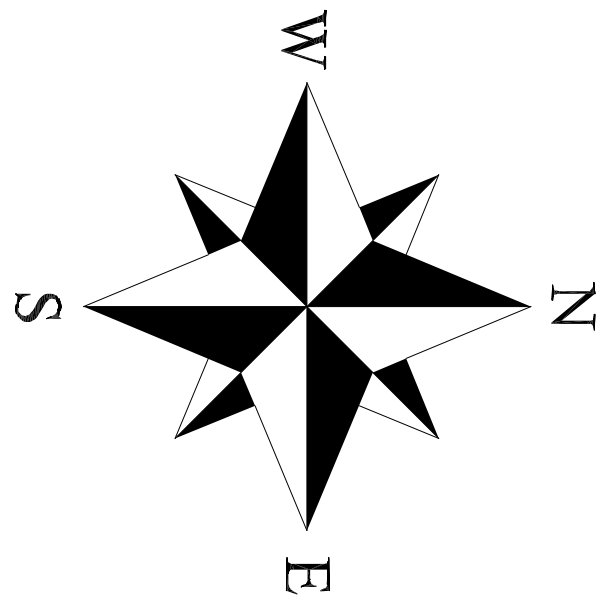




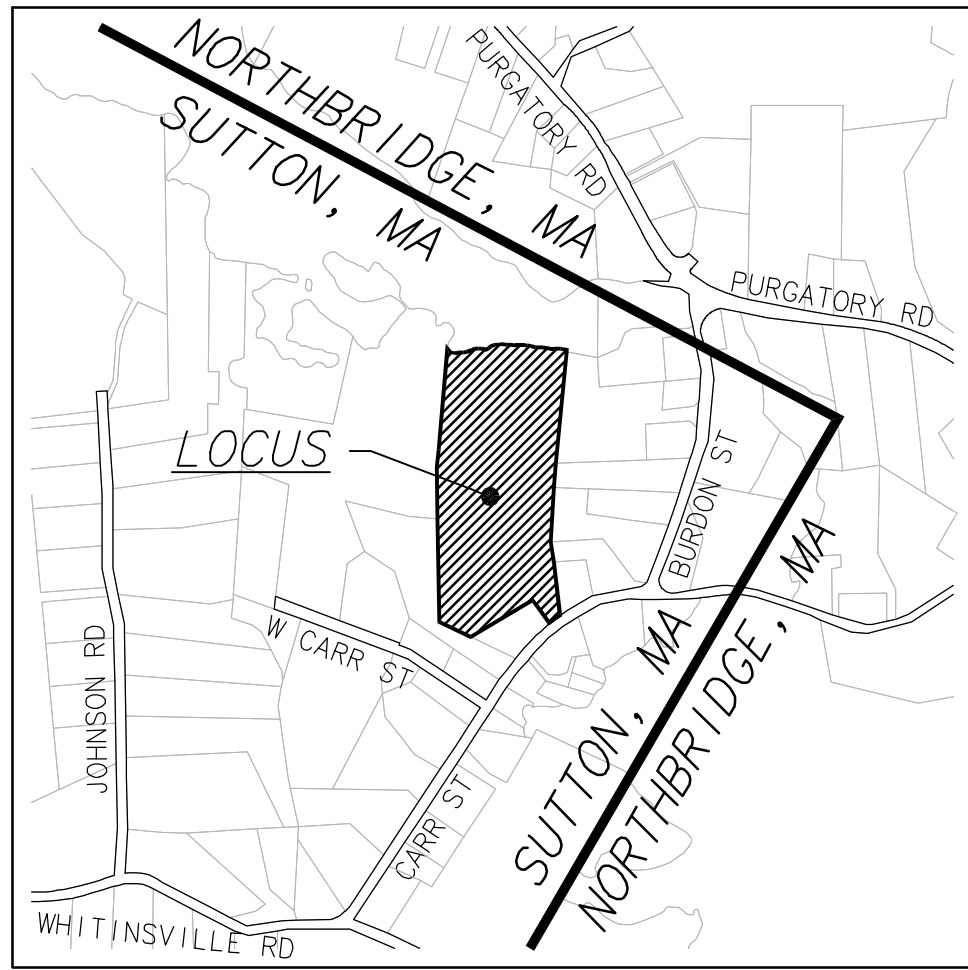
FOR REGISTRY USE ONLY

RESIDENTIAL-RURAL
(R-1)

LOT AREA (REQ'D)	80,000 S.F.
FRONTAGE (REQ'D)	250'
LOT WIDTH (REQ'D)	250'
FRONT YARD (REQ'D)	50'
SIDE YARD (REQ'D)	20'
REAR YARD (REQ'D)	50'

RESIDENTIAL-SUBURBAN
(R-2) - NOT SERVICED BY TOWN WATER/SEWER

LOT AREA (REQ'D)	60,000 S.F.
FRONTAGE (REQ'D)	175'
LOT WIDTH (REQ'D)	175'
FRONT YARD (REQ'D)	40'
SIDE YARD (REQ'D)	15'
REAR YARD (REQ'D)	40'



LOCUS PLAN
1" = ±800'

SUTTON PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL
LAW NOT REQUIRED

APPROVED (DATE:) _____

ENDORSED (DATE:) _____

NO DETERMINATION AS TO THE COMPLIANCE WITH THE ZONING
REQUIREMENTS OF THE TOWN OF SUTTON HAS BEEN MADE OR IS
INTENDED BY THE PLANNING BOARD'S ENDORSEMENT OF THIS PLAN

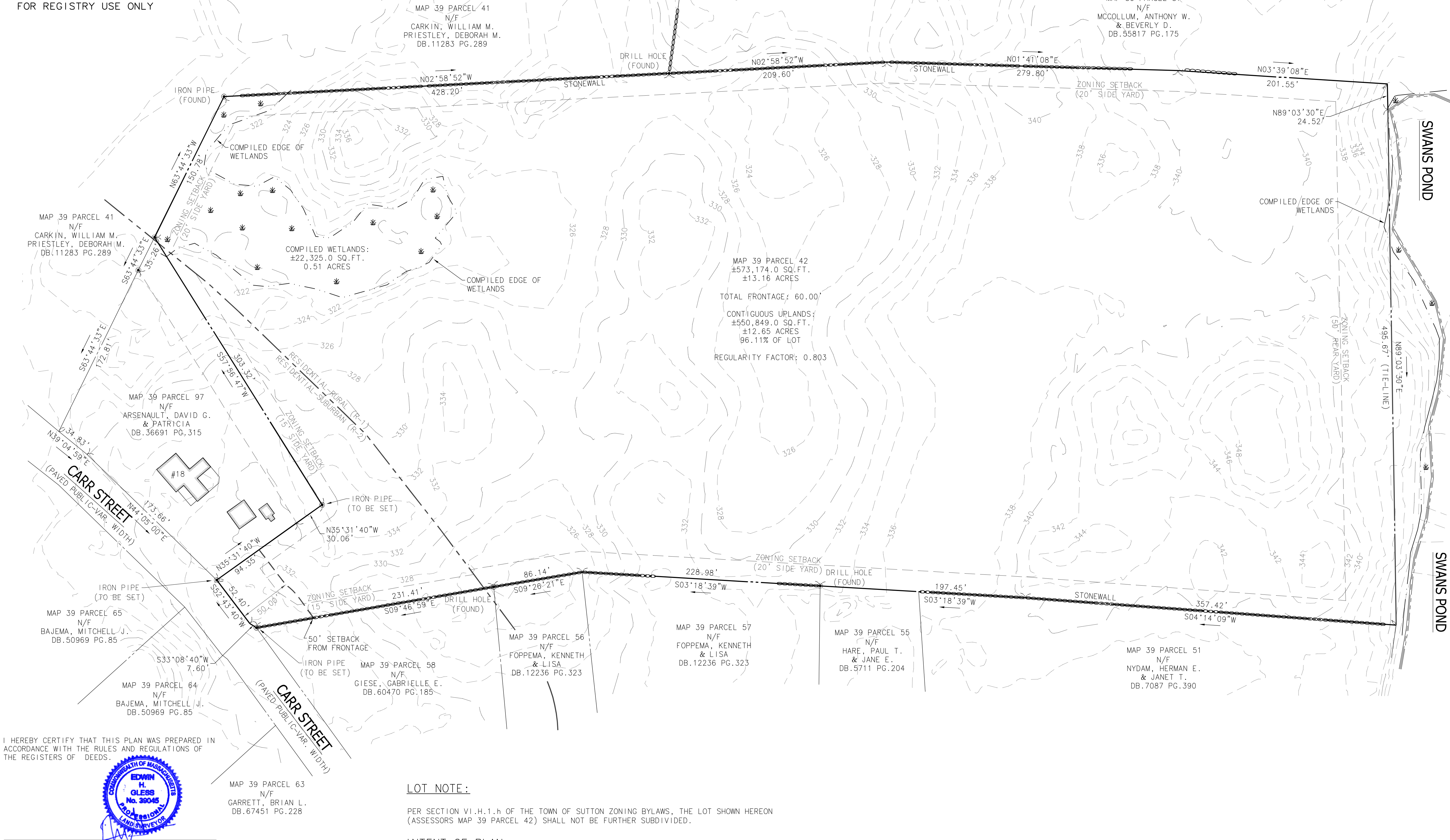
GENERAL NOTES

1. RECORD OWNER
KOZACZKA, ANDRE W.
& CHELSEA D.
12 PUTNAM LANE
GRAFTON, MASSACHUSETTS 01519
DEED BOOK 68396 PAGE 353
PLAN BOOK 814 PAGE 5
2. PROPERTY IS SHOWN AS LOT 42 ON ASSESSORS MAP 39 AND
APPEARS TO LIE WITHIN THE RESIDENTIAL RURAL (R-1) AND
RESIDENTIAL SUBURBAN (R-2) ZONING DISTRICT PER THE TOWN OF
SUTTON ZONING MAP AND AVAILABLE ASSESSORS INFORMATION, AS
COMPILED HEREON.
3. PROPERTY LINES SHOWN ARE COMPILED FROM AN ON THE GROUND
SURVEY CONDUCTED BY EXISTING GRADE, INC. IN MAY OF 2022. LINES
OF OCCUPATION, AND FOUND MONUMENTATION.
4. PARCEL APPEARS TO PARTIALLY LIE WITHIN THE FLOOD ZONE A
(UNDEFINED ELEVATION) PER FIRM MAP 25027C1002E PANEL 1002 OF
1075, LAST REVISED JULY 04, 2011, AS SHOWN ON THE FEMA
WEBSITE.
5. EXISTING CONDITIONS SHOWN HEREON WERE COMPILED FROM AN ON
THE GROUND SURVEY CONDUCTED IN MAY OF 2022 BY EXISTING GRADE,
INC. AND FROM AERIAL IMAGERY PROVIDED BY THE STATE OF
MASSACHUSETTS.
6. ORIGIN OF BEARINGS IS MASSACHUSETTS STATE PLANE (NAD83),
DETERMINED FROM A GPS SURVEY CONDUCTED BY EXISTING GRADE, INC.
IN MAY OF 2022, ROTATED 15.989° COUNTERCLOCKWISE FROM PLAN
BOOK 814 PLAN 5, RECORDED AT THE WORCESTER COUNTY REGISTRY OF
DEEDS.
7. ORIGIN OF ELEVATIONS IS NAVD 88, DETERMINED FROM A GPS
SURVEY CONDUCTED BY EXISTING GRADE, INC. IN MAY OF 2022.
8. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH
FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE
COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT
AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
9. WETLANDS SHOWN COMPILED FROM PLANS OF RECORD AT THE
WORCESTER COUNTY REGISTRY OF DEEDS.
10. ABUTTERS SHOWN BASED UPON THE MOST RECENT TOWN OF SUTTON
ASSESSORS DATABASE AND MAY NOT REFLECT THE MOST RECENT TITLE
TRANSFERS.

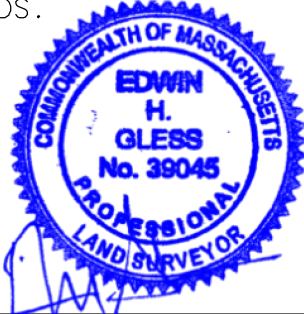
COVENANT NOTATION

THE LOT SHOWN ON THIS PLAN SHALL NEVER BE DIVIDED IN
ACCORDANCE WITH THE COVENANT RECORDED HEREWITH.

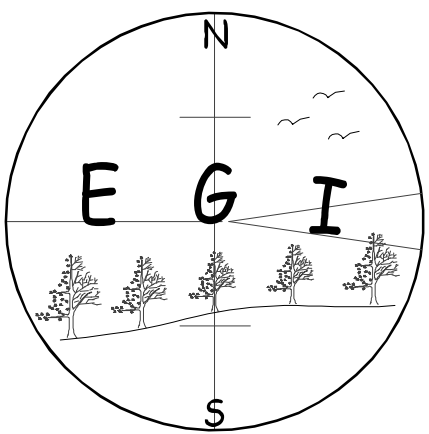
FOR REGISTRY USE ONLY



I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.



PROFESSIONAL LAND SURVEYOR DATE



Existing Grade Inc.
Surveyors & Civil Engineers
62 Riedell Road
Douglas, MA. 01516
508-694-6501 Ph/Fax

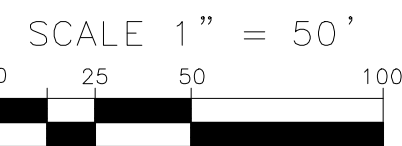
LOT NOTE:

PER SECTION VI.H.1.h OF THE TOWN OF SUTTON ZONING BYLAWS, THE LOT SHOWN HEREON
(ASSESSORS MAP 39 PARCEL 42) SHALL NOT BE FURTHER SUBDIVIDED.

INTENT OF PLAN:

THIS INTENT OF THIS PLAN IS TO CLASSIFY THE EXISTING PARCEL LOCATED AT 16 CARR
STREET, SUTTON MA (ASSESSORS MAP 39 PARCEL 42) AS A RETREAT LOT.

SCALE



NO. DATE BY REVISIONS

CLIENT

ANDRE KOZACZKA
16 CARR STREET
SUTTON, MASSACHUSETTS 01590

PROPOSED RETREAT LOT
FOR
16 CARR STREET
SUTTON, MASSACHUSETTS 01590

2070 RETREAT

PROJECT NO.
2070

DATE: 10/08/23

SHEET NO.

1 OF 1