

TOWN OF SUTTON PLANNING BOARD 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 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.
2. PRIOR TO PLAN ENDORSEMENT, ALL WAIVERS AND CONDITIONS OF APPROVAL SHALL BE NOTED ON THE PLAN SHEETS TO BE RECORDED.
3. 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:

4. APPROVAL OF ALL OTHER REQUIRED LOCAL AND STATE DEPARTMENTS, BOARDS, AND COMMISSIONS.
5. 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. IF DETERMINED TO BE AUTOCAD FORMAT, THE INFORMATION SHALL BE ON THE MASS STATE PLANE COORDINATE SYSTEM (MAINLAND ZONE) AND NAD83 VERTICAL DATUM.
6. 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.
7. 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.
8. THE APPLICANT SHALL PROVIDE AND RECEIVE APPROVAL OF A CONSTRUCTION MANAGEMENT PLAN INCLUDING TRAVEL ROUTES.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL OFF-SITE ADVANCE WARNING SIGNAGE/METHODS RELATED TO CONSTRUCTION TRAFFIC SAFETY AS WELL AS PERMANENT ADVANCED WARNING SIGNAGE, AS DETERMINED BY THE HIGHWAY AND POLICE DEPARTMENTS, SHALL BE INSTALLED, INCLUDING REFLECTORS ON TELEPHONE POLES ALONG DUVAL ROAD.

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 PLANNING BOARD APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS (CONTINUED):
DURING CONSTRUCTION:

14. 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.
15. 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.
16. THE APPLICANT SHALL MAINTAIN ENOUGH EQUIPMENT AND RESOURCES TO ENSURE DUST IS PROPERLY CONTROLLED AND CONTAINED TO THE SITE AT ALL TIMES.
17. THE APPLICANT SHALL COORDINATE REQUIRED SUBDIVISION INSPECTIONS WITH THE TOWN'S CONSULTING ENGINEER IN A TIMELY MANNER.
18. 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.
19. 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:

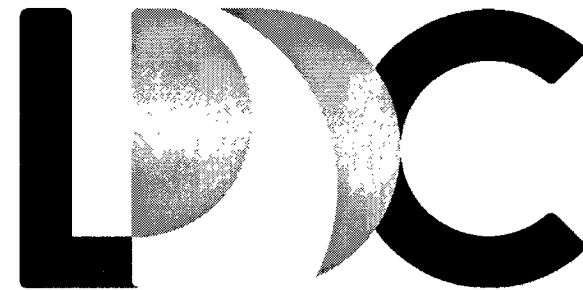
1. THE BOARD RESERVES THE RIGHT TO REVIEW SCREENING PLANTINGS AND REQUIRE ADDITIONAL PLANTINGS OR OTHER MITIGATION TO ACHIEVE INTENDED SCREENING.
2. PRIOR TO RELEASE OF SURETY FOR THE PROJECT, THE APPLICANT SHALL PROVIDE TO THE PLANNING BOARD AN AS-BUILT PLAN AND WRITTEN CERTIFICATION FROM THE APPLICANT'S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

GENERAL CONDITIONS:

1. 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.
1. 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.
2. 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.
3. CENTER LINE AND FOG 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
4. 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.
5. 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.
6. 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

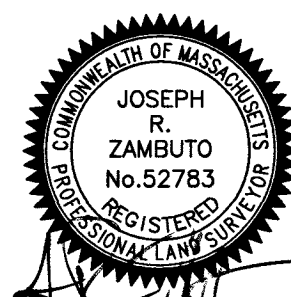
PROJECT APPLICANT

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
Sheet 3 of 11
Fee 1155.00
ATTEST: Kathryn A. Torrey
Register
For Registry Use Only

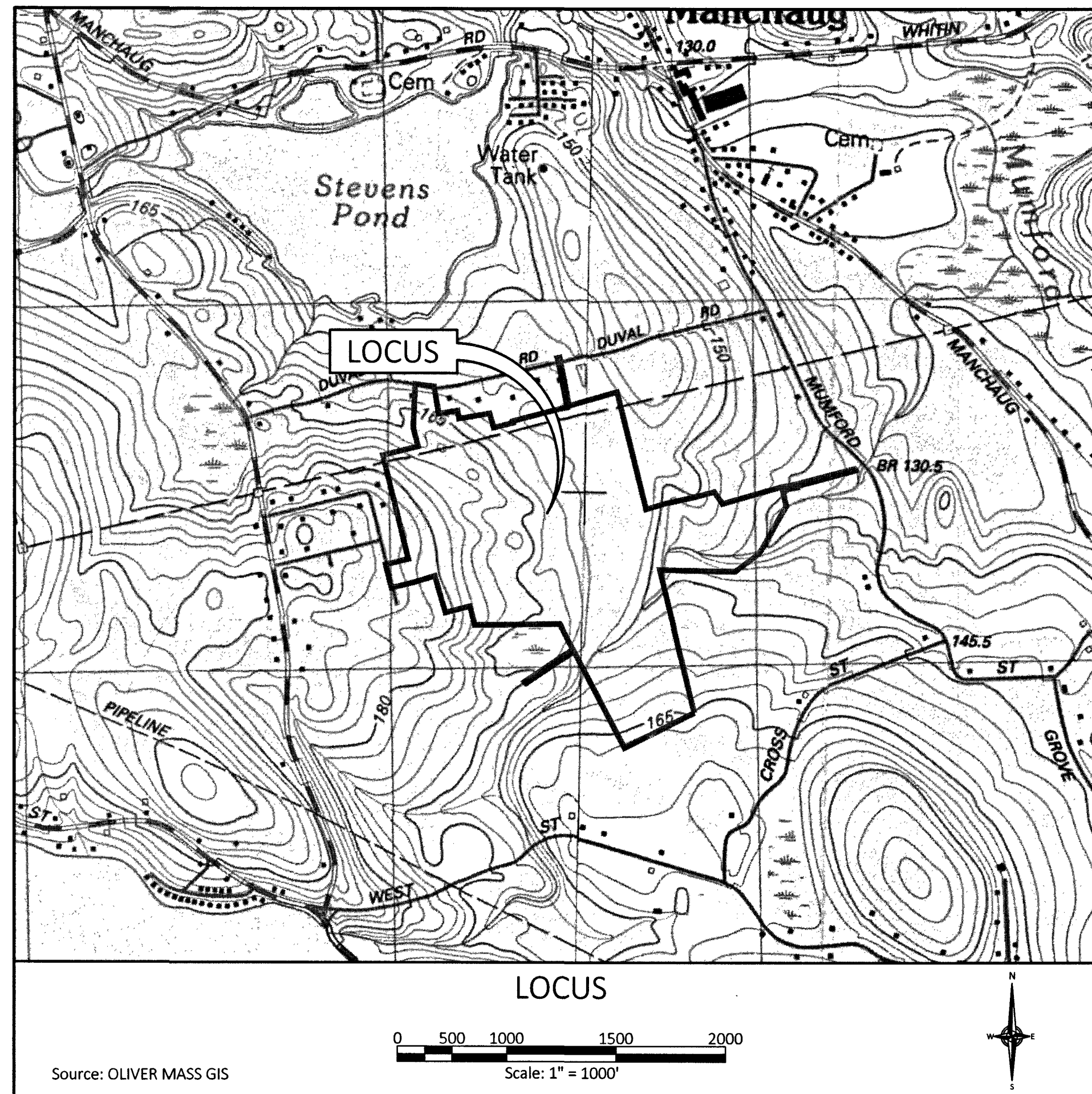
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.

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@FELDMANGE.COM

8-19-2022
DATE



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.2.K.- ALLOW 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 CISTERNS.
- 4.B.2.B.- 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	LOTING 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

Thay Sharkey
James A. Amodeo
David M. Burt
MAJCE
Michael J. Amodeo

DATE: 8-25-22

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

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

Cherrie
TOWN CLERK

DATE: 8/30/22

SUTTON TOWN CLERK CERTIFICATION

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

July 25, 2022 AT 10AM
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

SUTTON TOWN CLERK

Michael J. Amodeo
TOWN CLERK

DATE: 8/24/22

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

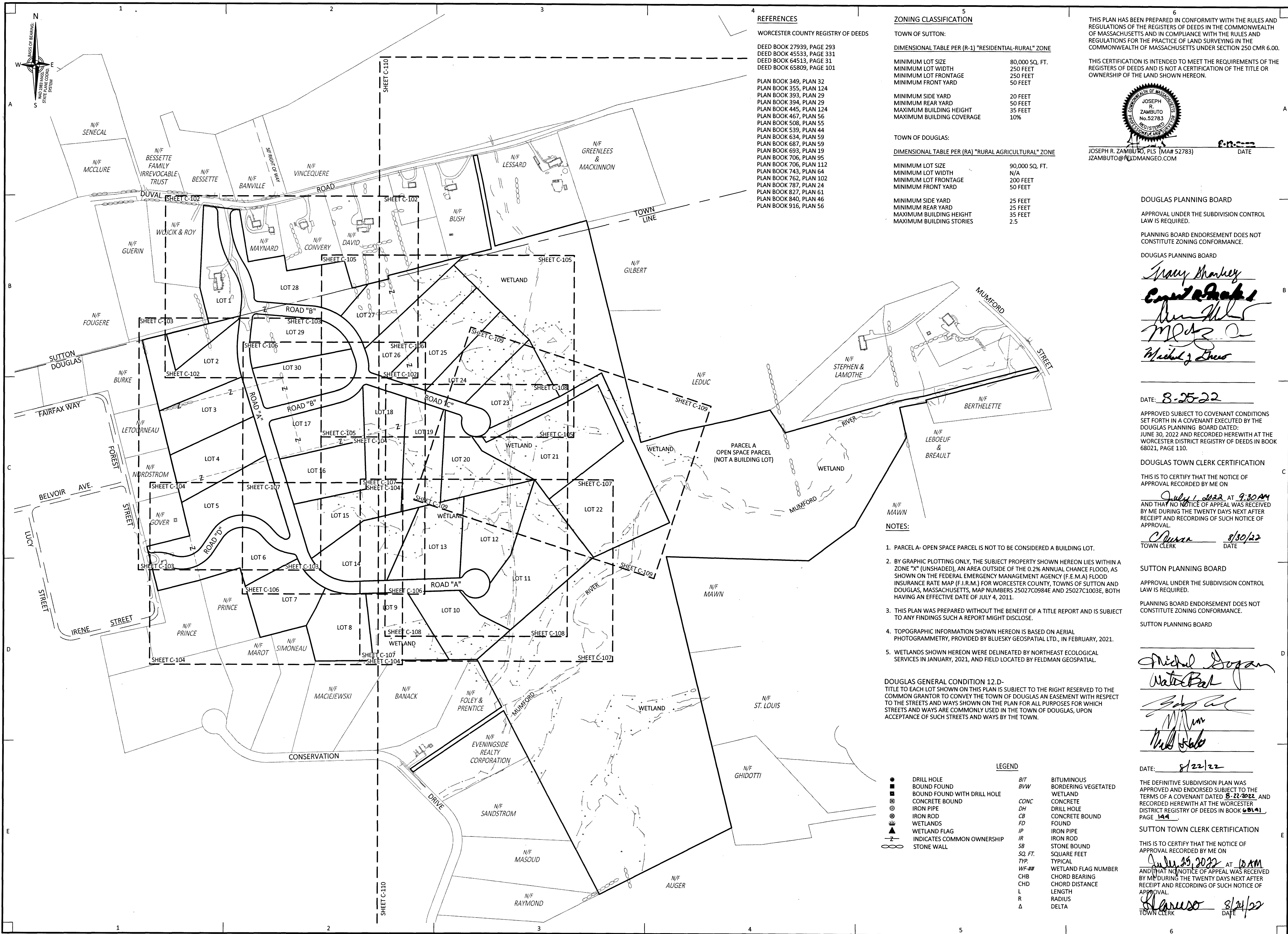
SUTTON PLANNING BOARD

Michael J. Amodeo
Walter P. Bell
John P. Bell
Michael J. Amodeo

DATE: 8/24/22

THE DEFINITIVE SUBDIVISION PLAN WAS APPROVED AND ENDORSED SUBJECT TO THE TERMS OF A COVENANT DATED 8-25-22 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021 PAGE 100

THE CONTENT, INFORMATION AND DESIGN OF THIS PLAN ARE PROPRIETARY AND DUPLICATION AND/OR UTILIZATION FOR ANY PURPOSES IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LAND DESIGN COLLABORATIVE. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
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REFERENCES

WORCESTER COUNTY REGISTRY OF DEEDS

DEED BOOK 27939, PAGE 293
DEED BOOK 45533, PAGE 331
DEED BOOK 64513, PAGE 31
DEED BOOK 65809, PAGE 101

PLAN BOOK 349, PLAN 32
PLAN BOOK 355, PLAN 124
PLAN BOOK 393, PLAN 29
PLAN BOOK 394, PLAN 29
PLAN BOOK 445, PLAN 124
PLAN BOOK 467, PLAN 56
PLAN BOOK 508, PLAN 55
PLAN BOOK 539, PLAN 44
PLAN BOOK 634, PLAN 59
PLAN BOOK 687, PLAN 59
PLAN BOOK 693, PLAN 19
PLAN BOOK 706, PLAN 95
PLAN BOOK 733, PLAN 64
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PLAN BOOK 762, PLAN 102
PLAN BOOK 787, PLAN 24
PLAN BOOK 827, PLAN 61
PLAN BOOK 840, PLAN 46
PLAN BOOK 916, PLAN 56

ZONING CLASSIFICATION

TOWN OF SUTTON:

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

MINIMUM LOT SIZE 80,000 SQ. FT.
MINIMUM LOT WIDTH 250 FEET
MINIMUM LOT FRONTAGE 250 FEET
MINIMUM FRONT YARD 50 FEET

MINIMUM SIDE YARD 20 FEET
MINIMUM REAR YARD 50 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM BUILDING COVERAGE 10%

TOWN OF DOUGLAS:

DIMENSIONAL TABLE PER (RA) "RURAL AGRICULTURAL" ZONE

MINIMUM LOT SIZE 90,000 SQ. FT.
MINIMUM LOT WIDTH N/A
MINIMUM LOT FRONTAGE 200 FEET
MINIMUM FRONT YARD 50 FEET

MINIMUM SIDE YARD 25 FEET
MINIMUM REAR YARD 25 FEET
MAXIMUM BUILDING HEIGHT 35 FEET
MAXIMUM BUILDING STORIES 2.5

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. ZAMBURO, PLS. (MA# 52783)
JZAMBURO@FELDMANGO.COM

DATE 8-25-22

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

Tracy Sharkey
Cynthia R. Ricks
Dana Miller
MDA
Michael J. Leno

DATE: 8-25-22

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

DOUGLAS TOWN CLERK CERTIFICATION

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

July 1, 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.

Chase 8/30/22
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

Michael Hogan
Nate Bal
Chris Al
M. Am
Nate Bal

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 HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68141, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION

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Blairuso 8/24/22
TOWN CLERK DATE

LEGEND		
●	DRILL HOLE	BIT
■	BOUND FOUND	BVW
■	BOUND FOUND WITH DRILL HOLE	CONC
■	CONCRETE BOUND	DH
○	IRON PIPE	CB
○	IRON ROD	FD
○	WETLANDS	IP
▲	WETLAND FLAG	IR
—	INDICATES COMMON OWNERSHIP	SB
—	STONE WALL	SQ. FT.
		TYP.
		WF-##
		CHB
		CHD
		L
		R
		Δ
		BITUMINOUS
		BORDERING VEGETATED
		WETLAND
		CONCRETE
		DRILL HOLE
		CONCRETE BOUND
		FOUND
		IRON PIPE
		IRON ROD
		STONE BOUND
		SQUARE FEET
		TYPICAL
		WETLAND FLAG NUMBER
		CHORD BEARING
		CHORD DISTANCE
		LENGTH
		RADIUS
		DELTA

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:

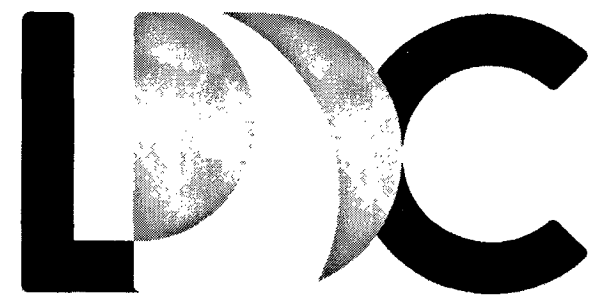
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTING PLAN
KEY SHEET

Local Permitting

Prepared By:



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

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

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

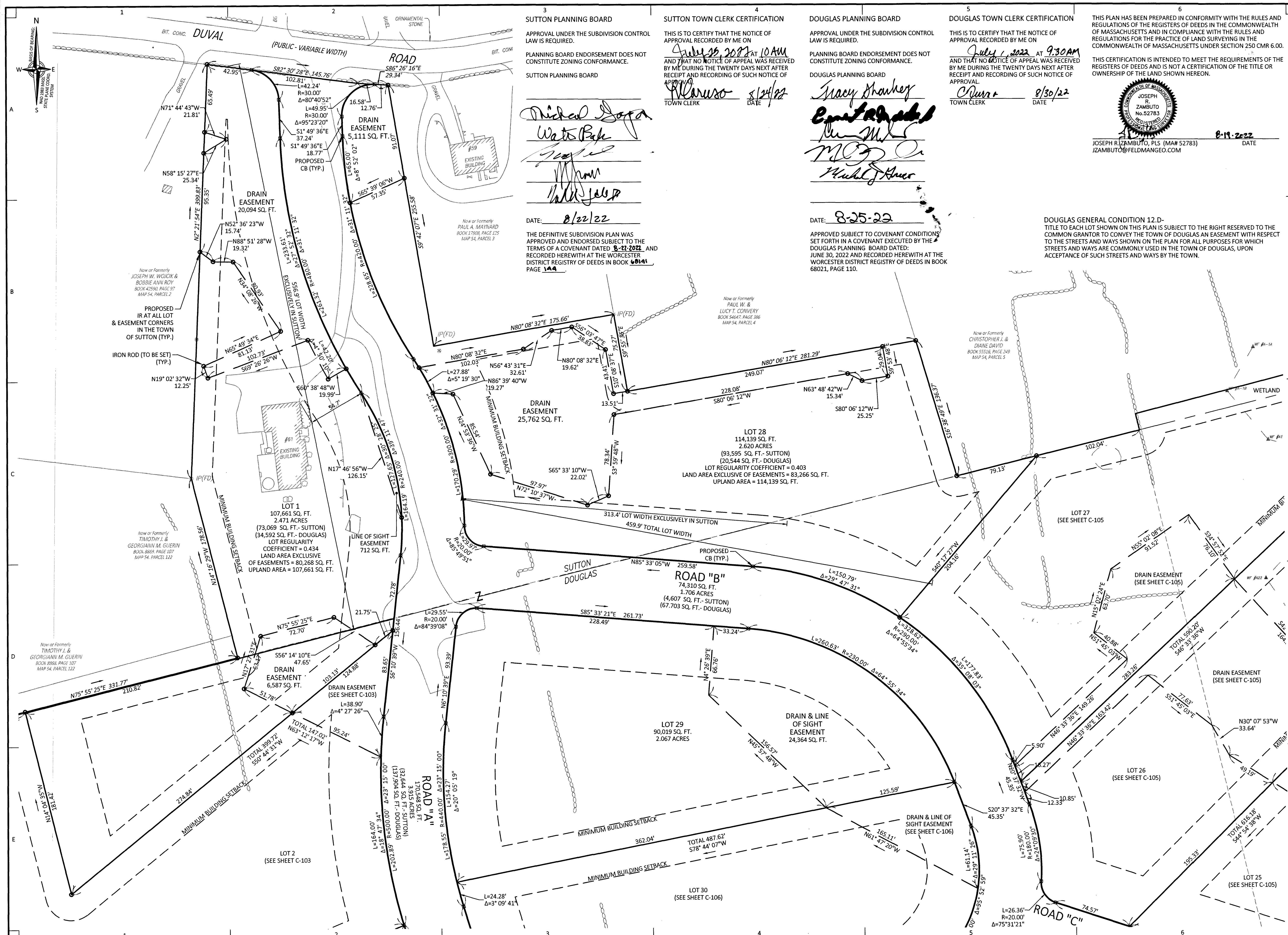
No: Date: Revision | Issue:

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

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Scale: 1" = 200'

Sheet No.:

C-101



SUTTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
SUTTON PLANNING BOARD
Michael Jambuto
Watts Park
8/22/22
DATE: 8/22/22
THE DEFINITIVE SUBDIVISION PLAN WAS APPROVED AND ENDORSED SUBJECT TO THE TERMS OF A COVENANT DATED 8-21-2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 144.

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Michael Jambuto 8/24/22
TOWN CLERK DATE

DOUGLAS PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
DOUGLAS PLANNING BOARD
Tracy Shanley
8-25-22
DATE: 8-25-22
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

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Michael Jambuto 8/30/22
TOWN CLERK DATE

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.
Joseph R. Jambuto
JOSEPH R. JAMBUTO, PLS (MA# 52783)
JZAMBUTO@FELDMANGE.O.COM
8-19-2022
DATE

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
Natick, MA 01760

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

Sheet Title:
LOTING PLAN

Local Permitting

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

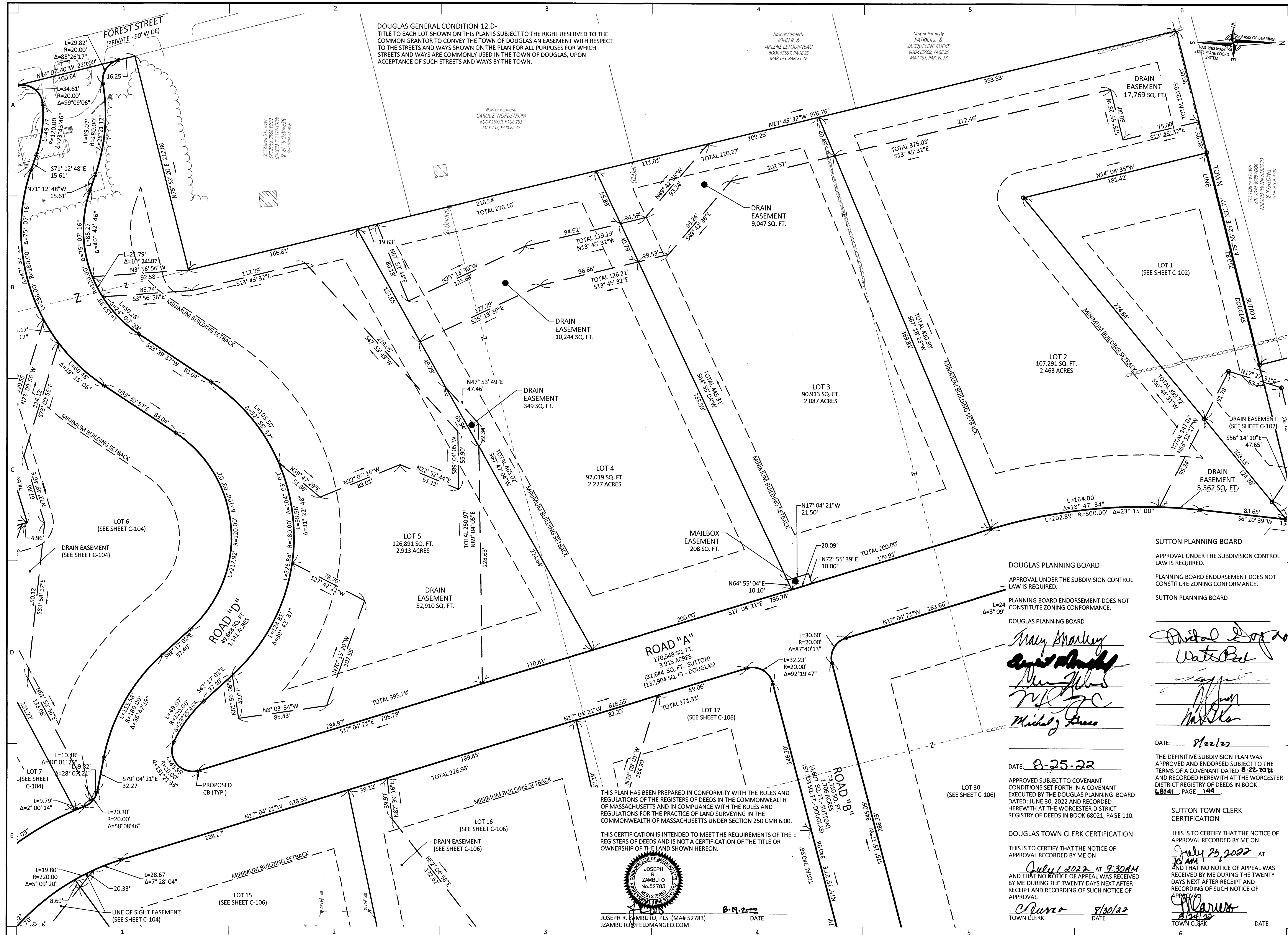
Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.	Date	Revision	Issue
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
0 10 20 40 80 120
Scale: 1" = 40'

Sheet No.:
C-102



PLANBOOK 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:

LOTING PLAN

Local Permitting

Prepared By:



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

508.952.6300 | LDcollaborative.com

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

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GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY
AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES
UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE
OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES
UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE
USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR
VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED
BY FELDMAN GEOSPATIAL.

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 HERewith AT THE WORCESTER
DISTRICT REGISTRY OF DEEDS IN BOOK
6841, PAGE 144.

SUTTON TOWN CLERK
CERTIFICATION

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

July 23, 2022 AT
12:41 PM
AND THAT NO NOTICE OF APPEAL WAS
RECEIVED BY ME DURING THE TWENTY
DAYS NEXT AFTER RECEIPT AND
RECORDING OF SUCH NOTICE OF
APPROVAL.
TOWN CLERK
DATE

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 PLANNING BOARD
Nancy Sharkey
David Sharkey
Michael Sharkey
Michael Sharkey

DATE: 8-25-22

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY THE DOUGLAS PLANNING BOARD
DATED: JUNE 30, 2022 AND RECORDED
HEREWITH AT THE WORCESTER DISTRICT
REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

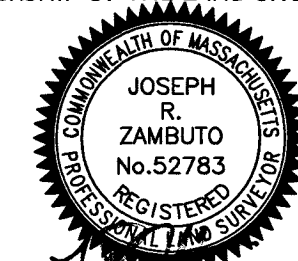
DOUGLAS TOWN CLERK CERTIFICATION

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

July 1, 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.
TOWN CLERK
DATE

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

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

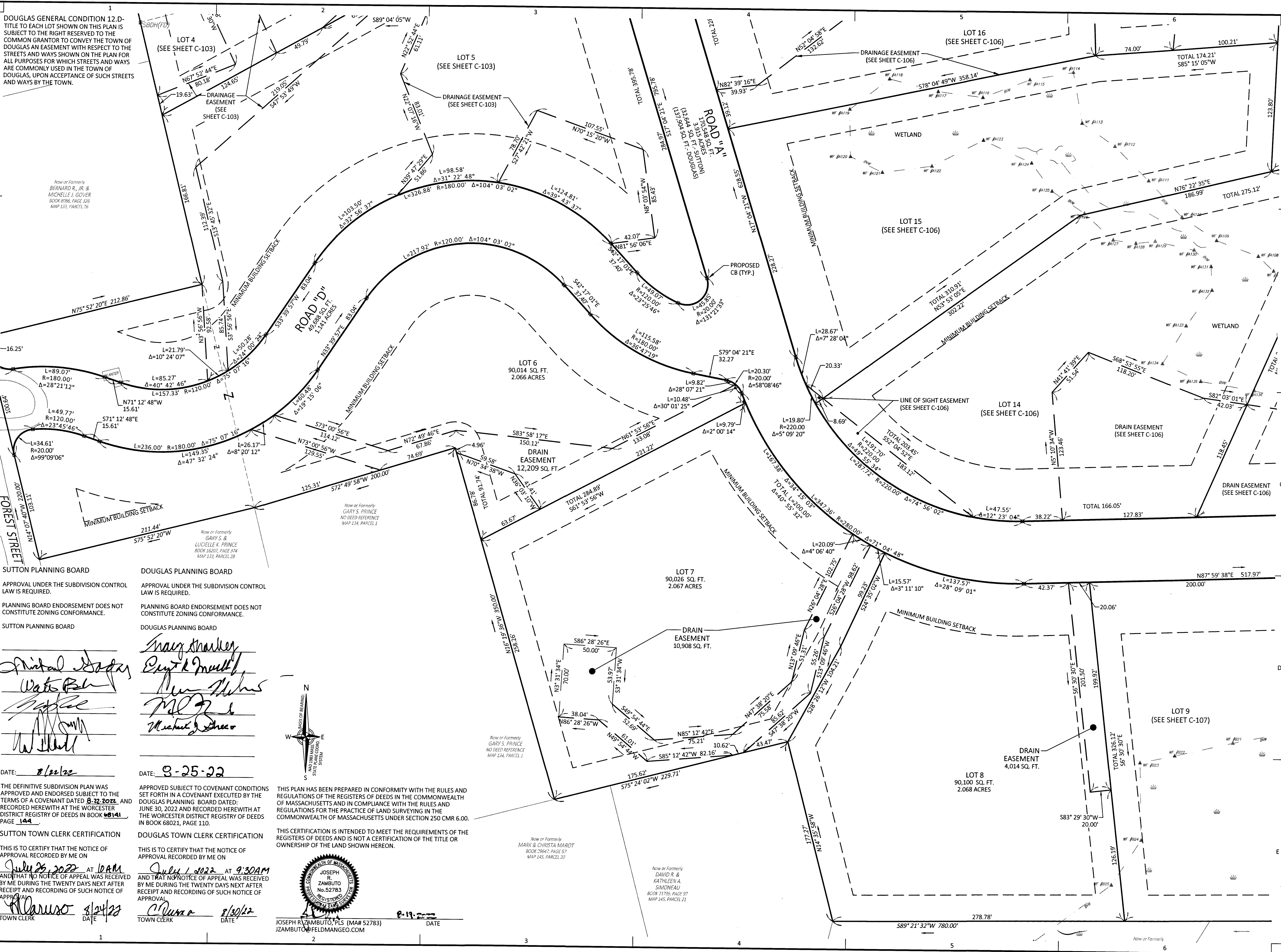


JOSEPH R. ZAMBUTO, PLS (MA# 52783)
JZAMBUTO@FELDMANGO.COM

8-19-22 DATE

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.

Now or Formerly
BERNARD R. JR. &
MICHELLE J. GOVER
BOOK 8786, PAGE 329
MAP 133, PARCEL 26



SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

[Signatures]

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 HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION

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

July 26, 2022 AT 10AM AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

TOWN CLERK DATE 8/24/22

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

[Signatures]

DATE: 9-25-22

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

DOUGLAS TOWN CLERK CERTIFICATION

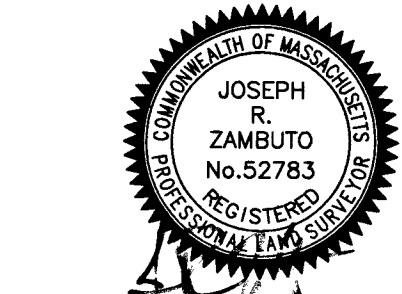
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON

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.

TOWN CLERK DATE 8/30/22

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@FELDMANGO.COM

DATE 8-19-22

PLAN BOOK 966 PLAN 42
SHEET 5

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:

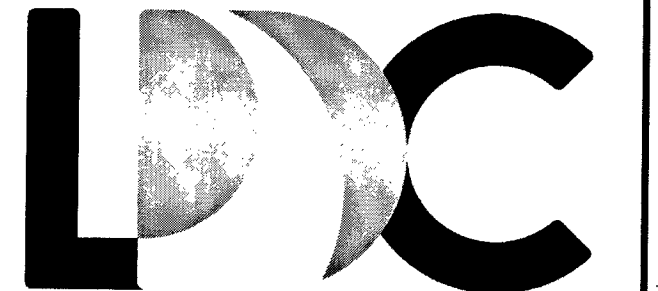
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTING PLAN

Local Permitting

Prepared By:



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

508.952.6300 | LDcollaborative.com

Project Surveyor:



152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

No.	Date	Revision	Issue
2	08/19/2022		ENDORSEMENT PLANS
1	05/27/2022		PEER REVIEW COMMENTS
No.	Date	Revision	Issue
Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083
0	10	20	40
80	120		
Scale: 1" = 40'			

Sheet No.:

C-104

DOUGLAS PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
DOUGLAS PLANNING BOARD

Thany Shawley
Emilio R. Ruel
Michael J. Geros

DATE: 8-25-22

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

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.

Chun
TOWN CLERK DATE 8/30/22

SUTTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
SUTTON PLANNING BOARD

Michael J. Geros
Walter Behl
Michael J. Geros

DATE: 8/25/22

THE DEFINITIVE SUBDIVISION PLAN WAS APPROVED AND ENDORSED SUBJECT TO THE TERMS OF A COVENANT DATED 8-23-2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON
July 25, 2022 AT 10:21
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

Marissa
TOWN CLERK DATE 8/24/22

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.

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@BELDMANGO.COM
DATE 8-11-2022

ROAD "A"
170,548 SQ. FT.
3.915 ACRES
(32,644 SQ. FT. - SUTTON)
(137,904 SQ. FT. - DOUGLAS)

PROPOSED CB (TYP.)

MINIMUM BUILDING SETBACK

LOT 16
90,163 SQ. FT.
2.070 ACRES

LOT 15
92,257 SQ. FT.
2.118 ACRES

LOT 14
103,510 SQ. FT.
2.376 ACRES

LOT 17
90,169 SQ. FT.
2.070 ACRES

LOT 18
90,406 SQ. FT.
2.075 ACRES

LOT 19
(SEE SHEET C-108)

LOT 20
(SEE SHEET C-109)

LOT 21
(SEE SHEET C-110)

LOT 22
(SEE SHEET C-111)

LOT 23
(SEE SHEET C-105)

LOT 24
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LOT 25
(SEE SHEET C-105)

LOT 26
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LOT 27
(SEE SHEET C-105)

LOT 28
(SEE SHEET C-105)

LOT 29
(SEE SHEET C-102)

LOT 30
90,436 SQ. FT.
2.076 ACRES

LOT 31
90,436 SQ. FT.
2.076 ACRES

LOT 32
90,436 SQ. FT.
2.076 ACRES

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LOT 43
90,436 SQ. FT.
2.076 ACRES

MAILBOX EASEMENT
(SEE SHEET C-103)

LOT 4
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LOT 45
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2.076 ACRES

LOT 3
(SEE SHEET C-103)

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2.076 ACRES

LOT 40
90,436 SQ. FT.
2.076 ACRES

LOT 41
90,436 SQ. FT.
2.076 ACRES

LOT 42
90,436 SQ. FT.
2.076 ACRES

LOT 43
90,436 SQ. FT.
2.076 ACRES

LOT 44
90,436 SQ. FT.
2.076 ACRES

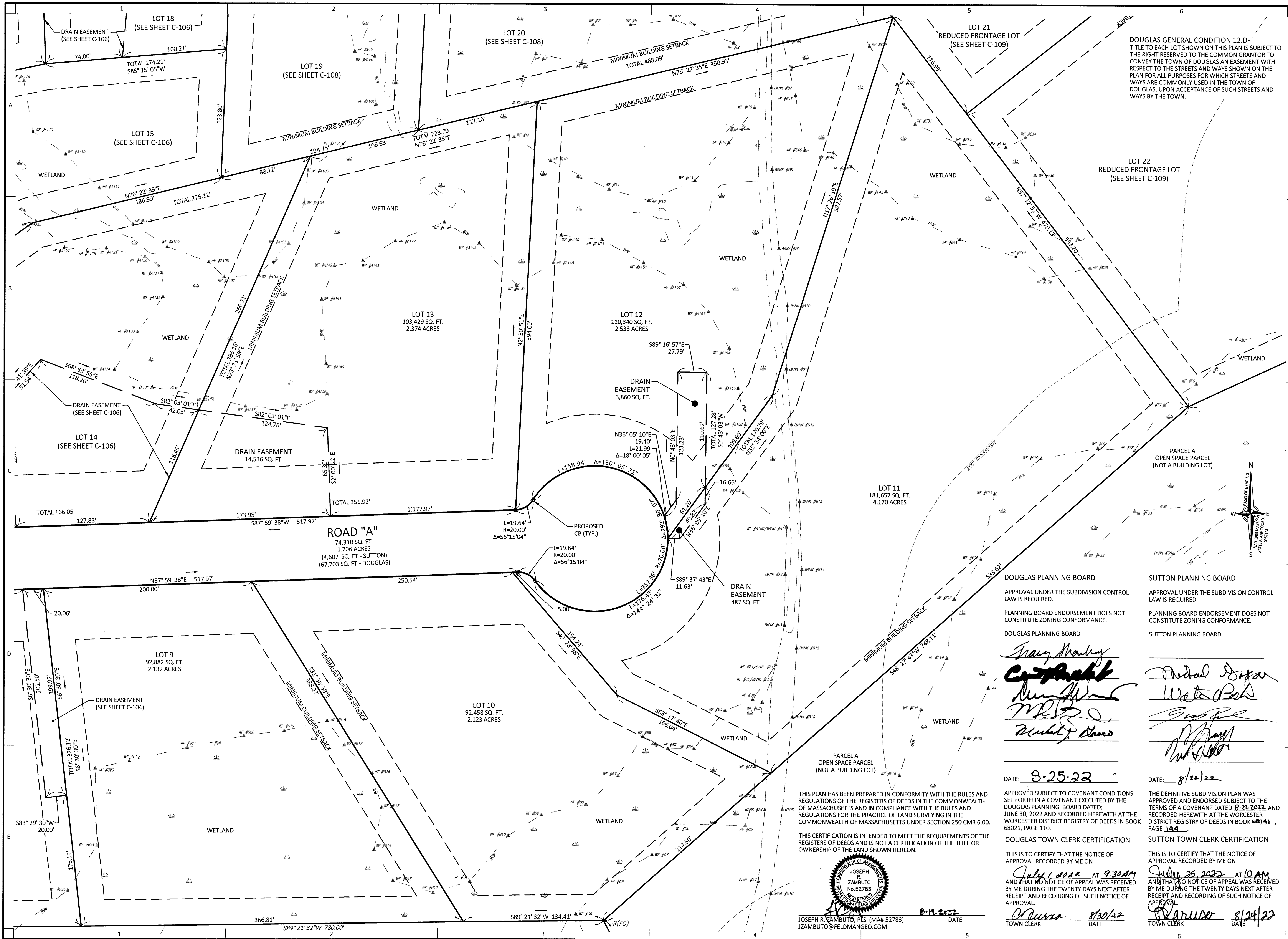
LOT 45
90,436 SQ. FT.
2.076 ACRES

PLAN BOOK 966 PLAN 43
SHEET 7

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



PLAN BOOK 966 PLAN 42
SHEET 8

For Registry Use Only

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

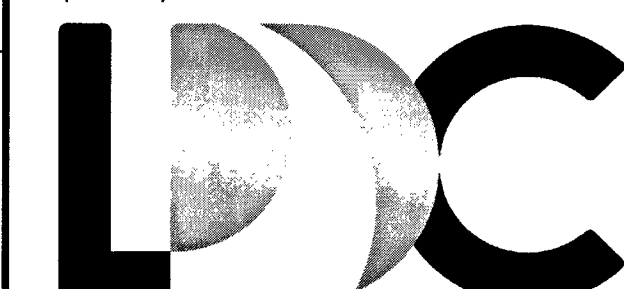
Project Applicant:
Sutton Douglas Development LLC
c/o
FLYNN
build & develop™
2 Summer Street, Suite 8
Natick, MA 01760

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

Sheet Title:
LOTING PLAN

Local Permitting

Prepared By:




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

Project Surveyor:

FELDMAN
152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

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

No:	Date:	Revision Issue:			
Drawn By:	CMP	Checked By: J			
Date:	02/10/2022	Project No.: 20-00			
0	10	20	40	80	120
					
Scale: 1" = 40'					

Sheet No.:

C-107

8 of 11

DOUGLAS PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
DOUGLAS PLANNING BOARD

Nancy Morley
Carolyn Smith
Benjamin Smith
Michael Hand

DATE: 8-25-22

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: 8-22-2022 AND JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 60141 PAGE 144.

DOUGLAS TOWN CLERK CERTIFICATION

THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON July 1, 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.

Joseph R. Zambuto
TOWN CLERK
DATE: 8/30/22

SUTTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.
SUTTON PLANNING BOARD

Michael Dixon
Watts
Greg
Paul

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 HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 60141 PAGE 144.

SUTTON TOWN CLERK CERTIFICATION

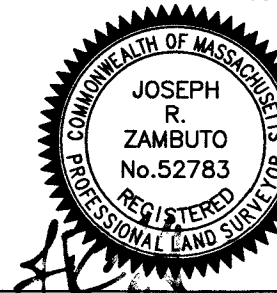
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON July 25, 2022 AT 10 AM AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

Joseph R. Zambuto
TOWN CLERK
DATE: 8/24/22

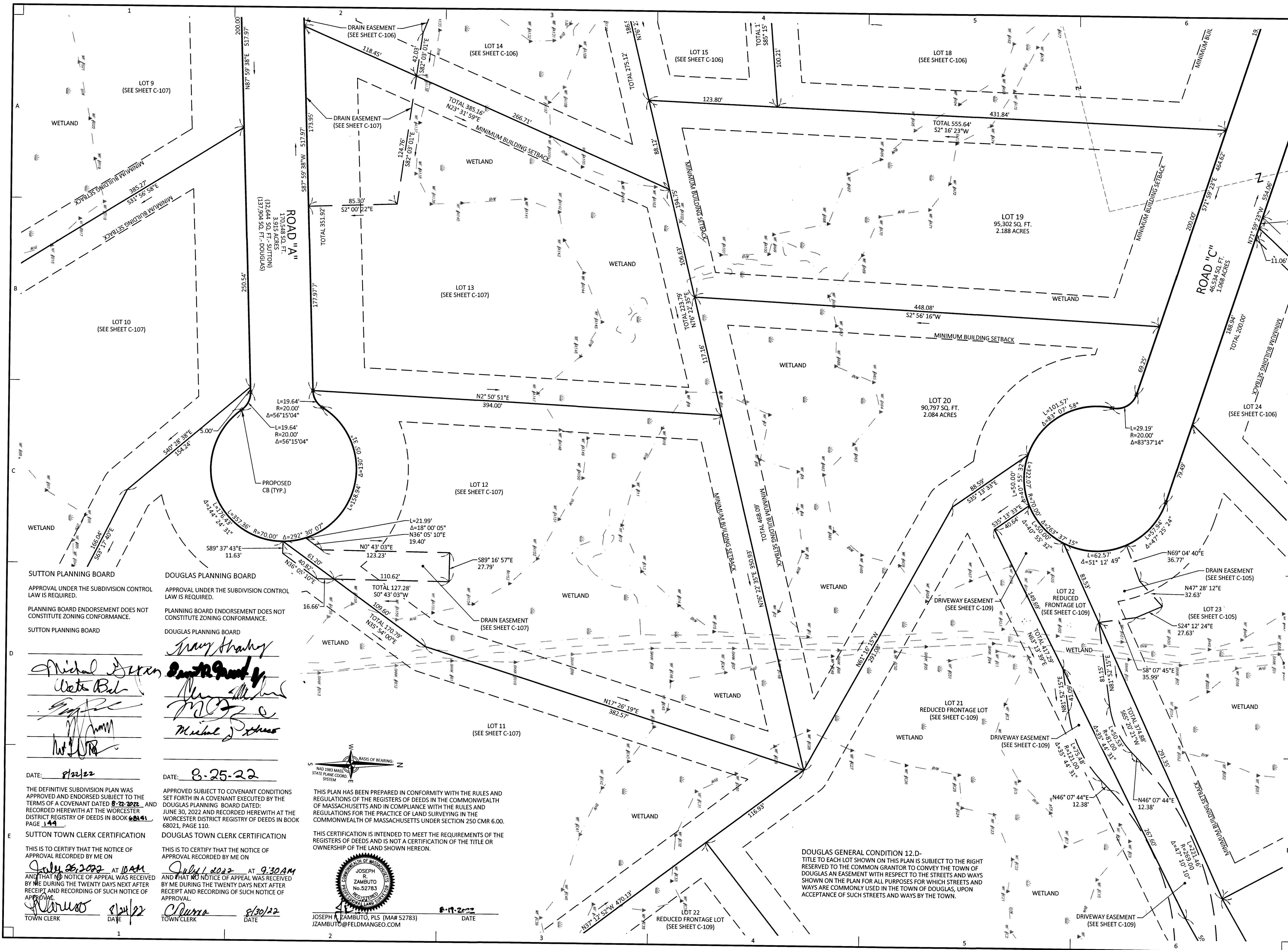
THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00.

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@FELDMANGEOM.COM



DATE: 8-19-22



PLAN BOOK 966 PLAN 43
SHEET 9

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:

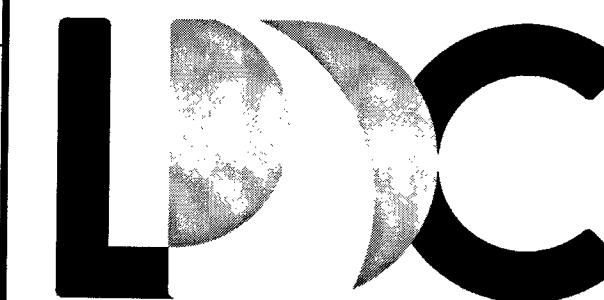
Definitive Plan
Sutton Douglas Development
Sutton, MA
(Worcester County)

Sheet Title:

LOTING PLAN

Local Permitting

Prepared By:



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

508.952.6300 | LDcollaborative.com

Project Surveyor:



152 Hampden Street
Boston, MA 02119

THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S TYPICAL SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

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

No: Date: Revision | Issue:

Drawn By: CMP Checked By: JRZ

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

0 10 20 40 80 120

Scale: 1" = 40'

Sheet No.:

C-108

DATE: 8/21/22

THE DEFINITIVE SUBDIVISION PLAN WAS APPROVED AND ENDORSED SUBJECT TO THE TERMS OF A COVENANT DATED 8-22-2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 682141 PAGE 144

SUTTON TOWN CLERK CERTIFICATION

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

July 26, 2022 AT 10AM
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

[Signature] 8/24/22
TOWN CLERK DATE

DATE: 8-25-22

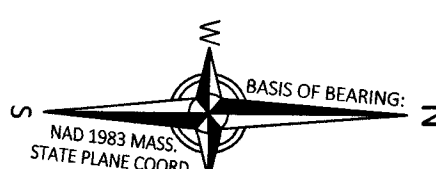
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

DOUGLAS TOWN CLERK CERTIFICATION

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

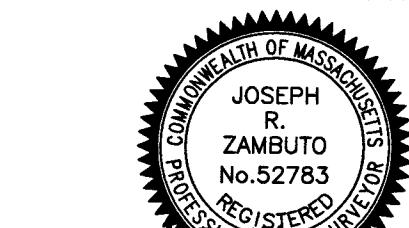
July 1, 2022 AT 9:30AM
AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

[Signature] 8/30/22
TOWN CLERK DATE



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

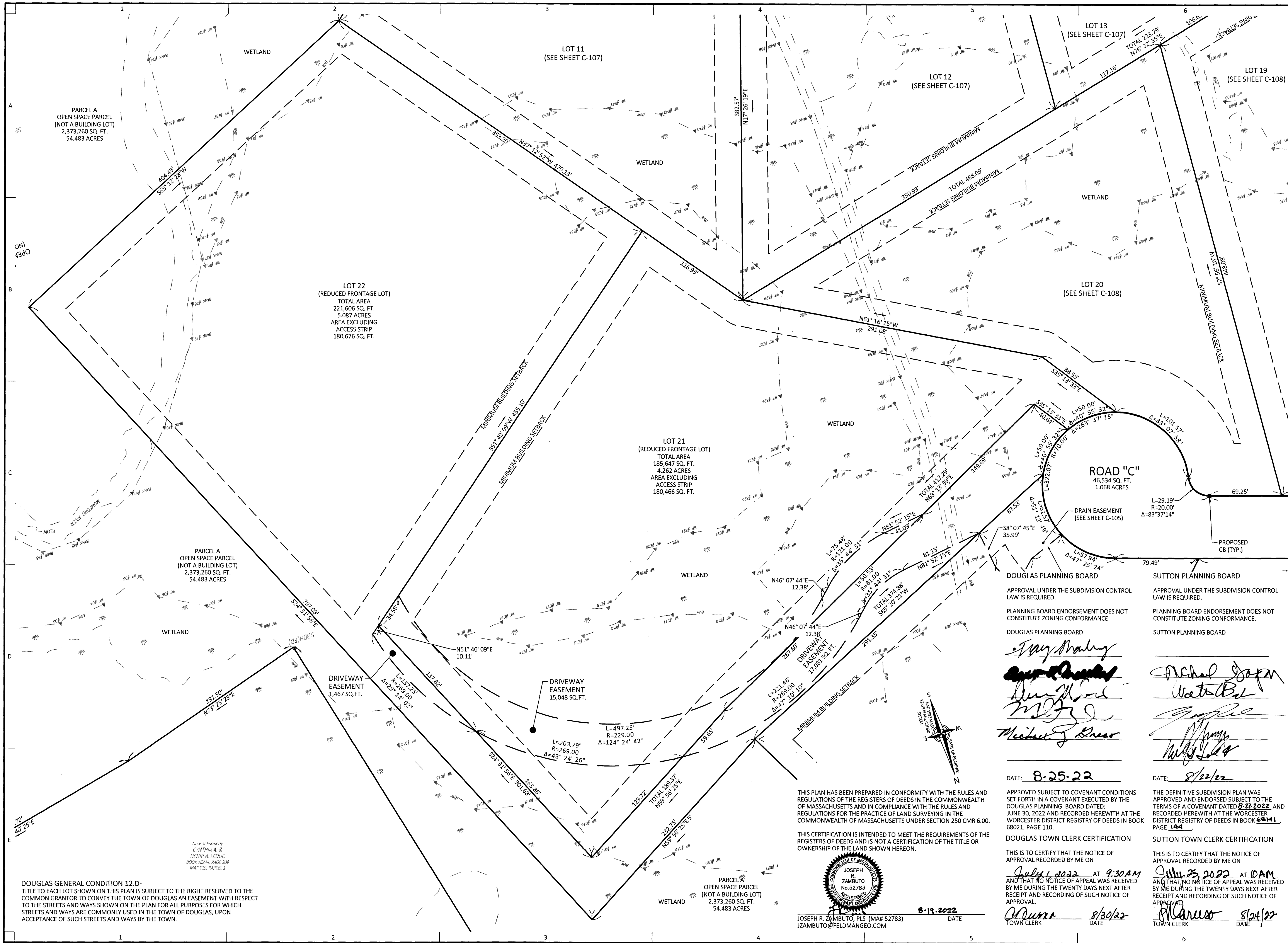
THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTERS OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



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

8-25-22
DATE

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.



PLAN BOOK 966 PLAN 42
SHEET 10

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:
LOTING PLAN


Local Permitting

Prepared By:



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

Project Surveyor:



FELDMAN
152 Hampden Street
Boston, MA 02119

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2		08/19/2022	ENDORSEMENT PLANS
1		05/27/2022	PEER REVIEW COMMENTS
No:	Date:	Revision	Issue:
Drawn By:	CMP	Checked By:	JRZ
Date:	02/10/2022	Project No.:	20-0083
0 10 20 40 80 120		Scale: 1" = 40'	

Sheet No.:
C-109

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 (MAR 52783)
JZAMBUTO@FELDMANGE.O
DATE: 8-19-2022

DOUGLAS PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD
Tracy Mahony
Ann Chavira
Ann Harris
Michael J. Dineen

DATE: 8-25-22
APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HEREWITH AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

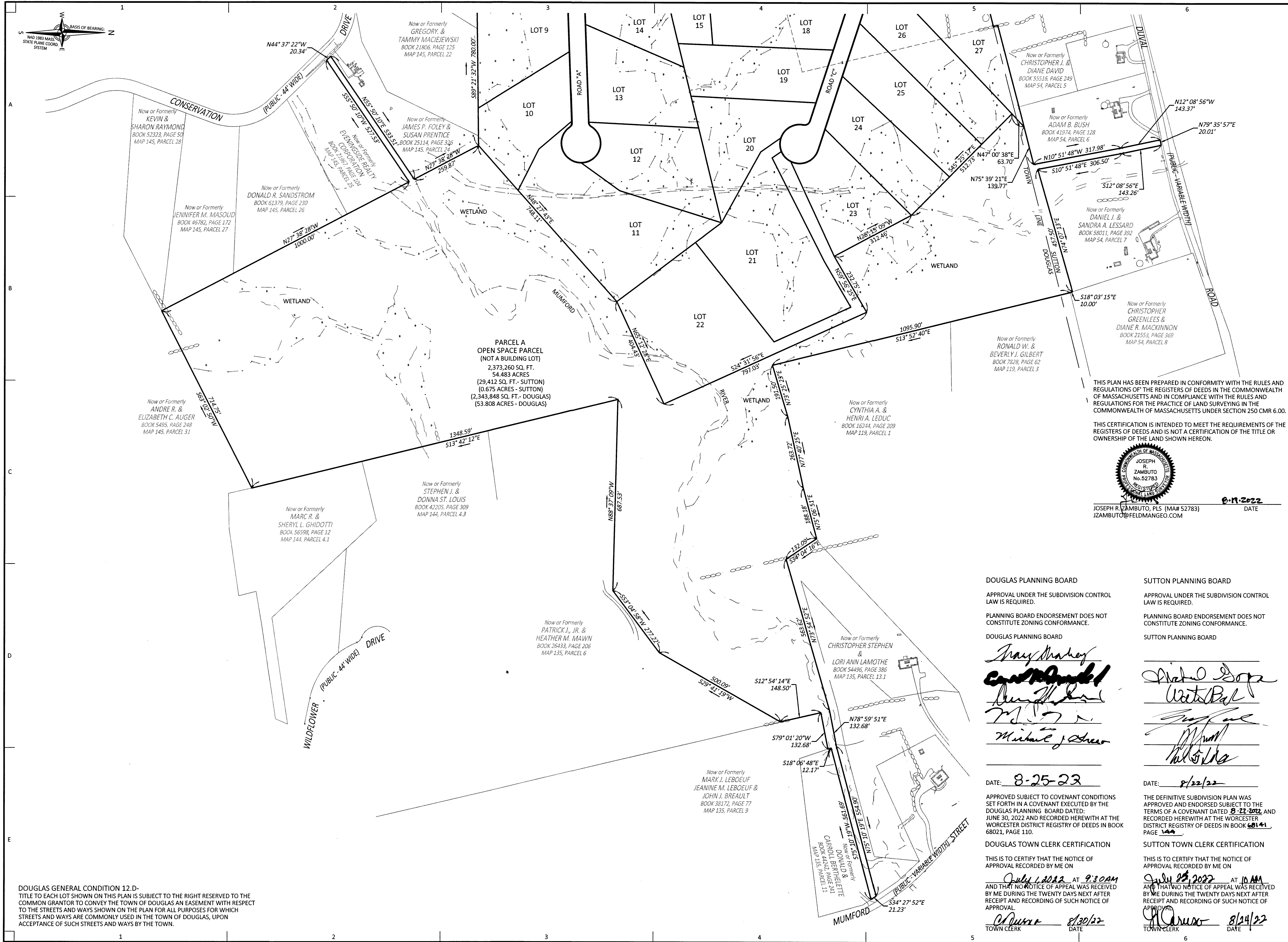
DOUGLAS TOWN CLERK CERTIFICATION
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON July 11, 2022 AT 9:30AM AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.
Christina 8/30/22
TOWN CLERK DATE

SUTTON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD
Nicholas J. Ryan
Walter B. B...
Gregory...
Walter B. B...

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 HEREWITH AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68041, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION
THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL RECORDED BY ME ON July 25, 2022 AT 10AM AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.
Christina 8/24/22
TOWN CLERK DATE



PLAN BOOK 966 PLAN 43
SHEET 11

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:
LOTING PLAN

Local Permitting

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

Project Surveyor:
FELDMAN
152 Hampden Street
Boston, MA 02119

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No.	Date	Revision	Issue
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

0 00 75 150 300 450

Scale: 1" = 150'

Sheet No.: C-110

DOUGLAS PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

Tracy Mahoney
Carol Ann Lamothe
Michael J. Stuenkel

DATE: 8-25-23

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED: JUNE 30, 2022 AND RECORDED HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68021, PAGE 110.

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.

[Signature] 8/30/22
TOWN CLERK DATE

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

SUTTON PLANNING BOARD

Michael J. Stuenkel
Walter Bal
[Signature]
[Signature]

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 HERewith AT THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 68141, PAGE 144.

SUTTON TOWN CLERK CERTIFICATION

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

July 23, 2022 AT 10AM AND THAT NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL.

[Signature] 8/24/22
TOWN CLERK DATE