LOCUS MAP

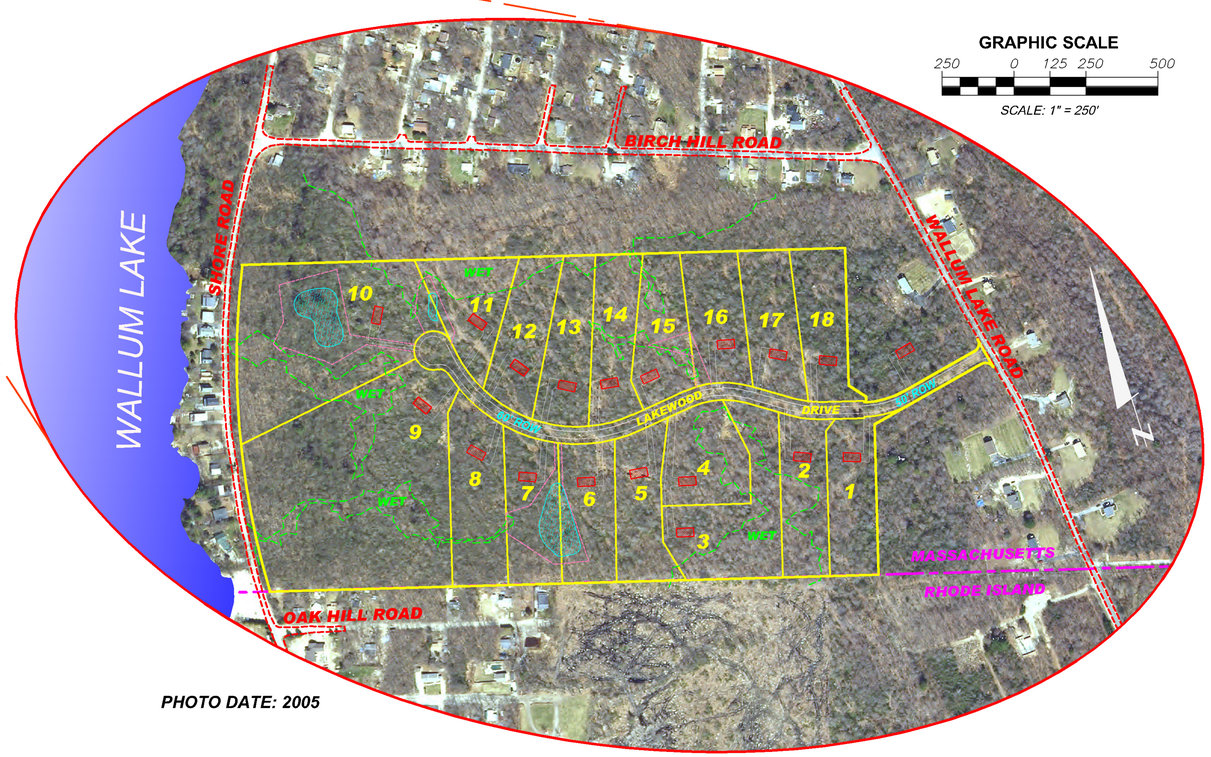
Scale: 1"=4000ft ±

Lakewood Estates

A DEFINITIVE SUBDIVISION PLAN

In The Town of

Douglas, Massachusetts



GRAPHIC SCALE

250 0 125 250 500

SCALE: 1" = 250'

PHOTO DATE: 2005

REVISIONS		
REV #	DESCRIPTION	DATE
1	Comments per town engineer	6/15/08
2	COMMENTS PER TOWN ENGINEER	9/30/08
3	COMMENTS PER TOWN ENGINEER	8/05/09
4		
5		

INDEX OF PLANS	Sheet name	Sheet #
Cover Sheet		
Definitive Subdivision Plan	1 thru 8	1 - 8 of 23
Topographic & Drainage Plan	1t thru 7t	9 - 15 of 23
Roadway Plan & Profile	1p thru 4p	16 - 19 of 23
Details	1d thru 4d	20 - 23 of 23

PREPARED BY:

YERKA ENGINEERING, LLC.

128 W. Hartford Ave.
Uxbridge, MA 01569

Date: August 27, 2007

PROJECT DATA:

Total Site Area = 56.64± Ac.
Road Area = 3.09± Ac.
Road Length = 2162.44'
Road Width = 50' & 60' R.O.W.
Assessor Parcel = Map 299, Lot 7
Design Speed = 30 mph

LOT INFO:
Required Frontage = 200'
Required Area = 90,000 s.f.
Total # of lots = 18

ZONING SETBACKS:
Front Setback = 50'
Side Setback = 25'
Rear Setback = 25'

O.R.A.D. DATES: 11/08/05

FLIGHT DATA: April 1999

DOUGLAS PROJECT #: #070924

OWNER OF RECORD:

Douglas Properties, LLC.
P.O. Box 932
Douglas, MA 01516

APPLICANT:

Douglas Properties, LLC.
P.O. Box 932
Douglas, MA 01516

ENGINEER:

Margaret E. Bacon, P.E.
128 W. Hartford Ave.
Uxbridge, MA 01569
(508) 278-5091

SURVEYOR:

David G. Greenhalgh, P.L.S.
128 W. Hartford Ave.
Uxbridge, MA 01569
(508) 278-5091

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

COMMONWEALTH OF MASSACHUSETTS
DAVID G. GREENHALGH
NO. 34616
PROFESSIONAL LAND SURVEYOR

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
DOUGLAS PLANNING BOARD

BEING A MAJORITY

DATE

DEED REFERENCE

WORCESTER DISTRICT
REGISTRY OF DEEDS

DEED BOOK	PAGE
31235	208
35848	271

PLAN REFERENCE

WORCESTER DISTRICT
REGISTRY OF DEEDS

PLAN BOOK	PLAN
774	101
596	104
839	064

DEFINITIVE PLAN OF
LAKEWOOD ESTATES
IN
DOUGLAS, MASS.
SURVEYED FOR
DOUGLAS PROPERTIES, LLC

COVER SHEET JOB #01101