

LACKEY DAM LOGISTICS CENTER

IN

SUTTON AND UXBRIDGE, MASSACHUSETTS

(Worcester County)

APPLICANT:

US MA DEVELOPMENT, LLC
8801 RIVER CROSSING BLVD.
SUITE 300
INDIANAPOLIS, IN 46240

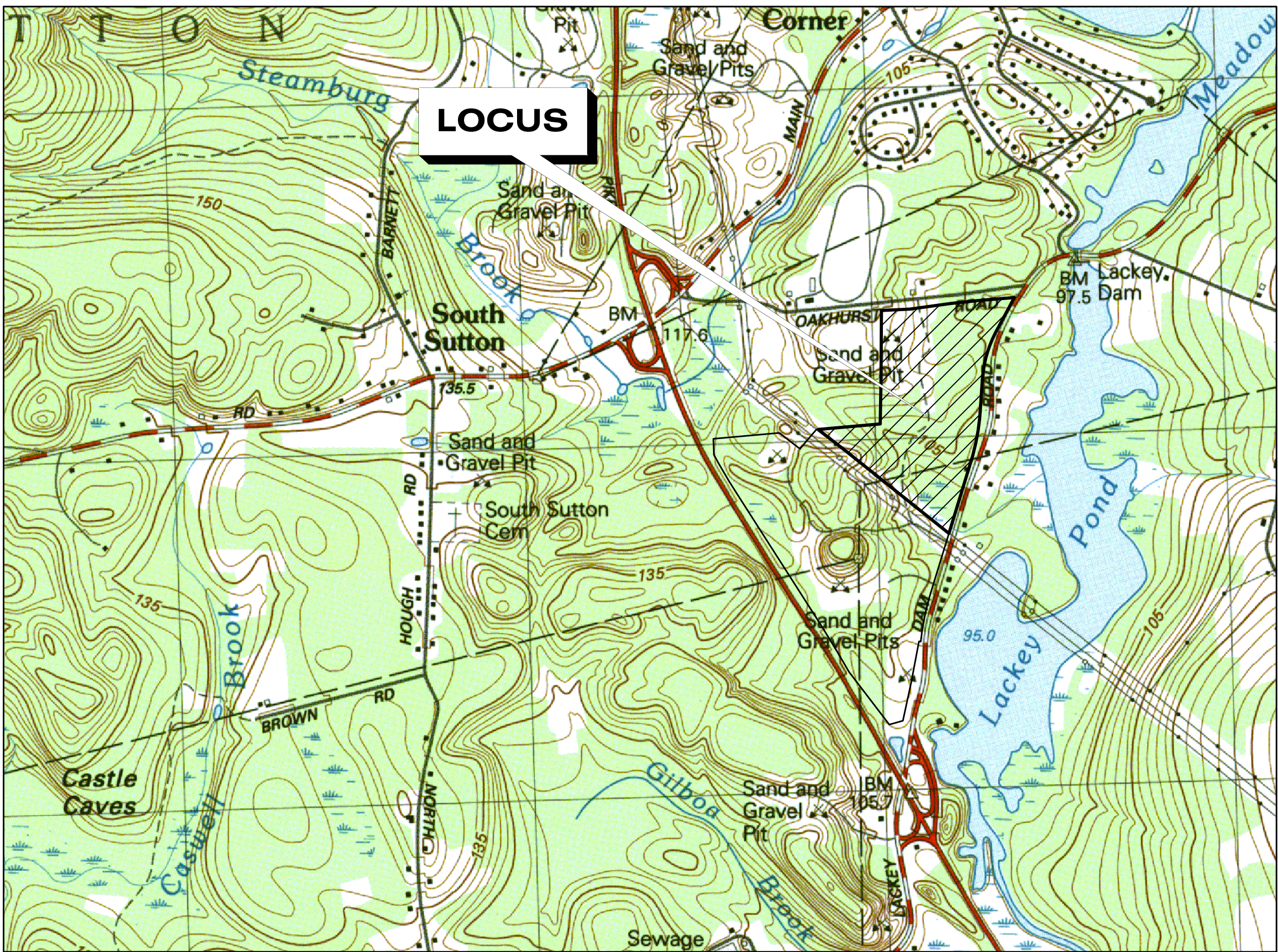
RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO
DEED BOOK 58719, PAGE 38
BACK DEED (57675/260)
BACK DEED (4501/506)

MARY BEDOIAN
DEED BOOK 57675, PAGE 260
BACK DEED (4064/177)
LOT 2: PLAN BOOK 958, PLAN 117

**CIVIL ENGINEER/SURVEYOR
AND LANDSCAPE ARCHITECT**

Beals and Thomas, Inc.
Reservoir Corporate Center
144 Turnpike Road
Southborough, Massachusetts 01772



Locus Map
Scale: 1" = 1000'



SHEET INDEX

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SUTTON PLANNING BOARD APPROVAL:

1: _____

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4: _____

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Job No.: 3077.06
Plan No.: 307706P067B-001
Sheet 1 of 27

Issued for Permitting - May 16, 2022
Revised Per Comments - September 6, 2022

GENERAL NOTES

THE CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL ALSO PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE SAME, AND COORDINATE WITH THE ENGINEER AND ARCHITECT AS REQUIRED.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND ALL CONSTRUCTION MEANS AND METHODS.

LIMIT OF WORK SHALL BE EROSION CONTROL BARRIERS, LIMIT OF GRADING AND SITE PROPERTY LINES AND/OR AS INDICATED ON DRAWINGS.

PORTIONS OF THE ROADWAY, SIDEWALK AND ROADSIDE AREA DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR CONDITIONS PRIOR TO DISTURBANCE.

CONTRACTOR TO VERIFY UTILITY STUB LOCATIONS AND ELEVATIONS IN THE FIELD PRIOR TO COMMENCING WORK.

ANY ALTERATION TO THESE DRAWINGS MADE IN THE FIELD DURING CONSTRUCTION SHALL BE RECORDED BY THE CONTRACTOR ON RECORD DOCUMENTS.

ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.

EXISTING TREES AND SHRUBS OUTSIDE THE LIMITS OF GRADING SHALL BE REMOVED ONLY UPON PRIOR APPROVAL OF THE OWNER.

FOR DRAWING LEGIBILITY, ALL EXISTING TOPOGRAPHIC FEATURES, EXISTING UTILITIES, PROPERTY BOUNDARIES, EASEMENTS, ETC. MAY NOT BE SHOWN ON ALL DRAWINGS. REFER TO ALL REFERENCED DRAWINGS AND OTHER DRAWINGS IN THIS SET FOR ADDITIONAL INFORMATION.

ALL EXCAVATORS OR CONTRACTORS MUST REFER TO 520 CMR 14.00 TO OBTAIN A TRENCH PERMIT PRIOR TO ANY CONSTRUCTION RELATED TRENCHES ON SITE.

EROSION CONTROL AND SEDIMENTATION NOTES

AN EROSION CONTROL BARRIER AND/OR COMPOST FILTER SOCK SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS INDICATED IN THE PLAN PRIOR TO THE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION OPERATIONS.

CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES DURING ENTIRE CONSTRUCTION PERIOD.

ANY SEDIMENT TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY.

ALL STOCKPILE AREAS SHALL BE LOCATED WITHIN LIMIT OF WORK LINE AND STABILIZED TO PREVENT EROSION.

ALL DEBRIS GENERATED DURING SITE PREPARATION ACTIVITIES SHALL BE LEGALLY DISPOSED OF OFF SITE.

PROVIDE CRIBBING AS NECESSARY TO PROTECT EXISTING UTILITY LINES DURING CONSTRUCTION.

SITE ELEMENTS TO REMAIN MUST BE PROTECTED FOR DURATION OF PROJECT.

ALL TOPSOIL ENCOUNTERED WITHIN WORK AREA SHALL BE STRIPPED TO ITS FULL DEPTH AND STOCKPILED FOR REUSE. TOPSOIL SHALL BE DISPOSED OF ON SITE AS DIRECTED BY OWNER. TOPSOIL PILES SHALL REMAIN SEGREGATED FROM EXCAVATED SUBSURFACE SOIL MATERIALS.

ADDITIONAL EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.

ALL POINTS OF CONSTRUCTION EGRESS OR INGRESS SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS.

TEMPORARY DIVERSION DITCHES, PERMANENT DITCHES, CHANNELS, EMBANKMENTS AND ANY DENuded SURFACE WHICH WILL BE EXPOSED FOR A PERIOD OF ONE MONTH OR MORE SHALL BE CONSIDERED CRITICAL VEGETATION AREAS. THESE AREAS SHALL BE MULCHED WITH STRAW. MULCH SHALL BE SPREAD UNIFORMLY IN A CONTINUOUS BLANKET OF SUFFICIENT THICKNESS TO COMPLETELY HIDE THE SOIL FROM VIEW.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION TO INSURE THAT CHANNELS, DITCHES AND PIPES ARE CLEAR OF DEBRIS AND THAT THE EROSION CONTROL BARRIERS ARE INTACT.

CONTRACTOR SHALL PROVIDE DUST CONTROL FOR CONSTRUCTION OPERATIONS AS APPROVED BY OWNER.

DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

INLET SEDIMENT CONTROL DEVICES SHALL BE PROVIDED AROUND ALL EXISTING DRAIN INLETS PRIOR TO CONSTRUCTION ACTIVITIES AND AROUND ALL PROPOSED DRAIN INLETS PRIOR TO PERMANENT PAVEMENT TO CONTROL SILTATION.

STRAW BALE CHECK DAMS ARE TO BE PROVIDED ON TWO HUNDRED (200) FOOT SPACINGS WITHIN ALL DRAINAGE SWALES AND DITCHES AND AT UPSTREAM SIDES OF ALL DRAINAGE INLETS.

RIP RAP SPLASH PADS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS DISCHARGING ADJACENT TO A WATERWAY.

EXTREME CARE SHALL BE EXERCISED SO AS TO PREVENT ANY UNSUITABLE MATERIAL FROM ENTERING THE WETLANDS.

ADDITIONAL STRAW BALES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE OWNER OR HIS REPRESENTATIVE.

CLEAN AND MAINTAIN EROSION CONTROL BARRIER AS REQUIRED DURING CONSTRUCTION OPERATIONS TO ENSURE ITS CONTINUED FUNCTIONALITY.

GRADING, DRAINAGE AND UTILITY NOTES

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

THE CONTRACTOR SHALL VERIFY EXISTING GRADES IN THE FIELD AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES AS REQUIRED. WHERE AN EXISTING UTILITY IS FOUND TO 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 ENGINEER FOR RESOLUTION.

ALL UTILITY COVERS, GRATES, ETC. SHALL BE ADJUSTED TO BE FLUSH WITH THE PAVEMENT FINISH GRADE UNLESS OTHERWISE NOTED. RIM ELEVATIONS OF DRAINAGE STRUCTURES AND SANITARY SEWER MANHOLES ARE APPROXIMATE.

INSTALL ALL UTILITIES (INCLUDING CONCRETE PADS) PER UTILITY COMPANY AND DPW STANDARDS.

AN EROSION CONTROL BARRIER SHALL BE INSTALLED ALONG THE EDGE OF PROPOSED DEVELOPMENT AS SHOWN ON THE PLAN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OPERATIONS.

ALL DRAINAGE PIPES SHALL BE SMOOTH WALLED CORRUGATED POLYETHYLENE PIPE (ADS N-12 OR APPROVED EQUAL) EXCEPT WHERE NOTED OTHERWISE.

ALL SANITARY PIPE SHALL BE SDR-35 PVC UNLESS OTHERWISE NOTED.

WATER LINE SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON.

CONTRACTOR SHALL PROTECT ALL UNDERGROUND DRAINAGE, SEWER AND UTILITY FACILITIES FROM EXCESSIVE VEHICULAR LOADS DURING CONSTRUCTION. ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION LOADS WILL BE RESTORED TO ORIGINAL CONDITION.

ALL WATER WORKS SHALL CONFORM TO WHITINSVILLE AND DOUGLAS DPW, WATER COMPANY SPECIFICATIONS, DETAILS, RULES AND REGULATIONS AND HAVE FIVE (5) FEET OF MINIMUM COVER. GAS, ELECTRIC, TELEPHONE AND FIRE ALARM CONNECTION LOCATIONS AND ROUTING ARE SUBJECT TO REVIEW AND APPROVAL BY APPROPRIATE UTILITY COMPANIES AND FIRE DEPARTMENT.

ABANDON EXISTING UTILITY SERVICES ON SITE ACCORDING TO UTILITY COMPANY AND TOWN OF UXBRIDGE, SUTTON, AND DOUGLAS REQUIREMENTS.

THE CONTRACTOR SHALL REMOVE ALL EROSION CONTROL BARRIERS AFTER REVEGETATION OF DISTURBED AREAS AND AFTER APPROVAL OF THE ENGINEER.

ALL WATER UTILITY IMPROVEMENTS SHALL COMPLY WITH THE AMERICAN WATERWORKS ASSOCIATION STANDARDS, WHITINSVILLE WATER DISTRICT, AND APPLICABLE STANDARDS REQUIRED BY THE TOWN OF UXBRIDGE, SUTTON, AND DOUGLAS WATER DEPARTMENTS.

RIP RAP APRONS SHALL BE INSTALLED AT THE OUTLETS FOR ALL CULVERTS.

EXCAVATION REQUIRED WITHIN THE PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT NO COST TO THE OWNER.

STOCKPILED TOPSOIL SHALL BE PLACED NEATLY IN AN AREA INDICATED BY THE OWNER.

PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM OF 1/8" PER FOOT UNLESS SPECIFIED. ANY DISCREPANCIES NOT ALLOWING THIS MINIMUM PITCH SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONTINUING WORK.

THE CONTRACTOR SHALL SCHEDULE HIS WORK TO ALLOW THE FINISHED SUBGRADE ELEVATIONS TO DRAIN PROPERLY WITHOUT PUDDING. SPECIFICALLY, ALLOW WATER TO ESCAPE WHERE PROPOSED CURB MAY RETAIN RUNOFF PRIOR TO APPLICATION OF THE FINISH SUBGRADE AND/OR SURFACE PAVING. PROVIDE TEMPORARY POSITIVE DRAINAGE AS REQUIRED.

UNLESS OTHERWISE INDICATED, ABANDONED EXISTING UTILITY LINES SHALL BE CAPPED AND ABANDONED IN PLACE UNLESS THEY CONFLICT WITH PROPOSED IMPROVEMENTS. CAP REMAINING PORTIONS WHERE PARTIALLY REMOVED.

LAYOUT AND MATERIALS NOTES

ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.

COORDINATE THE LOCATION OF ALL SITE LIGHT STANDARDS WITH IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CONTRACTOR SHALL REPORT SIGNIFICANT CONFLICTS TO THE OWNER AND THE ENGINEER FOR RESOLUTION.

DIMENSIONS OF PARKING SPACES AND DRIVEWAYS ARE FROM FACE OF CURB TO FACE OF CURB.

DIMENSIONS FROM BUILDING ARE FROM FACE OF BUILDING TO FACE OF CURB. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL STAKE OUT BUILDING FROM THE LATEST ARCHITECTURAL DRAWINGS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN SITE PLAN DIMENSIONS AND BUILDING PLANS BEFORE PROCEEDING WITH ANY PORTION OF SITE WORK WHICH MAY BE AFFECTED SO THAT PROPER ADJUSTMENTS TO THE SITE LAYOUT CAN BE MADE IF NECESSARY.

SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ALL DETAIL CONTIGUOUS TO THE BUILDING, LIGHTING, ENTRANCE PADS, DOORWAY PADS, LOADING DOCK DETAILS, ETC.

ACCESSIBLE RAMPS SHALL BE PER MASSACHUSETTS STATE CODE AND THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES (WHICHEVER IS MORE STRINGENT).

EACH HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN SIX (6) FEET IN HEIGHT LOCATED AT THE FACE OF THE CURBLINE. THE SIGN SHALL CONTAIN THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AS DESCRIBED IN THE AMERICANS WITH DISABILITIES ACT, PUBLIC LAW 101-336, (SEE DETAIL).

PROTECT EXISTING PROPERTY MONUMENTS AND ABUTTING PROPERTIES DURING CONSTRUCTION ACTIVITIES.

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES, ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK IN ANY AREA, CONTACT "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE DONE UNTIL UTILITY COMPANIES ARE PROPERLY NOTIFIED IN ADVANCE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK WHICH WOULD BE AFFECTED.

ALL WORK PERFORMED AND ALL MATERIALS FURNISHED SHALL CONFORM WITH THE LINES, GRADES AND OTHER SPECIFIC REQUIREMENTS OR SPECIFICATIONS OF THE TOWN OF SUTTON AND UXBRIDGE DPW.

AT ALL LOCATIONS WHERE EXISTING CURBING OR PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. BLEND NEW PAVEMENT, CURBS AND EARTHWORK SMOOTHLY INTO EXISTING BY MATCHING LINES, GRADES AND JOINTS. PITCH EVENLY BETWEEN SPOT GRADES. GRADE ALL AREAS TO DRAIN.

PLANTING AND LIGHTING NOTES

AFTER SEEDING, THE SURFACE OF THE SOIL SHALL BE EVENLY RAKED WITH A FINE-TOOTHED RAKE AND THEN ROLLED WITH A HAND ROLLER WEIGHING NOT LESS THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH.

WATER THE MULCH AND SEED BEDS THOROUGHLY AND IMMEDIATELY AFTER COMPLETION OF MULCHING AND SEEDING OPERATIONS. SOIL SHALL BE MOISTENED TO A DEPTH OF FOUR (4) INCHES. CONTRACTOR SHALL INSTRUCT OWNERS REPRESENTATIVE ON APPROPRIATE WATERING PROCEDURES DURING INITIAL ESTABLISHMENT.

IF CERTAIN OF THE LAWN AREAS DO NOT SHOW A PROMPT "CATCH", THESE SHALL BE RESEEDD AT THE SAME RATE AND IN THE SAME MANNER AS BEFORE IN INTERVALS OF TEN (10) DAYS, WHICH PROCESS SHALL CONTINUE UNTIL A GROWTH OF GRASS IS ESTABLISHED OVER THE ENTIRE AREA.

PROTECT NEWLY TOPSOILED, GRADED AND/OR SEEDED AREAS FROM TRAFFIC AND EROSION. KEEP AREAS FREE OF TRASH AND DEBRIS RESULTING FROM LANDSCAPE CONTRACTOR OPERATIONS.

PLACE WARNING SIGNS IN SEEDED AREAS AND ERECT NECESSARY BARRICADES TO PREVENT DAMAGE BY PERSONS OR MACHINES AND MAINTAIN THESE FOR AT LEAST THIRTY (30) DAYS.

REPAIR AND RE-ESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO THE SPECIFIED GRADE AND TOLERANCES.

THE LANDSCAPE CONTRACTOR IS TO CLEAN UP AND REMOVE ANY DEBRIS FROM THE SITE CAUSED BY THE LANDSCAPE CONTRACTOR.

PLANT MATERIAL IS TO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR WHILE THE PROJECT IS UNDERWAY.

ALL TREES ALONG SIDEWALKS SHALL HAVE A MINIMUM SIX (6) FOOT BRANCHING HEIGHT.

LIGHT POLES LOCATED IN PLANTING ISLANDS SHALL BE CENTERED BETWEEN EDGES OF PAVEMENT ON OPPOSITE SIDES OF THE POLE. LIGHT POLES IN PARKING AREAS SHALL BE CENTERED ON THE INTERSECTIONS OF PAINT STRIPES.

ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

ANY PROPOSED SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITH MATERIAL EQUIVALENT TO THE DESIRED MATERIAL IN OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF SUBMITTED WITH ENUMERATED REASONS WHY SUBSTITUTIONS ARE PROPOSED.

ALL PLANTING BEDS TO BE FILLED WITH SOIL AND CROWNED ABOVE ADJACENT LAWN OR IMPROVED AREAS. ALL PLANTING BEDS TO BE MULCHED WITH AGED PINE BARK MULCH TO A DEPTH OF THREE (3) INCHES.

CAUTION SHALL BE USED NOT TO EXTEND MULCH LAYER ABOVE SOIL LEVEL AT TRUNKS/STEMS OF INSTALLED PLANT MATERIAL.

PROVIDE FIVE (5) FOOT DIAMETER MULCH CIRCLE AROUND ALL INDIVIDUAL TREE PLANTINGS AND CONTINUOUS MULCH BED AROUND SHRUB PLANTINGS.

VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER OR HIS REPRESENTATIVE.

NO PLANT SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING.

PLANT MATERIALS SHALL BEAR SAME RELATIONSHIP TO GRADE AS THEY BORE TO GRADE IN THE NURSERY.

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.

LOAM AND SEED ALL DISTURBED AREAS UNLESS OTHERWISE INDICATED.

REGRADE STOCKPILE AREA AFTER REMOVAL OF SURPLUS MATERIALS (SEE SITE WORK SPECIFICATIONS). LOAM AND SEED THE DISTURBED AREA.

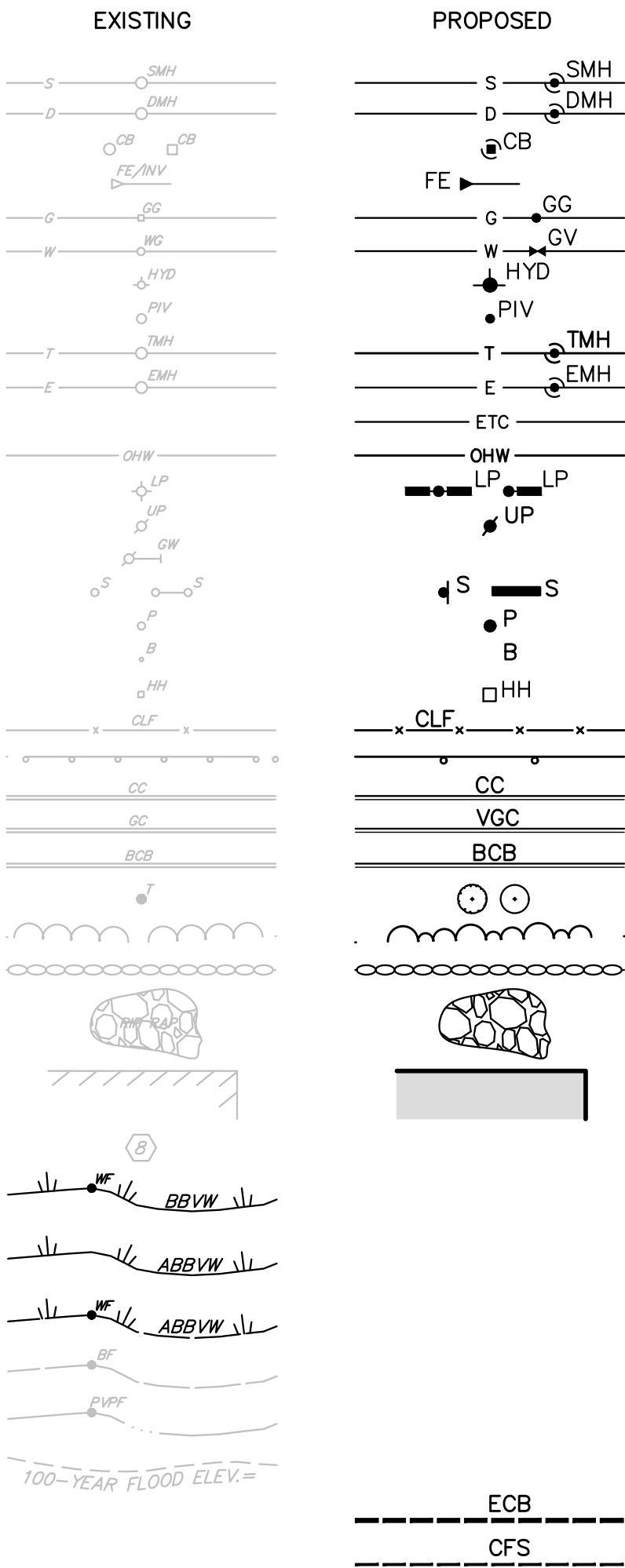
DIMENSIONS FOR LIGHT LOCATIONS ARE TO THE CENTER OF MOUNTING POLES.

ALL LIGHT MOUNTING POLES SHALL BE LOCATED AT A MINIMUM OF FIVE (5) FEET FROM FACE OF CURB. POLES SHALL BE FLUSH WITH GRADE UNLESS OTHERWISE NOTED.

TOPSOIL STRIPPED FROM THE SITE AND PROPERLY STOCKPILED PRIOR TO APPLICATION MAY, UPON APPROVAL OF THE ENGINEER, BE USED FOR PREPARATION OF LAWNS AND PLANTING BEDS. IT SHOULD BE FREE OF LARGE (ONE (1) INCH OR GREATER) COBBLES, ROOTS, OLD SOD, TRASH, WOOD OR OTHER CONTAMINANTS AND BE OF A FRIABLE CONSISTENCY AND SUITABLE FOR PLANT GROWTH.

THE LANDSCAPE CONTRACTOR SHALL FURNISH TOPSOIL. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL AND PRODUCTIVE TOPSOIL OF GOOD CLAY-LOAM TYPE. IT SHALL BE FREE OF WEED SEEDS. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL BE REASONABLY FREE OF STONES, LUMPS, ROOTS, STICKS AND OTHER FOREIGN MATTER. TOPSOIL SHALL NOT BE WORKED OR APPLIED IN A MUDDY OR WET CONDITION.

LEGEND AND ABBREVIATIONS



SEWER LINE/MANHOLE
DRAIN LINE/MANHOLE
CATCH BASIN
FLARED END/INVERT
GAS LINE/GATE
WATER LINE/GATE
HYDRANT
POST INDICATOR VALVE
TELEPHONE LINE/MANHOLE
ELECTRIC LINE/MANHOLE
ELECTRIC, TELEPHONE & CABLE LINE
OVERHEAD WIRE
LIGHT POLE
UTILITY POLE
GUY WIRE
SIGN
POST
BOLLARD POST
HAND HOLE
CHAIN LINK FENCE
GUARDRAIL/GUIDERAIL
CAST IN PLACE CONC. CURB
VERTICAL GRANITE CURB
BITUMINOUS CONCRETE BERM
TREE
TREE LINE
STONE WALL
RIPRAP

BUILDING
No. of PARKING SPACES IN ROW
BOUNDARY OF BORDERING
VEGETATED WETLAND
APPROXIMATE BOUNDARY OF
BORDERING VEGETATED WETLAND
APPROXIMATE GPS BOUNDARY OF
BORDERING VEGETATED WETLAND
BANK/BANK FLAG
POTENTIAL VERNAL POOL/FLAG
100-YEAR FLOOD ELEVATION
EROSION CONTROL BARRIER
COMPOST FILTER SOCK



100' BUFFER ZONE
MINOR CONTOUR
MAJOR CONTOUR
SPOT ELEVATION
EDGE OF WATER
AREA DRAIN
BITUMINOUS CONCRETE
BENCHMARK
CAPE COD BERM
CABLE TELEVISION
CEMENT LINED DUCTILE IRON
CONCRETE
CORRUGATED METAL PIPE
CORRUGATED POLYETHYLENE
DOOR
DOUBLE CATCH BASIN
DROP INLET
ELECTRIC METER
EDGE OF PAVEMENT
GAS METER
HEAD WALL
LOADING DOCK
OUTLET CONTROL STRUCTURE
POINT OF BEGINNING
POLYVINYL CHLORIDE
REINFORCED CONCRETE PIPE
ROOF DRAIN
RIGHT-OF-WAY
SLOPED GRANITE CURB
ELECTRIC TRANSFORMER
WATER QUALITY INLET
WING WALL
STONE BOUND
CONCRETE BOUND
DRILL HOLE
IRON PIN/IRON PIPE
IRON ROD
FOUND
ESCUTCHEON PIN, LEAD PLUG
LAND COURT DISK
MASSACHUSETTS HIGHWAY BOUND
STONE BOUND (TO BE SET)
CONCRETE BOUND (TO BE SET)
STAKE AND NAIL
SPIKE
PK NAIL

TRAFFIC SIGN SUMMARY			
M.U.T.C.D. NUMBER	SPECIFICATIONS		DESCRIPTION
	WIDTH	HEIGHT	
R5-1	30"	30"	
R1-1	30"	30"	
R7-8	12"	18"	
R7-8A	12"	6"	

TRAFFIC SIGN SUMMARY
NOT TO SCALE

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

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PREPARED FOR:

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LLC

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RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

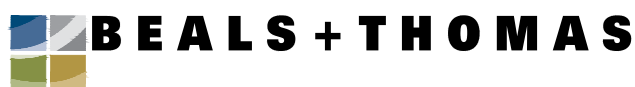
SUTTON PLANNING BOARD APPROVAL:

1:	
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4:	
5:	



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PREPARED BY:



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

PROJECT:

LACKEY DAM
LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: N/A DATE: MAY 16, 2022

NOTES, REFERENCES
AND LEGEND

B+T JOB NO. 3077.06

B+T PLAN NO.
307706P067B--002

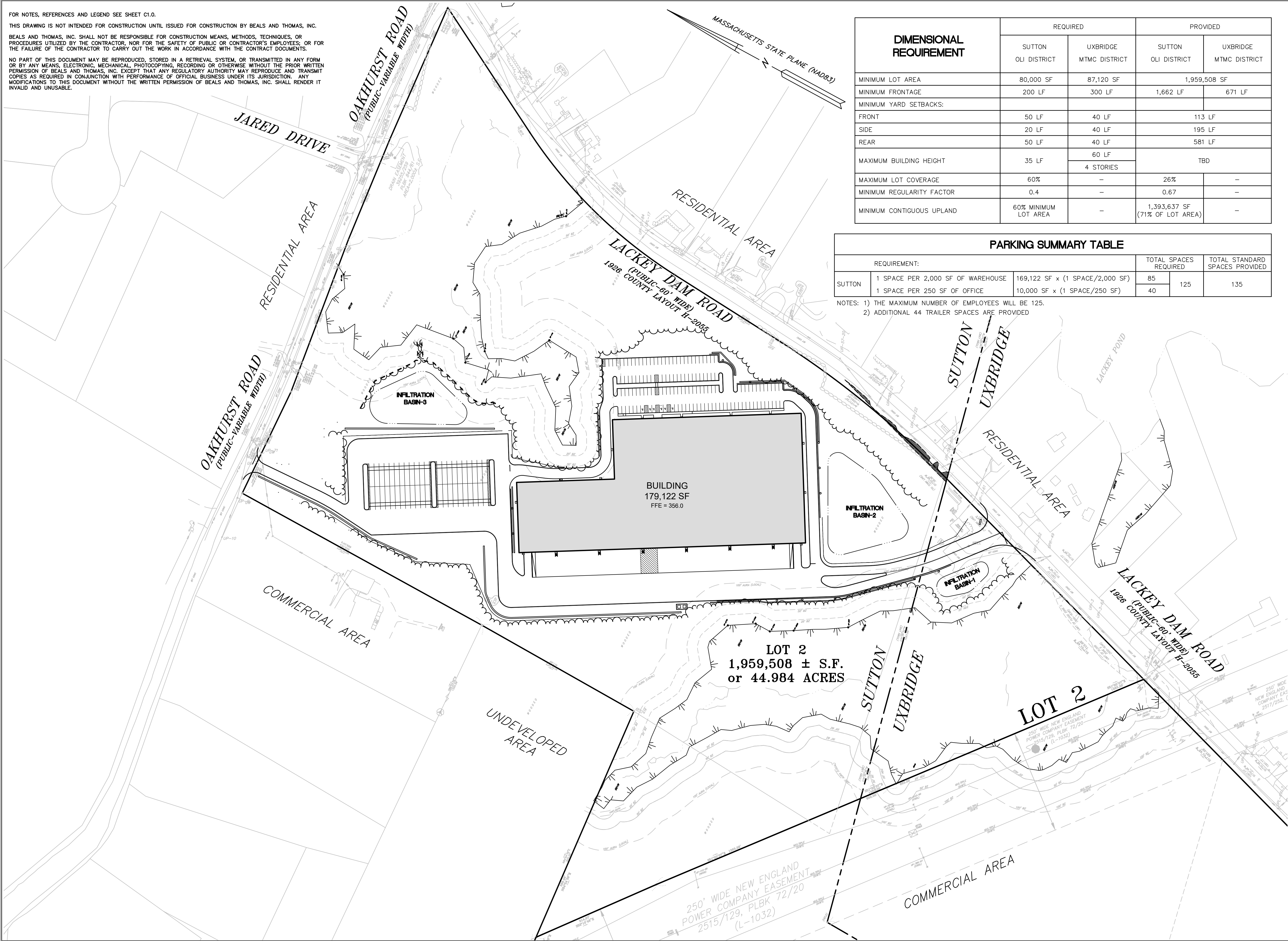
C1.0

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

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

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

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

PREPARED FOR:

**US MA
DEVELOPMENT,
LLC**

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1: _____
2: _____
3: _____
4: _____
5: _____



Daniel M. Fennedy
9/6/2022

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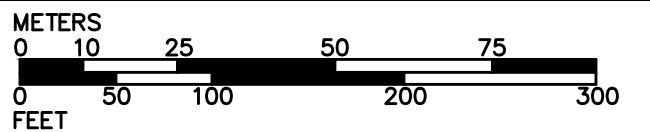
BEALS AND THOMAS, INC.
144 Turnpike Road
Southborough, Massachusetts 01772-2104
T 508.366.0560 | www.bealsandthomas.com

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

PROJECT:

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

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



**ZONING DIMENSIONAL
COMPLIANCE PLAN**

B+T JOB NO. 3077.06
B+T PLAN NO. 307706P068B-001

C1.1

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
AD-1	R=357.50	I=352.50	12" HDPE	TO DMH-4
AD-2	R=350.50	I=347.00	12" RCP	TO DMH-9
AD-3	R=348.20	I=345.36	12" RCP	TO DMH-9
AD-4	R=348.20	I=344.20	12" RCP	TO DMH-11
AD-5	R=331.50	I=326.50	12" HDPE	TO FE-8
CB-1	R=366.27	I=362.20	12" HDPE	TO DMH-1
CB-2	R=366.27	I=362.20	12" HDPE	TO DMH-1
CB-3	R=363.38	I=359.38	12" HDPE	TO DMH-2
CB-4	R=359.85	I=355.81	12" HDPE	TO DMH-8
CB-5	R=360.58	I=356.58	12" HDPE	TO DMH-8
CB-6	R=357.25	I=353.25	12" HDPE	TO DMH-3
DCB-7	R=358.30	I=348.74	15" HDPE	TO WQI-7
DCB-8	R=353.30	I=349.05	12" HDPE	TO DMH-6
CB-8A	R=353.65	I=349.70	12" HDPE	TO DMH-7
CB-9	R=353.10	I=348.75	12" HDPE	TO DMH-18A
CB-10	R=353.90	I=349.90	12" HDPE	TO DMH-18A
CB-11	R=355.00	I=351.00	12" RCP	TO DMH-4
CB-11A	R=355.00	I=351.00	12" RCP	TO DMH-4
DCB-12	R=349.90	I=345.40	12" RCP	TO DMH-9
DCB-13	R=349.90	I=345.40	12" RCP	TO DMH-11
DCB-14	R=349.90	I=345.40	12" RCP	TO DMH-12
DCB-15	R=349.90	I=345.40	12" HDPE	TO DMH-13
CB-16	R=349.50	I=345.51	12" HDPE	TO DMH-15
CB-17	R=349.50	I=345.51	12" HDPE	TO DMH-15
CB-18	R=346.00	I=342.41	12" HDPE	TO DMH-16
CB-19	R=346.00	I=342.48	12" HDPE	TO DMH-16
CB-20	R=352.90	I=346.60	12" HDPE	TO DMH-18
CB-21	R=352.90	I=348.90	12" HDPE	TO DMH-19
CB-22	R=331.90	I=327.55	12" HDPE	TO WQI-5
CB-23	R=331.90	I=327.55	12" HDPE	TO WQI-5
CB-24	R=325.80	I=321.80	12" HDPE	TO WQI-6
CB-25	R=325.60	I=321.55	12" HDPE	TO WQI-6
CB-26	R=351.80	I=348.80	12" HDPE	TO DMH-19
CO-1	R=355.00	I=352.12 I=352.12	12" HDPE 12" HDPE	FROM RD-16 TO RD-15-CONN
CO-2	R=355.20	I=348.17 I=348.07	12" HDPE 12" HDPE	FROM RD-1 TO RD-2-CONN

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
DMH-1	R=365.30	I=362.01 I=362.01 I=361.91	12" HDPE 12" HDPE 12" HDPE	FROM CB-1 FROM CB-2 TO DMH-2
DMH-2	R=363.30	I=359.10 I=359.10 I=359.00	12" HDPE 12" HDPE 12" HDPE	FROM CB-3 FROM DMH-1 TO DMH-8
DMH-3	R=358.10	I=352.95 I=349.25 I=349.00	12" HDPE 12" RCP 15" RCP	FROM CB-6 FROM DMH-4 TO WQI-7
DMH-4	R=357.20	I=351.90 I=350.30 I=350.30 I=350.30	12" HDPE 12" RCP 12" RCP 12" RCP	FROM AD-1 FROM CB-11 FROM CB-11A TO DMH-3
DMH-5	R=358.40	I=348.13 I=348.13	15" HDPE 15" HDPE	FROM DMH-6 TO WQI-2
DMH-6	R=353.50	I=348.95 I=348.95 I=348.70	12" HDPE 12" HDPE 15" HDPE	FROM DCB-8 FROM DMH-7 TO DMH-5
DMH-7	R=354.50	I=349.48 I=349.48	12" HDPE 12" HDPE	FROM CB-8A TO DMH-6
DMH-8	R=359.90	I=355.64 I=355.40 I=353.96 I=350.78	12" HDPE 12" HDPE 12" HDPE 24" HDPE	FROM CB-4 FROM CB-5 FROM DMH-2 TO WQI-1
DMH-9	R=350.00	I=345.26 I=345.26 I=345.26 I=344.76	12" RCP 12" RCP 12" RCP 18" RCP	FROM AD-2 FROM AD-3 FROM DCB-12 TO DMH-10
DMH-10	R=350.60	I=344.45 I=344.35	18" RCP 18" RCP	FROM DMH-9 TO DMH-11
DMH-11	R=350.00	I=345.30 I=344.16 I=343.96 I=343.71	12" RCP 12" RCP 18" RCP 21" RCP	FROM DCB-13 FROM AD-4 FROM DMH-10 TO DMH-12
DMH-12	R=350.06	I=345.30 I=343.10 I=342.85	12" RCP 21" RCP 24" HDPE	FROM DCB-14 FROM DMH-11 TO DMH-13
DMH-13	R=350.06	I=345.10 I=342.23 I=342.13	12" HDPE 24" HDPE 24" HDPE	FROM DCB-15 FROM DMH-12 TO DMH-14
DMH-14	R=349.90	I=341.60 I=341.50	24" HDPE 24" HDPE	FROM DMH-13 TO WQI-3
DMH-15	R=349.10	I=345.13 I=345.13 I=341.42	12" HDPE 12" HDPE 12" HDPE	FROM CB-16 FROM CB-17 TO WQI-3
DMH-16	R=347.20	I=341.91 I=341.91 I=341.91	12" HDPE 12" HDPE 12" HDPE	FROM CB-18 FROM CB-19 TO WQI-3
DMH-17	R=351.50	I=343.57 I=343.47	24" HDPE 24" HDPE	FROM RD-8-CONN TO FE-5
DMH-18	R=353.60	I=345.95 I=345.95 I=345.70	12" HDPE 12" HDPE 15" HDPE	FROM CB-20 FROM DMH-18A TO DMH-19
DMH-18A	R=355.50	I=349.80 I=348.04 I=348.04	12" HDPE 12" HDPE 12" HDPE	FROM CB-10 FROM CB-9 TO DMH-18
DMH-19	R= 353.70	I=348.31 I=346.95 I=345.45 I=345.20	12" HDPE 12" HDPE 15" HDPE 18" HDPE	FROM CB-21 FROM CB-26 FROM DMH-18 TO DMH-20
DMH-20	R= 353.80	I=343.41 I=343.31	18" HDPE 18" HDPE	FROM DMH-19 TO WQI-4
DMH-22	R= 334.00	I=330.50 I=328.61	18" HDPE 18" HDPE	FROM OCS-2 TO FE-11
DMH-23	R=357.50	I=347.44 I=347.44	24" HDPE 24" HDPE	FROM DMH-24 TO FE-2
DMH-24	R=358.50	I=347.89 I=347.89	24" HDPE 24" HDPE	FROM RD-9-CONN TO DMH-23
DMH-25	R=355.65	I=349.11 I=349.11	21" HDPE 21" HDPE	FROM DMH-26 TO RD-11-CONN
DMH-26	R=354.90	I=349.65 I=349.65	21" HDPE 21" HDPE	FROM RD-12-CONN TO DMH-25

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
RD-1	R=356.00	I=348.25	12 HDPE	TO CO-2
RD-2	R=352.00	I=348.00	12" HDPE	TO RD-2-CONN
RD-2 -CONN	R=351.85	I=347.57 I=347.57 I=347.32	12" HDPE 12" HDPE 15" HDPE	FROM CO-2 FROM RD-2 TO RD-3-CONN
RD-3	R=352.00	I=347.50	12" HDPE	TO RD-3-CONN
RD-3 -CONN	R=351.85	I=347.07 I=346.82 I=346.57	12" HDPE 15" HDPE 18" HDPE	FROM RD-3 FROM RD-2-CONN TO RD-4-CONN
RD-4	R=352.00	I=347.75	12" HDPE	TO RD-4-CONN
RD-4 -CONN	R=351.85	I=347.07 I=345.95 I=345.95	12" HDPE 18" HDPE 18" HDPE	FROM RD-4 FROM RD-3-CONN TO RD-5-CONN
RD-5	R=352.00	I=346.50	12" HDPE	TO RD-5-CONN
RD-5 -CONN	R=351.85	I=345.94 I=345.49 I=345.24	12" HDPE 18" HDPE 21" HDPE	FROM RD-5 FROM RD-4-CONN TO RD-6-CONN
RD-6	R=352.00	I=346.25	12" HDPE	TO RD-6-CONN
RD-6 -CONN	R=351.85	I=345.59 I=344.74 I=344.74	12" HDPE 21" HDPE 21" HDPE	FROM RD-6 FROM RD-5-CONN TO RD-7-CONN
RD-7	R=352.00	I=345.75	12" HDPE	TO RD-7-CONN
RD-7 -CONN	R=351.85	I=345.24 I=344.24 I=343.99	12" HDPE 21" HDPE 24" HDPE	FROM RD-7 FROM RD-6-CONN TO RD-8-CONN
RD-8	R=352.00	I=345.25	12" HDPE	TO RD-8-CONN
RD-8 -CONN	R=354.70	I=344.73 I=343.63 I=343.63	12" HDPE 24" HDPE 24" HDPE	FROM RD-8 FROM RD-7-CONN TO DMH-17
RD-9	R=356.00	I=348.50	12" HDPE	TO RD-9-CONN
RD-9 -CONN	R=357.50	I=348.04 I=348.04 I=348.04	12" HDPE 24" HDPE 24" HDPE	FROM RD-9 FROM RD-10-CONN TO DMH-24
RD-10	R=356.00	I=349.50	12 HDPE	TO RD-10-CONN
RD-10 -CONN	R=353.60	I=348.91 I=348.42 I=348.42	12" HDPE 24" HDPE 24" HDPE	FROM RD-10 FROM RD-11-CONN TO RD-9-CONN
RD-11	R=356.00	I=350.00	12" HDPE	TO RD-11-CONN
RD-11 -CONN	R=355.00	I=349.51 I=349.07 I=348.82	12" HDPE 21" HDPE 24" HDPE	FROM RD-11 FROM DMH-25 TO RD-10-CONN
RD-12	R=356.00	I=350.50	12" HDPE	TO RD-12-CONN
RD-12 -CONN	R=355.50	I=349.94 I=349.94 I=349.94	12" HDPE 21" HDPE 21" HDPE	FROM RD-12 FROM RD-13-CONN TO DMH-26
RD-13	R=356.00	I=351.25	12" HDPE	TO RD-13-CONN
RD-13 -CONN	R=355.30	I=350.64 I=350.59 I=350.34	12" HDPE 18" HDPE 21" HDPE	FROM RD-13 FROM RD-14-CONN TO RD-12-CONN
RD-14	R=356.00	I=351.75	12" HDPE	TO RD-14-CONN
RD-14 -CONN	R=354.30	I=351.25 I=351.14 I=351.00	15" HDPE 12" HDPE 18" HDPE	FROM RD-15-CONN FROM RD-14 TO RD-13-CONN
RD-15	R=356.00	I=352.25	12" HDPE	TO RD-15-CONN
RD-15 -CONN	R=354.40	I=352.00 I=351.90 I=351.65	12" HDPE 12" HDPE 15" HDPE	FROM RD-15 FROM CO-1 TO RD-14-CONN
RD-16	R=356.00	I=352.25	12" HDPE	TO CO-1

STRUCTURE	RIM	INVERT	SIZE & MATERIAL	CONNECTION
FE-1		I=350.16	24" HDPE	FROM WQI-1
FE-2		I=347.00	24" HDPE	FROM DMH-23
FE-3		I=347.00	15" HDPE	FROM WQI-2
FE-4		I=340.86	24" HDPE	FROM WQI-3
FE-5		I=343.14	24" HDPE	FROM DMH-17
FE-6		I=341.84	18" HDPE	FROM WQI-4
FE-7		I=327.00	12" HDPE	FROM WQI-5
FE-8		I=326.00	12" HDPE	FROM AD-5
FE-9		I=322.00	12" HDPE	FROM OCS-1
FE-10		I=321.00	12" RCP	FROM WQI-6
FE-11		I=326.00	18" HDPE	FROM DMH-22
FE-12		I=346.00	18" HDPE	FROM OCS-3
FE-13		I=347.00	21" HDPE	FROM WQI-7
OCS-1	R=327.90	I=323.00	12" HDPE	TO FE-9
OCS-2	R=344.90	I=331.70	18" HDPE	TO DMH-22
OCS-3	R=351.40	I=346.50	18" HDPE	TO FE-12
WQI-1	R=360.10	I=350.71 I=350.71	24" HDPE 24" HDPE	FROM DMH-8 TO FE-1
WQI-2	R=356.30	I=347.58 I=347.58	15" HDPE 15" HDPE	FROM DMH-5 TO FE-3
WQI-3	R=348.40	I=341.60 I=341.10 I=341.10 I=341.10	12" HDPE 24" HDPE 12" HDPE 24" HDPE	FROM DMH-16 FROM DMH-14 FROM DMH-15 TO FE-4
WQI-4	R=352.40	I=342.14 I=342.14	18" HDPE 18" HDPE	FROM DMH-20 TO FE-6
WQI-5	R=331.60	I=327.39 I=327.39 I=327.39	12" HDPE 12" HDPE 12" HDPE	FROM CB-22 FROM CB-23 TO FE-7
WQI-6	R=325.10	I=321.39 I=321.39 I=321.39	12" HDPE 12" HDPE 12" RCP	FROM CB-24 FROM CB-25 TO FE-10
WQI-7	R=358.50	I=348.37 I=348.37 I=347.87	15" HDPE 15" RCP 21" HDPE	FROM DCB-7 FROM DMH-3 TO FE-13

PREPARED FOR:

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

RECORD OWNERS:

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57675/260
BACK DEED (4064/177)
LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:
2:
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4:
5:



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

PROJECT:

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

SCALE: N/A DATE: JUNE 8, 2022

RIM AND
INVERT SCHEDULE

B+T JOB NO. 3077.06

B+T PLAN NO.
307706P067B-003

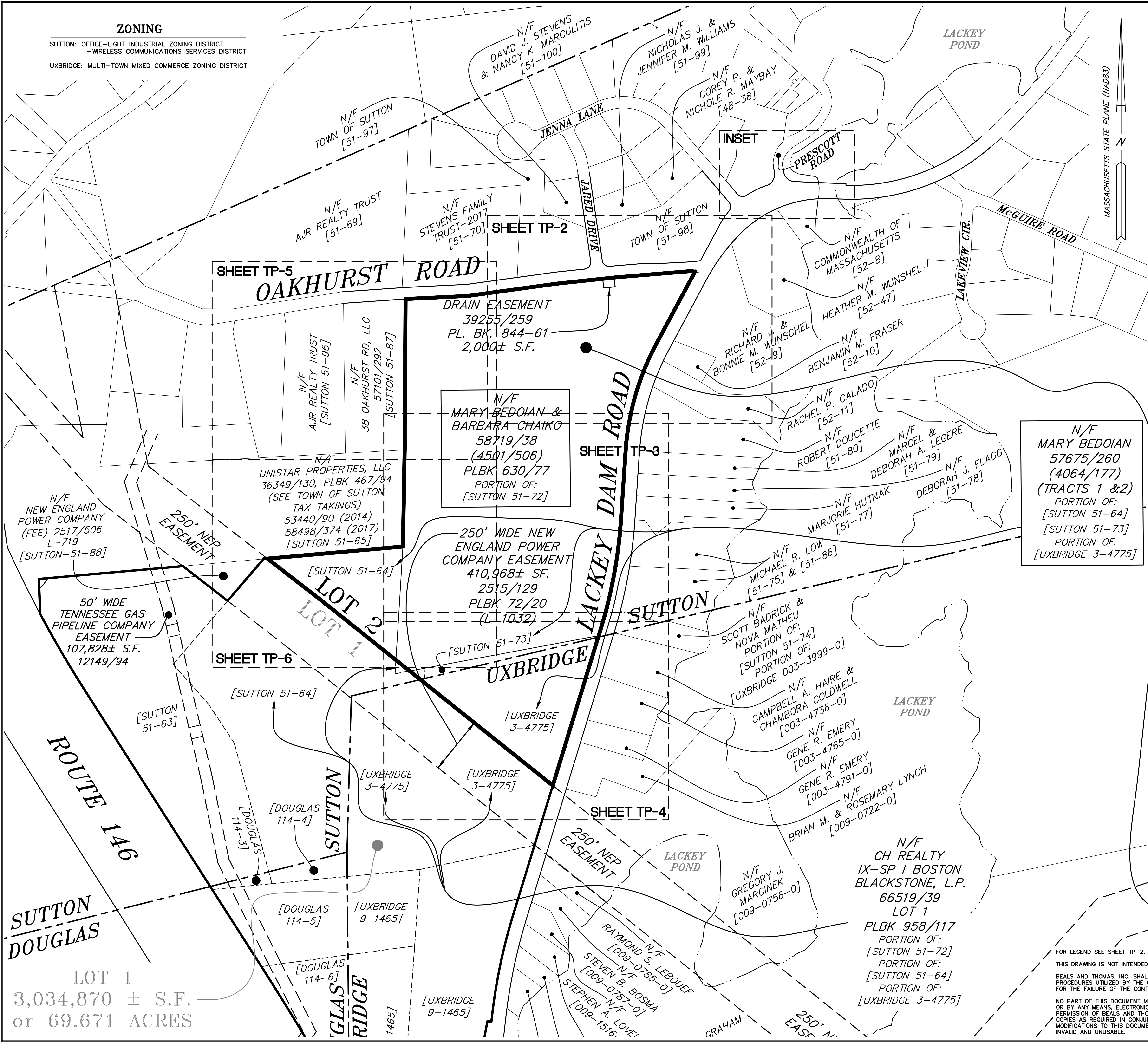
C1.2

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

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NOTES

- 1) UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2) WETLAND RESOURCE AREAS DELINEATED BY BEALS AND THOMAS, INC. ON OR BETWEEN OCTOBER 21, 2019 AND OCTOBER 25, 2019. E-SERIES AND F-SERIES WETLAND FLAG LOCATIONS MODIFIED BY BEALS AND THOMAS, INC. ON JANUARY 12, 2022 AND MARCH 18, 2022.
- 3) WETLAND RESOURCE AREA FLAGS LOCATED BY TOTAL STATION METHODS BY BEALS AND THOMAS, INC. ON OR BETWEEN OCTOBER 31, 2019 AND NOVEMBER 15, 2019. REVISED E-SERIES WETLAND FLAGS LOCATED BY GPS METHODS ON FEBRUARY 26, 2021 AND BY TAPE LOCATION ON JANUARY 12, 2022 AND MARCH 18, 2022.
- 4) ADDITIONAL TEST PITS AND BORINGS WERE STAKED AND/OR LOCATED IN THE FIELD WITH GROUND ELEVATION SHOTS IN LOT 1 BETWEEN MARCH 9 AND MARCH 10, 2021 AND IN LOT 2 BETWEEN SEPTEMBER 9 AND SEPTEMBER 14, 2021.
- 5) THE BOUNDARY, STREET DETAIL FEATURES, POWER LINE TOWERS AND UTILITY POLES, AND RIM AND INVERTS WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN JULY 16, 2020 AND DECEMBER 4, 2020.
- 6) BEALS AND THOMAS, INC. PROVIDED THE AERIAL GROUND CONTROL ON JULY 15, 2020 FOR THE AERIAL PHOTOGRAPHY AND LIDAR PERFORMED BY BLUESKY GEOSPATIAL LTD. THE AERIAL PHOTOGRAPHY USED TO PROVIDE PLANIMETRIC FEATURES WAS FLOWN ON APRIL 14 AND 24, 2017 AND IS USED TO SUPPLEMENT THE ON THE GROUND FIELD SURVEY. THE HORIZONTAL ACCURACY OF THE PLANIMETRIC MAPPING IS SUCH THAT 90% OF ALL WELL-DEFINED FEATURES WILL BE PLOTTED TO WITHIN 0.025" OF THEIR TRUE COORDINATE POSITIONS FOR A MAP SCALE OF 1"=40'. THE VERTICAL INFORMATION WAS PROVIDED AS A GROUND-CLASSIFIED, CALIBRATED BARE-EARTH POINT CLOUD FILES IN LAS FORMAT. THE VERTICAL ACCURACY OF THE LIDAR POINT CLOUDS IS APPROXIMATELY 6 CM RMSE FOR HARD SURFACES AND APPROXIMATELY 12 CM RMSE FOR SOFT SURFACES. CONTOURS WERE PROVIDED WITH A 1' CONTOUR INTERVAL. THE FLIGHT FOR LIDAR WAS PERFORMED ON JULY 30, 2020.
- 7) THE SEPTIC SYSTEM LOCATION AT 100 LACKY DAM ROAD WAS DIGITIZED FROM A PLAN PREPARED BY GUERRIERE & HALNOR, INC. ENTITLED "LOCAL UPGRADE SITE DEVELOPMENT & FACILITIES PLAN FOR 100 LACKY DAM ROAD IN UXBRIDGE MASSACHUSETTS", SCALE: 1"=20', DATED: MAY 1, 2012, AND IS APPROXIMATE.
- 8) DETAIL SHOWN OUTSIDE THE AREA OF LOCUS WAS DIGITIZED FROM ORTHOPHOTO IMAGERY PROVIDED BY THE COMMONWEALTH OF MASSACHUSETTS MASSGIS (BUREAU OF GEOGRAPHIC INFORMATION)
- 9) NAD83 HORIZONTAL COORDINATE SYSTEM ESTABLISHED BY GPS-VRS METHODS, NAD_83(2011)(EPOCH2010).
- 10) ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 11) THE PARCEL SHOWN IS LOCATED IN: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON "FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 1002 AND 1004 OF 1075", MAP NUMBERS 25027C1002E AND 25027C1004E, EFFECTIVE DATE JULY 4, 2011. ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON "FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 1002 OF 1075", MAP NUMBER 25027C1002E, EFFECTIVE DATE JULY 4, 2011.
- 12) RESEARCH WITH THE TOWN OF SUTTON INDICATED THAT THERE IS NO EXISTING SEWER OR WATER INFRASTRUCTURE ON LACKY DAM ROAD OR OAKHURST ROAD. THERE IS DRAINAGE INFRASTRUCTURE LOCATED IN OAKHURST ROAD. THERE IS A NEWLY CONSTRUCTED 12" GAS LINE LOCATED IN OAKHURST ROAD.
- 13) RESEARCH WITH THE TOWN OF UXBRIDGE INDICATED THAT THERE IS NO EXISTING SEWER OR WATER INFRASTRUCTURE ON LACKY DAM ROAD. THERE IS DRAINAGE INFRASTRUCTURE LOCATED IN LACKY DAM ROAD.
- 14) THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

NOTE:
LOT 1 TOPOGRAPHIC AREA IS NOT SHOWN ON THESE PLANS. ONLY AREA OF DEVELOPMENT FOR LOT 2 IS SHOWN WITH TOPOGRAPHIC DETAIL.

LOT 2
1,959,508 ± S.F.
or 44.984 ACRES

FOR LEGEND SEE SHEET TP-2.
THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION UNTIL ISSUED FOR CONSTRUCTION BY BEALS AND THOMAS, INC.
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PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

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BARBARA CHAIKO**

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

MARY BEDOIAN


57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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Mark E. Benson
9/6/2022

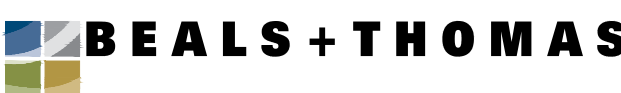
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TOPOGRAPHIC INDEX PLAN

LACKY DAM LOGISTICS CENTER
SUTTON AND UXBRIDGE, MA (WORCESTER COUNTY)

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

PREPARED BY:

 **BEALS + THOMAS**

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METERS
0 50 100 150
FEET
0 100 200 400 600

B+T JOB NO. 3077.06

B+T PLAN NO. 307706P069B-001

SHEET NO. 1 OF 6

TP-1

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MASSACHUSETTS STATE PLANE (NAD83)

JARED DRIVE

OAKHURST ROAD
(PUBLIC-VARIABLE WIDTH)

LACKEY DAM ROAD
(PUBLIC-VARIABLE WIDTH)
(1982 COUNTY LAYOUT)
ALTERATION H-4402-R)

DRAIN EASEMENT
39255/259
PLBK 844/61
AREA=2,000± S.F.

LACKEY DAM ROAD
(PUBLIC 60' WIDE)
(1926 COUNTY LAYOUT H-205-1)

LEGEND

- LOCUS PROPERTY LINE
- INTERIOR DEED/PLAN LINE
- EASEMENT LINE
- TOWN LINE
- DRAIN LINE/MANHOLE
- CATCH BASIN
- FLARED END/INVERT
- GAS LINE/GATE
- WATER LINE/GATE
- OVERHEAD WIRE
- UTILITY POLE
- UTILITY POLE w/ RISER
- UTILITY POLE w/LIGHT
- UTILITY POLE w/TRANSFORMER
- GUY WIRE
- SIGN
- POST
- MAILBOX
- BOULDER
- TEST PIT LOCATION
- WELL
- CHAIN LINK FENCE
- GUARDRAIL/GUIDERAIL
- STONE WALL
- TREE LINE
- SCRUB LINE
- TREE
- SHRUB
- BUILDING
- BOUNDARY OF BORDERING VEGETATED WETLAND
- BOUNDARY OF ISOLATED VEGETATED WETLAND
- APPROXIMATE BOUNDARY OF MASSGIS WETLANDS
- BANK/BANK FLAG
- 100' BZ
- 100' AURA
- 50' BZ
- 25' BZ
- 25' NDZ
- MINOR CONTOUR
- MAJOR CONTOUR
- EDGE OF WATER/STREAM
- BITUMINOUS CONCRETE
- CONCRETE
- HEAD WALL
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- STONE BOUND
- CONCRETE BOUND
- DRILL HOLE
- IRON PIN/IRON PIPE
- FOUND
- NEW ENGLAND POWER COMPANY
- PLAN BOOK/PAGE
- DISTANCE (BY SURVEY)
- DISTANCE (BY RECORD)
- DISTANCE (BY DEED)
- ASSESSOR ID MAP/LOT

PREPARED FOR:

US MA
DEVELOPMENT,
LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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Mark E. Benson
9/6/2022

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TOPOGRAPHIC PLAN

LACKEY DAM
LOGISTICS CENTER
SUTTON AND
UXBRIDGE, MA
(WORCESTER COUNTY)

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

PREPARED BY:

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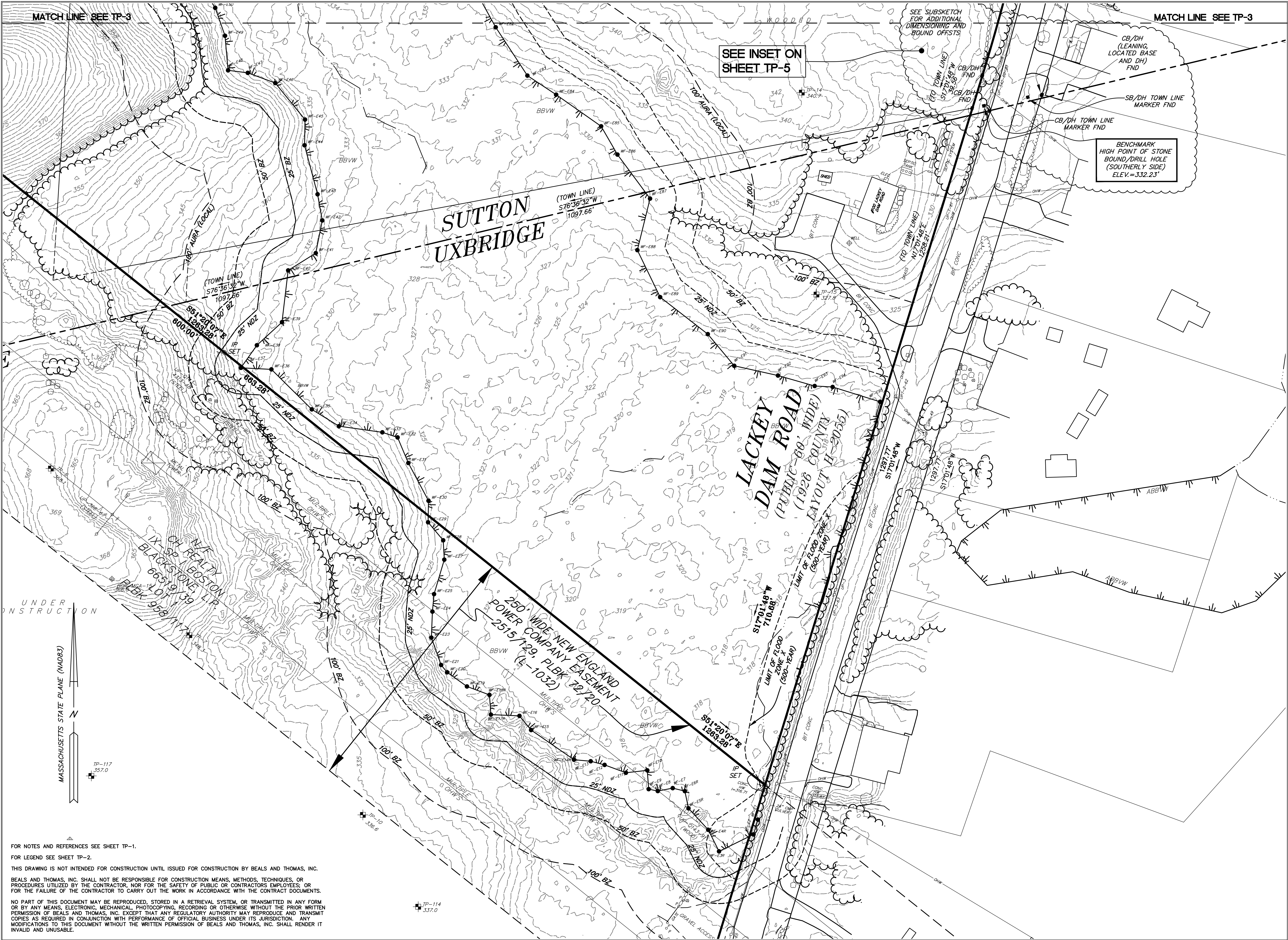
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FEET
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B+T JOB NO. 3077.06

B+T PLAN NO.
307706P069B-002

SHEET NO. 2 OF 6

TP-2



PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

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57675/260
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PLAN BOOK 958, PLAN 117

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Seal of the Commonwealth of Massachusetts, Mark E. Benson, No. 48416, Professional Land Surveyor.

Mark E. Benson
9/6/2022

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TOPOGRAPHIC PLAN

LACKEY DAM LOGISTICS CENTER
SUTTON AND UXBRIDGE, MA
(WORCESTER COUNTY)

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

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B+T JOB NO. 3077.06

B+T PLAN NO. 307706P069B-004

SHEET NO. 4 OF 6

TP-4



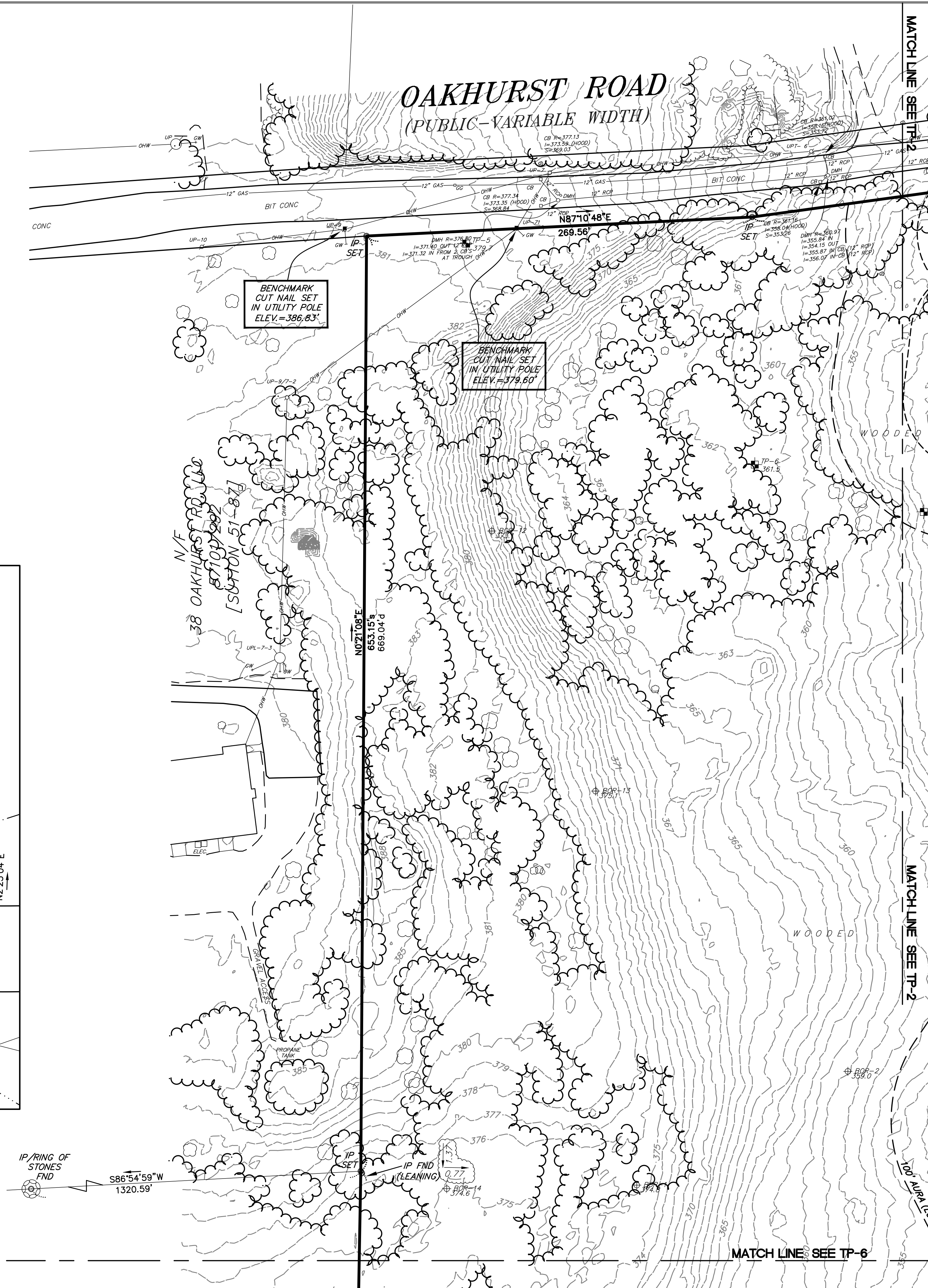
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BARBARA CHAIKO

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 194

SUTTON PLANNING BOARD APPROVAL:

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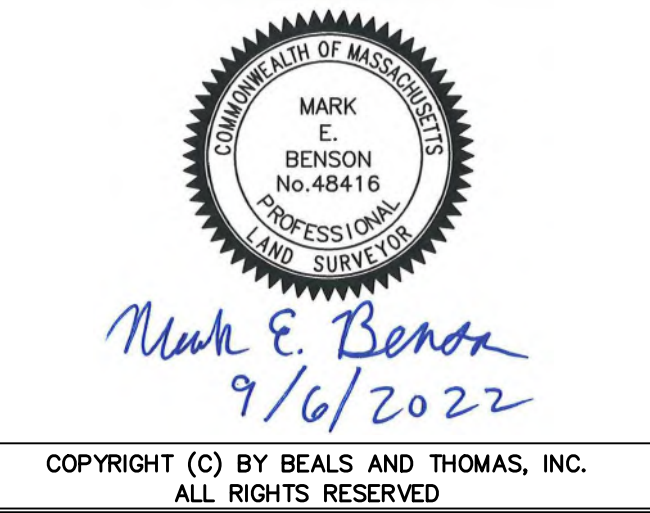
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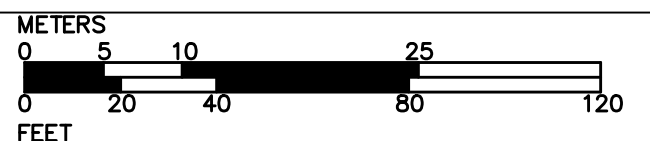


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B+T JOB NO. 3077.06	TP-5
B+T PLAN NO. 307706P069B-005	
SHEET NO. 5 OF 6	

MATCH LINE SEE TP-5

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

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

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

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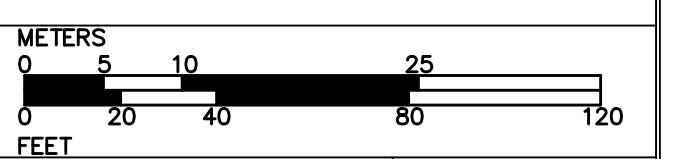
**LACKEY DAM
LOGISTICS CENTER**
SUTTON AND
UXBRIDGE, MA
(WORCESTER COUNTY)

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

PREPARED BY:



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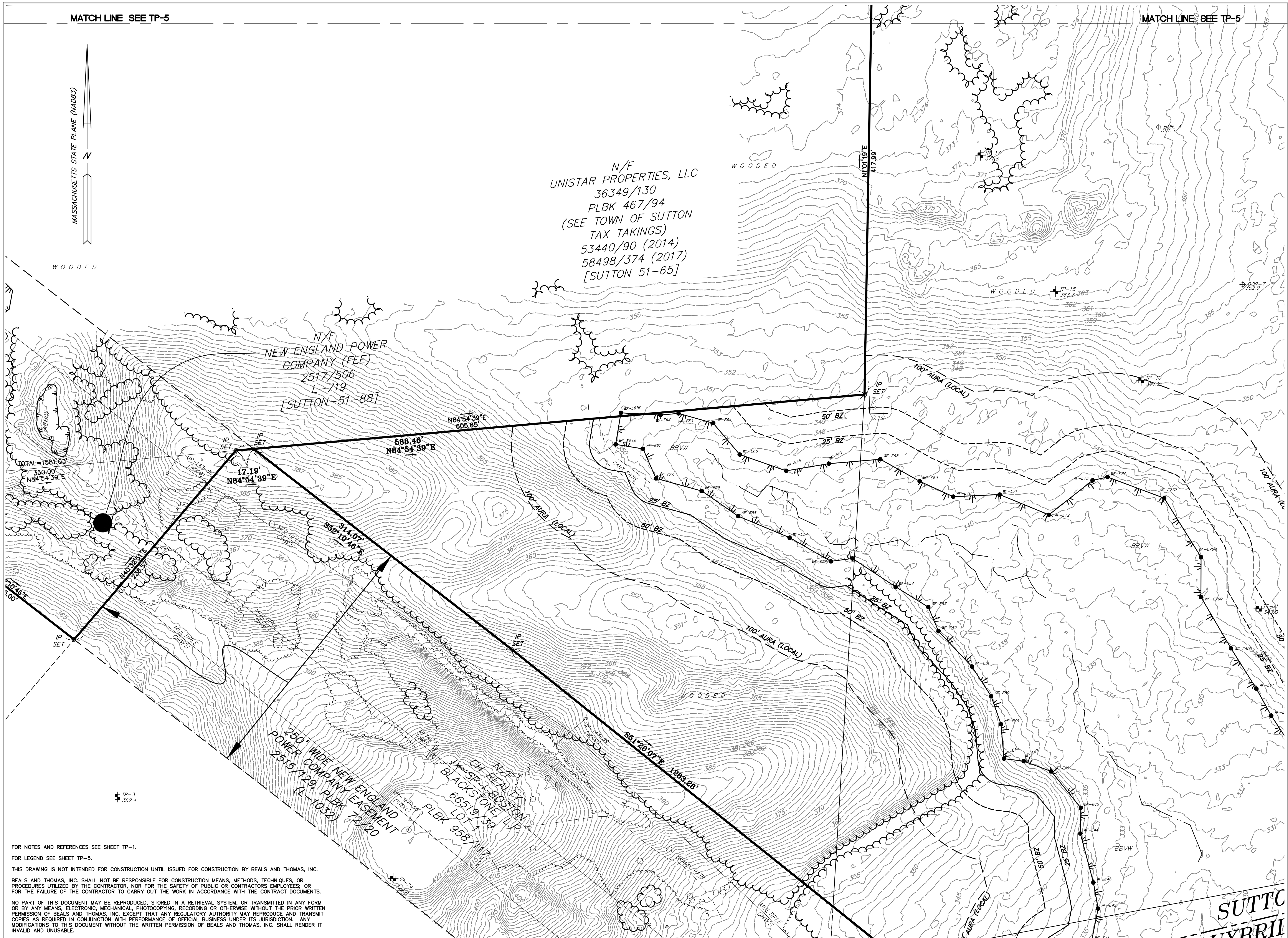


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B+T PLAN NO.
307706P069B-006

SHEET NO. 6 OF 6

TP-6



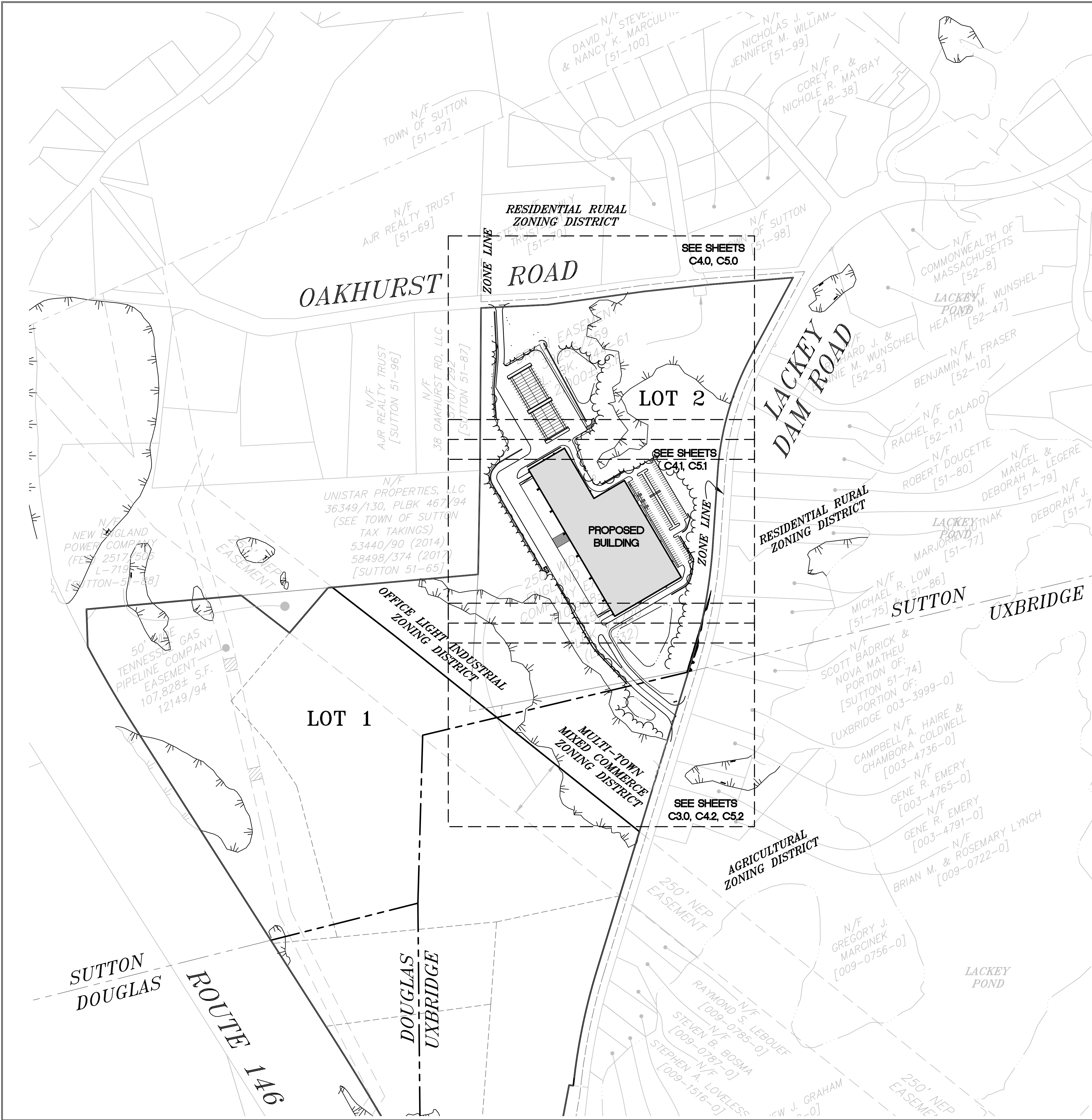
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ZONING

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

UXBRIDGE: MULTI-TOWN MIXED COMMERCE ZONING DISTRICT



PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:


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Daniel M. Feeney
9/6/2022

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PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

METERS
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0 100 200 400 600

OVERALL DEVELOPMENT INDEX PLAN

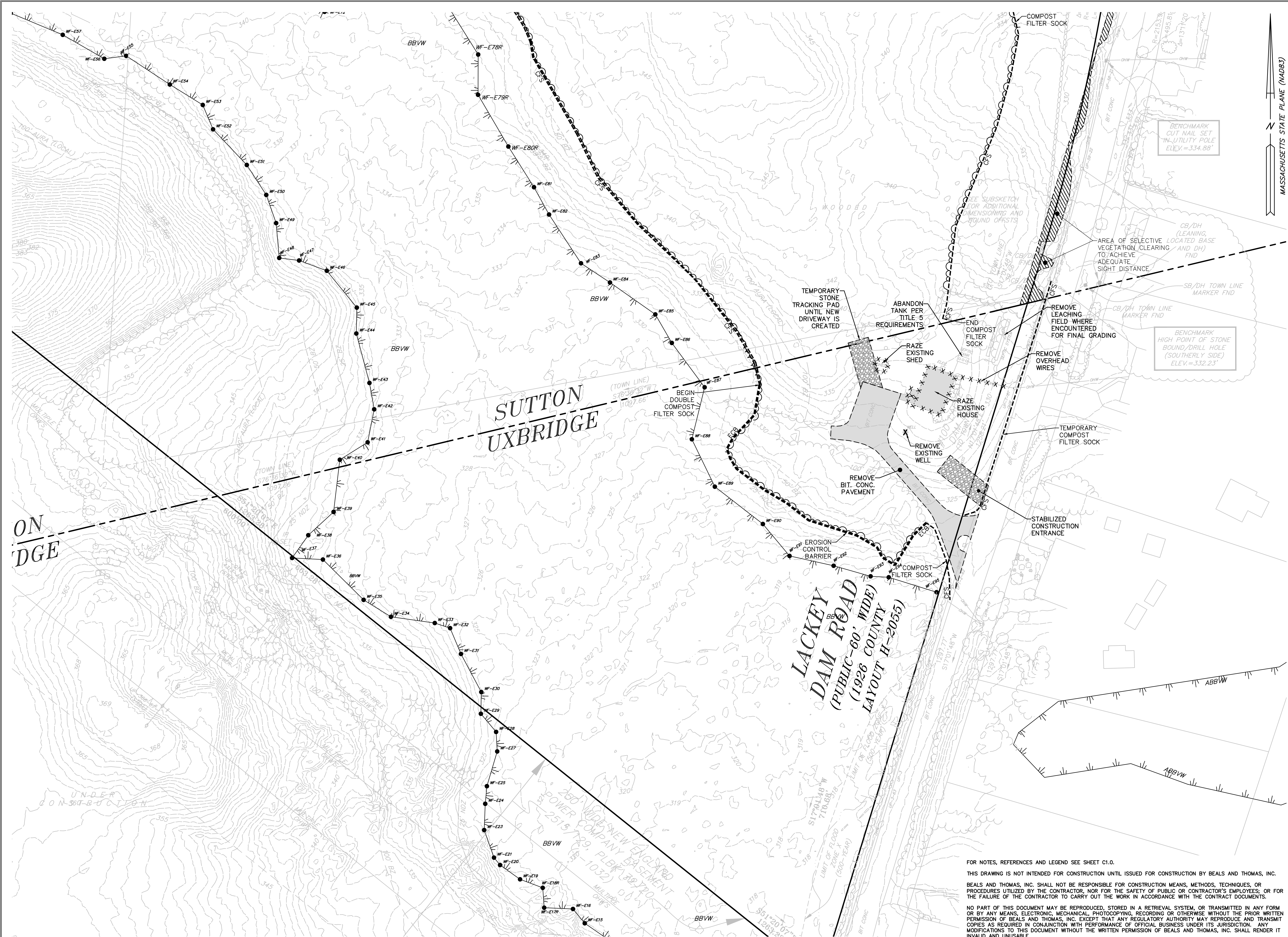
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8801 RIVER CROSSING BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

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


MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

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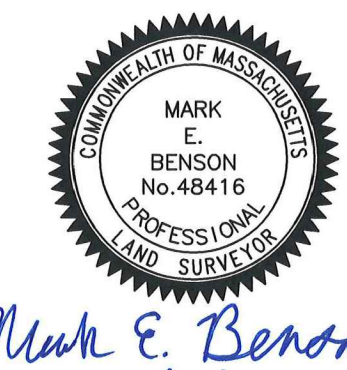
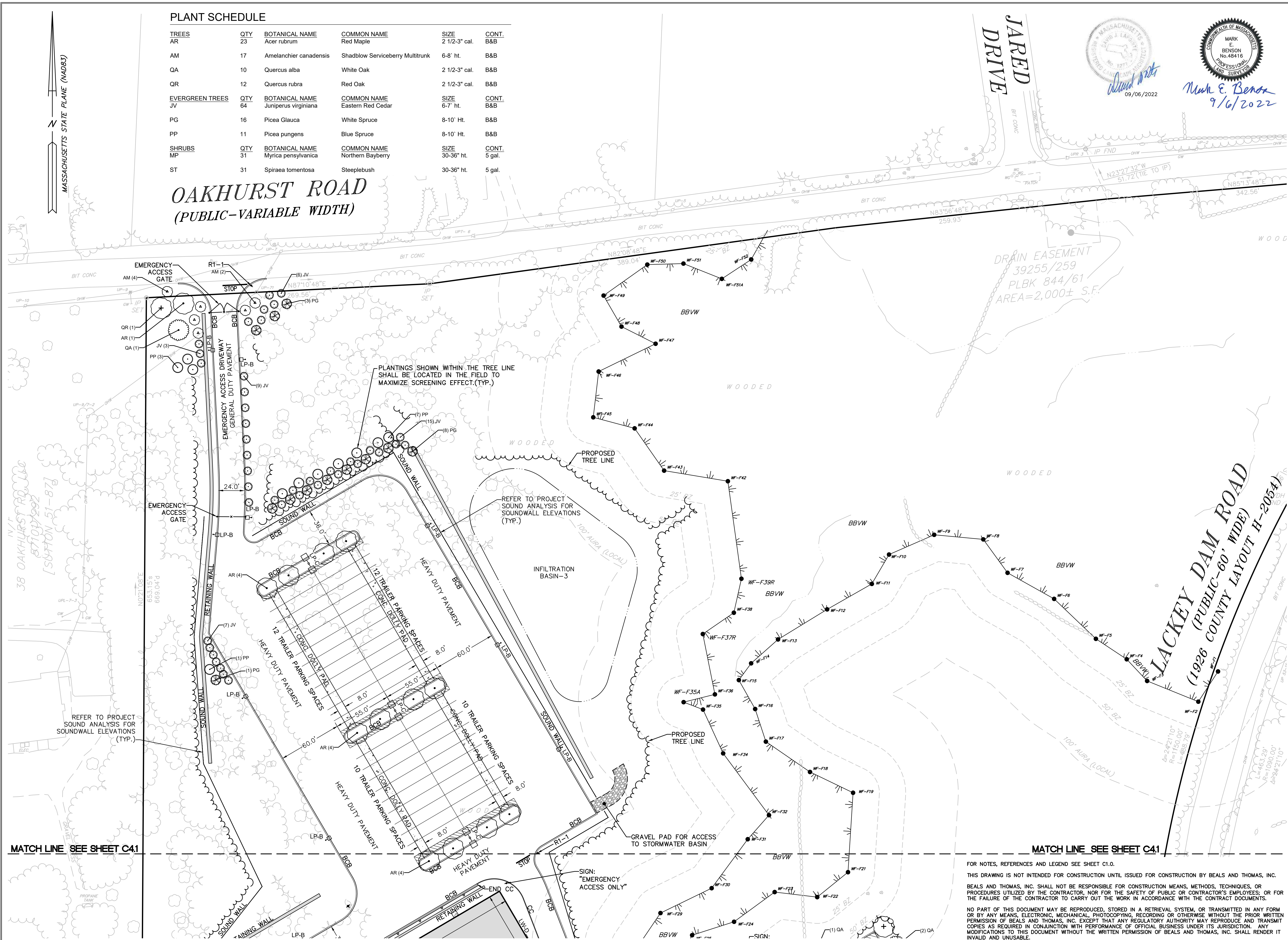
SITE PREPARATION PLAN

B+T JOB NO.3077.06	C3.0
B+T PLAN NO. 307706P0688-003	

PLANT SCHEDULE

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

OAKHURST ROAD
(PUBLIC-VARIABLE WIDTH)



PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

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BARBARA CHAIKO**

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LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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Professional Engineer Seal for David M. Fennell, No. 44422, State of Massachusetts.

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PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

LAYOUT AND MATERIALS
& LANDSCAPE AND
LIGHTING PLAN

B+T JOB NO.3077.06

B+T PLAN NO.
307706P068B-004

C4.0

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

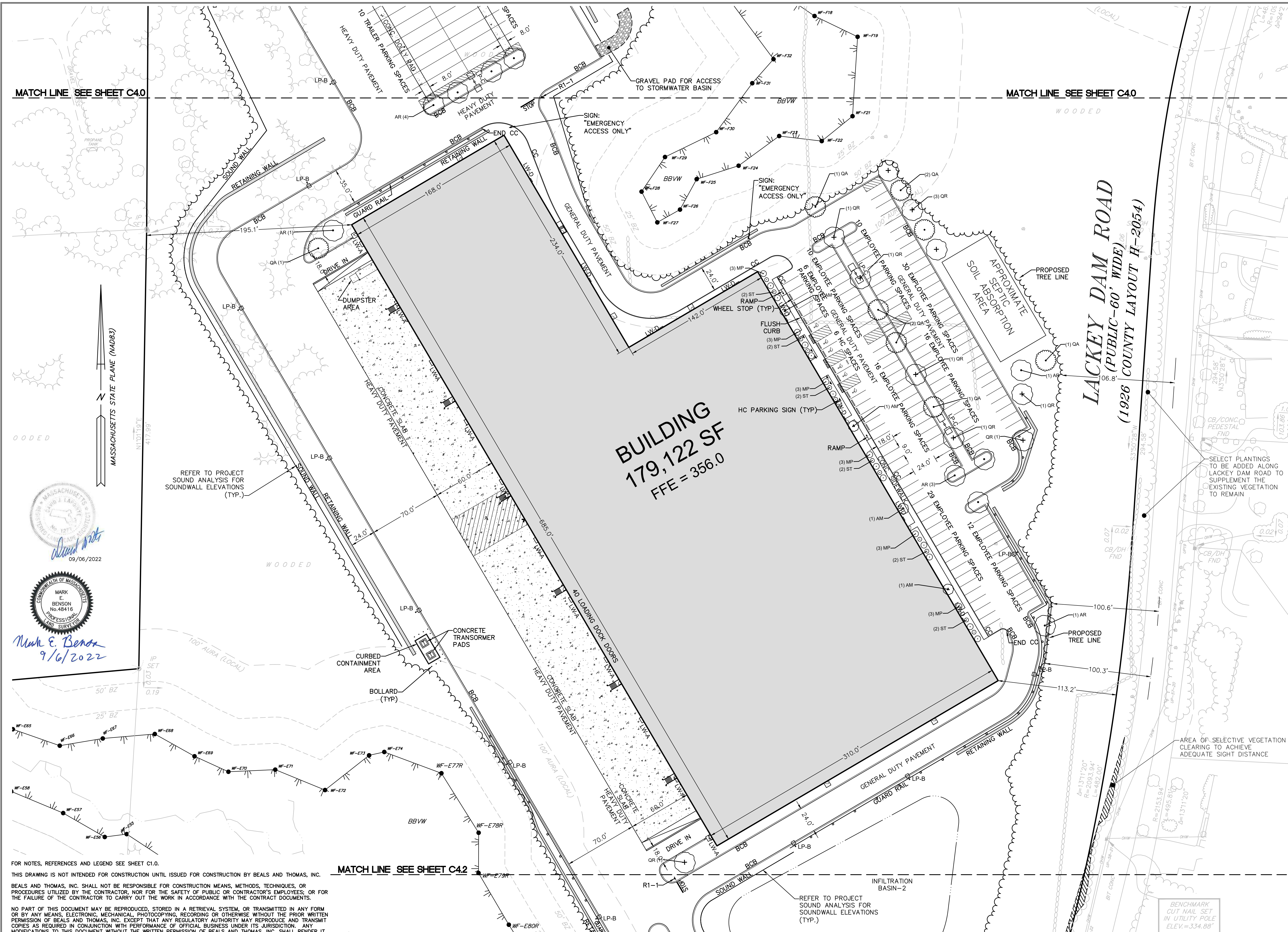
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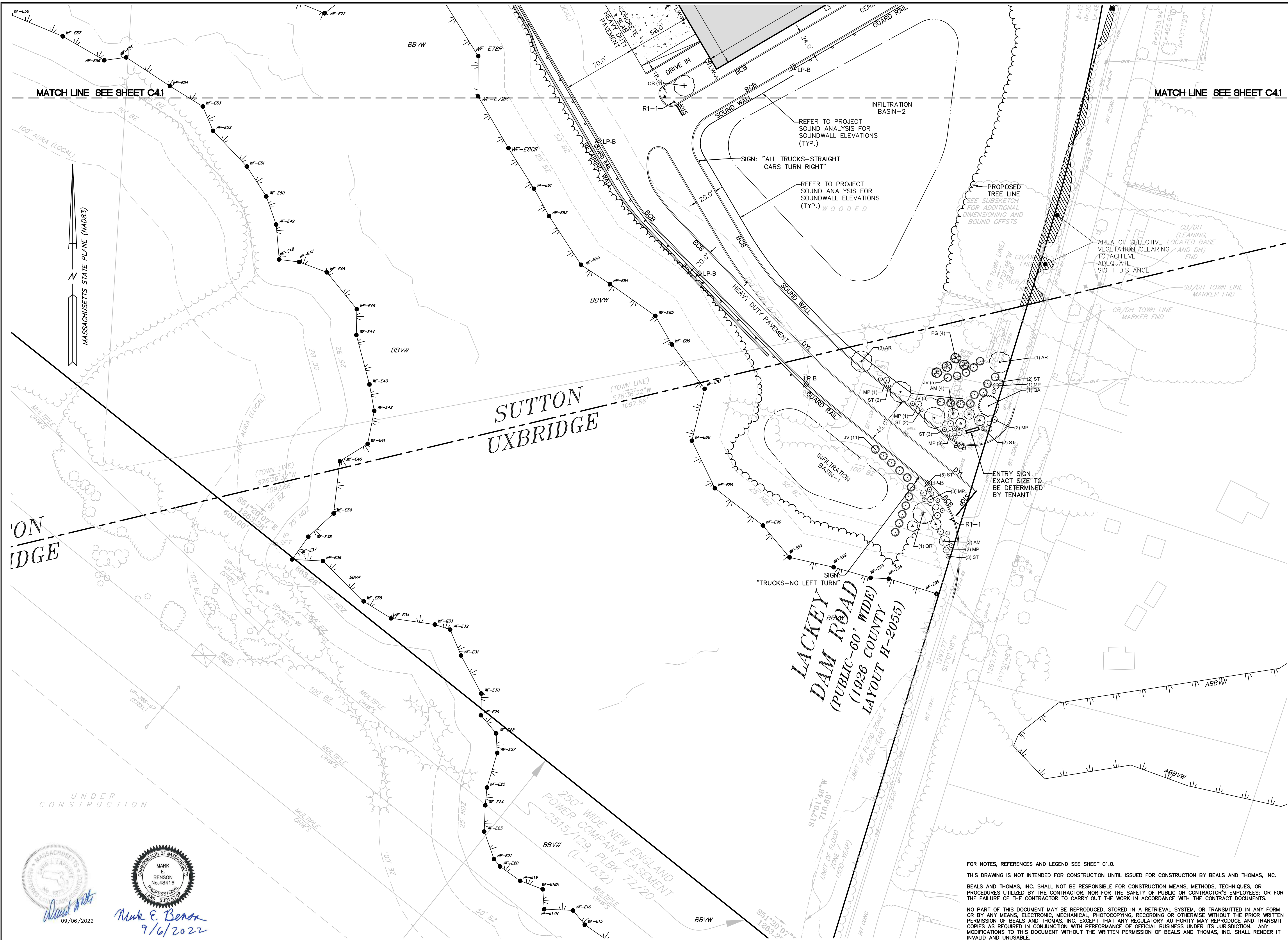
57675/260
BACK DEED (4064/177)

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C4.1





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

RECORD OWNERS:
MARY BEDOIAN BARBARA CHAIKO
58719/38
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DES DWN	CHK'D APP'D

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SUTTON/UXBRIDGE, MASSACHUSETTS (WORCESTER COUNTY)

SCALE: 1" = 40' DATE: MAY 16, 2022
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FEET
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LAYOUT AND MATERIALS & LANDSCAPE PLAN AND LIGHTING PLAN

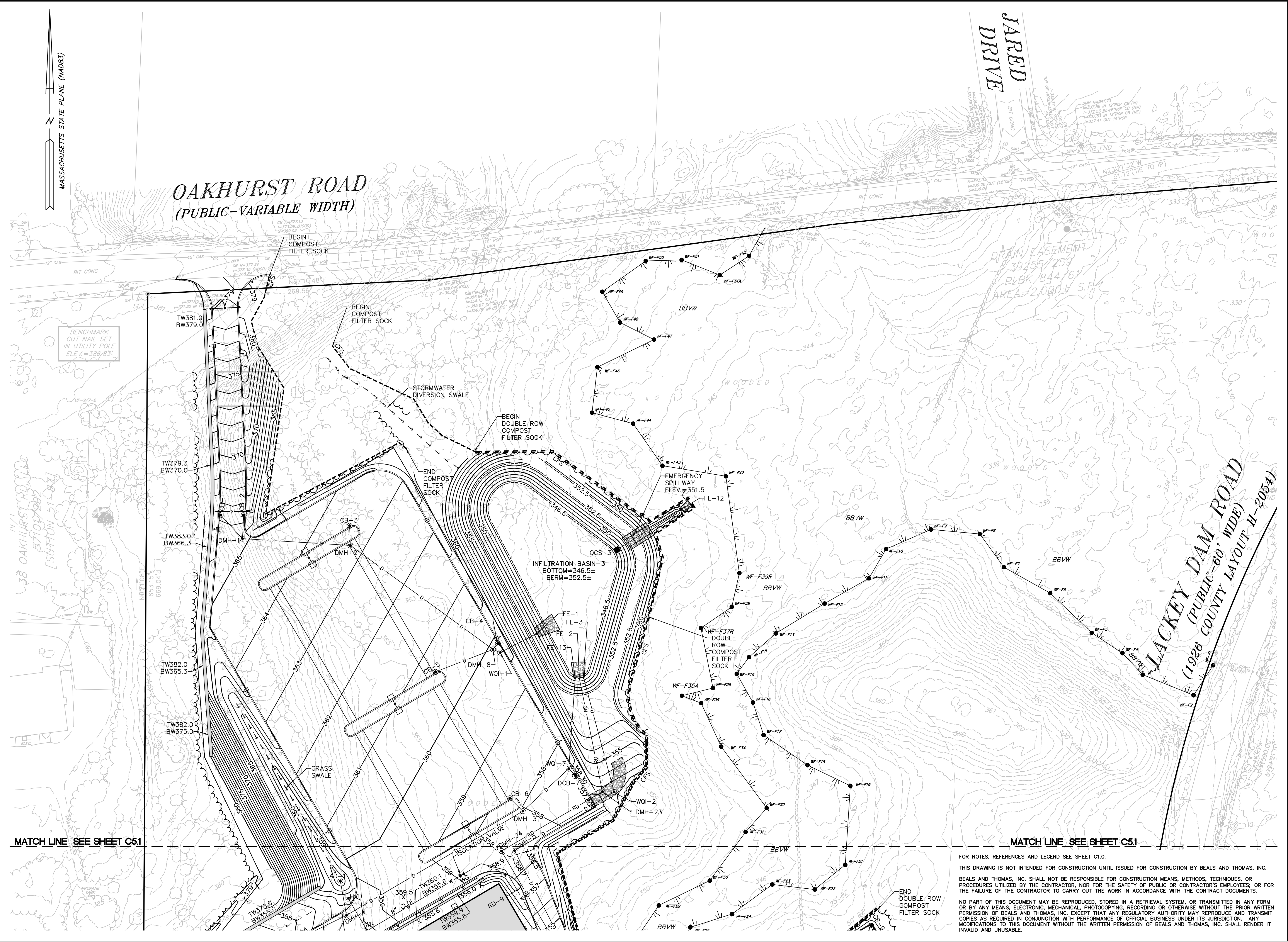
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B+T PLAN NO. 307706P068B-006
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PREPARED FOR:

**US MA
DEVELOPMENT,
LLC**

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

**MARY BEDOIAN
BARBARA CHAIKO**

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:


1:

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Daniel M. Ferry
CIVIL ENGINEER
NO. 41422
REGISTERED
PROFESSIONAL ENGINEER

9/6/2022

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TJM/JRM	TJM/JRM
DES	DWN
DMF	DMF
CHK'D	APP'D

PROJECT:

**LACKEY DAM
LOGISTICS CENTER**

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

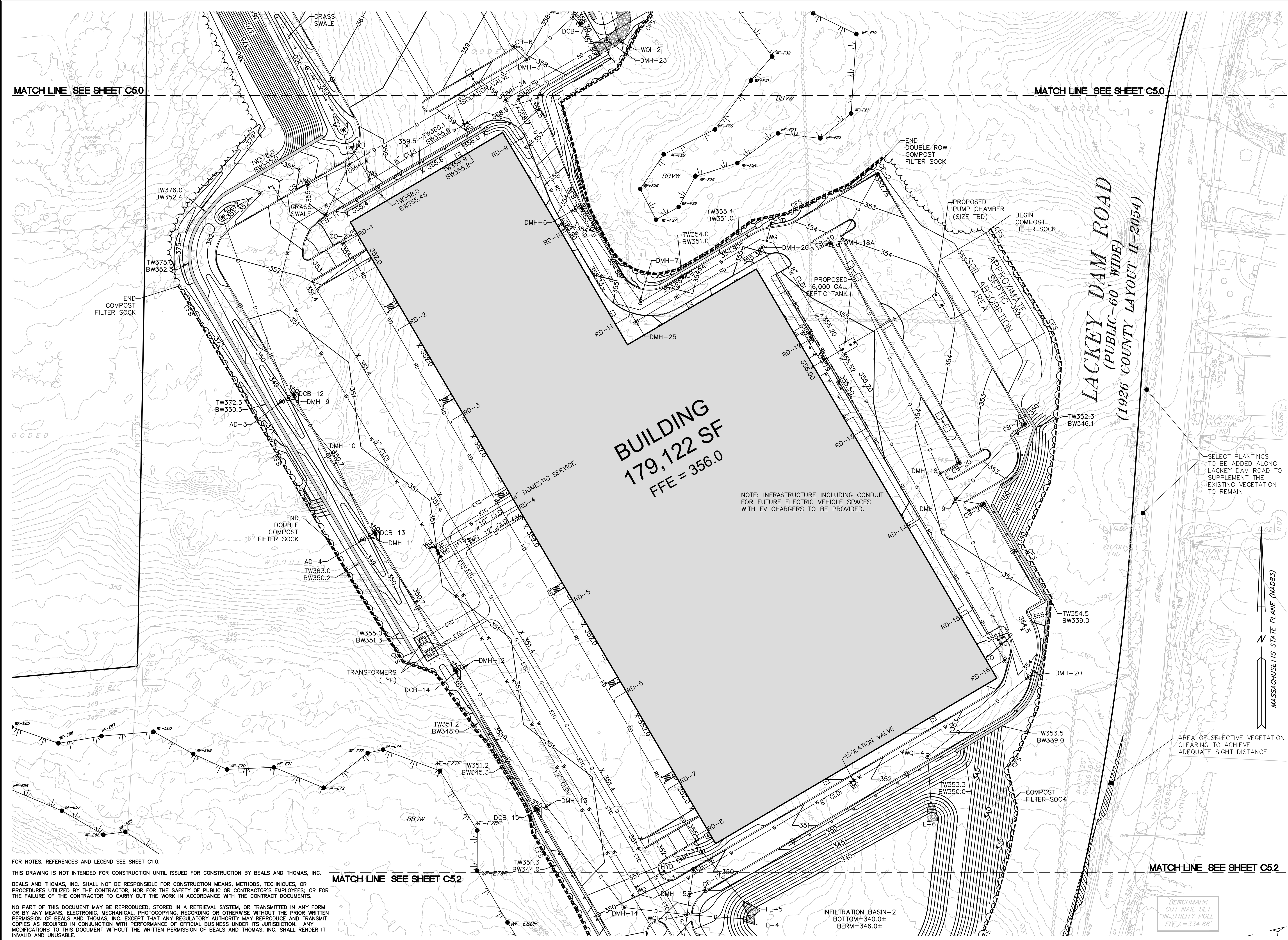
METERS
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FEET
0 20 40 80 120

GRADING, DRAINAGE & UTILITY PLAN

B+T JOB NO.3077.06

B+T PLAN NO.
307706P068B-007

C5.0



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PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

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MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:


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DES	DWN	CHK'D APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

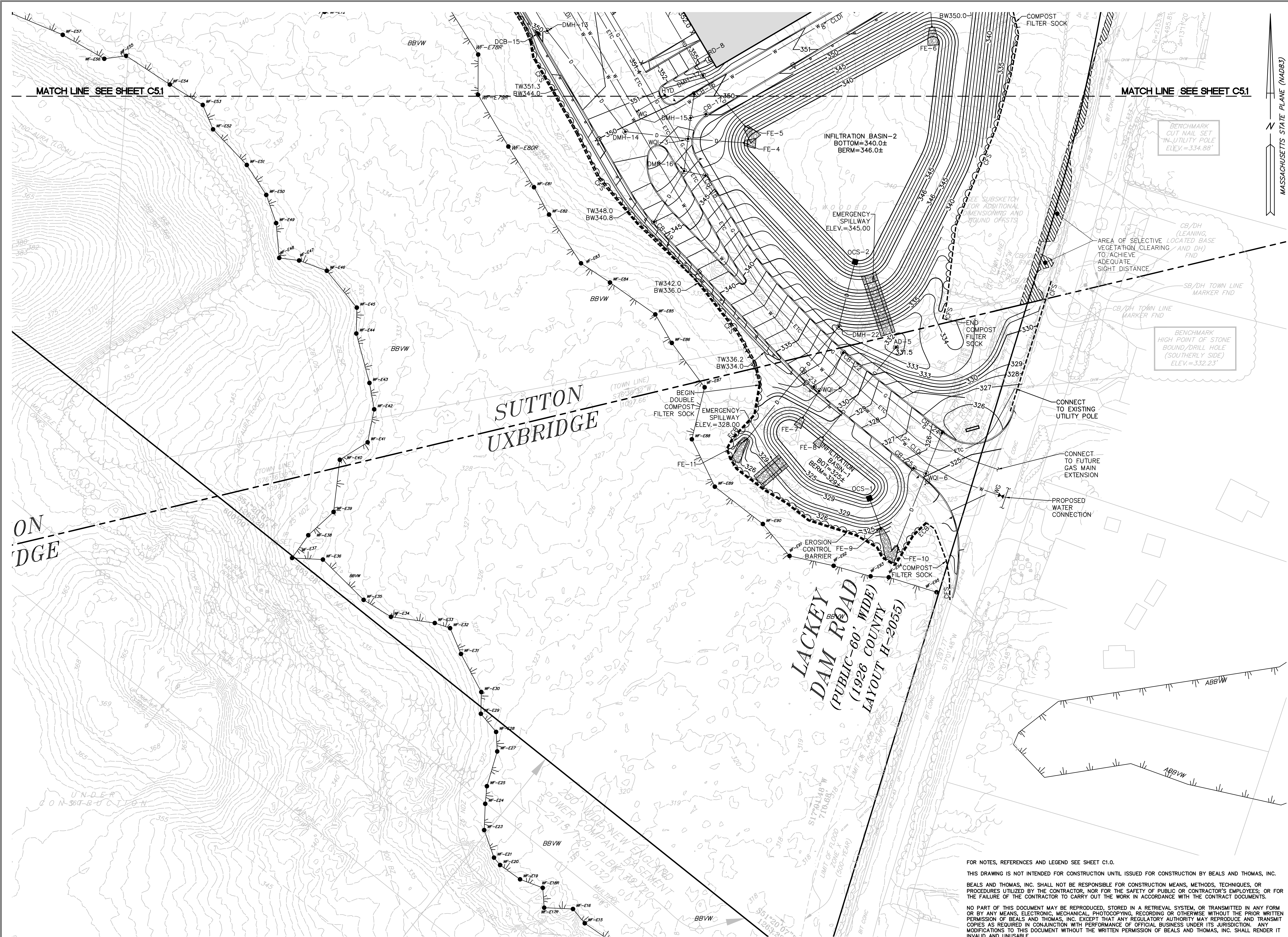
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FEET
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GRADING, DRAINAGE & UTILITY PLAN

B+T JOB NO.3077.06

B+T PLAN NO.
307706P068B-008

C5.1



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LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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DMF	DMF
CHK'D	APP'D

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE, MASSACHUSETTS (WORCESTER COUNTY)

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

METERS
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GRADING, DRAINAGE & UTILITY PLAN

B+T JOB NO.3077.06	C5.2
B+T PLAN NO. 307706P0688-009	

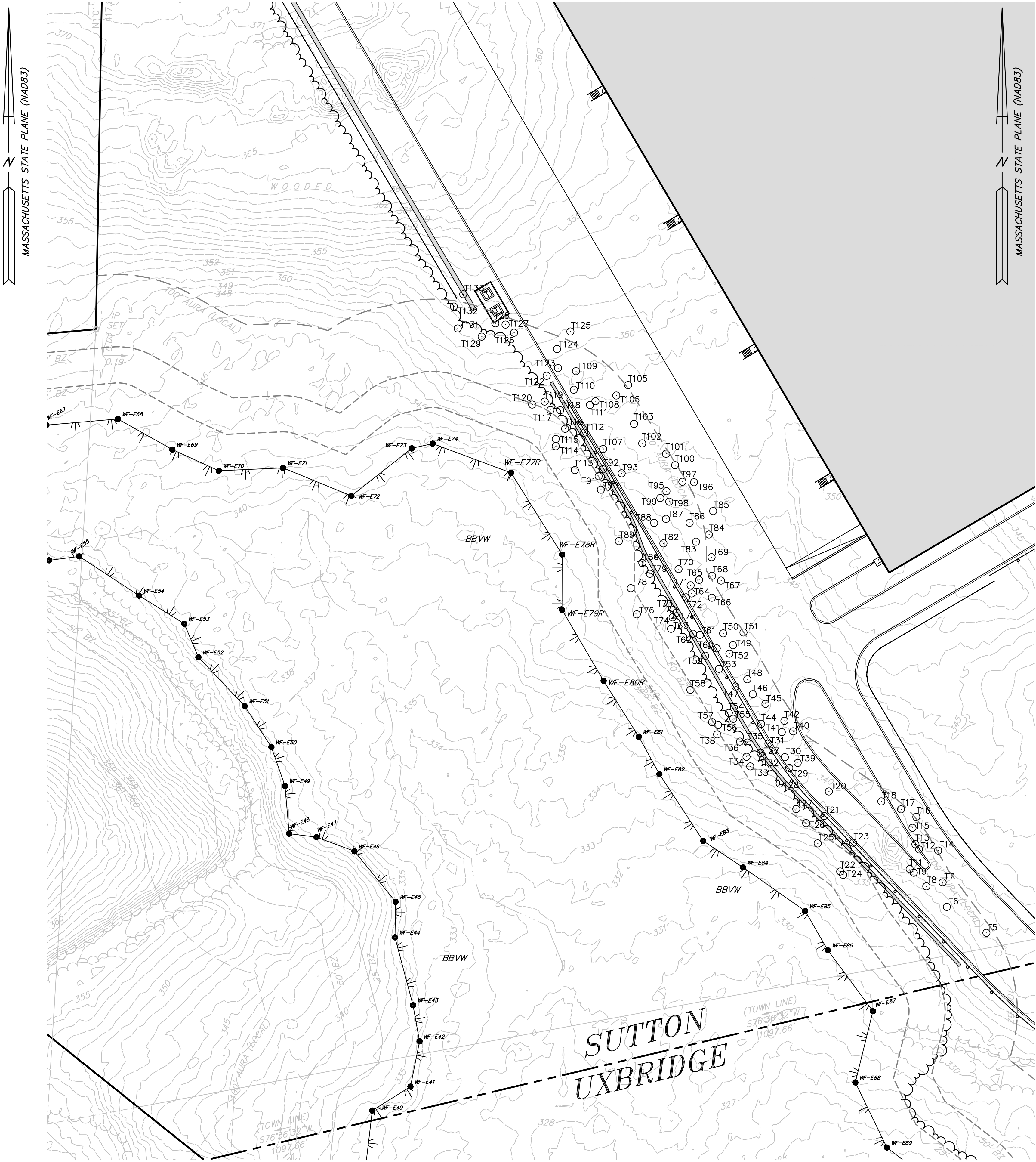
Tree ID	Species Name	Species Name (Latin)	Breast-Height Diameter
T5	Red Oak	<i>Quercus rubra</i>	21.5"
T6	White Pine	<i>Pinus strobus</i>	6.25"
T7	White Pine	<i>Pinus strobus</i>	9"
T8	Red Oak	<i>Quercus rubra</i>	24"
T9	White Pine	<i>Pinus strobus</i>	10.5"
T11	White Pine	<i>Pinus strobus</i>	5"
T12	White Pine	<i>Pinus strobus</i>	5"
T13	White Pine	<i>Pinus strobus</i>	5.3"
T14	Red Oak	<i>Quercus rubra</i>	24"
T15	White Pine	<i>Pinus strobus</i>	9"
T16	White Pine	<i>Pinus strobus</i>	6.25"
T17	White Pine	<i>Pinus strobus</i>	21.5"
T18	Yellow Birch	<i>Betula alleghaniensis</i>	5.1"
T20	Black Birch	<i>Betula lenta</i>	5"
T21	Yellow Birch	<i>Betula alleghaniensis</i>	5"
T22	Red Oak	<i>Quercus rubra</i>	24"
T23	White Pine	<i>Pinus strobus</i>	8"
T24	Red Maple	<i>Acer rubrum</i>	10.25"
T25	White Pine	<i>Pinus strobus</i>	6.5"
T26	Red Oak	<i>Quercus rubra</i>	24"
T27	Yellow Birch	<i>Betula alleghaniensis</i>	6.5" + 6"
T28	Yellow Birch	<i>Betula alleghaniensis</i>	9.5"
T29	White Pine	<i>Pinus strobus</i>	14.25"
T30	Red Oak	<i>Quercus rubra</i>	15.5"
T31	Red Maple	<i>Acer rubrum</i>	7.5"
T32	White Pine	<i>Pinus strobus</i>	8"
T33	Red Oak	<i>Quercus rubra</i>	26"
T34	White Pine	<i>Pinus strobus</i>	9.25"
T35	White Pine	<i>Pinus strobus</i>	7"
T36	Red Oak	<i>Quercus rubra</i>	11"
T37	White Pine	<i>Pinus strobus</i>	6.5"
T38	White Pine	<i>Pinus strobus</i>	7"
T39	White Pine	<i>Pinus strobus</i>	9.75"
T40	Yellow Birch	<i>Betula alleghaniensis</i>	5"
T41	Yellow Birch	<i>Betula alleghaniensis</i>	4.5" + 3.5"
T42	Red Maple	<i>Acer rubrum</i>	5.75"
T44	White Pine	<i>Pinus strobus</i>	11.25"
T45	Red Oak	<i>Quercus rubra</i>	24"
T46	White Pine	<i>Pinus strobus</i>	11"
T47	White Pine	<i>Pinus strobus</i>	10"
T48	White Pine	<i>Pinus strobus</i>	7.25"
T49	Red Oak	<i>Quercus rubra</i>	28.5"
T50	White Pine	<i>Pinus strobus</i>	7.5"
T51	White Pine	<i>Pinus strobus</i>	12"
T52	White Pine	<i>Pinus strobus</i>	12.25"
T53	Yellow Birch	<i>Betula alleghaniensis</i>	5.25"
T54	White Pine	<i>Pinus strobus</i>	5.25"
T55	White Oak	<i>Quercus alba</i>	20.75"
T56	White Pine	<i>Pinus strobus</i>	10"
T57	White Pine	<i>Pinus strobus</i>	9.75"
T58	White Pine	<i>Pinus strobus</i>	17"
T59	White Pine	<i>Pinus strobus</i>	7.25"
T60	White Pine	<i>Pinus strobus</i>	12.75"
T61	Red Maple	<i>Acer rubrum</i>	4.5" x 2
T62	White Pine	<i>Pinus strobus</i>	10.5"
T63	Red Oak	<i>Quercus rubra</i>	25.75"
T64	White Pine	<i>Pinus strobus</i>	5.25"
T65	White Pine	<i>Pinus strobus</i>	14.5"
T66	White Pine	<i>Pinus strobus</i>	9.5"
T67	White Pine	<i>Pinus strobus</i>	13.5"

Tree ID	Species Name	Species Name (Latin)	Breast-Height Diameter
T68	Black Oak	<i>Quercus velutina</i>	26"
T69	Black Oak	<i>Quercus velutina</i>	22"
T70	Yellow Birch	<i>Betula alleghaniensis</i>	3.5" + 2.25"
T71	Red Oak	<i>Quercus rubra</i>	18.75"
T72	Red Maple	<i>Acer rubrum</i>	5.5"
T73	Red Oak	<i>Quercus rubra</i>	18"
T74	Red Oak	<i>Quercus rubra</i>	12"
T75	Red Oak	<i>Quercus rubra</i>	23.50
T76	Red Oak	<i>Quercus rubra</i>	17.5"
T78	Yellow Birch	<i>Betula alleghaniensis</i>	10.5"
T79	Red Oak	<i>Quercus rubra</i>	15"
T80	White Pine	<i>Pinus strobus</i>	9"
T82	Red Maple	<i>Acer rubrum</i>	12"
T83	Red Maple	<i>Acer rubrum</i>	8.25"
T84	Red Oak	<i>Quercus rubra</i>	16"
T85	White Pine	<i>Pinus strobus</i>	8.5"
T86	Red Maple	<i>Acer rubrum</i>	8"
T87	Red Maple	<i>Acer rubrum</i>	7.5"
T88	Red Maple	<i>Acer rubrum</i>	12.5"
T89	Yellow Birch	<i>Betula alleghaniensis</i>	9.5"
T90	Yellow Birch	<i>Betula alleghaniensis</i>	6.5" + 6"
T91	Yellow Birch	<i>Betula alleghaniensis</i>	11.5"
T92	Red Oak	<i>Quercus rubra</i>	29.5"
T93	Red Maple	<i>Acer rubrum</i>	10"
T95	Yellow Birch	<i>Betula alleghaniensis</i>	3.25" + 2.25"
T96	Black Oak	<i>Quercus velutina</i>	18.75"
T97	Red Oak	<i>Quercus rubra</i>	21"
T98	Red Maple	<i>Acer rubrum</i>	8"
T99	Red Maple	<i>Acer rubrum</i>	12"
T100	White Pine	<i>Pinus strobus</i>	7"
T101	Red Maple	<i>Acer rubrum</i>	7.75"
T102	Red Maple	<i>Acer rubrum</i>	7.25"
T103	Red Maple	<i>Acer rubrum</i>	8.25"
T105	Yellow Birch	<i>Betula alleghaniensis</i>	5" + 2.5"
T106	White Pine	<i>Pinus strobus</i>	28.5"
T107	Red Oak	<i>Quercus rubra</i>	20"
T108	Red Maple	<i>Acer rubrum</i>	8"
T109	Red Maple	<i>Acer rubrum</i>	7.5"
T110	Red Oak	<i>Quercus rubra</i>	16.25"
T111	Red Maple	<i>Acer rubrum</i>	7"
T112	Red Maple	<i>Acer rubrum</i>	7.75"
T113	White Pine	<i>Pinus strobus</i>	18.5"
T114	White Pine	<i>Pinus strobus</i>	31"
T115	Red Maple	<i>Acer rubrum</i>	6"
T116	Red Maple	<i>Acer rubrum</i>	7.5"
T117	Hemlock	<i>Tsuga canadensis</i>	55"
T118	Red Oak	<i>Quercus rubra</i>	16.5"
T119	Yellow Birch	<i>Betula alleghaniensis</i>	7.5"
T120	Yellow Birch	<i>Betula alleghaniensis</i>	5.5"
T122	Red Oak	<i>Quercus rubra</i>	29"
T123	Hickory	<i>Carya tomentosa</i>	6.5"
T124	Red Oak	<i>Quercus rubra</i>	17.5"
T125	Red Oak	<i>Quercus rubra</i>	9"
T126	White Pine	<i>Pinus strobus</i>	18.75"
T127	White Pine	<i>Pinus strobus</i>	6.5"
T128	White Pine	<i>Pinus strobus</i>	12"
T129	White Pine	<i>Pinus strobus</i>	6.25"
T131	White Pine	<i>Pinus strobus</i>	7"
T132	Red Oak	<i>Quercus rubra</i>	19.75"
T133	Red Oak	<i>Quercus rubra</i>	25.5"

NOTES:

- TREES GPS LOCATED WITH SPECTRA SP20 HANDHELD UNIT. TREES DISPLAYED ON PLAN ARE THOSE WHICH ARE WHOLLY OR PARTIALLY WITHIN THE AURA AND ARE ANTICIPATED TO BE DISTURBED BY THE PROJECT. TREES WHICH DO NOT MEET SAID CRITERIA OR ARE BELOW A TOTAL DIAMETER BREAST HEIGHT OF 5 INCHES WERE REMOVED FROM THE ALPHANUMERIC SEQUENCE.
- TREES TO BE IMPACTED WITHIN THE 50-FOOT AURA SHALL BE CUT BUT NOT STUMPED. THE CONTRACTOR SHALL INSTALL REPLACEMENT TREE PLANTINGS OF SPECIES LISTED HEREIN WITHIN THE 50-FOOT AURA AT A 1:1 RATIO WITH THE SPECIFIC LOCATIONS TO BE DETERMINED IN THE FIELD WITH CONSULTATION FROM THE SUTTON CONSERVATION COMMISSION OR ITS DESIGNEE.
- THE APPLICANT SHALL UNDERTAKE VEGETATIVE INVASIVE SPECIES MANAGEMENT WITHIN THE PROPOSED AREA OF OPEN SPACE OR CONSERVATION RESTRICTION WITHIN THE PROPERTY. INVASIVE SPECIES MANAGEMENT SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICES AND STATE STANDARDS, AS APPLICABLE. SELECT TREATMENT OF HEMLOCK WOOLY ADELGID WITHIN THE AURA AND WF-E SERIES BORDERING VEGETATED WETLAND IN COORDINATION WITH THE SUTTON CONSERVATION COMMISSION OR ITS DESIGNEE.

LEGEND	
	LIMIT OF DISTURBANCE
	CFS
	SEDIMENT CONTROL BARRIER (COMPOST FILTER SOCK)
	BOUNDARY OF BORDERING VEGETATED WETLAND
	100' AURA LIMIT
	50' AURA LIMIT
	25' AURA LIMIT
	GPS LOCATED TREES



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BARBARA CHAIKO

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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PROJECT:

LACKEY DAM
LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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

METERS
0 5 10 25
FEET
0 20 40 80 120

TREE IMPACT PLAN

B+T JOB NO.3077.06

B+T PLAN NO.
307706P068B-010

C6.0

Tree ID	Species Name	Species Name (Latin)	Breast-Height Diameter
T136	White Pine	<i>Pinus strobus</i>	10.25"
T137	Black Oak	<i>Quercus velutina</i>	30"
T138	White Oak	<i>Quercus alba</i>	10"
T139	White Pine	<i>Pinus strobus</i>	6.5"
T141	White Pine	<i>Pinus strobus</i>	9"
T143	Black Birch	<i>Betula lenta</i>	3" + 2.75"
T146	White Oak	<i>Quercua alba</i>	22"
T147	White Oak	<i>Quercus alba</i>	23.75"
T148	White Pine	<i>Pinus strobus</i>	6.5"
T149	White Pine	<i>Pinus strobus</i>	13.75"
T150	Red Oak	<i>Quercus rubra</i>	19.5"
T151	White Pine	<i>Pinus strobus</i>	11.5"
T152	Red Oak	<i>Quercus rubra</i>	20.5"
T155	Red Oak	<i>Quercus rubra</i>	10.5"
T158	White Pine	<i>Pinus strobus</i>	6.5"
T159	Red Maple	<i>Acer rubrum</i>	6"
T160	White Pine	<i>Pinus strobus</i>	6.5"
T161	Red Oak	<i>Quercus rubra</i>	9.25"
T162	Red Oak	<i>Quercus rubra</i>	14"
T163	Red Oak	<i>Quercus rubra</i>	21.5"
T164	Red Oak	<i>Quercus rubra</i>	18"
T165	Red Oak	<i>Quercus rubra</i>	20"
T166	White Pine	<i>Pinus strobus</i>	30"
T167	Red Maple	<i>Acer rubrum</i>	6.5"
T168	White Pine	<i>Pinus strobus</i>	10"
T169	Red Maple	<i>Acer rubrum</i>	7"
T170	White Pine	<i>Pinus strobus</i>	21"
T171	Red Maple	<i>Acer rubrum</i>	8"
T172	White Pine	<i>Pinus strobus</i>	17"
T173	White Pine	<i>Pinus strobus</i>	23"
T174	White Pine	<i>Pinus strobus</i>	17.5"
T175	White Pine	<i>Pinus strobus</i>	30"
T177	Shagbark Hickory	<i>Carya ovata</i>	13"
T178	Shagbark Hickory	<i>Carya ovata</i>	14"
T179	White Pine	<i>Pinus strobus</i>	20.5"
T180	White Pine	<i>Pinus strobus</i>	30"
T181	Red Maple	<i>Acer rubrum</i>	12"
T182	Shagbark Hickory	<i>Carya ovata</i>	13.5"
T183	Shagbark Hickory	<i>Carya ovata</i>	14.5"
T184	Shagbark Hickory	<i>Carya ovata</i>	14"
T186	Shagbark Hickory	<i>Carya ovata</i>	12.5"
T187	Red Maple	<i>Acer rubrum</i>	8"
T188	Red Maple	<i>Acer rubrum</i>	5.5"
T189	Red Oak	<i>Quercus rubra</i>	15"
T190	Shagbark Hickory	<i>Carya ovata</i>	8"
T191	White Pine	<i>Pinus strobus</i>	30"
T192	White Pine	<i>Pinus strobus</i>	30"
T193	White Pine	<i>Pinus strobus</i>	30"
T194	White Pine	<i>Pinus strobus</i>	30"
T195	White Pine	<i>Pinus strobus</i>	30"
T196	White Pine	<i>Pinus strobus</i>	19"
T197	White Oak	<i>Quercua alba</i>	11"
T198	Black Birch	<i>Betula lenta</i>	7"
T199	Red Oak	<i>Quercus rubra</i>	17.5"
T200	Red Maple	<i>Acer rubrum</i>	8"
T201	Red Maple	<i>Acer rubrum</i>	10.5"
T203	Red Maple	<i>Acer rubrum</i>	15"
T204	Shagbark Hickory	<i>Carya ovata</i>	6"
T205	Red Maple	<i>Acer rubrum</i>	10"
T206	White oak	<i>Quercus alba</i>	16.5"
T207	Shagbark Hickory	<i>Carya ovata</i>	19"
T208	Shagbark Hickory	<i>Carya ovata</i>	12.5"
T209	Black Oak	<i>Quercus velutina</i>	9"
T210	Red Oak	<i>Quercus rubra</i>	13"

NOTES:

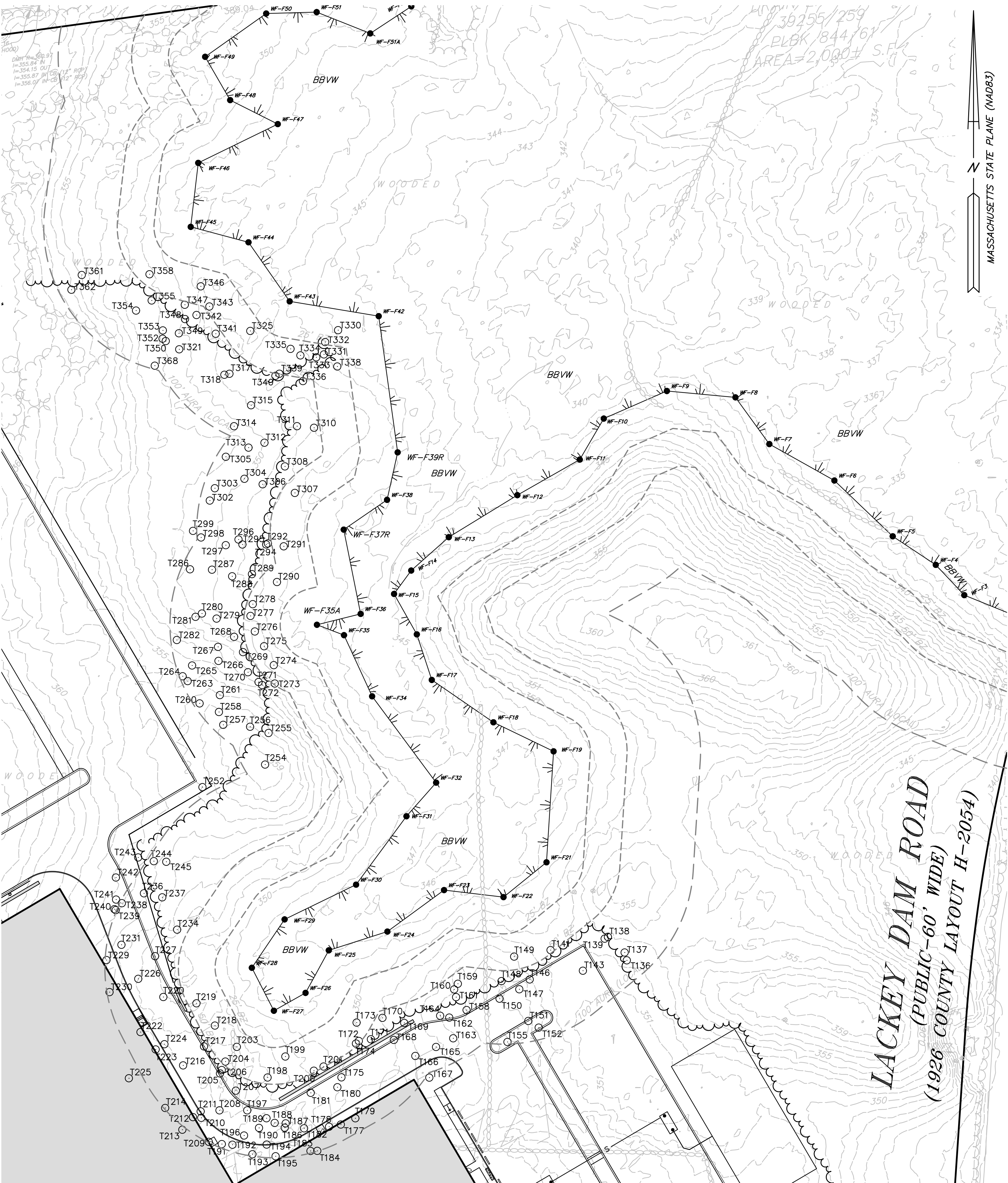
- TREES GPS LOCATED WITH SPECTRA SP20 HANDHELD UNIT. TREES DISPLAYED ON PLAN ARE THOSE WHICH ARE WHOLLY OR PARTIALLY WITHIN THE AURA AND ARE ANTICIPATED TO BE DISTURBED BY THE PROJECT. TREES WHICH DO NOT MEET SAID CRITERIA OR ARE BELOW A TOTAL DIAMETER BREAST HEIGHT OF 5 INCHES WERE REMOVED FROM THE ALPHANUMERIC SEQUENCE.
- TREES TO BE IMPACTED WITHIN THE 50'-FOOT AURA SHALL BE CUT BUT NOT STUMPED. THE CONTRACTOR SHALL INSTALL REPLACEMENT TREE PLANTINGS OF SPECIES LISTED HEREIN WITHIN THE 50'-FOOT AURA AT A 1:1 RATIO WITH THE SPECIFIC LOCATIONS TO BE DETERMINED IN THE FIELD WITH CONSULTATION FROM THE SUTTON CONSERVATION COMMISSION OR ITS DESIGNEE.
- THE APPLICANT SHALL UNDERTAKE VEGETATIVE INVASIVE SPECIES MANAGEMENT WITHIN THE PROPOSED AREA OF OPEN SPACE OR CONSERVATION RESTRICTION WITHIN THE PROPERTY. INVASIVE SPECIES MANAGEMENT SHALL BE UNDERTAKEN IN ACCORDANCE WITH BEST PRACTICES AND STATE STANDARDS, AS APPLICABLE. SELECT TREATMENT OF HEMLOCK WOOLY ADELGID WITHIN THE AURA AND WF-E SERIES BORDERING VEGETATED WETLAND IN COORDINATION WITH THE SUTTON CONSERVATION COMMISSION OR ITS DESIGNEE.

LEGEND

	LIMIT OF DISTURBANCE
	SEDIMENT CONTROL BARRIER (COMPOST FILTER SOCK)
	BOUNDARY OF BORDERING VEGETATED WETLAND
	100' AURA LIMIT
	50' AURA LIMIT
	25' AURA LIMIT
	GPS LOCATED TREES

Tree ID	Species Name	Species Name (Latin)	Breast-Height Diameter
T211	Red Oak	<i>Quercus rubra</i>	12"
T212	Red Maple	<i>Acer rubrum</i>	6.5"
T213	Red Maple	<i>Acer rubrum</i>	12"
T214	Red Oak	<i>Quercus rubra</i>	30"
T216	White Pine	<i>Pinus strobus</i>	15"
T217	Shagbark Hickory	<i>Carya ovata</i>	5"
T218	Red Maple	<i>Acer rubrum</i>	6.5"
T219	Black Birch	<i>Betula lenta</i>	6.5"
T220	Red Maple	<i>Acer rubrum</i>	11.5"
T222	Red Maple	<i>Acer rubrum</i>	11" + 8" + 9"
T223	Red Maple	<i>Acer rubrum</i>	11.5" + 11"
T224	Shagbark Hickory	<i>Carya ovata</i>	11.75"
T225	Red Maple	<i>Acer rubrum</i>	11.75"
T226	Red Maple	<i>Acer rubrum</i>	8" + 6" + 2"
T227	Red Maple	<i>Acer rubrum</i>	15"
T229	Shagbark Hickory	<i>Carya ovata</i>	5.5"
T230	White Oak	<i>Quercua alba</i>	6"
T231	Yellow Birch	<i>Betula alleghaniensis</i>	7.5"
T234	Red Maple	<i>Acer rubrum</i>	7.5"
T236	Red Maple	<i>Acer rubrum</i>	8.5"
T237	Red Maple	<i>Acer rubrum</i>	5.5"
T238	White Pine	<i>Pinus strobus</i>	5.5"
T239	Red Maple	<i>Acer rubrum</i>	6.5"
T240	Black Oak	<i>Quercus velutina</i>	7.25"
T241	Red Oak	<i>Quercus rubra</i>	13"
T242	Red Oak	<i>Quercus rubra</i>	16"
T243	Red Maple	<i>Acer rubrum</i>	7"
T244	Bigtooth Aspen	<i>Populus grandidentata</i>	13"
T245	White Pine	<i>Acer rubrum</i>	30"
T252	Red Oak	<i>Quercus rubra</i>	8"
T254	White pine	<i>Pinus strobus</i>	11.5"
T255	White pine	<i>Pinus strobus</i>	26"
T256	Shagbark Hickory	<i>Carya ovata</i>	6"
T257	Red maple	<i>Acer rubrum</i>	30"
T258	Red maple	<i>Acer rubrum</i>	12.5"
T260	Red Oak	<i>Quercus rubra</i>	8"
T261	Red Oak	<i>Quercus rubra</i>	9.5"
T262	Red Oak	<i>Quercus rubra</i>	11"
T263	White pine	<i>Pinus strobus</i>	12.5"
T264	Black oak	<i>Quercus velutina</i>	7"
T265	Shagbark Hickory	<i>Carya ovata</i>	14"
T266	Red maple	<i>Acer rubrum</i>	6"
T267	Shagbark Hickory	<i>Carya ovata</i>	5" + 8.5"
T268	Shagbark Hickory	<i>Carya ovata</i>	11"
T269	White pine	<i>Pinus strobus</i>	18"
T270	Shagbark Hickory	<i>Carya ovata</i>	6"
T271	Shagbark Hickory	<i>Carya ovata</i>	10.5"
T272	Black oak	<i>Quercus velutina</i>	12"
T273	Red Oak	<i>Quercus rubra</i>	25"
T274	Red maple	<i>Acer rubrum</i>	6"
T275	Shagbark Hickory	<i>Carya ovata</i>	17.5"
T276	Red Oak	<i>Quercus rubra</i>	25" + 9"
T277	Shagbark Hickory	<i>Carya ovata</i>	5.25"
T278	Shagbark Hickory	<i>Carya ovata</i>	19.5"
T279	Red maple	<i>Acer rubrum</i>	10"
T280	Red maple	<i>Acer rubrum</i>	6"
T281	American elm	<i>Ulmus americana</i>	14"
T282	Black birch	<i>Betula lenta</i>	5.25"
T286	Shagbark Hickory	<i>Carya ovata</i>	8"
T287	Red Oak	<i>Quercus rubra</i>	10.5"
T288	Red Maple	<i>Acer rubrum</i>	11.75"
T289	Red Oak	<i>Quercus rubra</i>	9"
T290	Black birch	<i>Betula lenta</i>	5.5"
T291	Red Maple	<i>Acer rubrum</i>	11"

Tree ID	Species Name	Species Name (Latin)	Breast-Height Diameter
T292	White Pine	<i>Pinus strobus</i>	14"
T294	White Pine	<i>Pinus strobus</i>	8"
T295	Red Oak	<i>Quercus rubra</i>	19"
T296	Red Maple	<i>Acer rubrum</i>	6"
T297	Red Oak	<i>Quercus rubra</i>	25"
T298	Red Oak	<i>Quercus rubra</i>	20"
T299	White Pine	<i>Quercus rubra</i>	6"
T302	Red Oak	<i>Quercus rubra</i>	20"
T303	Red Maple	<i>Acer rubrum</i>	6"
T304	Black Birch	<i>Betula lenta</i>	6"
T305	Red Maple	<i>Acer rubrum</i>	6"
T306	White Oak	<i>Quercua alba</i>	30"
T307	Red Maple	<i>Acer rubrum</i>	6.50
T308	White Pine	<i>Pinus strobus</i>	30"
T310	White Pine	<i>Pinus strobus</i>	20"
T311	White Pine	<i>Pinus strobus</i>	30"
T312	Shagbark Hickory	<i>Carya ovata</i>	6.5"
T313	White Pine	<i>Pinus strobus</i>	7"
T314	Red Maple	<i>Acer rubrum</i>	25"
T315	Red Maple	<i>Acer rubrum</i>	14" + 13" + 4.75"
T317	Red Maple	<i>Acer rubrum</i>	9"
T318	Red Maple	<i>Acer rubrum</i>	7.5"
T321	Black Oak	<i>Quercus velutina</i>	16.5"
T325	Red Maple	<i>Acer rubrum</i>	14"
T329	Red Maple	<i>Acer rubrum</i>	16.5"
T331	White Pine	<i>Pinus strobus</i>	14"
T332	Red Maple	<i>Acer rubrum</i>	10.5"
T333	Red Maple	<i>Acer rubrum</i>	12.5"
T334	Red Maple	<i>Acer rubrum</i>	11"
T335	White Pine	<i>Pinus strobus</i>	20"
T336	Red Maple	<i>Acer rubrum</i>	14.25"
T338	Red Maple	<i>Acer rubrum</i>	11.25"
T339	Red Maple	<i>Acer rubrum</i>	15"
T340	White Pine	<i>Pinus strobus</i>	9.5"
T341	White Pine	<i>Pinus strobus</i>	14.75"
T342	Red Maple	<i>Acer rubrum</i>	10"
T343	Red Maple	<i>Acer rubrum</i>	12.5"
T346	Red Maple	<i>Acer rubrum</i>	19"
T347	Shagbark Hickory	<i>Carya ovata</i>	5.5"
T348	White Pine Snag	<i>Pinus strobus</i>	22"
T349	White Pine	<i>Pinus strobus</i>	6"
T350	Black Oak	<i>Quercus velutina</i>	16.5"
T352	Red Oak	<i>Quercus rubra</i>	30"
T353	White Pine	<i>Pinus strobus</i>	11.5"
T354	Red Maple	<i>Acer rubrum</i>	9.5"
T355	Red Maple	<i>Acer rubrum</i>	13"
T358	White Pine	<i>Pinus strobus</i>	9.5"
T361	Red Maple	<i>Acer rubrum</i>	6.5"
T362	White Pine	<i>Pinus strobus</i>	8"
T368	Red Maple	<i>Acer rubrum</i>	9.5"



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PREPARED FOR:

US MA DEVELOPMENT, LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN BARBARA CHAIKO

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

MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

1:

2:

3:

4:

5:



Daniel M. Fenn
9/6/2022

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PREPARED BY:



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

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

PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

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



TREE IMPACT PLAN

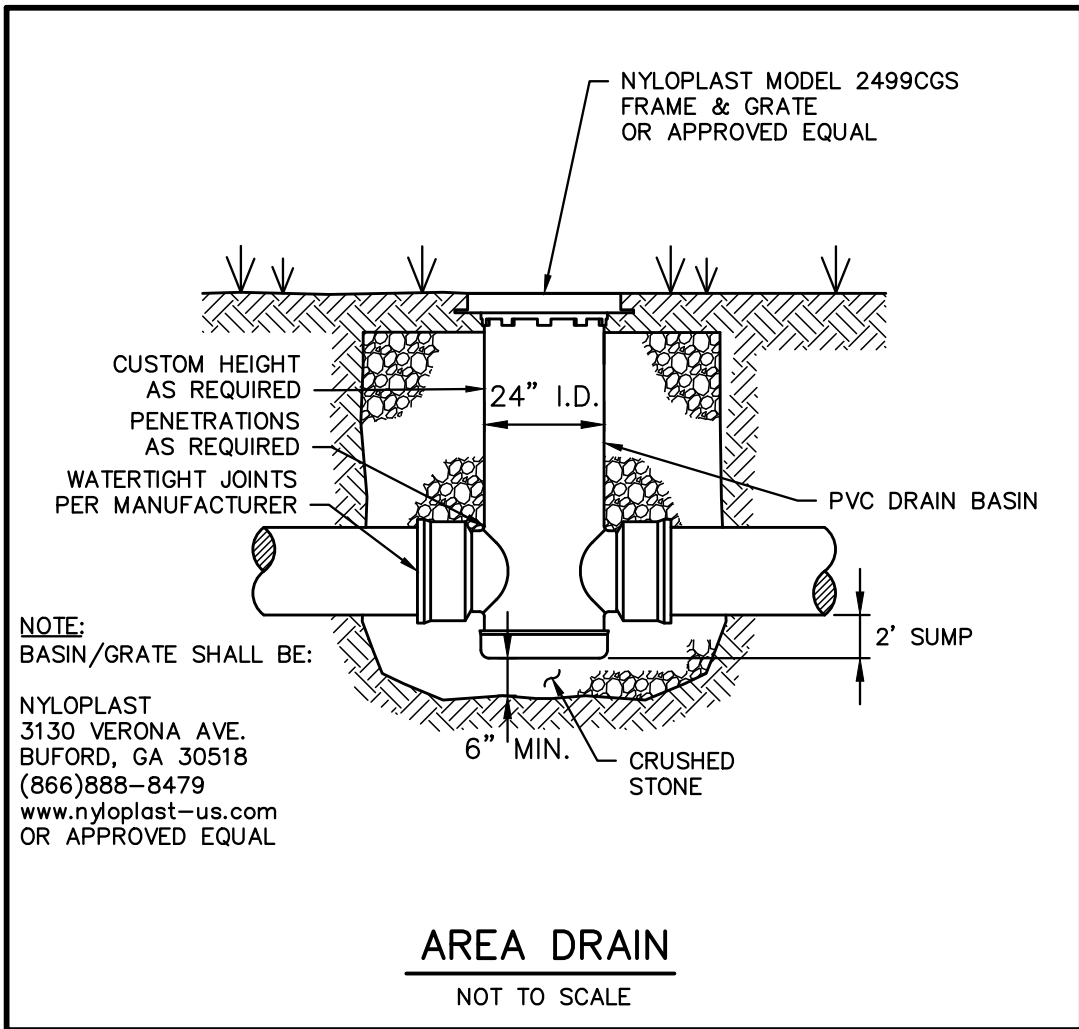
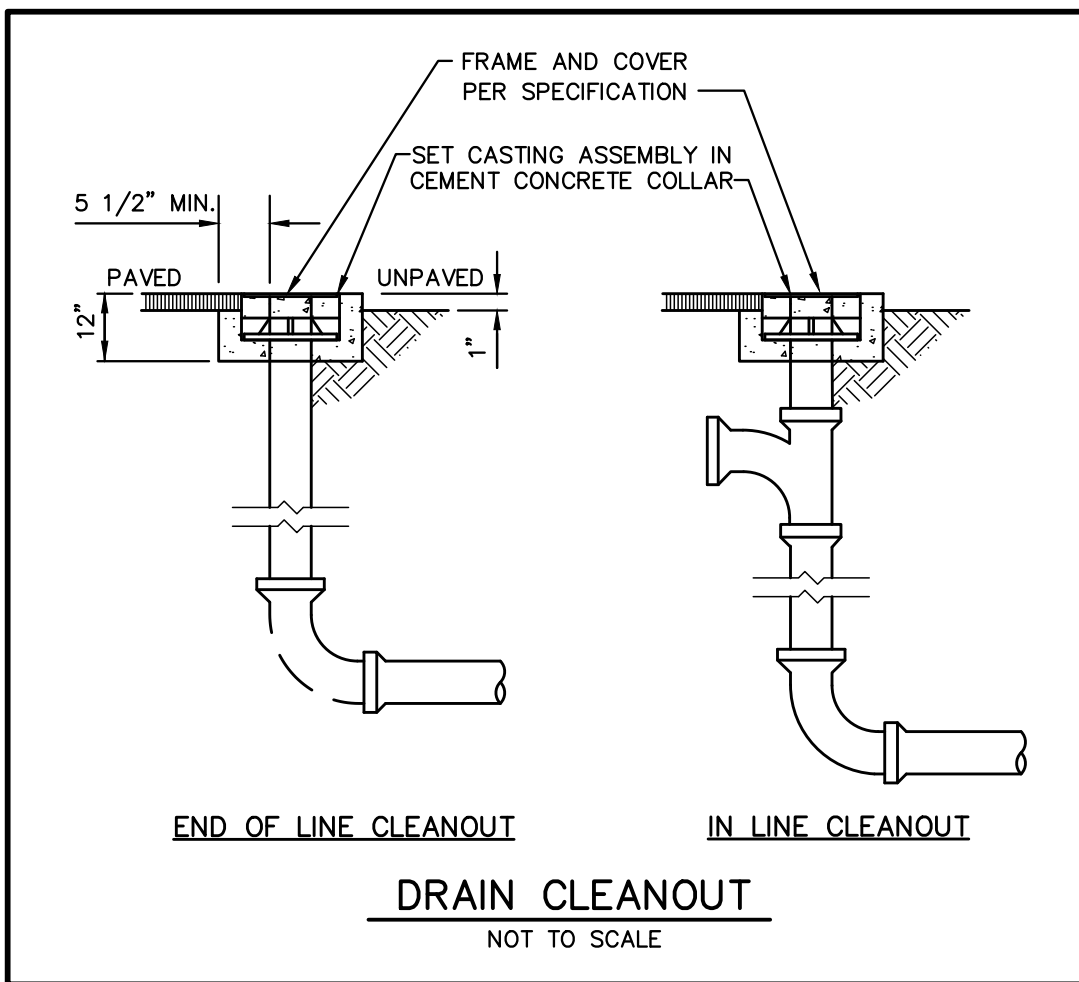
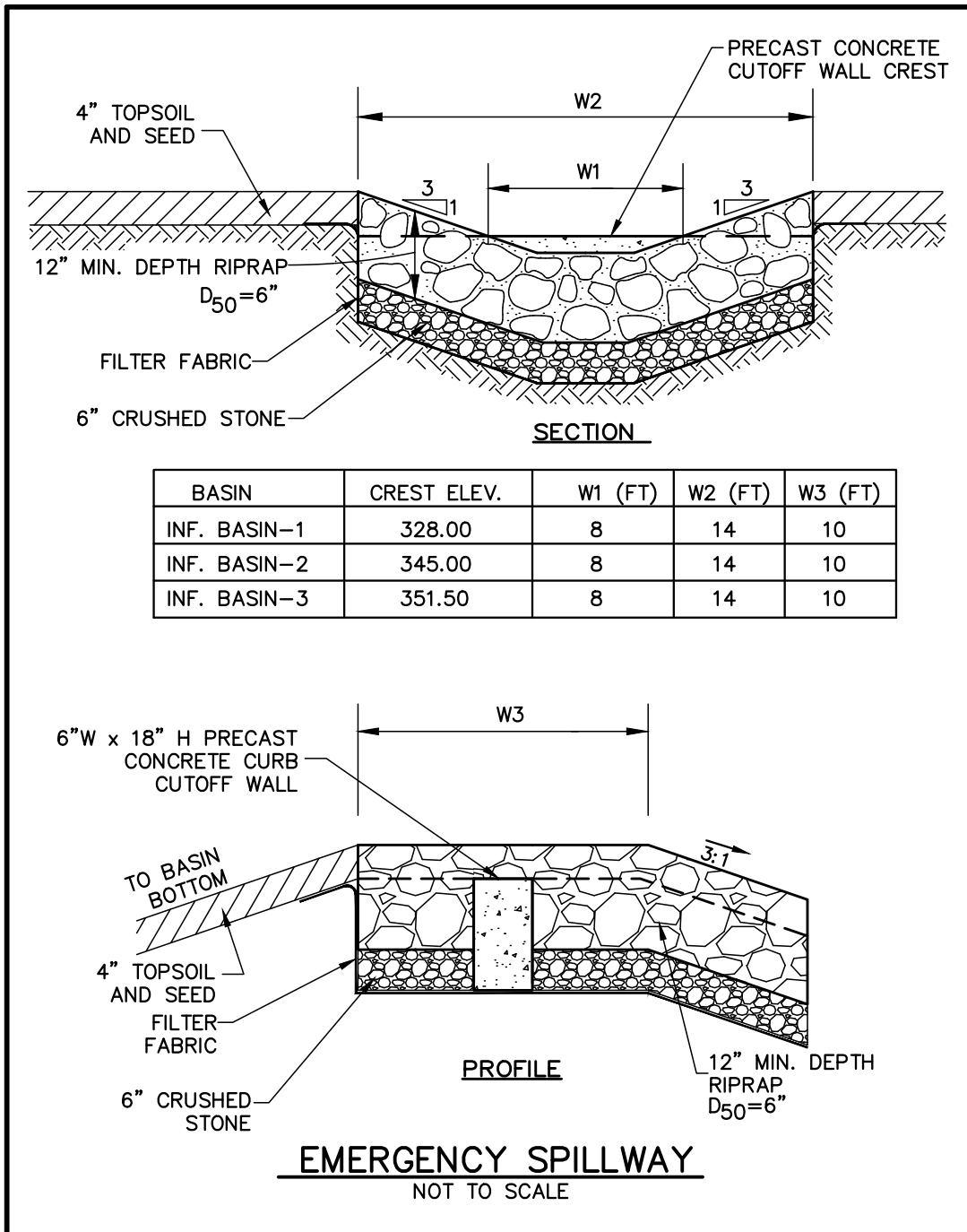
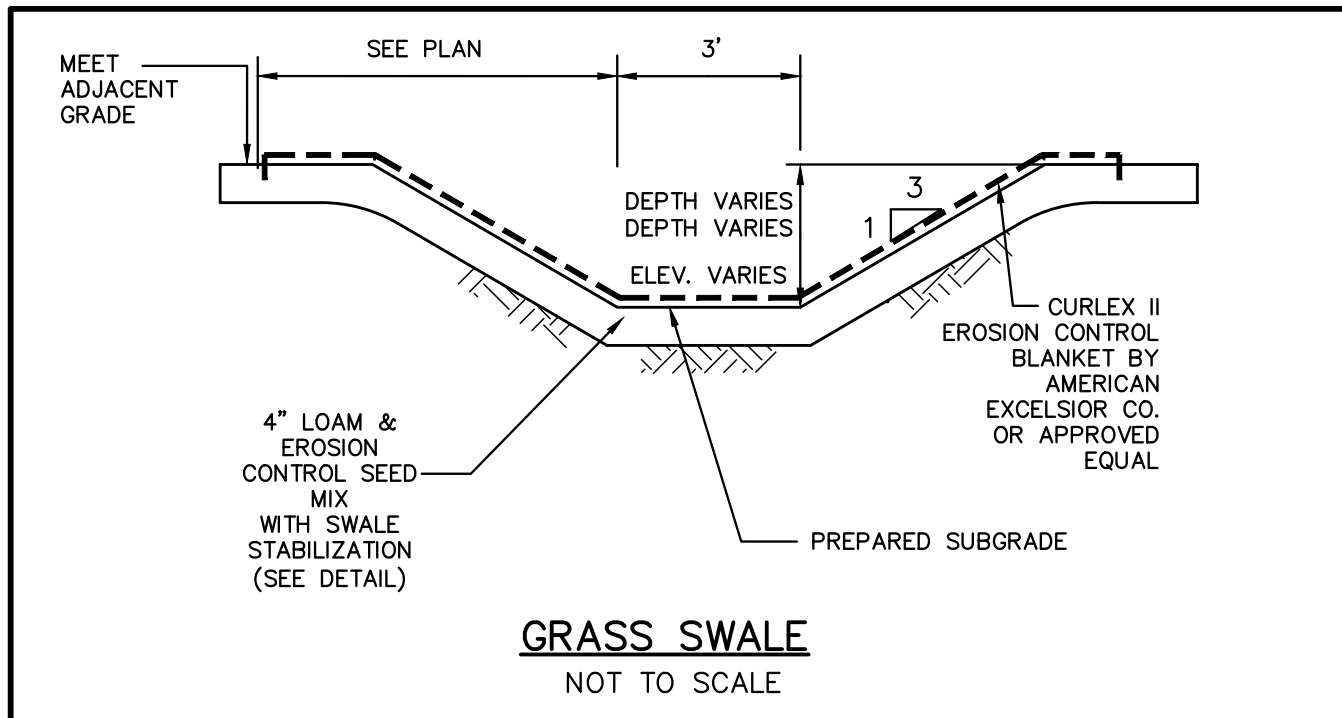
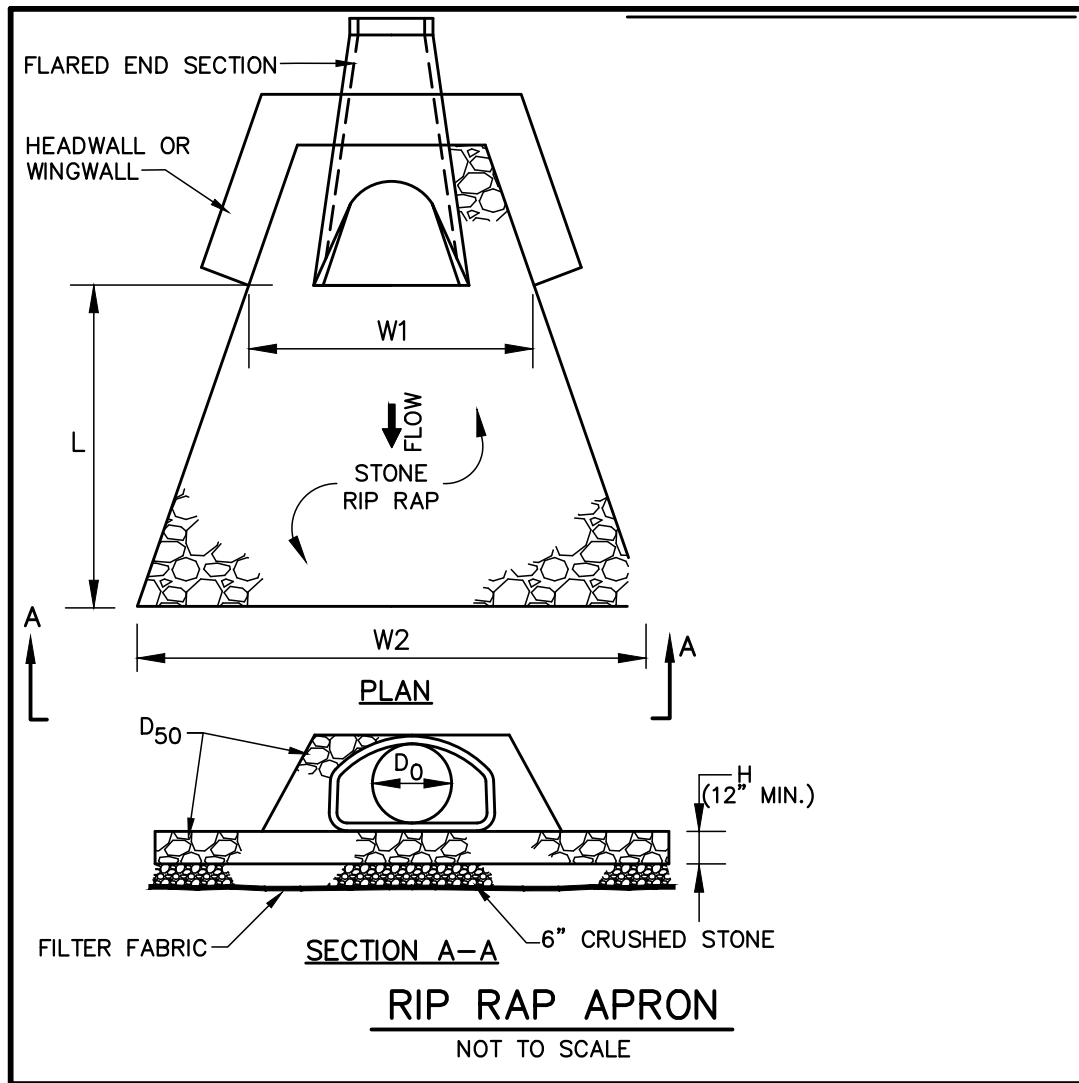
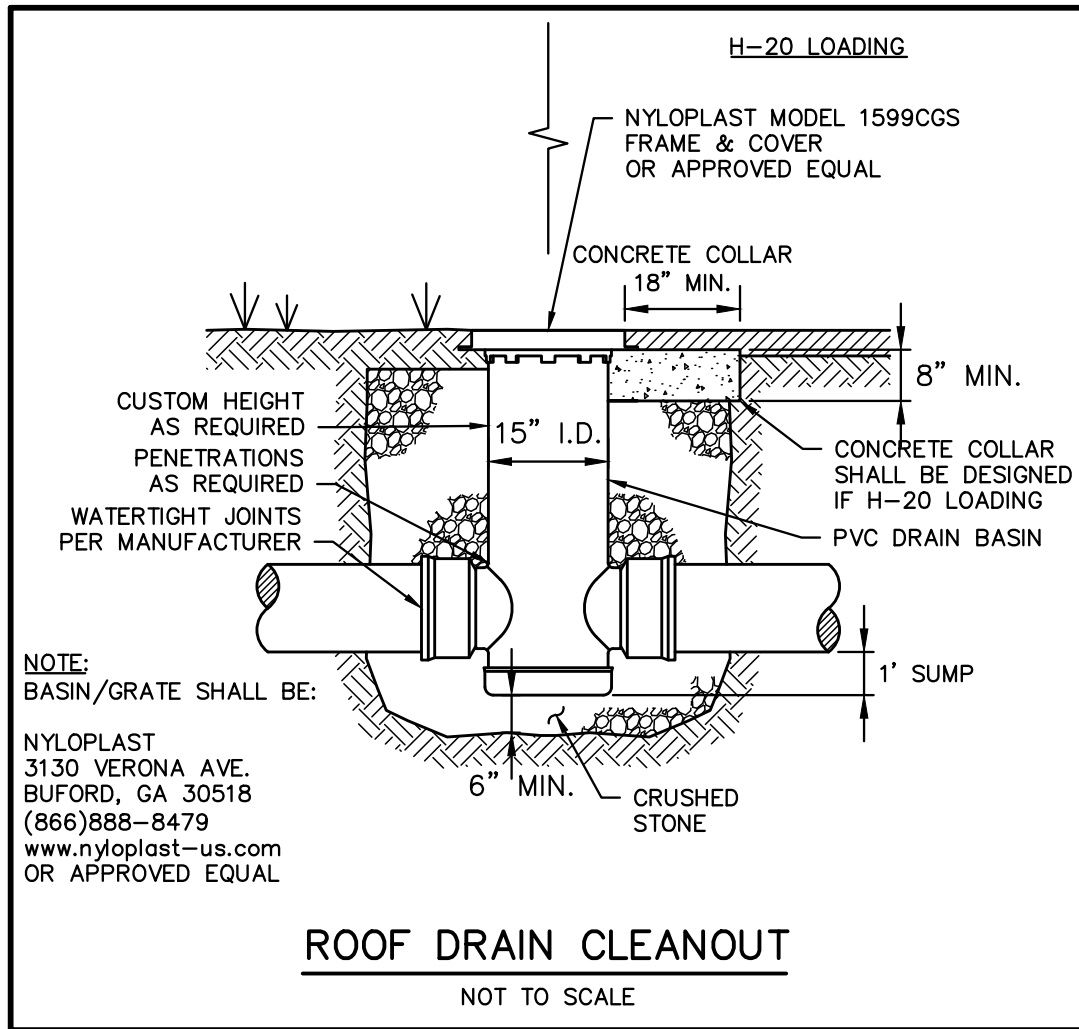
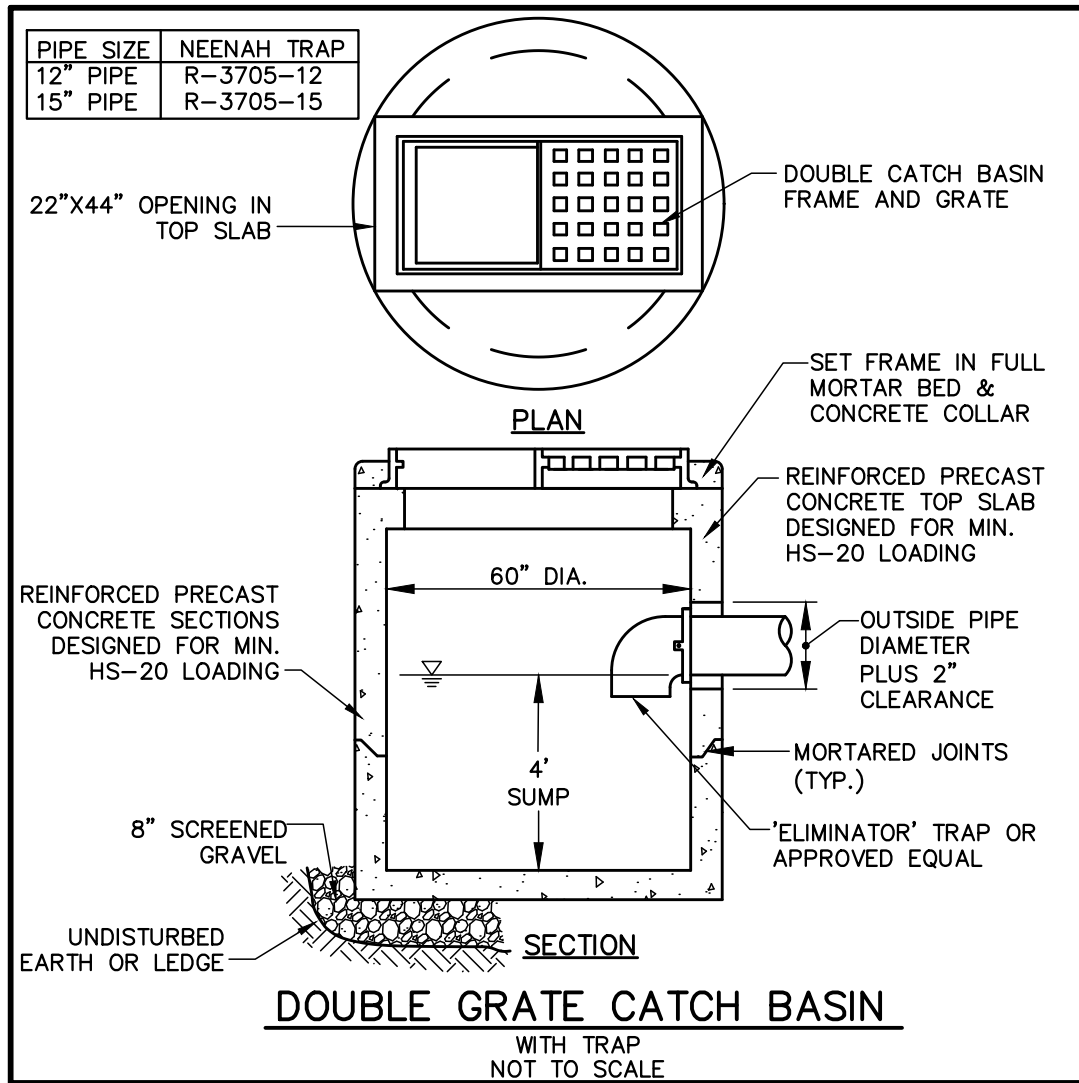
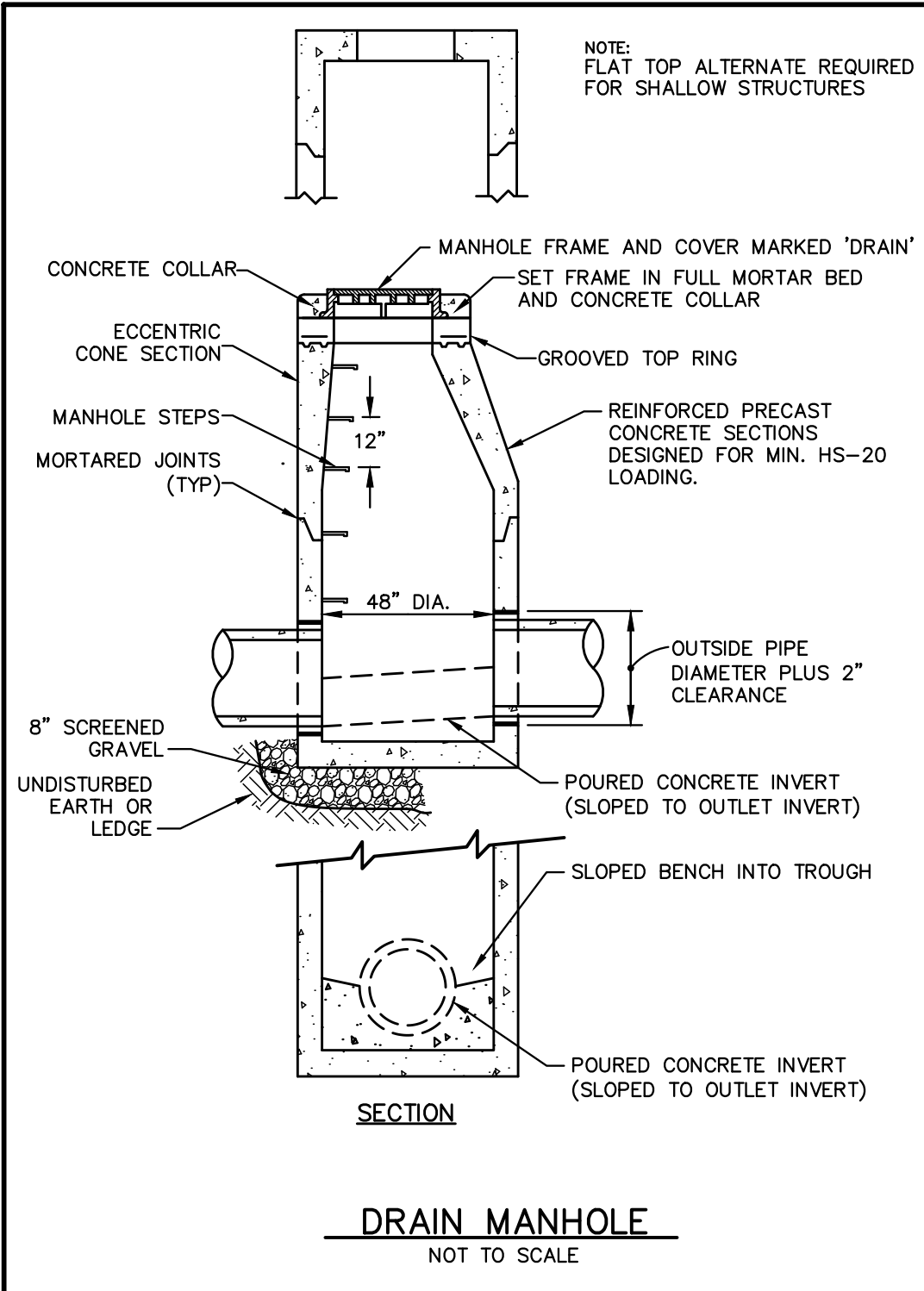
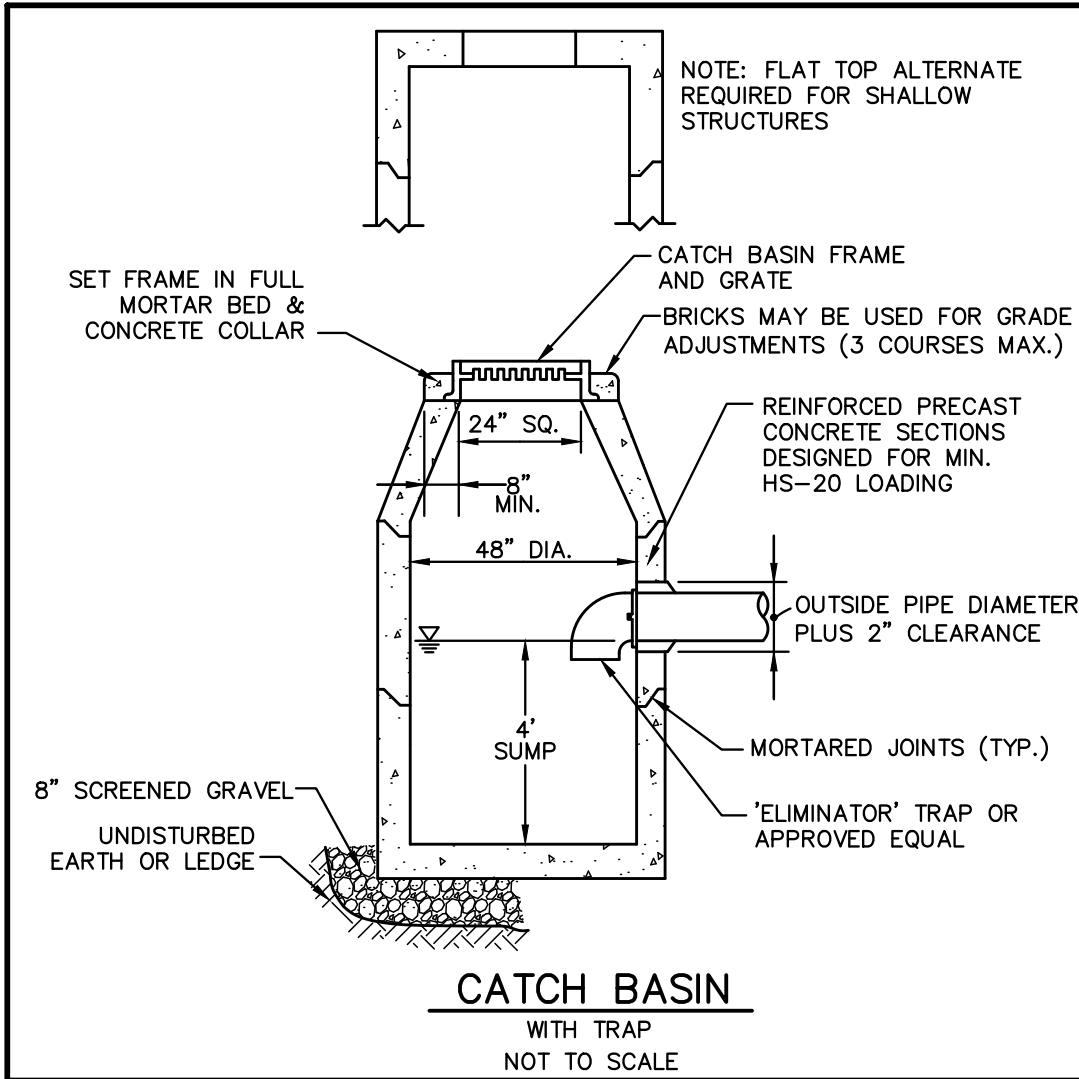
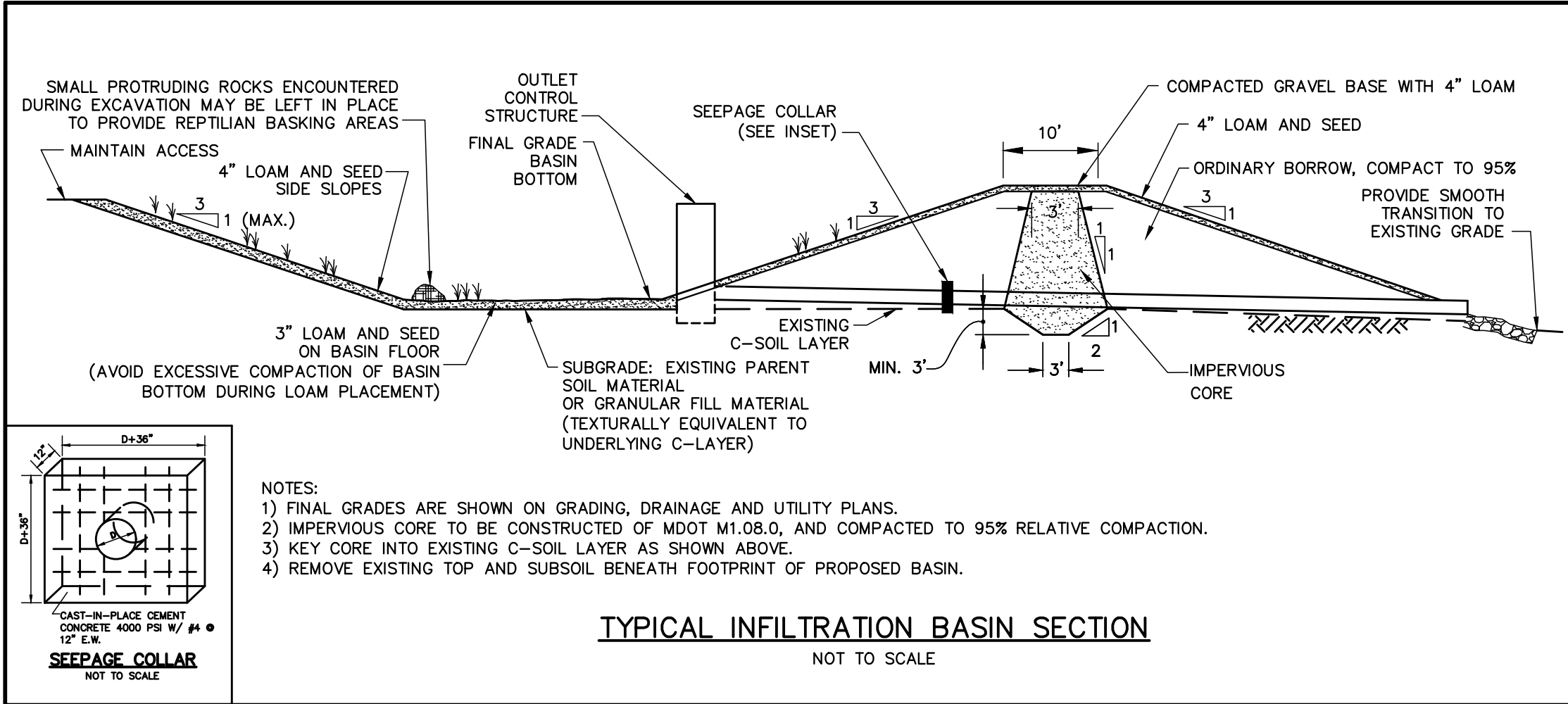
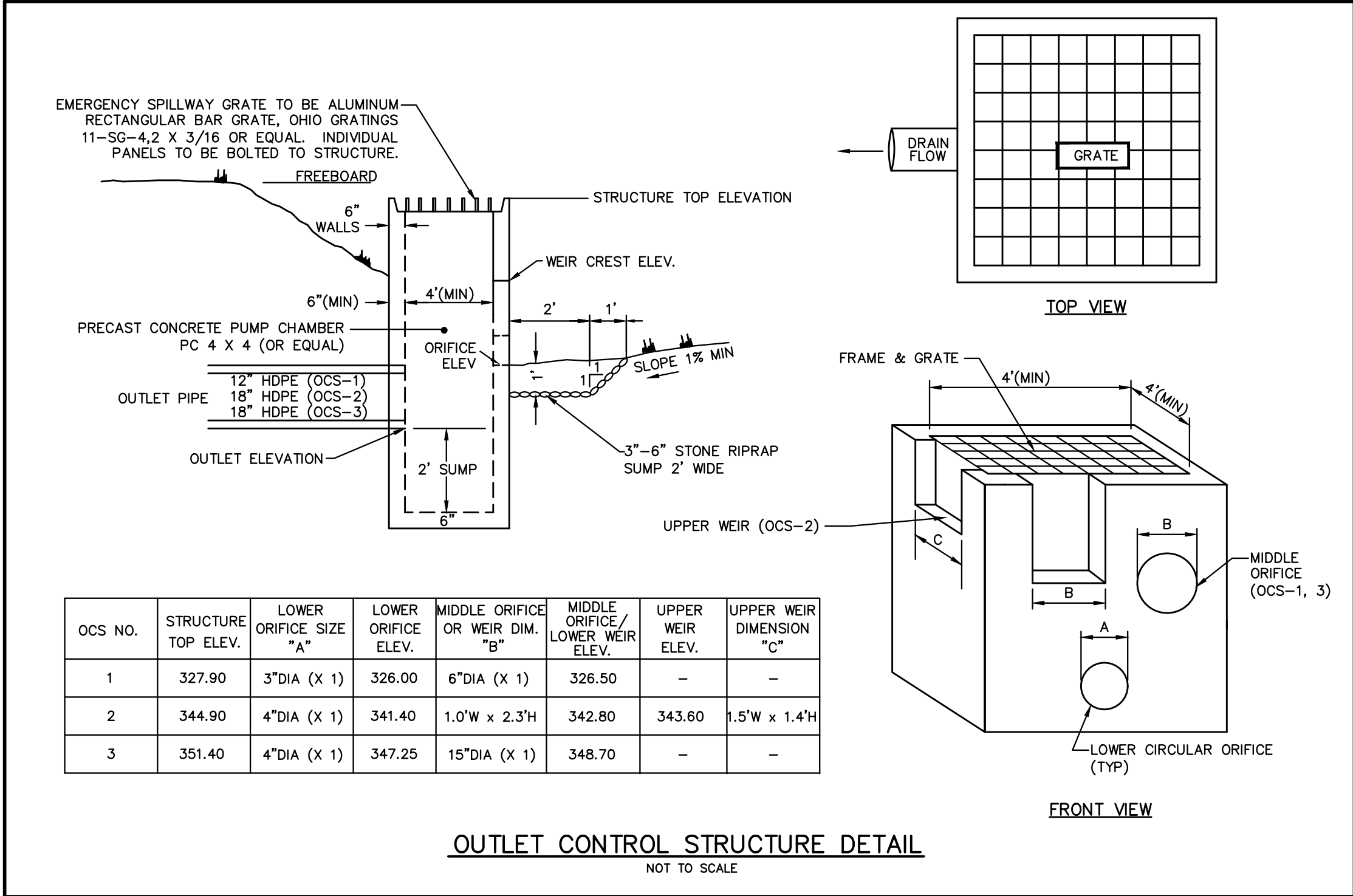
B+T JOB NO.3077.06

B+T PLAN NO.
307706P068B-011

C6.1

C7.0

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BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

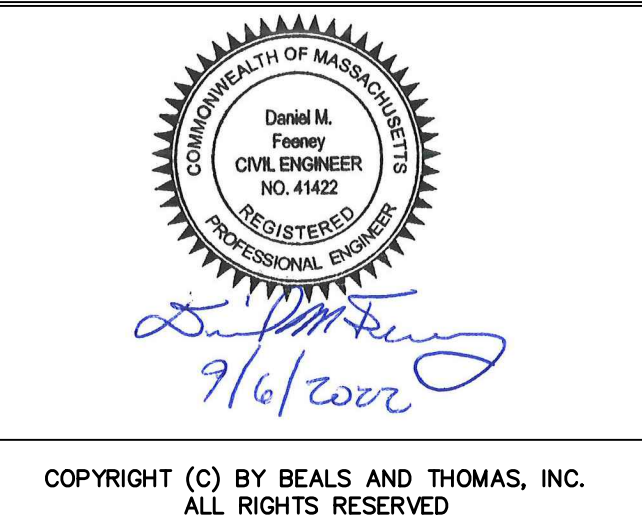
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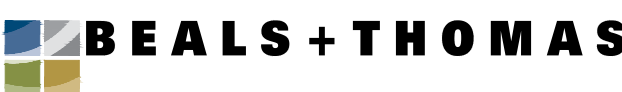
3:

4:

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PREPARED BY:



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Southborough, Massachusetts 01772-2104
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5		
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2		
1	09/06/2022	REVISED PER COMMENTS
0	05/16/2022	ISSUED FOR PERMITTING
ISSUE DATE		DESCRIPTION
TJM/JRM	TJM/JRM	DMF
DES	DWN	CHK'D
		APP'D

PROJECT:

LACKEY DAM
LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: AS NOTED DATE: MAY 16, 2022

SITE DETAILS

B+T JOB NO. 3077.06

B+T PLAN NO.
307706P067B-005

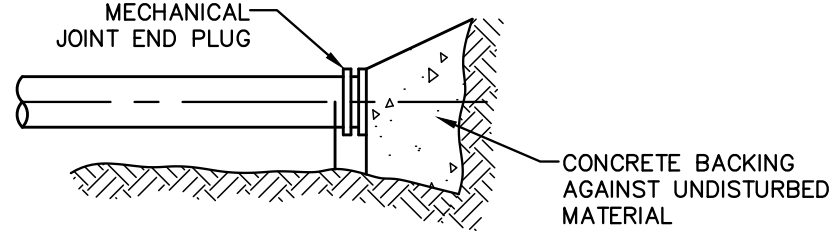
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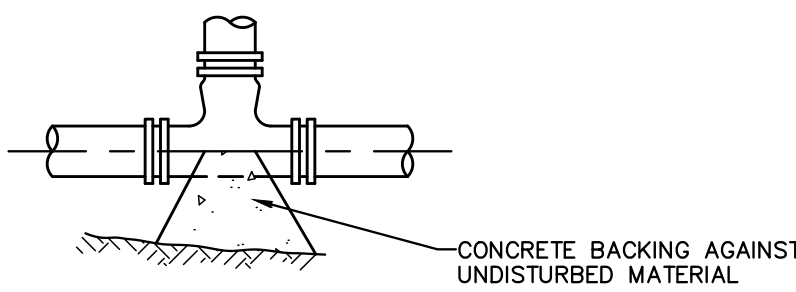
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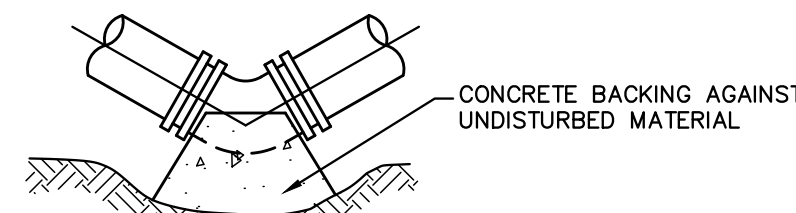
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TYPICAL PLUG
NOT TO SCALE



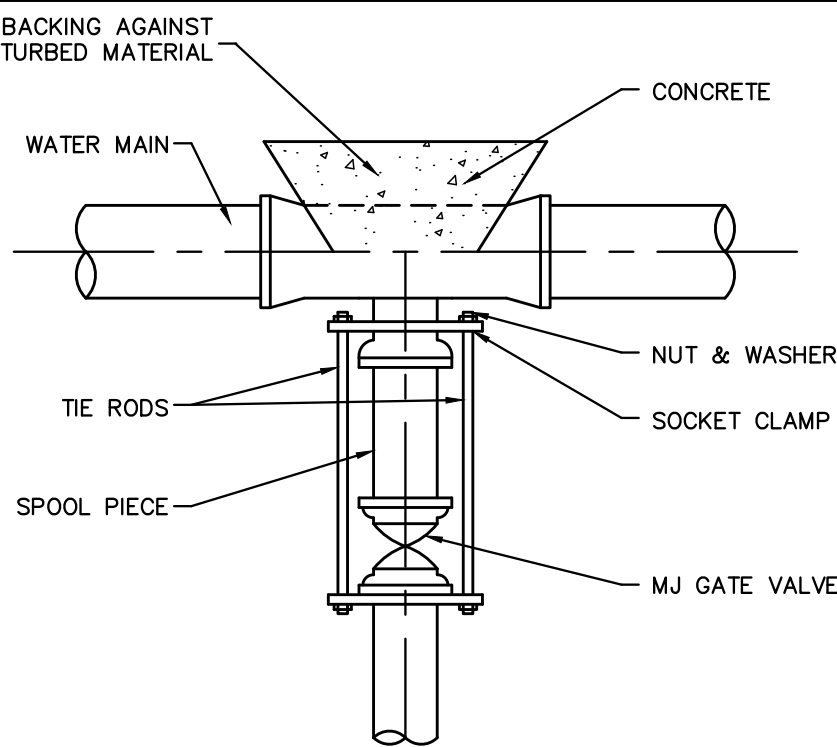
TYPICAL TEE
NOT TO SCALE



TYPICAL BEND
NOT TO SCALE

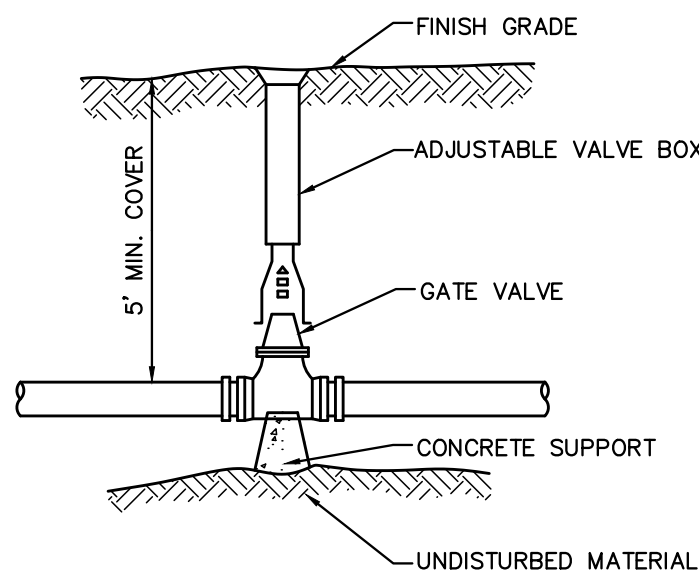
TABLE OF BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS				
SIZE OF MAIN (IN.)	45° BEND	TEES & PLUGS	22 1/2° BEND	
8" OR LESS	8	10	8	
10" & 12"	22	16	13	

CONCRETE BACKING FOR WATER PIPE



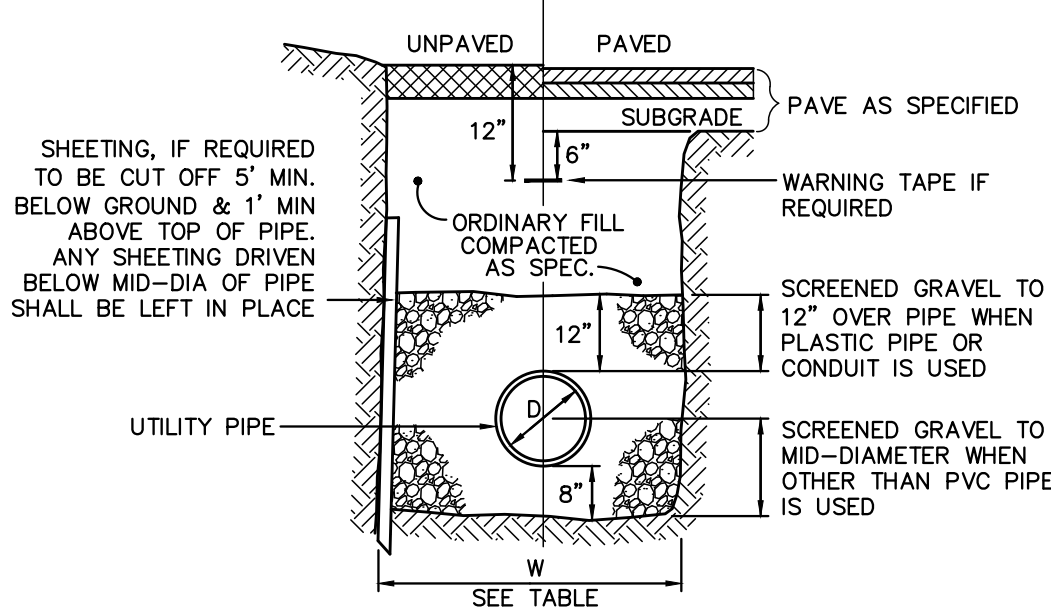
TYPICAL VALVE CONNECTION
RESTRAINED JOINT TEE
NOT TO SCALE

NOTE: VALVES TO OPEN IN DIRECTION AS SPECIFIED BY TOWN.

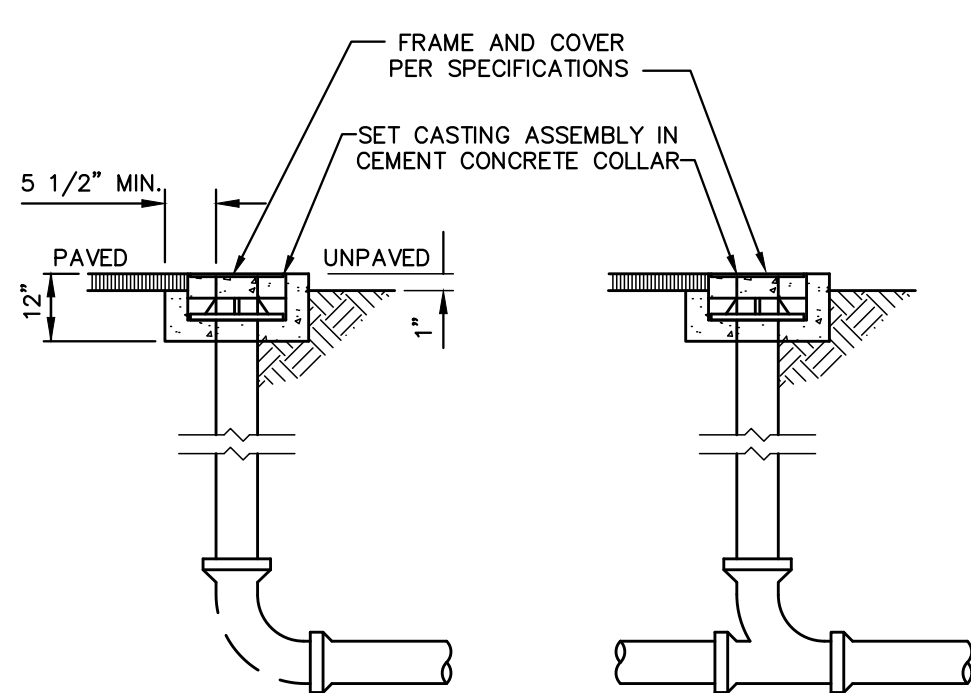


GATE VALVE
NOT TO SCALE

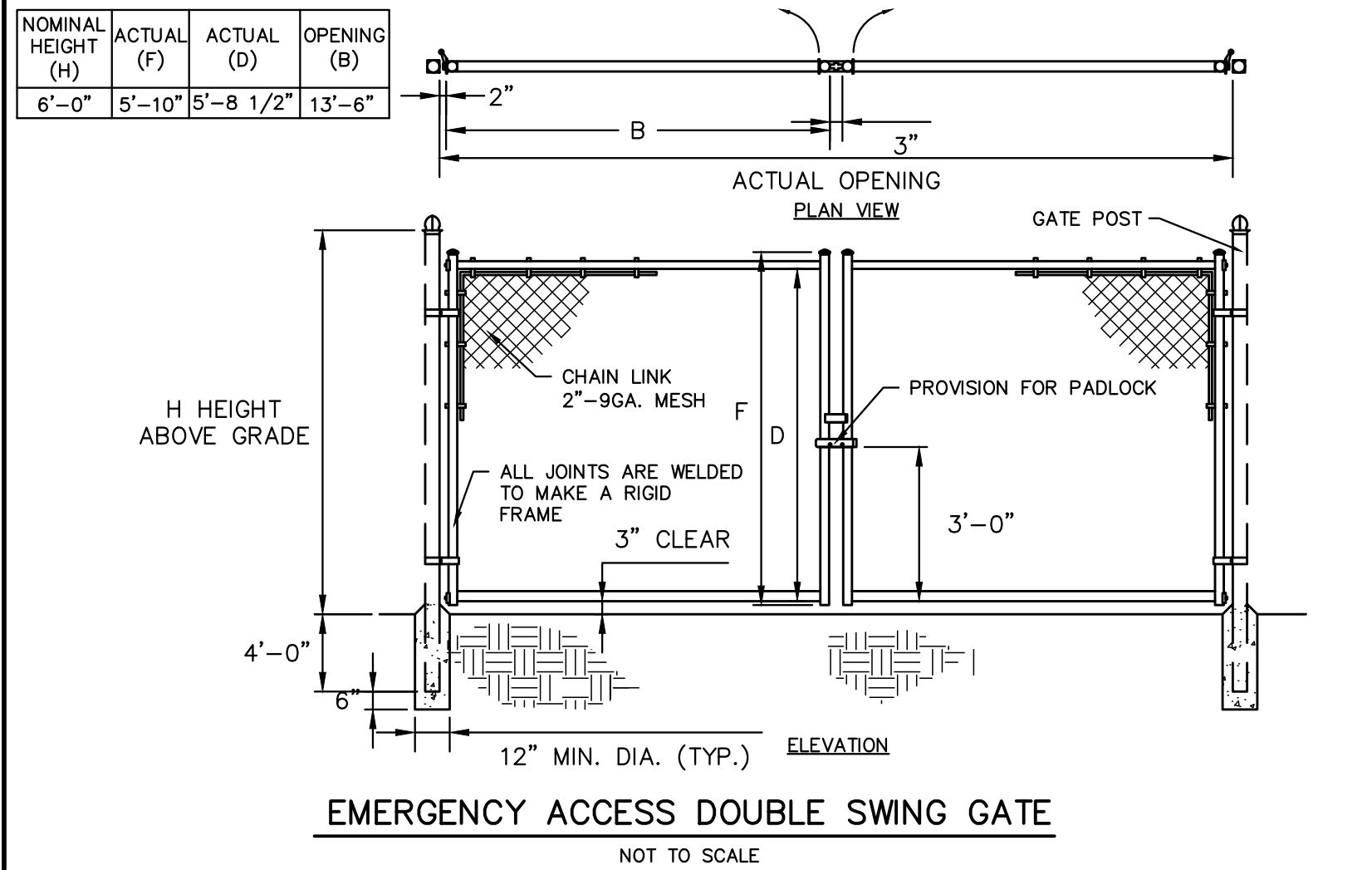
TRENCH WIDTH (W)		
D DIAMETER OF PIPE	UNSHEETED	W SHEETED
TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'



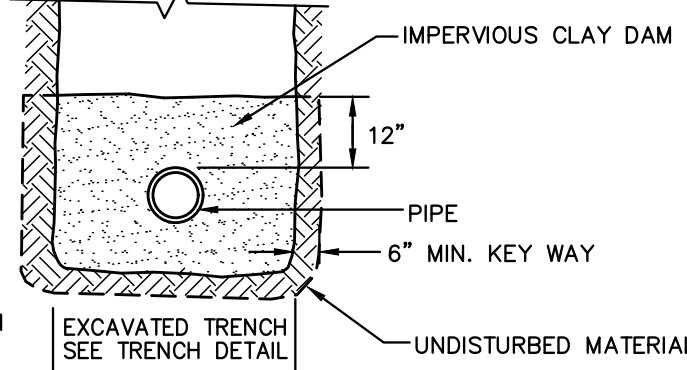
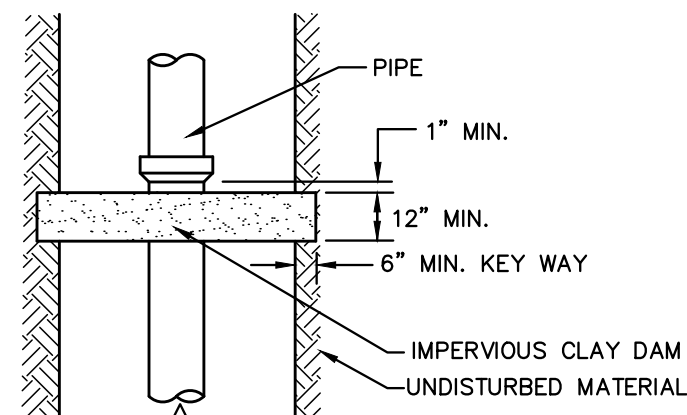
UTILITY TRENCH
NOT TO SCALE



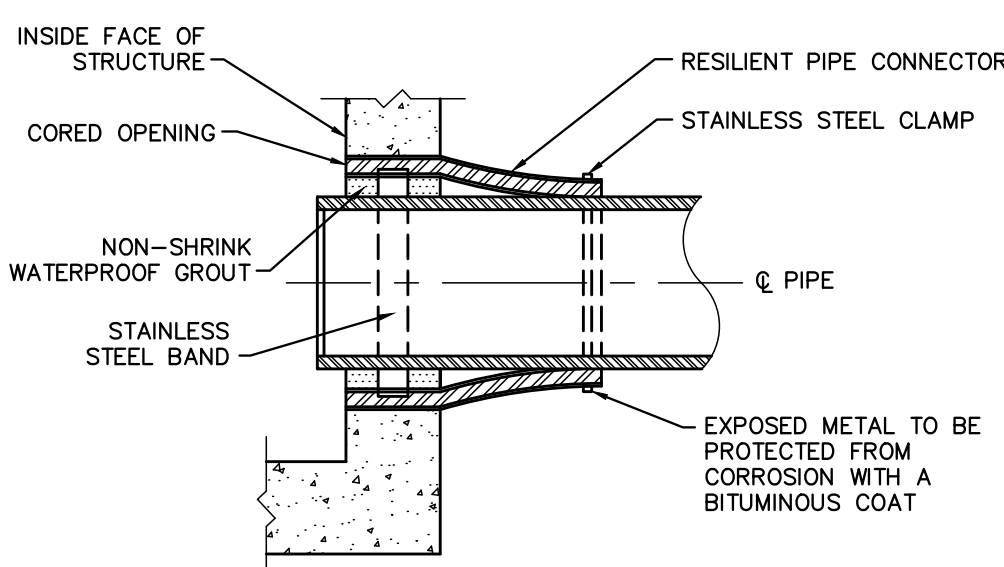
END OF LINE CLEANOUT
IN LINE CLEANOUT
SEWER CLEANOUT
NOT TO SCALE



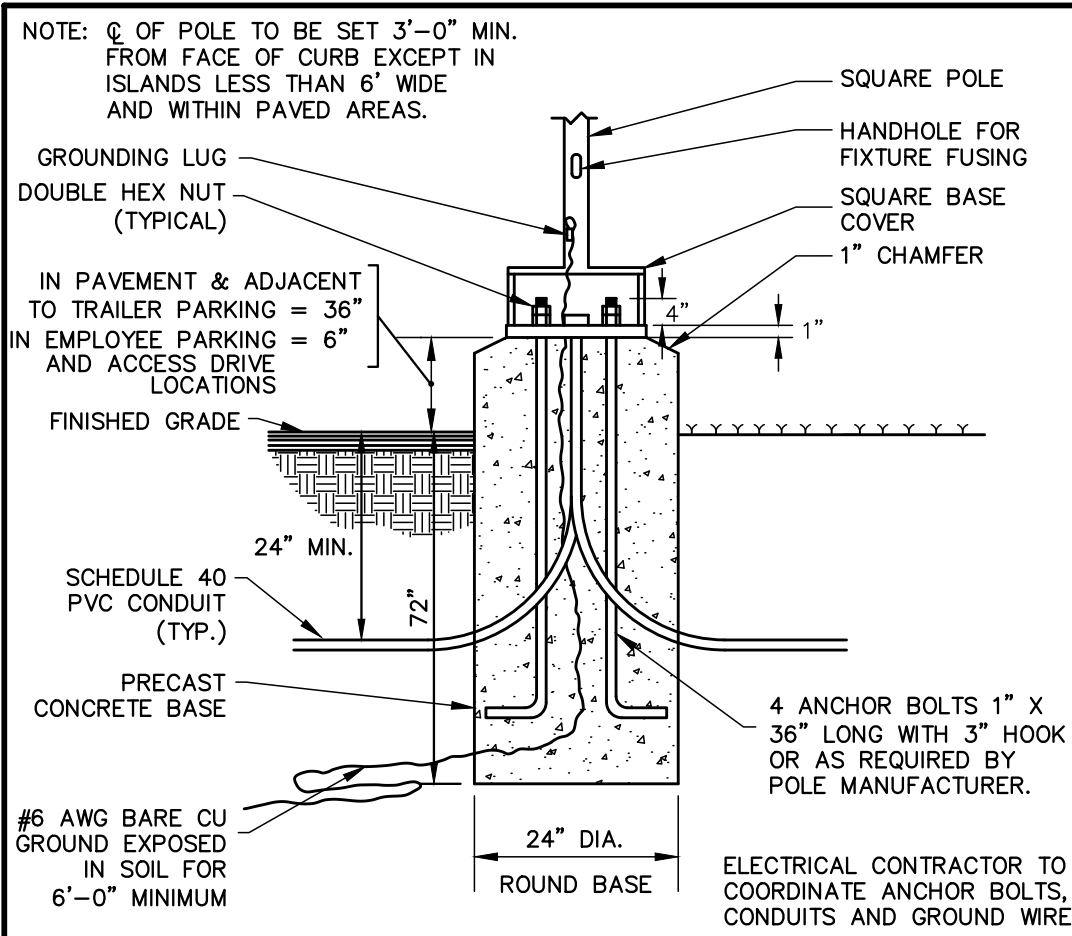
EMERGENCY ACCESS DOUBLE SWING GATE
NOT TO SCALE



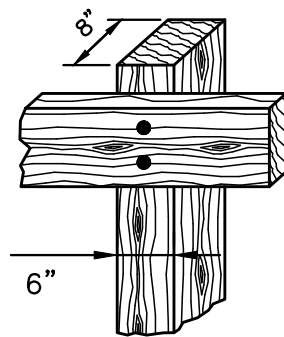
PIPE TRENCH DAM
NOT TO SCALE



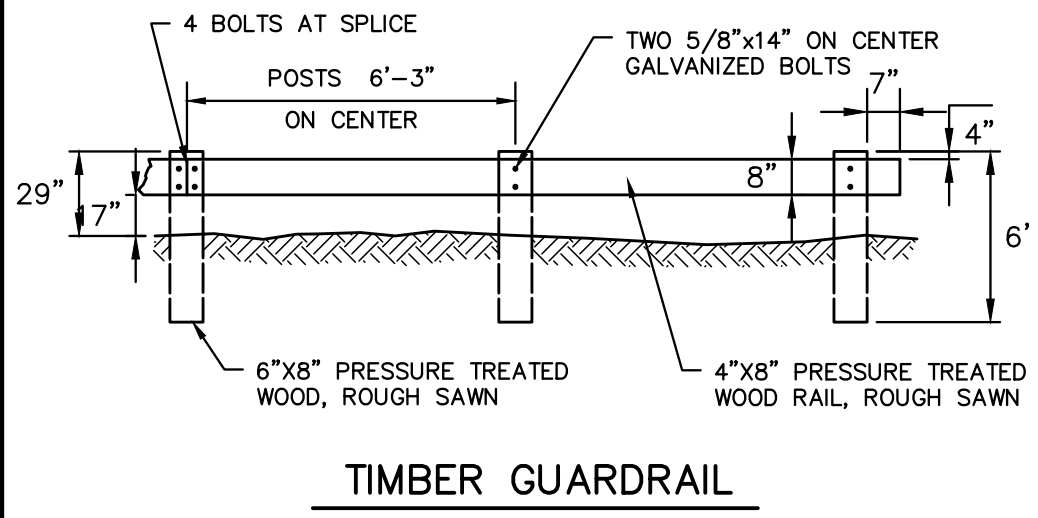
SEWER PIPE CONNECTION
NOT TO SCALE



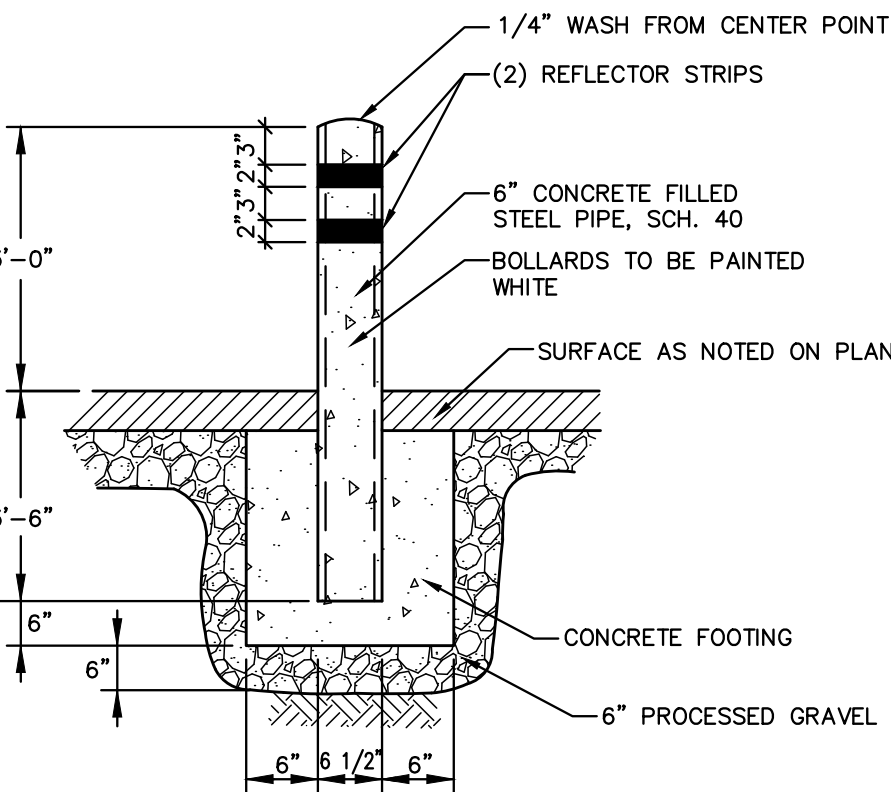
LIGHT POLE BASE DETAIL
NOT TO SCALE



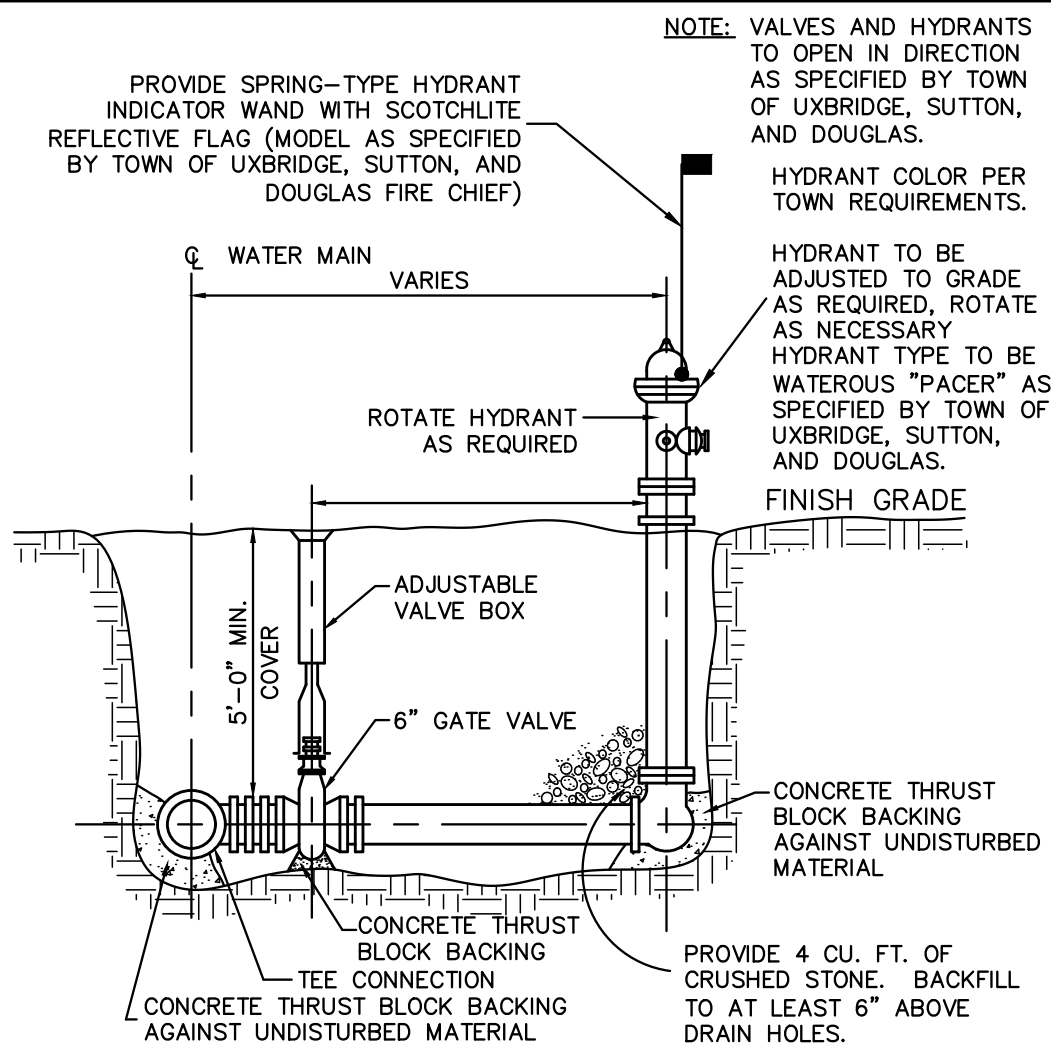
POST DETAIL



TIMBER GUARDRAIL
NOT TO SCALE



STEEL AND CONCRETE BOLLARD
NOT TO SCALE



TYPICAL HYDRANT AND VALVE DETAIL
RESTRAINED JOINT HYDRANT TEE
NOT TO SCALE

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PREPARED FOR:

US MA
DEVELOPMENT,
LLC

8801 RIVER CROSSING
BOULEVARD, SUITE 300
INDIANAPOLIS, IN 46240

RECORD OWNERS:

MARY BEDOIAN
BARBARA CHAIKO

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

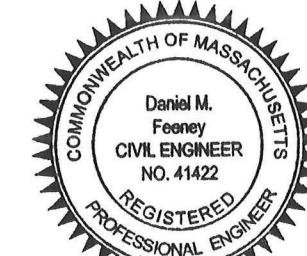
MARY BEDOIAN

57675/260
BACK DEED (4064/177)

LOT 2
PLAN BOOK 958, PLAN 117

SUTTON PLANNING BOARD APPROVAL:

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0	05/16/2022 ISSUED FOR PERMITTING
ISSUE DATE DESCRIPTION	
TJM/JRM	TJM/JRM
DES	DWN
DMF	DMF
CHK'D	APP'D

PROJECT:

LACKEY DAM
LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

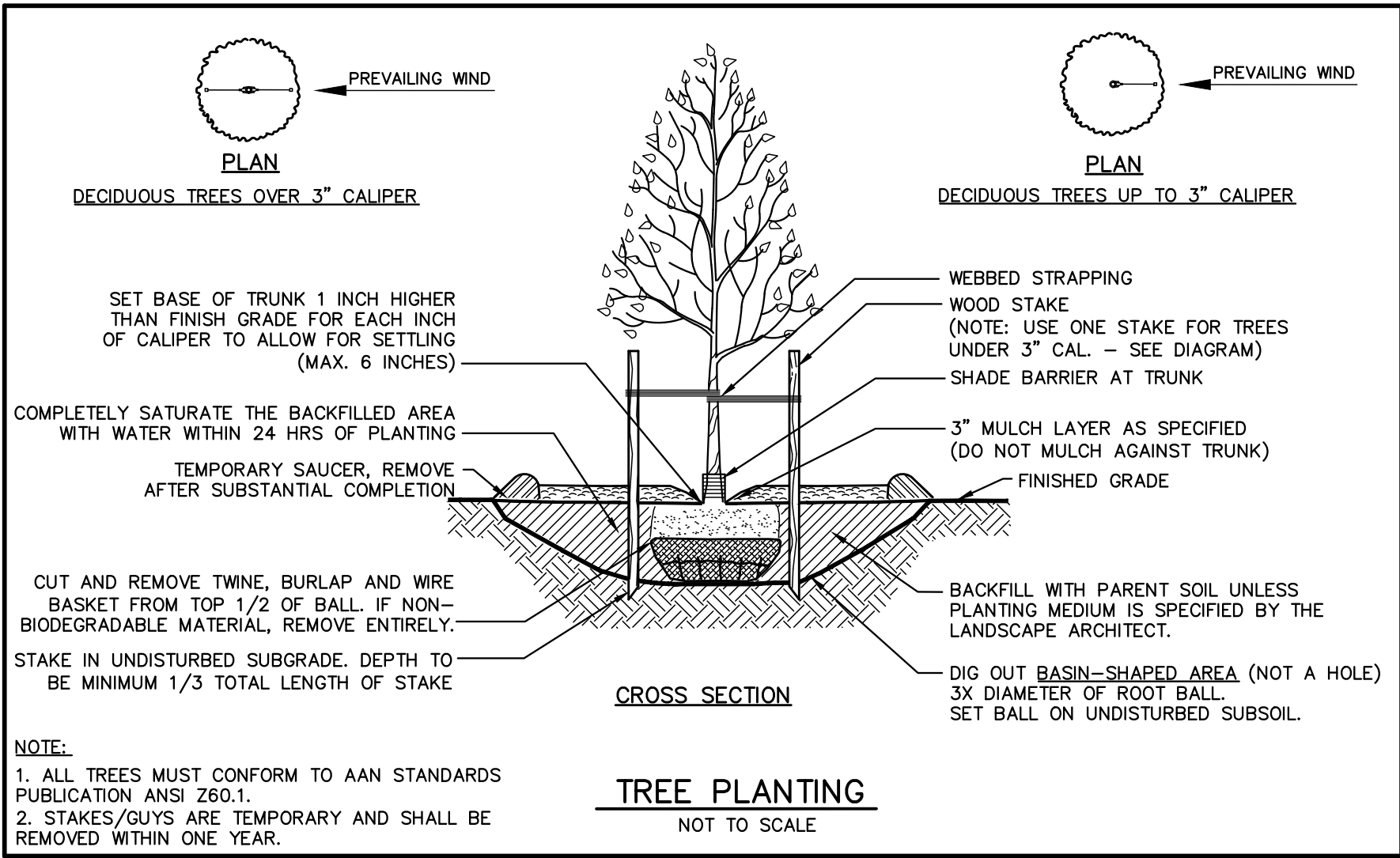
SCALE: AS NOTED DATE: MAY 16, 2022

SITE DETAILS

B+T JOB NO. 3077.06

B+T PLAN NO.
307706P067B-006

C7.2



Durisol

APPLICATIONS

- Bridge Structures
- Industrial & Commercial Sites
- Rail Applications
- Residential Developments
- Roads and Highways
- Utility / Hydro Stations

FEATURES & BENEFITS

Lightweight

- Provides low dead load on structure
- >8 lbs / sq ft

Ease of Installation

- No special equipment or machinery required
- Tongue & groove joints

Durable

- Panels have been in-use for 25+ years

In-house Design

- Engineering and design of the noise barrier system by Durisol in-house engineering team

SPECIFICATIONS

Thickness

- 125 mm / 5 inches thick

Post Detail

- Adapts well to W6 posts; Can be made to fit larger posts
- Structure-mounted hot dipped galvanized steel posts connected with steel cable option for improved safety.

Available in a range of sizes from 3 ft to 16 ft long

Wall Height

- Panel height at 1.64 ft / 0.5 meter high
- With tongue and groove, can stack panels to desired project height

TESTING

TEST NO.	RESULTS
ASTM E84 Fire Testing	FLAME SPREAD = 0 SMOKE DEVELOPED INDEX = 15
ASTM C423-17 Sound Absorption	0.90 NRC on both sides
ASTM E90-09 Sound Transmission Loss	33 STC
ASTM E1886 ASTM E1996 TAS 201, 202, 203	Passed = ±5219 Pa (±109.00 psf) Passed = Missile Level D / Wind Zone 4 Impacts
ASTM C672 Scaling Resistance	50 cycles completed with no scaling deleterious effects observed
ASTM C666 Freeze Thaw Durability	No cracking, flaking and other deleterious effects observed
ASTM G155 & ASTM B117 Exposure	2,400 hrs of accelerated weathering with no deterioration observed.

NOTES:

1. DETAIL FOR INFORMATION PURPOSES ONLY.
2. WALL DESIGN BY OTHERS AND SHALL BE STAMPED BY REGISTERED STRUCTURAL ENGINEER.
3. REVIEW AND APPROVAL OF SOUND WALL REQUIRED BY ACOUSTICAL ENGINEERING CONSULTANT.
4. COLORS TO BE SELECTED BY OWNER.

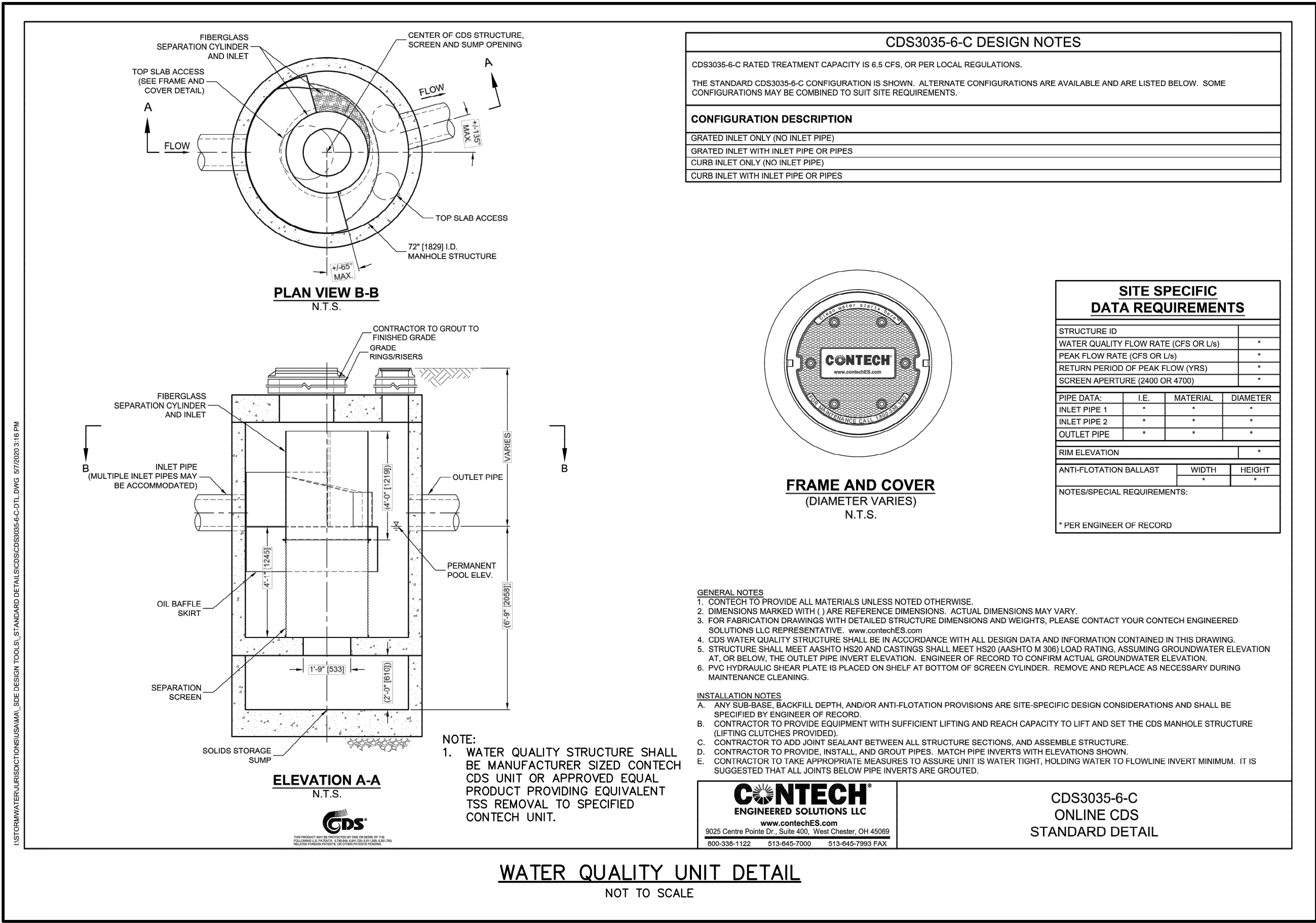
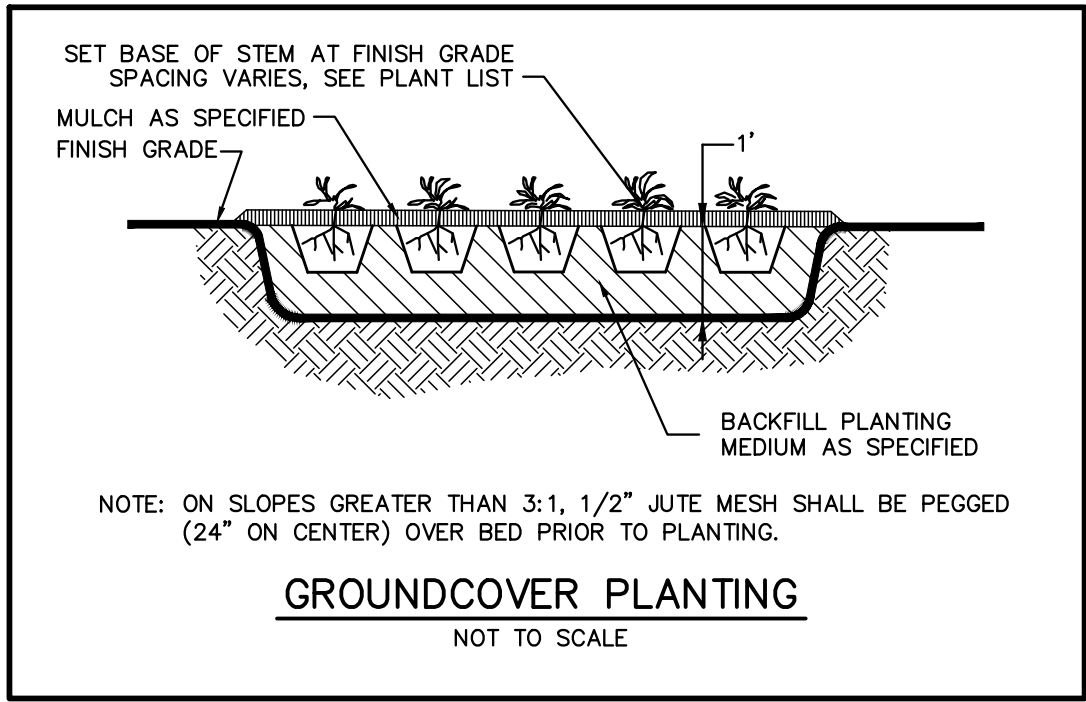
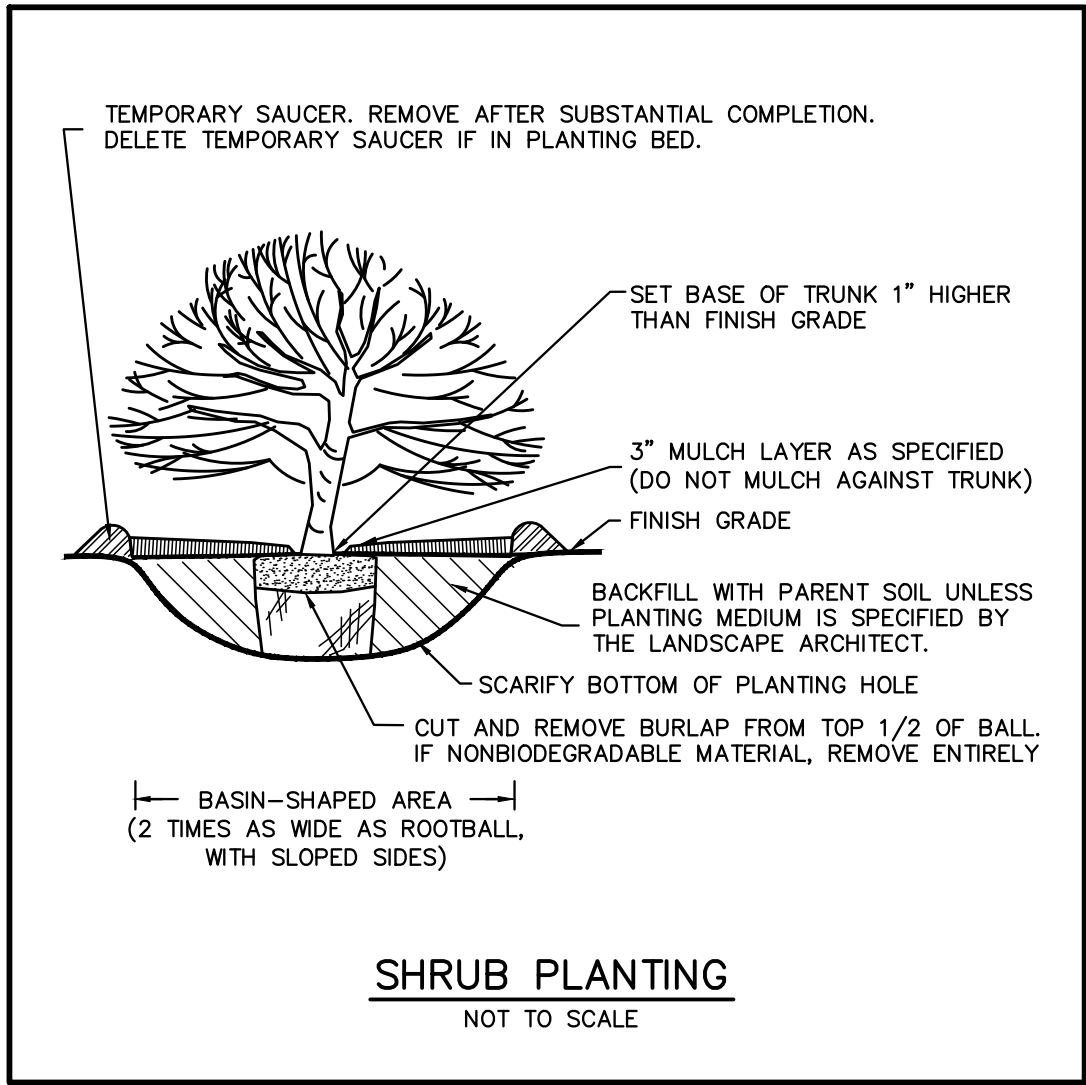
ALUMINUM SOUND WALL
NOT TO SCALE

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

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STRUCTURAL WALL | KEYSTONE COMPAC III

KEYSTONE COMPAC III

A specifier's favorite, Keystone Compac features unrivaled aesthetic options, cost saving versatility and proven wall performance. Installer's prefer the Compac's lighter weight and shorter tail design which make it easy to handle. Trusted by architects, engineers and contractors around the world, the Keystone Compac unit utilizes the proven Keystone pin connection system.

VICTORIAN

STRAIGHT

Dimensions: 8" h x 18" w x 12" d

Weight:
Victorian: 77 lbs
Straight: 75 lbs

Units/sq.ft.: 1

Pin Specifications: 1/2" x 5/16"

2 fiberglass pins required per unit.

FEATURES & BENEFITS

Maximum Versatility and Performance

- The Compac III is lighter weight effectively reducing shipping costs while maintaining structural integrity.
- Allows for various positive connections with reinforcement to build engineered walls in excess of 60 feet (18.2m) tall.
- Increases vertical drainage.
- Manufactured according to ASTM 1372.

Ease of Installation

- Unit shape allows for tight radius curves and vertical core alignment.
- Shorter tail design makes for easier handling in the field.
- Triangular shaped pin receiving hole allows for installer-friendly construction adjustments.
- Near vertical or battered setback construction options.

Face Options

- The beveled face of the Victorian unit adds dimension and a classic elegance to your project.
- The Straight split is crisp and distinctive, effectively showcasing the color within each unit.

GENERIC CROSS-SECTION

PRODUCT NOTES:
MODULAR CONCRETE UNIT AS MANUFACTURED BY KEYSTONE (TM): COMPAC III BLOCK

BLOCK COLOR/STYLE: GRAY, STRAIGHT

PREPARED FOR:

US MA DEVELOPMENT, LLC

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BOULEVARD, SUITE 300
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LOT 2
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SUTTON PLANNING BOARD APPROVAL:

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COMMONWEALTH OF MASSACHUSETTS

David M. Fennell
CIVIL ENGINEER
NO. 41422

9/6/2002

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PROJECT:

LACKEY DAM LOGISTICS CENTER

SUTTON/UXBRIDGE,
MASSACHUSETTS
(WORCESTER COUNTY)

SCALE: AS NOTED DATE: MAY 16, 2022

SITE DETAILS

B+T JOB NO. 3077.06

B+T PLAN NO. 307706P067B-007

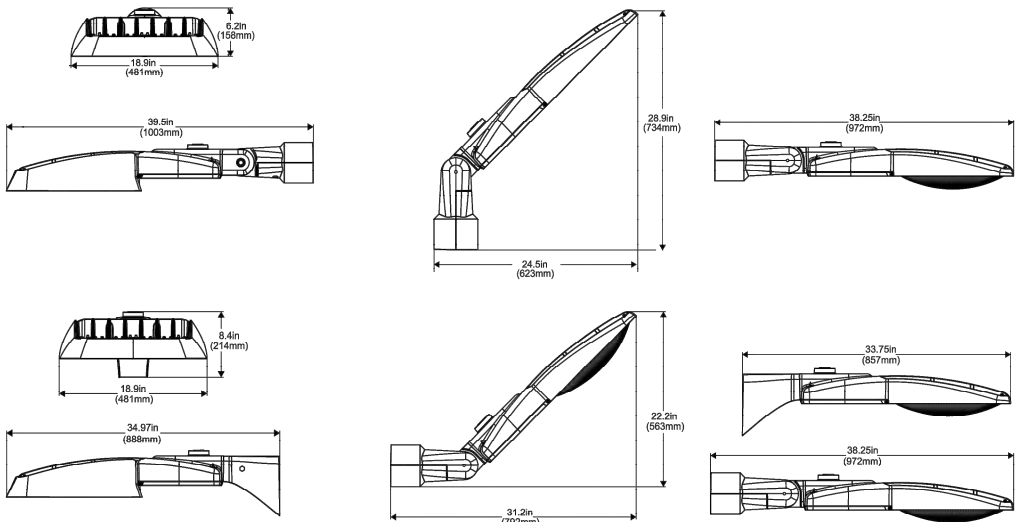
C7.3



MGLEDM
Mongoose Medium LED



DIMENSIONAL DATA



Mounting Optic	Tilt	Weight	EPA
VH	0°	35 lbs.	1.64 sq. ft.
VH with Reflector & US		44 lbs.	
VH	45°	35 lbs.	2.85 sq. ft.
VH with Reflector & US		44 lbs.	
UN	0°	31 lbs.	1.64 sq. ft.
UN with Reflector & US		38 lbs.	

HoloPhane | 3825 Columbus Rd., Granville, OH 43023 | Phone: 866-HOLOPHANE | www.holophane.com
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LIGHTING DETAIL #1
NOT TO SCALE

Catalog Number	Type
Notes	

The Mongoose Medium LED offset roadway and area lighting product provides significant energy and maintenance savings vs. HID luminaires. It offers the ultimate in application flexibility with a uniquely designed advanced optical system and attractive appearance. This combined with multiple lighting distributions, mounting options and the ability to tilt the fixture offers unequalled performance in a diverse set of applications ranging from interstates and parking lots.

Mechanical

- Rugged grade A360 diecast aluminum (<1% copper)
- Tool-less access with stainless steel latches
- Removable "power tray" facilitates maintenance
- Corrosion resistant stainless-steel latches ensure secure closure over the long future life
- Horizontal mount arms or vertical tenon (VH) and universal mounting to round and square poles (UN) options
- Universal mount mates to all major manufacturer's hole patterns
- All Mountings are 3G vibration rated per ANSI C136.31
- Adjustable fixture tilt from 0-45 degrees provides flexibility to optimize lighting performance

Electrical

- Standard surge protection is 20kV/100A "Extreme Level" per ANSI C136.2
- LED light engines are rated > 100,000 at 25°C, L70
- Electronic driver has an expected life of > 100,000 hours at 25°C
- Rated for -40°C (-40°F) minimum ambient
- Programmable electronic driver with 0-10V control leads
- Driver voltage options: 120-277V 50/60 Hz and 347 50/60 Hz and 480V 50/60 Hz

Optical

- Performance is comparable to 150-400 watt HPS or 175-1,000 watt MH
- IP66 rated borosilicate glass optics ensure longevity and minimize dirt degradation
- IP66 rated optics
- Molded Silicone optics: Area (Type 5) (AR), Forward Throw (FT), Medium Roadway (MR), Narrow Roadway (NR) and Wide Roadway (WR)

- Borosilicate glass refractor optics: Area (AG), Forward Throw (FG), Medium Roadway (MG), Narrow Roadway (NG) and Wide Roadway (WG)
- 3000K, 4000K and 5000K CCT, 70 CRI
- Optional Uplight Shield (US) when used with refractor ensures zero uplight above 90°
- House side shield (HSS), light trespass shield and option available
- Wire guard kit option available

Controls

- 7 pin NEMA photocontrol receptacle
- Premium solid-state locking-style photocontrol (PCSS) – 10 year rated life
- Extreme long life solid state locking-style photocontrol (PCLL) – 20 year rated life
- Field adjustable output
- night Air motion and daylight sensor
- Programmable motion and daylight sensor

Certification & Standards

- CSA Certified to US and Canadian standards
- Suitable for operation in an ambient temperature up to 40°C / 104°F for standard product
- Designlights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

BUY AMERICAN

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FARS, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buyamericam for additional information.

Warranty

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C



HLWPC2
Wallpack® Full Cutoff LED



Catalog Number	Type
Notes	

Mechanical

- Heavy grade A360 cast aluminum (aluminum with <1% copper)
- Exterior parts are protected by a zinc-infused Super Durable TGC thermoseal powder coat finish that provides superior resistance to corrosion and weathering
- Mounts to a standard junction box
- Wet location listed
- IP65 rated housing, down light only
- ¾" painted threaded entry(¾" - 14 NPT) on each side and on top, accepts ¾" and ½" conduit
- ¾" threaded plugs are painted on each side
- Vibration tested to 1.5g per ANSI C136.31

Electrical

- Certified by UL or CSA
- Rated for -40°C (-40°F) minimum ambient
- A programmable electronic driver with 0-10V control leads
- Available in: 120-277V 50/60 Hz and 347-480V 50/60 Hz
- Standard: 3000K, 4000K and 5000K CCT (>70 CRI)
- Optional: >80 CRI (3000K, 4000K and 5000K CCT)
- Internally mounted emergency battery backup for operation in an ambient temperature ranging from -20°C (-4°F) to 30°C (86°F), available with P10 thru P40 performance packages, meet EEC compliant
- All surge protection meets ANSI/IEEE C62.41.2 10kV/100A
- Standard surge protection is 20kV/100A per ANSI C136.2
- Optional surge protection is 10kV/50A per ANSI C136.2

Optical

- Light engine housing is IP66 rated
- Acrylic optical system
- Type V-E (entry), M (medium), R (rectangle) & W (wide)
- Asymmetric

Controls

- Field adjustable output (AO)
- Button style photocontrol (PB)
- Motion sensor & ambient photocontrol combination for mounting low (8-15') (MASL) and high (15-30') (MASH) mounting heights

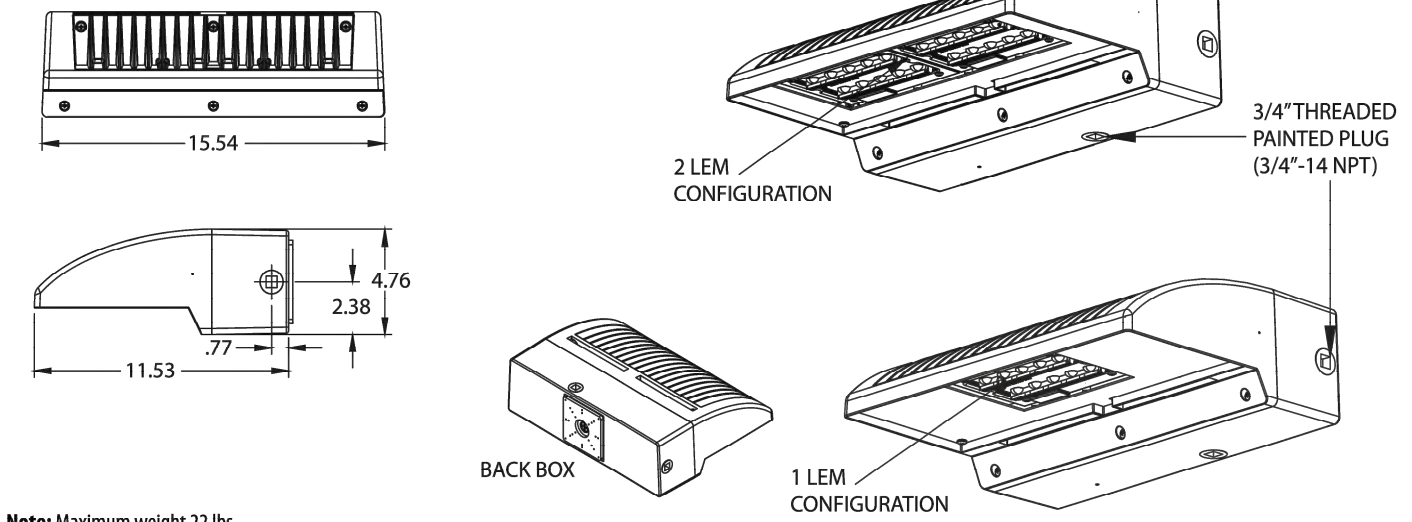
Certification and Standards

- Luminaire is CSA listed, US and Canada
- Suitable for operation in an ambient temperature up to 40°C/104°F per UL or CSA certification
- Designlights Consortium™ (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- LM-79 compliant
- The projected LED Lumen Maintenance shall be based only on IES LM-80-08 and TM-21

Warranty

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



Note: Maximum weight 22 lbs.

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LIGHTING DETAIL #2
NOT TO SCALE

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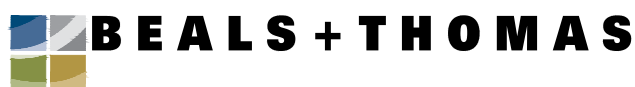
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PROJECT:

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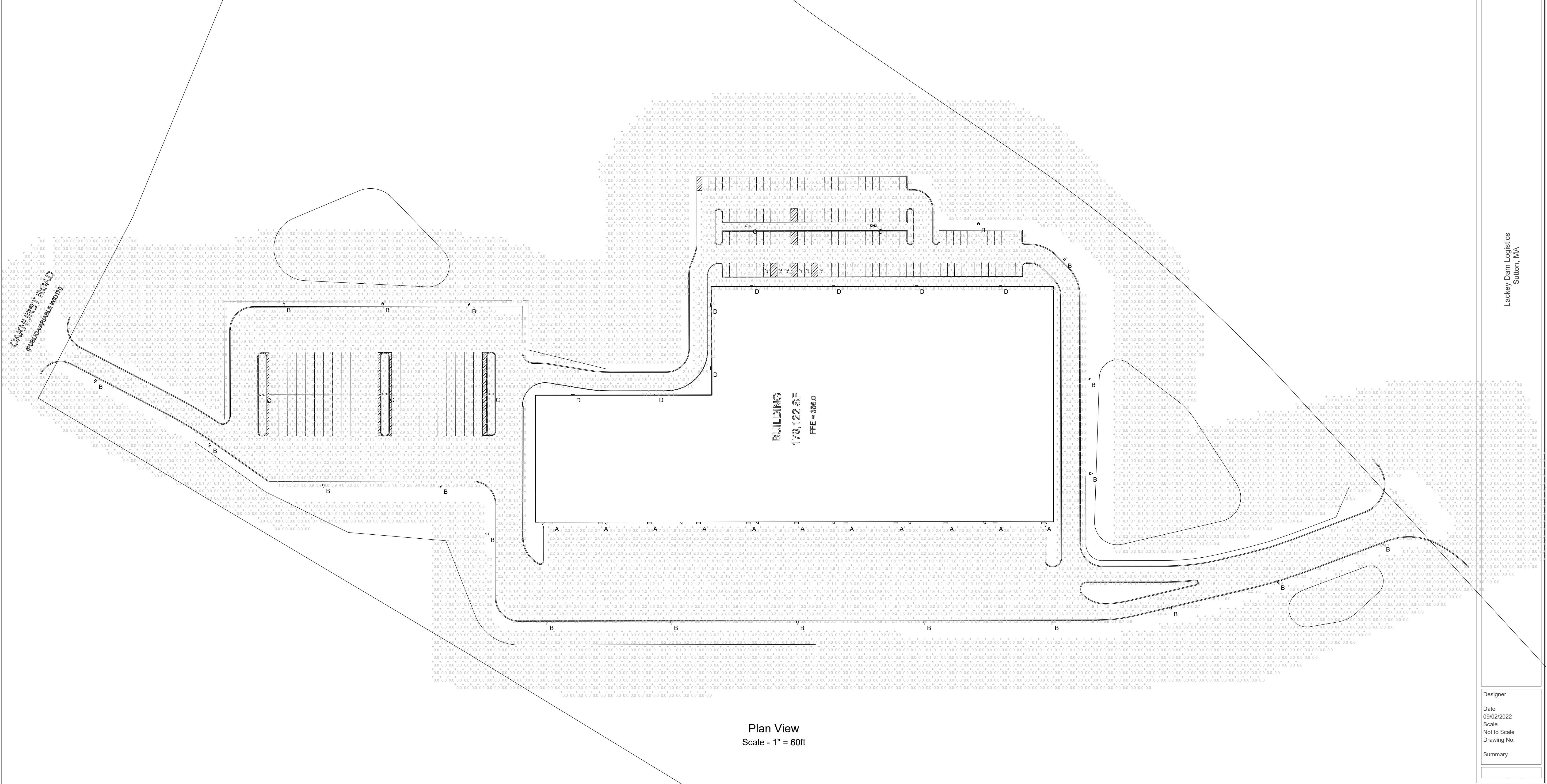
SITE DETAILS

B+T JOB NO. 3077.06	C7.4
B+T PLAN NO. 307706P067B-008	

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	LW-A	11	Holophane	HLWPC2 P50 40K TFTM	Wallpack Full Cutoff LED, Performance Package P20,4000K, Forward Throw, building mounted at 25'	12125	0.95	115
	LP-B	20	Holophane	MGLEDM P3 40K MR	Mongoose Medium, P3 Performance Package, 4000K, Medium Roadway distribution, tilted 20 degrees, mounted on 25' poles	24142	0.95	155
	LP-C	5	Holophane	MGLEDM P3 40K AR	Mongoose Medium, P3 Performance Package, 4000K, Area Type 5 distribution, tilted 10 degrees, mounted on 25' poles	25219	0.95	310
	LW-D	8	Holophane	HLWPC2 P30 40K T3M	Wallpack Full Cutoff LED, LED Performance Package P10, 4000 series CCT, Voltage, Type III Medium, building mounted at 25'	7604	0.95	71

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Light Trespass		0.1 fc	2.3 fc	0.0 fc	N/A	N/A
Loading Dock		2.1 fc	2.9 fc	1.3 fc	2.2:1	1.6:1
Parking & Drive Lanes		2.2 fc	7.3 fc	0.5 fc	14.6:1	4.4:1



Lackey Dam Logistics
Sutton, MA

Designer
Date
09/02/2022
Scale
Not to Scale
Drawing No.
Summary

