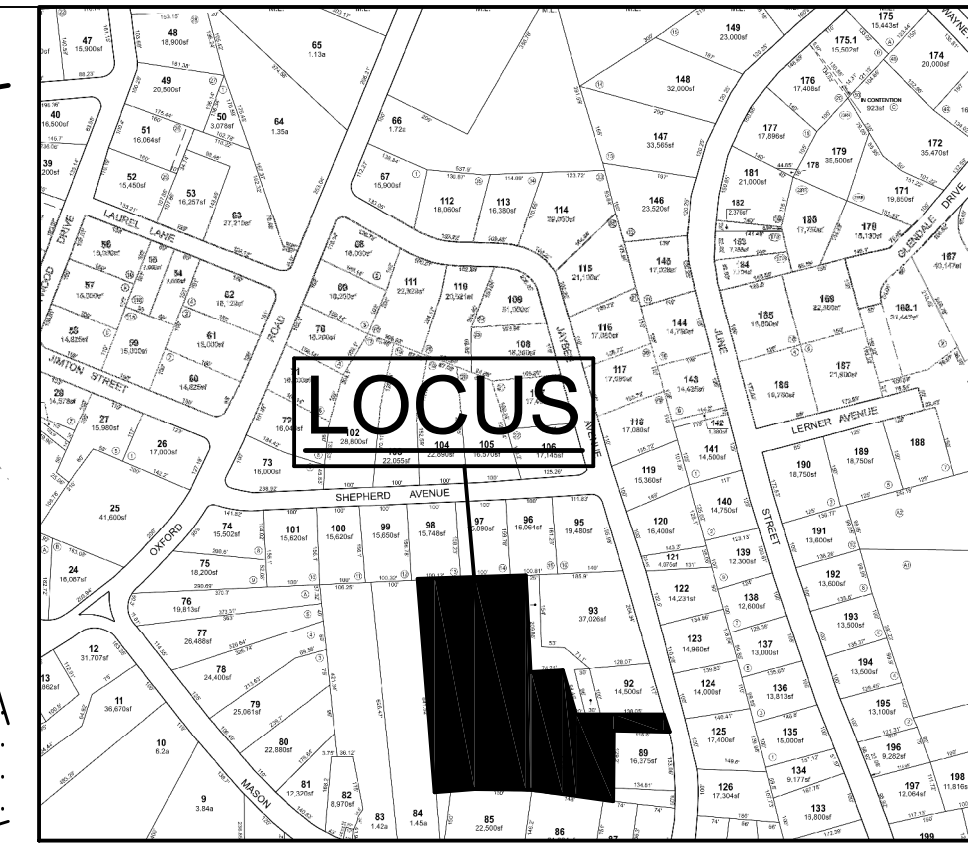


**DUDLEY**  
**PLANNING BOARD**  
 PRELIMINARY APPROVAL  
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED



**LOCUS MAP**  
 N.T.S.

DATE: \_\_\_\_\_  
 THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF DEFINITIVE APPROVAL WAS RECEIVED AND RECORDED BY ME ON \_\_\_\_\_

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES
- TOTAL AREA OF PARCEL IS 3.33± ACRES.
  - PARCEL IS LOCATED IN THE R15 DISTRICT IN THE TOWN OF DUDLEY.
  - THERE ARE NO WETLANDS LOCATED ON THE PARCEL.
  - PROPERTY LINE INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF LOTS ON JAY KAY LANE" PREPARED BY PARA LAND SURVEYORS WITH DATE OF 8-8-74.
  - DEED REFERENCE: JOHN B. KWIECINSKI BOOK 39175 PAGE 265
  - LOT REFERENCE DUDLEY ASSESSOR'S MAP 10, PARCEL 90.
  - PROPOSED LOTS TO BE SERVICED BY MUNICIPAL WATER & SEWER.
  - TOPOGRAPHY TAKEN FROM NOAA AND LIDAR FILES.

OWNER:  
 JOHN B. KWIECINSKI  
 48 BRANDON ROAD  
 DUDLEY, MA 01571

APPLICANT:  
 WESCOTT CUSTOM HOMES, LLC  
 64 PROSPECT STREET  
 UPTON, MA 01568  
 PHONE: 774-696-7332

REVISIONS

**BUTLER'S WAY**

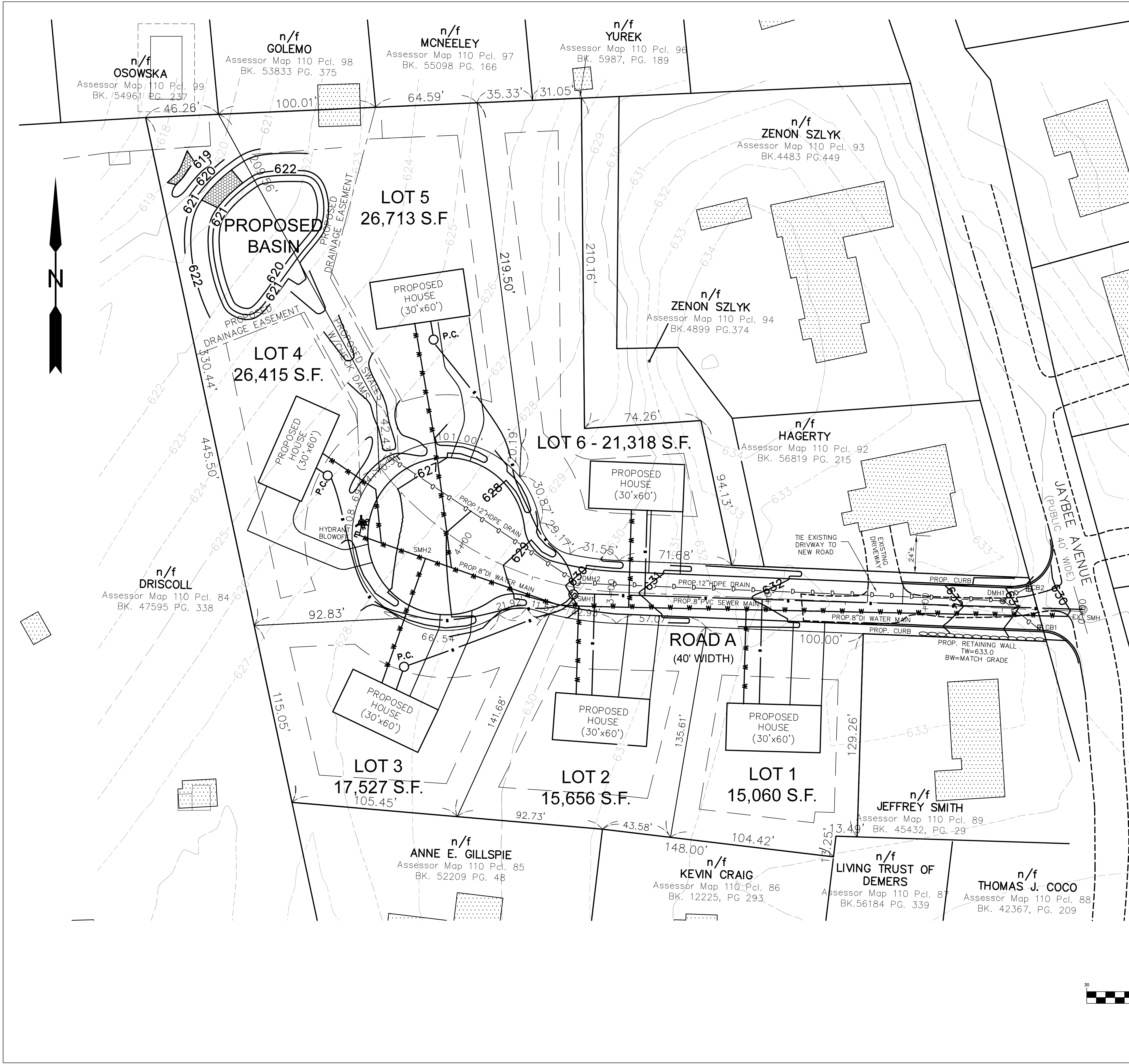
**SUMMIT**  
 Engineering & Survey, Inc.

710 MAIN STREET  
 NORTH OXFORD, MA 01537  
 P: 508-987-8703 F: 508-987-8704

PRELIMINARY  
 SUBDIVISION PLAN  
 IN  
 DUDLEY, MA  
 PREPARED FOR

WESCOTT CUSTOM HOMES, LLC.

SCALE: AS SHOWN  
 DATE: JULY 20, 2020  
 JOB NO: 2020-225  
 PLAN NO: PRELIMINARY PLAN  
 SHEET NO: 1 OF 1

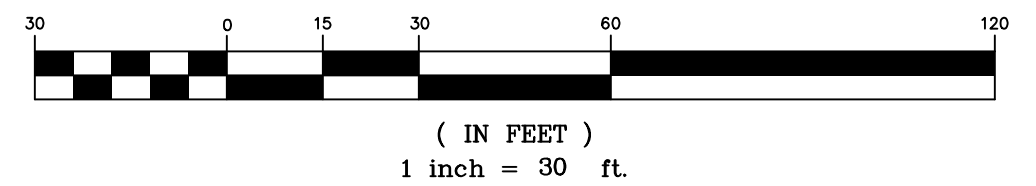


PROPOSED LOT TABLE

LOT NUMBER	LOT AREA (BUILDABLE)	TOTAL LOT AREA	LOT FRONTAGE
1	15,060 S.F.	15,060 S.F.	100.00
2	15,656 S.F.	15,656 S.F.	100.00
3	17,527 S.F.	17,527 S.F.	100.00
4	15,476 S.F.	26,415 S.F.	108.69
5	19,011 S.F.	26,713 S.F.	101.00
6	21,318 S.F.	21,318 S.F.	163.28

DIMENSIONAL REQUIREMENTS

ZONE: RES-15	USE: SINGLE FAMILY DWELLING & 2 FAMILY DWELLING
LOT AREA	MIN./MAX./REQ'D 15,000 SQ.FT.
BUILDING HEIGHT	35 FT
FRONTAGE	100 FT
YARD SETBACKS:	
FRONT	30 FT
SIDE	15 FT
REAR	20 FT

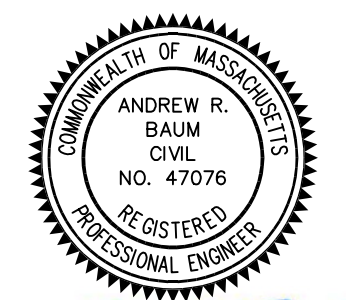


**DUDLEY  
PLANNING BOARD**

PRELIMINARY APPROVAL  
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED

DATE: \_\_\_\_\_  
THIS IS TO CERTIFY THAT NOTICE FROM THE  
PLANNING BOARD OF DEFINITIVE APPROVAL  
WAS RECEIVED AND RECORDED BY ME ON

TOWN CLERK \_\_\_\_\_ DATE \_\_\_\_\_



*Andrew R. Baum*

**OWNER:**

JOHN B. KWIECINSKI  
48 BRANDON ROAD  
DUDLEY, MA 01571

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64 PROSPECT STREET  
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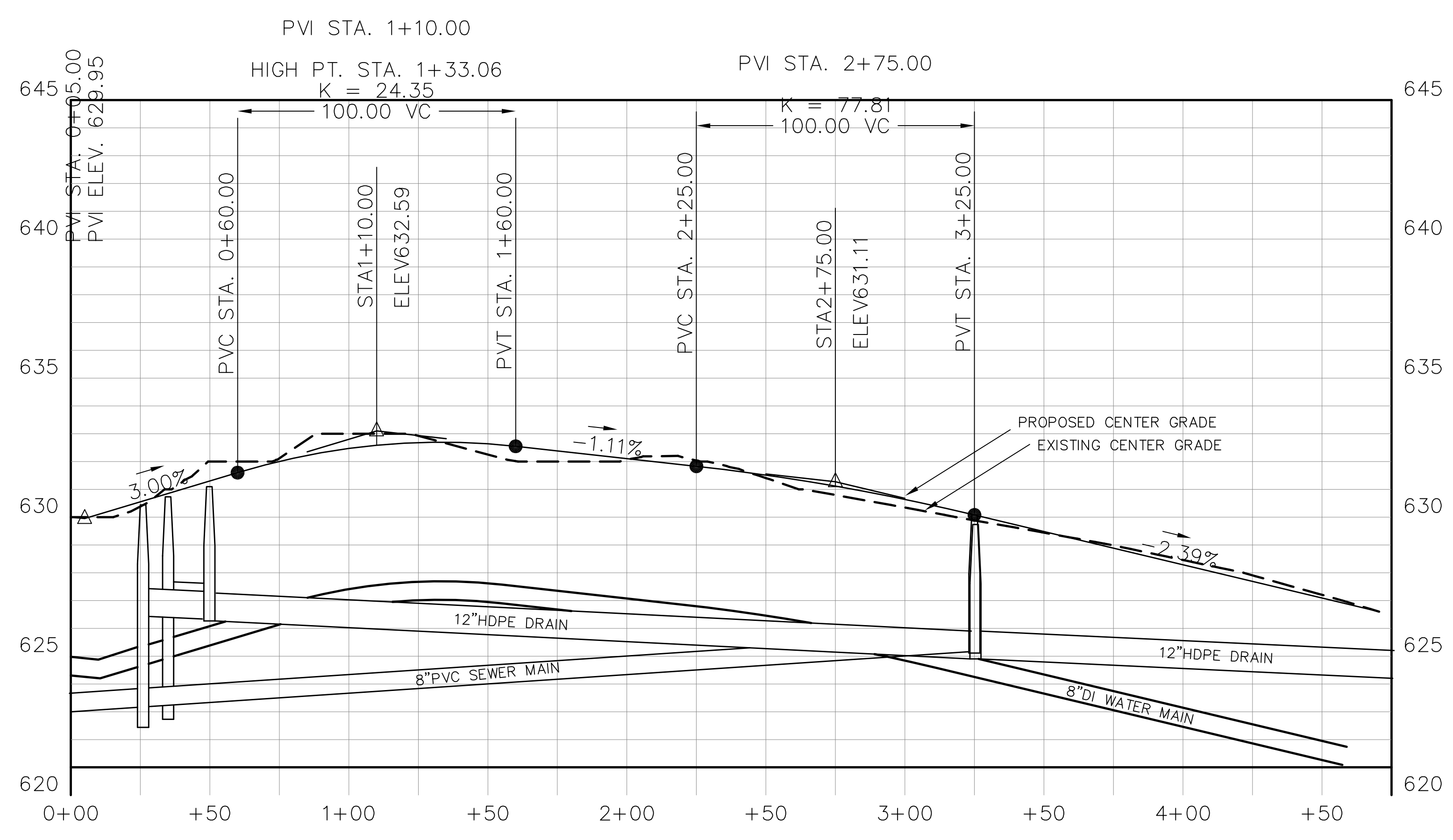
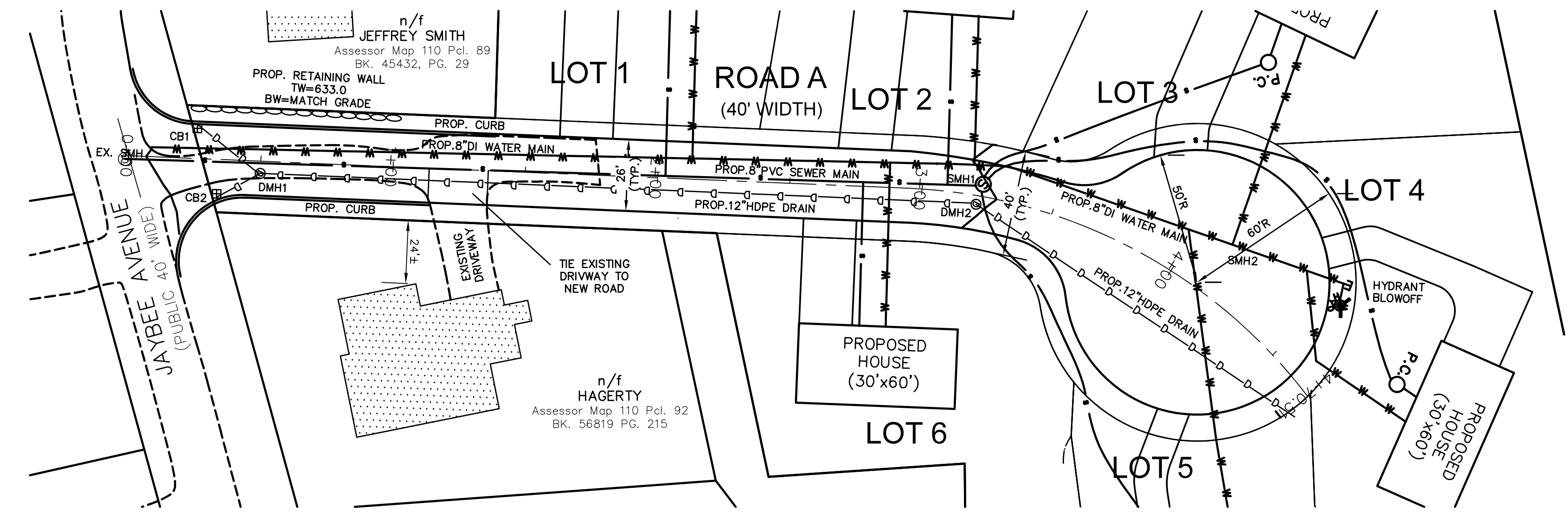
**REVISIONS**

**BUTLER'S WAY**

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PRELIMINARY  
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**PROPOSED ROAD A  
PROFILE**

SCALE: 1"=40' HORIZONTAL  
1"=4' VERTICAL