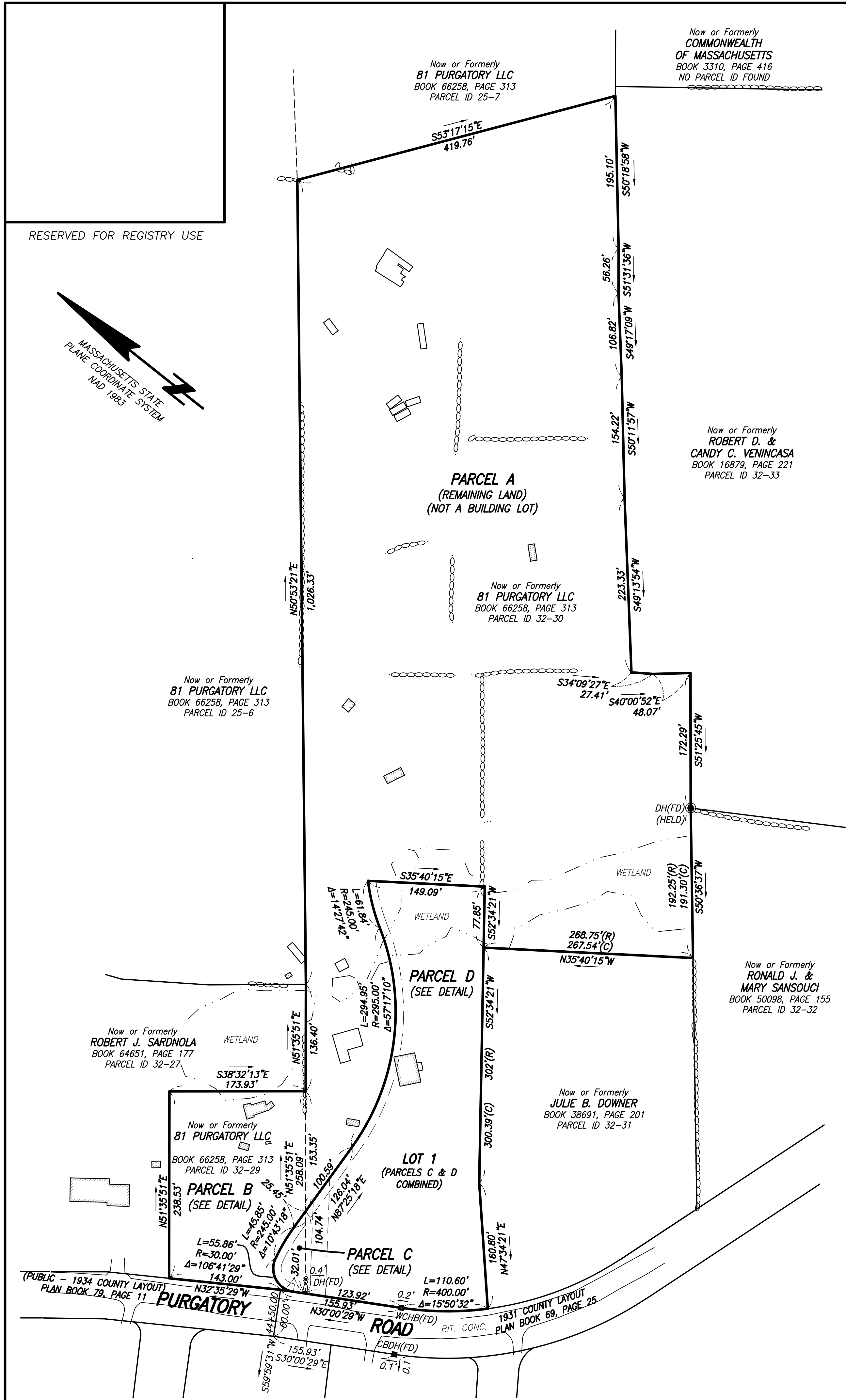
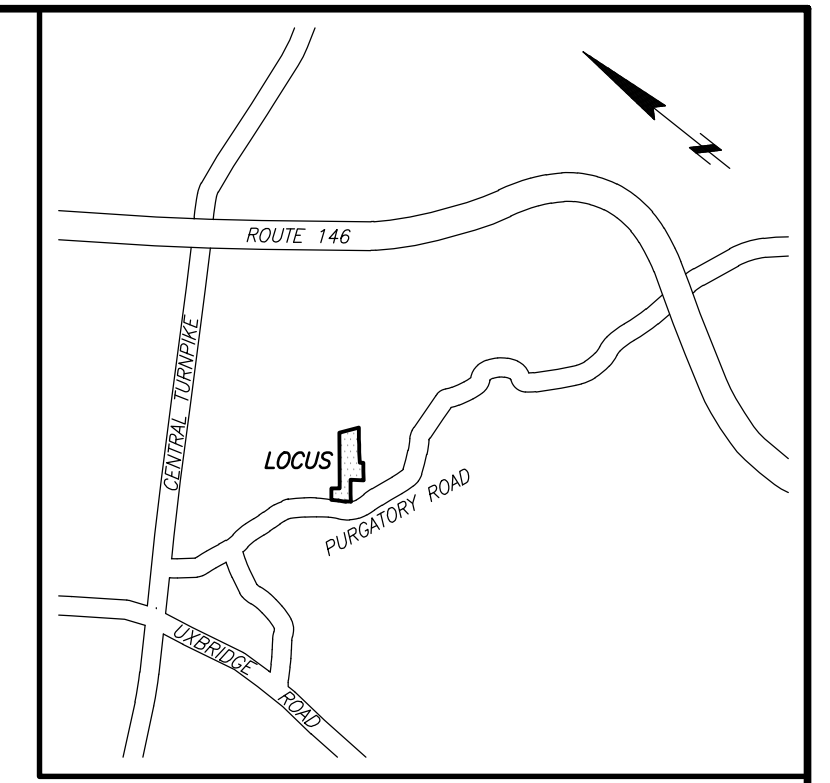
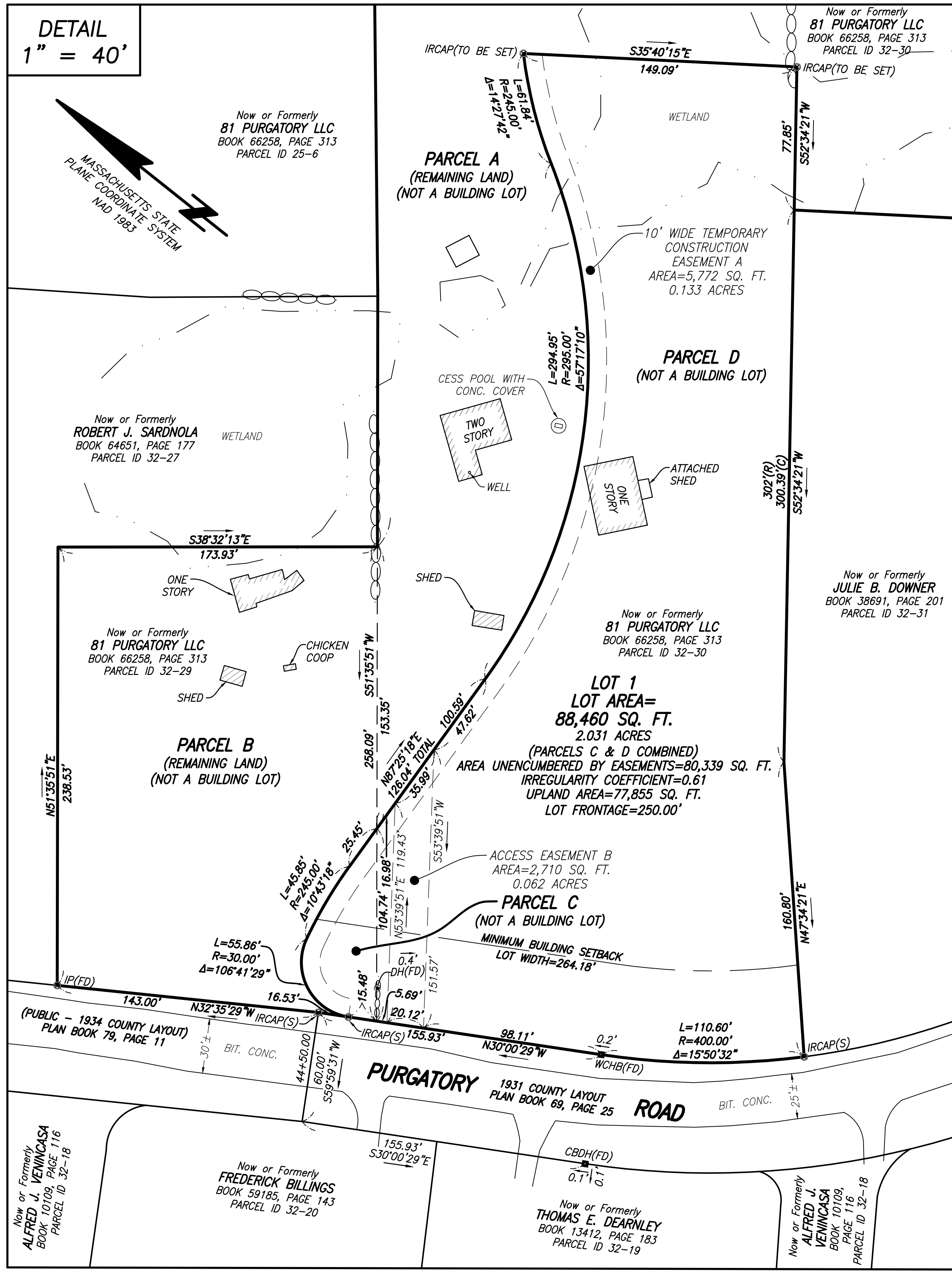




DETAIL
1" = 40'



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

DATE: _____

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS.

- LEGEND**
- BOUND FOUND
 - DRILL HOLE
 - IRON ROD/CAP
 - BIT. CONC.
 - CBDH
 - Δ
 - FD
 - IRCAP(S)
 - L
 - R
 - SQ. FT.
 - WCHB
 - STONE WALL

ZONING CLASSIFICATION

DIMENSIONAL TABLE PER (R-1) "RESIDENTIAL-RURAL" ZONE

MINIMUM LOT SIZE	80,000 SQ. FT.
MINIMUM LOT WIDTH	250 FEET
MINIMUM LOT FRONTAGE	250 FEET
MINIMUM FRONT YARD	50 FEET
MINIMUM SIDE YARD	20 FEET
MINIMUM REAR YARD	50 FEET
MAXIMUM BUILDING HEIGHT	35 FEET
MAXIMUM BUILDING COVERAGE	10%

OWNERS OF RECORD

77 PURGATORY ROAD	(ASSESSOR'S PARCEL 32-29) (DEED BOOK 66258, PAGE 313)
81 PURGATORY LLC	11 COLONIAL ROAD SUTTON, MA 01590
81 PURGATORY ROAD	(ASSESSOR'S PARCEL 32-30) (DEED BOOK 66258, PAGE 313)
81 PURGATORY LLC	11 COLONIAL ROAD SUTTON, MA 01590

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSOR'S PARCEL 32-29 INTO PARCELS B AND C, TO SUBDIVIDE ASSESSOR'S PARCEL 32-30 INTO PARCELS A AND D, AND TO COMBINE PARCELS C AND D TO CREATE LOT 1.
 - REMAINING LAND PARCELS A AND B ARE NOT TO BE CONSIDERED BUILDABLE LOTS.
 - WETLANDS SHOWN HEREON WERE DELINEATED BY ECOTEC, INC. IN NOVEMBER, 2020 AND DECEMBER, 2021, AND FIELD LOCATED BY FELDMAN GEOSPATIAL IN NOVEMBER AND DECEMBER, 2021.
 - ALL BUILDINGS/STRUCTURES ON THE SUBJECT PROPERTIES SHALL BE DEMOLISHED.
 - THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

PARCEL SUMMARY TABLE

PARCEL	AREA (SQ. FT.)	AREA (ACRES)	FRONTAGE (FEET)
A	473,188	10.863	0.00
B	40,297	0.925	159.53
C	2,789	0.064	15.48
D	85,671	1.967	234.52

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

DRAFT 6/8/2022

JOSEPH R. ZAMUTO, PLS (MA# 52783) DATE _____
JZAMUTO@FELDMANGEOSPATIAL.COM

SUBDIVISION PLAN OF LAND
APPROVAL NOT REQUIRED
77 & 81 PURGATORY ROAD
SUTTON, MASS.

FELDMAN GEOSPATIAL
152 HAMPDEN STREET
BOSTON, MASS. 02119

MAY 18, 2022
PHONE: (617)357-9740
www.feldmangeospatial.com

FELDMAN
GEOSPATIAL

80 0 40 80 160 320
SCALE: 1" = 80'

RESEARCH JRZ	FIELD CHIEF CD	PROJ MGR JRZ	APPROVED	SHEET NO. 1 OF 1
CALC JRZ	CADD JRZ	FIELD CHECKED	CRD FILE 2100788	JOB NO. 2100788

FILENAME: S:\PROJECTS\2021\2100788\DWG\2100788-SUBD.dwg