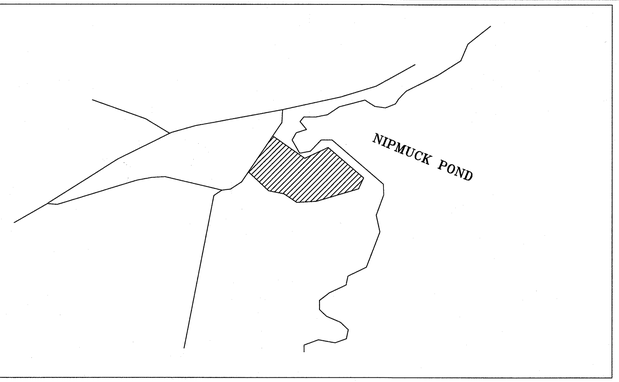


LOCUS MAP: 1"=250'

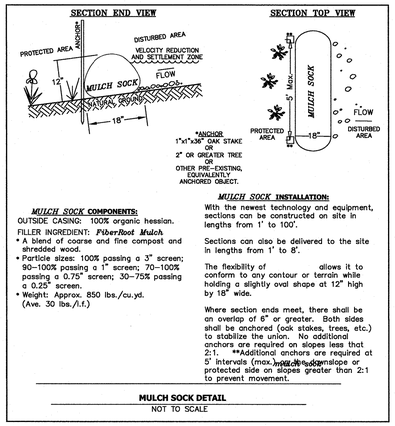
NOTES

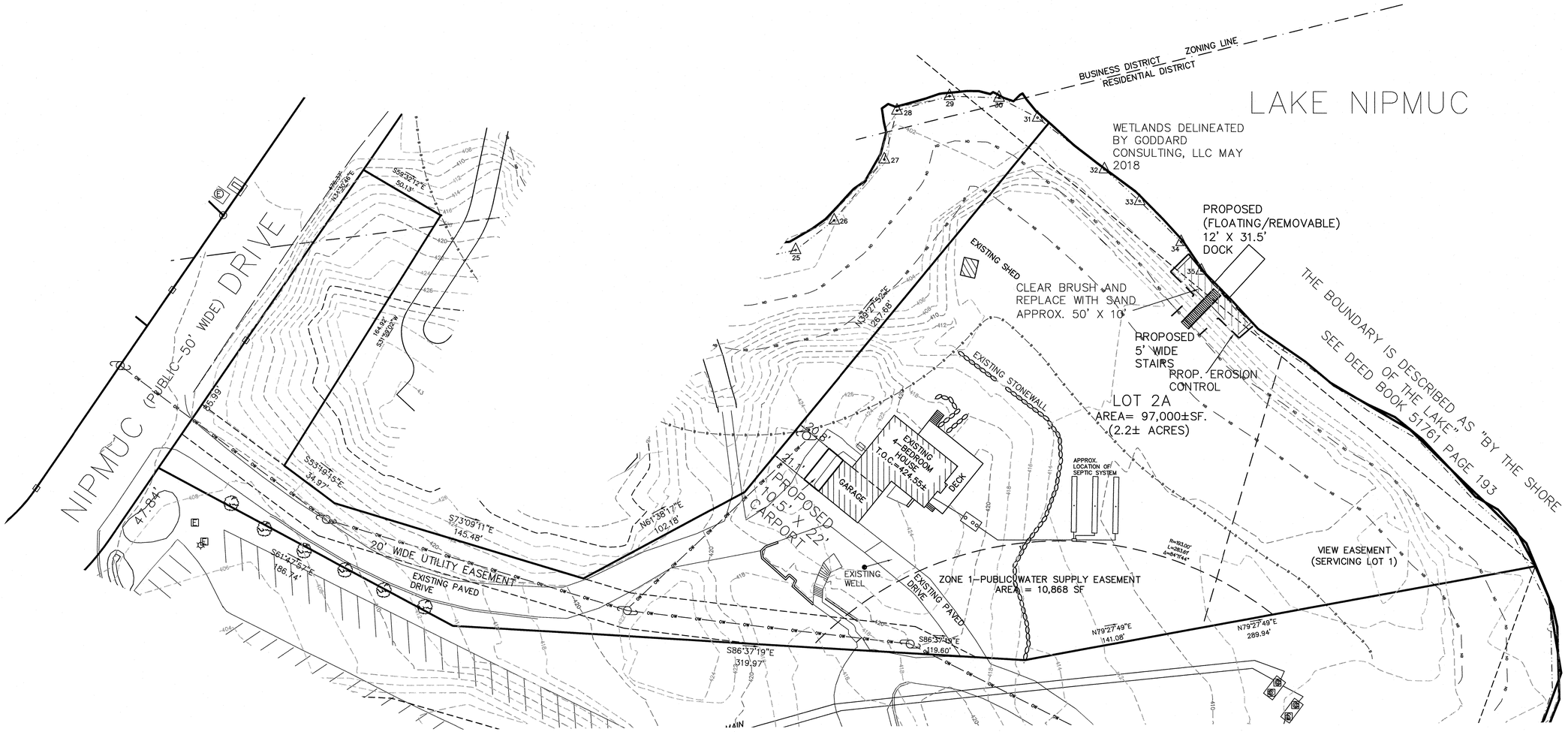
1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS–

PLAN BOOK 952 PLAN 124 NOVEMBER 2020
PLAN BOOK 952 PLAN 34 OCTOBER 2020
PLAN BOOK 941 PLAN 118 APRIL 2019
PLAN BOOK 941 PLAN 117 APRIL 2019
DEED BOOK 12642 PAGE 116 FEBRUARY 1990
PLAN BOOK 735 PLAN 45 DECEMBER 1998
PLAN BOOK 584 PLAN 36 SEPTEMBER 1987
PLAN BOOK 232 PLAN 24 MAY 1958
PLAN BOOK 164 PLAN 33 DECEMBER 1949
LAND COURT 8740A APRIL 1924

2) BASED ON A ZONING REPORT DATED MAY 23, 2019 PREPARED BY AEI CONSULTANTS, PROJECT NO. 404145 THE ZONING INFORMATION IS AS FOLLOWS:
CURRENT ZONING CLASSIFICATION–
ZONING DISTRICT– RURAL RESIDENTIAL DISTRICT
MIN. LOT AREA–60,000 SF
MIN. LOT FRONTAGE–200'
SETBACKS–FRONT 50' SIDE 20' REAR 20'
ANCILLARY/ACCESSORY STRUCTURE SETBACKS–
FRONT 50' SIDE 15 REAR 15'
MIN. LOT DEPTH–125'
MIN. LOT WIDTH–200'
MAX. BLDG COVERAGE–30%
MAX. BLDG. HEIGHT–2.5 STORIES OR 35'

3) THE SUBJECT BUILDINGS DEPICTED HEREON ARE NOT IN A FLOOD HAZARD AREA AS DEPICTED ON FEMA PANEL 25027C1030E EFFECTIVE DATE: JULY 4, 2011.





COMMONWEALTH OF MASSACHUSETTS
JEFFREY J. STEFANIK No. 53070
REGISTERED PROFESSIONAL LAND SURVEYOR
3-19-2021

COMMONWEALTH OF MASSACHUSETTS
ELIZABETH A. MANNIX-SANCHONI
No. 42008
REGISTERED PROFESSIONAL ENGINEER
3-19-21

G9392

LEGAL NOTES

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS, MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAY EXIST. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG–SAFE{7233}.

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS–OF–WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER

JASON LLC
P.O. BOX 444
MENDON, MA. 01756

DEED BOOK 151761 PAGE 193
PARCEL ID: 10–236–106–0

SITE PLAN
4 NIPMUC DRIVE
MENDON
MASSACHUSETTS

PROPOSED SITE

MARCH 19, 2021

DATE	REVISION DESCRIPTION

GRAPHIC SCALE: 1"=30'

0 10 20 30 40 50 75 FEET
0 5 10 15 20 25 METERS

Guerriere & Halnon, Inc.
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333 WEST STREET
MILFORD, MA 01757
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SHEET 1 OF 1

JOB NO. G9392

G:\C3DMilford\G–9392\DWG\2 Nipmuc Drive Working Plans\G–9392 Lot 2 BPPP–Model–WORKING.dwg