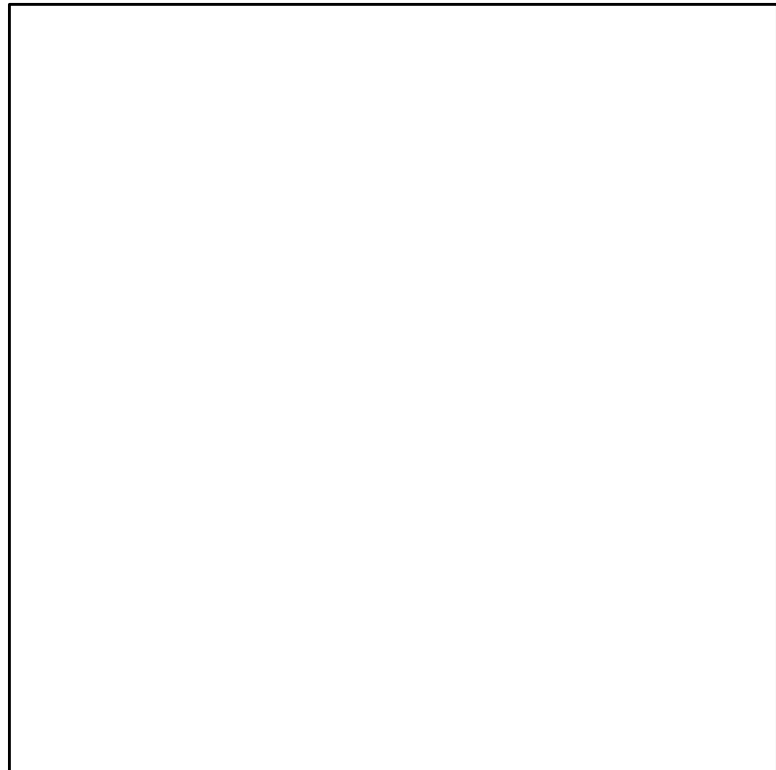


LOCUS MAP

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHB	CHD
C2	20.00'	22.36	064° 03' 20"	S50° 52' 50"E	21.21'
C3	60.00'	101.61	097° 01' 47"	S34° 23' 37"E	89.90'
C4	60.00'	125.18	119° 32' 16"	S73° 53' 25"W	103.68'
C5	60.00'	95.86	091° 32' 37"	N00° 34' 09"W	85.99'
C6	20.00'	22.36	064° 03' 20"	N13° 10' 30"E	21.21'
C1	10.00'	14.97	085° 45' 58"	S24° 01' 49"W	13.61'
C7	10.00'	16.45	094° 14' 03"	N65° 58' 12"W	14.65'



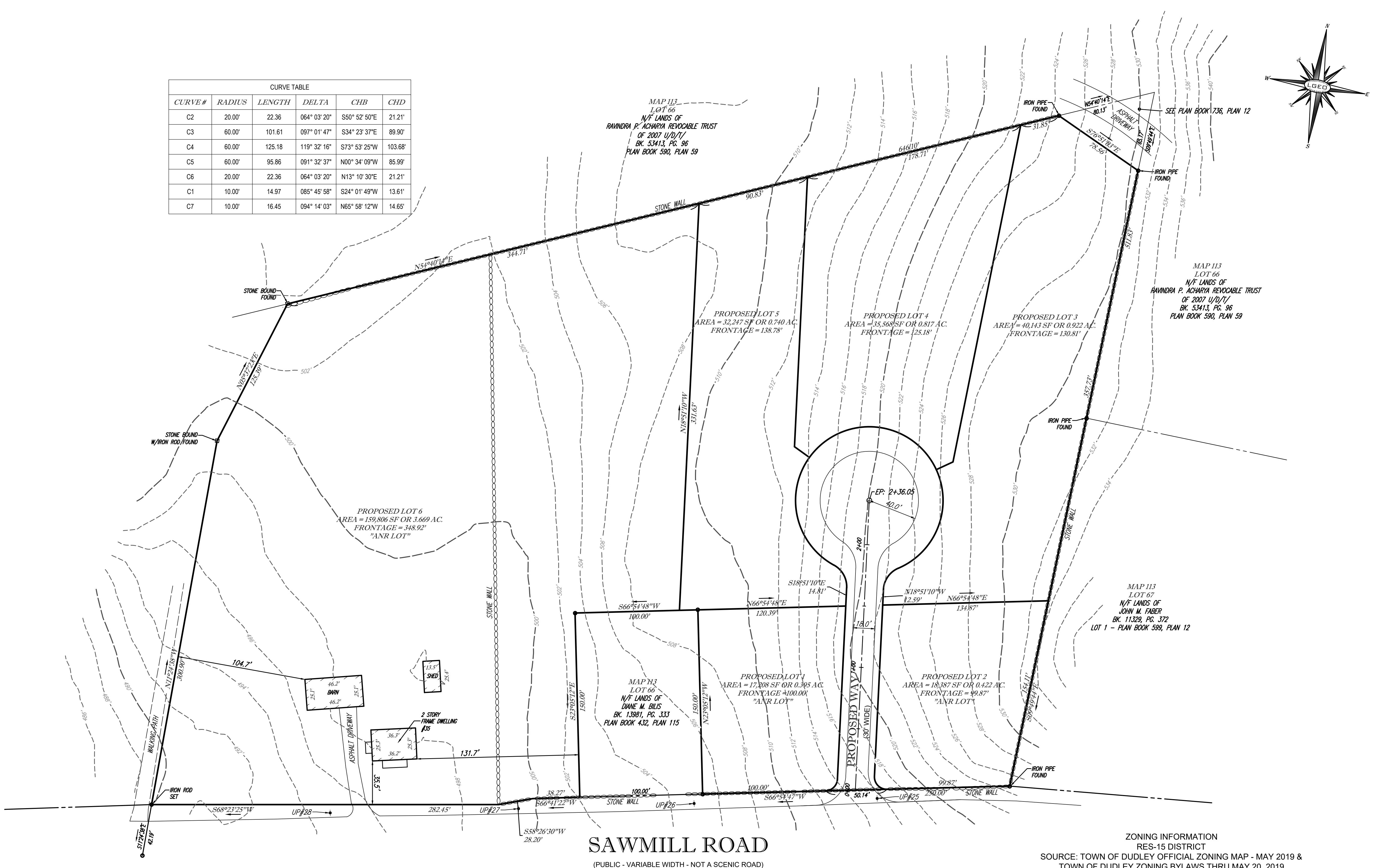
FOR REGISTRY USE ONLY

LOCUS INFORMATION:

OWNER:  
SAWMILL ROAD LLC  
22 LAWRENCE ROAD  
DUDLEY, MASS. 01571  
  
BK. 38195, PG. 56

NOTES:

- PROPERTY KNOWN AS MAP 113, LOT 65 AS SHOWN ON THE GIS MAPS OF THE TOWN OF DUDLEY, WORCESTER COUNTY, COMMONWEALTH OF MASSACHUSETTS.
- THE BEARING BASIS OF THIS SURVEY REFERS TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD '83) MAINLAND SYSTEM, BASED ON REAL TIME GPS OBSERVATIONS ON THE MacORS REAL-TIME NETWORK.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY LEVESQUE GEOMATICS INC AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- A FRONTAGE WAIVER IS TO BE REQUESTED FOR LOT 2.
- A STORM WATER / DRAINAGE WAIVER IS TO BE REQUESTED.



SAWMILL ROAD

(PUBLIC - VARIABLE WIDTH - NOT A SCENIC ROAD)

ZONING INFORMATION

RES-15 DISTRICT

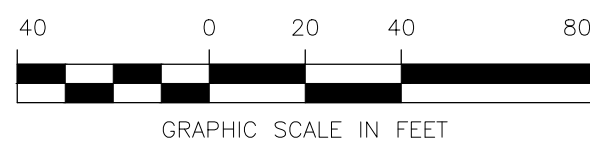
SOURCE: TOWN OF DUDLEY OFFICIAL ZONING MAP - MAY 2019 &  
TOWN OF DUDLEY ZONING BYLAWS THRU MAY 20, 2019

ITEMS	REQUIRED
MIN LOT AREA	15,000 SF
MIN FRONTAGE	100'
MIN FRONT YARD	30'
MIN SIDE YARD	15'
MIN REAR YARD	20'
MAX. COVERAGE	30%
MAX. HEIGHT	35'

CALCULATE BUILDABLE AREA PER LOT

ITEMS	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
LOT AREA	17,208 SF	18,387 SF	40,143 SF	35,568 SF	32,247 SF	159,806 SF
EASEMENT AREA	0	0	0	0	0	0
WETLAND AREA	0	0	0	0	0	0
BUILDABLE AREA	100%	100%	100%	100%	100%	100%

REVISIONS:		
REV	DATE	COMMENT
1		
2		
3		



PRELIMINARY SUBDIVISION PLAN

OF  
MAP 113, LOT 65  
OWNER: SAWMILL ROAD LLC  
35 SAWMILL ROAD  
TOWN OF DUDLEY  
WORCESTER COUNTY  
COMMONWEALTH OF MASSACHUSETTS

PREPARED BY:

LEVESQUE GEOMATICS INC

43 GLENDALE ROAD  
STURBRIDGE, MA 01518  
PHONE: (508) 868-0041

SEAL:



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JOSEPH I. LEVESQUE III  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #53840

SCALE: 1" = 40'

PROJECT # SW02-001

DATE AUGUST 24, 2022