

LAKE SINGLETARY

MAP 16 LOT 7
N/F PATRICK J. LUNDGREN
BOOK 52608 PAGE 262

MAP 16 LOT 6
N/F MARGARET C. BERG
BOOK 4859 PAGE 341

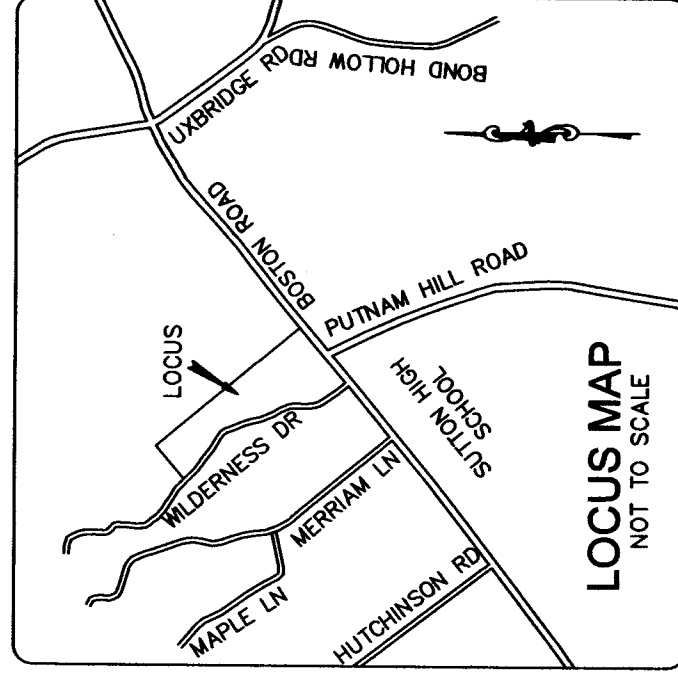
220' ±
4400 ± SQ. FT. 20' WIDE R.O.W.

MAP 16 LOT 8
N/F JOYCE B. DEROSA
BOOK 41843 PAGE 77

MAP 16 LOT 15
N/F 2004 BROS. BOOK
41843 PAGE 77

N/F 2004 BROS. BOOK
41843 PAGE 77

HIGHWAY LAYOUT #1856



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

PETITIONERS AND OWNERS OF RECORD

JOSEPH C. & KELLI DELISO
372 BOSTON ROAD
SUTTON, MA

THE DEPICTED LAND IS LOCATED WITHIN FLOOD
INSURANCE ZONE X (AREAS DETERMINED TO BE
OUTSIDE THE 2% ANNUAL FLOOD PLAIN) ACCORDING
TO THE FLOOD INSURANCE RATE MAP FOR THE TOWN
OF SUTTON, WORCESTER COUNTY, MASSACHUSETTS,
PANEL 820 OF 1075 MAP NUMBER 25027C0820E
EFFECTIVE DATE JULY 4, 2011.

TOWN OF SUTTON ZONING
DISTRICT RT
PERMITTED DIMENSIONS

MINIMUM AREA 80,000 SF
MINIMUM FRONT SETBACK 250
MINIMUM SIDE SETBACK 20
MINIMUM REAR SETBACK 50

NOTES:

1. THIS PLAN WAS PREPARED FROM AN ON THE
GROUND INSTRUMENT SURVEY CONDUCTED BY
SPATIALDATA & DESIGN ON AUGUST 16, 2021.
2. EASEMENT AREAS ARE APPROXIMATE AND ARE
SHOWN ONLY TO MEET TOWN OF SUTTON PROPOSED
LOT REQUIREMENTS.
3. WETLANDS WERE FLAGGED BY MARGARET BACON,
PWS IN MAY OF 2021.

I DECLARE TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF, THAT THIS PLAN WAS PREPARED
IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

BY: *Richard Gosselin* 12/15/21
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS REGISTRATION NUMBER 37047

SDD

Spatial DATA & Design

99 MAIN STREET
MILLBURY, MA 01527
PHONE (508) 277-6735
www.sddteam.com

ANR Subdivision Plan of Land

Prepared for
Joseph C. & Kelli Deliso

372 Boston Road
(Worcester County)
Sutton, Massachusetts

No.	Revision	Date	App.
2	Town Comments	12/15/21	RCG
1	Client Name & Proposed Hse	12/09/21	RCG
No.	Revision	Date	App.
Designed By:	Drawn by:	DRP	Checked by: RFG
Scale: 1"=100'		Date: November 21, 2021	

LOT 1
Total Area = 296,058 Sq.Ft.
Easement Area = 3,029 Sq.Ft.
Buildable Lot Area = 293,029 Sq.Ft.

LOT 2
Total Area = 904,970 Sq.Ft.
Easement Area = 73,267 Sq.Ft.
Buildable Lot Area = 831,338 Sq.Ft.

LOT 1
Regularity = 16 x Area (in square feet)
Perimeter² (in feet)
= 16 x 296,058 Sq.Ft.
2295.74'
= 0.89

LOT 2
Regularity = 16 x Area (in square feet)
Perimeter² (in feet)
= 16 x 904,970 Sq.Ft.
5861.08'
= 0.42

GRAPHIC SCALE



1 inch = 100 feet

- PLAN REFERENCES:
1. PLAN BOOK 543 PLAN 42
 2. PLAN BOOK 664 PLAN 7
 3. PLAN BOOK 799 PLAN 104
 4. PLAN BOOK 847 PLAN 36