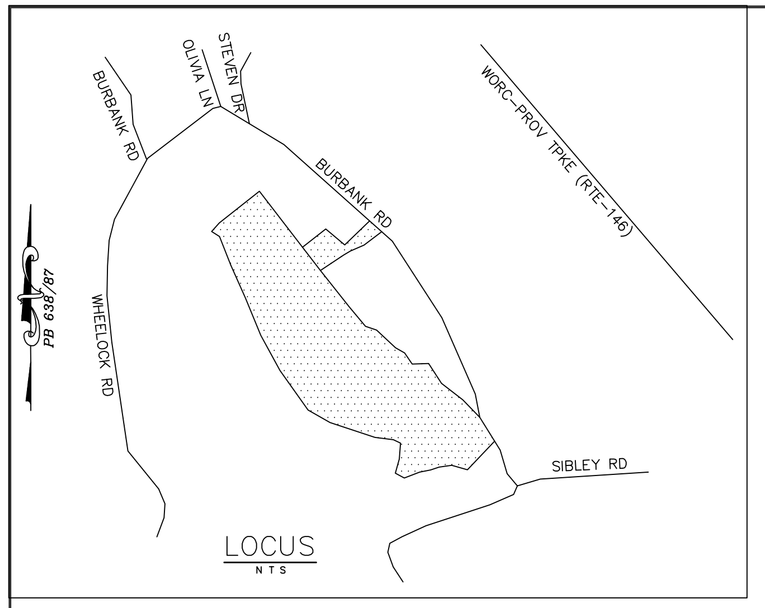


LEGEND

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

REFERENCES:
LOCUS ASSESSORS MAP 9 , LOT 98
MAP 10 , LOT 3

LOCUS DEED BK. 12871, PG. 49
DEED BK. 45638, PG. 43
LOCUS BK.638 , PL.87
BK.288 , PL.5
BK.287 , PL.97

OTHER REFERENCES;
PLAN BK.448 , PL.112

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%

THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL B (NON-BUILDABLE PARCEL) FROM #91 BURBANK ROAD (MAP 10 PARCEL 3) AND TO BE COMBINED WITH PARCEL A (MAP 9 PARCEL 98) AND BECOME ONE RETREAT LOT.

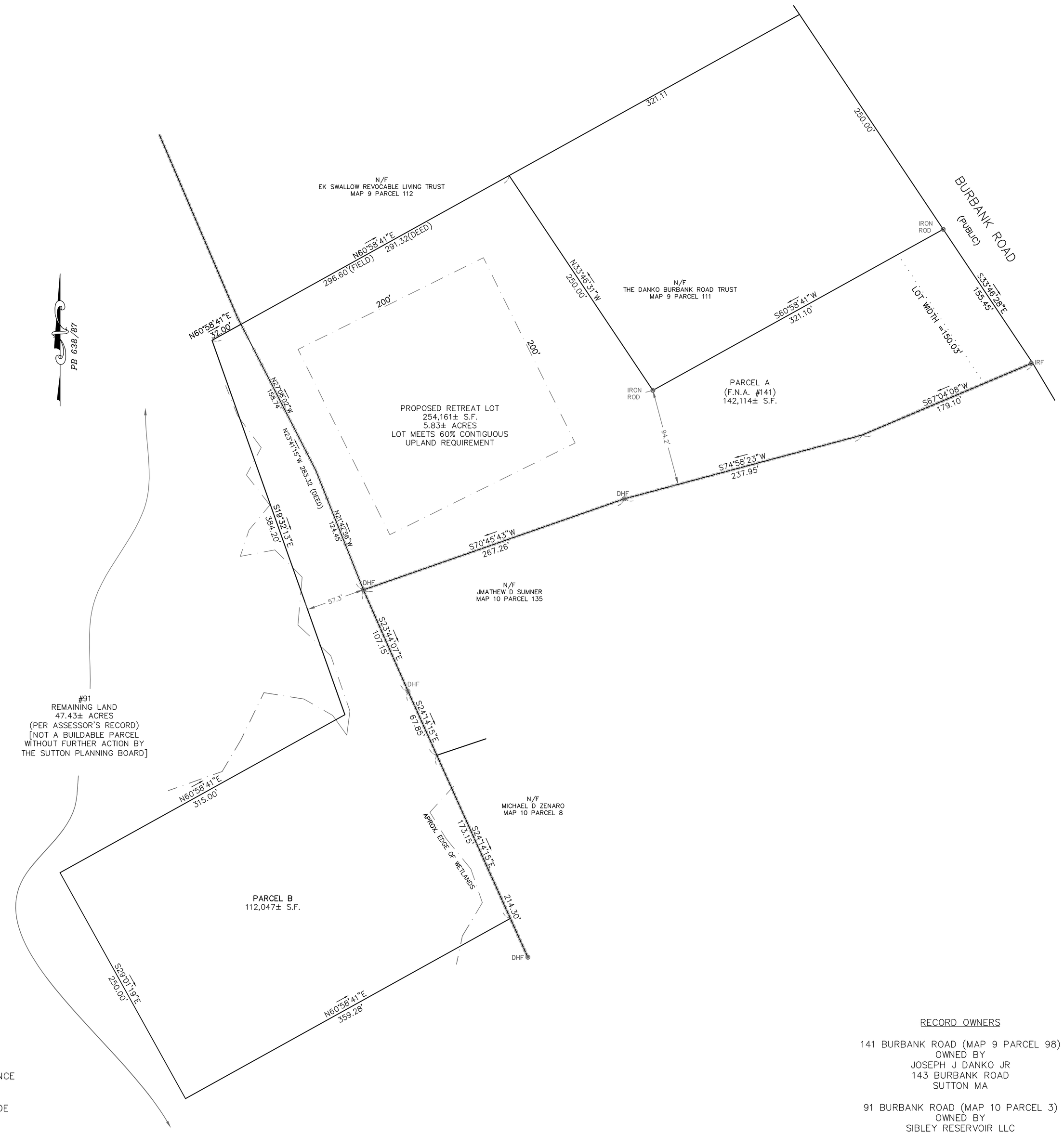
Scenic Road Requirements:
1. Burbank Rd has been designated as a Scenic Road in the Town of Sutton.
2. All proposed driveways are to meet the requirements for gaining access to a Scenic Road in the Town of Sutton.

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 encumberances could exist and not be shown hereon. A title examination is recommended prior to any construction.

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.



RECORD OWNERS

141 BURBANK ROAD (MAP 9 PARCEL 98)
OWNED BY
JOSEPH J DANKO JR
143 BURBANK ROAD
SUTTON MA

91 BURBANK ROAD (MAP 10 PARCEL 3)
OWNED BY
SIBLEY RESERVOIR LLC
143 BURBANK ROAD
SUTTON MA

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

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.

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

GRAPHIC SCALE
50 0 50 100
1 inch = 50 ft.

DIVISION OF LAND
LOCATED AT
BURBANK ROAD
SUTTON, MA

PREPARED FOR
JOSEPH J DANKO JR
143 BURBANK ROAD
SUTTON, MA

01/20/2023

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@alphaomegaeng.net
www.alphaomegaeng.net