

FOR REGISTRY OF DEEDS USE ONLY
COMPLIANCE WITH ZONING OR
OTHER REGULATIONS IS NEITHER
EXPRESSED NOR IMPLIED.

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW
NOT REQUIRED
SUTTON PLANNING BOARD

ZONING DISTRICT: RESIDENTIAL-RURAL (R-1)

REQUIRED

AREA	80,000 S.F.
FRONTAGE	250 FT.
FRONT YARD	50 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.
LOT WIDTH	250 FT.
BLDG COVERAGE	10%

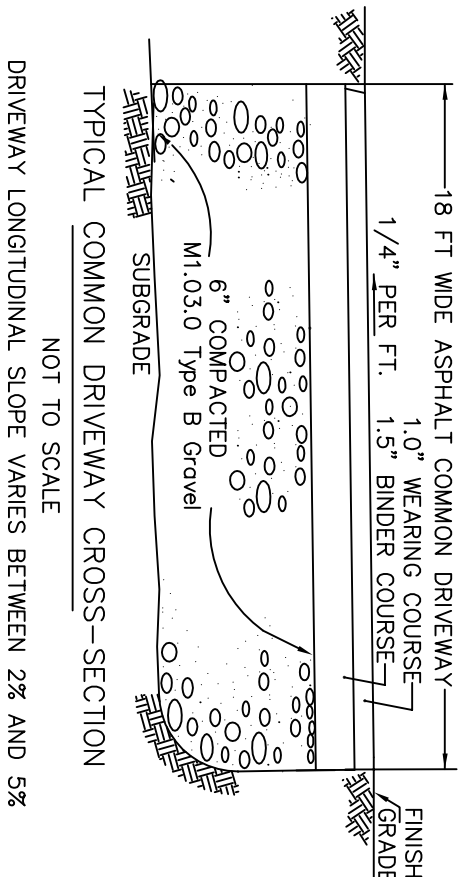
Sutton Bylaws Vs. Common Driveways

The Common Driveway will adhere to all provisions under the Sutton Bylaws Section VII Common Driveways.

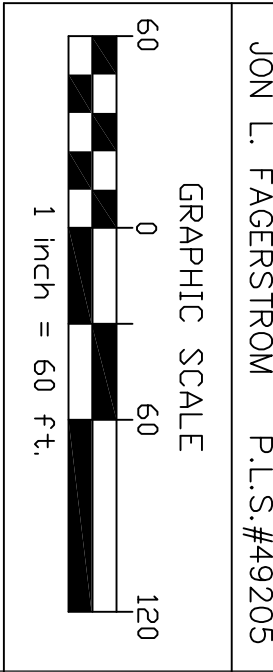
1. The Common Driveway is 18' wide and 500' long.

2. Maximum grade of the Common driveway will be 10%, and a maximum grade of 3% within 50' of the street line.

3. Proposed Common Driveway will need approval from the Sutton Conservation Commission.



DRIVEWAY LONGITUDINAL SLOPE VARIES BETWEEN 2% AND 5%



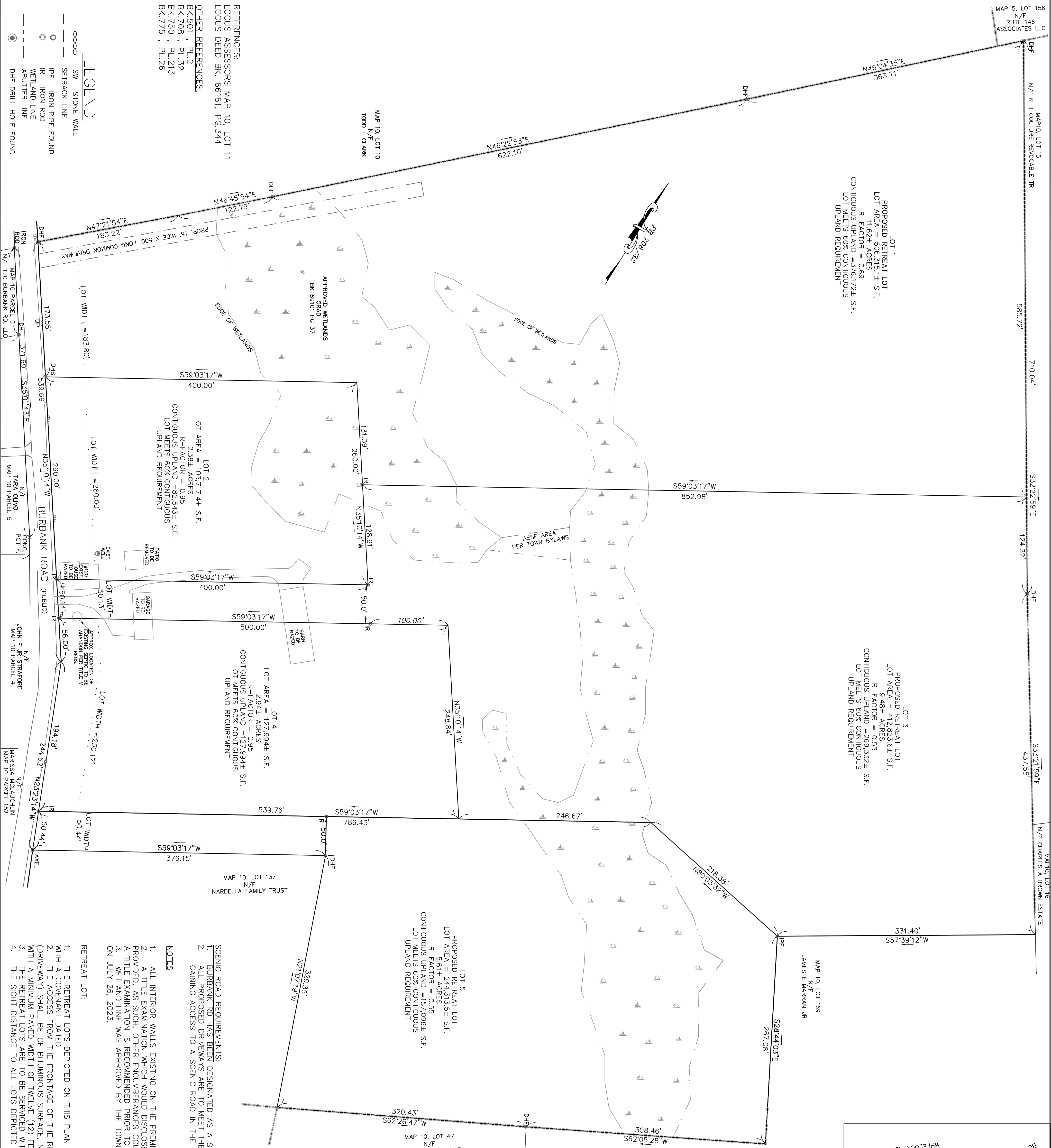
JON L. FAGERSTROM P.L.S.#49205

PLAN OF LAND
LOCATED AT
BURBANK ROAD
SUTTON, MA
PREPARED FOR
120 BURBANK ROAD, LLC
120 BURBANK ROAD
SUTTON, MA
12/29/2023



CIVIL ENGINEERS, LAND SURVEYORS
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REFERENCES:
LOCUS ASSESSORS MAP 10, LOT 11
LOCUS DEED BK. 66161, PG.344

OTHER REFERENCES:
BK.501 , PL.2
BK.708 , PL.32
BK.750 , PL.213
BK.775 , PL.26

- LEGEND
- SW STONE WALL
 - SETBACK LINE
 - IRON PIPE FOUND
 - IRON ROD
 - WETLAND LINE
 - ABUTTER LINE
 - DHF DRILL HOLE FOUND