

TOWN OF SUTTON PLANNING BOARD APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS:

- PRIOR TO ENDORSEMENT OF THE DEFINITIVE PLAN:
 - PRIOR TO PLAN ENDORSEMENT IN ACCORDANCE WITH MGL, THE APPLICANT SHALL PROVIDE A COVENANT THAT STATES THE LOT(S) SHALL NOT BE TRANSFERRED UNTIL THE CONSTRUCTION OF THE ROADWAY AND ANY RELATED SITE RESTORATION IS 100% COMPLETE TO BINDER COURSE FOR THE PHASE AND PHASE(S) LEADING THERETO IN WHICH THE SUBJECT LOT(S) ARE LOCATED AND AN ALTERNATE METHOD OF SURETY HAS BEEN ESTABLISHED TO SECURE ANY REMAINING ROADWAY AND RELATED SITE WORK.
 - PRIOR TO PLAN ENDORSEMENT, ALL WAIVERS AND CONDITIONS OF APPROVAL SHALL BE NOTED ON THE PLAN SHEETS TO BE RECORDED.
 - PRIOR TO PLAN ENDORSEMENT, ALL PLAN RELATED REVISIONS REFERENCED IN THE PEER REVIEW LETTERS, THE PLANNING DIRECTORS MEMO OF 3/9/22, AND THE ASSESSORS REVIEW DATED 2/26/22 SHALL BE COMPLETED.

PRIOR TO COMMENCEMENT OF CONSTRUCTION:

- APPROVAL OF ALL OTHER REQUIRED LOCAL AND STATE DEPARTMENTS, BOARDS, AND COMMISSIONS.
- 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 FORMAT DETERMINED BY THEM. IF DETERMINED TO BE AUTOCAD FORMAT, THE INFORMATION SHALL BE ON THE MASS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) AND NAD88 VERTICAL DATUM.
- 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.
- THE APPLICANT SHALL ATTEND A PRECONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT, THE TOWN'S CONSULTING ENGINEER, 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.
- THE APPLICANT SHALL PROVIDE AND RECEIVE APPROVAL OF A CONSTRUCTION MANAGEMENT PLAN INCLUDING TRAVEL ROUTES.
- THE APPLICANT SHALL DOCUMENT THE CONDITION OF DUVAL, MUMFORD, AND TORREY ROADS WITHIN THE TOWN OF SUTTON AS AGREED TO BY THE HIGHWAY SUPERINTENDENT AND PROVIDE A COPY OF DOCUMENTATION TO THE HIGHWAY AND PLANNING DEPARTMENTS. THE APPLICANT SHALL PERIODICALLY DOCUMENT THE CONDITION OF THESE ROADS THROUGHOUT THE CONSTRUCTION PERIOD PROVIDING COPIES OF DOCUMENTATION TO THE HIGHWAY AND PLANNING DEPARTMENT. POST CONSTRUCTION OR NO LATER THAN MAY 2028, WHICHEVER IS SOONER, AND BEFORE FINAL BOND RELEASE, THE APPLICANT SHALL DOCUMENT THE CONDITION OF THESE ROADS. SHOULD IT BE DETERMINED BY THE HIGHWAY SUPERINTENDENT IN CONSULTATION WITH THE PLANNING DEPARTMENT, THAT RELATED ACTIVITY HAS RESULTED IN THE DEGRADATION OF THESE ROADS, THEN THE APPLICANT SHALL REPAIR/RESURFACE THESE ROADWAYS AS DETERMINED BY THE HIGHWAY SUPERINTENDENT IN CONSULTATION WITH THE PLANNING DEPARTMENT.
- THE APPLICANT SHALL POST A ROAD OPENING BOND AS THEY ARE IMPACTING AN EXISTING PUBLIC ROADWAY.
- THE APPLICANT SHALL POST FINANCIAL SECURITY IN THE AMOUNT OF \$10,000 PER ACRE OF LAND TO BE DISTURBED WITHIN THE TOWN OF SUTTON AND EXECUTE A RELATED SURETY AGREEMENT.
- ALL EROSION CONTROL MEASURES MUST BE IN PLACE, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER, AND MAINTAINED THROUGHOUT THE DURATION OF PHASE 1 OF THE PROJECT AS DEPICTED ON THE APPROVED PLANS. THE APPLICANT WILL BE PROVIDED TWENTY-FOUR HOURS TO RECTIFY AN EROSION PROBLEM, SHALL BE FINED \$300 PER DAY EACH DAY AFTER NOTICE OF VIOLATION OF THIS CONDITION IS SERVED IN WRITING VIA HAND DELIVERY, EMAIL (RESPONSE REQUESTED) OR MAIL TO OWNER, OWNER'S ATTORNEY, OR LEAD CONTRACTOR. ADDITIONALLY, ALL RELATED PRIVATE PROPERTY DAMAGE SHALL BE RESOLVED IN A REASONABLE TIME PERIOD AS DETERMINED BY THE PLANNING BOARD OR THEIR AGENT.
- ALL STORMWATER MANAGEMENT FACILITIES NECESSARY TO CONTROL, RECEIVE, AND CONTAIN RUNOFF, (I.E. DETENTION BASINS, INFILTRATION BASINS, ETC.,) NOT INCLUDING THE CLOSED DRAINAGE SYSTEM, SHALL BE IN PLACE, STABILIZED, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER.
- ALL OFF-SITE ADVANCE WARNING SIGNAGE/METHODS RELATED TO CONSTRUCTION TRAFFIC SAFETY AS WELL AS PERMANENT ADVANCE WARNING SIGNAGE, AS DETERMINED BY THE HIGHWAY AND POLICE DEPARTMENTS, SHALL BE INSTALLED, INCLUDING REFLECTORS ON TELEPHONE POLES ALONG DUVAL ROAD.

TOWN OF SUTTON PLANNING BOARD APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS (CONTINUED):

- CONSTRUCTION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY 7:00 AM TO 5 PM AND SATURDAY 8 AM TO NOON, WITH NO CONSTRUCTION ACTIVITY ON LOCAL STATE OR FEDERAL HOLIDAYS.
- THE APPLICANT SHALL ESTABLISH A CONSTRUCTION ENTRANCE WITH MATERIAL TRACKING SURFACE AT ALL ACCESS POINTS AND SHALL ENSURE SEDIMENT LADEN RUNOFF, DIRT, SILT, AGGREGATES, AND OTHER CONSTRUCTION MATERIALS/DEBRIS ARE CONTAINED TO THE CONSTRUCTION AREA AND SHALL CLEAN UP ANYTHING TRACKED ONTO ADJACENT ROADWAYS AT THE END OF EVERY WORKDAY.
- THE APPLICANT SHALL MAINTAIN ENOUGH EQUIPMENT AND RESOURCES TO ENSURE DUST IS PROPERLY CONTROLLED AND CONTAINED TO THE SITE AT ALL TIMES.
- THE APPLICANT SHALL COORDINATE REQUIRED SUBDIVISION INSPECTIONS WITH THE TOWN'S CONSULTING ENGINEER IN A TIMELY MANNER.
- THE APPLICANT SHALL MODIFY PLANTINGS OR FEATURES THAT MAY INHIBIT 85TH PERCENTILE SIGHT DISTANCE AT THE DUVAL ROAD ENTRANCE AS SHOWN ON THE APPROVED PLANS, WITH FOLLOW-UP EVALUATION AND APPROVAL OF SIGHT LINES BY THE HIGHWAY SUPERINTENDENT AND THE TOWN'S CONSULTING TRAFFIC ENGINEER AFTER THE MODIFICATIONS ARE IMPLEMENTED TO ENSURE MEASURES AREA ADEQUATE OR COMPLETE ADDITIONAL MEASURES TO ACHIEVE ADEQUATE SIGHT DISTANCE. THIS SHALL OCCUR NO LATER THAN WHEN THE INTERSECTION IS CONSTRUCTED TO APPROXIMATE ROAD SUBGRADE.
- STREET LIGHT INSTALLATION SHALL BE COORDINATED WITH THE SUTTON HIGHWAY DEPARTMENT TO ENSURE THE REQUIRED TYPE OF LED LIGHTS ARE INSTALLED AT THE OPTIMAL LOCATIONS ALONG AFFECTED ROADWAYS.

POST CONSTRUCTION:

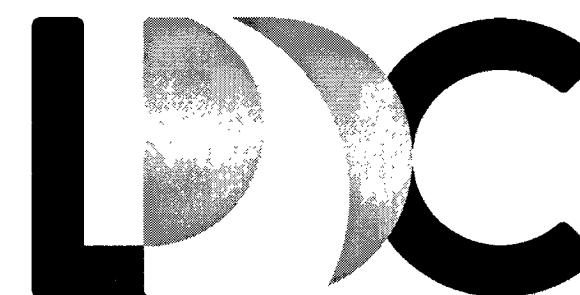
- THE BOARD RESERVES THE RIGHT TO REVIEW SCREENING PLANTINGS AND REQUIRE ADDITIONAL PLANTINGS OR OTHER MITIGATION TO ACHIEVE INTENDED SCREENING.
- PRIOR TO RELEASE OF SURETY FOR THE PROJECT, THE APPLICANT SHALL PROVIDE TO THE PLANNING BOARD AN AS-BUILT PLAN AND WRITTEN CERTIFICATION FROM THE APPLICANT'S PROJECT ENGINEER THAT THE ROAD HAS BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLANS.

GENERAL CONDITIONS:

- THE APPLICANT SHALL DESIGN AND CONSTRUCT THE TORREY AND MANCHAUG INTERSECTION COMPLETING IMPROVEMENTS BY MAY 2025 AT A COST NOT TO EXCEED \$25,000. THE APPLICANT SHALL COMPLETE THE SURVEY WORK FOR MUMFORD AND MAIN STREET INTERSECTION BY DEC 2022 AT A COST NOT TO EXCEED \$5,000. THE APPLICANT SHALL PROVIDE FUNDS FOR THE TOWN'S USE TO IMPROVE SAFETY AT DUVAL AND MUMFORD ROAD INTERSECTION BY SEPTEMBER 2023 AT A COST NOT TO EXCEED \$5,000. ALL IMPROVEMENT AND WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE HIGHWAY SUPERINTENDENT.
- IF THE STORMWATER FACILITIES RELATED TO THE ROADWAY LOCATED ON EACH INDIVIDUAL LOT ARE TO BE HELD IN DIFFERENT OWNERSHIP THAN THE ROADWAY, LEGAL EASEMENTS SHALL BE ESTABLISHED AND RECORDED TO ENSURE SAID FACILITIES CAN BE LEGALLY MAINTAINED.
- ANY MATERIAL MODIFICATIONS TO THE SUBDIVISION REQUIRED BY ANOTHER PERMITTING AUTHORITY SHALL BE SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND ACTION AS AN AMENDMENT.
- CENTER LINE AND FOD STRIPING OF DUVAL ROAD SHALL BE COMPLETED FOR THE LENGTH OF DUVAL ROAD AS DETERMINED BY THE HIGHWAY SUPERINTENDENT PRIOR TO OCCUPANCY OF ANY HOME IN THE SUBDIVISION.
- SPEED FEEDBACK SIGNS SHALL BE INSTALLED AT LOCATIONS COMPLYING WITH MUTCD REQUIREMENTS AND DETERMINED BY THE TOWN'S CONSULTING TRAFFIC ENGINEER AND HIGHWAY AND POLICE DEPARTMENTS PRIOR TO OCCUPANCY OF ANY HOME IN THE SUBDIVISION.
- IT IS THE BOARD'S UNDERSTANDING THAT THE TOWN OF DOUGLAS HAS AGREED IF THE ROADWAYS ARE ACCEPTED AS PUBLIC WAYS, THE TOWN OF DOUGLAS WILL MAINTAIN ALL ROADWAYS AND STORMWATER MANAGEMENT BASINS INCLUDING THOSE WITHIN SUTTON. HOWEVER, IF NOT THE APPLICANT SHALL MAINTAIN THE ROADWAYS, STORMWATER, AND DRAINAGE STRUCTURES.
- IN AN EFFORT TO MINIMIZE/MITIGATE THE REMOVAL OF TREES, THE APPLICANT SHALL MARK ALL TREES OVER 12" TO BE REMOVED WITHIN THE FRONT SETBACKS OF THE LOTS WITHIN SUTTON AND OBTAIN THE APPROVAL OF THE PLANNING BOARD OR ITS AGENT PRIOR TO REMOVALS.

PROJECT TEAM

Civil Engineer | Landscape Architect



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

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

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

PROJECT OWNER

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

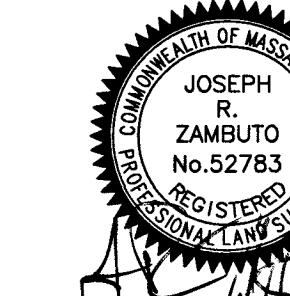
PROJECT APPLICANT

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

WORCESTER DISTRICT REGISTRY OF DEEDS-WORCESTER, MA	PLAN BOOK 966 PLAN 43
Received 9-8-2022	
3 h 33 m 0 s	
Sheet 1 of 11	
Fee 115.00	
ATTEST: <i>Kathryn O'Toole</i>	
Register	

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

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



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

8-19-2022

DATE

DEFINITIVE PLAN

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

FOR

SUTTON DOUGLAS DEVELOPMENT

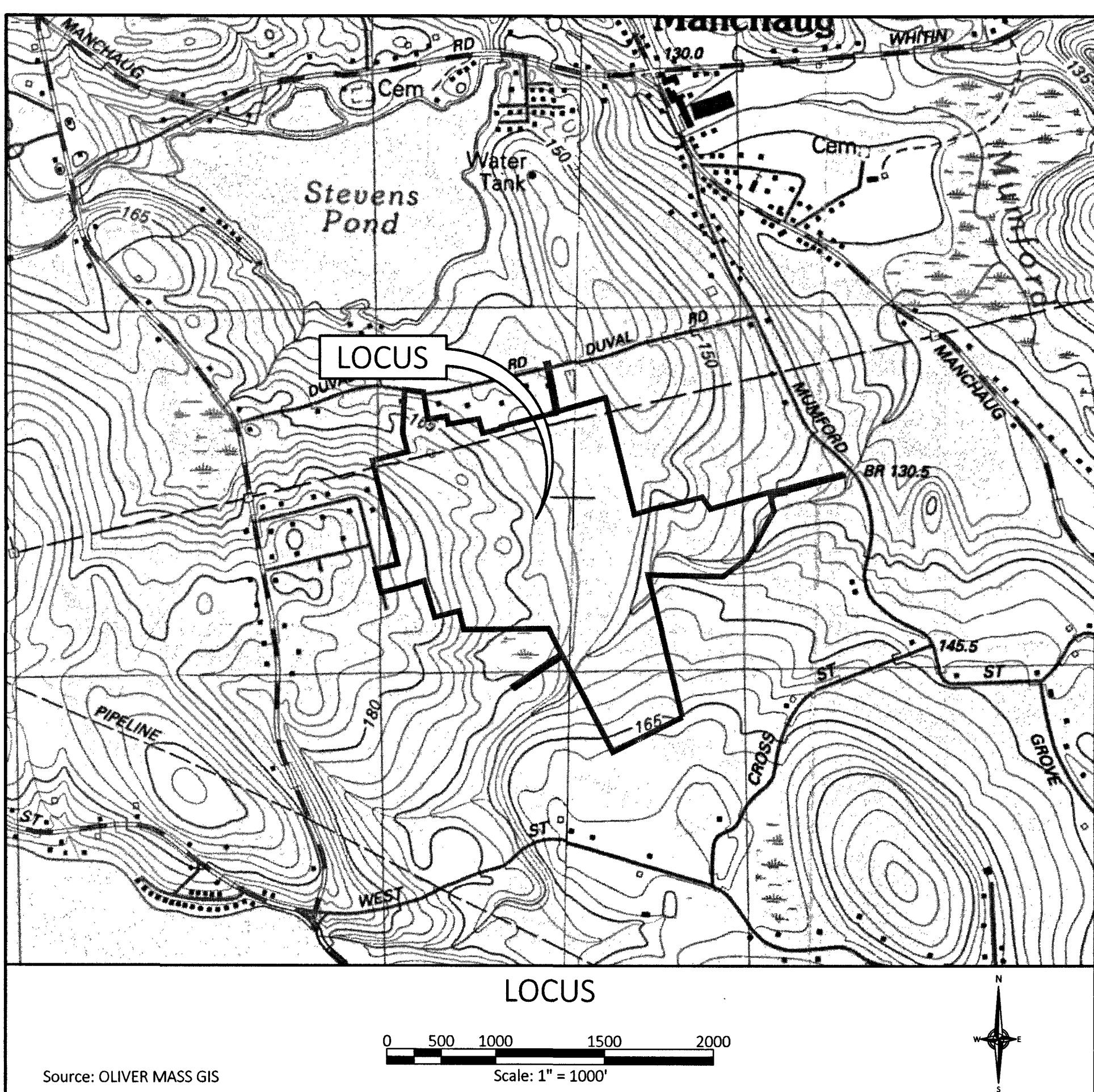
SUTTON & DOUGLAS, MA

DATE

FEBRUARY 10, 2022

REVISED

May 27, 2022 & August 19, 2022



TOWN OF SUTTON SUBDIVISION RULES & REGULATIONS WAIVERS GRANTED:
4.A.3 - REDUCE ROAD WIDTH FROM 26' TO 24' PAVED WIDTH.
5.G.1 - ALLOW CAPE COD BITUMINOUS BERM WITH VERTICAL GRANITE AT ALL STREET INTERSECTION TO 6' PAST THE RADII ON BOTH STREETS.
5.J.4 - ALLOW ELIMINATION OF STREET TREES WHERE EXISTING TREES REMAIN THAT ARE OF ADEQUATE SIZE AND LOCATION TO SERVE AS PUBLIC SHADE TREES IN THE OPINION OF THE PLANNING BOARD.
3.C.1.F - ALLOW AN ALTERNATE SCALE ON THE LOCUS PLAN.
4.A.3 - REDUCE PAVEMENT WIDTH AT 24', 2.5" BASE AND 1.5" TOP COURSE PAVEMENT.
4.D. - FIRE PROTECTION.
4.F.3 - ELIMINATE TEMPORARY CONSTRUCTION EASEMENTS ADJACENT TO THE ROADWAY LAYOUT.
4.D.1&5.B. - ALLOW INDIVIDUAL FIRE SUPPRESSION ON ALL HOMES IN LIEU OF UNDERGROUND FIRE CISTERN.
4.B.2 - ALLOW 3.3' OF COVER FOR A LIMITED SECTION OF PIPE PER THE PLANS DATED 5/27/2022.
5.K - WAIVER TO ALLOW A 2:1 SLOPE WITH STABILIZATION INSTEAD OF A 3:1 SLOPE.
DOUGLAS GENERAL CONDITION 12.D - TITLE TO EACH LOT SHOWN ON THIS PLAN IS SUBJECT TO THE RIGHT RESERVED TO THE COMMON GRANTOR TO CONVEY THE TOWN OF DOUGLAS AN EASEMENT WITH RESPECT TO THE STREETS AND WAYS SHOWN ON THE PLAN FOR ALL PURPOSES FOR WHICH STREETS AND WAYS ARE COMMONLY USED IN THE TOWN OF DOUGLAS, UPON ACCEPTANCE OF SUCH STREETS AND WAYS BY THE TOWN.

SHEET INDEX

SHEET NO.	SHEET TITLE
V-101-113	EXISTING CONDITIONS PLANS (FELDMAN)
C-001	GENERAL NOTES AND LEGEND
C-101-110	LOTTING PLANS (RECORDED PLANS)
C-201-207	GRADING & DRAINAGE PLANS
C-221	GENERAL PHASING PLAN
C-222-223	SITE EROSION & SEDIMENT CONTROL PLANS
C-301-307	PLAN & PROFILES
C-351-355	LINE OF SIGHT PLAN & PROFILES
C-401-405	DETAILS

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS TOWN CLERK CERTIFICATION

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

July 1, 2022 AT *9:30AM*

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

DOUGLAS TOWN CLERK

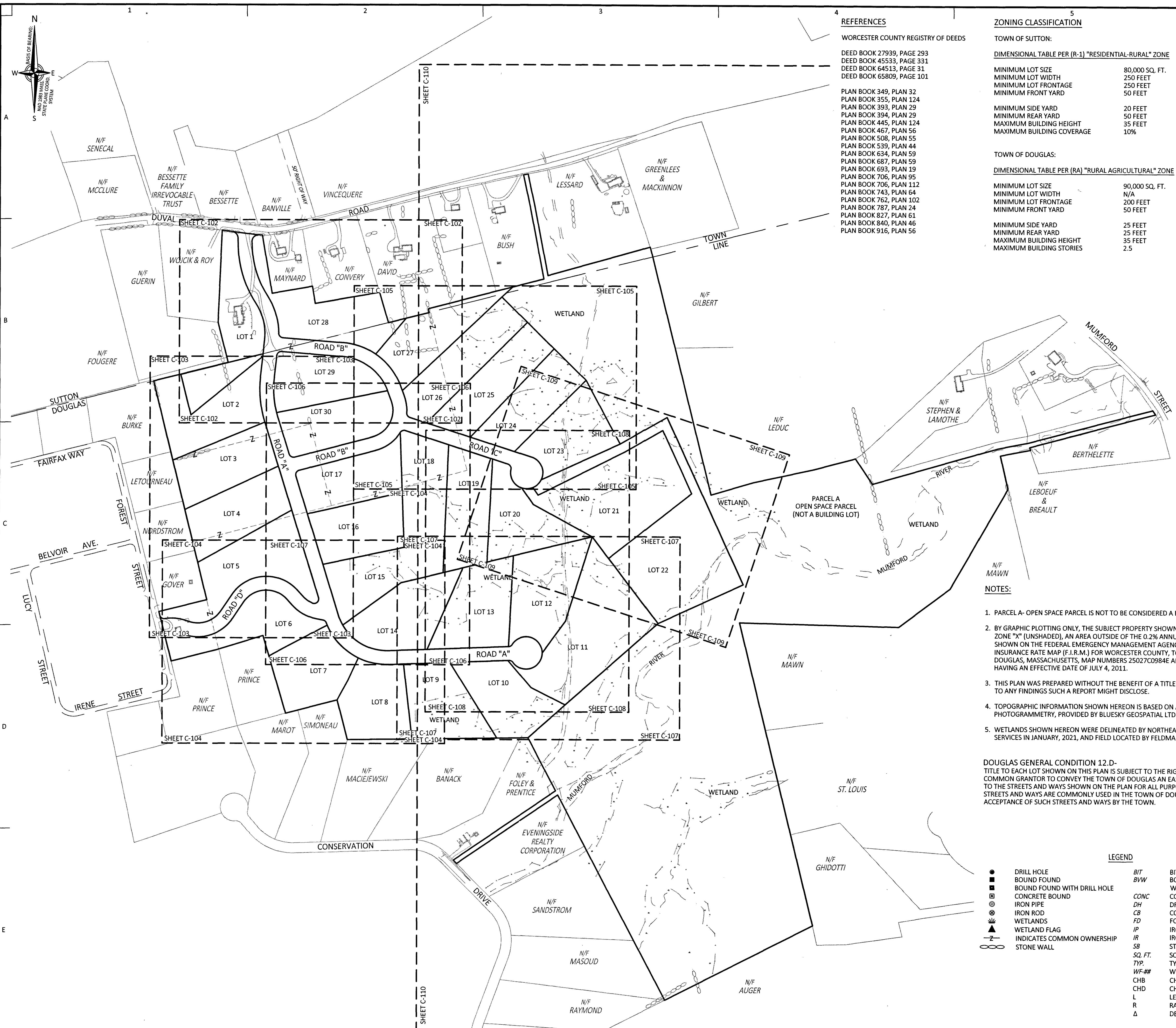
Tracy Sharkey

Barbara Gruber

Amy Mih

MD

Michael J. Bruno



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REFERENCES
WORCESTER COUNTY REGISTRY OF DEEDS

DEED BOOK 27939, PAGE 293
DEED BOOK 45533, PAGE 331
DEED BOOK 64513, PAGE 51
DEED BOOK 65809, PAGE 101

PLAN BOOK 349, PLAN 32
PLAN BOOK 355, PLAN 124
PLAN BOOK 393, PLAN 29
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PLAN BOOK 827, PLAN 61
PLAN BOOK 840, PLAN 46
PLAN BOOK 916, PLAN 56

ZONING CLASSIFICATION

TOWN OF SUTTON:

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

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

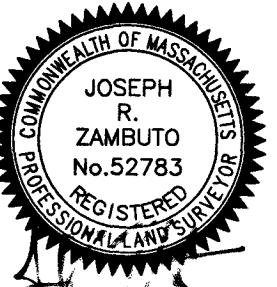
TOWN OF DOUGLAS:

DIMENSIONAL TABLE PER (RA) "RURAL AGRICULTURAL" ZONE

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

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



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

E-22-222
DATE

PLAN BOOK 966 PLAN 43
SHEET 2

For Registry Use Only

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

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

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

Sheet Title:
LOTTING PLAN
KEY SHEET

Local Permitting

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

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF FELDMAN GEOGRAPHIC ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND INDIRECTLY TO THE PRACTICE OF LAND SURVEYING SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES OTHER THAN THE PRACTICE OF LAND SURVEYING SERVICES IS AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOGRAPHIC.

DATE: 8/22/22

THE DEFINITIVE SUBDIVISION PLAN WAS APPROVED AND ENDORSED SUBJECT TO THE TERMS OF A COVENANT DATED 8-22-2022, AND RECORDED HEREWITHE AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 69141, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION

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

July 11, 2022 AT 9:30 AM

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

Clarus

8/30/22

DATE: 8/22/22

2 08/19/2022 ENDORSEMENT PLANS
1 05/27/2022 PEER REVIEW COMMENTS

No: Date: Revision 1 Issue:

Drawn By: CMP Checked By: JRZ

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

0 100 200 400 600

Scale: 1" = 200'

Sheet No.:

C-101

2 of 11

●	DRILL HOLE	BIT/BW	BITUMINOUS BORDERING VEGETATED
■	BOUND FOUND	CONC/DH	WETLAND CONCRETE
□	BOUND FOUND WITH DRILL HOLE	CB	CONCRETE BOUND
○	CONCRETE BOUND	FD	DRILL HOLE FOUND
◎	IRON PIPE	IP	IRON PIPE
×	IRON ROD	IR	IRON ROD
◆	WETLANDS	SB	STONE BOUND
▲	WETLAND FLAG	SQ. FT.	SQUARE FEET
◆	INDICATES COMMON OWNERSHIP	TYP.	TYPICAL
◆		WF##	WETLAND FLAG NUMBER
◆		CHB	CHORD BEARING
◆		CHD	CHORD DISTANCE
◆		L	LENGTH
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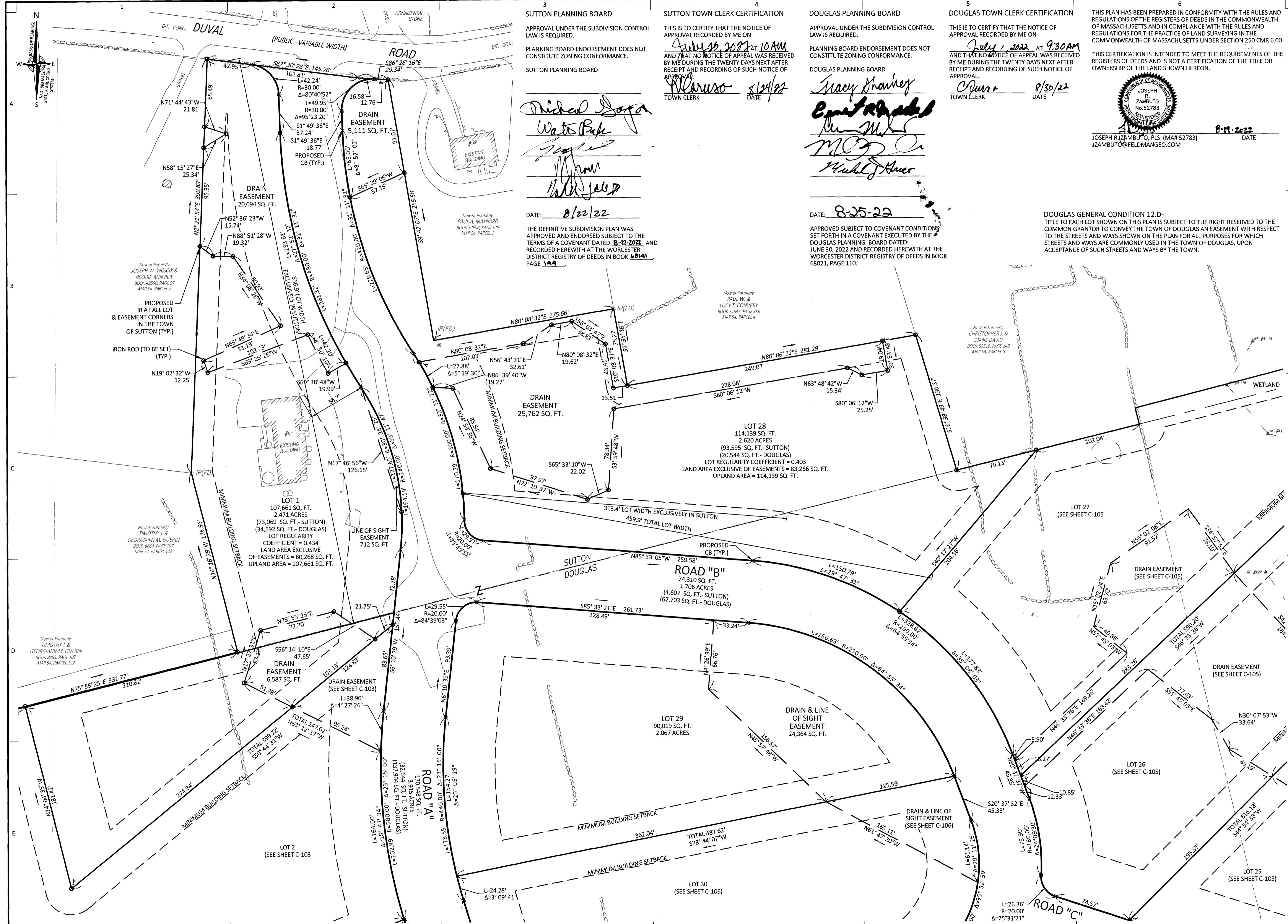
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PLAN BOOK 966 PLAN 43
SHEET 3

For Registry Use Only

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

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

Project Title:

Definitive Plan

Sutton Douglas Development

Sutton, MA
(Worcester County)

Sheet Title:

The logo consists of the letters 'IDC' in a large, bold, black font. The 'I' is a simple vertical line, the 'D' is a semi-circle, and the 'C' is a full circle. Below the logo, the company name 'LAND DESIGN COLLABORATIVE' is written in a smaller, bold, black, sans-serif font. Underneath that, the address 'Chauncy Place | Terrace North | Suite 45 Lyman Street' and the zip code 'Westborough, MA 01581' are also in a smaller, bold, black, sans-serif font.

Project Surveyor:

FELDINI
152 Hampden Street

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN
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BY FELDMAN GEOSPATIAL.

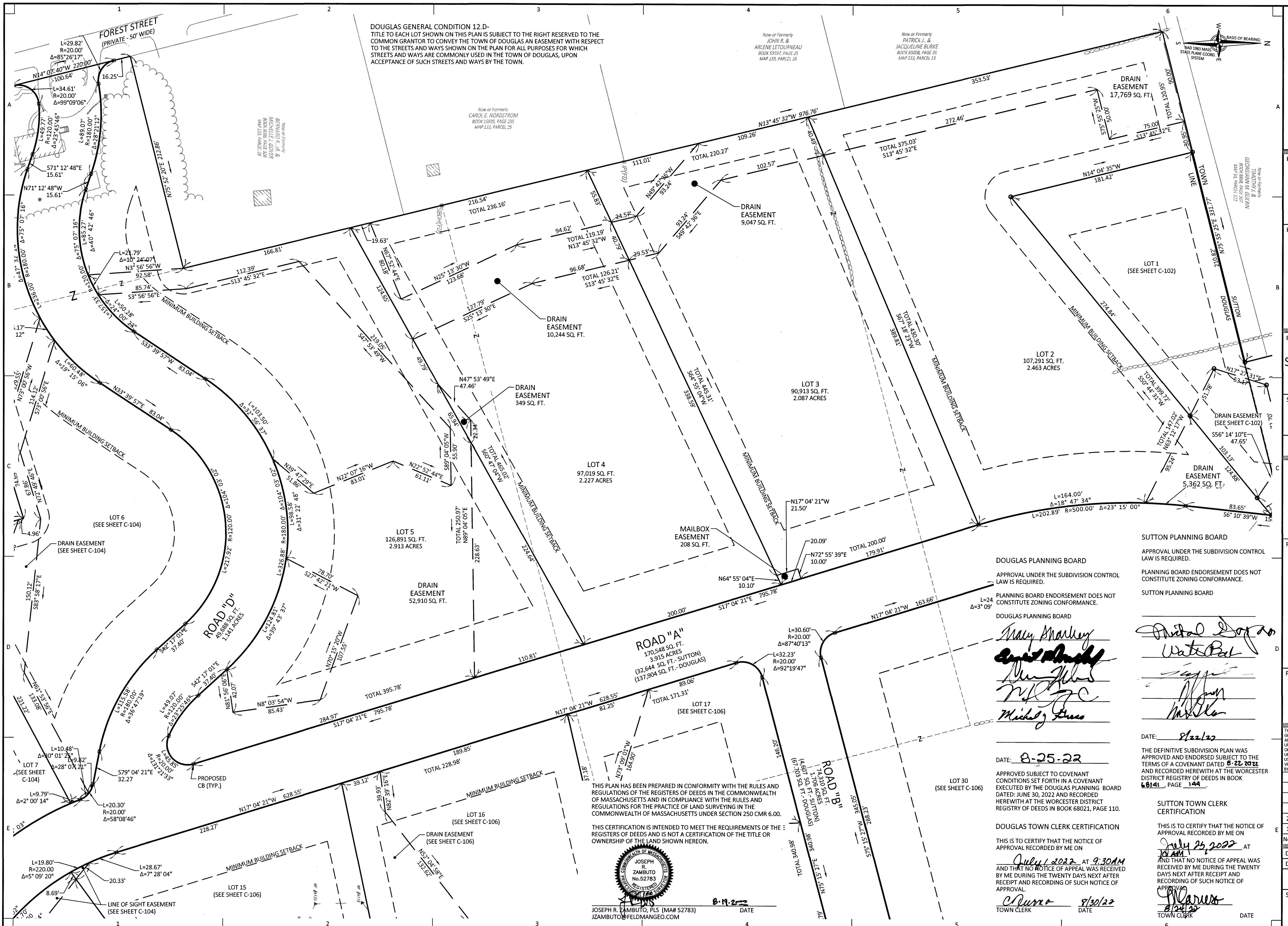
2	08/19/2022	ENDORSEMENT PLANS
1	05/27/2022	PEER REVIEW COMMENTS
No:	Date:	Revision Issue:

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

Scale: 1" = 40'

C 102

C-102



PLAN BOOK 966 PLAN 43
SHEET 4

For Registry Use Only

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

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

Project Title:

Definitive Plan

Sutton Douglas Development

Sutton, MA

(Worcester County)

Sheet Title: **LOTTING PLAN**

Local Permitting

The logo for Land Design Collaborative (LDC) is a stylized lowercase 'ldc'. The 'l' is a solid black shape. The 'd' is a circle with a fine grey hatching pattern. The 'c' is a solid black shape.

Project Surveyor:
FELDMAN
152 Hampden Street

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2	08/19/2022	ENDORSEMENT PLANS
1	05/27/2022	PEER REVIEW COMMENTS

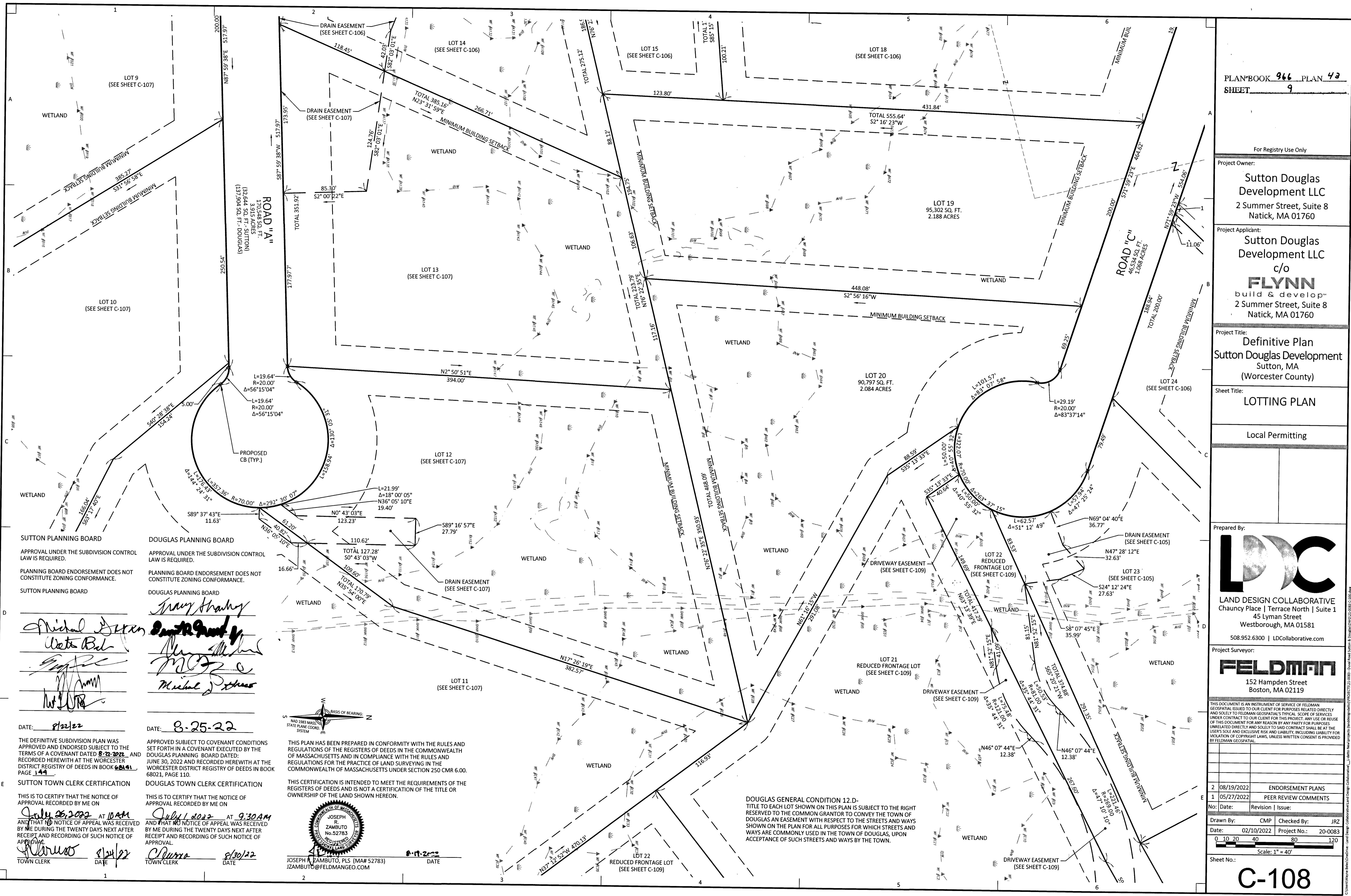
Drawn By:	CMP	Checked By:	JRZ		
Date:	02/10/2022	Project No.:	20-0083		
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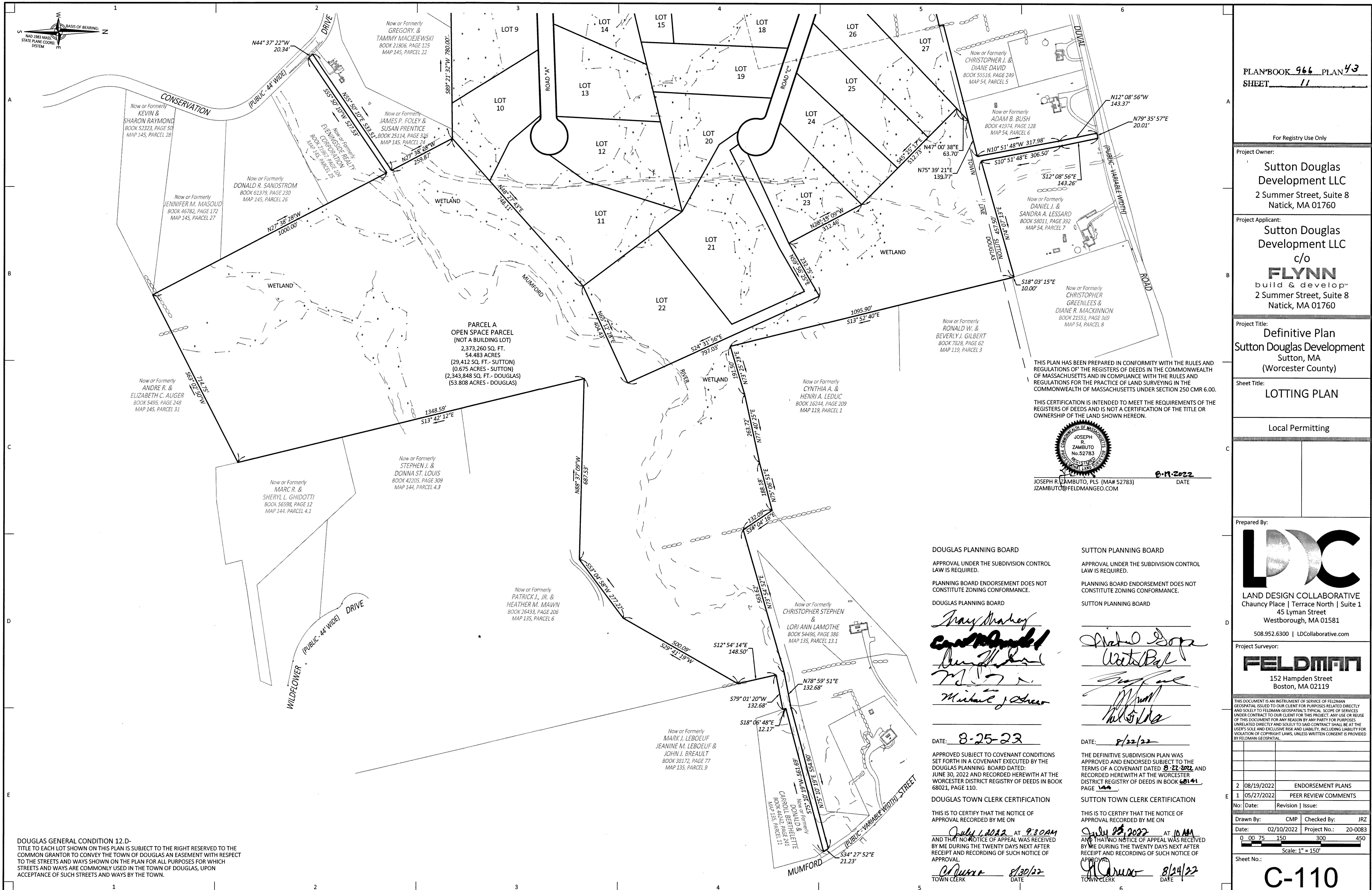
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DOUGLAS GENERAL CONDITION 12.D-
TITLE TO EACH LOT SHOWN ON THIS PLAN IS SUBJECT TO THE RIGHT RESERVED TO THE
COMMON GRANTOR TO CONVEY THE TOWN OF DOUGLAS AN EASEMENT WITH RESPECT
TO THE STREETS AND WAYS SHOWN ON THE PLAN FOR ALL PURPOSES FOR WHICH
STREETS AND WAYS ARE COMMONLY USED IN THE TOWN OF DOUGLAS, UPON
ACCEPTANCE OF SUCH STREETS AND WAYS BY THE TOWN.

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