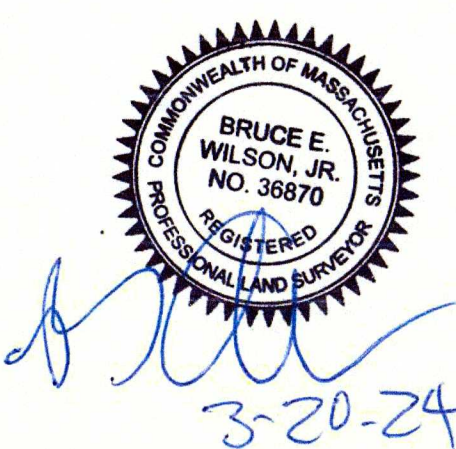
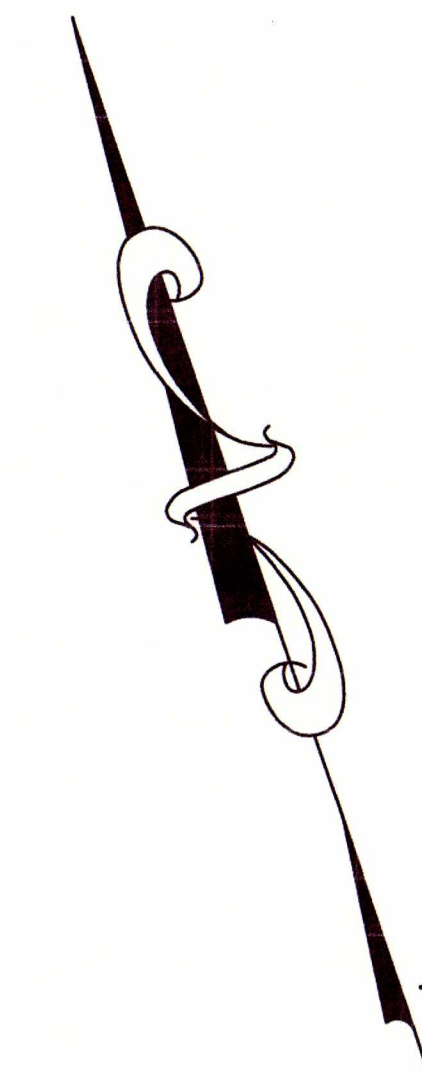


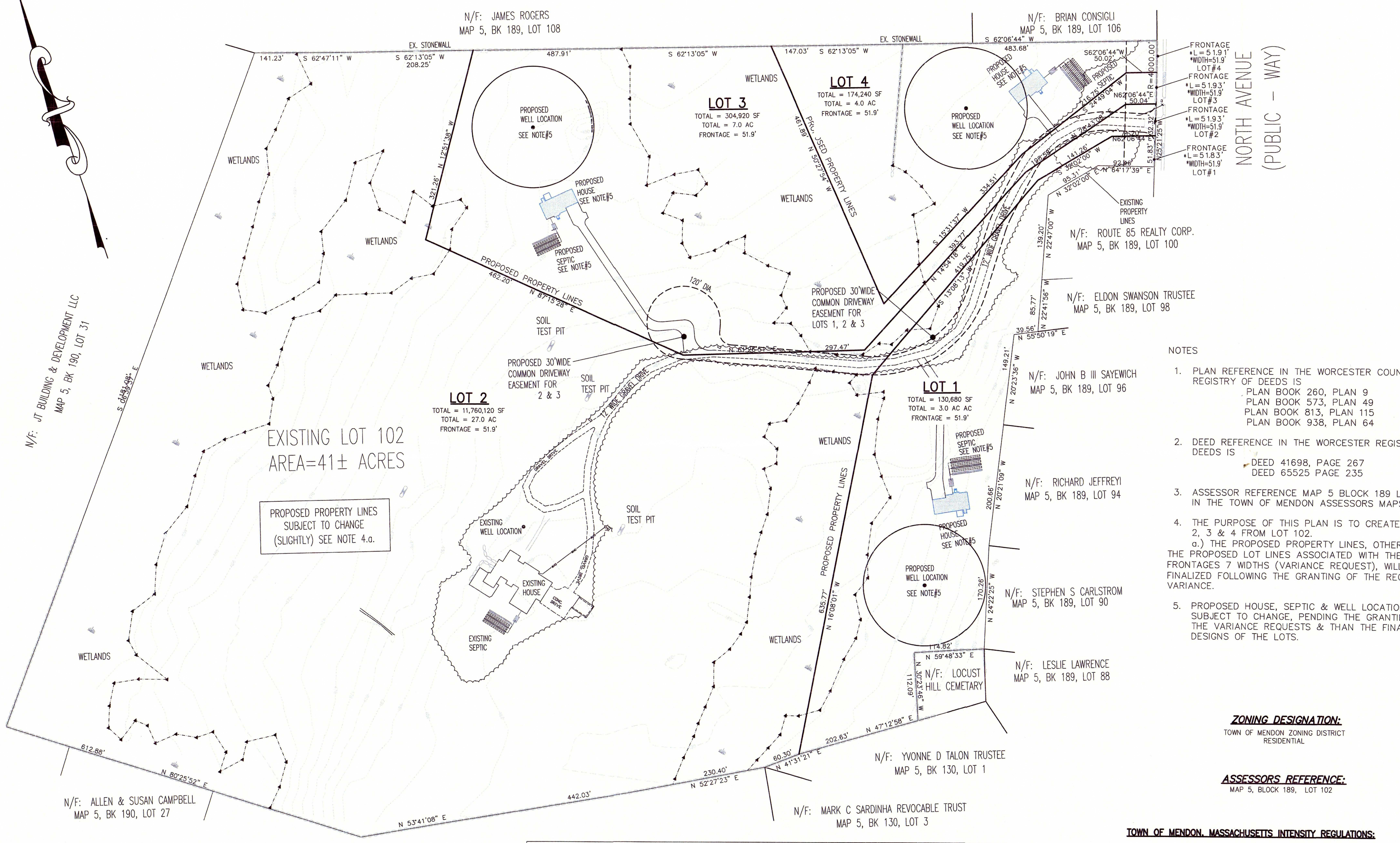
LOCUS MAP
SCALE: N.T.S.



3-20-24



N/F: JT BUILDING & DEVELOPMENT LLC
MAP 5, BK 190, LOT 31



NORTH AVENUE
(PUBLIC - WAY)

NOTES

1. PLAN REFERENCE IN THE WORCESTER COUNTY REGISTRY OF DEEDS IS
PLAN BOOK 260, PLAN 9
PLAN BOOK 573, PLAN 49
PLAN BOOK 813, PLAN 115
PLAN BOOK 938, PLAN 64
2. DEED REFERENCE IN THE WORCESTER REGISTRY OF DEEDS IS
DEED 41698, PAGE 267
DEED 65525 PAGE 235
3. ASSESSOR REFERENCE MAP 5 BLOCK 189 LOT 102 IN THE TOWN OF MENDON ASSESSORS MAPS.
4. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, 2, 3 & 4 FROM LOT 102.
a.) THE PROPOSED PROPERTY LINES, OTHER THAN THE PROPOSED LOT LINES ASSOCIATED WITH THE FRONTAGES 7 WIDTHS (VARIANCE REQUEST), WILL BE FINALIZED FOLLOWING THE GRANTING OF THE REQUESTED VARIANCE.
5. PROPOSED HOUSE, SEPTIC & WELL LOCATIONS SUBJECT TO CHANGE, PENDING THE GRANTING OF THE VARIANCE REQUESTS & THAN THE FINAL DESIGNS OF THE LOTS.

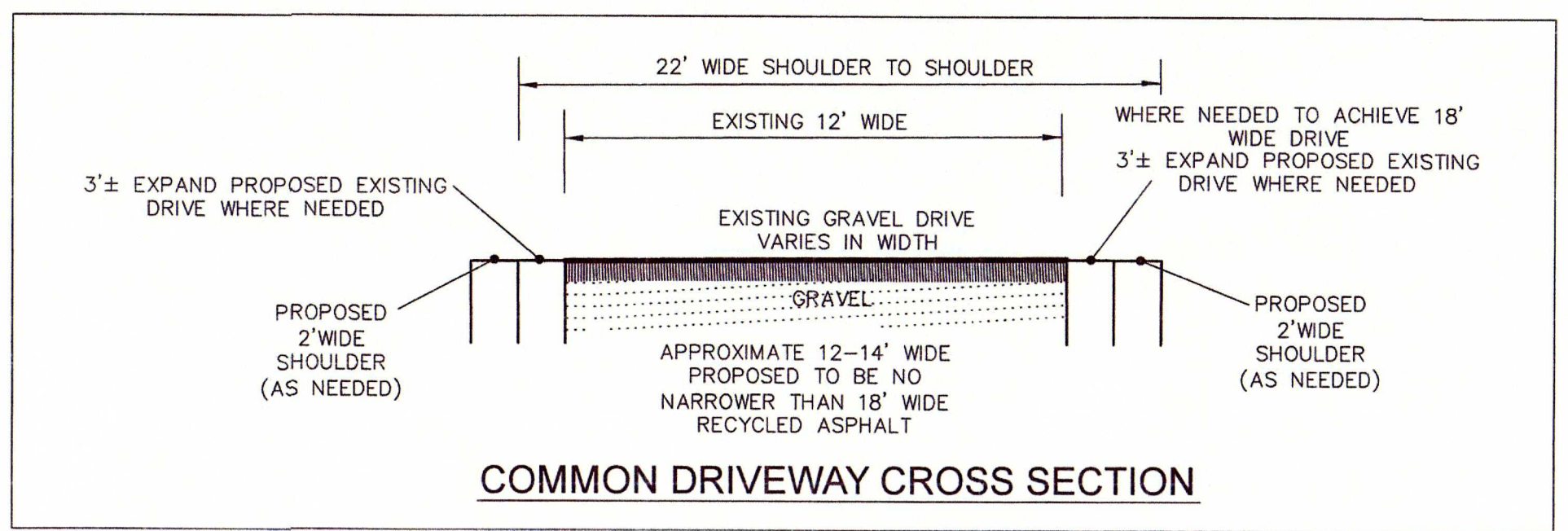
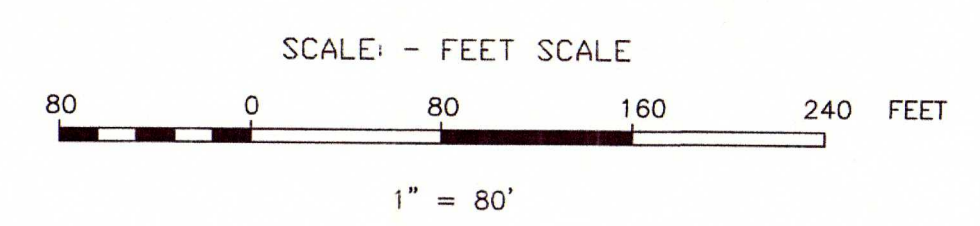
ZONING DESIGNATION:
TOWN OF MENDON ZONING DISTRICT
RESIDENTIAL

ASSESSORS REFERENCE:
MAP 5, BLOCK 189, LOT 102

TOWN OF MENDON, MASSACHUSETTS INTENSITY REGULATIONS:

	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
MINIMUM LOT AREA	60,000 S.F.	130,680 S.F.	11,760,120 S.F.	304,920 S.F.	174,240 S.F.
MINIMUM LOT FRONTAGE	200'	*51.8'	*51.9'	*51.9'	*51.9'
MINIMUM LOT WIDTH	200'	*51.9'	*51.9'	*51.9'	*51.9'
MINIMUM FRONT YARD	50'	--	--	--	--
MINIMUM SIDE YARD	20'	--	--	--	--
MINIMUM REAR YARD	20'	--	--	--	--

*VARIANCE REQUEST FOR FRONTAGE & WIDTH - SEE SECTION 2.01 - DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS



LEGEND

IRON PIPE FOUND ●
IRON PIN (REBAR) FOUND ○

REVISIONS

REV.	DATE	DESCRIPTION

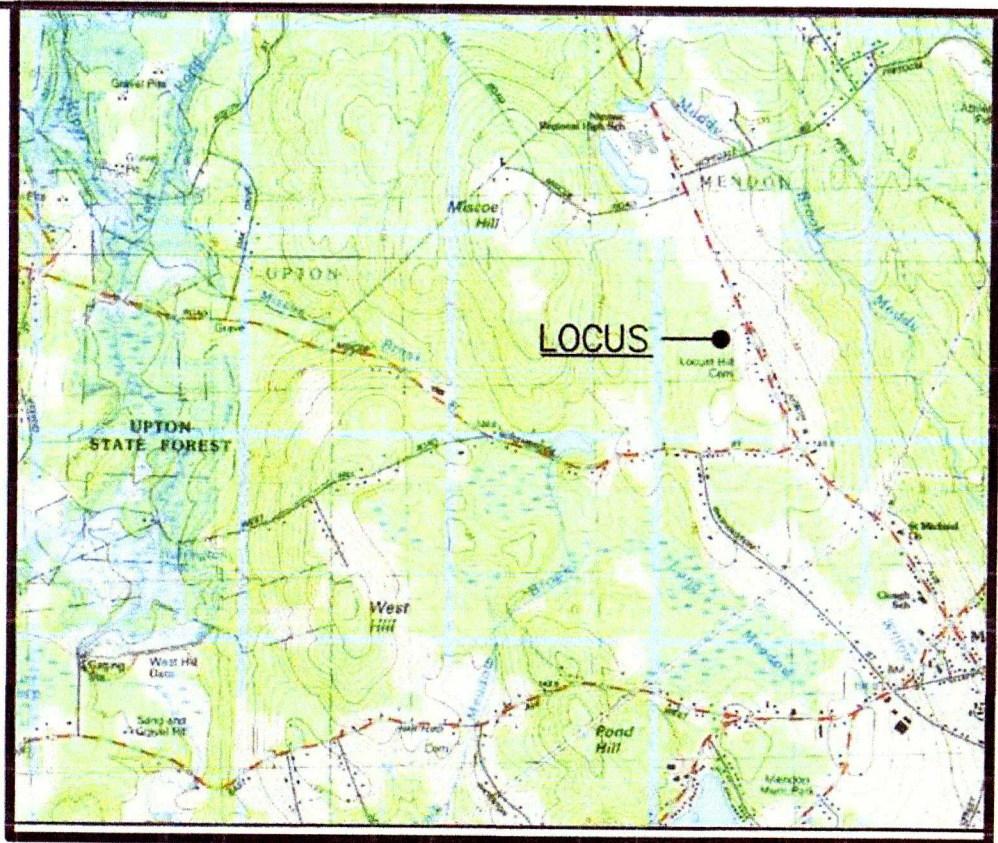
PROJECT NO. J-080
DESIGNED BY PML
CHECKED BY MD
DATE 11/7/23
CAD FILE J-80 VARIANCE PLAN
PLAN NO.

TITLE:
VARIANCE
Plan of Land
For
102 North Avenue

in
Mendon, Massachusetts

OWNER:
THOMAS CLARK
102 NORTH AVENUE
Mendon, Ma

SHEET TITLE
D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577 - www.danddesigngroup.com



LOCUS MAP
SCALE: N.T.S.

ZONING DESIGNATION:
TOWN OF MENDON ZONING DISTRICT
RESIDENTIAL

ASSESSORS REFERENCE:
MAP 5, BLOCK 189, LOT 102

TOWN OF MENDON, MASSACHUSETTS INTENSITY REGULATIONS:

	REQUIRED
MINIMUM LOT AREA	60,000 S.F.
MINIMUM LOT FRONTAGE	200'
MINIMUM LOT WIDTH	200'
MINIMUM FRONT YARD	50'
MINIMUM SIDE YARD	20'
MINIMUM REAR YARD	20'

LEGEND		
IRON PIPE FOUND		•
IRON PIN (REBAR) FOUND		○
REVISIONS		
REV.	DATE	DESCRIPTION

TITLE:
Conceptual Subdivision
Plan of Land
For
102 North Avenue

in
Mendon, Massachusetts

OWNER:
THOMAS CLARK
102 NORTH AVENUE
Mendon, Ma

SHEET TITLE

 Civil Engineering & Land Surveying
 115 Water Street • Milford, MA 01757
 P:(508) 408-2577 - www.dandldesigngroup.com

J-080
 SHEET 2 OF 2

