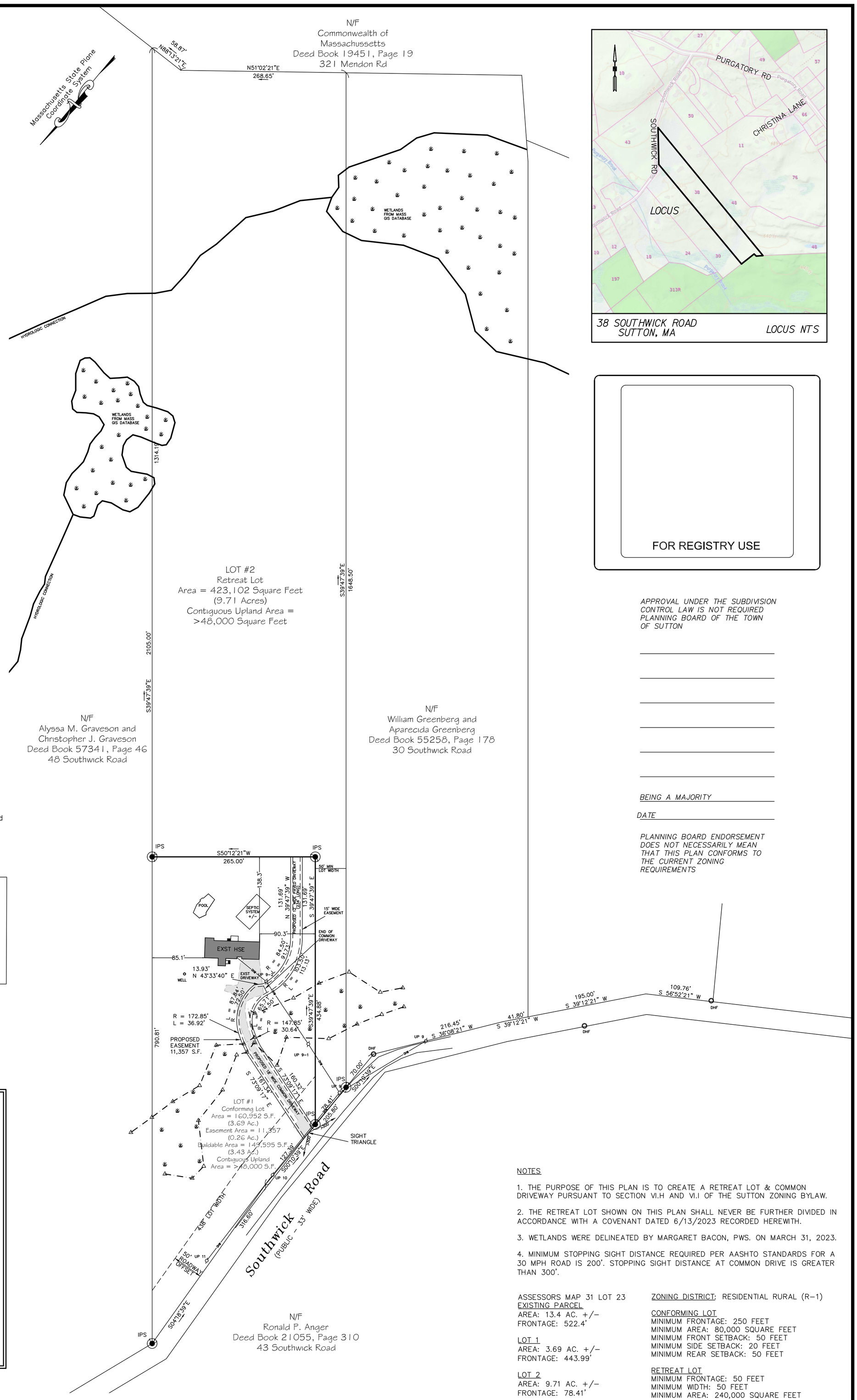


38 SOUTHWICK ROAD
SUTTON, MA

LOCUS NTS

FOR REGISTRY USE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED
PLANNING BOARD OF THE TOWN OF SUTTON

BEING A MAJORITY

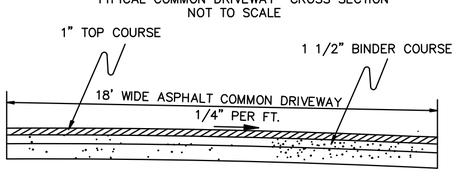
DATE

PLANNING BOARD ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS

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

1. The Common Driveway is 280'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.

TYPICAL COMMON DRIVEWAY CROSS SECTION
NOT TO SCALE



6" COMPACTED GRAVEL BASE
DRIVEWAY LONGITUDINAL SLOPE VARIES BETWEEN 3% AND 5%

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY 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 REQUIREMENTS OF THE REGISTRAR OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.

W. ROBERT KNAPIK, PLS NO. 38383

KNAPIK CONSULTING, Inc.
1279 PROVIDENCE ROAD
WHITINSVILLE, MA 01588
(617) 529-7263

NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A RETREAT LOT & COMMON DRIVEWAY PURSUANT TO SECTION VI.H AND VI.I OF THE SUTTON ZONING BYLAW.

2. THE RETREAT LOT SHOWN ON THIS PLAN SHALL NEVER BE FURTHER DIVIDED IN ACCORDANCE WITH A COVENANT DATED 6/13/2023 RECORDED HEREWITH.

3. WETLANDS WERE DELINEATED BY MARGARET BACON, PWS. ON MARCH 31, 2023.

4. MINIMUM STOPPING SIGHT DISTANCE REQUIRED PER AASHTO STANDARDS FOR A 30 MPH ROAD IS 200'. STOPPING SIGHT DISTANCE AT COMMON DRIVE IS GREATER THAN 300'.

ASSESSORS MAP 31 LOT 23
EXISTING PARCEL
AREA: 13.4 AC. +/-
FRONTAGE: 522.4'

LOT 1
AREA: 3.69 AC. +/-
FRONTAGE: 443.99'

LOT 2
AREA: 9.71 AC. +/-
FRONTAGE: 78.41'

ZONING DISTRICT: RESIDENTIAL RURAL (R-1)

CONFORMING LOT
MINIMUM FRONTAGE: 250 FEET
MINIMUM AREA: 80,000 SQUARE FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 20 FEET
MINIMUM REAR SETBACK: 50 FEET

RETREAT LOT
MINIMUM FRONTAGE: 50 FEET
MINIMUM WIDTH: 50 FEET
MINIMUM AREA: 240,000 SQUARE FEET
MINIMUM FRONT SETBACK: 50 FEET
MINIMUM SIDE SETBACK: 20 FEET
MINIMUM REAR SETBACK: 50 FEET

REFERENCE IS MADE TO THE FOLLOWING PLANS RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS:
PLAN BOOK 398, PLAN 125

DEED BOOK 6705, PAGE 331
DEED BOOK 57341, PAGE 46
DEED BOOK 55258, PAGE 178

EXTERIOR OFFSETS ARE MEASURED FROM FOUNDATIONS PERPENDICULAR TO PROPERTY LINES.

LOT 1

$$\text{Regularity} = \frac{16 \times \text{Area (in square feet)}}{\text{Perimeter}^2\text{(in feet)}} = \frac{16 \times 149{,}595 \text{ Sq.Ft.}}{1934.70^2} = 0.64$$

LOT 2

$$\text{Regularity} = \frac{16 \times \text{Area (in square feet)}}{\text{Perimeter}^2\text{ (in feet)}} = \frac{16 \times 423{,}102 \text{ Sq.Ft.}}{4068.50^2} = 0.41$$

REVISION #	DESCRIPTION	DATE
#1	INCLUDE COMMON DRIVEWAY	6/6/2023
#2	ADDITIONAL COMMENTS FROM TOWN PLANNER	6/13/2023
#3	ADDITIONAL COMMENTS FROM TOWN PLANNER	6/15/2023

SPECIAL PERMIT PLAN

RETREAT LOT & COMMON DRIVEWAY

FOR

THOMAS & KATHLEEN PALUMBO

38 SOUTHWICK ROAD
SUTTON, MA 01590

DATE: APRIL 1, 2023 SCALE : 1" = 80'

CIVIL SITE ENGINEERING LLC
SUITE 206
10 RIVER ROAD
UXBRIDGE, MA 01569
SITE PLANNING SEPTIC DESIGN WETLANDS

GRAPHIC SCALE

80 0 40 80 160 320

1 inch = 80 feet

LEGEND

WETLANDS	
EXISTING OVERHEAD WIRE	OHW
WETLAND LIMITS	
EDGE OF PROP PAVMENT	
PROPOSED PROPERTY LINE	
EASEMENT	