

ASSESSORS PARCELS 11-3 & 18-81 (TO BE COMBINED)
ZONING DISTRICT: BUSINESS HIGHWAY, B-2

ZONING	REQUIRED	PROVIDED
FRONTAGE	40,000 SF	35,880 SF
FRONT SB	50'	30'
SIDE SB	20'	117'
REAR SB	50'	25'

TABLE 3: HEIGHT & BULK REGULATIONS		
BLDG HEIGHT	35'	22' MAX
BLDG COV.	35%	16%
OPEN SPACE	25%	44.5%



LOCUS MAP

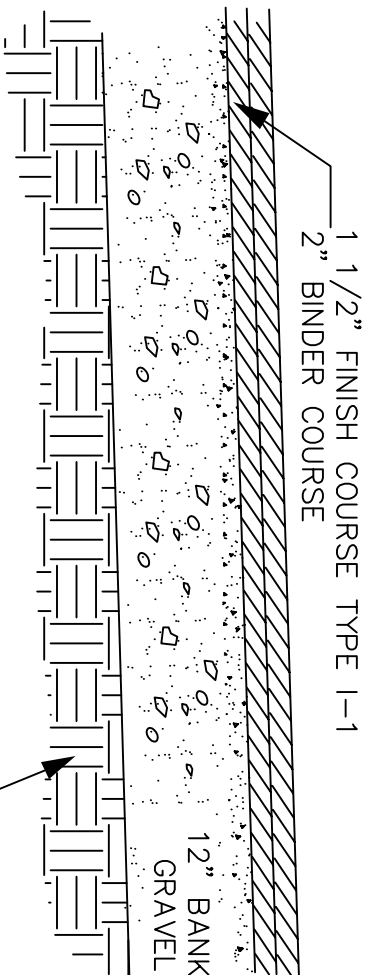
ZONING BUSINESS B-2
FRONT = 50'
SIDE = 20'
REAR = 40'

REFERENCES

ZONE - B 2
JAMES FITZPATRICK
190 WORC. PROV. TURNPIKE
ASSESSORS PARCEL 11-03
DEED BOOK 47307 PAGE 201
PLAN BOOK 225 PLAN 29

192 WORC. PROV. TURNPIKE
ASSESSORS PARCEL 18-81
DEED BOOK 28227 PAGE 345
PLAN BOOK 225 PLAN 29

OWNER:
JAMES FITZPATRICK
190 WORC. PROV. TURNPIKE
12 MENDON ROAD
SUTTON, MA 01590



PAVEMENT DETAIL

LEGEND

- SMH SEWER MANHOLE
- MH DRAIN MANHOLE
- CATCH BASIN
- EXISTING TOPO (NAVDB88)
- PROPOSED GRADE
- BUILDING SETBACK
- UTILITY POLE
- TEST PIT
- DRAINAGE FLOW
- EROSION CONTROLS
- RETAINING WALL
- ELECTRIC LINE
- SEWER LINE
- WATER LINE

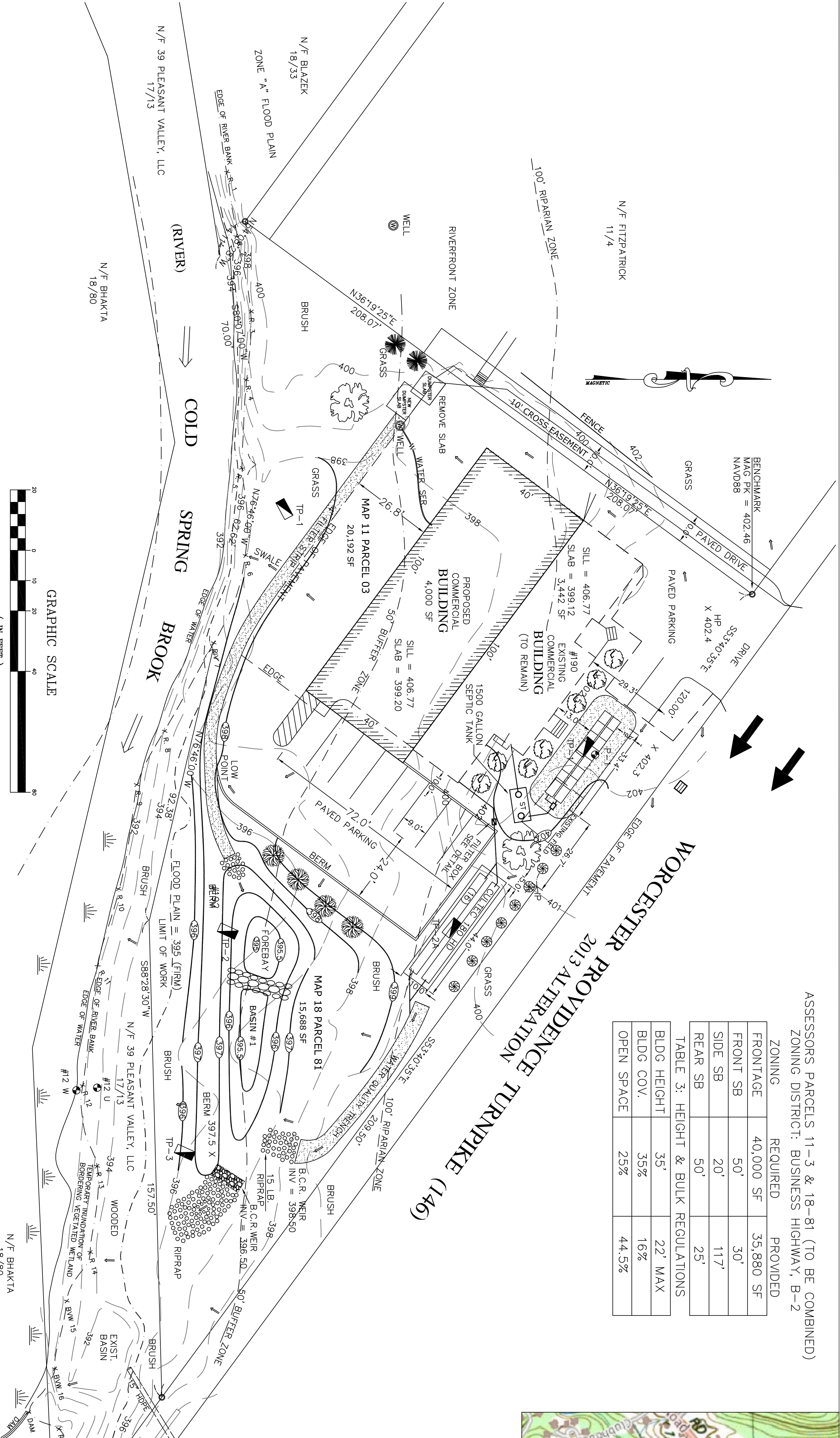
THESE PLANS AND SPECIFICATIONS COMPLY WITH
THE TOWN OF SUTTON'S WETLAND AND RIVERFRONT
DISTRICT ADMINISTRATION BYLAW.



LAND PLANNING, INC.
214 Worcester Street
North Grafton, Massachusetts 01536

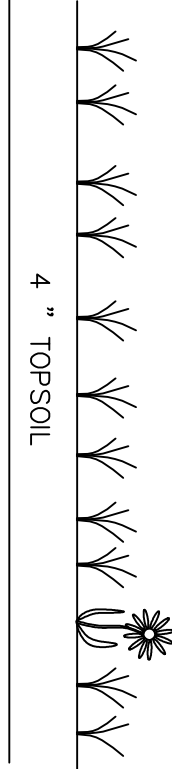
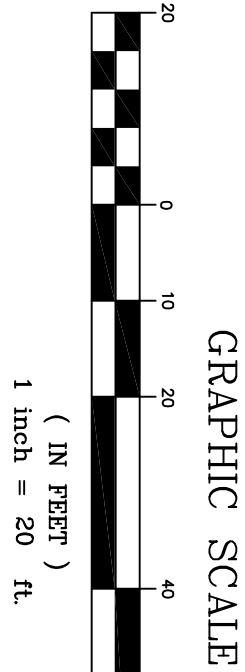
DATE 10-21-2021

NORMAN G. HILL, PE



SITE PLAN

1" = 20'



6" SUBSOIL (WHERE AVAILABLE)



LAWN PLANTING DETAIL

PLANTING SPECIFICATIONS:

- 2 MALUS Floribunda, Flowering Crab 2 1/2" Dia.
- 4 THUUA Occidentalis, Emerald Arborvitae 4' Tall
- 8 JUNIPERUS Sargentii, Sargent Juniper 18" Tall
- 4 JUNIPERUS Pfitzeriana, Pfitzer Juniper 18" Tall
- 7 RHODODENDRON Cotlawbiense, Pink Rhododendron 18" Tall

LIST OF PLANT MATERIALS

USE NATIVE PLANTS - LOCALLY GROWN IN NEW ENGLAND
TEMPERATE ZONE 5

LOAM MAY BE SUPPLEMENTED WITH ORGANIC FERTILIZER,
NO COMMERCIAL FERTILIZERS OR PESTICIDES ARE TO BE USED.
SPREAD A MINIMUM OF 4 INCHES OF LOAM WITH A BASE OF
6" OF SUBSOIL (WHERE AVAILABLE) OVER EXISTING SOIL OR
CLEAN FILL WITHIN ALTERED AREAS.
APPLY SPECIFIED AMOUNT OF SEED WITH A MIXTURE OF
33% WERMIA BLUEGRASS, 33% CHEWINGS FESCUE AND
33% ANNUAL RYEGRASS. DO NOT ALLOW THE SEEDD AREAS
TO BECOME DESICATED DURING THE FIRST 3 WEEKS AFTER
PLANTING. LOOSE HAY WILL PROVIDE PROTECTION AS WELL.