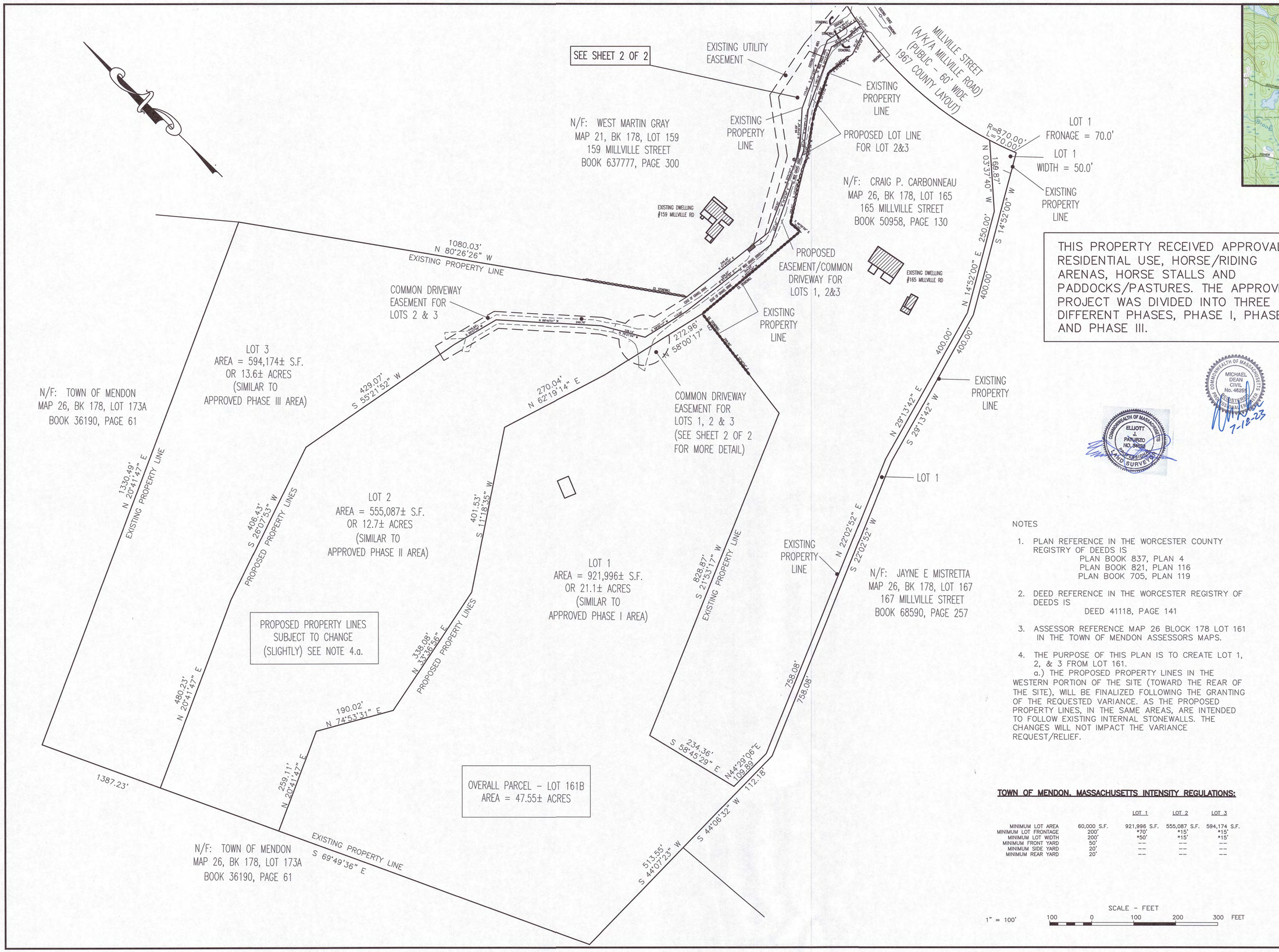
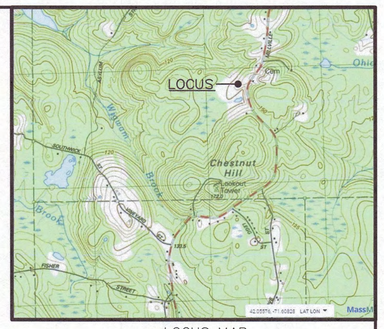




LOCUS MAP
SCALE: N.T.S.

THIS PROPERTY RECEIVED APPROVAL FOR RESIDENTIAL USE, HORSE/RIDING ARENAS, HORSE STALLS AND PADDOCKS/PASTURES. THE APPROVED PROJECT WAS DIVIDED INTO THREE DIFFERENT PHASES, PHASE I, PHASE II AND PHASE III.

ZONING DESIGNATION:
TOWN OF MENDON ZONING DISTRICT RESIDENTIAL

ASSESSORS REFERENCE:
MAP 26, BLOCK 178, LOT 161

COMMONWEALTH OF MASSACHUSETTS ELLIOTT J. PATURZO NO. 38668 PROFESSIONAL ENGINEER LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS MICHAEL DEAN CIVIL No. 46257 REGISTERED PROFESSIONAL ENGINEER
7-18-23

NOTES

1. PLAN REFERENCE IN THE WORCESTER COUNTY REGISTRY OF DEEDS IS
   PLAN BOOK 837, PLAN 4
   PLAN BOOK 821, PLAN 116
   PLAN BOOK 705, PLAN 119
2. DEED REFERENCE IN THE WORCESTER REGISTRY OF DEEDS IS
   DEED 41118, PAGE 141
3. ASSESSOR REFERENCE MAP 26 BLOCK 178 LOT 161 IN THE TOWN OF MENDON ASSESSORS MAPS.
4. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, 2, & 3 FROM LOT 161.
   a.) THE PROPOSED PROPERTY LINES IN THE WESTERN PORTION OF THE SITE (TOWARD THE REAR OF THE SITE), WILL BE FINALIZED FOLLOWING THE GRANTING OF THE REQUESTED VARIANCE. AS THE PROPOSED PROPERTY LINES, IN THE SAME AREAS, ARE INTENDED TO FOLLOW EXISTING INTERNAL STONEWALLS. THE CHANGES WILL NOT IMPACT THE VARIANCE REQUEST/RELIEF.

TOWN OF MENDON, MASSACHUSETTS INTENSITY REGULATIONS:

		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	60,000 S.F.	921,996 S.F.	555,087 S.F.	594,174 S.F.
MINIMUM LOT FRONTAGE	200'	*70'	*15'	*15'
MINIMUM LOT WIDTH	200'	*50'	*15'	*15'
MINIMUM FRONT YARD	50'	--	--	--
MINIMUM SIDE YARD	20'	--	--	--
MINIMUM REAR YARD	20'	--	--	--

SCALE - FEET
1" = 100'
100 0 100 200 300 FEET

LEGEND	
IRON PIPE FOUND	●
IRON PIN (REBAR) FOUND	○

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO.	J-097
DESIGNED BY	PML
CHECKED BY	MD
DATE	7/5/23
CAD FILE	J-97 VARAINCE PLAN
PLAN NO.	

TITLE:

VARIANCE Plan of Land For 161 Millville Road (A/K/A MILLVILLE ROAD) in Mendon, Massachusetts

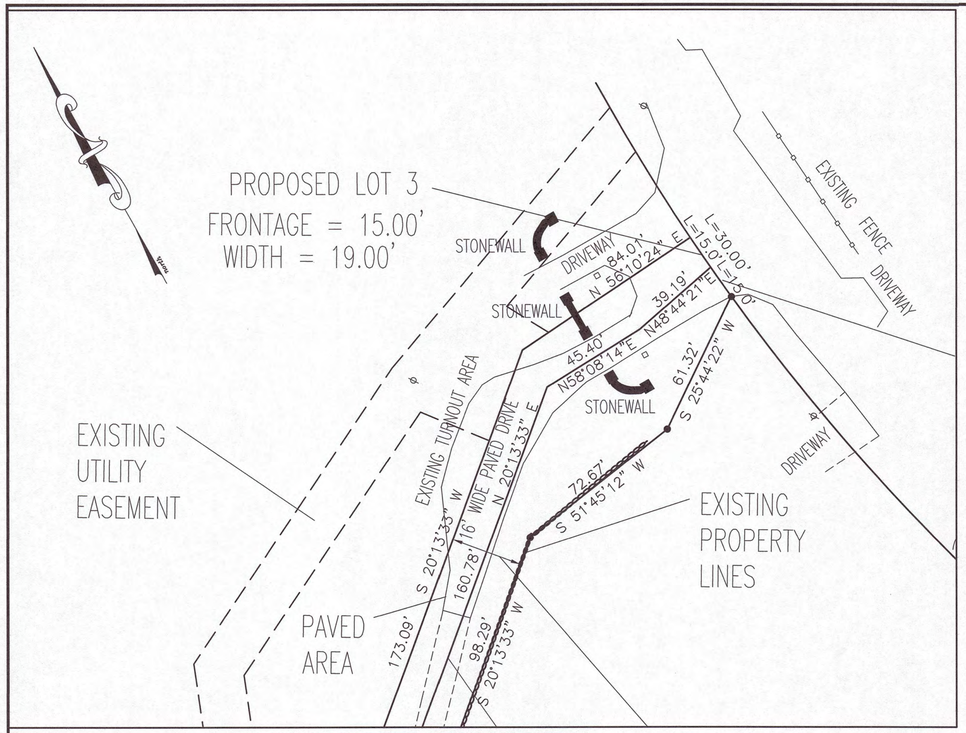
OWNER:
Michael J. Salvador
P.O. Box 4
Mendon, Ma

SHEET TITLE

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

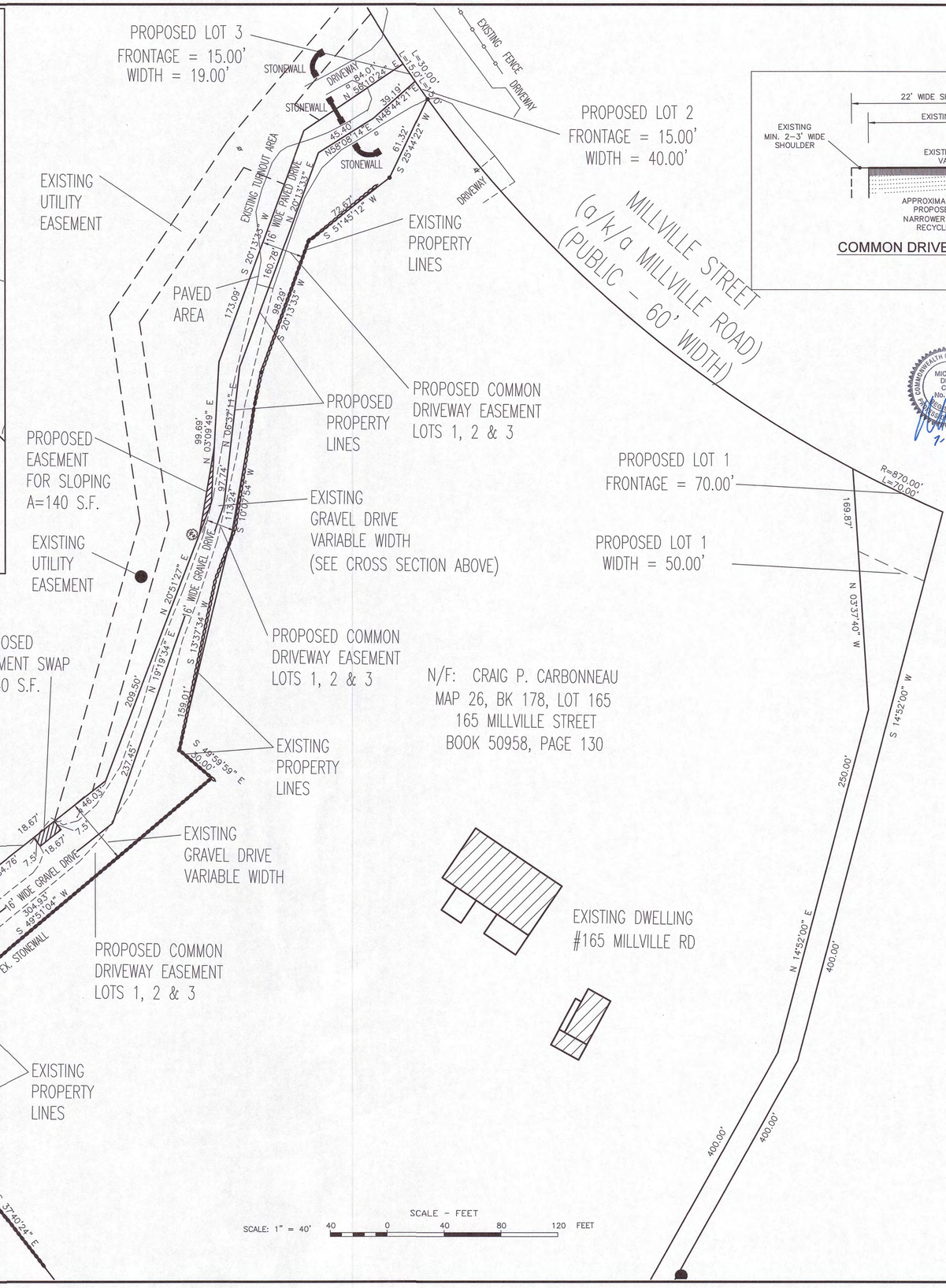
J-097

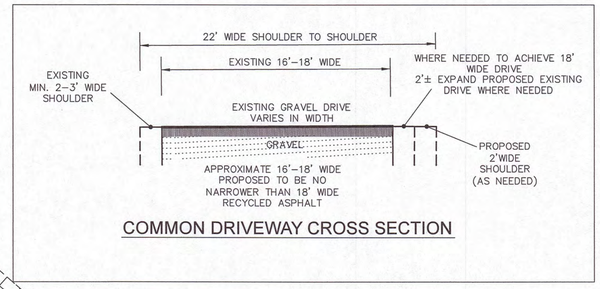
SHEET 1 OF 2



EXISTING ENTRANCE DETAIL

SCALE: 1"=30'





COMMON DRIVEWAY CROSS SECTION

COMMONWEALTH OF MASSACHUSETTS
MICHAEL DEAN CIVIL No. 46255
REGISTERED PROFESSIONAL ENGINEER
7-16-23

COMMONWEALTH OF MASSACHUSETTS
ELLIOTT J. PATURZO NO. 34524
PROFESSIONAL LAND SURVEYOR

LEGEND	
IRON PIPE FOUND	●
IRON PIN (REBAR) FOUND	○

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO.	J-097
DESIGNED BY	PML
CHECKED BY	MD
DATE	7/5/23
CAD FILE	J-97 VARAINCE PLAN
PLAN NO.	

TITLE:

VARIANCE
Plan of Land
For
161 Millville Street
(a/k/a Millville Road)
in
Mendon, Massachusetts

OWNER:
Michael J. Salvador
P.O. Box 4
Mendon, Ma

SHEET TITLE

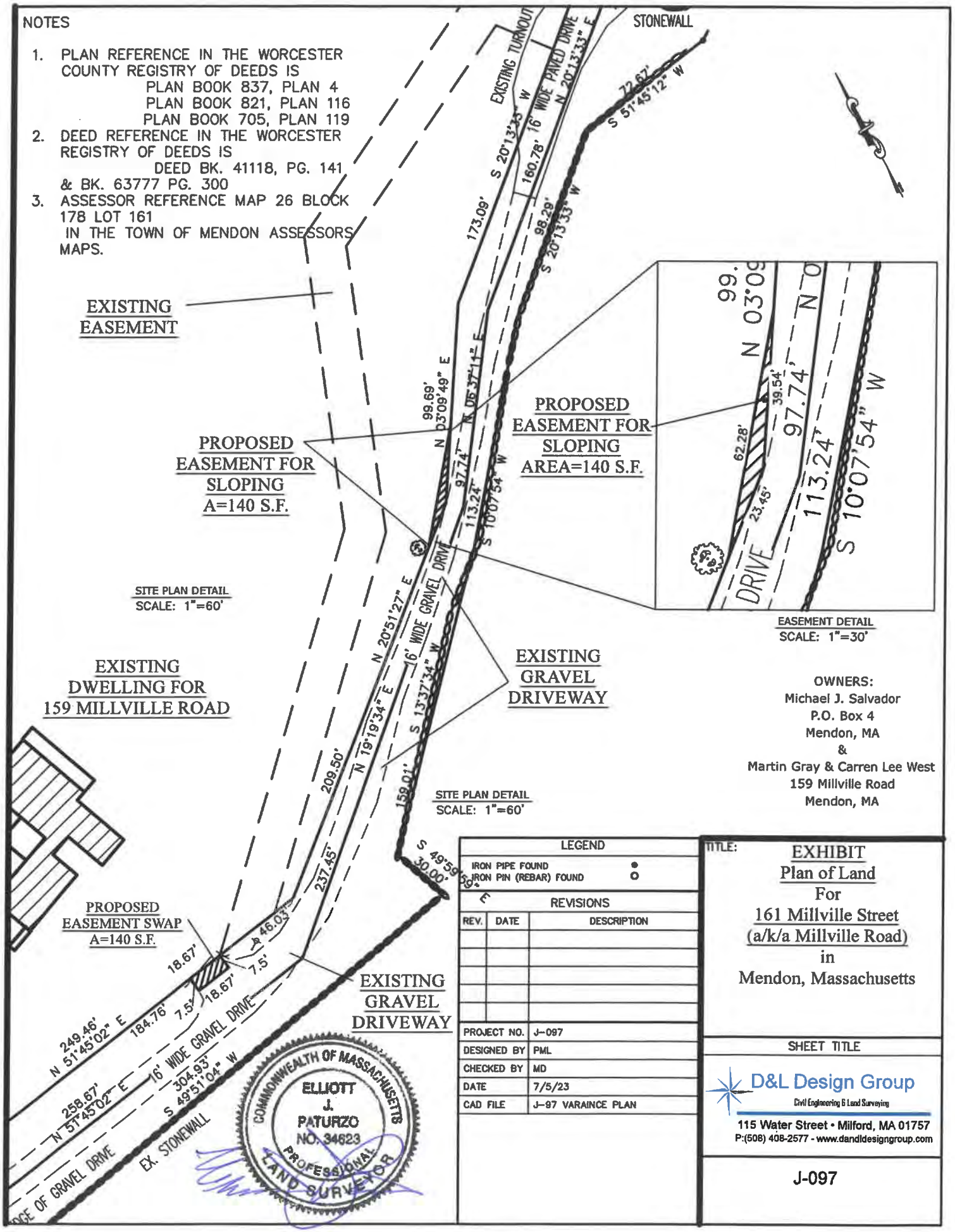
D&L Design Group
Civil Engineering & Land Surveying
115 Water Street • Milford, MA 01757
P:(508) 408-2577 - www.dandldesigngroup.com

J-097

SHEET 2 OF 2

NOTES

1. PLAN REFERENCE IN THE WORCESTER COUNTY REGISTRY OF DEEDS IS
   PLAN BOOK 837, PLAN 4
   PLAN BOOK 821, PLAN 116
   PLAN BOOK 705, PLAN 119
2. DEED REFERENCE IN THE WORCESTER REGISTRY OF DEEDS IS
   DEED BK. 41118, PG. 141
   & BK. 63777 PG. 300
3. ASSESSOR REFERENCE MAP 26 BLOCK 178 LOT 161
   IN THE TOWN OF MENDON ASSESSORS MAPS.



OWNERS:
Michael J. Salvador
P.O. Box 4
Mendon, MA
&
Martin Gray & Carren Lee West
159 Millville Road
Mendon, MA

LEGEND	
IRON PIPE FOUND	●
IRON PIN (REBAR) FOUND	○

REVISIONS

REV.	DATE	DESCRIPTION

PROJECT NO.	J-097
DESIGNED BY	PML
CHECKED BY	MD
DATE	7/5/23
CAD FILE	J-97 VARAINCE PLAN

TITLE:

EXHIBIT
Plan of Land
For
161 Millville Street
(a/k/a Millville Road)
in
Mendon, Massachusetts

SHEET TITLE

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

J-097

COMMONWEALTH OF MASSACHUSETTS
ELLIOTT J. PATURZO
NO. 34623
PROFESSIONAL LAND SURVEYOR