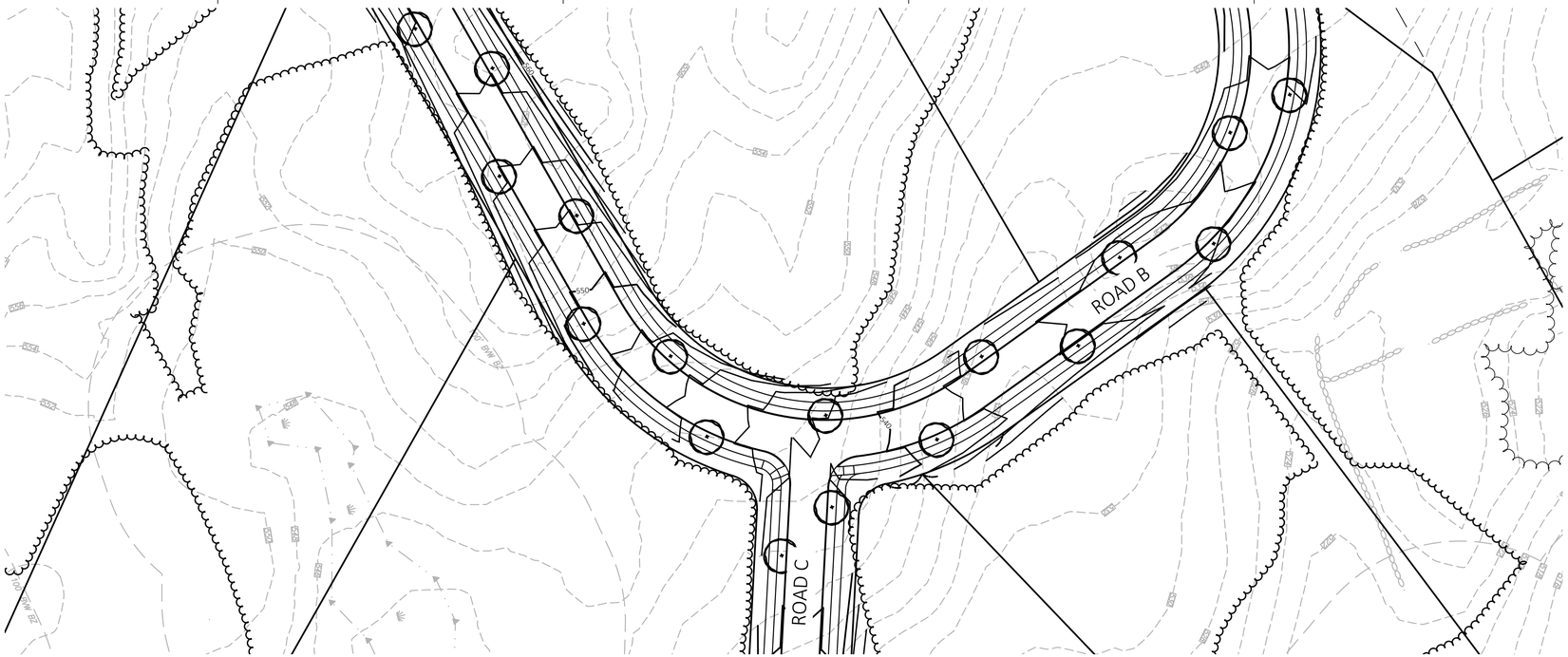
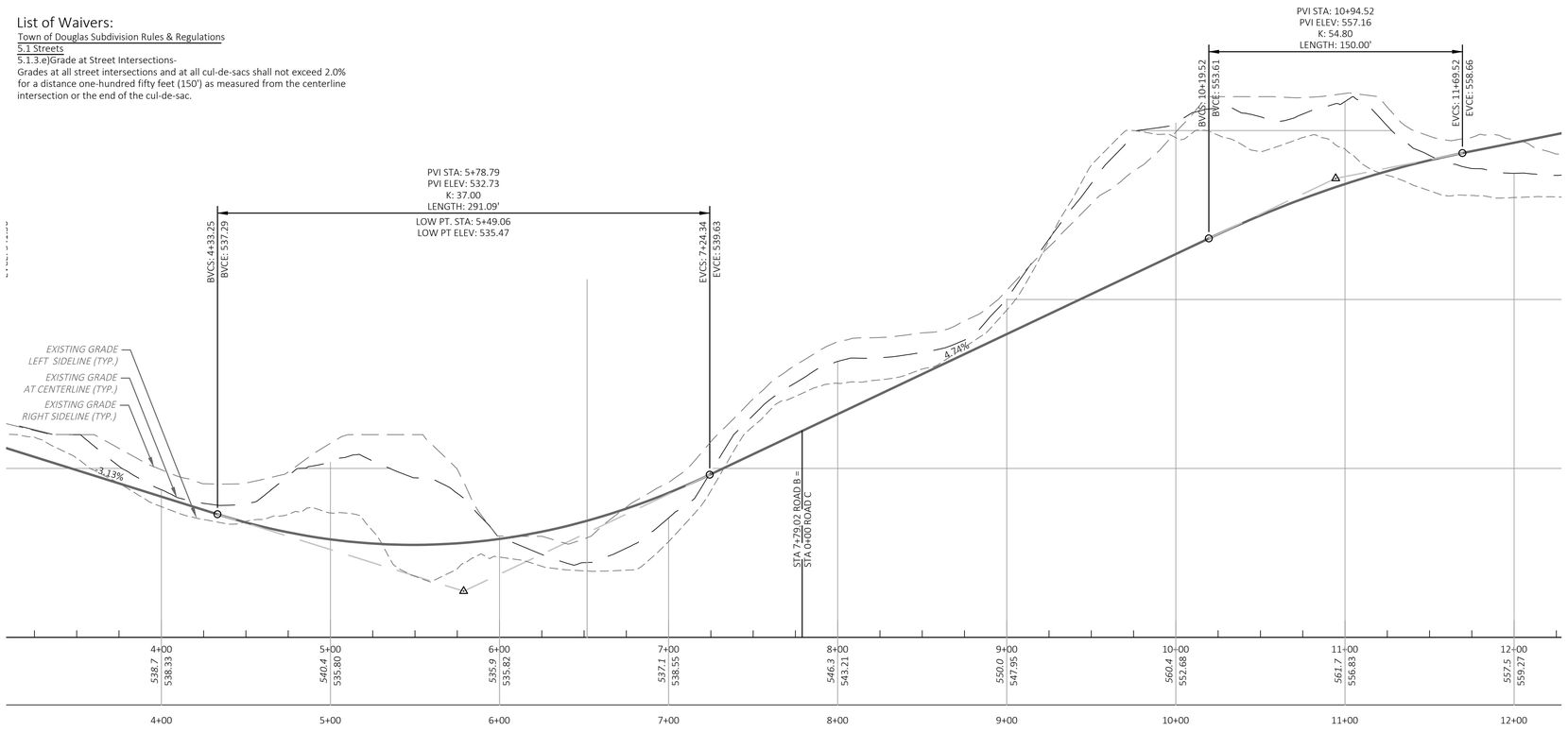


PLAN

List of Waivers:
Town of Douglas Subdivision Rules & Regulations
5.1 Streets
5.1.3.e]Grade at Street Intersections-
Grades at all street intersections and at all cul-de-sacs shall not exceed 2.0% for a distance one-hundred fifty feet (150') as measured from the centerline intersection or the end of the cul-de-sac.



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

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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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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:
NON-WAIVER PLAN & PROFILE AT ROAD B & ROAD C

Local Permitting

02/10/2022

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.:	21-0083

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

Sheet No.:
C-502

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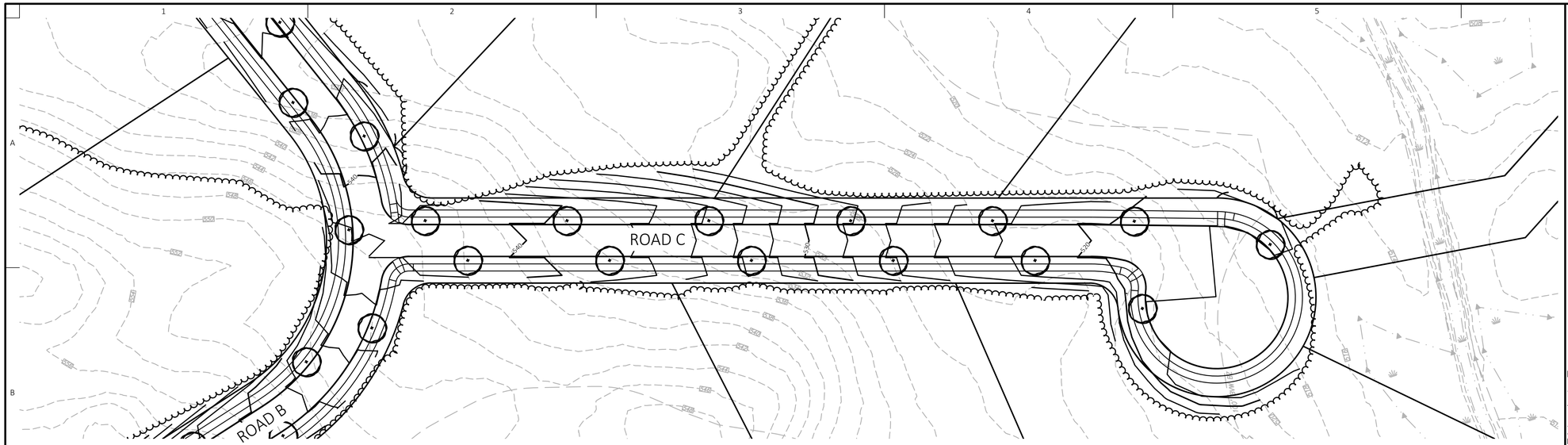


PLAN

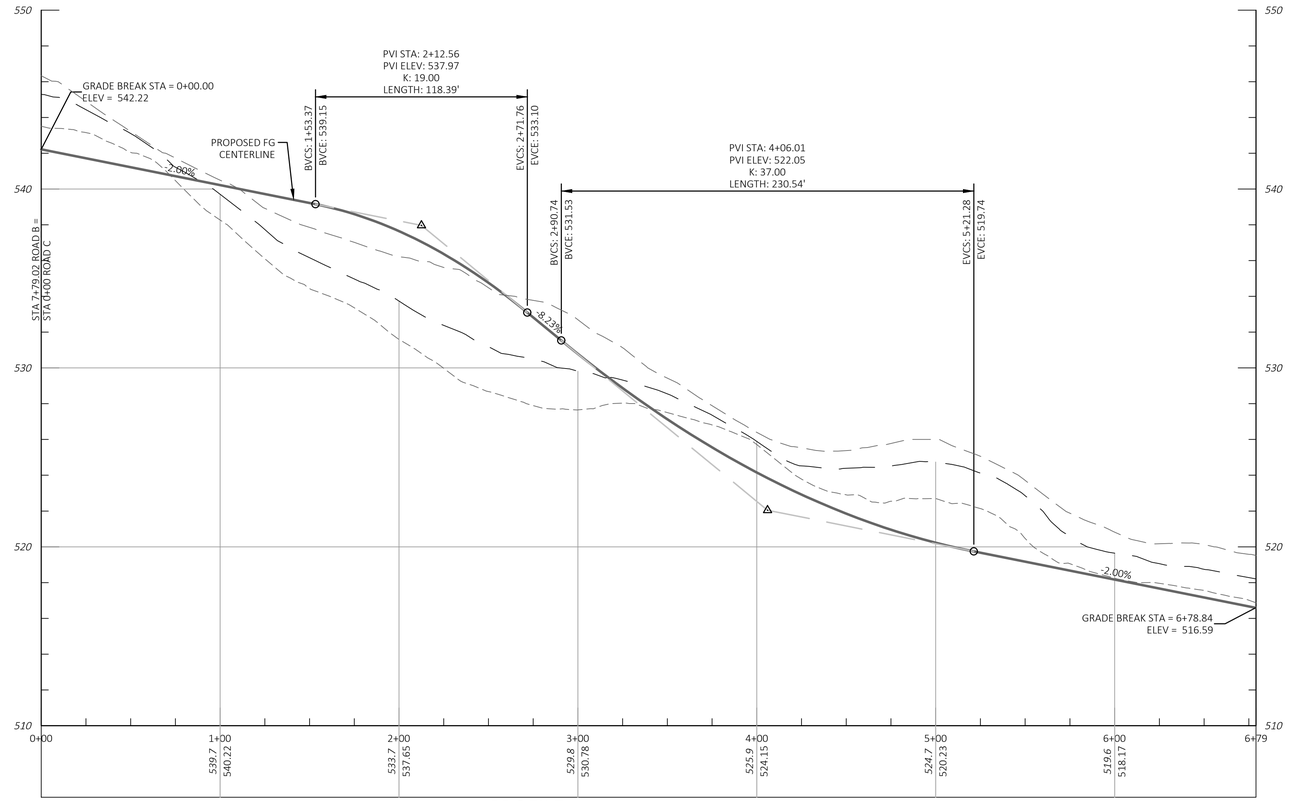
List of Waivers:

Town of Douglas Subdivision Rules & Regulations

5.1 Streets

5.1.3.e)Grade at Street Intersections-

Grades at all street intersections and at all cul-de-sacs shall not exceed 2.0% for a distance one-hundred fifty feet (150') as measured from the centerline intersection or the end of the cul-de-sac.



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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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:

NON-WAIVER PLAN & PROFILE AT ROAD C & ROAD B

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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.:	21-0083

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Sheet No.:

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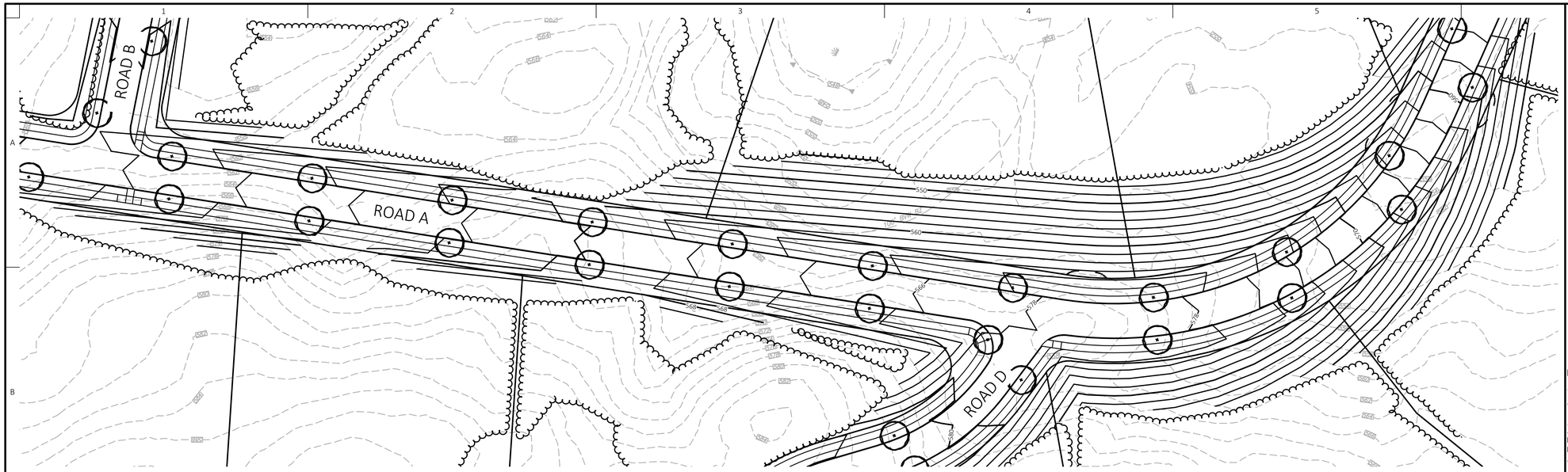
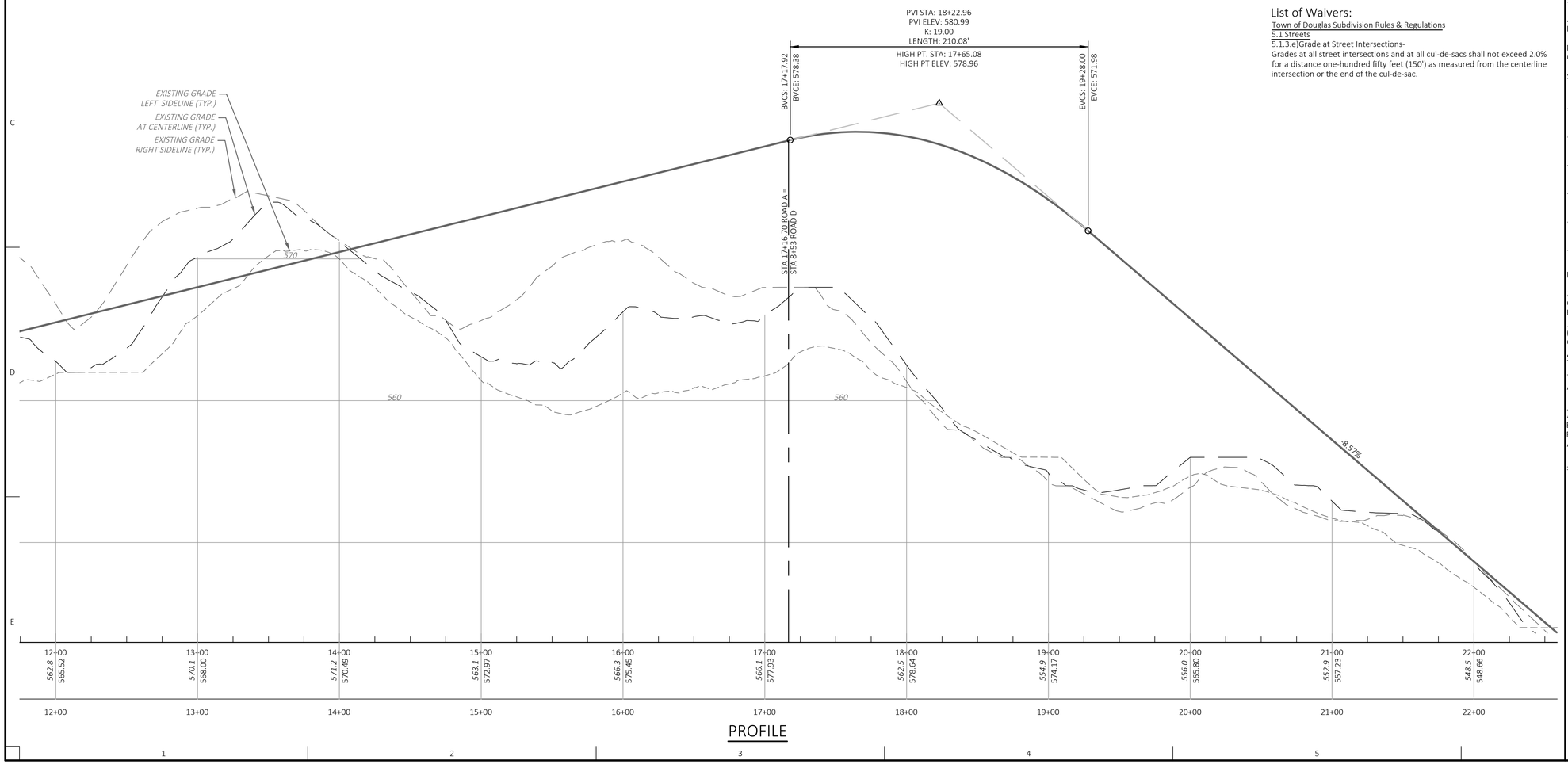


PLAN



PROFILE

List of Waivers:

Town of Douglas Subdivision Rules & Regulations
5.1 Streets
5.1.3.e)Grade at Street Intersections-
Grades at all street intersections and at all cul-de-sacs shall not exceed 2.0% for a distance one-hundred fifty feet (150') as measured from the centerline intersection or the end of the cul-de-sac.

DOUGLAS PLANNING BOARD

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TOWN CLERK DATE

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945 Concord Street, Suite 100
Framingham, MA 01701

Project Applicant:
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945 Concord Street, Suite 100
Framingham, MA 01701

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

Sheet Title:
NON-WAIVER PLAN & PROFILE AT ROAD A & ROAD D

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40863
REGISTERED PROFESSIONAL ENGINEER
02/10/2022

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

Project Surveyor:
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152 Hampden Street
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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Sheet No.:
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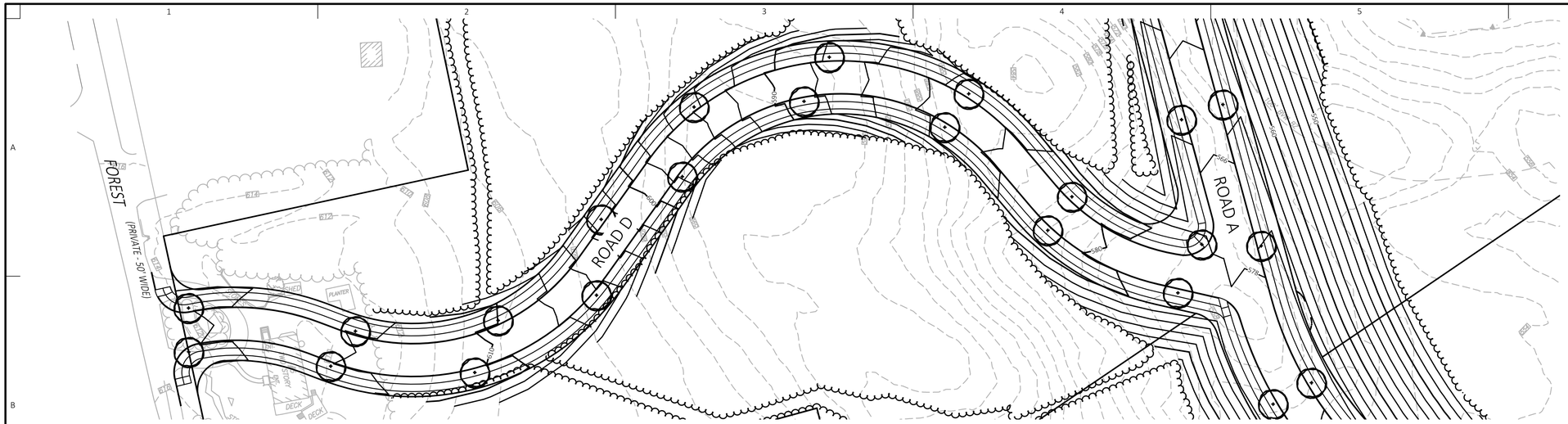

PLAN

List of Waivers:

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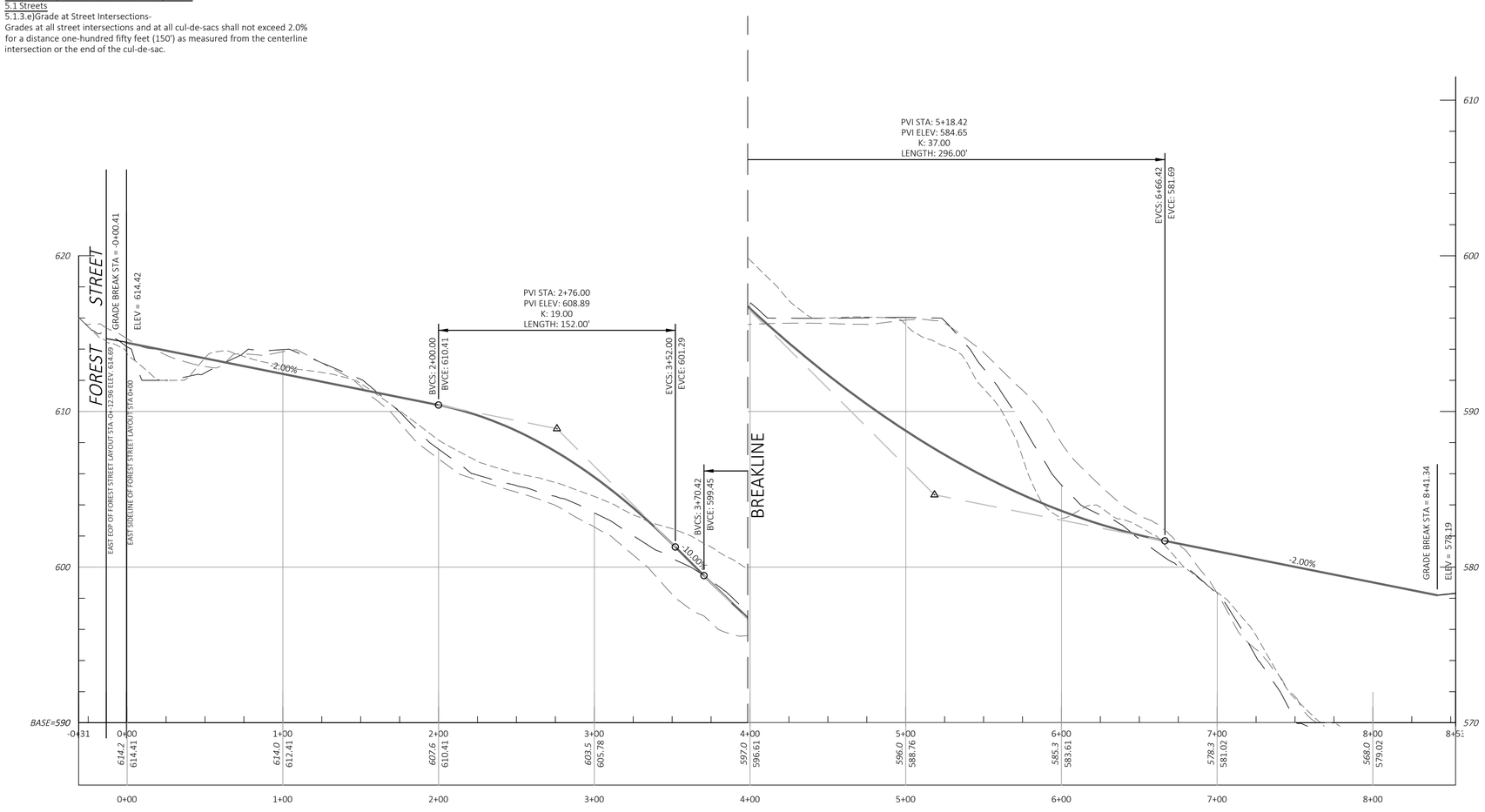
5.1.3.e)Grade at Street Intersections-

Grades at all street intersections and at all cul-de-sacs shall not exceed 2.0% for a distance one-hundred fifty feet (150') as measured from the centerline intersection or the end of the cul-de-sac.



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 _____ DATED _____, AND TO BE (RECORDED) (REGISTERED) 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

N
W E
S
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:

NON-WAIVER PLAN & PROFILE AT ROAD D & ROAD A

Local Permitting

COMMONWEALTH OF MASSACHUSETTS
MICHAEL J. SCOTT
CIVIL
No. 40583
REGISTERED PROFESSIONAL ENGINEER

02/10/2022

Prepared By:

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No:	Date:	Revision | Issue:

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

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

Sheet No.:

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