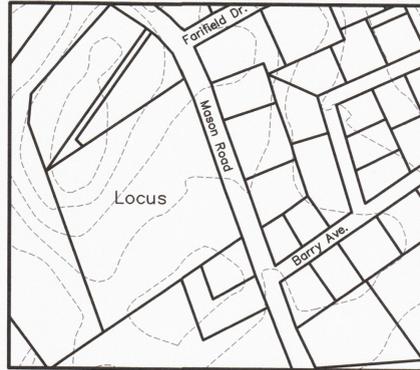
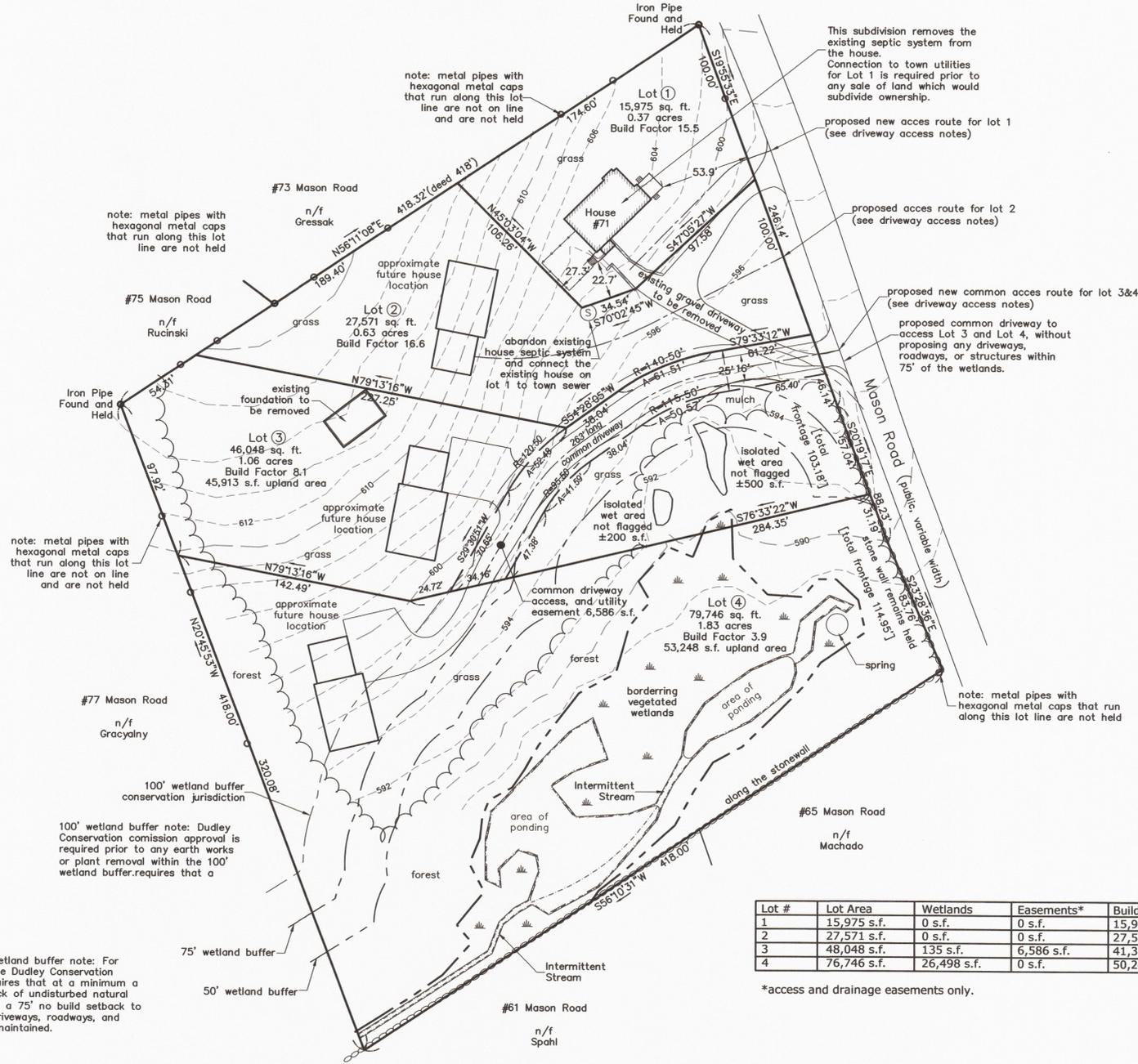


**LOCUS MAP**  
Scale: 1" = 200'  
from OliverGIS  
data layers,  
approximate



**ANR PLAN**  
Scale: 1" = 40'



**Driveway Access Note:**

from 7.01.00 Driveway/Curb Cut Permit of the Dudley Zoning Bylaws

**IV. Design Requirements**

- A. The Highway Department Superintendent shall consider the requirements of the State DPW manual on Uniform Traffic Control Devices, but shall modify these to accord with:
  1. Local conditions;
  2. Compatibility with local road design;
  3. Size of the proposed project.
- B. Driveways shall be located to the best advantage with regard to alignment with the way, profile, sight distance conditions and the like. Unless conditions require it, a driveway shall not be located at the extreme edge of a property, and at no time less than two (2) feet parallel to any property lot line.
- C. No more than two driveways shall normally be allowed for any one property unless there is a clear necessity for more. Leasing of the portion of the property does not affect this requirement. If a number of establishments will be constructed on one parcel, a service road may be required to connect with an allowable exit and entrance with the approval of the Planning Board.
- D. A channelizing island may be required for an entrance to a high volume traffic generator, such as but not limited to a shopping center. Acceleration and deceleration lanes may also be required for driveways to such projects with the approval of the Planning Board. The Highway Department Superintendent may require a bond to guarantee the satisfactory construction of such driveways in an amount not to exceed the estimated cost.
- E. Driveways shall not normally be approved at intersections, particularly intersections with signals because of the potential safety hazard which arises when a driver enters a road from a corner driveway and is not faced with a direct signal indication. Access directly into a rotary is also discouraged.
- F. One driveway can be used for two (2) houses. Only by a special permit from the Board of Appeals can more than two houses use the same driveway.
- G. At no time shall any water be diverted by natural or mechanical means on to any public way. At no time shall construction modify existing street drainage.
- H. The Driveway/curb cut permit shall be issued and approved by the Highway Department Superintendent before a building permit can be issued.
- I. Driveways shall be no less than ten (10) feet in width and not more than twenty feet in width, and shall be of compact gravel, hot top, or similar materials that will not erode or cause unnecessary dust.
- J. Driveways shall not exceed a 6% grade ascending from the curb cut through the first 50 (fifty) feet or the end, whichever comes first.

**Locus References:**

owner: Linda J. Sellig Slap  
deed: book 35859 page 276  
assessors: map 114 parcel 10

**Zoning: R-15**

min. lot area:	15,000 s.f.
min. frontage:	100'
min. front yard:	30'
min. side yard:	15'
min. rear yard:	25'
max. lot coverage:	30%
max. building coverage:	35%
max. build factor:	23

Note: The lot is fully located within the Town of Grafton Water Supply Protection Overlay District. This lot is serviced by Town water & sewer.

**Purpose Statement:**

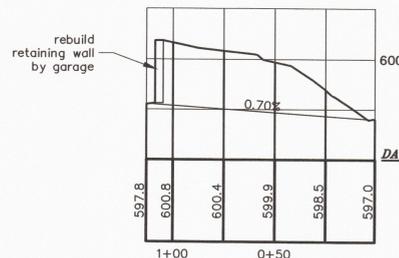
The Purpose of this plan is to Subdivide the land at 71 Mason Road into Lot 1, Lot 2, Lot 3 & Lot 4. This plan also defines a common driveway access across lot 3 which is required to access Lot 4.

**ANR Justification:**

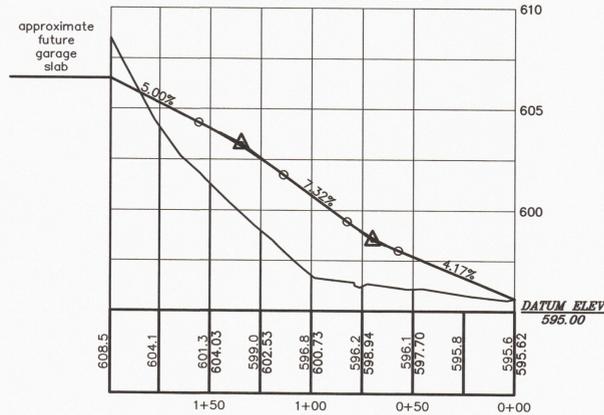
Lots 1-4 meet or exceeds the minimum requirements for Lot Frontage, Lot Area, Buildable Area, and Upland Area. Lots 1-3 have suitable access to a constructed, and maintained public way. Lot 4 also has suitable access to a constructed and maintained public way by means of a proposed common driveway over lot 3.

75' and 50' wetland buffer note: For new project the Dudley Conservation Commission requires that at a minimum a 50 foot setback of undisturbed natural vegetation and a 75' no build setback to the edge of driveways, roadways, and structures is maintained.

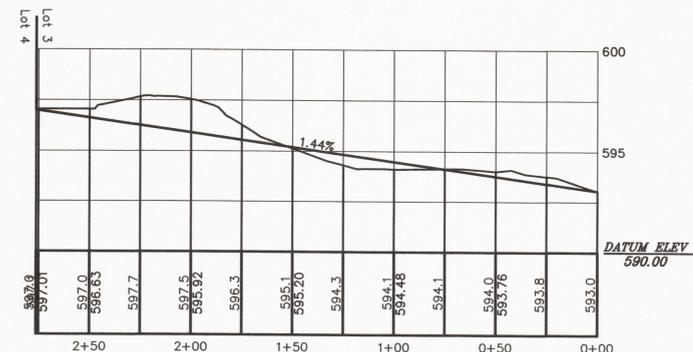
**Lot 1 Access Route Profile**



**Lot 2 Access Route Profile**

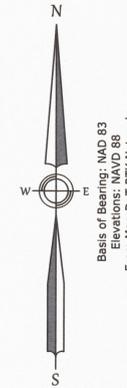


**Lot 3 & 4 Common Access Route Profile**



Lot #	Lot Area	Wetlands	Easements*	Buildable
1	15,975 s.f.	0 s.f.	0 s.f.	15,975 s.f. (100%)
2	27,571 s.f.	0 s.f.	0 s.f.	27,571 s.f. (100%)
3	48,048 s.f.	135 s.f.	6,586 s.f.	41,327 s.f. (86%)
4	76,746 s.f.	26,498 s.f.	0 s.f.	50,248 s.f. (65%)

\*access and drainage easements only.



Basis of Bearing: NAD 83  
Elevations: NAVD 88  
From MassDOT RTK Network

FOR REGISTRY OF DEEDS USE ONLY

APPROVAL UNDER  
SUBDIVISION CONTROL LAW  
NOT REQUIRED  
DUDLEY  
PLANNING BOARD

DATE

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

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



Norman G. Hill DATE: 3/20/20  
NORMAN G. HILL P.L.S. #41786

Field By:	JL/JSB	2/27/20
Designed By:		
Drawn By:	BDH	3/2/20
Checked By:	NGH	3/6/20



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781-294-4144  
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**ANR PLAN**  
located at  
**71 Mason Road**  
Dudley, MA  
Assessors Map 114 parcel 10  
owned by  
**Linda J. Sellig Slap**  
71 Mason Road  
Dudley, MA 01571

Scale	1"=40'
Date	Mar. 6, 2020
Job No.	G9561
Sheet No.	1 of 1