



September 14, 2022

Mr. William Talcott, Chair
Planning Board
c/o Ms. Jen Hager
Planning and Economic Development Director
Municipal Building
4 Uxbridge Road
Sutton, Massachusetts 01590

Re: Form B Application for a Preliminary Plan-Open Space Residential Subdivision
"Compass Rock"
57, 77, 77R & 81 Purgatory Road
Sutton, MA, 01590

Dear Chairman Talcott and Members of the Board:

On Behalf of the Applicant, 81 Purgatory, LLC (81P), we are submitting herewith a Form B Application for a Preliminary Plan associated with a 30-lot single-family Open Space Residential Development located at 57, 77, 77R & 81 Purgatory Road in Sutton on several properties owned by 81 Purgatory, LLC. Of the 30 lots proposed, 29 lots are Open Space Lots and 1 lot is proposed as a conventional lot. This filing is being made in accordance with *Section 3.B of the Rules and Regulations Governing the Subdivision of Land in Sutton and Section VI.E of the Town of Sutton Zoning Bylaw*.

We have enclosed the following plans, supporting documents and fees:

1. One (1) original plus five (5) copies of the completed Form B Application;
2. One (1) original plus five (5) copies of the Project Description/ Narrative/ Waivers contained herein;
3. Five (5) copies of Plans (24x36) & (11x17) entitled "Preliminary Plan for "Open Space Residential Subdivision, Sutton, Massachusetts", prepared by Land Design Collaborative, dated September 12, 2022;
4. Entire submittal packet in PDF format sent via email;
5. A Total Application Fee (Admin & Review) of \$850.00 (check #1059).

PROJECT DESCRIPTION NARRATIVE

Pre-submission Discussions/ Permitting

During the early stages of the project, 81P met with Planning and Economic Development Director, Jen Hager and then again, with LDC, to meet with town staff to obtain feedback, which has been incorporated into the design. An Abbreviated Order of Resource Area Delineation (ANRAD) application was filed with the Sutton Conservation Commission seeking confirmation of the delineated resource areas on site and the Commission closed the hearing and issued an ORAD, Mass DEP File #303-0972. On June 13th of this year, The Planning Board endorsed a plan culling out Lot 1, and ANR lot, which is not including in this filing. The plan is recorded at the WDRD in Book 965, Plan 96. A Sewage Disposal Construction Works Permit (septic application) and well permit application for the ANR lot have been filed with the Board of Health and permits for both are expected within the next couple of weeks.

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Planning Board
Sutton, Massachusetts 01590
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Property Owner Introduction

As Principal Members of 81 Purgatory LLC, Dave Lavallee grew up and was raised on a portion of the subject property and Chad Lavallee raised on the other side of town. The boys spent many days playing and learning about the land including the resources areas. Their fathers were well respected professional engineers and land surveyors in town and throughout Central Massachusetts for decades who taught their boys their skills and to respect the land. Growing up, they spent many days surveying, learning wetland delineating, soil types and characteristics leading them into their respective fields of Certified Land Planning, Professional Wetland Science, Professional Civil Engineering, and Professional Land Surveying, among several other areas. With many years in their areas of expertise, the Lavallee's recognize that thoughtful design is the key to a successful, well received project.

Existing Site

The subject site is comprised of five properties, 57, 77, 77R, 81 & 81R Purgatory Road, is located on the north side of the road in the Residential-Rural zone district and is not located within the Groundwater Protection District in Sutton. The site is provided access through the frontage lots located at 57, 77 & 81 Purgatory Road and contains 89.85± acres. The topographic relief on the site ranges from gentle along the frontage lots, then progresses to moderate as it descends into the site, to steep topography at the rear of landlocked parcels 77R and 81R. There are several confirmed bordering vegetated wetland areas on the site totaling 7,385' though no presence of riverfront area. We understand that a Certified Vernal Pool exists off site to the north and NHESP jurisdiction overlaps onto the northerly portion of the site. Several existing cart paths exist on site and will serve as a passive recreation component of the new community. There are no public water and sewer services to the property and the developed lots surrounding properties are served by private wells and sewage disposal systems.

No portion of the property is located within the Special Flood Hazard Area (SFHA; aka 100-year flood) based on the FEMA flood Maps 25027C0840E, effective date 7/4/2011.

United States Department of Agriculture Natural Resources Conservation Service (NRCS) mapping identifies the soils of the subject site; Canton fine sandy loam-Hydrologic Soil Group B (HSG B), Paxton fine sandy loam -Hydrologic Soil Group C (HSG C), Woodbridge fine sandy loam -(HSG C).

Proposed Project- Community Layout

The property owner is seeking to develop the property as a 30-lot single family Open Space Residential Development (OSRD) subdivision, of which 29 lots will be Open Space lots and 1 lot will be a conventional lot. The property on which the existing home and improvement at #57 Purgatory Road are located, will be reconfigured as part of the process. A Yield Plan was generated to establish a base lot yield of 26 lots from which the OSRD lot density of 30 lots was then formed with OSRD lot areas ranging anywhere from 30,000± s.f. to over 50,000± s.f. While it would be the preference of 81P to have smaller lots and less road length, the larger lots can better accommodate regulatory setback requirements of the wells, septic, and stormwater elements of the development. Two 22' wide paved cul de sac roads, Roads A&B, obtain access from Purgatory Road, measuring 1,650'± and 1,460' ±, respectively, exceeding the town's maximum dead end road length, thus requiring an interconnecting 18' wide emergency vehicle access (EVA) and a waiver to the dead-end road length (contained herein). The alternative to this approach would have been to run the road layout connecting the roads as one loop road, however, this would have resulted in a bifurcated, non-contiguous open space.

Open Space & Unit Density Bonus

Pursuant to the OSRD bylaw, the minimum required Open Space is 40 percent and the site as designed sets aside 62 percent Open Space. Unit Density Bonuses are allowed of not more than 15 percent over that proposed under the Yield Plan by introducing affordable units or donating open space with every 5 acres donated as public open space allowing up to one additional unit that may be permitted. 81P intends to donate the entire 62 acres as public open space which allows them an additional 4 units for a total Open Space lot density of 29 lots.

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Low Impact Development (LID) Principles

The project has been designed incorporating Low Impact Development (LID) Principles to the greatest extent practicable. The notion of an open space development in and of itself checks the box in meeting a criterion for a LID community. In addition to open space, 81P had pressed for the LID design (thinking small) from the very inception of the project to incorporate an open drainage system to minimize piping and utilize narrow roads and roadside swales, which through cross country swales/ channels, routes stormwater to the stormwater management basins. Because these house lots will be developed with wells and septic systems, the draw on the aquifer below will be replenished with the recharge of the wastewater and stormwater as it flows through infiltration areas/systems.

Stormwater Management

The Stormwater Management System will be designed in accordance with all local and state regulations incorporating LID Principles utilizing roadside and cross-country swales and open stormwater management basins to meet the regulations. The swales will reduce the times of concentration to that of a direct piped conveyance while promoting additional groundwater recharge and further removing TSS.

Traffic

Traffic counts were performed in the area within the past few months to collect data which will be incorporated into the Traffic Impact and Access Assessment to be filed as part of the Definitive Plan application. LDC felt it essential to collect these counts during peak summertime activity given the proximity of Purgatory Chasm to the development.

Public Safety

As discussed, the roads are connected via an EVA which has been reviewed by the public safety officials. Fire Chief Belsito agreed to an 18' wide paved EVA and portable fire protection water tanks to be located at the end of each cul de sac at the Open Space visitor parking areas

Anticipated Waiver Requests

Town of Sutton Subdivision Rules & Regulations

Regulation Number	Regulation	Waiver Request and Justification for Granting Waiver
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.	As discussed with town staff, the pavement width for both roads is proposed at 22' which is consistent with the that of Purgatory Road. Reducing the pavement width on this street would reduce the amount of impervious area and tree clearing, be consistent with LID Principles, calm traffic and be more in line with the area streets approaching the subdivision. Granting a waiver would not be a detriment to the public interest.
5.a.- Dead End Street	Length- Dead-end streets shall not be longer than 500 feet (measured from the centerline of the intersecting street to the furthest curb line, along the centerline, on the dead-end street) unless, in the opinion of the Board, a greater length is necessitated by topography	Dead end streets exceeding the town's requirements are necessary due to the narrow width of the property at both entrance locations and configuration of the wetlands on site. This coupled with the need to keep the open space

	or other local conditions. Future extension must be shown to the nearest proposed or constructed street. Sidelines and centerline shall be parallel. The minimum sideline radii shall be 30 feet.	contiguous prevents us from looping the roadway layout. Granting a waiver would not be a detriment to the public interest.
5.b.- Dead End Street	Turnaround- Dead-end streets shall be provided at the closed end with a turnaround having an outside diameter of 176 feet, with a minimum 100' diameter island, 26' of pavement and a 12' grass strip/sidewalk area..	We have reviewed this with town staff, and it was decided to eliminate the paved portion of the turnaround to reduce impacts in the buffer zone and reduce impervious area. The paved EVA allows from one road to the other without bifurcating the Open Space Parcel. Granting a waiver would not be a detriment to the public interest.
4. D. Fire Protection		
1- Subsurface Water Tanks	Subsurface water storage tanks for fire protection shall be installed within all subdivisions, or common driveways, which serve (3) three or more residential homes, or for all commercial developments, or when in the opinion of the Sutton Planning Board and the concurrence with the Chief of the Sutton Fire Department when such tanks are necessary to protect the public by providing adequate water availability for fire protection. No tank installation(s) shall be started until the developer or contractor has obtained a permit from the Sutton Fire Department. Said tank shall be filled and maintained at the expense of the developer.	As discussed with the Fire Chief, the use of portable fire suppression water tanks is common practice in Sutton, and he supports the use of these portable tanks for the project. Granting a waiver would not be a detriment to the public interest.
G.1.	Curbing- Curbing shall be provided along each side of all roadways and shall be granite.	Due to the subdivision having been designed to incorporate LID principles to the greatest extent practicable, we are proposing Cape Cod Berm at isolated locations where the road grades exceed 4 percent. Elsewhere and throughout much of the development, no curbing is proposed as to allow the crowned roads to pitch to either side allowing stormwater runoff to flow unimpeded to the roadside swales. Granting a waiver would not be a detriment to the public interest.
I.1.	Sidewalks- Sidewalks of not less than 4 feet in width shall be constructed as shown on the Definitive Plan on at least one side of each roadway on all streets. Sidewalks on both sides of a roadway may be required near	Due to the subdivision having been designed to incorporate LID principles to the greatest extent practicable, allowing stormwater runoff to flow directly into roadside swales, no sidewalks are proposed. To mitigate cut through traffic and

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Sutton, Massachusetts 01590
September 14, 2022

	schools or other generators of pedestrian travel, as determined by the Board. Sidewalks shall be no closer than one foot (1') to the edge of pavement.	increased traffic activity, Dead End (MUTCD W14-1) signage can be placed at the intersections of the new roads and Purgatory Road. Granting a waiver would not be a detriment to the public interest
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 J.4. 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.	Given that portions of the property are maturely wooded, and the proposed limits of tree clearing are not extensive, the developer would like to preserve trees along the narrow clearing swaths in lieu of planting additional trees in order that the existing trees can continue to flourish and not compete with new trees to establish a new defined treelined. Additional street trees would be planted at the required interval in those areas where the roadway off grading results in wider clearing swaths or the areas are currently absent of mature trees. Granting a waiver would not be a detriment to the public interest.

In closing, we trust that you that the project has been designed to comply with the requirements of the Subdivision Rules and Regulations apart from the waivers requested herein.

We thank you in advance for your attention to the information provided and look forward to meeting with the Board to discuss the enclosed Application at the next available agenda.

Sincerely,

LAND DESIGN COLLABORATIVE

Wayne M. Belec, Project Manager
Principal

cc: Ms. Laura Caruso, Town Clerk
Mr. David Lavallee, Manager, 81 Purgatory, LLC
Mr. Chad Lavallee, Manager, 81 Purgatory, LLC

21-0120 PLM SuttonPB ltr01

**TOWN OF SUTTON, MASSACHUSETTS
FORM B
Application for Approval of a Preliminary Plan**

The application fee of \$100.00 for plans, plus \$25.00 per lot, check made out to "The Town of Sutton", must be attached to this form.

September 6, 2022

To the Planning Board,

The undersigned, being the Applicant as defined under M.G.L., Ch. 41 § 81-L, for approval of a proposed subdivision shown on a plan entitled:

Compass Rock

Preliminary Plan for Open Space Residential Subdivision, prepared by Land Design Collaborative

Dated September 12, 2022

Located (off of . . .) : 57, 77 & 81 Purgatory Road

as shown on Assessor's Map # 25 & 32 Parcel # 3, 6, 7 & 29, 30 (respectively)

By Engineer and Surveyor:

Michael J. Scott, Land Design Collaborative | Joseph R. Zambuto, Feldman Land Surveyors

Address: 45 Lyman Street, Westborough, MA 01581 | 152 Hampden Street, Boston, MA 02119

Phone: 508-952-6300 | 617-357-9740 Fax: _____

hereby submits said plan as a PRELIMINARY subdivision plan in accordance with the Rules and Regulations of the Sutton Planning Board and makes application to the Board for approval of said plan.

#57- Lavallee Family Irrevocable Trust, Paul R. O'Connell, Jr Tr.
#77, 77R- Janet C. Smith & Channing W. Smith, Jr.
#81- Channing W. Smith, III & Christine A. Smith
#81R- Channing W. Smith, III & Christine A. Smith & amp.

The undersigned's title to said land is derived from: _____
by deed dated *-See Below and recorded in the Worcester District Registry of Deeds

Book *-See Below, Page *-See Below, OR Land Court Certificate Number _____

Applicant's Name & Signature: David Lavallee, 81 Purgatory LLC 

Applicant's Address: 50 Chatham Hallow Road, Portland, CT 06480

Phone: 860-276-6203 Fax: _____

Owner's Name & Signature: David Lavallee, 81 Purgatory LLC 

Owner's Address: 0 Chatham Hallow Road, Portland, CT 06480

Phone: 860-276-6203 Fax: _____

Received by the Planning Board: _____ ☐ Meeting ☐ Certified ☐ Hand Delivery

* Street Address #	Deed Date	Book	Page	* Street Address #	Deed Date	Book	Page
57	09/17/2009	44847	152	81	11/04/1997	19318	279
77	11/05/1997	19322	269	81R	12/21/1986	10013	312
77R	11/29/1992	14840	300				

PRELIMINARY PLAN

OPEN SPACE RESIDENTIAL DEVELOPMENT

PURSUANT TO THE TOWN OF SUTTON SUBDIVISION RULES & REGULATIONS SECTION 3B AND SUTTON ZONING BYLAW SECTION VI.E

FOR
COMPASS ROCK
57,77, 77R, 81 & 81R PURGATORY ROAD
SUTTON, MA

DATE
September 12, 2022

PROJECT TEAM

Civil Engineer | Landscape Architect



Land Surveyor

FELDMAN

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

Wetland Scientist

EcoTec Inc.

102 Grove Street
Worcester, MA 01605
508-752-9666

PROJECT OWNER

81 Purgatory LLC
11 Colonial Road
Sutton, Ma
Lavallee Family Irrevocable Trust
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

PROJECT APPLICANT

81 Purgatory LLC
11 Colonial Road
Sutton, Ma



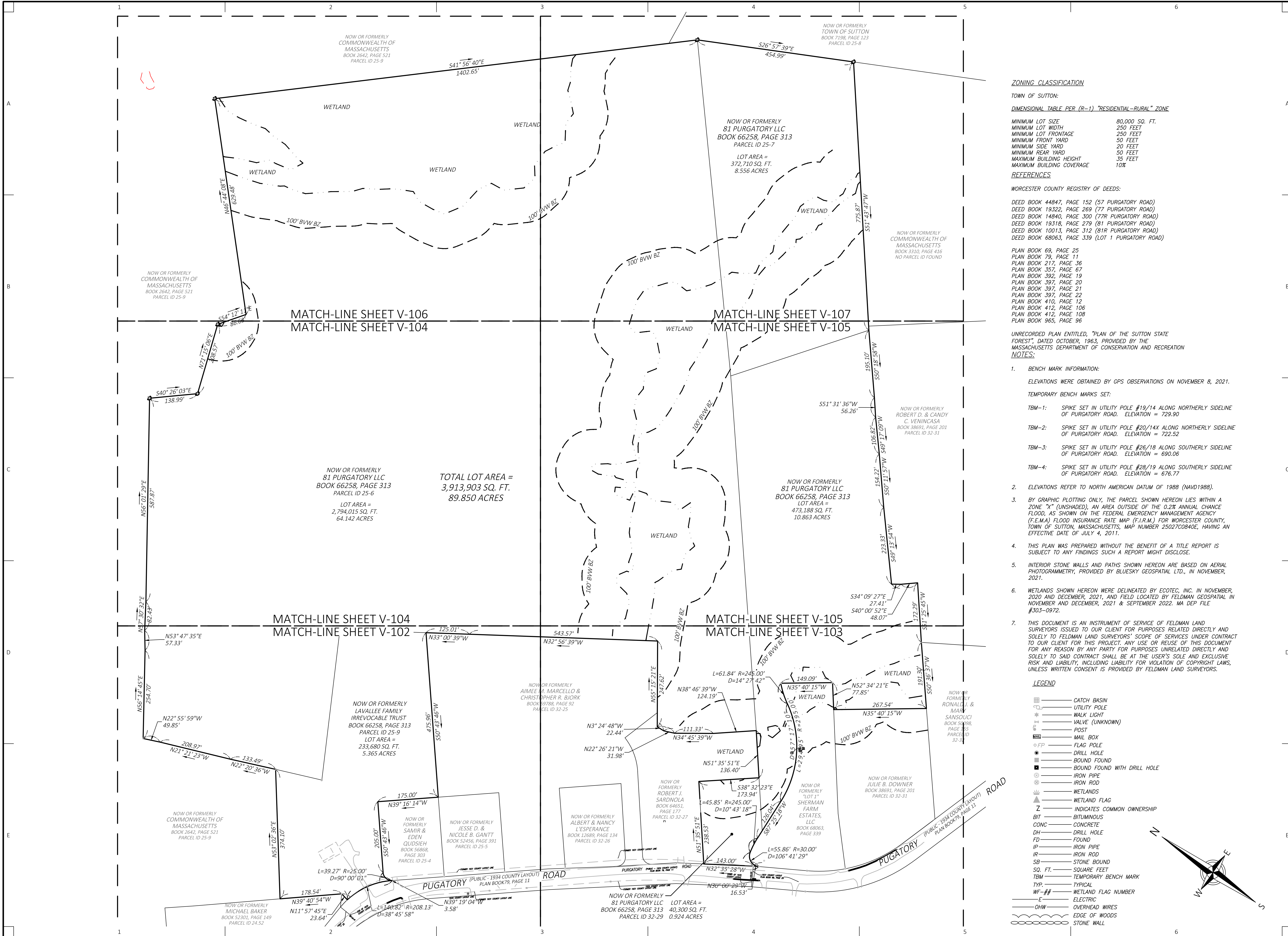
SHEET INDEX

SHEET NO.	SHEET TITLE
V-101 - V-107	EXISTING CONDITONS PLAN (FELDMAN GEOSPATIAL)
C-001	GENERAL NOTES AND LEGEND
C-002	CONCEPTUAL YIELD PLAN
C-101-103	CONCEPTUAL LOTTING PLANS
C-201-203	CONCEPTUAL GRADING AND DRAINAGE PLANS

WAIVERS REQUESTED FROM THE SUTTON SUBDIVISION RULES & REGULATIONS

REGULATION NUMBER	REGULATION
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.
5.A.-DEAD END STREET	LENGTH- DEAD-END STREETS SHALL NOT BE LONGER THAN 500 FEET (MEASURED FROM THE CENTERLINE OF THE INTERSECTING STREET TO THE FURTHEST CURB LINE, ALONG THE CENTERLINE, ON THE DEAD END STREET) UNLESS, IN THE OPINION OF THE BOARD, A GREATER LENGTH IS NECESSITATED BY TOPOGRAPHY OR OTHER LOCAL CONDITIONS.
5.B.-DEAD END STREET	TURNAROUND- DEAD-END STREETS SHALL BE PROVIDED AT THE CLOSED END WITH A TURNAROUND HAVING AN OUTSIDE DIAMETER OF 176 FEET, WITH A MINIMUM 100' DIAMETER ISLAND, 26' OF PAVEMENT AND A 12' GRASS STRIP/SIDEWALK AREA.
4.D.-FIRE PROTECTION 1-SUBSURFACE WATER TANKS	SUBSURFACE WATER STORAGE TANKS FOR FIRE PROTECTION SHALL BE INSTALLED WITHIN ALL SUBDIVISIONS, OR COMMON DRIVEWAYS, WHICH SERVE (3) THREE OR MORE RESIDENTIAL HOMES.
G.1.	CURBING- CURBING SHALL BE PROVIDED ALONG EACH SIDE OF ALL ROADWAYS AND SHALL BE GRANITE.
I.1	SIDEWALKS- SIDEWALKS OF NOT LESS THAN 4 FEET IN WIDTH SHALL BE CONSTRUCTED AS SHOWN ON THE DEFINITIVE PLAN ON AT LEAST ONE SIDE OF EACH ROADWAY ON ALL STREETS. SIDEWALKS ON BOTH SIDES OF A ROADWAY MAY BE REQUIRED NEAR SCHOOLS OR OTHER GENERATORS OF PEDESTRIAN TRAVEL, AS DETERMINED BY THE BOARD. SIDEWALKS SHALL BE NO CLOSER THAN ONE FOOT (1') TO THE EDGE OF PAVEMENT.
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 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.
© LAND DESIGN COLLABORATIVE, LLC.



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%

REFERENCES

WORCESTER COUNTY REGISTRY OF DEEDS:

DEED BOOK 44847, PAGE 152 (57 PURGATORY ROAD)
DEED BOOK 19322, PAGE 269 (77 PURGATORY ROAD)
DEED BOOK 14840, PAGE 300 (77R PURGATORY ROAD)
DEED BOOK 19318, PAGE 279 (81 PURGATORY ROAD)
DEED BOOK 10013, PAGE 312 (81R PURGATORY ROAD)
DEED BOOK 68063, PAGE 339 (LOT 1 PURGATORY ROAD)

PLAN BOOK 69, PAGE 25
PLAN BOOK 79, PAGE 11
PLAN BOOK 217, PAGE 36
PLAN BOOK 357, PAGE 67
PLAN BOOK 392, PAGE 19
PLAN BOOK 397, PAGE 20
PLAN BOOK 397, PAGE 21
PLAN BOOK 397, PAGE 22
PLAN BOOK 410, PAGE 12
PLAN BOOK 412, PAGE 106
PLAN BOOK 412, PAGE 108
PLAN BOOK 965, PAGE 96

UNRECORDED PLAN ENTITLED, "PLAN OF THE SUTTON STATE FOREST", DATED OCTOBER, 1963, PROVIDED BY THE MASSACHUSETTS DEPARTMENT OF CONSERVATION AND RECREATION

NOTES:

- BENCH MARK INFORMATION:
ELEVATIONS WERE OBTAINED BY GPS OBSERVATIONS ON NOVEMBER 8, 2021.
TEMPORARY BENCH MARKS SET:
TBM-1: SPIKE SET IN UTILITY POLE #19/14 ALONG NORTHERLY SIDELINE OF PURGATORY ROAD. ELEVATION = 729.90
TBM-2: SPIKE SET IN UTILITY POLE #20/14X ALONG NORTHERLY SIDELINE OF PURGATORY ROAD. ELEVATION = 722.52
TBM-3: SPIKE SET IN UTILITY POLE #26/18 ALONG SOUTHERLY SIDELINE OF PURGATORY ROAD. ELEVATION = 690.06
TBM-4: SPIKE SET IN UTILITY POLE #28/19 ALONG SOUTHERLY SIDELINE OF PURGATORY ROAD. ELEVATION = 676.77
ELEVATIONS REFER TO NORTH AMERICAN DATUM OF 1988 (NAVD1988).
- 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, TOWN OF SUTTON, MASSACHUSETTS, MAP NUMBER 25027C0840E, HAVING AN EFFECTIVE DATE OF JULY 4, 2011.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
- INTERIOR STONE WALLS AND PATHS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAMMETRY, PROVIDED BY BLUESKY GEOSPATIAL LTD., IN NOVEMBER, 2021.
- WETLANDS SHOWN HEREON WERE DELINEATED BY ECOTEC, INC. IN NOVEMBER, 2020 AND DECEMBER, 2021, AND FIELD LOCATED BY FELDMAN GEOSPATIAL IN NOVEMBER AND DECEMBER, 2021 & SEPTEMBER 2022. MA DEP FILE #303-0972.
- 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.

LEGEND

- CATCH BASIN
- UTILITY POLE
- WALK LIGHT
- MAIN VALVE (UNKNOWN)
- POST
- MAIL BOX
- FLAG POLE
- DRILL HOLE
- BOUND FOUND
- BOUND FOUND WITH DRILL HOLE
- IRON PIPE
- IRON ROD
- WETLANDS
- WETLAND FLAG
- Z INDICATES COMMON OWNERSHIP
- BIT BITUMINOUS
- CONC CONCRETE
- DH DRILL HOLE
- FD FOUND
- IP IRON PIPE
- IR IRON ROD
- SB STONE BOUND
- SQ. FT. SQUARE FEET
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- WF-WETLAND FLAG NUMBER
- ELECTRIC
- OHW OVERHEAD WIRES
- EDGE OF WOODS
- STONE WALL

For Registry Use Only

Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
EXISTING CONDITIONS
INDEX PLAN

Local Permitting

Prepared By:

LD
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.

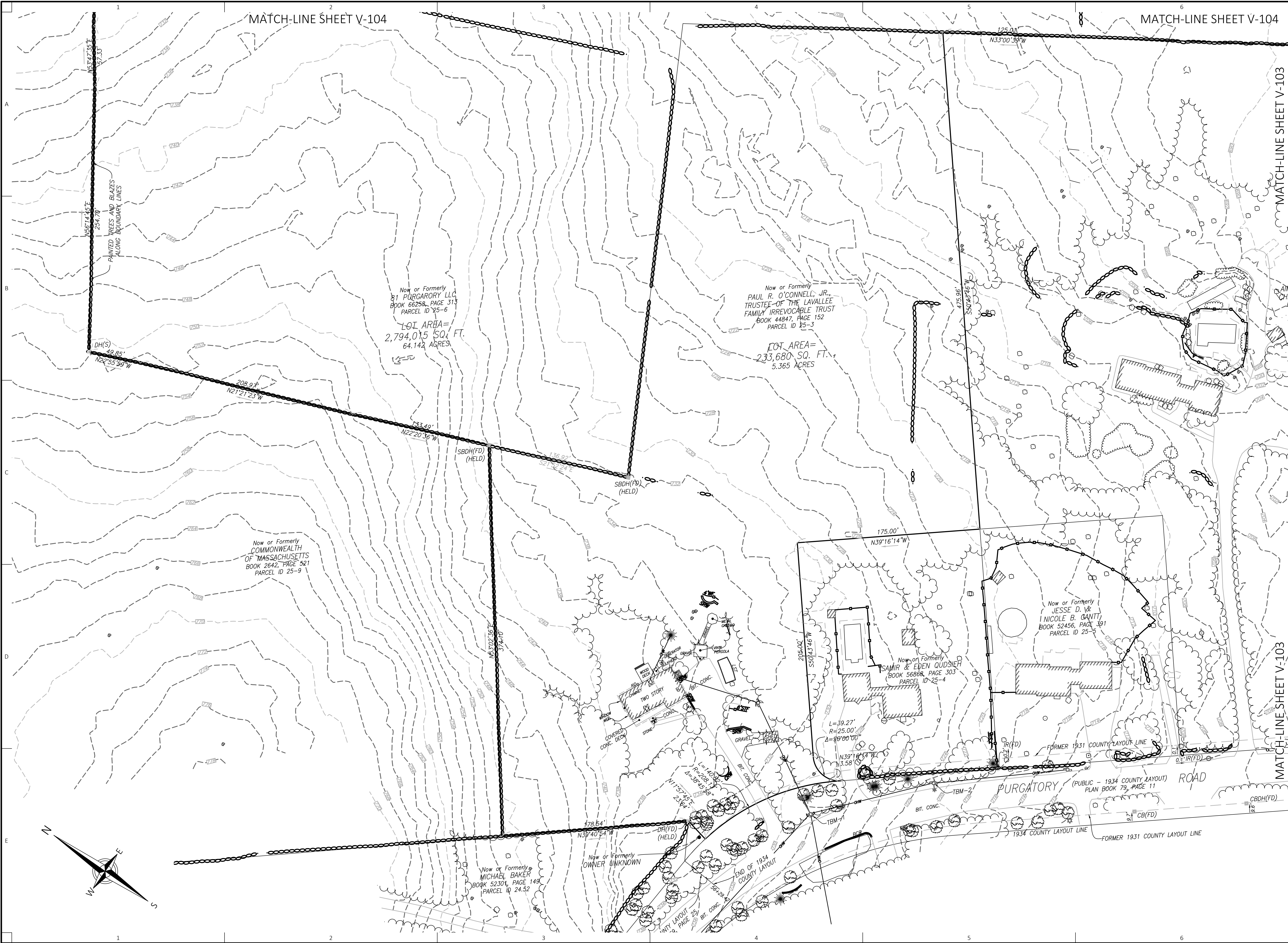
No: Date: Revision | Issue:

Drawn By: CMP Checked By: JRZ
Date: 09/12/2022 Project No.: 21-0120

0 60 120 240 360
Scale: 1" = 120'

Sheet No.:

V-101



For Registry Use Only

Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
**Preliminary Subdivision Plan
OSRD**
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**EXISTING CONDITIONS
PLAN**

Local Permitting

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

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

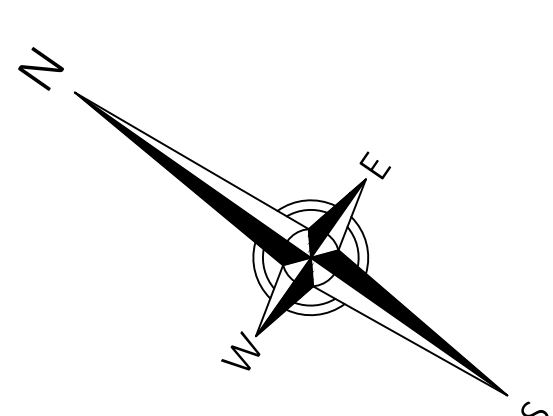
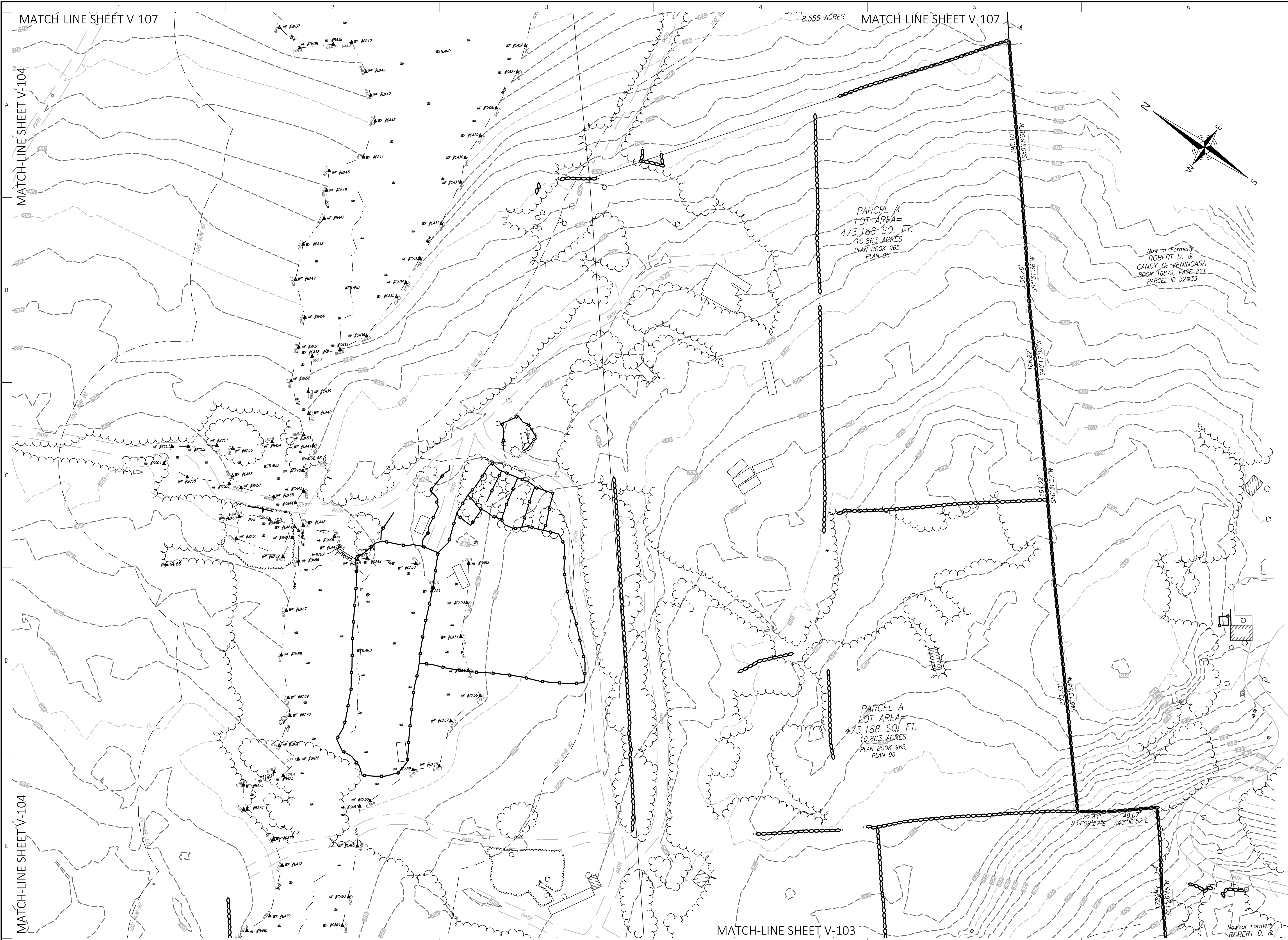
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No.	Date:	Revision	Issue:
1			

Drawn By: CMP | Checked By: JRZ
Date: 09/12/2022 | Project No.: 21-0120

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

Sheet No.:
V-102



For Registry Use Only

Project Owner:

81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:

81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:

Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:

EXISTING CONDITIONS
PLAN

Local Permitting

Prepared By:


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No: Date: Revision | Issue:

Drawn By: CMP Checked By: JRZ
Date: 09/12/2022 Project No.: 21-0120

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

Sheet No.:

V-105

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GENERAL NOTES:

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

EROSION AND SEDIMENT CONTROL NOTES:

1. PRIOR TO CONSTRUCTION A FENCE SHALL BE PLACED AROUND ALL TREES THAT ARE TO BE MAINTAINED AND PROTECTED. NO CONSTRUCTION ACTIVITY OR STOCKPILING OF MATERIAL SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE EXISTING TREES THAT ARE TO REMAIN.
2. SITE ELEMENTS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
3. PRIOR TO CONSTRUCTION AN EROSION CONTROL BARRIER (ECB) SHALL BE PROVIDED AT THE EDGE OF THE DEVELOPMENT AREA AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ECB THROUGHOUT ALL PHASES OF CONSTRUCTION AS WELL AS COMPLYING WITH ANY OTHER CONDITIONS ESTABLISHED IN THE ORDER OF CONDITIONS (MASSDEP FILE # _____) ISSUED BY THE _____ CONSERVATION COMMISSION 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 OTHERS HARMFUL TO HUMANS, FISH, OR OTHER LIFE, AND 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 AND ABOVE THE MEASURES DEPICTED HEREON.
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 SWEEPED 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 STRIPPED 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 TO 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 DEMARCACTION (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. ALL PAVEMENT MARKINGS INCLUDING PARKING SPACES AND CROSSWALKS SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTES.

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 WARRANTY 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 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. 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.
8. 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.
9. PROPOSED GAS, ELECTRIC, TELECOMMUNICATIONS AND CABLE TV DEPICTED IS SCHEMATIC ONLY. CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANY FOR FINAL PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL COORDINATE CONNECTION TO MUNICIPAL FIRE ALARM.
11. ALL UTILITIES INCLUDING CONCRETE PADS ARE TO BE INSTALLED PER UTILITY COMPANY OR LOCAL DPW STANDARDS AS APPLICABLE.
12. ALL UTILITY COVERS, GRATES, HATCHES, ETC., SHALL BE FLUSH WITH THE PAVEMENT FINISHED GRADE.
13. EXISTING PAVEMENT SHALL BE SAW CUT AND NEW PAVEMENT SHALL BE BLENDED SMOOTHLY TO MEET CUT EDGES.
14. FINAL GRADES SHALL BE PITCHED EVENLY BETWEEN SPOT ELEVATIONS AND ALL AREAS SHALL BE GRADED TO DRAIN WITH NO PUDDLING OR PONDING.
15. 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.
16. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE (1.5% MINIMUM) AWAY FROM ALL BUILDING FOUNDATIONS AND STRUCTURES.
17. RIPRAP APRONS SHALL BE PROVIDED AT ALL FLARED ENDS AND HEADWALLS.
18. 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).
19. 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 INSTALLATION 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 "PREEM" 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.



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

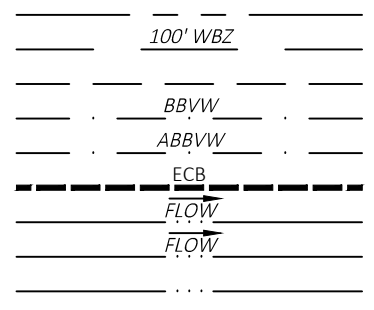
ABBREVIATIONS

ACRES	A.C.
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
REMOVE AND STOCKPILE	R&S
VERIFY IN FIELD	V.I.F.

LEGEND

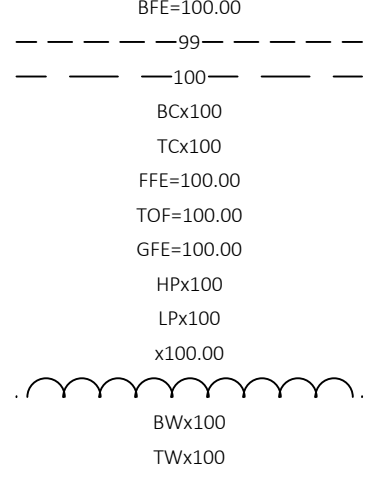
ENVIRONMENTAL

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



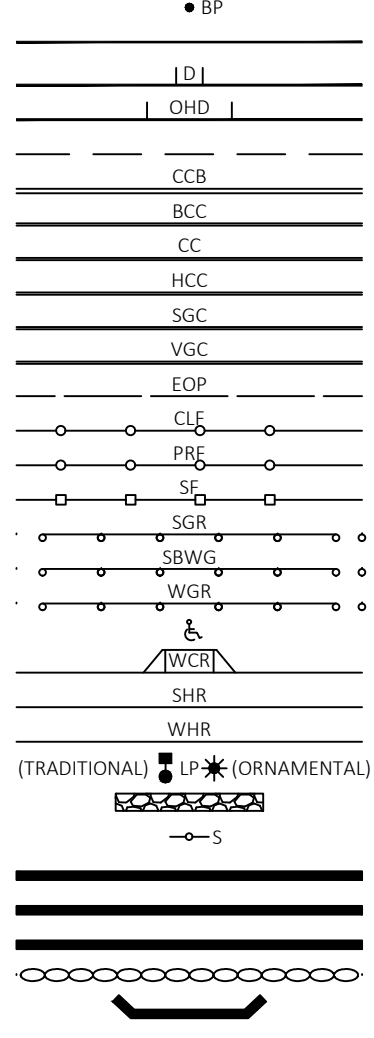
GRADING & TOPOGRAPHY

BASEMENT FLOOR ELEVATION
CONTOUR - MINOR
CONTOUR - MAJOR
CURB - BOTTOM OF CURB
CURB - TOP OF CURB
FINISH FLOOR ELEVATION
FOUNDATION - TOP OF FOUNDATION
GARAGE FLOOR ELEVATION
HIGH POINT
LOW POINT
SPOT ELEVATION
TREELINE
WALL - BOTTOM OF WALL
WALL - TOP OF WALL



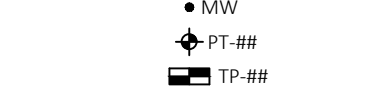
MATERIALS

BOLLARD POST
BUILDING
BUILDING - DOOR
BUILDING - OVERHEAD DOOR
BUILDING - OVERHANG
CAPE COD BERM
CURB - BITUMINOUS CONCRETE
CURB - CONCRETE
CURB - HAUNCHED
CURB - SLOPED GRANITE
CURB - VERTICAL GRANITE
EDGE OF PAVEMENT
FENCE - CHAIN LINK
FENCE - POST & RAIL
FENCE - STOCKADE
GUARDRAIL - STEEL
GUARDRAIL - STEEL BACK WOODEN
GUARDRAIL - WOODEN
HANDICAP ACCESSIBLE PARKING SPACE
HANDICAP ACCESSIBLE RAMP
HANDRAIL - STEEL
HANDRAIL - WOODEN
LIGHTPOLE
RIPRAP
SIGN
WALL - CONCRETE
WALL - HEAD
WALL - RAILROAD TIE
WALL - STONE
WALL - WING



MONITORING & TESTING

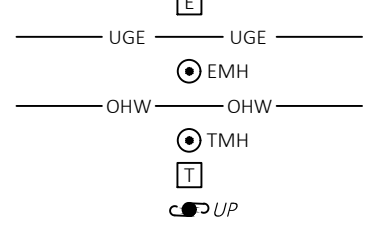
MONITORING WELL
PERCOLATION TEST
TEST PIT



UTILITIES & DRAINAGE

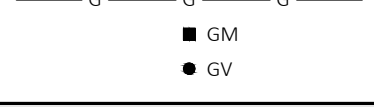
ELECTRIC & COMMUNICATION

ELECTRIC BOX
ELECTRIC, COMMUNICATION & DATE LINE
ELECTRIC MANHOLE
OVERHEAD WIRE
TELEPHONE MANHOLE
TRANSFORMER
UTILITY POLE



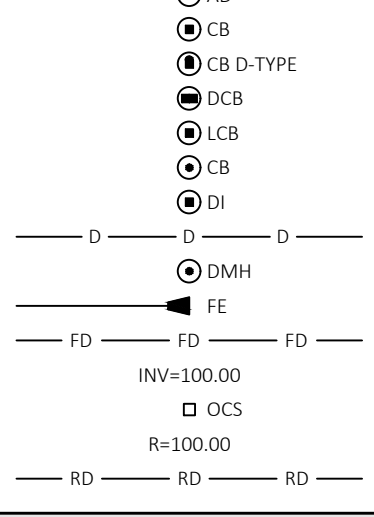
GAS

GAS LINE
GAS METER
GATE VALVE



STORMWATER

AREA DRAIN
CATCH BASIN
CATCH BASIN - D-TYPE
CATCH BASIN - DOUBLE
CATCH BASIN - LEACHING
CATCH BASIN - ROUND
DROP INLET
DRAINLINE
DRAIN MANHOLE
FLARED END
FOUNDATION DRAIN
INVERT
OUTLET CONTROL STRUCTURE
RIM
ROOF DRAIN



WATER & APPURTENANCES

WELL



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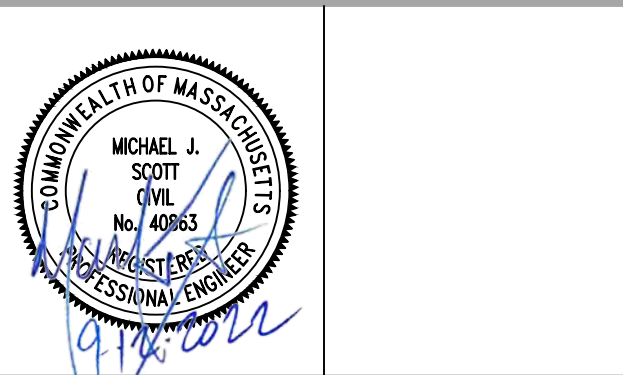
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Project Title:
Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**GENERAL NOTES
AND LEGEND**

Local Permitting



Prepared By:
LDCC
LAND DESIGN COLLABORATIVE
Chauncy Place | Terrace North | Suite 1
45 Lyman Street
Westborough, MA 01581
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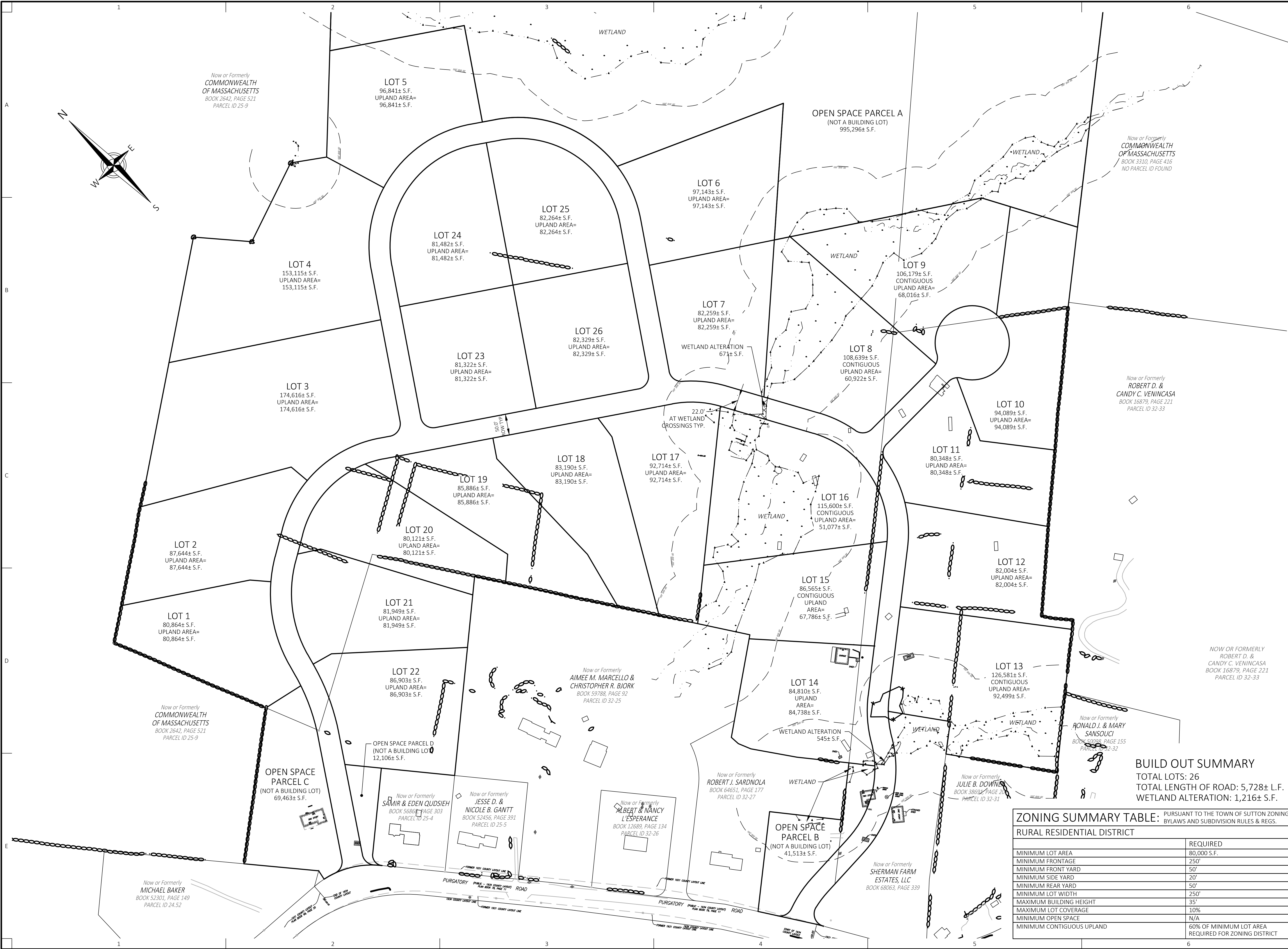
Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

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No: Date: Revision | Issue:

Drawn By: ESM Checked By: WMB
Date: 09/12/2022 Project No.: 22-0120

Sheet No.:
C-001



BUILD OUT SUMMARY
TOTAL LOTS: 26
TOTAL LENGTH OF ROAD: 5,728± L.F.
WETLAND ALTERATION: 1,216± S.F.

ZONING SUMMARY TABLE: PURSUANT TO THE TOWN OF SUTTON ZONING BYLAWS AND SUBDIVISION RULES & REGS.	
RURAL RESIDENTIAL DISTRICT	
	REQUIRED
MINIMUM LOT AREA	80,000 S.F.
MINIMUM FRONTAGE	250'
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	20'
MINIMUM REAR YARD	50'
MINIMUM LOT WIDTH	250'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	10%
MINIMUM OPEN SPACE	N/A
MINIMUM CONTIGUOUS UPLAND	60% OF MINIMUM LOT AREA REQUIRED FOR ZONING DISTRICT

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Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
**Preliminary Subdivision Plan
OSRD**
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**CONCEPTUAL YIELD
PLAN**

Local Permitting

Prepared By:

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Project Surveyor:

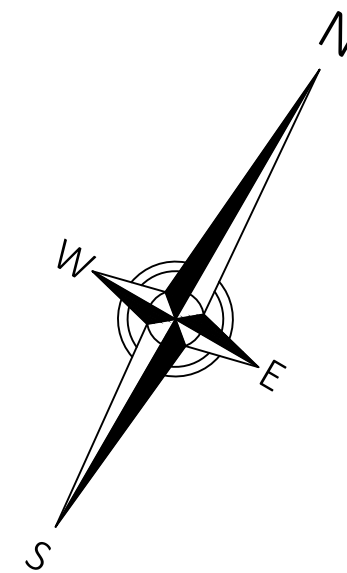
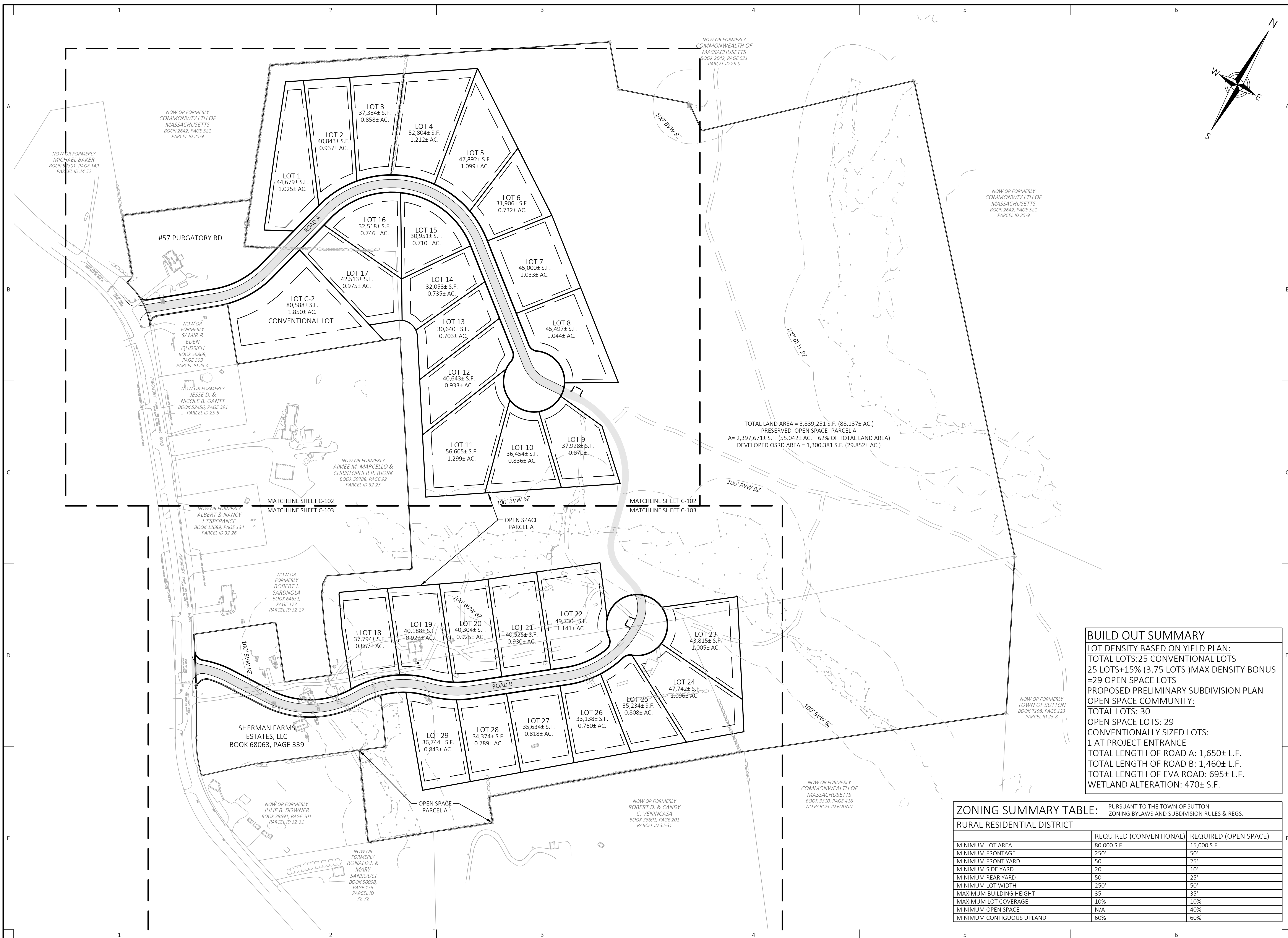
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152 Hampden Street
Boston, MA 02119

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Drawn By: CMP Checked By: WMB
Date: 09/12/2022 Project No.: 21-0120

Sheet No.:
C-002



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Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

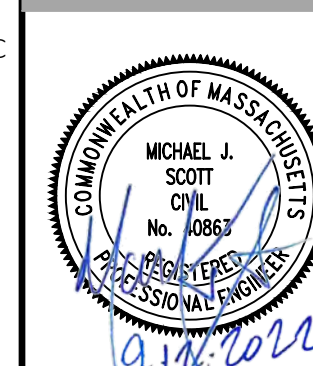
Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:

CONCEPTUAL LOTTING
PLAN INDEX

Local Permitting



Prepared By:



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Project Surveyor:



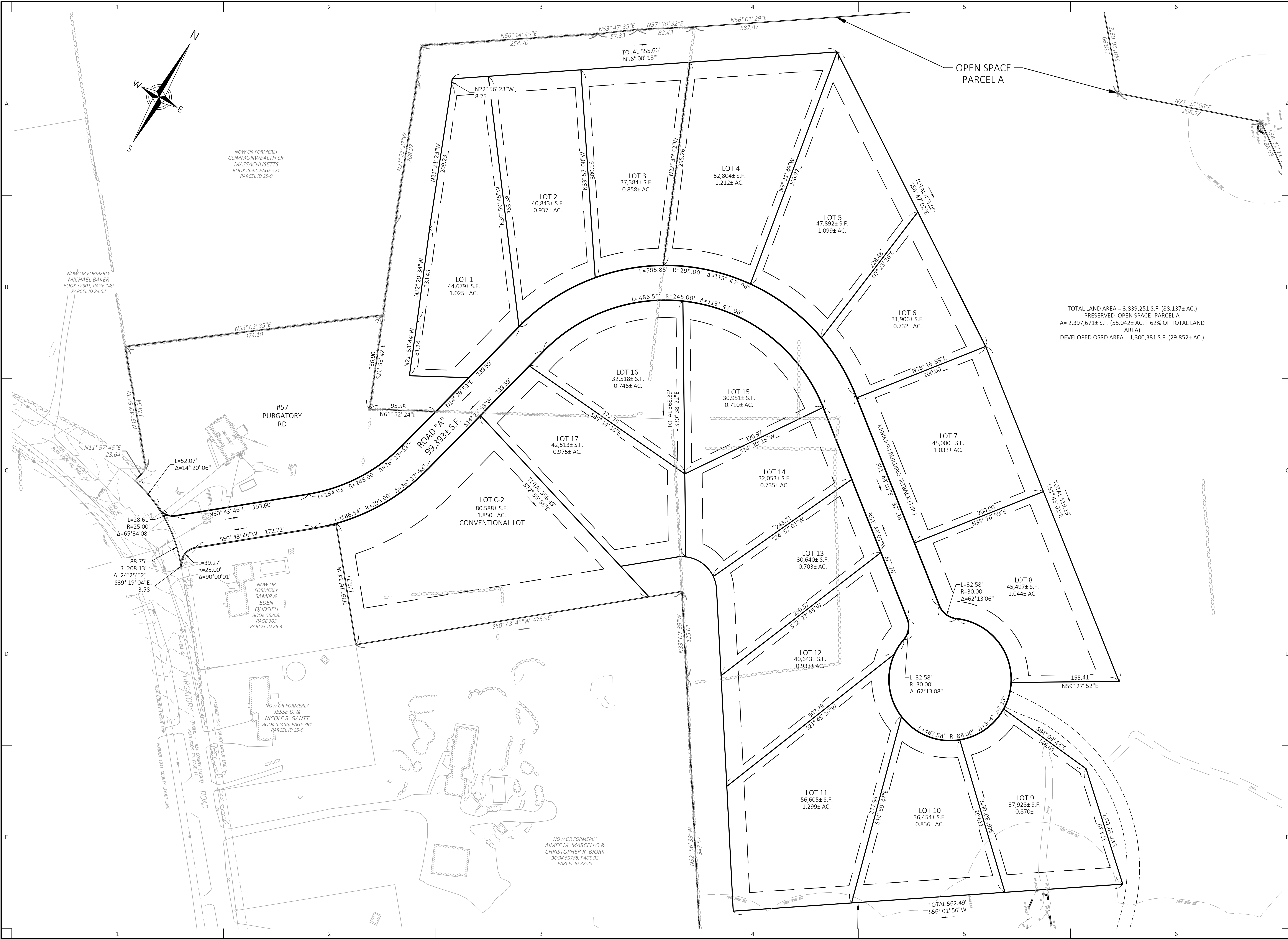
152 Hampden Street
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ZONING SUMMARY TABLE:		PURSUANT TO THE TOWN OF SUTTON ZONING BYLAWS AND SUBDIVISION RULES & REGS.
RURAL RESIDENTIAL DISTRICT		
	REQUIRED (CONVENTIONAL)	REQUIRED (OPEN SPACE)
MINIMUM LOT AREA	80,000 S.F.	15,000 S.F.
MINIMUM FRONTAGE	250'	50'
MINIMUM FRONT YARD	50'	25'
MINIMUM SIDE YARD	20'	10'
MINIMUM REAR YARD	50'	25'
MINIMUM LOT WIDTH	250'	50'
MAXIMUM BUILDING HEIGHT	35'	35'
MAXIMUM LOT COVERAGE	10%	10%
MINIMUM OPEN SPACE	N/A	40%
MINIMUM CONTIGUOUS UPLAND	60%	60%

Sheet No.:

C-101



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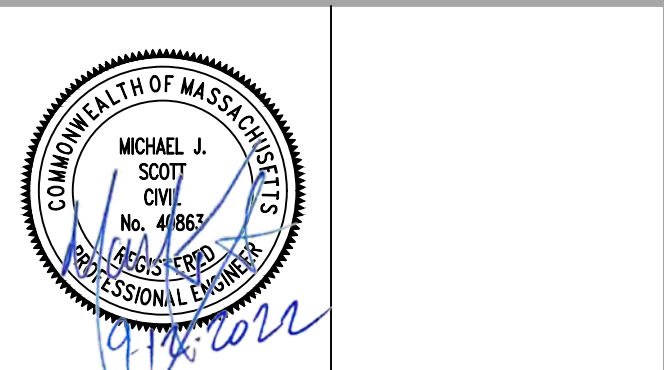
Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
CONCEPTUAL LOTTING
PLAN

Local Permitting



Prepared By:
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Project Surveyor:
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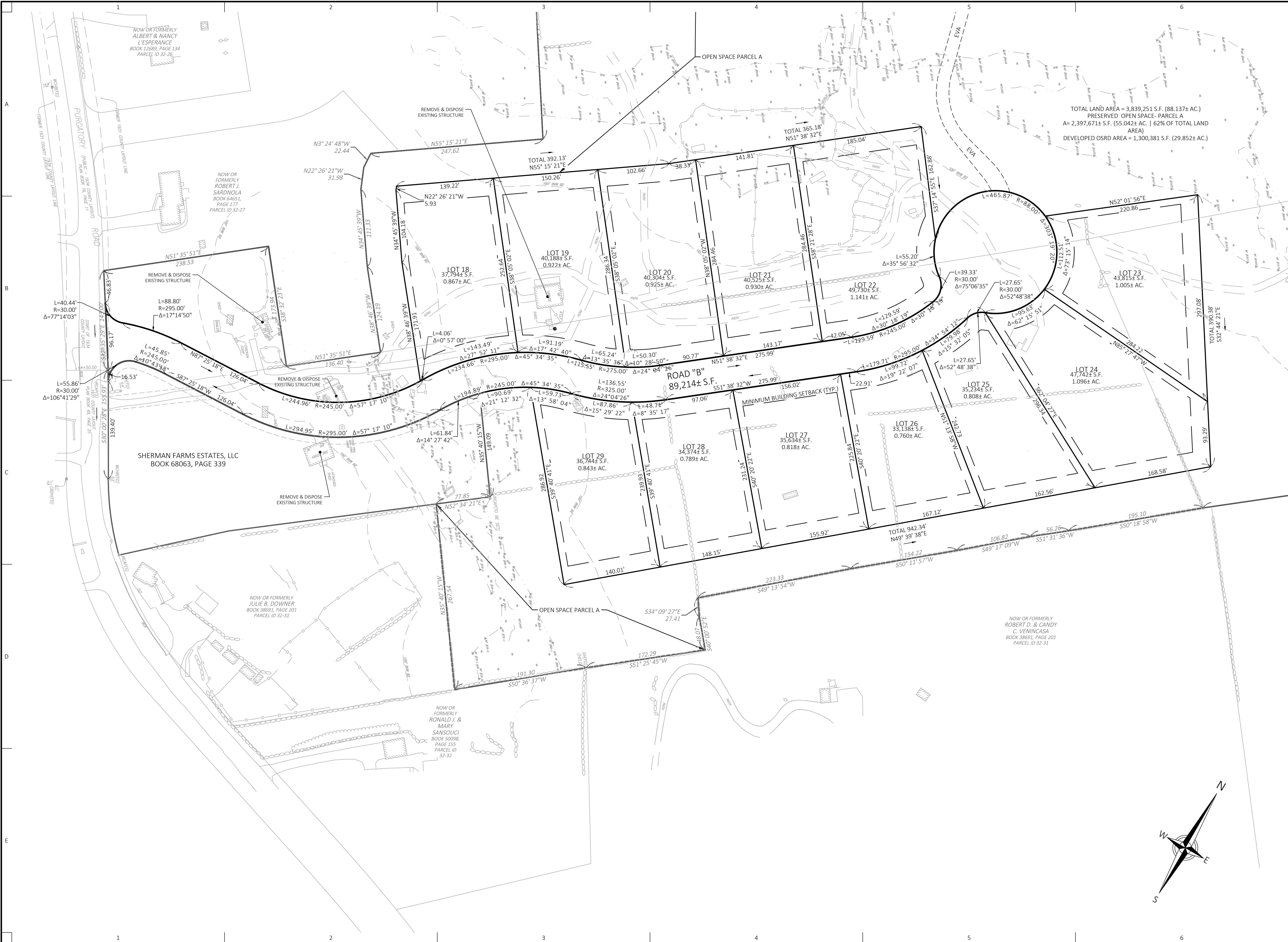
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Drawn By: **CMP** Checked By: **WMB**
Date: **09/12/2022** Project No.: **21-0120**

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Scale: 1" = 60'

Sheet No.:
C-102



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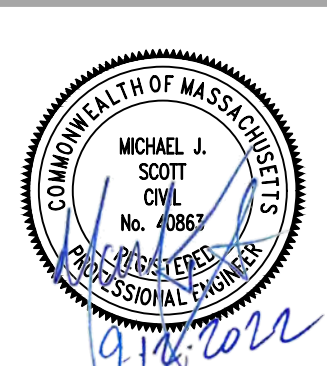
Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
**Preliminary Subdivision Plan
OSRD**
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**CONCEPTUAL LOTTING
PLAN**

Local Permitting



Prepared By:

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45 Lyman Street
Westborough, MA 01581
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Project Surveyor:

**152 Hampden Street
Boston, MA 02119**

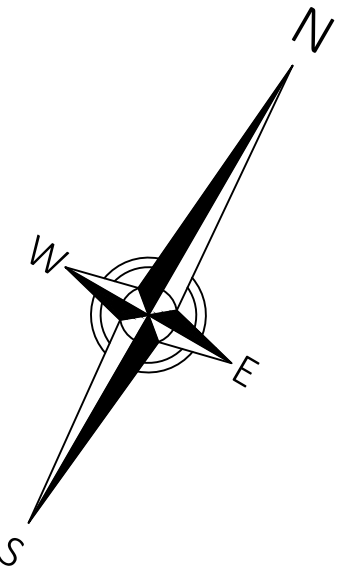
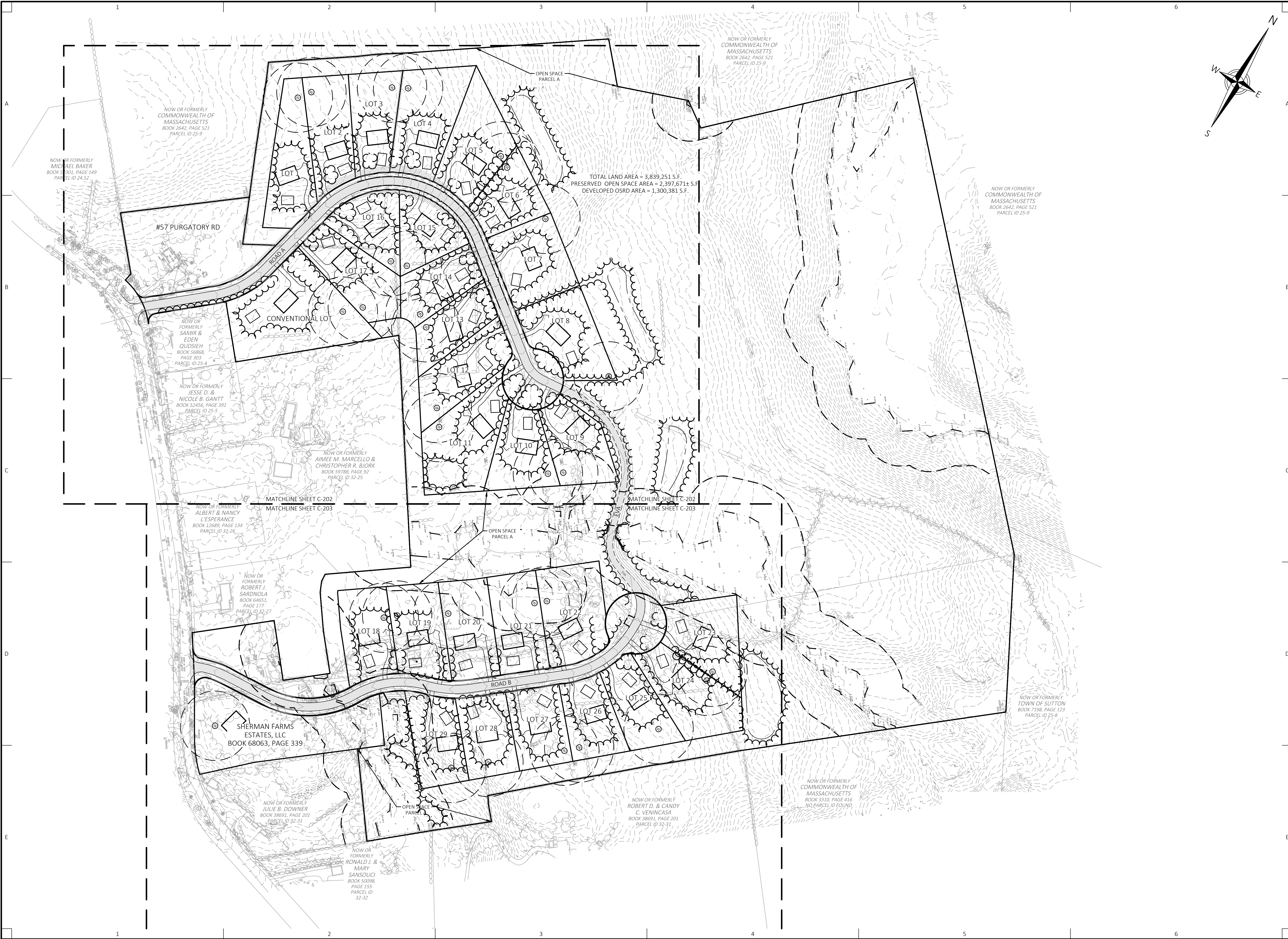
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Drawn By: CMP Checked By: WMB
Date: 09/12/2022 Project No.: 21-0120

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Scale: 1" = 60'

Sheet No.:
C-103



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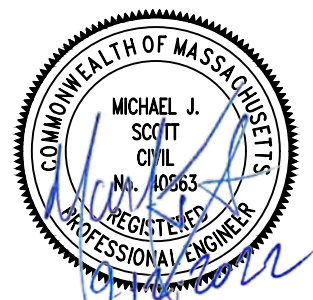
Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
**Preliminary Subdivision Plan
OSRD**
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**CONCEPTUAL
GRADING & DRAINAGE
INDEX PLAN**

Local Permitting



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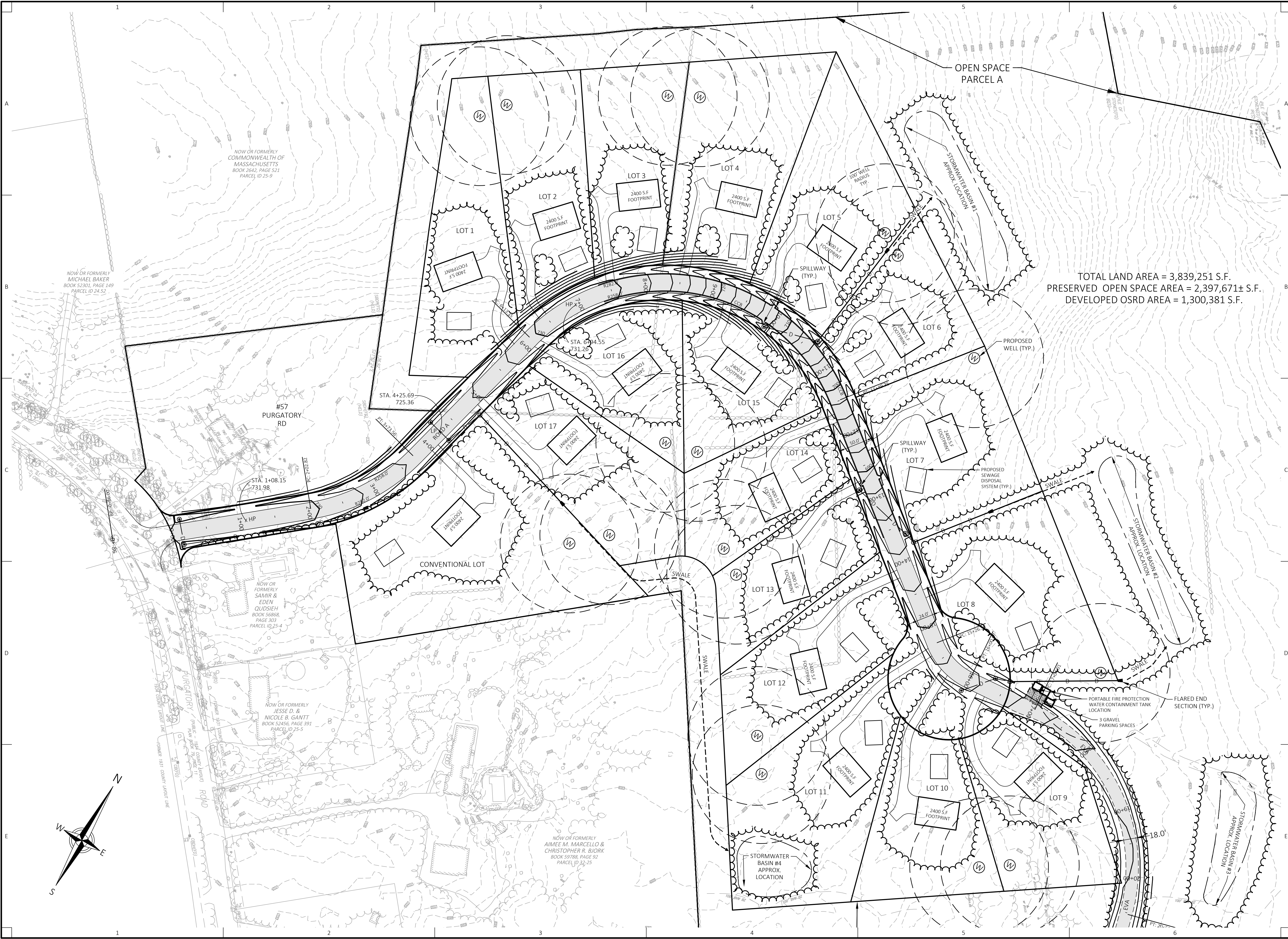
No: Date: Revision | Issue:

Drawn By: CMP Checked By: WMB
Date: 09/12/2022 Project No.: 21-0120

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Scale: 1" = 100'

Sheet No.:

C-201



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Project Owner:

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11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:

81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:

Preliminary Subdivision Plan
OSRD
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:

CONCEPTUAL GRADING
& DRAINAGE PLAN

Local Permitting

MICHAEL J. SCOTT

REGISTERED PROFESSIONAL ENGINEER

MA 000000000

9/12/2022

Prepared By:

LD

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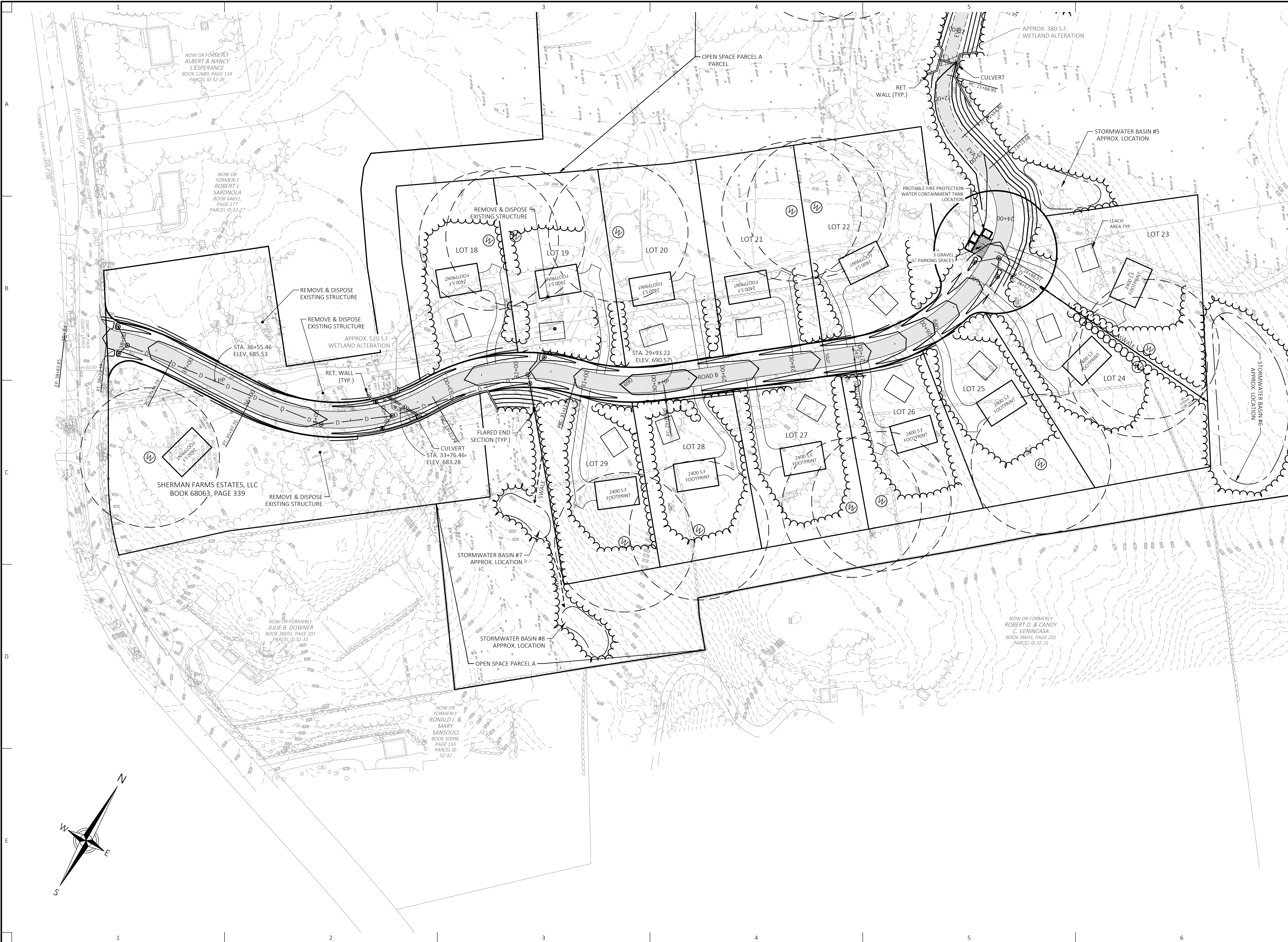
Date: 09/12/2022 Project No.: 21-0120

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Scale: 1" = 60'

Sheet No.:

C-202



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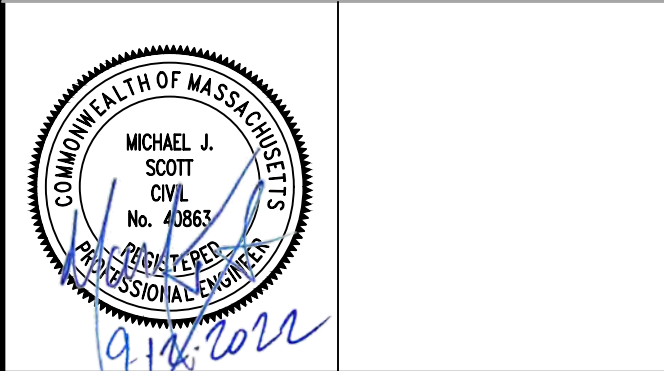
Project Owner:
81 Purgatory LLC
11 Colonial Road
Sutton, MA
Lavallee Family Irrevocable Tr.
Paul R. O'Connell, Jr. Trustee
100 Front Street
Worcester, Ma

Project Applicant:
81 Purgatory LLC
11 Colonial Road
Sutton, MA

Project Title:
**Preliminary Subdivision Plan
OSRD**
Compass Rock
57, 77, 77R, 81, 81R
Purgatory Road
Sutton, MA
(Worcester County)

Sheet Title:
**CONCEPTUAL GRADING
& DRAINAGE PLAN**

Local Permitting



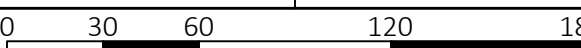
Prepared By:

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Project Surveyor:

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Drawn By:	CMP	Checked By:	WMB		
Date:	09/12/2022	Project No.:	21-0120		
				Scale: 1" = 60'	

Sheet No.:
C-203