

N/F
KOZACZKA
DEED BK. 43616 PG. 157

N/F
SMITH
DEED BK. 5469 PG. 349

N/F
LAVOIE
DEED BK. 52839 PG. 234

N/F
LAVOIE
DEED BK. 60110 PG. 81

N/F
TOWN OF SUTTON
DEED BK. 41899 PG. 293

N/F
KANGAS FAMILY LIVING TRUST
DEED BK. 57531 PG. 163

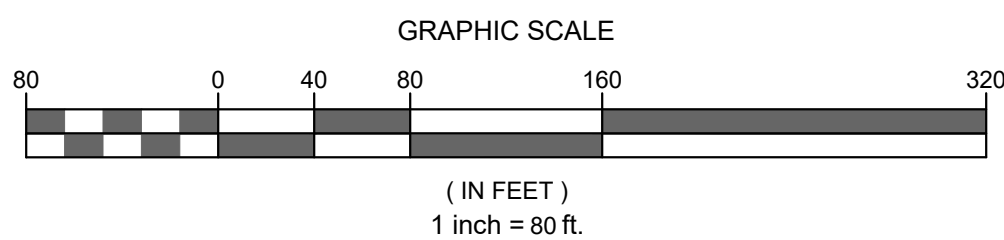
N/F
BARBATO-MASON
DEED BK. 58807 PG. 135

Edge of Delineated Wetland

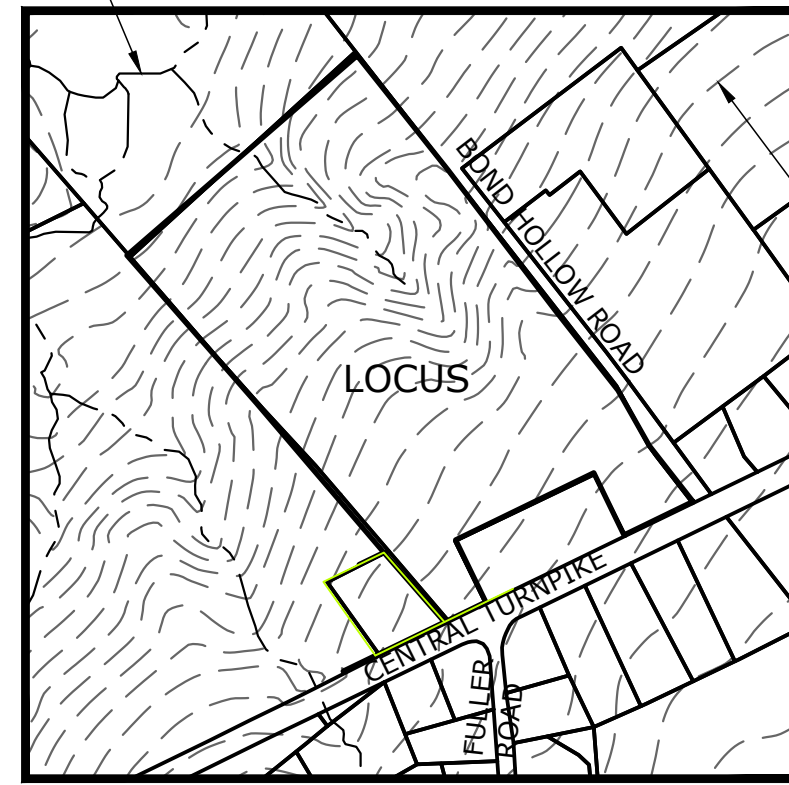
Access Note: See permitted driveway wetland crossing see order of conditions recorded in deed book 65116 page 28. Note that this permitted wetland crossing is required because it provides real access to the lot and if it were allowed to expire it would prevent access to the lot and this would no longer be a building lot.

highway bound, disturbed and not held tipped N78°18'32"E, 0.74' from the bound point

Note: 3 other highway bounds found and held located at stations
166+06.72 (south side)
146+88.28 (south and north side)



DEP Wetland Linear Features



LOCUS MAP
scale 1" = 500'
from MassGIS oliver data layers
to be considered approximate

LOCUS REFERENCES

Deed (Book / Page): 65116/24

Plan (Plan Book / Page): 782/17
775/103
365/121
70/23
69/31

Assessors MBLu: 31-130-0

ZONING DISTRICT:

Residential - Rural (R-1)

	Required	Existing
Area:	80,000 s.f.	953,264 s.f.
Frontage:	250 ft.	119.53 ft.
Front Yard:	50 ft.	
Side Yard:	20 ft.	
Rear Yard:	50 ft.	
Max. Height:	35 ft.	
Max. Coverage:	10%	

REGULARITY FACTOR:

$$R = \frac{16 \times 953,264 \text{ sq. ft.}}{(4,591.5 \text{ ft.})^2} = 0.72$$

NOTES:

1. Issuance of a Special Permit for a retreat lot has been granted by the Planning Board and is recorded in the Worcester District Registry of Deeds in deed book 65116 page 52
2. The retreat lot shown on this plan shall never be further divided in accordance with a covenant.
3. The proposed driveway shall be of bituminous surface, no greater than twelve percent (12%) grade with a minimum paved width of twelve (12) feet and cleared width of fifteen (15) feet.
4. Underground utilities shall be provided on retreat lot.

PLAN OF LAND

for
Proposed Retreat Lot

Located at
372 Central Turnpike
Sutton, MA

Owned by
Bradley B. Small
& Linda L. Small
12 Mooreland Drive
Uxbridge MA 01569

FOR REGISTRY OF DEEDS USE ONLY

SPECIAL PERMIT FOR RETREAT
LOT GRANTED BY
TOWN OF SUTTON
PLANNING BOARD

DATE

COMPLIANCE WITH ZONING OR OTHER
REGULATIONS IS NEITHER EXPRESSED NOR
IMPLIED.

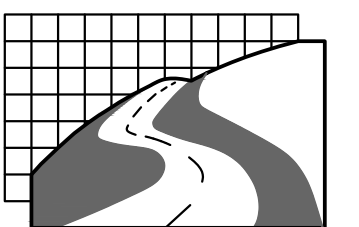
I HEREBY CERTIFY THAT THE PROPERTY LINES
SHOWN ON THIS PLAN ARE THE LINES
DIVIDING EXISTING OWNERSHIPS, AND THE
LINES OF THE STREETS AND WAYS SHOWN
ARE THOSE OF PUBLIC OR PRIVATE STREETS
OR WAYS ALREADY ESTABLISHED AND THAT
NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

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

Date:

Norman G. Hill, PLS #41786

Field By:	SB/NH	1/2024
Designed By:	BDH	1/2024
Drawn By:	BDH	1/2024
Checked By:	NGH	1/2024



Land Planning, Inc.

Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham

167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton

214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson

1115 Main Street
Hanson, MA 02341
781-294-4144

www.landplanninginc.com

Date: Jan. 29, 2024

Job No. G24004

Sheet No.

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