FOR REGISTRY USE ONLY

SITE INFORMATION

1. APPLICANT:
   UGPG RE SUTTON LLC
   223 WORCESTER PROVIDENCE TURNPIKE
   SUTTON, MA 01590
2. OWNER:
   UGPG RE SUTTON LLC
   223 WORCESTER PROVIDENCE TURNPIKE
   SUTTON, MA 01590

TABLE 2
TABLE OF AREA REGULATIONS
(NUMBERS REFER TO FOOTNOTES – SEE SUTTON BYLAWS)

		MINIMUM REQUIRED				
		LOTS (1)		YARDS (2–17)		
DISTRICT	USE	AREA (SQ. FT.)	WIDTH & FRONTAGE (FT.)	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
RESIDENTIAL–RURAL (R–1)	ANY PERMITTED STRUCTURE OR PRINCIPAL USE	80,000	250	50	20	50
OFFICE AND LIGHT INDUSTRIAL (OLI)	ANY PERMITTED STRUCTURE OR PRINCIPAL USE	80,000	200	50	20	50

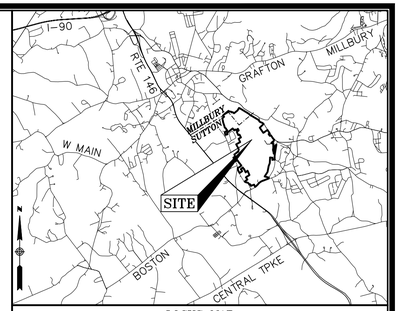
TABLE 3
TABLE OF HEIGHT AND BULK REGULATIONS

DISTRICT	R–1	OLI
MAX BLDG. HEIGHT (FT.)	35	35
MAX BLDG. COVERAGE OF LOT (COVERED AREA AS % OF TOTAL LOT AREA)	10	*
MIN HABITABLE FLOOR AREA PER DWELLING UNIT (SQ. FT.)	768	--
MIN OPEN SPACE (%)	--	--

**NOTE: REFER TO SUTTON BYLAWS FOR ADDITIONAL NOTES

PLAN REFERENCES

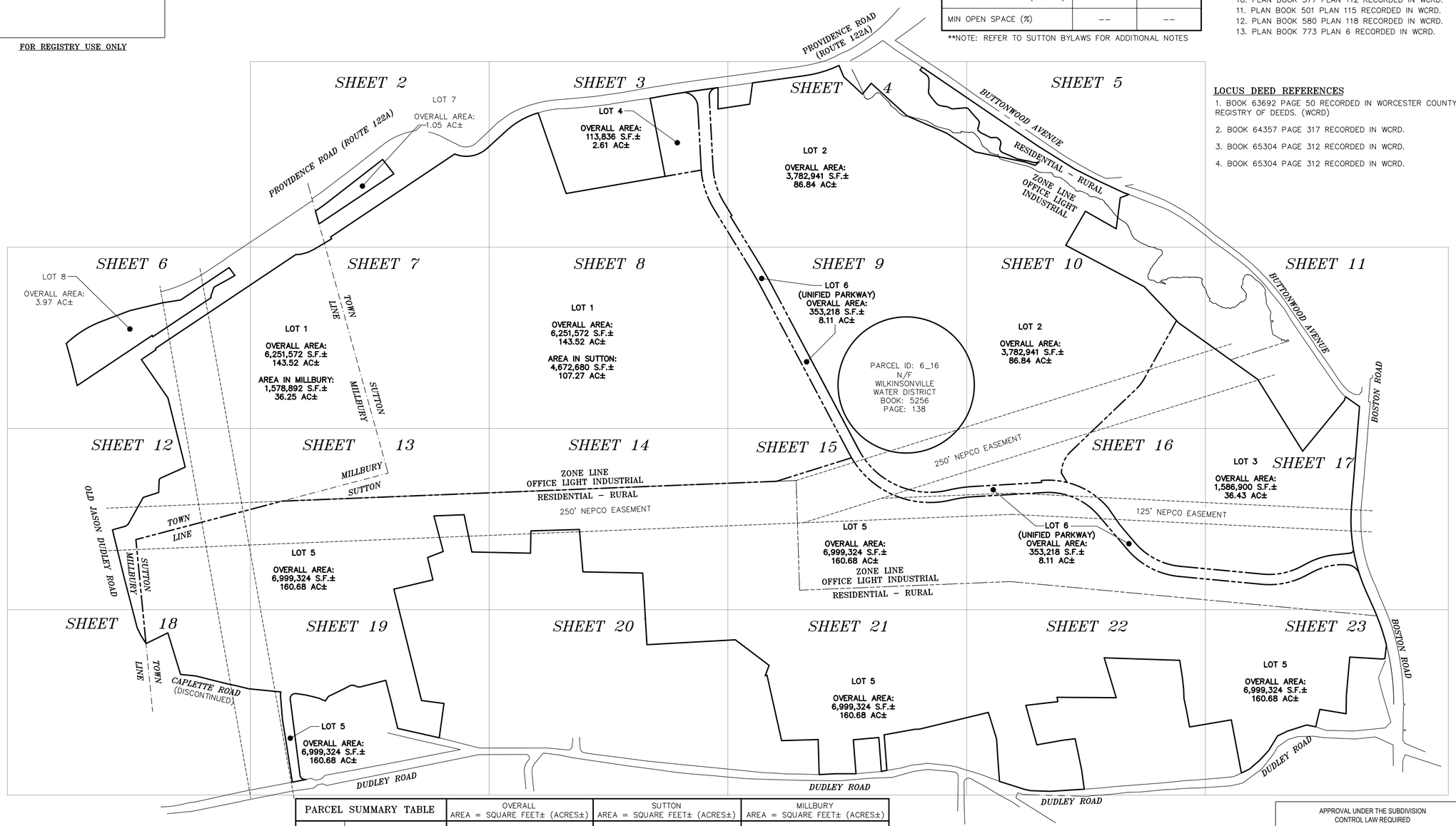
1. PLAN BOOK 856 PLAN 36 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WCRD)
2. PLAN BOOK 109 PLAN 71 RECORDED IN WCRD.
3. PLAN BOOK 156 PLAN 63 RECORDED IN WCRD.
4. PLAN BOOK 240 PLAN 109 RECORDED IN WCRD.
5. PLAN BOOK 309 PLAN 95 RECORDED IN WCRD.
6. PLAN BOOK 377 PLAN 112 RECORDED IN WCRD.
7. PLAN BOOK 501 PLAN 115 RECORDED IN WCRD.
8. PLAN BOOK 267 PLAN 27 RECORDED IN WCRD.
9. PLAN BOOK 278 PLAN 80 RECORDED IN WCRD.
10. PLAN BOOK 377 PLAN 112 RECORDED IN WCRD.
11. PLAN BOOK 501 PLAN 115 RECORDED IN WCRD.
12. PLAN BOOK 580 PLAN 118 RECORDED IN WCRD.
13. PLAN BOOK 773 PLAN 6 RECORDED IN WCRD.



LOCUS MAP
(N.T.S.)

LOCUS DEED REFERENCES

1. BOOK 63692 PAGE 50 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WCRD)
2. BOOK 64357 PAGE 317 RECORDED IN WCRD.
3. BOOK 65304 PAGE 312 RECORDED IN WCRD.
4. BOOK 65304 PAGE 312 RECORDED IN WCRD.



NOTES

1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP FROM AUGUST OF 2020 TO APRIL OF 2021.

2. THE BEARING SYSTEM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE MACORS GPS NETWORK.

3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE CONTIGUOUS PARCELS IN SUTTON, MA THAT RESIDE IN COMMON OWNERSHIP OF UGPG RE SUTTON LLC AND INTO LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6. FURTHERMORE, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS WERE CREATED FOR THE PARCEL RESIDING IN MILLBURY, MA.

4. WSP HEREBY CERTIFIES THE RELATIVE ACCURACY OF THE TRAVERSE MEETS OR EXCEEDS THE MINIMUM STANDARD ERROR OF MISCLOSURE OF 1:15,000.

5. PER AN EMAIL FROM ROBERT NUNNEMACHER (SUTTON BOARD OF ASSESSORS) DATED OCTOBER 15, 2022, THE TOWN OF SUTTON VOTED TO DISCONTINUE CAPLETTE ROAD.

6. THE BENCHMARKS FOR FUTURE CONSTRUCTION SHOWN ON SHEETS 2,3,4,5,6,19,21&23 REFERENCES NAVD 1988.

7. THIS DEFINITIVE SUBDIVISION PLAN IS A MODIFICATION OF THE PRIOR DEFINITIVE SUBDIVISION PLAN RECORDED IN PLAN BOOK 963, PLAN 1 AND THIS PLAN WILL NOW BE THE PLAN OF RECORD.

CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

30900157–001–Sutton–TKG–1–overall.dwg

REVISION

DATE	DESCRIPTION
12/22/22	NOTES ADDED TO SHEET 8
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

PARCEL SUMMARY TABLE		OVERALL AREA = SQUARE FEET± (ACRES±)	SUTTON AREA = SQUARE FEET± (ACRES±)	MILLBURY AREA = SQUARE FEET± (ACRES±)
OVERALL	ORIGINAL LOT	19,087,792 S.F.± (438.19 ACRES±)	17,508,899 S.F.± (401.95 ACRES±)	1,578,892 S.F.± (36.25 ACRES±)
LOT 1	NEW LOT	6,251,572 S.F.± (143.52 ACRES±)	4,672,680 S.F.± (107.27 ACRES±)	1,578,892 S.F.± (36.25 ACRES±)
LOT 2	NEW LOT	3,782,941 S.F.± (86.84 ACRES±)	3,782,941 S.F.± (86.84 ACRES±)	0 S.F.± (0 ACRES±)
LOT 3	NEW LOT	1,586,900 S.F.± (36.43 ACRES±)	1,586,900 S.F.± (36.43 ACRES±)	0 S.F.± (0 ACRES±)
LOT 4	NEW LOT	113,836 S.F.± (2.61 ACRES±)	113,836 S.F.± (2.61 ACRES±)	0 S.F.± (0 ACRES±)
LOT 5	NEW LOT	6,999,324 S.F.± (160.68 ACRES±)	6,999,324 S.F.± (160.68 ACRES±)	0 S.F.± (0 ACRES±)
LOT 6	NEW LOT	353,218 S.F.± (8.11 ACRES±)	353,218 S.F.± (8.11 ACRES±)	0 S.F.± (0 ACRES±)
LOT 7	ORIGINAL LOT	45,566 S.F.± (1.05 ACRES±)	45,566 S.F.± (1.05 ACRES±)	0 S.F.± (0 ACRES±)
LOT 8	ORIGINAL LOT	172,896 S.F.± (3.97 ACRES±)	0 S.F.± (0 ACRES±)	172,896 S.F.± (3.97 ACRES±)

SEE NOTE #2

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

CERTIFICATE OF NO APPEAL

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_____ DATE

_____ TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

_____ CHAIRMAN

_____

_____

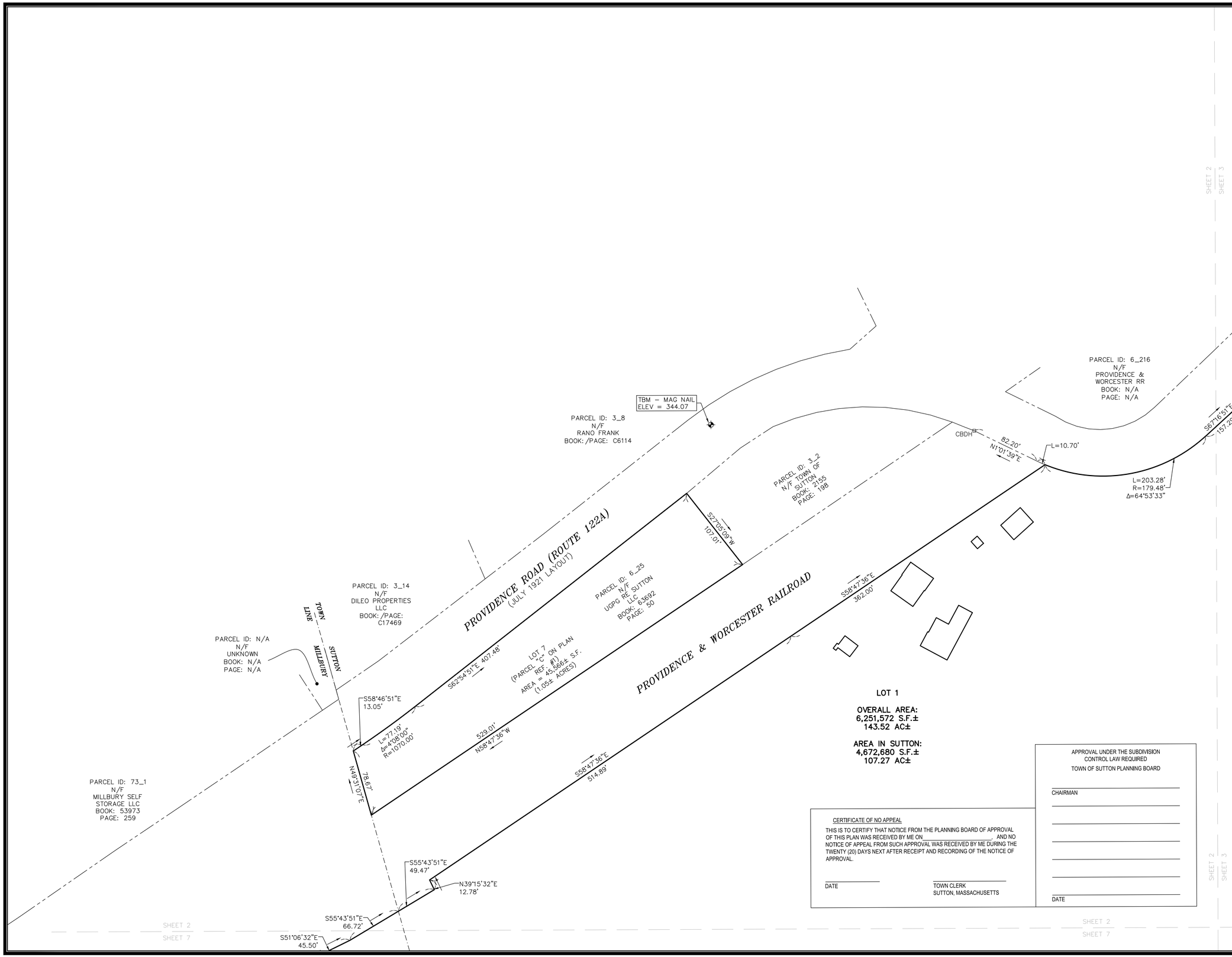
_____

_____

_____ DATE

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale 1" = 300'	Sheet No. 1 OF 23
Book No. –		



LOT 1

OVERALL AREA:
6,251,572 S.F.±
143.52 AC±

AREA IN SUTTON:
4,672,680 S.F.±
107.27 AC±

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CHAIRMAN

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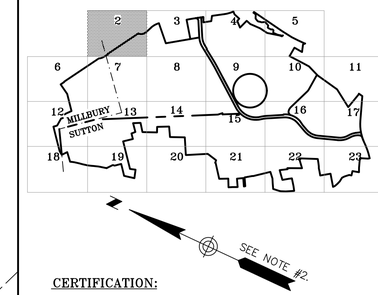

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH	STONE BOUND DRILL HOLE
CBDH	CONCRETE BOUND DRILL HOLE
CB	CONCRETE BOUND
DHF	DRILL HOLE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
LPEP	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/22/22	NOTES ADDED TO SHEET 8
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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

WSP USA Inc.
10 Al Paul Lane, Suite 103
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Drawn By BH	Date	Job No.
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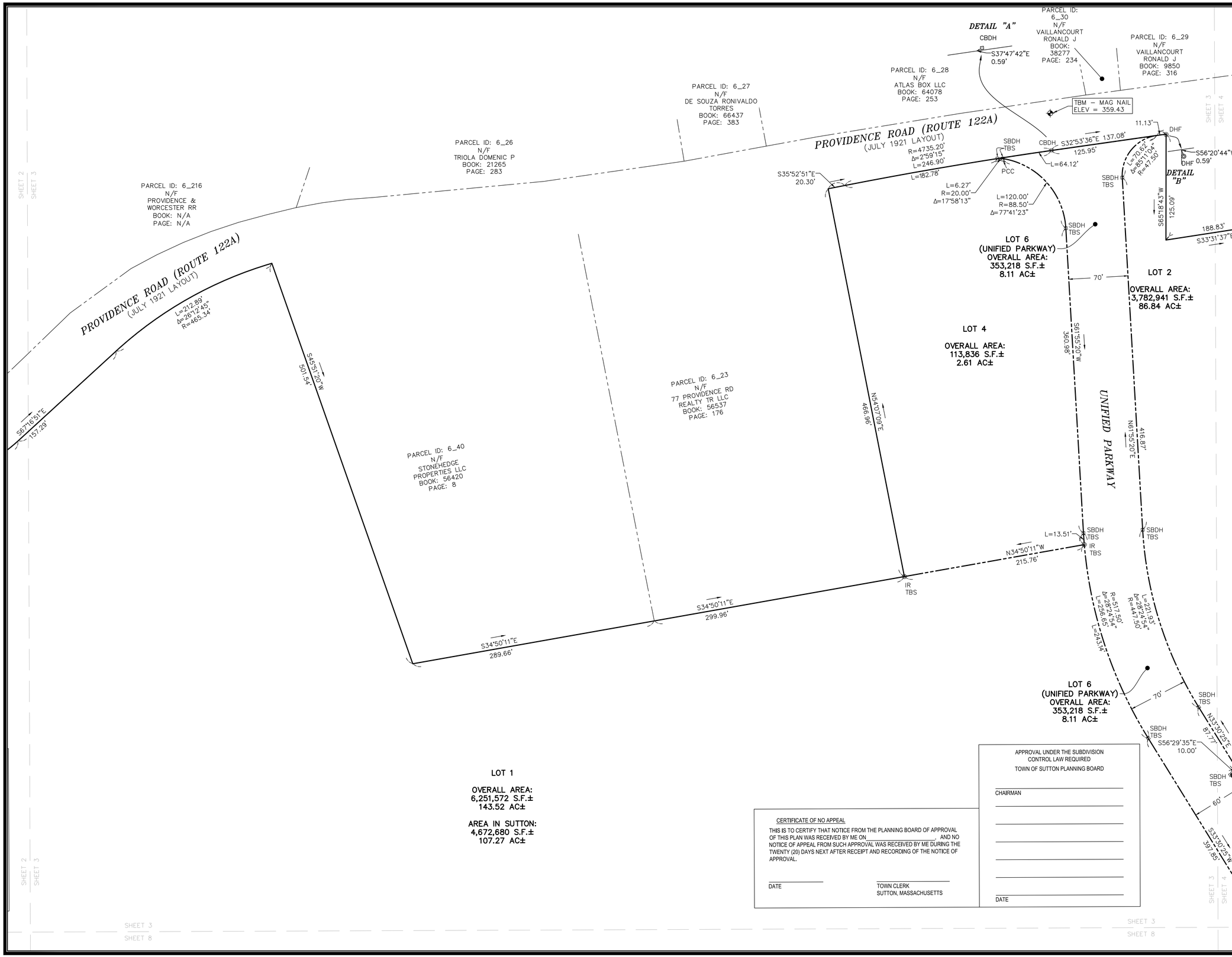

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TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

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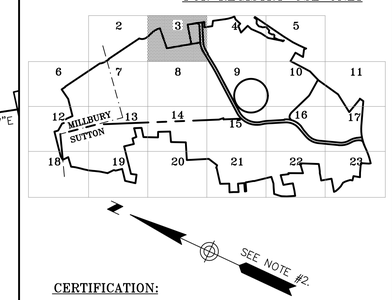

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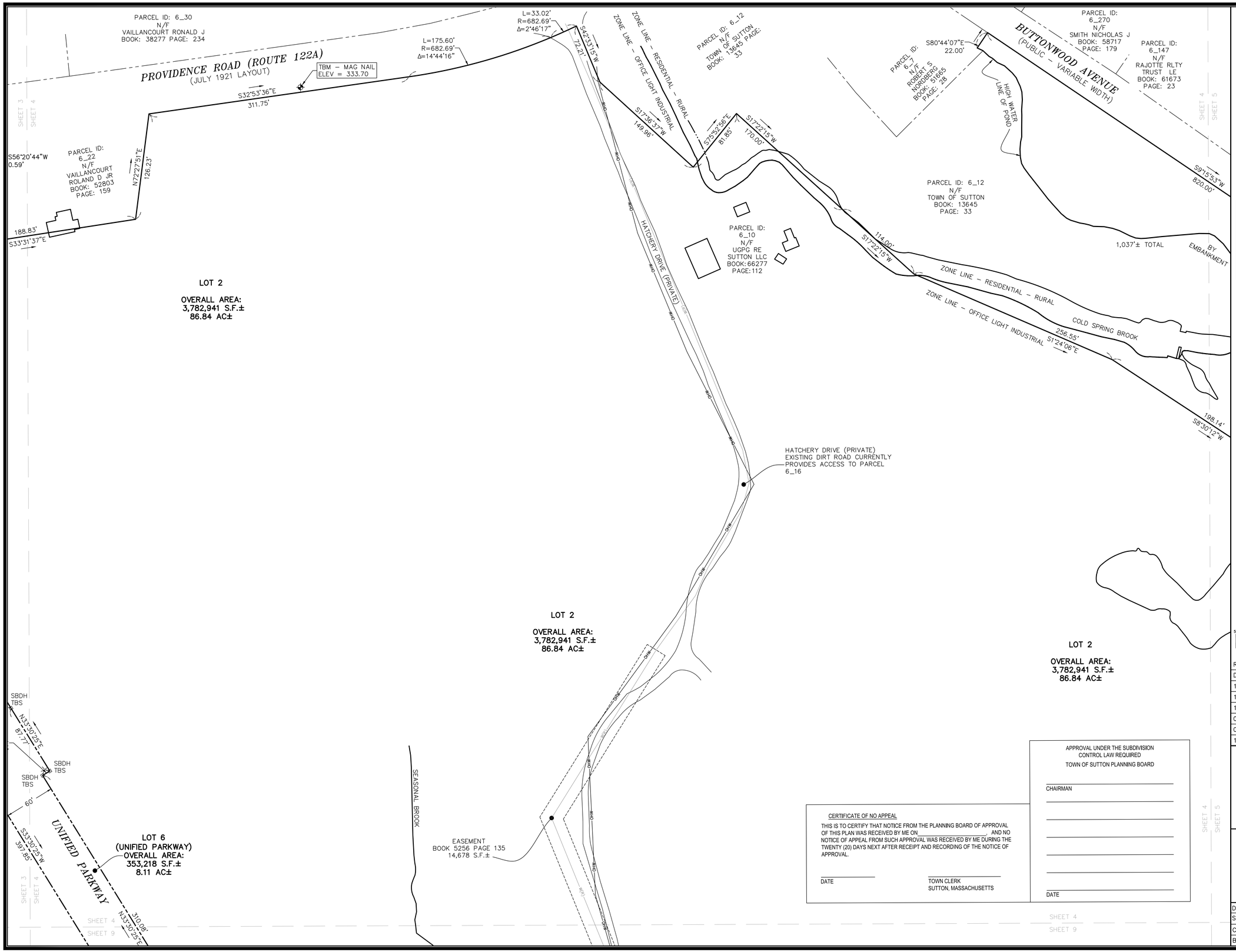

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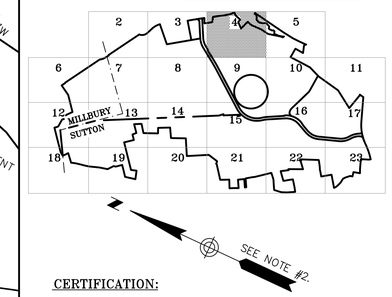

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TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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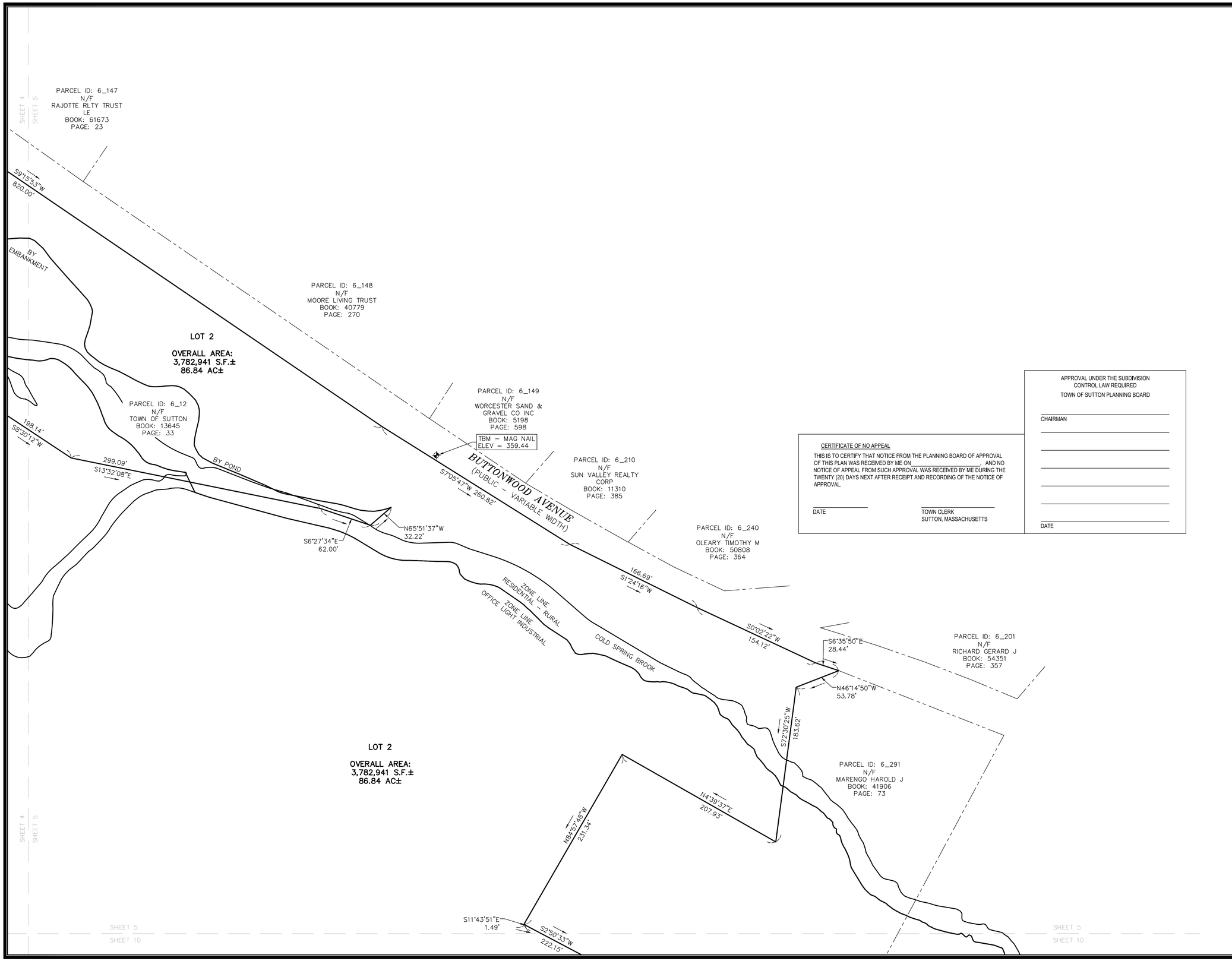

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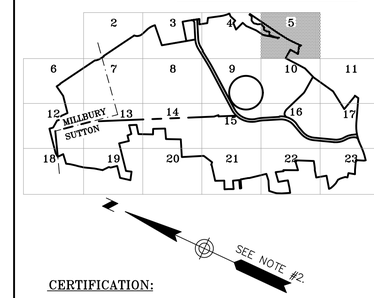

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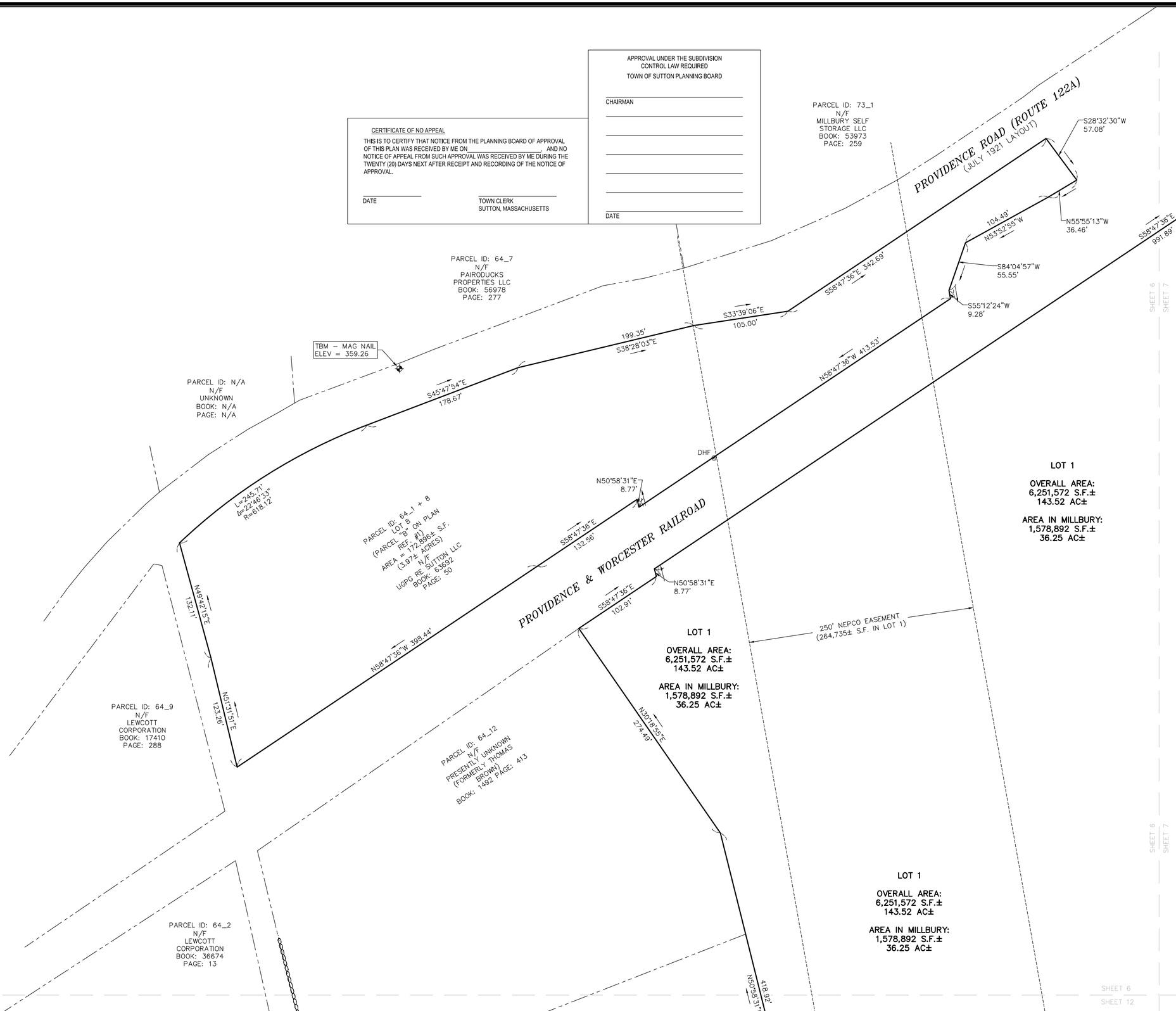

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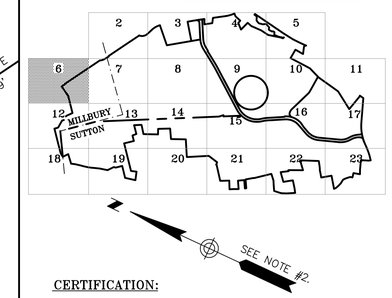

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

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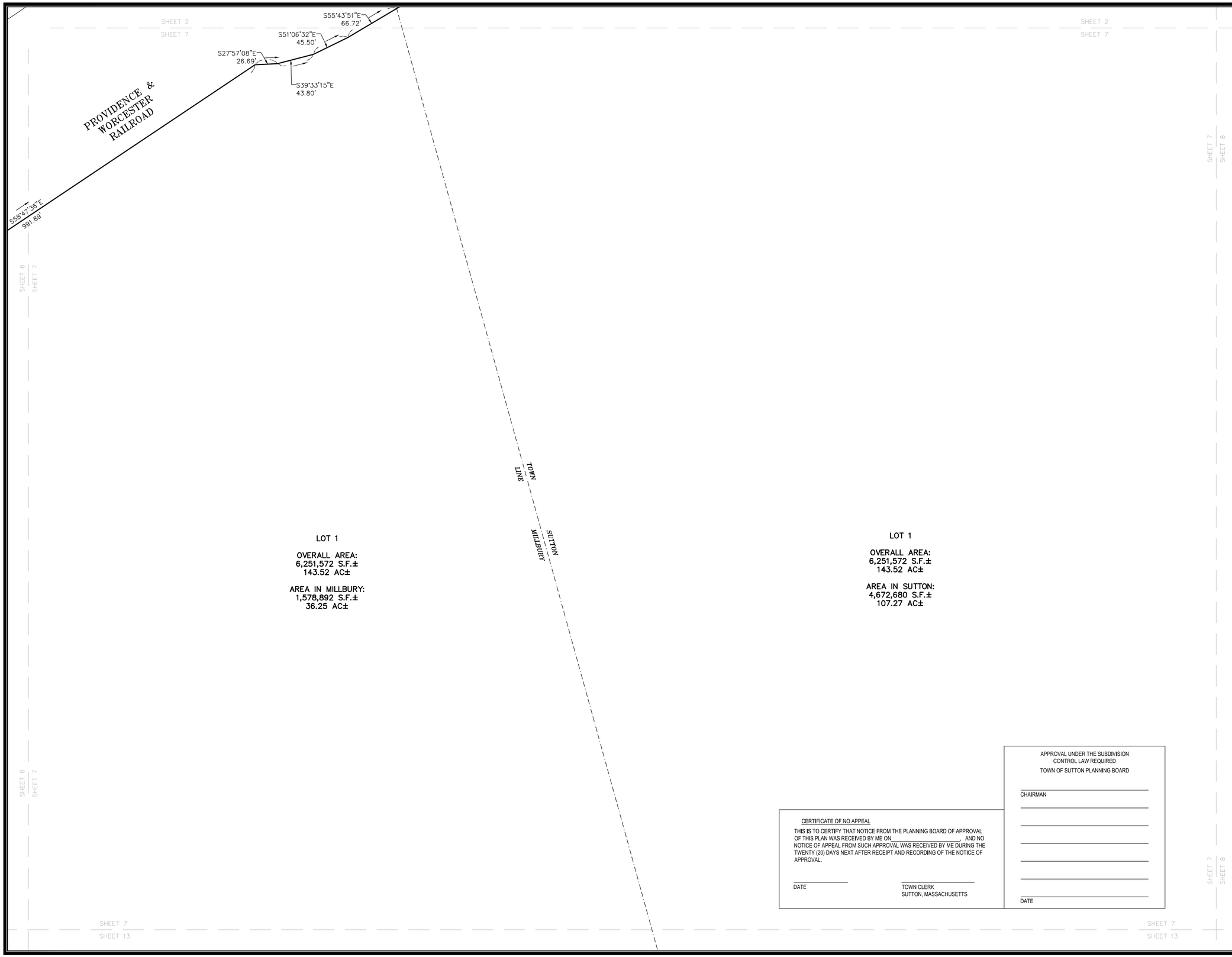

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SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

_____ CHAIRMAN

_____

_____

_____

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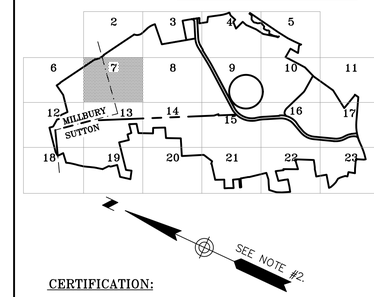
_____ DATE

FOR REGISTRY USE ONLY



CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- ZONE LINE
- EASEMENT
- STONE WALL
- SBDH — STONE BOUND DRILL HOLE
- CBDH — CONCRETE BOUND DRILL HOLE
- CB — CONCRETE BOUND
- DHF — DRILL HOLE FOUND
- IRF — IRON ROD FOUND
- IPF — IRON PIPE FOUND
- LPEP — LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

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(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
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11/15/22	BENCHMARKS ADDED
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09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
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12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. –	1" = 50'	7 OF 23

SHEET 3
SHEET 8

TOWN OF SUTTON
PLANNING BOARD & DEPARTMENT

CERTIFICATE OF APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN (DECISIONS)
DATED: JANUARY 12, 2022

SUBDIVISION RULES & REGULATIONS WAIVERS GRANTED AFTER FINDINGS IN OPEN MEETING:

2.D. – WAIVER TO ALLOW WORK ON THE SITE TO CONTINUE DURING THE DEFINITIVE SUBDIVISION HEARING PROCESS UNDER THE CONTROL OF THE TOWNS STORMWATER AUTHORITY AND PLANNING DIRECTOR.
3.C.1.F, 3.C.2, & 3.C.2.G – WAIVER TO ALLOW VARYING SCALE OF PLANS AS PROPOSED SCALES SHOW SUFFICIENT DETAIL TO REVIEW THE PLANS FOR COMPLIANCE WITH REGULATIONS.
4.A.2.K. – WAIVER TO ALLOW A ROADWAY CROSS SECTION IS UNLIKE THAT IN THE APPENDIX, WITH A ROW WIDTH OF 70', PAVEMENT WIDTH OF 46–58', TOP COURSE PAVING OF 2.5", BASE COURSE PAVING OF 4", AND A GRAVEL BASE OF 12".
4.B.2.B. – WAIVER TO ALLOW REDUCTION IN COVER OVER STORM DRAINS WITH AN INCREASE IN THE PIPE STRENGTH NEAR PROVIDENCE ROAD.
4.B.2.C. – WAIVER TO ALLOW AN INCREASE IN DISTANCE BETWEEN CATCH BASINS AT SELECT LOCATIONS.
4.B.2.F. – WAIVER TO ALLOW FLARED END SECTIONS INSTEAD OF HEADWALLS AT SPECIFIED LOCATIONS
4.F.3. – WAIVER TO ELIMINATE TEMPORARY CONSTRUCTION EASEMENTS ON LAND ADJACENT TO THE ROADWAY.
4.H. – WAIVER TO ALLOW REMOVAL OF 110 TREES OVER 12"DBH IN THE FRONT SETBACK OF PROPOSED LOTS WITH REPLACEMENT AT 1 TO 1. A MINIMUM OF 65 TREES SHALL BE INSTALLED NO LATER THAN IMMEDIATELY AFTER TOP COURSE PAVING OF THE ROADWAY BEFORE ASBUILT APPROVAL, AND THE REMAINDER SHALL BE INSTALLED WITHIN 3 YEARS OF THIS SUBDIVISION APPROVAL DATE OR SOONER IF REQUIRED PER SITE PLAN APPROVAL ON THE SUBDIVISION LOTS.
5.F.2. – WAIVER TO ALLOW 12"OF GRAVEL ROAD BASE.
5.G.1. – WAIVER TO ALLOW CAPE COD BERMS WITH GRANITE AT ROADWAY AND DRIVEWAY INTERSECTIONS.
5.I.4. – WAIVER TO ALLOW BITUMINOUS SIDEWALKS.

APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS:

PRIOR TO ENDORSEMENT OF THE DEFINITIVE PLANS:

1. PRIOR TO PLAN ENDORSEMENT IN ACCORDANCE WITH MGL, THE APPLICANT SHALL PROVIDE A COVENANT THAT STATES THE LOT(S) SHALL NOT BE TRANSFERRED, NOR OCCUPANCY GRANTED FOR ANY STRUCTURE WITH FRONTAGE ON THE ROADWAY, UNTIL THE CONSTRUCTION OF THE ROADWAY AND ANY RELATED SITE RESTORATION IS 100% COMPLETE.
2. PRIOR TO PLAN ENDORSEMENT ALL WAIVERS AND CONDITIONS OF APPROVAL SHALL BE NOTED ON THE PLAN SHEETS TO BE RECORDED.

PRIOR TO COMMENCEMENT OF CONSTRUCTION:

3. APPROVAL OF ALL OTHER REQUIRED LOCAL AND STATE DEPARTMENTS, BOARDS, AND COMMISSIONS.
4. AS SOON AS THE SUBDIVISION PLAN IS RECORDED, AN ELECTRONIC FILE OF THE ROADWAY AND PARCEL LINES SHALL BE PROVIDED TO THE ASSESSOR'S OFFICE IN A FORM DETERMINED BY THEM.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT/ENGINEER SHALL SUBMIT THREE (3) FULL SIZE SETS OF THE ENDORSED PLANS, ONE (1) 11"X 17"REDUCED SET, AND ONE (1) ELECTRONIC COPY IN PDF FORMAT TO THE SUTTON PLANNING OFFICE.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL ATTEND A PRECONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT, APPLICABLE DEPARTMENT REPRESENTATIVES, AND OTHER BODIES THAT HAVE RESPONSIBILITIES RELATIVE TO THE SITE, AS WELL AS THE SITE CONTRACTOR AND OTHER PERSONNEL THE APPLICANT FEELS ARE APPROPRIATE.
7. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL POST A ROAD OPENING BOND AS THEY ARE IMPACTING EXISTING PUBLIC ROADWAYS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER, AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TWENTY–FOUR HOURS TO RECTIFY EROSION PROBLEM, FINE OF $200 PER DAY EACH DAY AFTER NOTICE OF VIOLATION OF THIS CONDITION IS SERVED IN WRITING VIA HAND DELIVERY OR MAIL TO OWNER, OWNER'S ATTORNEY OR LEAD CONTRACTOR.
9. PRIOR TO COMMENCEMENT OF ROADWAY CONSTRUCTION, ALL STORM WATER FACILITIES NECESSARY TO CONTROL, RECEIVE, AND CONTAIN RUNOFF, (I.E. DETENTION BASINS, INFILTRATION BASINS, ETC.,) NOT INCLUDING THE CLOSED DRAINAGE SYSTEM, MUST BE IN PLACE, STABILIZED, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER.
10. ALL APPROPRIATE OFF–SITE CONSTRUCTION WARNING METHODS, AS DETERMINED BY THE HIGHWAY AND POLICE DEPARTMENTS, SHALL BE INSTALLED INCLUDING "TRUCKS ENTERING"SIGNAGE ON PROVIDENCE AND BOSTON ROADS.
11. RETAINING WALL DESIGN MUST BE APPROVED BY THE TOWNS CONSULTING ENGINEER.

DURING CONSTRUCTION:

12. CONSTRUCTION SHALL TYPICALLY TAKE PLACE MONDAY THROUGH FRIDAY FROM 7:00 AM TO 3:30 PM, BUT WHEN NECESSARY MAY TAKE PLACE MONDAY THROUGH FRIDAY FROM 6:30 AM TO 5:30 PM AND SATURDAY FROM 7:30 AM TO 4:00 PM. WORK SHALL ALSO NOT TAKE PLACE ON NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIALS, DAY, JULY 4TH/, LABOR DAY, COLUMBUS/INDIGENOUS PEOPLE'S DAY, VETERAN'S DAY, THANKSGIVING, AND CHRISTMAS. ANY WORK TO BE CONDUCTED OUTSIDE THESE HOURS SHALL OCCUR ONLY IF AUTHORIZED IN WRITING BY THE POLICE CHIEF OR PLANNING DIRECTOR.
13. THE APPLICANT SHALL ENSURE RUN OFF, DIRT, AND OTHER CONSTRUCTION MATERIALS ARE CONTAINED TO THE CONSTRUCTION AREA AND SHALL CLEAN UP ANYTHING TRACKED ONTO ADJACENT ROADWAYS AT THE END OF EVERY WORK DAY.
14. THE APPLICANT SHALL COORDINATE REQUIRED SUBDIVISION INSPECTIONS WITH THE TOWNS CONSULTING ENGINEER IN A TIMELY MANNER.
15. THE APPLICANT SHALL REBUILD OR MODIFY PLANTINGS OR FEATURES THAT MAY INHIBIT SIGHT DISTANCE AT BOTH THE PROVIDENCE ROAD AND BOSTON ROAD INTERSECTIONS, WITH A FOLLOW–UP EVALUATION AND APPROVAL OF SIGHT LINES BY THE TOWNS' CONSULTING ENGINEER AFTER THE MODIFICATIONS ARE IMPLEMENTED. THE EVALUATION AND FORMULATION OF WORK PLAN SHALL OCCUR NO LATER THAN WHEN THE INTERSECTIONS ARE CONSTRUCTED TO APPROXIMATE ROAD SUBGRADE. THE WORK SHALL BE COMPLETED BEFORE THE ASBUILT– OF THE ROADWAY IS APPROVED, SURETY IS RELEASED, AND ROADWAY USE COMMENCES.
16. THE APPLICANT SHALL COMPLETE THE EVALUATION OF THE BOSTON ROAD INTERSECTION INCLUDING ADEQUACY OF GEOMETRY FOR TURNING MOVEMENTS AND IMPLEMENT ANY IMPROVEMENTS PRIOR TO TRANSFER OF ANY LOT, OCCUPANCY OF ANY STRUCTURE ALONG THE ROADWAY, OR USE OF THE ROADWAY FOR DAILY TRAFFIC FLOW OTHER THAN INTERMITTENT CONSTRUCTION TRAFFIC.

GENERAL:

17. AT THE CONCLUSION OF ROADWAY CONSTRUCTION AND PRIOR TO RELEASE OF SURETY FOR THE PROJECT, THE APPLICANT SHALL PROVIDE TO THE PLANNING BOARD AN AS–BUILT PLAN AND WRITTEN CERTIFICATION FROM THE APPLICANT'S PROJECT ENGINEER THAT THE ROAD HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
18. IF AT ANY POINT THE ROADWAY IS TO BE HELD BY AN ENTITY NOT CONTROLLED OR OWNED BY THE APPLICANT, PRIOR TO TRANSFER OF THE ROADWAY, THE APPLICANT MUST ESTABLISH A LEGAL MECHANISM APPROVED BY THE TOWN, SUCH AS A PARK ASSOCIATION, TO ENSURE THE PERPETUAL MAINTENANCE AND UPKEEP OF THE ROADWAY AND STORM WATER MANAGEMENT FACILITIES TO INCLUDE ALL DETENTION AND INFILTRATION BASINS, ALL DRAINAGE SWALES, ALL OUTLET STRUCTURES AND ALL WATER QUALITY INLETS. THESE OBLIGATIONS SHALL BE RECORDED ON THE DEED OR CROSS–REFERENCED TO THE DEED OF EACH INDIVIDUAL LOT WITH LEGAL FRONTAGE ON THE ROADWAY.
19. IF AT ANY POINT THE STORMWATER FACILITIES RELATED TO THE ROADWAY LOCATED ON EACH INDIVIDUAL LOT ARE TO BE HELD IN DIFFERENT OWNERSHIP THAN THE ROADWAY, A LEGAL MECHANISM SHALL BE ESTABLISHED AND RECORDED TO ENSURE SAID FACILITIES CAN BE LEGALLY MAINTAINED.
20. DURING AND AFTER CONSTRUCTION A SIGN SHALL BE INSTALLED AT THE EXIT TO BOSTON ROAD PROHIBITING TRUCKS FROM TURNING LEFT. ALL TRUCKS THAT NEED TO TRAVEL SOUTH EAST SHALL EXIT TO PROVIDENCE ROAD.
21. DEICING MATERIALS SHALL BE LIMITED WITHIN THE ZONE 2 AND ADJACENT TO WETLANDS ON THE SITE (STATIONS 11+00 TO 49 +00) IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PLANNING BOARD TO BE DETERMINED BY 3/1/22.
22. ANY MATERIAL MODIFICATIONS TO THE SUBDIVISION REQUIRED BY ANOTHER PERMITTING AUTHORITY SHALL BE SUBMITTED TO THE PLANNING BOARD FOR ITS REVIEW AND ACTION AS AN AMENDMENT.
23. THE APPLICANT SHALL INSTALL ONE MONITORING WELL NEAR THE LOCATION OF TP–210, BUT ADJACENT TO AND CLOSER TO THE PROPOSED FENCE AT THE EDGE OF THE PROPOSED STORMWATER MANAGEMENT AREA #3; AND ANOTHER MONITORING WELL BETWEEN PROPOSED HEADWALL HW–5B AND PROPOSED STORMWATER MANAGEMENT AREA #2. THE APPLICANT SHALL PAY FOR ANNUAL TESTING AT THESE MONITORING WELLS WHICH SHALL BE CONDUCTED BY REPRESENTATIVES OF THE WILKINSONVILLE WATER DISTRICT.
24. APPLICATION OF FERTILIZERS TO THE EAST OF THE PROPOSED ROADWAY, WITHIN THE ZONE II WELL HEAD PROTECTION AREA, SPECIFICALLY BETWEEN PROPOSED ROADWAY STATIONS 12+50 AND 37+00. SHALL BE LIMITED TO FERTILIZING OF TREES ONLY.
25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, TO THE EXTENT THEY ARE REQUIRED, APPROVALS SHALL BE OBTAINED FROM WILKINSONVILLE WATER DISTRICT TO CONNECT TO THEIR SYSTEM.

TOWN OF SUTTON
PLANNING BOARD & DEPARTMENT

CERTIFICATE OF APPROVAL OF A
DEFINITIVE SUBDIVISION PLAN (DECISIONS)
DATED: DECEMBER 20, 2022

APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS:

- THE APPLICANT SHALL COMPLY WITH ALL CONDITIONS OF THE PREVIOUS DEFINITIVE SUBDIVISION APPROVAL RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 67083 PAGE 30, THAT HAVE NOT ALREADY BEEN SATISFIED.
- IF BLASTING IS ANTICIPATED FOR COMPLETION OF ANY PORTION OF THE UNIFIED PARKWAY OR BOSTON ROAD CONSTRUCTION, INCLUDING TO OBTAIN MATERIALS TO COMPLETE CONSTRUCTION, THE APPLICANT SHALL RETURN TO THE BOARD IN OPEN MEETING WELL IN ADVANCE OF SAID BLASTING TO ESTABLISH AT A MINIMUM RELATED OPERATIONAL AND NOTIFICATION PROCEDURES.
- THE APPLICANT SHALL CONTRIBUTE $2,000 TO THE TOWN OF SUTTON TREE PLANTING & MAINTENANCE FUND FOR THE VALUE OF TREES BEING REMOVED. ADDITIONALLY, TWO YEARS FROM THE DATE OF THE DECISION A CERTIFIED ARBORIST WILL EVALUATE THE 250–YEAR–OLD SYCAMORE AT THE NORTHWEST CORNER OF BOSTON ROAD AND UNIFIED PARKWAY AND THE BOARD WILL DETERMINE IF ANY MITIGATION IS NECESSARY DUE TO THE IMPACT OF DEVELOPMENT ON THE TREE'S HEALTH.

LOT 1

OVERALL AREA:
6,251,572 S.F.±
143.52 AC±

AREA IN SUTTON:
4,672,680 S.F.±
107.27 AC±

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON_____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

_____ DATE

_____ TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

_____ CHAIRMAN

_____

_____

_____

_____

_____ DATE

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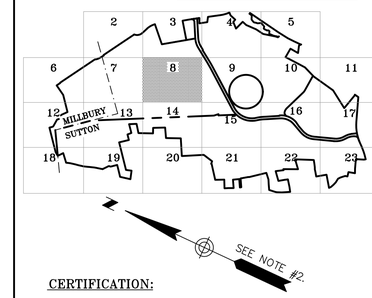

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

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IPF IRON PIPE FOUND
LPEP LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/22/22	NOTES ADDED TO SHEET 8
11/15/22	BENCHMARKS ADDED
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09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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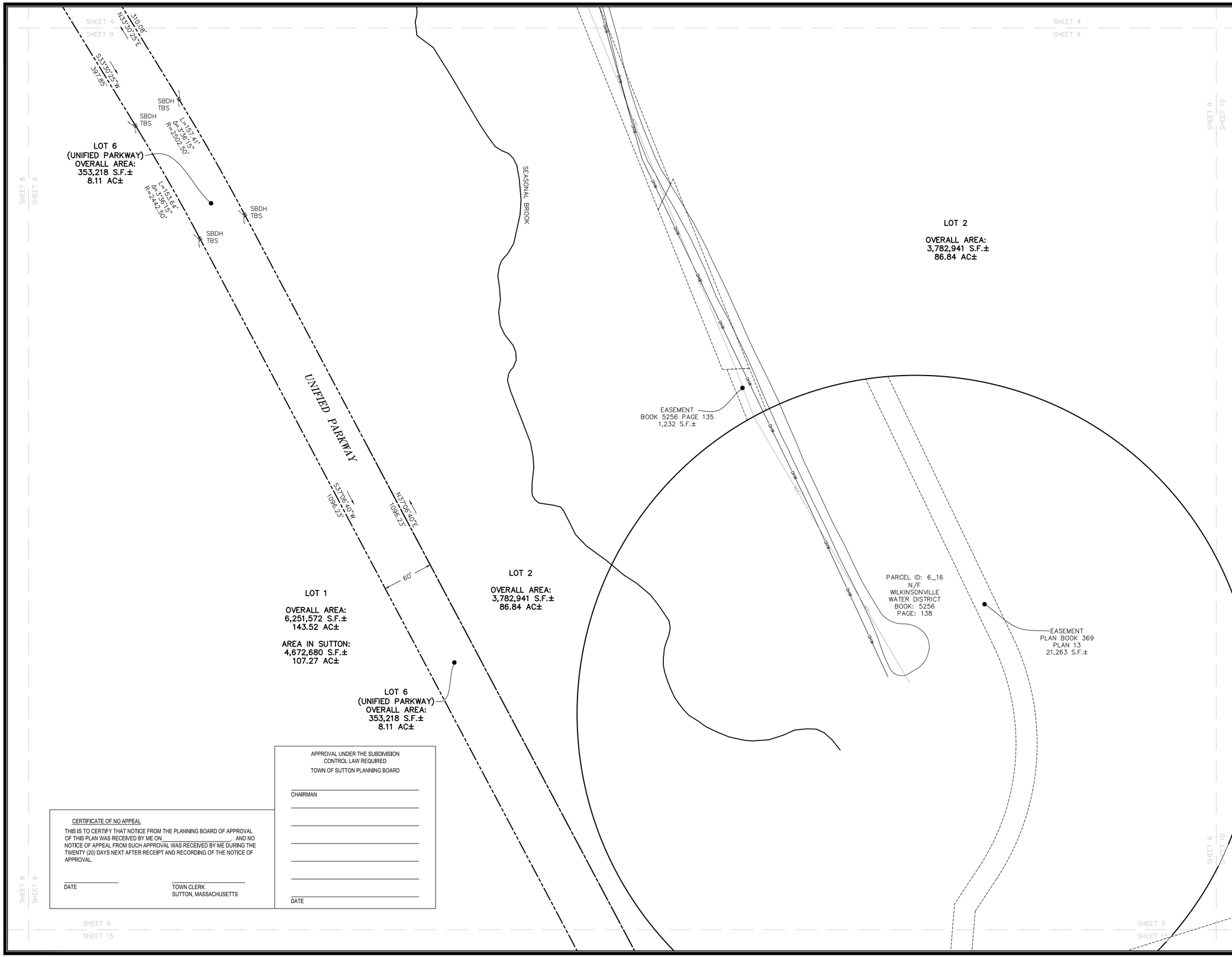
SHEET 8
SHEET 14



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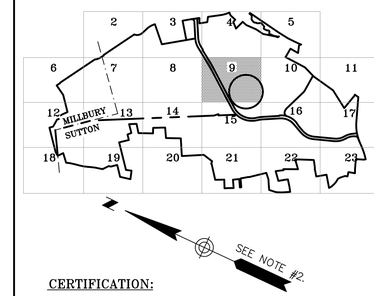

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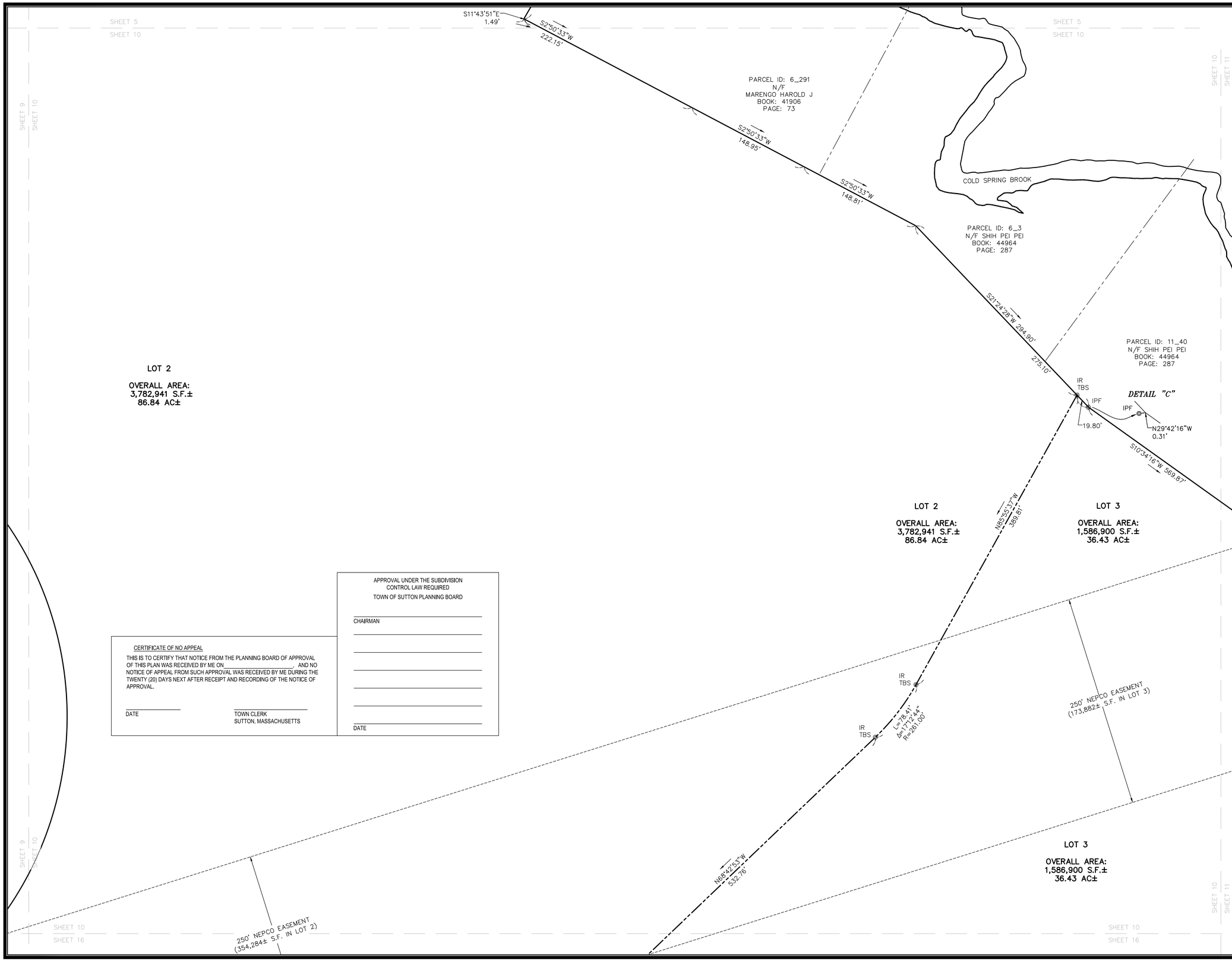

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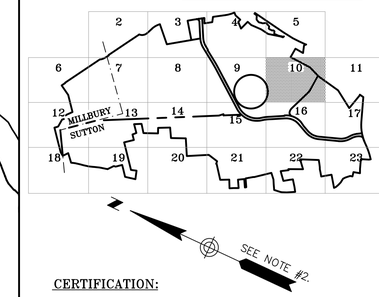

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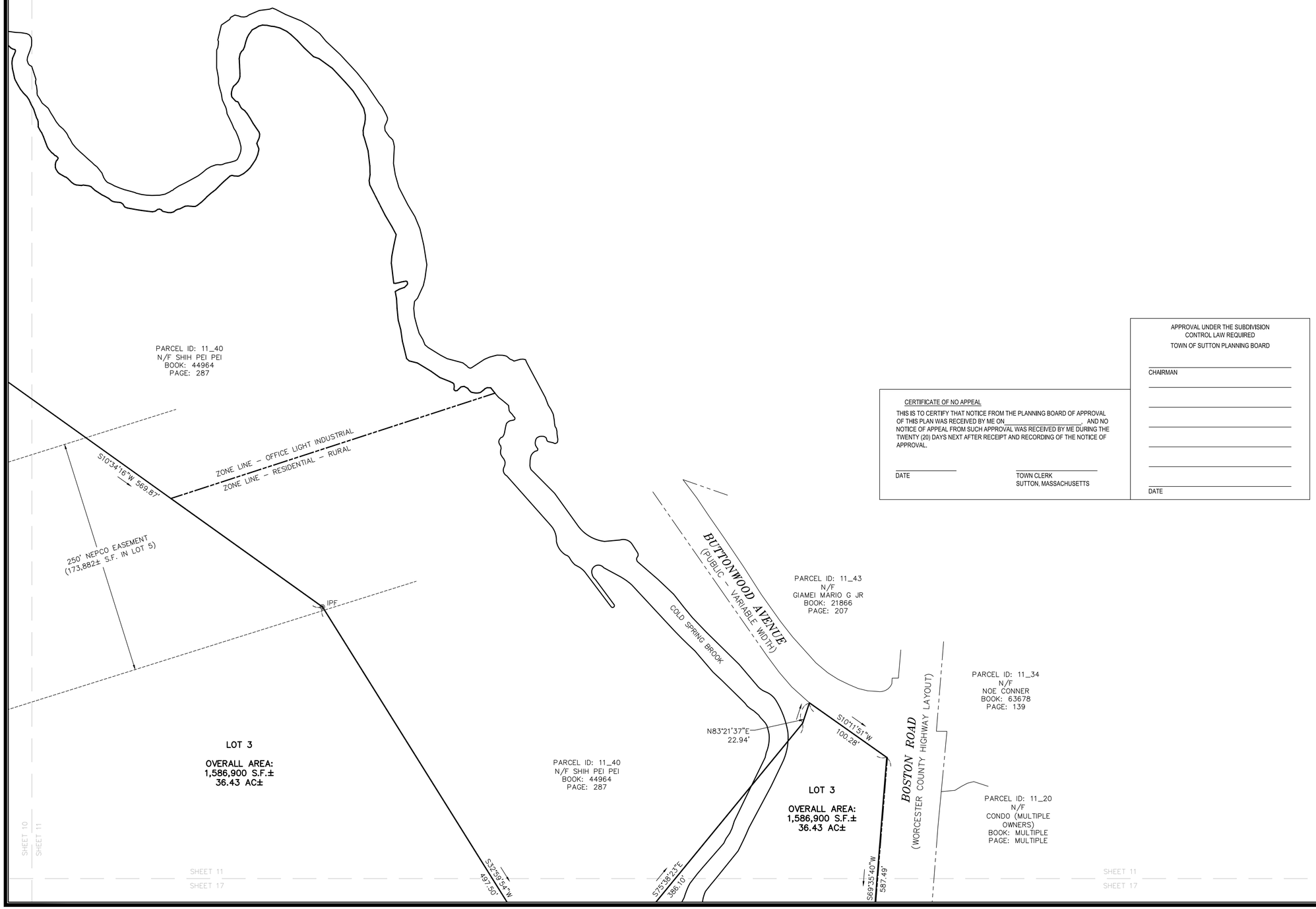

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

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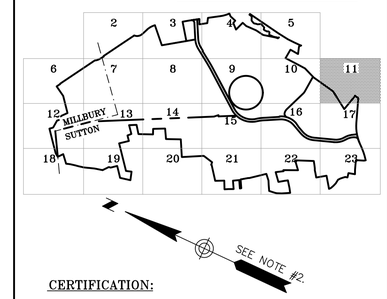

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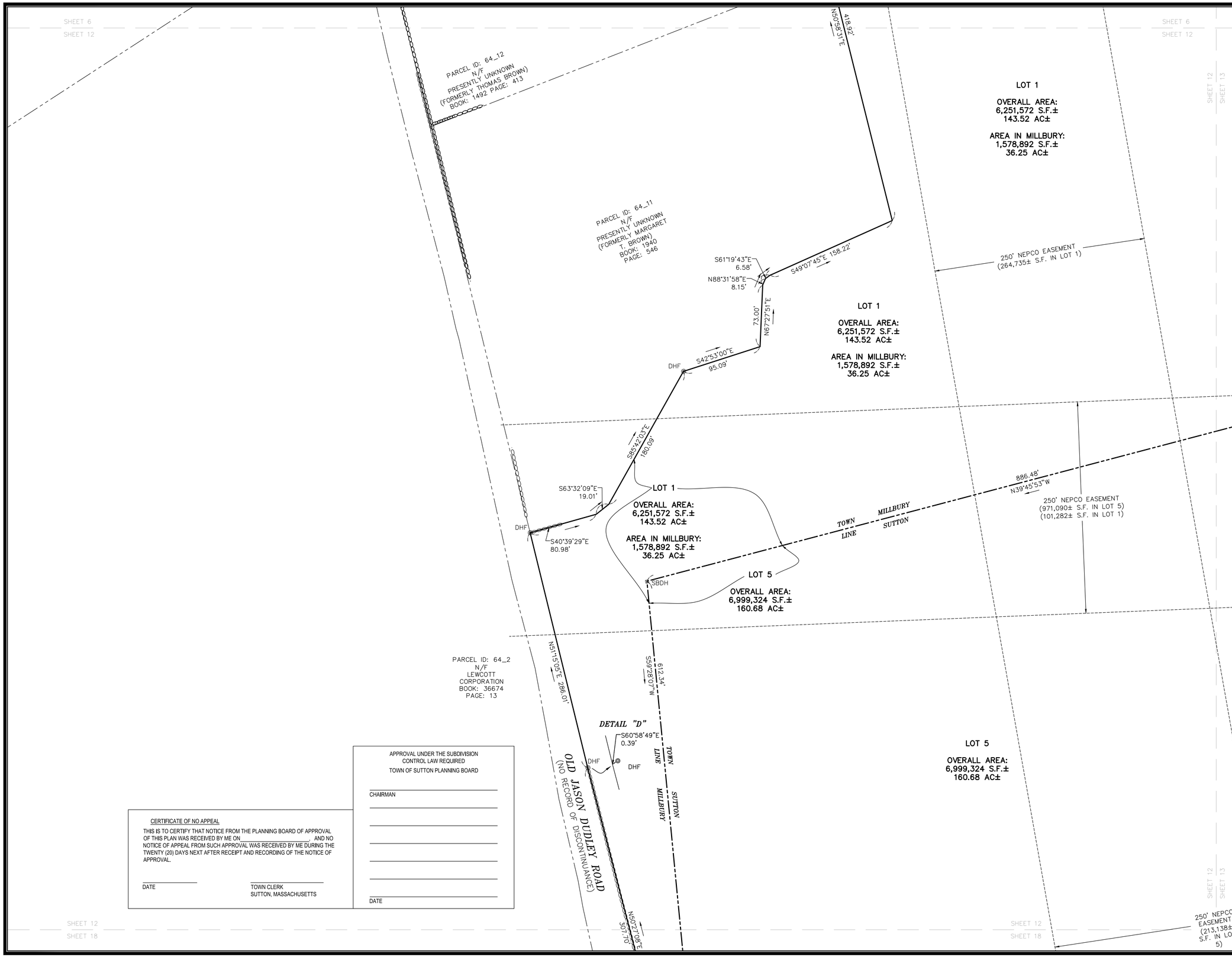

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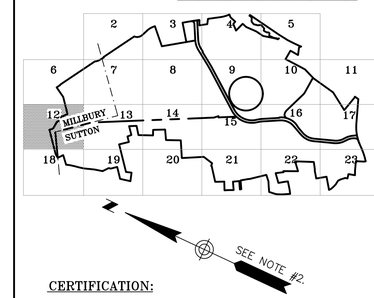
TOWN CLERK
SUTTON, MASSACHUSETTS

FOR REGISTRY USE ONLY



CERTIFICATION:

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- ZONE LINE
- EASEMENT
- STONE WALL
- SBDH STONE BOUND DRILL HOLE
- CBDH CONCRETE BOUND DRILL HOLE
- CB CONCRETE BOUND
- DHF DRILL HOLE FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- LPEP LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/22/22	NOTES ADDED TO SHEET 8
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

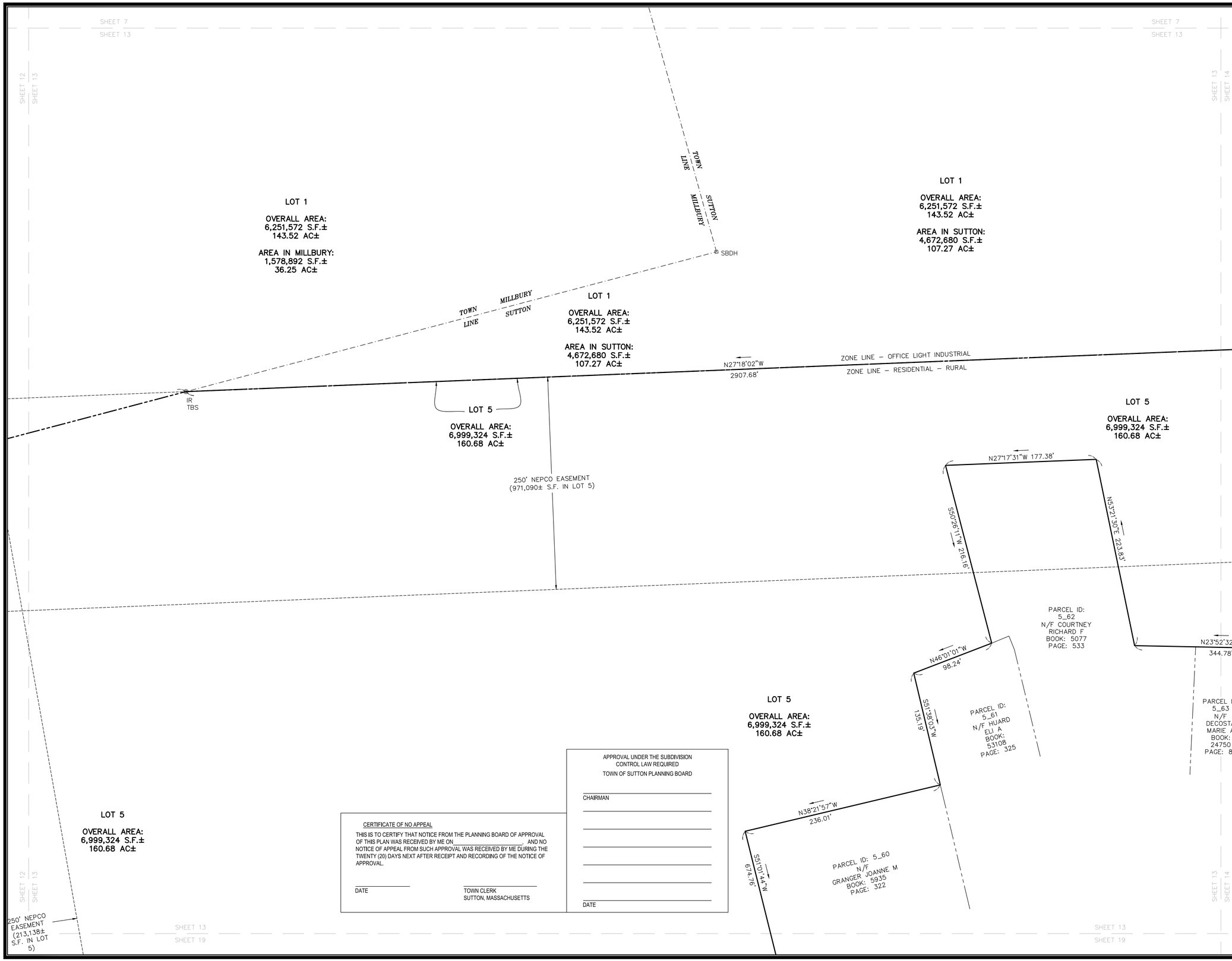
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By	BH	Date	Job No.
Surveyed By	WSP	NOVEMBER 15, 2021	30900157
Checked By	DPP	Scale	Sheet No.
Book No.	–	1" = 50'	12 OF 23



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

CERTIFICATE OF NO APPEAL

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DATE

TOWN CLERK
SUTTON, MASSACHUSETTS

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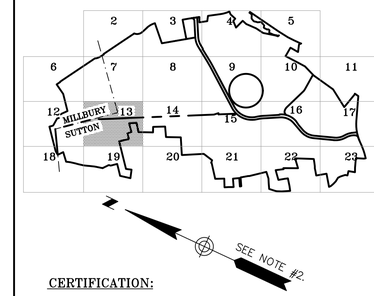

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

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SBDH	STONE BOUND DRILL HOLE
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GRAPHIC SCALE

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DEFINITIVE SUBDIVISION PLAN OF LAND

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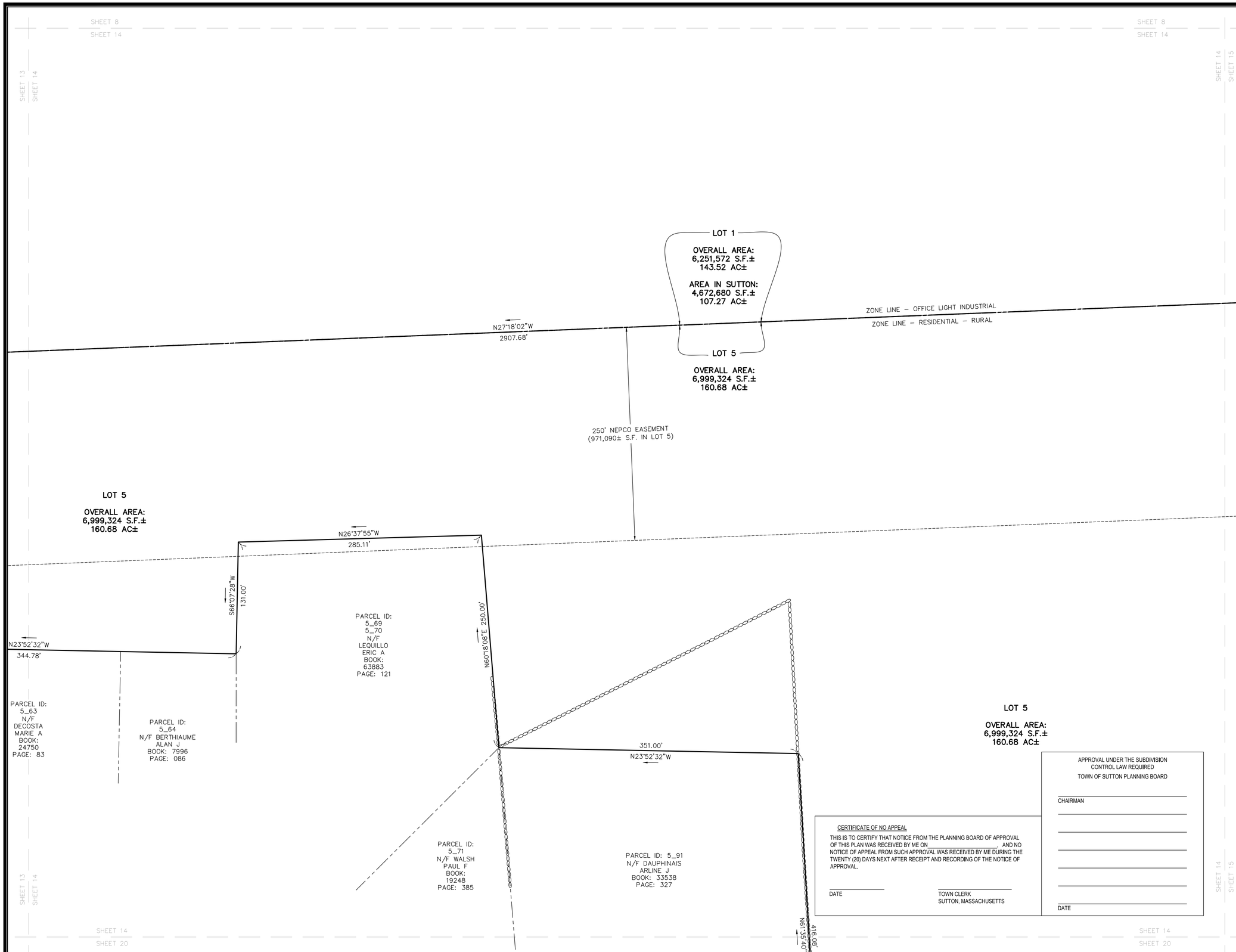

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TOWN CLERK
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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

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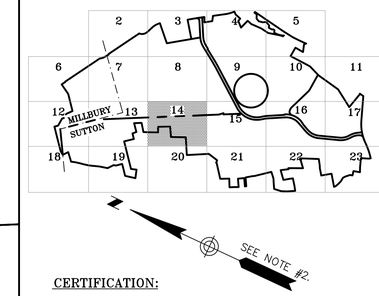

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
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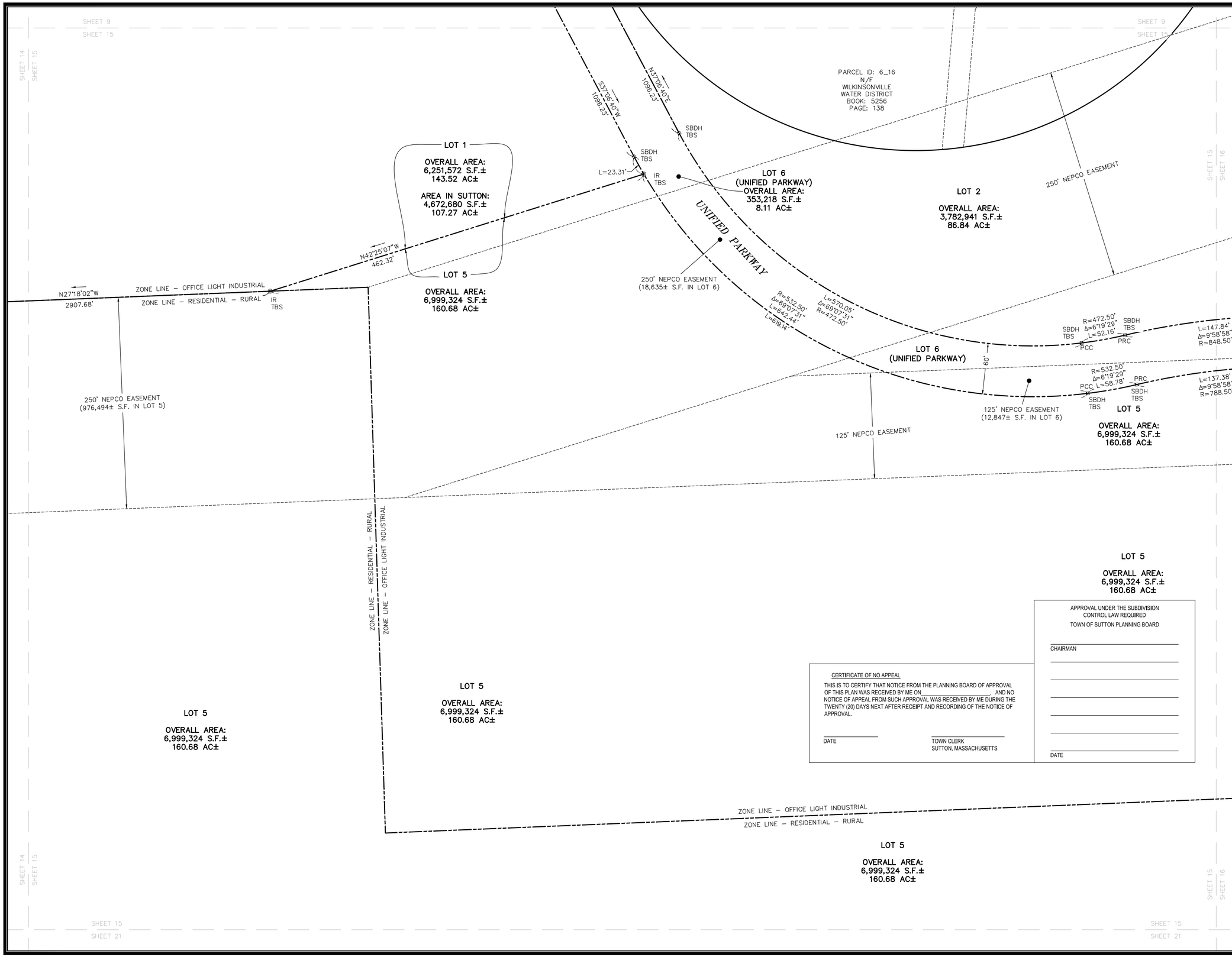

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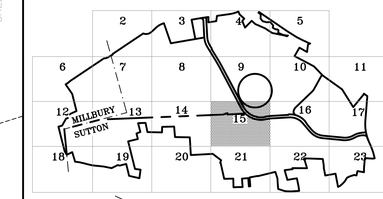
TOWN CLERK
SUTTON, MASSACHUSETTS

FOR REGISTRY USE ONLY



SEE NOTE #2

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

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WSP USA Inc.
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603-324-0894

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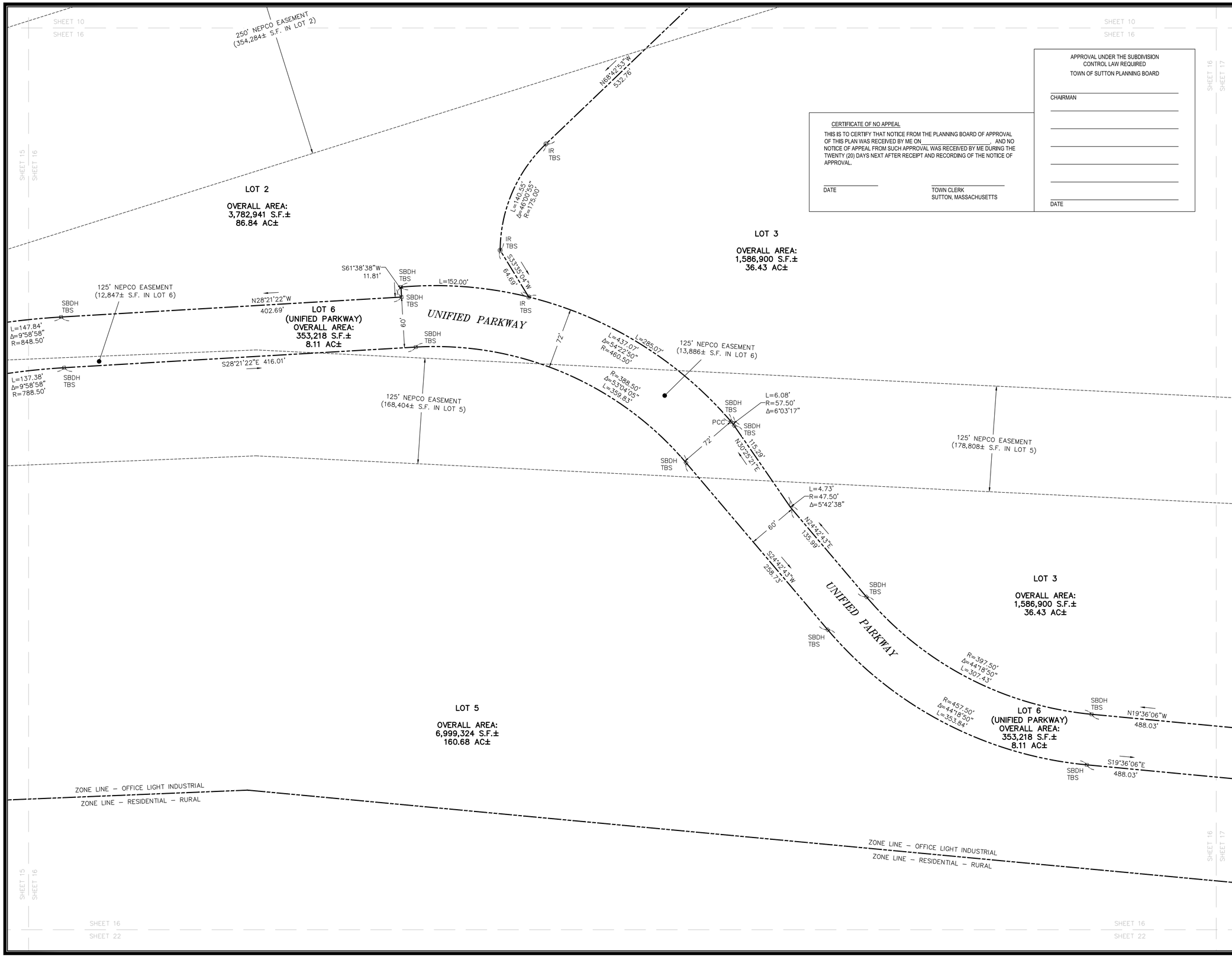

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

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TOWN CLERK
SUTTON, MASSACHUSETTS

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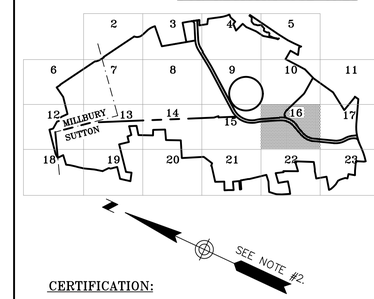

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
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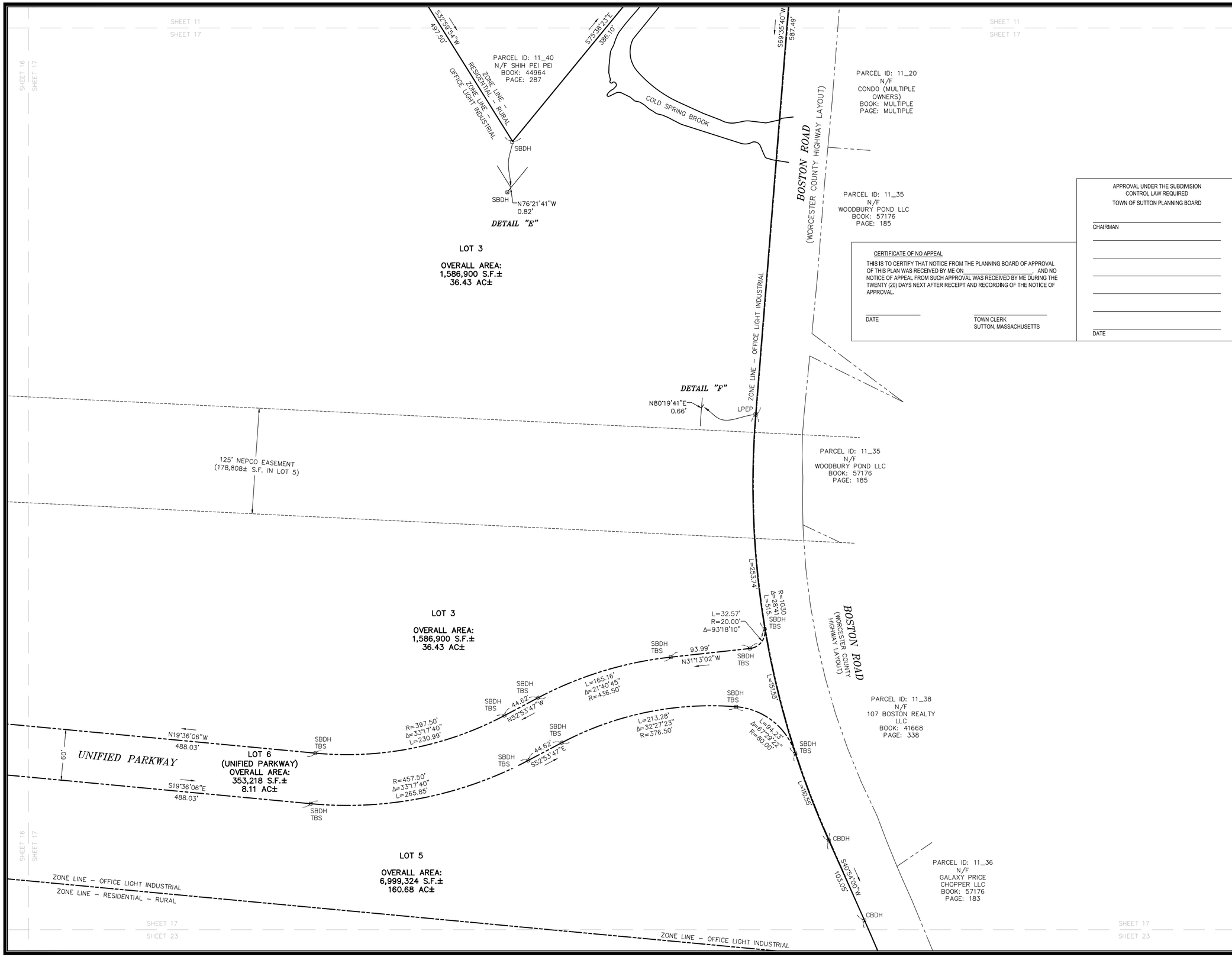

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

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TOWN CLERK
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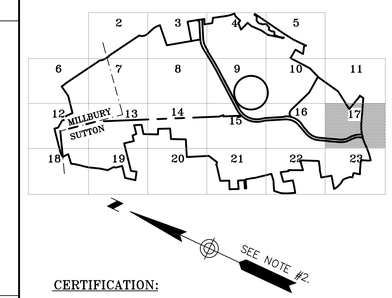

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DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
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PREPARED FOR
UGPG RE SUTTON LLC

WSP USA Inc.
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Drawn By BH	Date	Job No.
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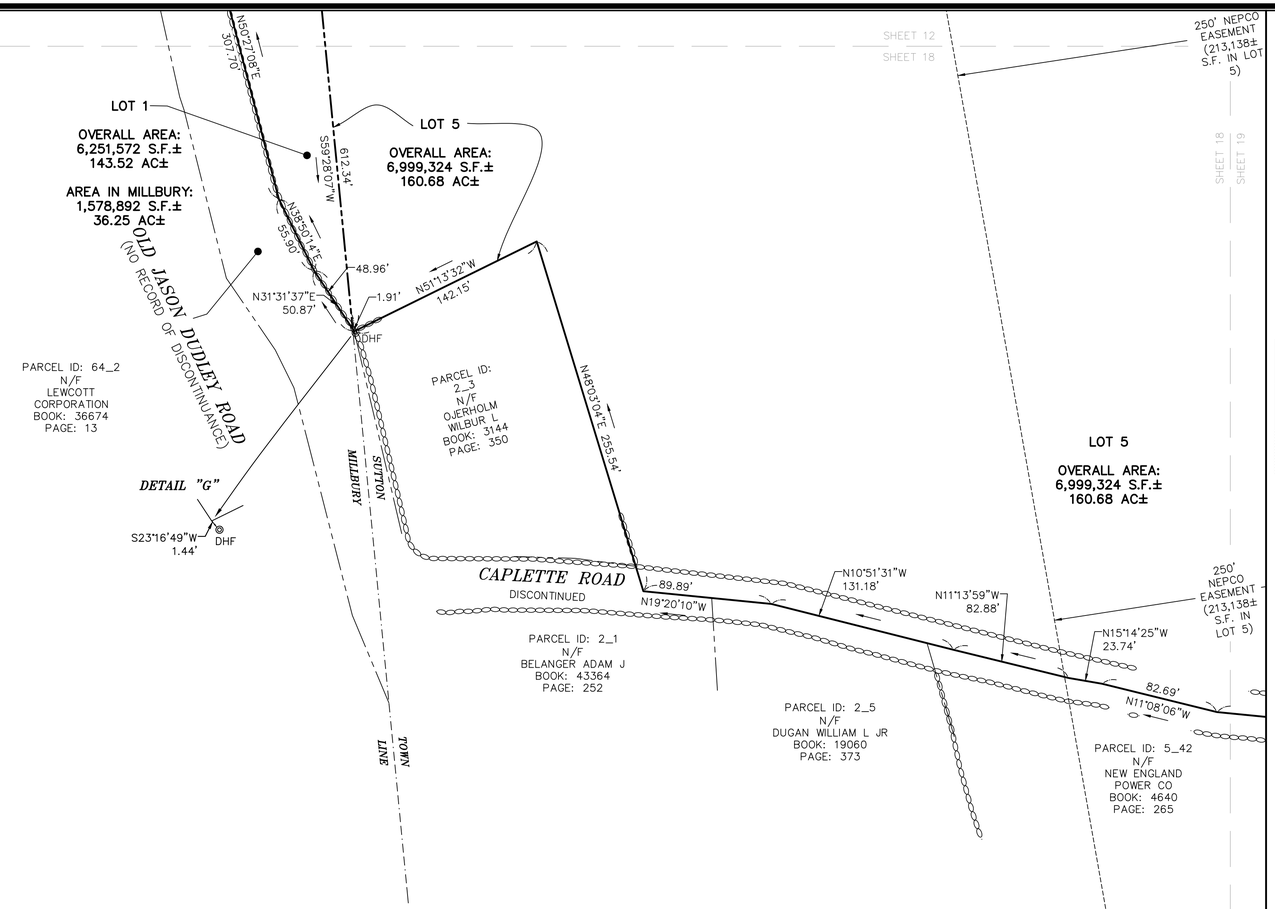

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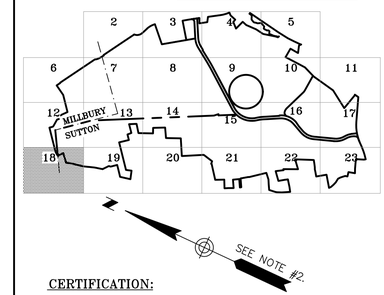

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

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WSP USA Inc.
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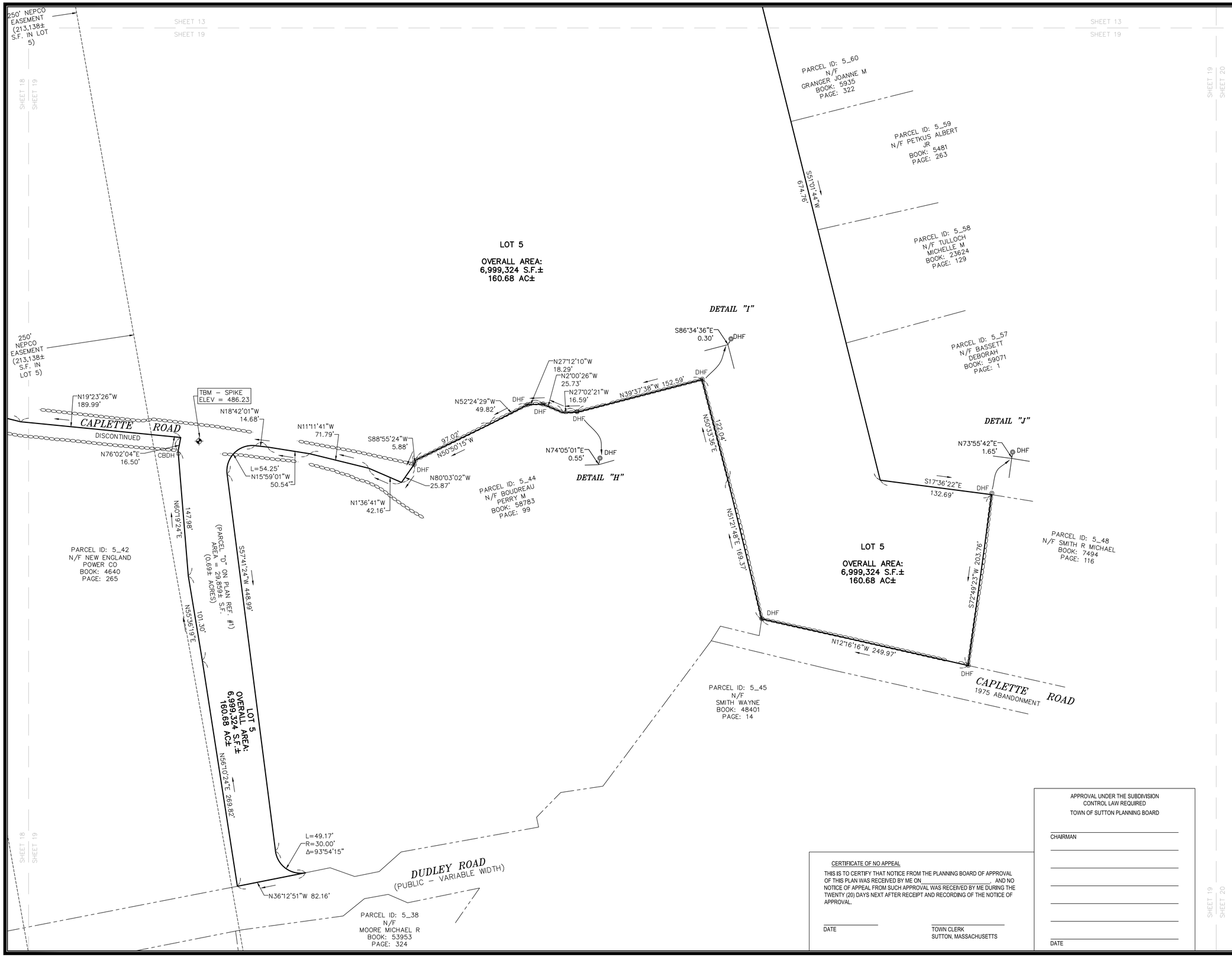

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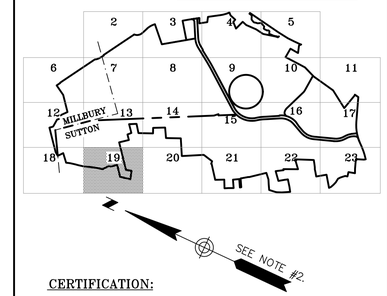

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
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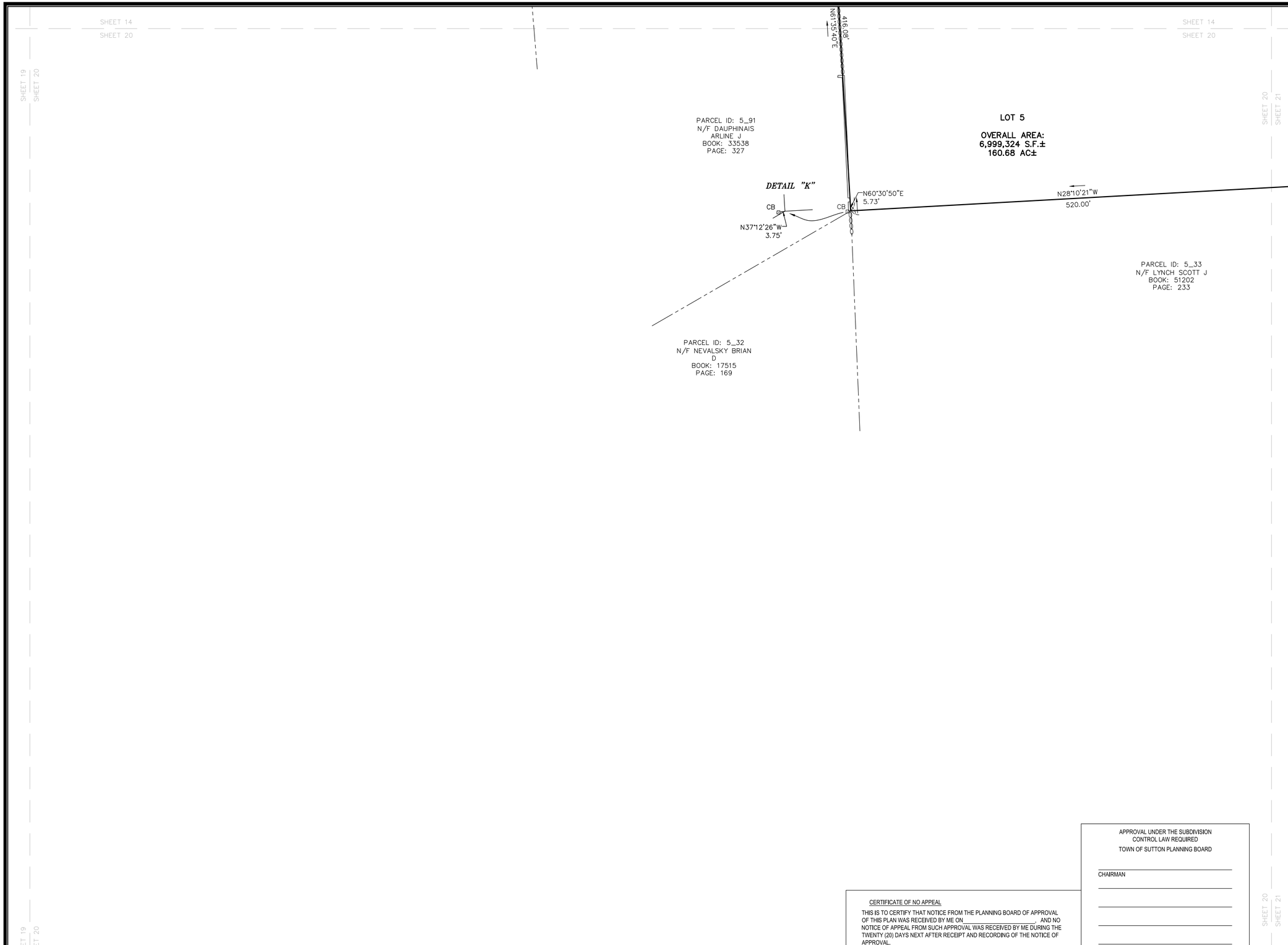

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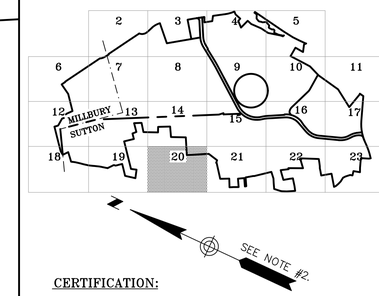

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12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON_____ AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

DATE

TOWN CLERK
SUTTON, MASSACHUSETTS

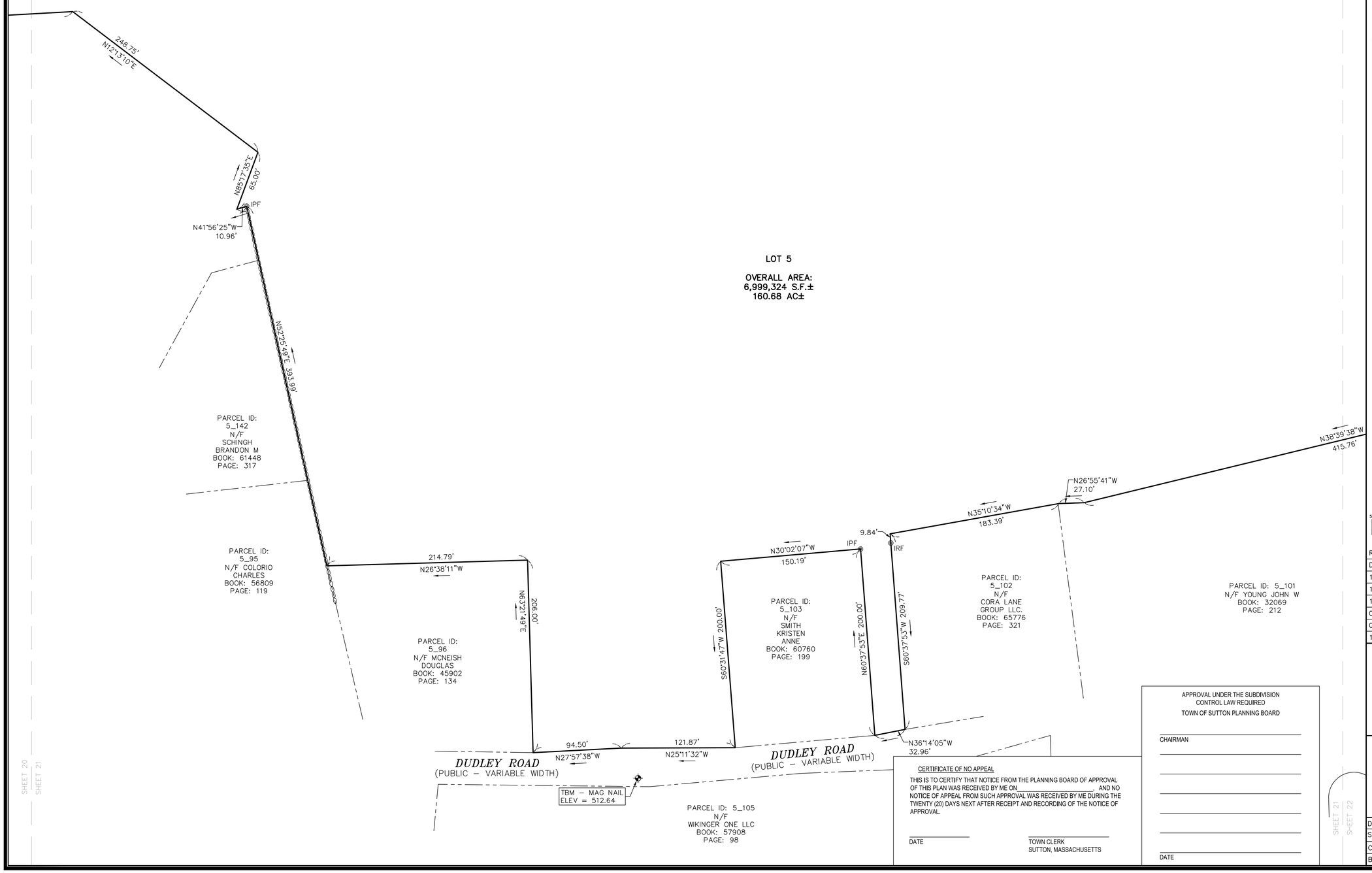
WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. –	1" = 50'	20 OF 23

SHEET 15
SHEET 21

SHEET 20
SHEET 21

SHEET 21
SHEET 22



LOT 5

OVERALL AREA:
6,999,324 S.F.±
160.68 AC±

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_____
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

_____
CHAIRMAN

_____

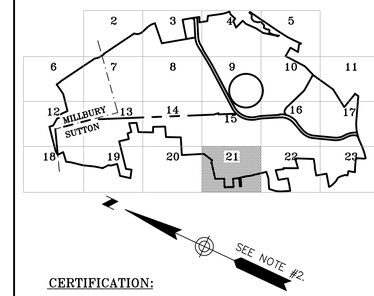
_____

_____

_____

_____
DATE

FOR REGISTRY USE ONLY



CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 12/22/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- PROPERTY LINE
- PROPOSED PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- ZONE LINE
- EASEMENT
- STONE WALL
- SBDH ⊡ STONE BOUND DRILL HOLE
- CBDH ⊡ CONCRETE BOUND DRILL HOLE
- CB ⊡ CONCRETE BOUND
- DHF ◎ DRILL HOLE FOUND
- IRF ◎ IRON ROD FOUND
- IPF ◎ IRON PIPE FOUND
- LPEP ◎ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/22/22	NOTES ADDED TO SHEET 8
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
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Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. –	1" = 50'	21 OF 23

SHEET 16
SHEET 22

SHEET 21
SHEET 22

SHEET 22
SHEET 23

LOT 5

OVERALL AREA:
6,999,324 S.F.±
160.68 AC±

N23°04'59"W 444.01'

N23°04'59"W
444.01'

N56°21'55"E 100.60'

N58°38'02"E
70.53'

N63°12'46"E
54.19'

N52°58'27"E
67.31'

N34°29'06"E
103.94'

N34°42'32"W
248.81'

S48°17'57"W 244.71'

PARCEL ID:
10_98
N/F LORE
REBECCA M
BOOK: 46418
PAGE: 150

DHF
S53°49'07"W
26.33'

347.71'
N24°36'31"W

N31°34'24"W 189.52'

S49°27'04"W
76.02'

S49°17'02"W 164.85'

PARCEL ID:
10_99
N/F WILLIAMS
BRUCE S
BOOK: 20254
PAGE: 2

DETAIL "L"

DHF
N4°19'13"E
0.67'

DHF

S35°05'38"E 154.11'

S32°02'56"E
73.43'

S53°11'02"W
187.32'

S57°19'27"W
114.41'

DHF

IPF

N38°39'38"W
415.76'

N47°18'03"E
55.97'

N47°38'37"E
108.60'

N61°20'00"E
107.57'

N60°53'36"E
141.29'

PARCEL ID: 5_101
N/F YOUNG JOHN W
BOOK: 32069
PAGE: 212

DETAIL "M"

DHF
S25°44'11"E
1.88'

DHF

N7°19'24"W
154.69'

DUDLEY ROAD
(PUBLIC – VARIABLE WIDTH)

PARCEL ID: 10_126
N/F
MCKINNON ROBERT
BOOK: 16487
PAGE: 226

DHF

DHF
N13°09'44"W
37.25'

115.33'
N23°12'02"W

199.16'
N28°34'35"W

PARCEL ID: 10_102
N/F
ZEMAN GREGORY A
BOOK: 58817
PAGE: 33

DUDLEY ROAD
(PUBLIC – VARIABLE WIDTH)

LOT 5

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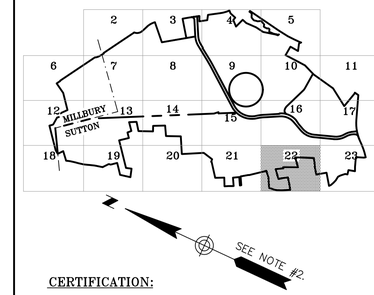
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

FOR REGISTRY USE ONLY



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SBDH	STONE BOUND DRILL HOLE
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DHF	DRILL HOLE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
LPEP	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
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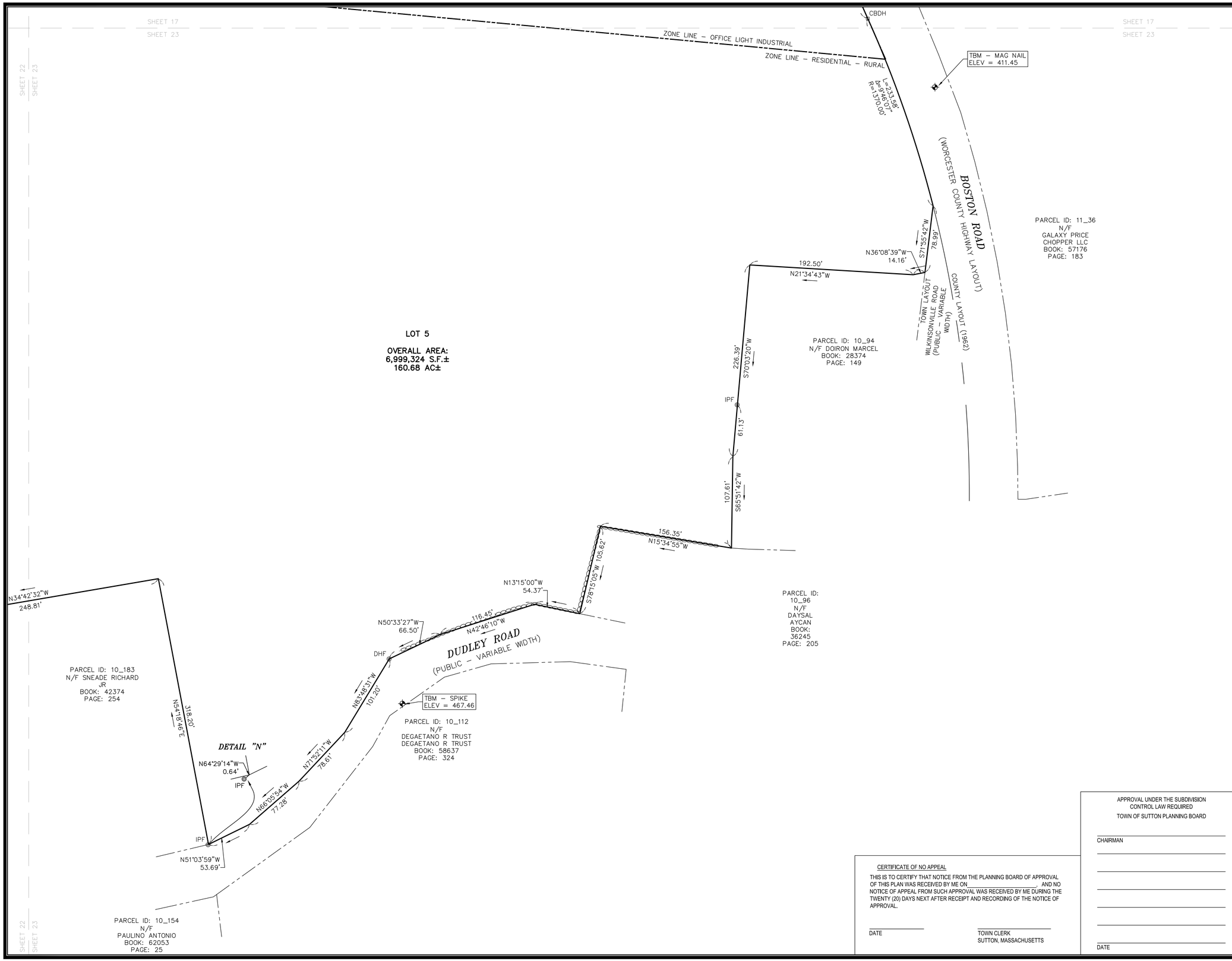
Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale 1" = 50'	Sheet No. 22 OF 23
Book No. –		

SHEET 22
SHEET 23



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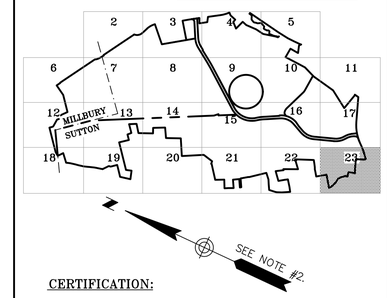

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