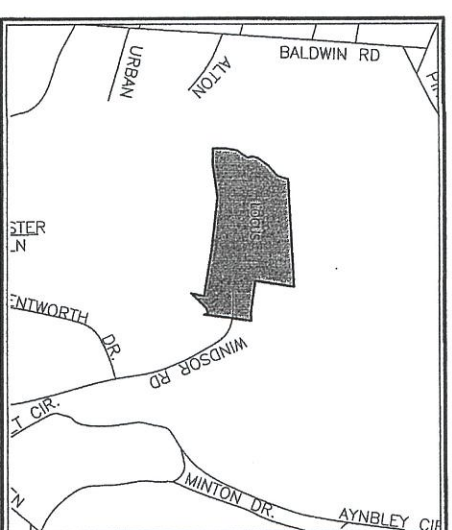


NOTE:
 LOT LINES SHOWN ARE APPROXIMATE
 AS REQUIRED UNDER BILLERICA SUBDIVISION
 RULES AND REGULATION 4D.5
 TOPOGRAPHIC FEATURES OBTAINED FROM
 TOWN OF BILLERICA GREEN ENGINEERING
 FLOOD PLAIN MAPS
 IT IS ANTICIPATED THAT NO "EARTH" WILL
 BE REMOVED FROM SITE.
 PROPERTY PERIMETER AND APPROXIMATE DEED
 LINES DERIVED FROM PROPERTY LINES
 AS SHOWN ON TOWN OF BILLERICA ASSESSORS'
 MAPS 63 AND 72. NO REPRESENTATION OF THE
 ACCURACY OF THESE LINES IS REPRESENTED
 FOR THIS PRELIMINARY SUBDIVISION PLAN.

Received

FEB 10 2021

Billerica Planning Board



LOCUS

SCALE: 1"=800'
 MAP 63 PARCELS 63, 65 & 66
 ZONING DISTRICT—RURAL RESIDENCE

INDEX SHEET

PRELIMINARY SUBDIVISION PLAN
 JONES BROOK ESTATES
 IN
 BILLERICA, MASS.

WINSOR ROAD

SCALE: 1"=60'
 FEBRUARY 9, 2022

Dresser, Williams & Woy, Inc.
 572 BOSTON RD. (UNIT 5) BILLERICA, MA
 TELEPHONE NO. (978) 663-5410
 FAX NO. (978) 663-8668
 Professional Engineers & Land Surveyors



RECEIVED
 TOWN CLERK
 BILLERICA

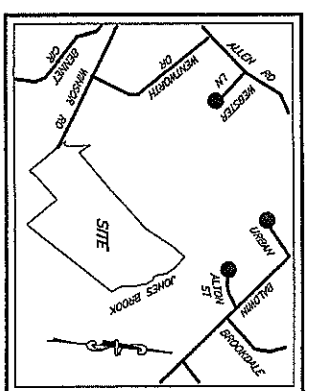
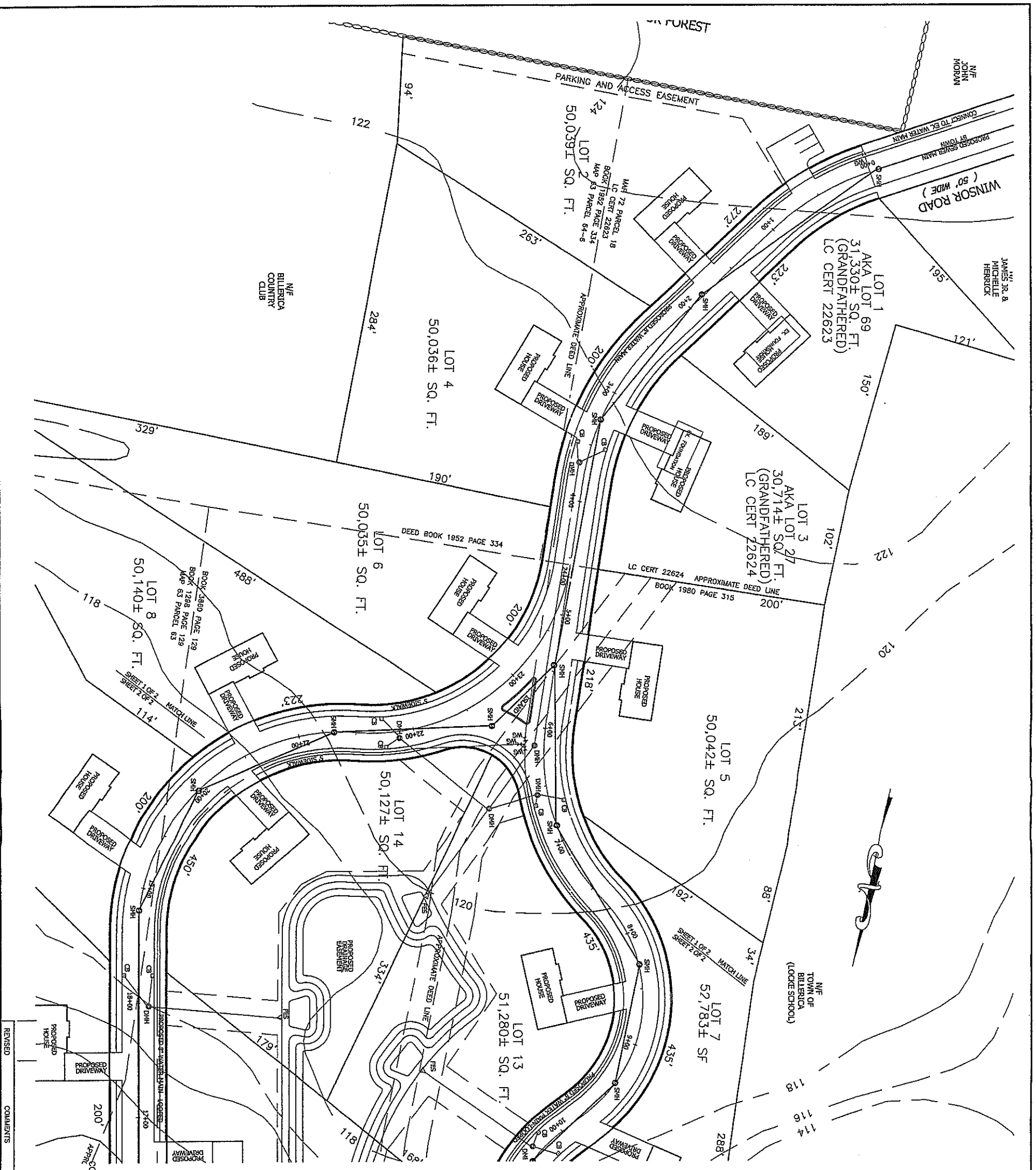
FEB 10 2021

RECEIVED

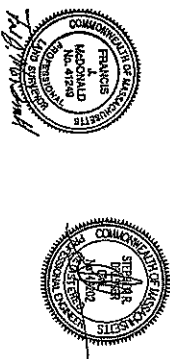


REVISED COMMENTS SHEET 1 OF 3

APPLICANT: JONES BROOK DEVELOPMENT
 51 BALDWIN RD
 BILLERICA, MA
 OWNER PARCEL 65
 CA INVESTMENT TRUST
 3 CRENSHAW LANE
 ANDOVER, MA
 OWNER PARCEL 63
 COUNTRY CLUB OF BILLERICA INC.
 51 BALDWIN RD
 BILLERICA, MA
 OWNER PARCEL 66
 YVAN CORRIER CONST CORP
 3 CRENSHAW LANE
 ANDOVER, MA



SCALE: 1"=800'
 MAP 63 PARCELS 63, 65 & 66
 ZONING DISTRICT-RURAL RESIDENCE



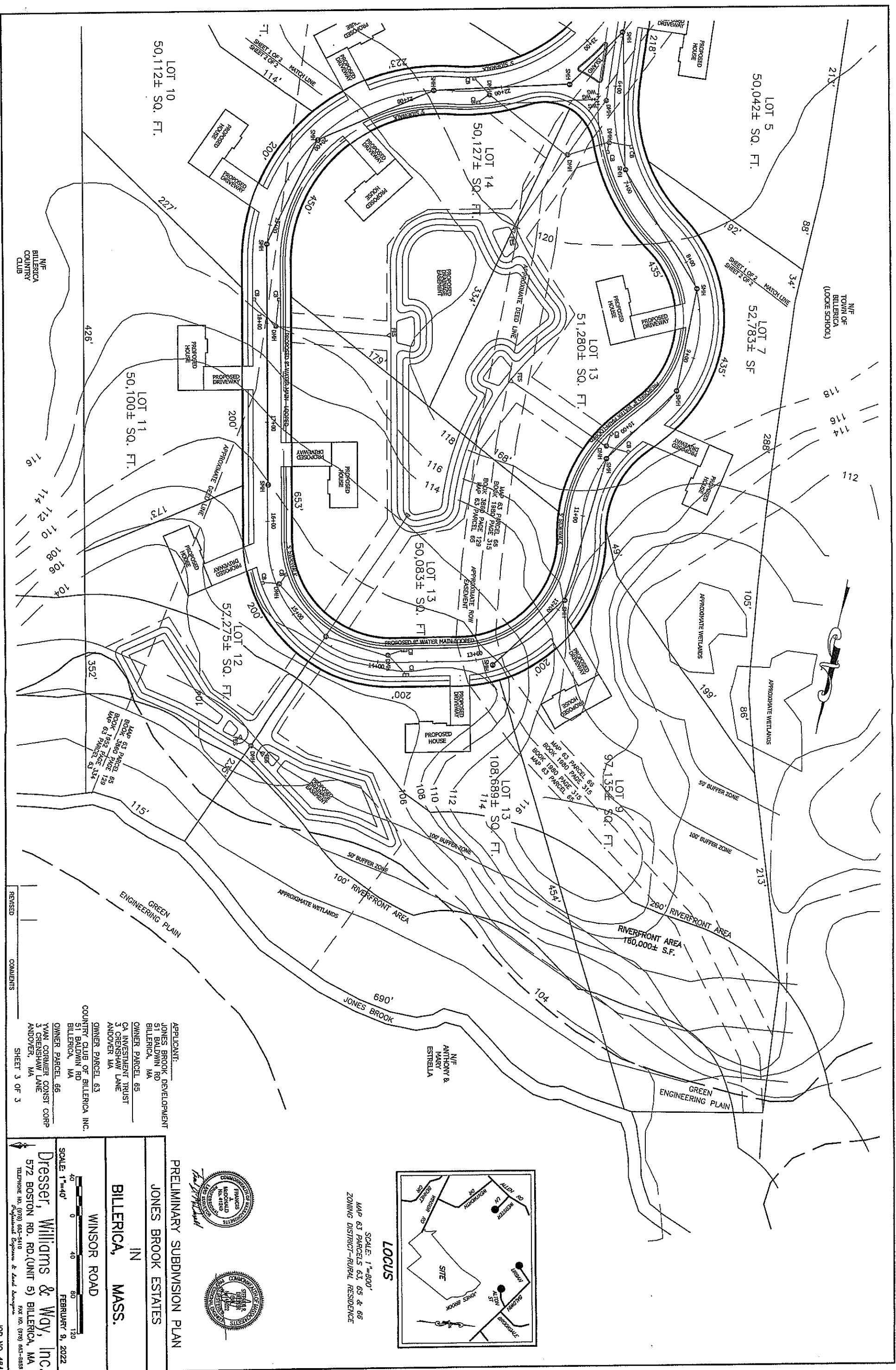
PRELIMINARY SUBDIVISION PLAN
 JONES BROOK ESTATES
 IN
 BILLERICA, MASS.
 WINSOR ROAD

SCALE: 1"=40'
 FEBRUARY 9, 2022

Dresser, Williams & Way, Inc.
 572 BOSTON RD., RD.(UNIT 5) BILLERICA, MA
 TELEPHONE NO. (617) 653-5410 FAX NO. (617) 653-9038
 Registered Professional Engineers & Land Surveyors

APPLICANT:
 JONES BROOK DEVELOPMENT
 51 BALDWIN RD
 BILLERICA, MA
 OWNER PARCEL 65
 CA INVESTMENT TRUST
 3 CRENSHAW LANE
 ANDOVER MA
 OWNER PARCEL 63
 COUNTRY CLUB OF BILLERICA INC.
 51 BALDWIN RD
 BILLERICA, MA
 OWNER PARCEL 66
 WYAN CORNER CONST CORP
 3 CRENSHAW LANE
 ANDOVER, MA

REVISIONS COMMENTS SHEET 2 OF 3



LOT 10
50,112± SQ. FT.

LOT 5
50,042± SQ. FT.

LOT 7
52,783± SF

LOT 14
50,127± SQ. FT.

LOT 13
51,280± SQ. FT.

LOT 13
50,083± SQ. FT.

LOT 11
50,100± SQ. FT.

LOT 12
57,275± SQ. FT.

LOT 13
108,689± SQ. FT.

LOT 9
97,155± SQ. FT.

M/F
BILLERICA
COUNTRY
CLUB

M/F
TOWN OF
BILLERICA
(LOCKE SCHOOL)

REVISIONS

NO.	DATE	COMMENTS

APPLICANT:
JONES BROOK DEVELOPMENT
51 BALDWIN RD
BILLERICA, MA

OWNER PARCEL 65
CA INVESTMENT TRUST
3 CRENSHAW LANE
ANDOVER, MA

OWNER PARCEL 63
COUNTRY CLUB OF BILLERICA INC.
51 BALDWIN RD
BILLERICA, MA

OWNER PARCEL 66
YVAN CORRIER CONST CORP
3 CRENSHAW LANE
ANDOVER, MA

SHEET 3 OF 3

PRELIMINARY SUBDIVISION PLAN
JONES BROOK ESTATES
IN
BILLERICA, MASS.
WINSOR ROAD

SCALE: 1"=40'
0 40 80 120

February 9, 2022

Dresser, Williams & Way, Inc.
572 BOSTON RD. (UNIT 5) BILLERICA, MA
TELEPHONE NO. (978) 663-5410 FAX NO. (978) 663-8288
Professional Engineers & Land Surveyors

