

1. CONSTRUCTION ON THIS LOT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
2. "WARNING" EXISTING UTILITY LINES INDICATED OR NOTED ON THESE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE CAUTION IN THESE AREAS TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THESE AREAS. CALL "DIG SAFE" 1-888-DIG-SAFE (1-888-344-7233). EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES. WETLANDS DELINEATION BY GODDARD CONSULTING ON SEPTEMBER 23, 2020. WETLANDS FLAGS FIELD LOCATED BY GUERRIERE & HALNON, INC.
- 3.

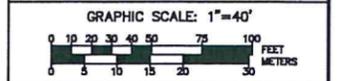
LEGEND

| | |
|-----------|--|
| ---000--- | EXISTING ELEVATION CONTOUR |
| - - - - - | EX. WETLANDS LINE |
| WF-01 | WETLANDS FLAG |
| B | EX. WETLANDS 100' BUFFER |
| WB | EX. 50' NO BUILD BUFFER |
| ND | EX. 25' NO DISTURB BUFFER |
| ▲ | WETLANDS SYMBOL |
| [Pattern] | PR. EROSION CONTROL |
| [Pattern] | PR. WETLANDS FILL |
| [Pattern] | PR. WETLANDS REPLICATION |
| U | PR. UNDERGROUND ELECTRIC TELEPHONE AND CABLE |

OWNER/APPLICANT:
 TAX MAP 18 BLOCK 210 LOT 8
 MARCELO ALVES
 8 PUFFER DRIVE
 MENDON, MA 01756
 DEED BOOK 60881 PAGE 9

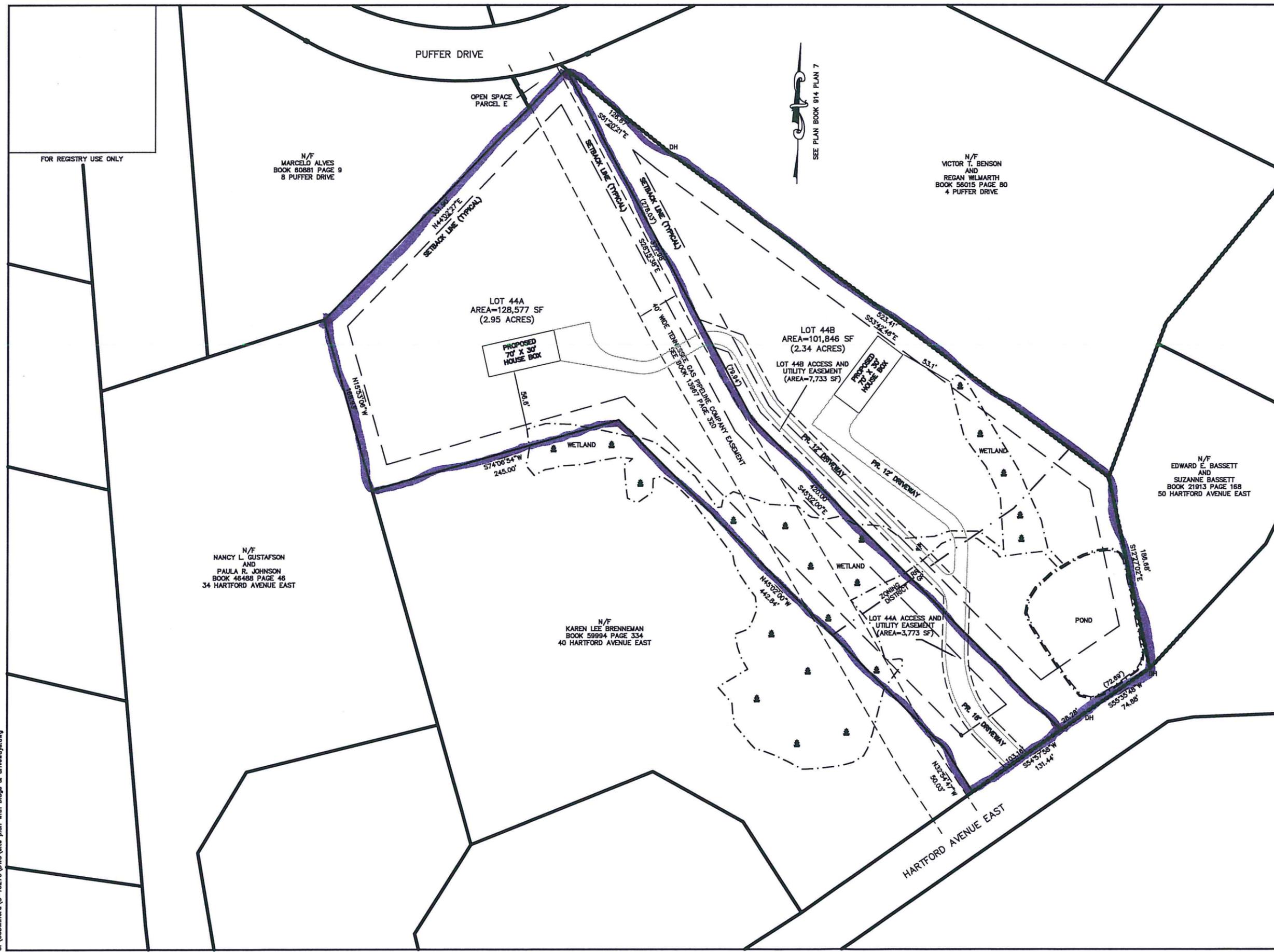
OWNER/APPLICANT:
 TAX MAP 18 BLOCK 140 LOT 44
 HARTFORD EAST CORP.
 P.O. BOX 281
 MENDON, MA 01756
 DEED BOOK 62019 PAGE 268

VARIANCE PLAN 44 HARTFORD
 AVE. EAST & 8 PUFFER DR.
MENDON, MASS.
 SCALE: 1"=40'
 DATE: JANUARY 12, 2021



Guerriere & Halnon, Inc.
 ENGINEERING & LAND SURVEYING
 333 WEST STREET PH. (508) 473-8830
 MILFORD, MA 01757 FX. (508) 473-8243
 www.gandhengineering.com

JEFFREY J. STEFANIK PLS DATE



NOTES

1) SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS--
 PLAN BOOK 914 PLAN 71 JULY 2015
 PLAN BOOK 883 PLAN 14 JUNE 2010
 PLAN BOOK 874 PLAN 1 MARCH 2009
 PLAN BOOK 813 PLAN 82 AUGUST 2004

2) ZONING DISTRICT: GB--GENERAL BUSINESS AND RR--RURAL RESIDENTIAL

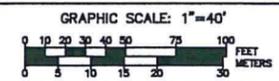
DISTRICT GB--
 MIN. LOT SIZE-- 40,000 SF
 MIN. LOT FRONTAGE-- 200'
 SETBACKS-- FRONT 50' SIDE 20' REAR 20'
 MIN. LOT DEPTH-- 200'
 MIN. LOT WIDTH AT LEACHING AREA-- 125'
 MIN. LOT WIDTH-- 200'
 MAX. BUILDING COVERAGE-- 30%
 MAX. BUILDING HEIGHT-- 2.5 STORIES OR 35'

DISTRICT RR--
 MIN. LOT SIZE-- 60,000 SF (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 90,000 SF (TWO FAMILY DWELLING)
 MIN. LOT FRONTAGE-- 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 300' (TWO FAMILY DWELLING)
 SETBACKS-- FRONT 50' SIDE 20' REAR 20'
 MIN. LOT DEPTH-- 200'
 MIN. LOT WIDTH AT LEACHING AREA-- 125'
 MIN. LOT WIDTH-- 200' (ONE FAMILY DWELLING AND ALL OTHER PERMITTED USES)
 300' (TWO FAMILY DWELLING)
 MAX. BUILDING COVERAGE-- 30%
 MAX. BUILDING HEIGHT-- 2.5 STORIES OR 35'

3) A VARIANCE IS REQUESTED FROM THE MENDON ZONING BOARD OF APPEALS IN REGARD TO SECTION 2.01 DIMENSIONAL REGULATIONS SPECIFICALLY THE LOT FRONTAGE AND WIDTH AND ALSO SECTION 2.01(b) DRIVEWAY REQUIREMENTS.

OWNER:
 TAX MAP 18 BLOCK 140 LOT 44
 HARTFORD EAST CORP.
 P.O. BOX 281
 MENDON, MA 01756
 DEED BOOK 62019 PAGE 268

PLAN OF LAND
 44 HARTFORD AVENUE EAST
 MENDON, MASS.
 SCALE: 1"=40'
 DATE: MAY 4, 2020



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