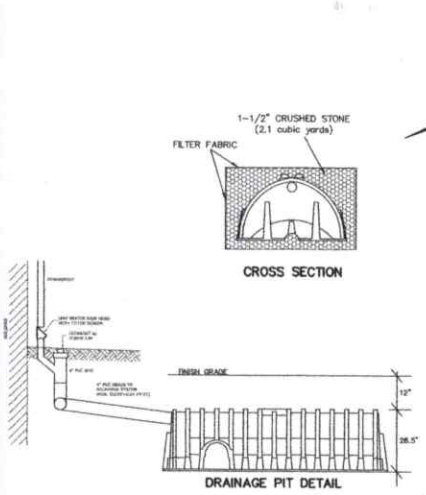

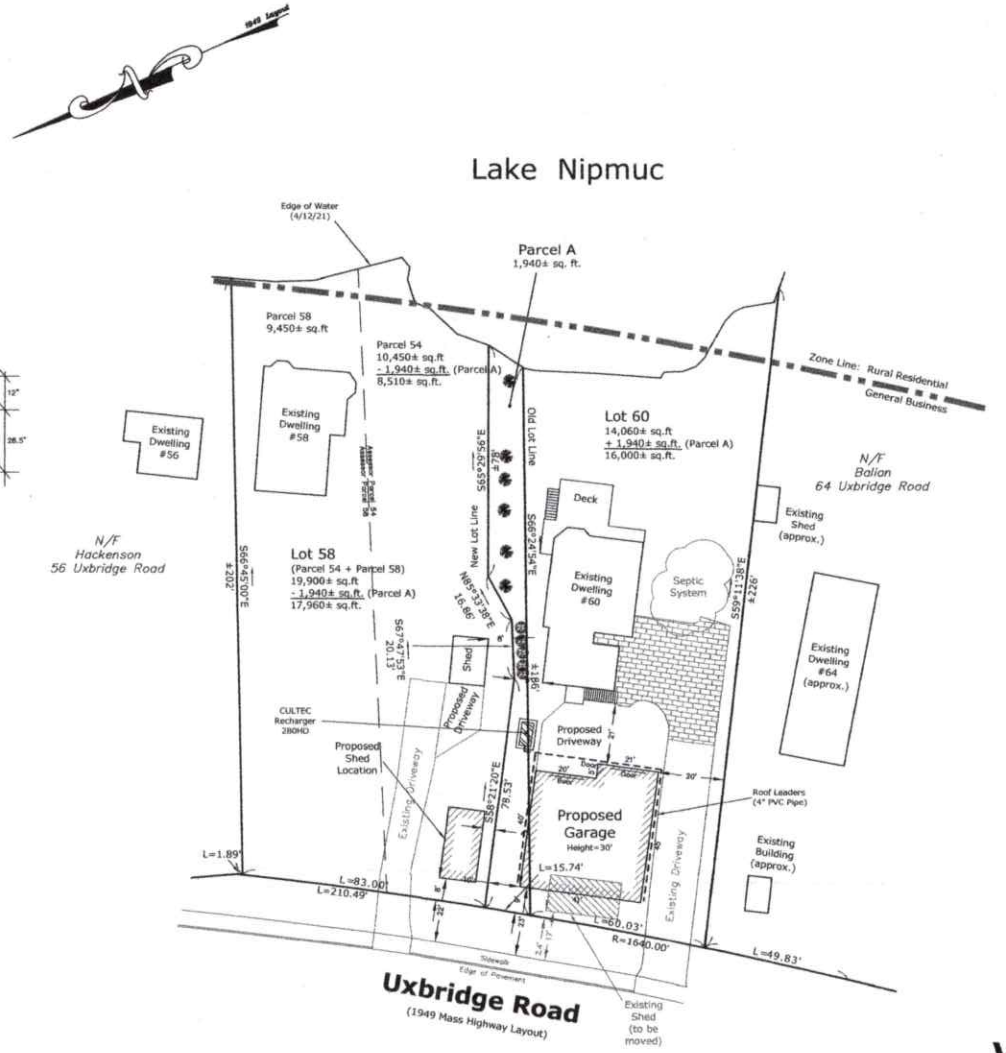

ZONING DATA
ZONE: GENERAL BUSINESS
(RESIDENTIAL USE)
MINIMUM REQUIREMENTS
AREA: 60,000 S.F.
FRONTAGE: 200'
FRONT YARD: 50'
SIDE YARD: 20'
REAR YARD: 20'

Stormwater Infiltration Calculations

Soil Name: Chatfield-Hollis
Hydrologic Soil Group: B
Infiltration required: 0.35 inches

Garage Infiltration
1750 square feet of impervious area

1750 square feet x (0.35"/12" per foot)= 52 cubic feet of storage required

Use One CULTEC Recharger 280HD unit for the house.
Total infiltration volume is 64 cubic feet.

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: 19%, Impervious Coverage: 32.6%

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

Variance Plan

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

REVISIONS

No.	Date	Design	Checked
1	8/30/21	WDH	WDH
2	9/17/21	WDH	WDH
3	12/12/22	WDH	WDH
4			
5			
6			

Field By:	BH/DL	4/21
Designed By:	WDH	5/21
Drawn By:	WDH	5/21
Checked By:	WDH	5/21

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

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