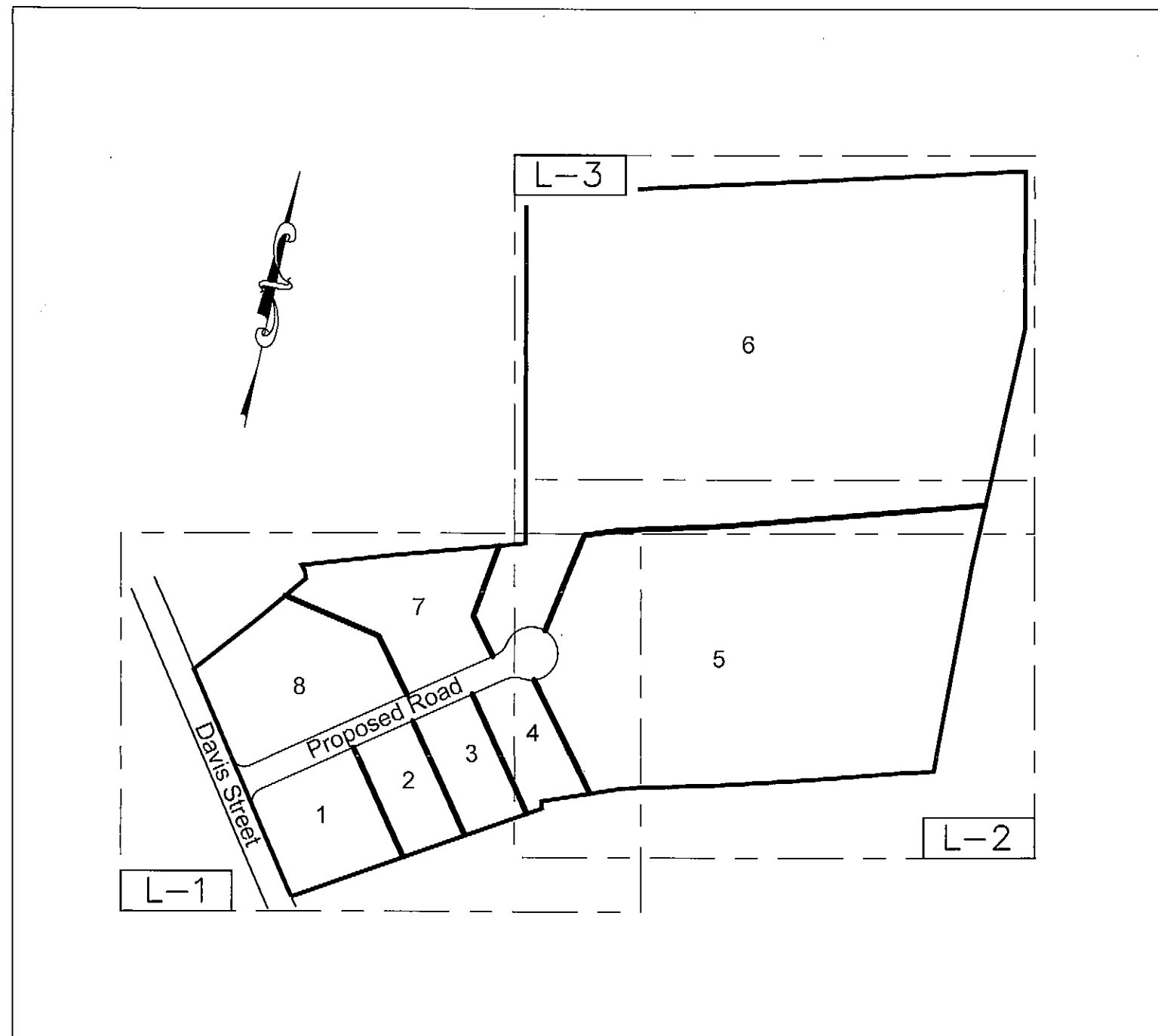


WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 962 PLAN 9
Received 2/2/22
2 h 39 m 18 M
Sheet 1 of 16
Fee \$ 1,050.-
ATTEST: Kathryn A. Tenny
Register
RESERVED FOR REGISTRY



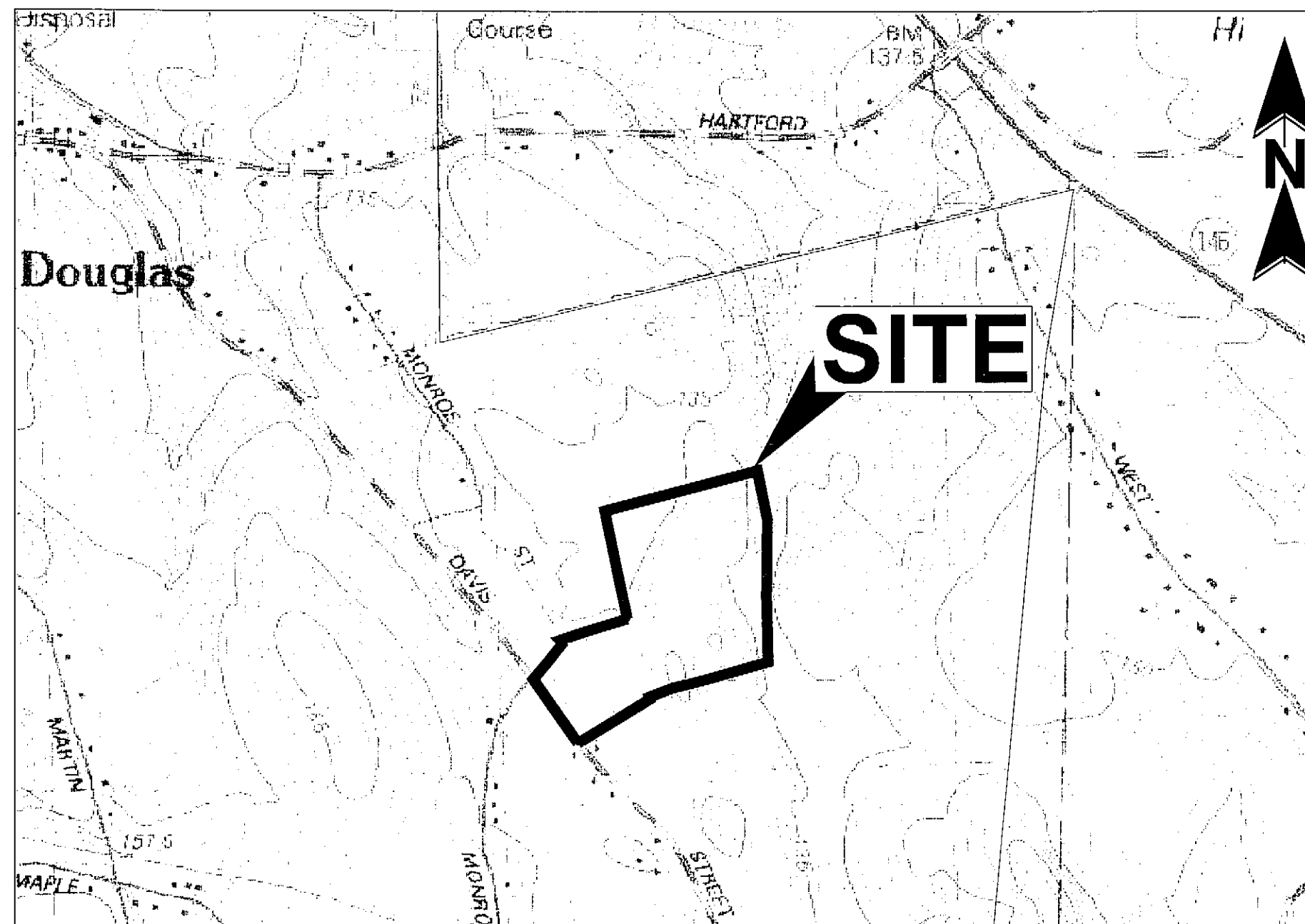
REGISTRY SHEET INDEX
NOT TO SCALE

PLAN INDEX	
DESCRIPTION	SHEET
COVER SHEET	C-1
OVERALL SITE PLAN	OSP-1
LOTING PLANS	L-1 THRU L-3
EXISTING CONDITIONS PLAN	EC-1 THRU EC-3
PROPOSED GRADING PLANS	G-1 AND G-2
PLAN AND PROFILE SHEET	PP-1
CONSTRUCTION DETAIL SHEETS	D-1 AND D-2

Definitive Subdivision Plan

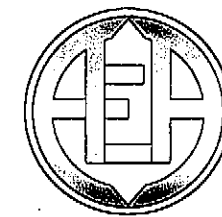
Peter Michael Business Park

An Industrial Subdivision off Davis Street Douglas, MA 01516



LOCUS MAP
NOT TO SCALE

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES, INC.**

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road
Suite 2
Hopdale, MA 01747
(508) 381-3212 • www.allen-ea.com

Owners:

Second Generation Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D. Tetreault
280 Yew Street, Douglas, MA
01516

JA Taylor Construction
Company, Inc.
P.O. Box 143, Linwood, MA
01525

Applicant:

McIntyre Loam, Inc.
c/o Thomas McIntyre, esq.
117 Wood Street
Hopkinton, MA 01748

August 9, 2021

Revisions			
NO.	DATE	DESCRIPTION	BY
2	11/12/21	PER CONSERVATION REVIEW	MEA
1	10/19/21	PER TOWN REVIEW	MEA

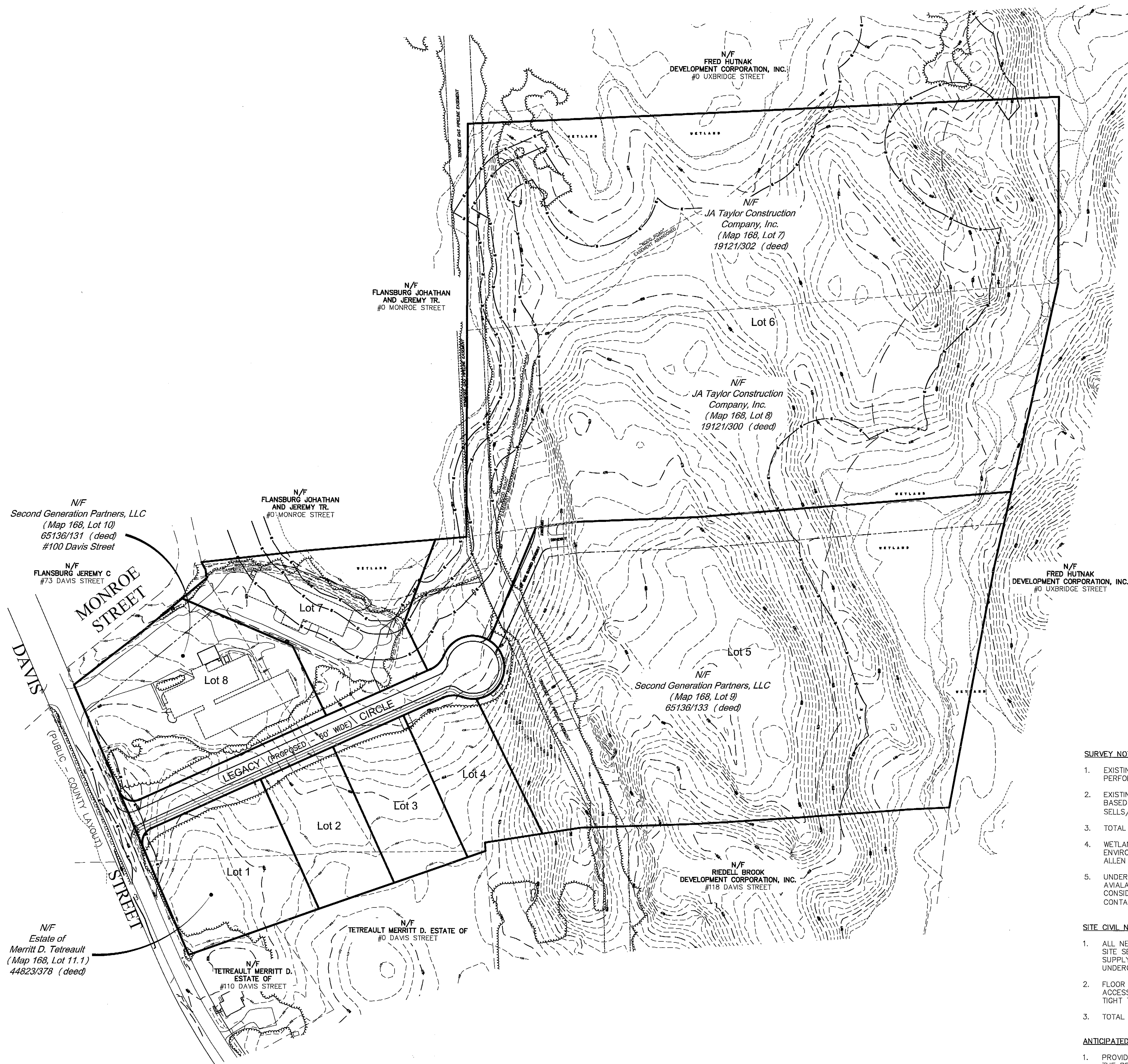
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED.
PLANNING BOARD ENDORSEMENT DOES
NOT CONSTITUTE ZONING CONFORMANCE.
DOUGLAS PLANNING BOARD
[Signature]
[Signature]
[Signature]
[Signature]
DATE: 1/13/2022

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY THE DOUGLAS PLANNING
BOARD DATED
February 7, 2022
AND RECORDED HEREWITH
RE 007016 PL 251
"THIS IS TO CERTIFY THAT THE NOTICE
OF APPROVAL OF THE WITHIN PLAN WAS
RECORDED BY ME ON
NOV 23 2021 AT 11:15 AM
AND NO NOTICE OF APPEAL WAS
RECEIVED BY ME DURING THE TWENTY
DAYS NEXT AFTER RECEIPT AND
RECORDING OF SUCH NOTICE OF
APPROVAL."
Christine CH Quiro
DOUGLAS TOWN CLERK DATE 2/9/22

PLAN BOOK 962 PLAN 9
SHEET E OF 10

RESERVED FOR REGISTRY

LEGEND	
—256—	EXISTING CONTOUR
—258—	PROPOSED CONTOUR
x 177.5	EXIST. SPOT GRADE
x 177.5	PROP. SPOT GRADE
—	PROP. SURFACE WATER FLOW
⊙	DRAINAGE MANHOLE
—D—	DRAIN LINE
—U—	UTILITY POLE
—GW—	GUY WIRE
—OHW—	OVERHEAD WIRES
—ETC—	EROSION CONTROL
—	ELECTRIC, TELEPHONE & CABLE LINE
—	STONE WALL
—EOP—	EDGE OF PAVEMENT
—FND—	FOUND
N/F	NOW OR FORMERLY
DH	DRILLHOLE
IP	IRON PIPE/IRON PIN
A.P.	ASSESSORS PARCEL
BK. PG.	DEED BOOK/PAGE
●B	BOLLARD
—	BUILDING
—	EXISTING TREE LINE
—	EDGE OF WETLAND



APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

Robert J. Shero
Julie R. Shero
Christine M. Shero
DATE: 1/13/2022

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED

February 7, 2022
BY 49815 05-251

"THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON

NOV. 23, 2021 AT 11:15 AM
AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

Christine M. Shero
DOUGLAS TOWN CLERK DATE 1/17/22

SURVEY NOTES

- EXISTING PROPERTY LINES ARE BASED ON A SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES, INC.
- EXISTING TOPOGRAPHY REFERS TO NAVD88 DATUM AND IS BASED ON AN AERIAL SURVEY PERFORMED BY CHAS. H. SELLS/WSP.
- TOTAL AREA OF SITE = 44.09± ACRES.
- WETLANDS SHOWN WERE DELINEATED BY SAGE ENVIRONMENTAL IN 2019 AND SURVEY LOCATED BY ALLEN ENGINEERING & ASSOCIATES, INC.
- UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD SOURCES AND SHALL BE CONSIDERED APPROXIMATE ONLY. BEFORE CONSTRUCTION CONTACT DIG-SAFE AT (888) 344-7233.

SITE CIVIL NOTES

- ALL NEW BUILDINGS WILL BE SERVICED BY SEPARATE ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, WATER SUPPLY WELLS, UNDERGROUND ELECTRIC, AND UNDERGROUND TELECOMMUNICATIONS SERVICES.
- FLOOR DRAINS FROM ANY NEW BUILDINGS WITH VEHICULAR ACCESS ARE REQUIRED TO BE PIPED TO AN ON-SITE TIGHT TANK AND SHALL NOT BE CONNECTED TO THE
- TOTAL LENGTH OF PROPOSED ROADWAY = 790± FEET.

ANTICIPATED DESIGN WAIVER REQUESTS

- PROVIDE ONE FIVE FOOT SIDEWALK ON ONLY ONE SIDE OF THE PROPOSED ROADWAY.
- PROVIDE NO TREE PLANTINGS WITHIN THE PROPOSED ROADWAY RIGHT-OF-WAY.

OWNERS:

Second Generation Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D. Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

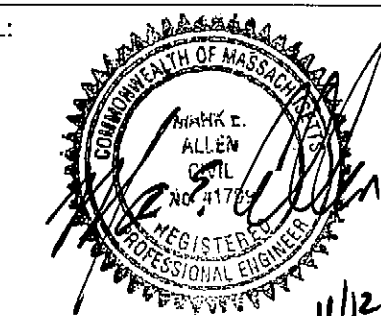
Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

OVERALL SITE PLAN

For
Peter Michael Business Park
A
Definitive Subdivision Plan of Land
in
Douglas, MA 01516

SEAL:



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING & ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road, Suite 2
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=100 FEET

0 100 200 300

DATE: August 9, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO:
00173

SHEET: **OSP-1**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

[Signature]
DATE: 1/13/2022

LEGEND

- G — DENOTES EXISTING GAS LINE
- — — DENOTES EXISTING STONEWALL
- — — DENOTES WETLAND BOUNDARY
- X — X — DENOTES EXISTING FENCE
- IP(F) DENOTES IRON PIPE FOUND
- DH(F) DENOTES DRILL HOLE FOUND
- AXEL(F) DENOTES AXLE ROD FOUND
- WCH(F) DENOTES WORK, COUNTY HIGHWAY BOUND FOUND
- DH(S) DENOTES DRILL HOLE SET
- IP(TBS) DENOTES IRON PIN TO BE SET
- DENOTES BOUND TO BE SET AT THE CONCLUSION OF CONSTRUCTION ACTIVITIES

N/F
FLANSBURG JEREMY C
#73 DAVIS STREET

MONROE STREET
(PUBLIC - VARIABLE WIDTH)
175.67'

N/F
Second Generation Partners, LLC
(Map 168, Lot 10)
65136/131 (deed)
#100 Davis Street

Lot 1
AREA 70,009 ±sf
1.61 ±Ac.

N/F
Estate of
Merritt D. Tetreault
(Map 168, Lot 11.1)
44823/378 (deed)

N/F
TETREAULT MERRITT D.
ESTATE OF
#110 DAVIS STREET

N/F
FLANSBURG JOHATHAN
AND JEREMY TR.
#0 MONROE STREET

Lot 7
AREA 93,085 ±sf
2.14 ±Ac.

Lot 3
AREA 44,366 ±sf
1.02 ±Ac.

Lot 2
AREA 43,603 ±sf
1.00 ±Ac.

Lot 4
AREA 43,838 ±sf
1.01 ±Ac.

Lot 6
AREA 914,099 ±sf
20.98 ±Ac.

Lot 5
AREA 546,134 ±sf
12.54 ±Ac.

PLAN BOOK 962 and 9
SHEET 3 of 10

RESERVED FOR REGISTRY

OWNERS:

Second Generation
Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D.
Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction
Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

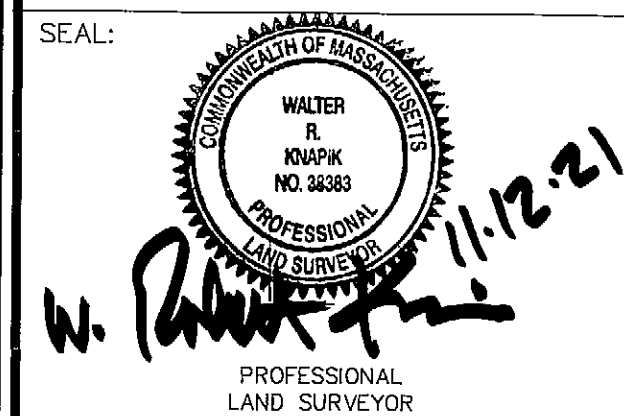
LOTING PLAN

For
Peter Michael
Business Park

Definitive Subdivision
Plan of Land

In
Douglas, MA 01516

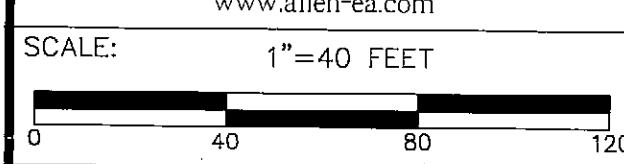
SEAL:



PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE:



DATE: August 9, 2021

REVISIONS:

#	DATE	DESCRIPTION	INIT.
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO:
00173

SHEET:

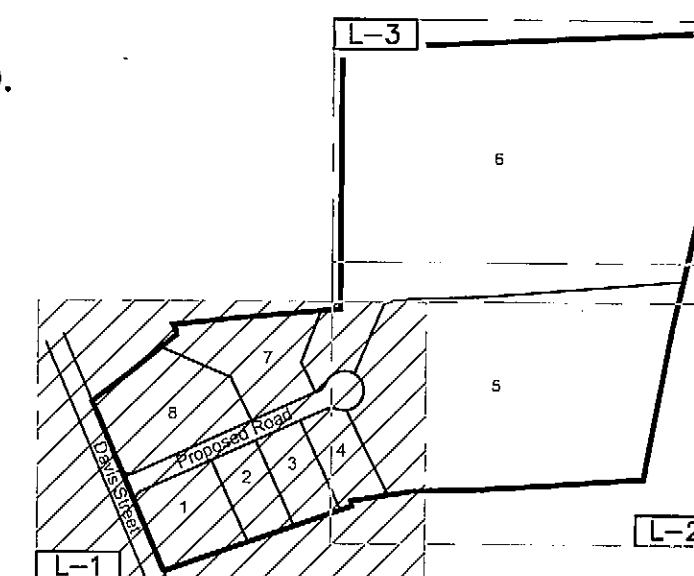
L-1

ZONING TABLE

ZONE: INDUSTRIAL	REQUIRED
LOT AREA	35,000 S.F.
FRONTAGE	150 FEET
SETBACKS	
FRONT	50 FEET
SIDE	15 FEET
REAR	15 FEET
MAX. HEIGHT	60 FEET

AREA SUMMARY TABLE

OVERALL PARCEL	44.09 ACRES
RIGHT-OF-WAY	1.20 ACRES
TOTAL OF LOTS	42.89 ACRES
LOT 1	1.61 ACRES
LOT 2	1.00 ACRES
LOT 3	1.02 ACRES
LOT 4	1.01 ACRES
LOT 5	12.54 ACRES
LOT 6	20.98 ACRES
LOT 7	2.14 ACRES
LOT 8	2.59 ACRES



REGISTRY SHEET INDEX

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED

February 7, 2022
AND RECORDED HEREWITH
ON 01/13/22

"THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON

Nov. 23, 2021 AT 11:15 AM
AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

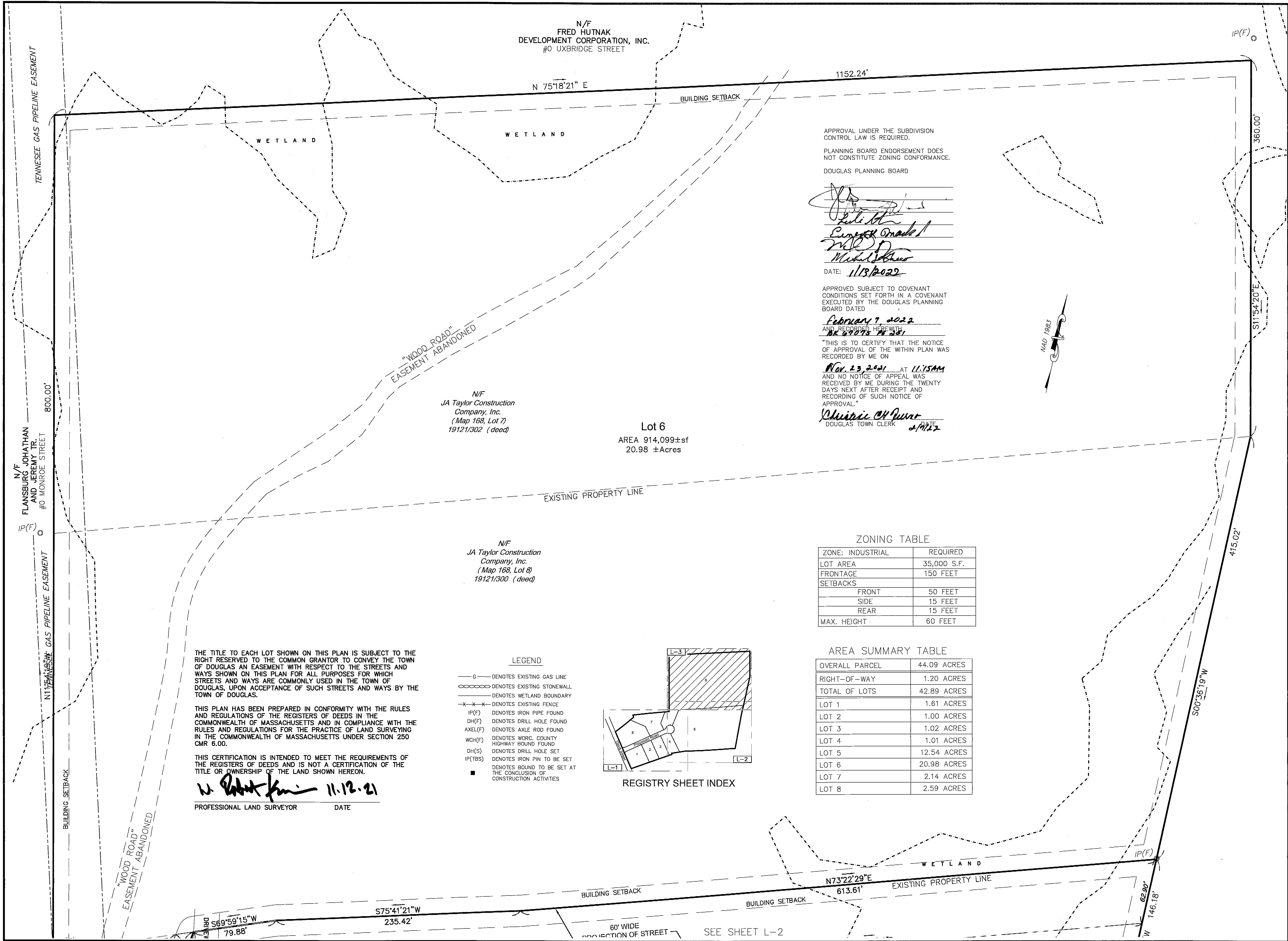
[Signature]
DOUGLAS TOWN CLERK

THE 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 THIS 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 OF DOUGLAS.

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.

[Signature] 11/2/21
PROFESSIONAL LAND SURVEYOR DATE



PLAN BOOK 962 PLAN 9
SHEET 5 of 10

RESERVED FOR REGISTRY

OWNERS:

Second Generation
Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D.
Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction
Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

LOTING PLAN
For
Peter Michael
Business Park
A
Definitive Subdivision
Plan of Land
In
Douglas, MA 01516

SEAL:

PROFESSIONAL
LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING
& ASSOCIATES, INC.
Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopdale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=40 FEET
0 40 80 120

DATE: August 9, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO: 00173 SHEET: L-3

PLAN BOOK 962 PLAN 9
SHEET 6 OF 10

N/F
FLANSBURG JOHATHAN
AND JEREMY TR.
#0 MONROE STREET

N/F
FLANSBURG JEREMY C
#73 DAVIS STREET

N/F
Second Generation Partners, LLC
(Map 168, Lot 10)
65136/131 (deed)
#100 Davis Street

N/F
Estate of
Merritt D. Tetreault
(Map 168, Lot 11.1)
44823/378 (deed)

N/F
TETREULT MERRITT D.
ESTATE OF
#0 DAVIS STREET

N/F
TETREULT MERRITT D.
ESTATE OF
#110 DAVIS STREET

APPROXIMATE OFF-SITE
WETLAND AREA.

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES
NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

[Signature]
[Signature]
[Signature]
DATE: 1/13/2022

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY THE DOUGLAS PLANNING
BOARD DATED

February 9, 2021
AND RECORDED HEREWITH
RE 01075 PL 351

"THIS IS TO CERTIFY THAT THE NOTICE
OF APPROVAL OF THE WITHIN PLAN WAS
RECORDED BY ME ON

Nov. 23, 2021 AT 11:15AM
AND NO NOTICE OF APPEAL WAS
RECEIVED BY ME DURING THE TWENTY
DAYS NEXT AFTER RECEIPT AND
RECORDING OF SUCH NOTICE OF
APPROVAL."

[Signature]
DOUGLAS TOWN CLERK
DATE 2/7/22

SEE SHEET EC-3

OWNERS:

Second Generation
Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D.
Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction
Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

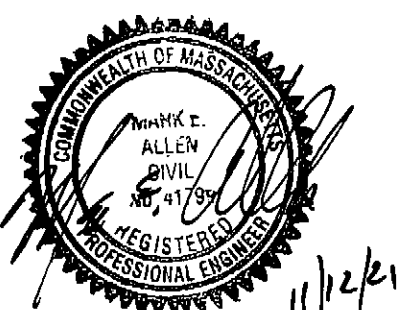
EXISTING
CONDITIONS PLAN

For
Peter Michael
Business Park

A
Definitive Subdivision
Plan of Land

In
Douglas, MA 01516

SEAL:



PROFESSIONAL ENGINEER

PREPARED BY:



ALLEN ENGINEERING
& ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road, Suite 2
Hopdale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

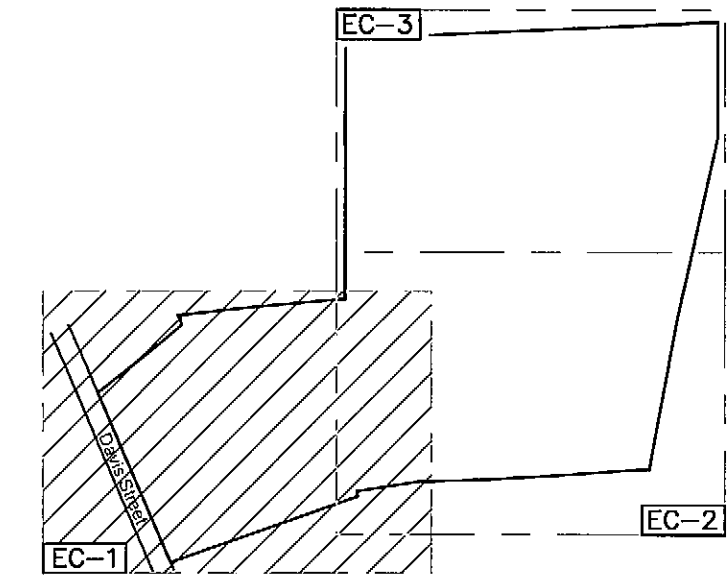
SCALE: 1"=40 FEET

0 40 80 120

DATE: August 9, 2021

REVISIONS			
#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO: 00173
SHEET: EC-1



SHEET INDEX

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
EXECUTED BY THE DOUGLAS PLANNING
BOARD DATED

February 7, 2022
RE 07075 BK 251

"THIS IS TO CERTIFY THAT THE NOTICE
OF APPROVAL OF THE WITHIN PLAN WAS
RECORDED BY ME ON

Nov. 23, 2021 AT 11:15AM

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

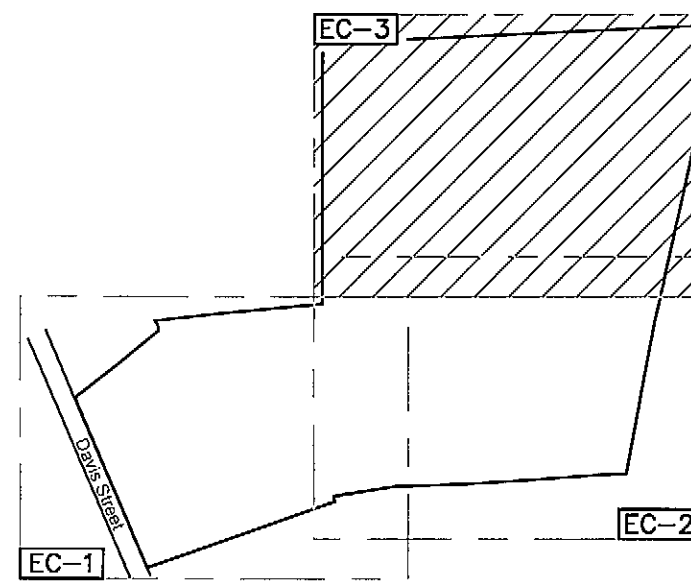
Christine O'Hara
DOUGLAS TOWN CLERK 2/7/22

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES
NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

[Signature]
[Signature]
[Signature]
Date: 1/13/2022



SHEET INDEX

N/F
FRED HUTNAK
DEVELOPMENT CORPORATION, INC.
#0 UXBRIDGE STREET

WETLAND

N/F
JA Taylor Construction
Company, Inc.
(Map 168, Lot 7)
19121/302 (deed)

N/F
JA Taylor Construction
Company, Inc.
(Map 168, Lot 8)
19121/300 (deed)

EXISTING PROPERTY LINE

SEE SHEET EC-2

PLAN BOOK 962 PLAN 9
SHEET 8 OF 10

OWNERS:

Second Generation
Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D.
Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction
Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

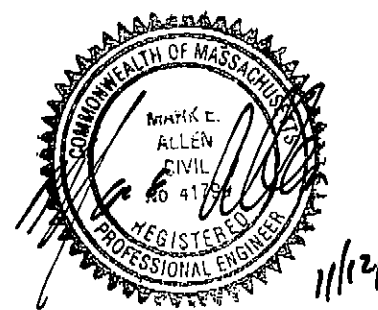
EXISTING
CONDITIONS PLAN

For
Peter Michael
Business Park

A
Definitive Subdivision
Plan of Land

In
Douglas, MA 01516

SEAL:



PROFESSIONAL ENGINEER

PREPARED BY:

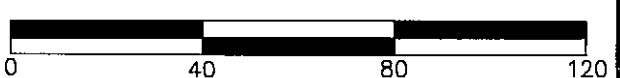


ALLEN ENGINEERING
& ASSOCIATES, INC.

Civil Engineers • Surveyors
Land Development Consultants

One Charlesview Road, Suite 2
Hopdale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=40 FEET



DATE:

August 9, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO:
000173

SHEET:

EC-3

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED.

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE ZONING CONFORMANCE.

DOUGLAS PLANNING BOARD

[Signature]
DATE: 1/13/2022

APPROVED SUBJECT TO COVENANT CONDITIONS SET FORTH IN A COVENANT EXECUTED BY THE DOUGLAS PLANNING BOARD DATED

February 7, 2022
AND RECORDED HEREWITH
RE 67016 RE 207

"THIS IS TO CERTIFY THAT THE NOTICE OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON

Nov. 23, 2021 AT 11:15 AM
AND NO NOTICE OF APPEAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

[Signature]
DOUGLAS TOWN CLERK
3/7/22

N/F
FLANSBURG JEREMY C
#73 DAVIS STREET

N/F
FLANSBURG JOHATHAN
AND JEREMY TR.
#0 MONROE STREET

THE ONLY RESOURCE FLAGS
CONFIRMED WITH THIS NOI ARE
THROUGH WF 144-158 AS SHOWN
ON THIS PLAN.

PLAN BOOK 962 PLAN 9
SHEET 9 OF 10

OWNERS:

Second Generation
Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D.
Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction
Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

PROPOSED
GRADING PLAN
For
Peter Michael
Business Park
A
Definitive Subdivision
Plan of Land
in
Douglas, MA 01516

SEAL:



PROFESSIONAL ENGINEER

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES, INC.**
Civil Engineers • Surveyors
Land Development Consultants

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Hopdale, Ma 01747
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www.allen-ea.com

SCALE: 1"=40 FEET

0 40 80 120

DATE: August 9, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO:
000173

SHEET:

G-1

LEGEND

- G — DENOTES EXISTING GAS LINE
- DENOTES EXISTING STONEWALL
- DENOTES WETLAND BOUNDARY
- DENOTES EXISTING FENCE
- IP(F) DENOTES IRON PIPE FOUND
- DM(F) DENOTES DRILL HOLE FOUND
- AXEL(F) DENOTES AXLE ROD FOUND
- WCH(F) DENOTES WORK, COUNTY HIGHWAY BOUND FOUND
- DM(S) DENOTES DRILL HOLE SET
- IP(TBS) DENOTES IRON PIN TO BE SET
- DENOTES BOUND TO BE SET AT THE CONCLUSION OF CONSTRUCTION ACTIVITIES

SIGHT DISTANCE SUMMARY TABLE DAVIS STREET (RT. 16) SIGHT DRIVEWAY

LOCATION/DIRECTION	MEASURED	MINIMUM REQUIRED ^a	DESIRABLE ^b
NORTH OF DRIVEWAY	1,050'±	360'	500'
SOUTH OF DRIVEWAY	430'±	360'	500'

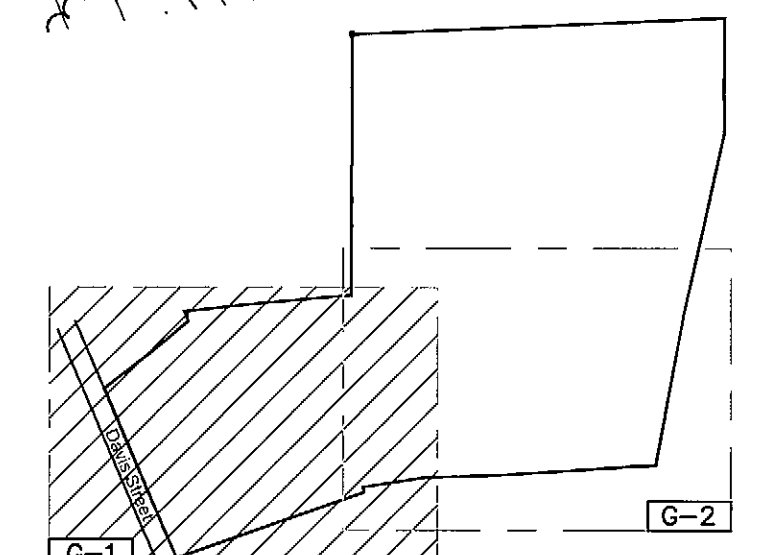
^a VALUES BASED ON AASHTO STOPPING SIGHT DISTANCE REQUIREMENTS FOR THE POSTED SPEED OF 45 MPH.

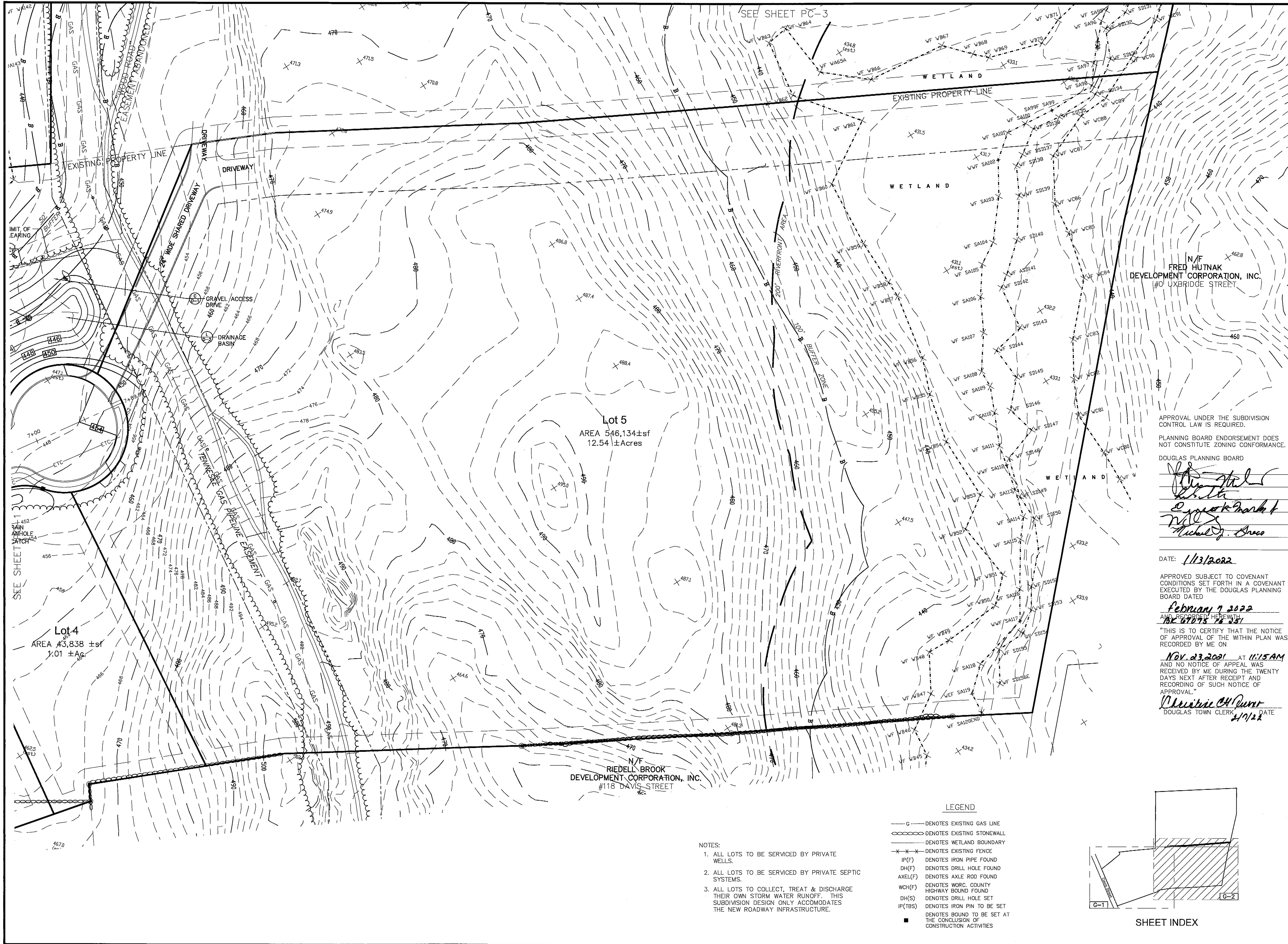
^b VALUES BASED ON AASHTO INTERSECTION SIGHT DISTANCE REQUIREMENTS FOR THE POSTED SPEED LIMIT OF 45 MPH.

NOTES:

- ALL LOTS TO BE SERVICED BY PRIVATE WELLS.
- ALL LOTS TO BE SERVICED BY PRIVATE SEPTIC SYSTEMS.
- ALL LOTS TO COLLECT, TREAT & DISCHARGE THEIR OWN STORM WATER RUNOFF. THIS SUBDIVISION DESIGN ONLY ACCOMMODATES THE NEW ROADWAY INFRASTRUCTURE.

SHEET INDEX





PLAN BOOK 162 PLAN 9
SHEET 10 of 10

OWNERS:

Second Generation Partners, LLC
100 Davis Street
Douglas, MA 01516

Estate of Merritt D. Tetreault
280 Yew Street
Douglas, MA 01516

JA Taylor Construction Company
P.O. Box 143
Linwood, MA 01525

APPLICANT:

Mcintyre Loam, Inc.
117 Wood Street
Hopkinton, MA 01748

TITLE:

PROPOSED GRADING PLAN
For
Peter Michael Business Park
A
Definitive Subdivision Plan of Land
in
Douglas, MA 01516

SEAL:

PROFESSIONAL ENGINEER

PREPARED BY:

ALLEN ENGINEERING & ASSOCIATES, INC.
Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopdale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE: 1"=40 FEET

DATE: August 9, 2021

REVISIONS

#	DATE	DESCRIPTION	INIT
1	10/19/21	PER TOWN REVIEW	MEA
2	11/12/21	PER CONSERVATION	MEA

JOB NO: 00173 SHEET: G-2