

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.
LOT COVERAGE	25%

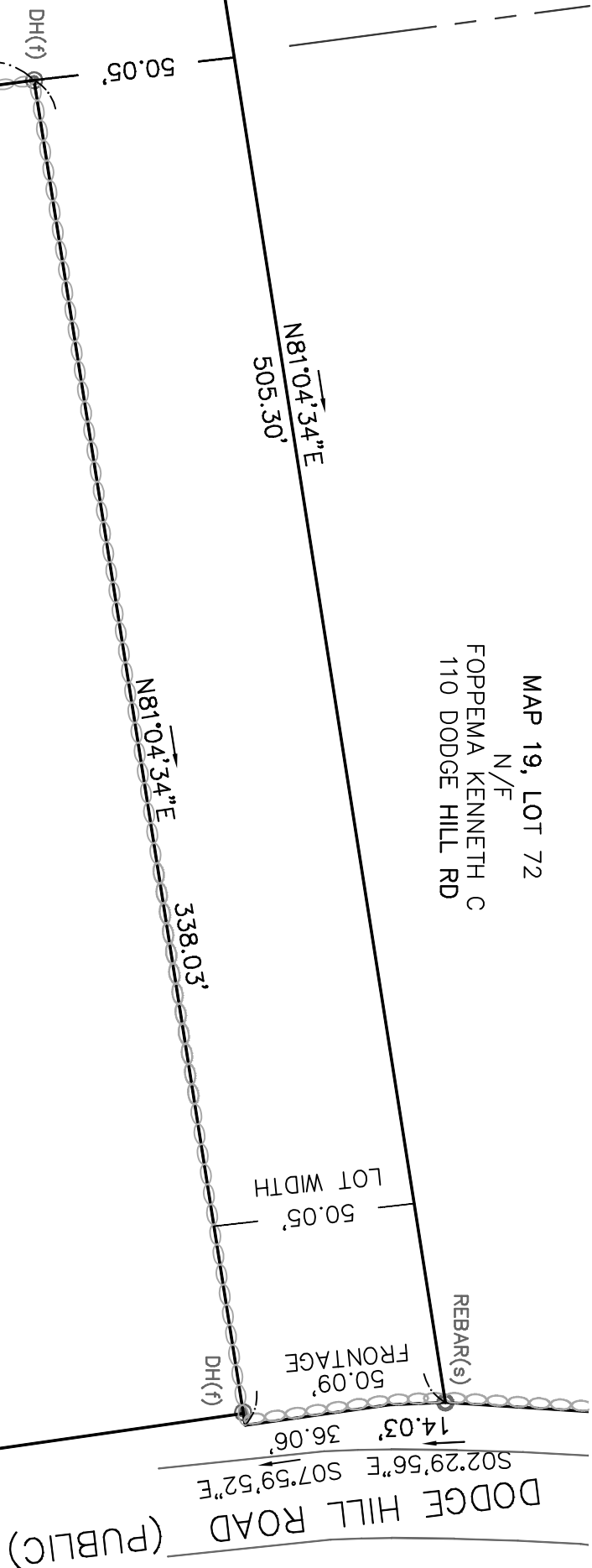
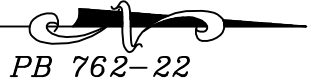
REFERENCES:
LOCUS ASSESSORS MAP 18, LOT 117
LOCUS DEED BK. 30352 PAGE 74
PLAN BK.762 , PL.22

OTHER REFERENCES:
PLAN BK.546 , PL.72
PLAN BK.387 , PL.77

MAP 18, LOT 40
N/F
FOPEMA KENNETH C
102 R DODGE HILL RD

126 DODGE HILL RD
MAP 18 PARCEL 117

LOT AREA
265,131± S.F.
6.08± ACRES
FRONTAGE = 5.09'
R-FACTOR = 0.53
CONTIGUOUS UPLAND = 265,131± S.F.
"RETREAT LOT"



THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS 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. THIS CERTIFICATION IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

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
DATE

RETREAT LOT:

1. THE RETREAT LOT DEPICTED ON THIS PLAN SHALL NEVER BE FURTHER DIVIDED IN ACCORDANCE WITH A COVENANT DATED RECORDED HEREWITH.
2. THE ACCESS FROM THE FRONTAGE OF THE RETREAT LOT TO THE PRINCIPAL STRUCTURE (DRIVEWAY) SHALL BE OF BITUMINOUS SURFACE, NO GREATER THAN TWELVE PERCENT (12%) GRADE WITH A MINIMUM PAVED WIDTH OF TWELVE (12) FEET AND CLEARED WIDTH OF FIFTEEN (15) FEET.
3. THE RETREAT LOT IS TO BE SERVICED WITH UNDERGROUND UTILITIES.
4. THE SIGHT DISTANCE EXCEEDS 200 FEET.

NOTES

1. ALL INTERIOR WALLS EXISTING ON THE PREMISES HAVE NOT BEEN SHOWN HEREON.
2. A TITLE EXAMINATION WHICH WOULD DISCLOSE ALL MATTERS OF RECORD WAS NOT PROVIDED, AS SUCH, OTHER ENCUMBRANCES COULD EXIST AND NOT BE SHOWN HEREON. A TITLE EXAMINATION IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.

RETREAT LOT PLAN

LOCATED AT
126 DODGE HILL ROAD

SUTTON, MA
PREPARED FOR

NEIL THIBODEAU
296 PURGATORY ROAD
WHITINSVILLE, MA

OWNER OF RECORD
JANE A OLIVER
PO BOX 127
SUTTON, MA 01590
REVISED
10/12/2021
11/02/2021

ALPHA OMEGA
ENGINEERING INC
CIVIL ENGINEERS, LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

25 HIGHLAND VIEW DR
SUTTON, Massachusetts 01590
Ph: (508) 865-9551
Fax: (508) 499-6213
info@alphomegaeng.net
www.alphomegaeng.net