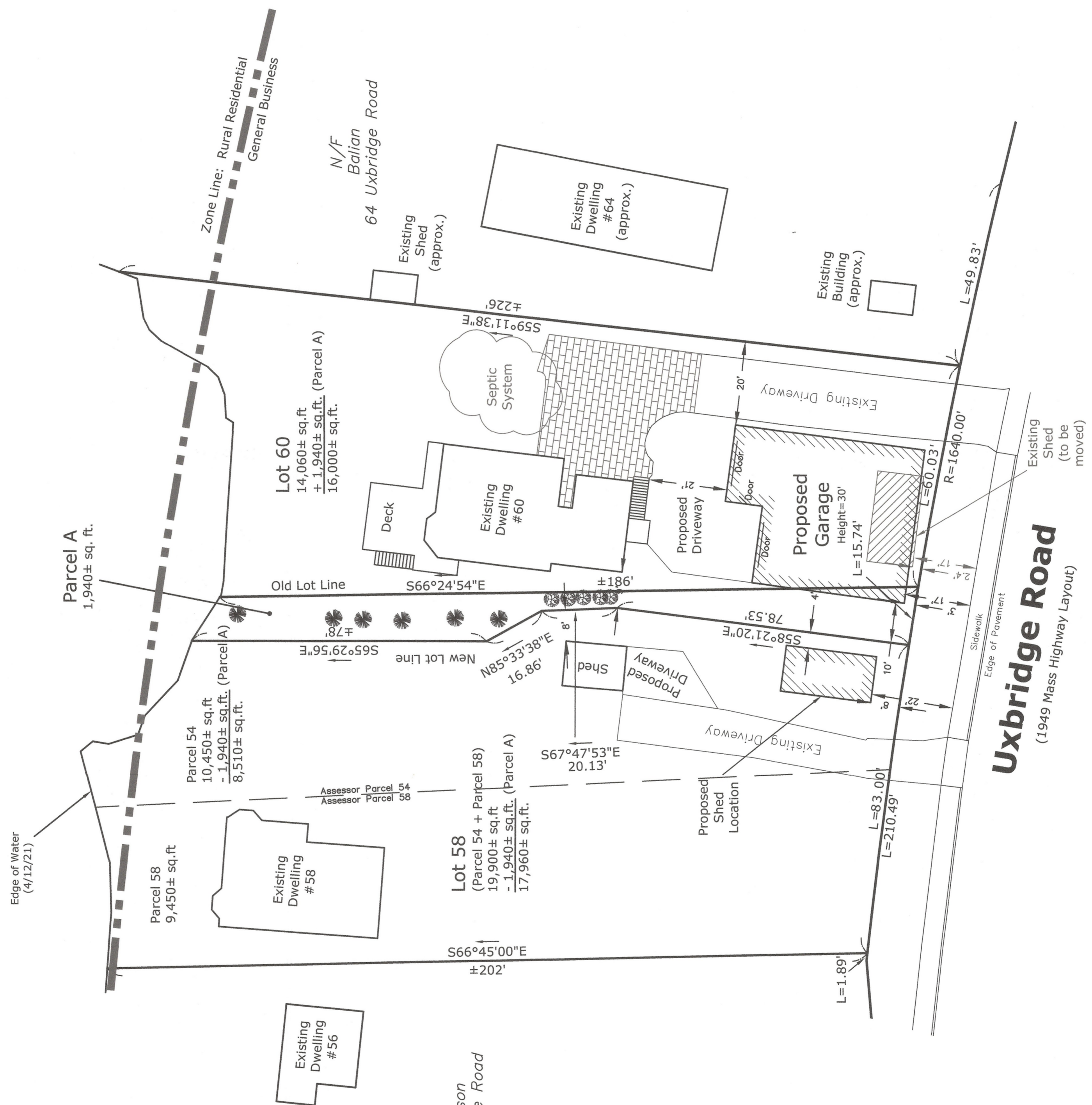


Lake Nipmuc



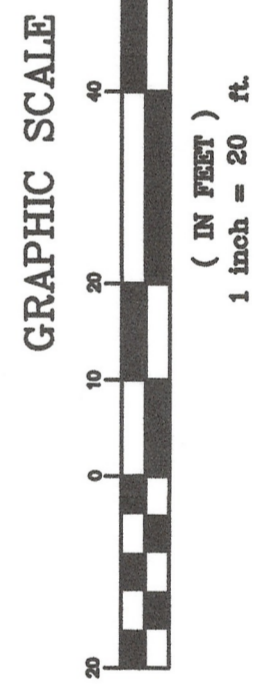
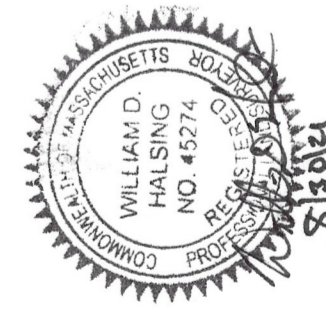
ZONING DATA
 ZONE: GENERAL BUSINESS
 (RESIDENTIAL USE)
 MINIMUM REQUIREMENTS
 AREA: 60,000 S.F.
 FRONTAGE: 200'
 FRONT YARD: 50'
 SIDE YARD: 20'
 REAR YARD: 20'

Property Data

58 Uxbridge Road
 Assessor ID: 11-236-58-0
 Deed Book: 60554 Page: 7

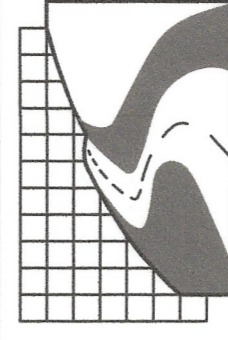
60 Uxbridge Road
 Assessor ID: 11-236-60-0
 Deed Book: 51967 Page: 84

Parcel A is to be conveyed from Lot 58 to Lot 60
 Lot 58 Building Coverage: 9%, Impervious Coverage: 15.3%
 Lot 60 Building Coverage: 21%, Impervious Coverage: 34.1%



Variance Plan
 Located at
58/60 Uxbridge Road
Mendon, MA
 Owned by
Mark & Patricia Benoit
60 Uxbridge Road
Mendon, MA

REVISIONS		
No.	Date	Checked
1	8/30/21	WDH
2		WDH
3		
4		
5		
6		



Land Planning, Inc.
 Civil Engineers • Land Surveyors
 Environmental Consultants

Bellingham
 167 Hartford Ave.
 Bellingham, MA 02019
 508-966-4130

North Grafton
 214 Worcester St.
 N. Grafton, MA 01536
 508-839-9526

Hanson
 1115 Main Street
 Hanson, MA 02341
 781-294-4144

bellingham@landplanninginc.com

Date: **May 19, 2021**
 Job No. **B2658**
 Sheet No. **1**