

LOCUS MAP
1"=2000'

COBBLER'S KNOLL

A PROPOSED RESIDENTIAL SUBDIVISION IN MENDON, MASSACHUSETTS

MENDON ZONING BY-LAW SECTION V, ITEM 2

	LOTS 1-48	LOTS 49-76
A. AREA IN SQUARE FEET FOR A ONE FAMILY HOUSE	40,000*	10,000
B. AREA IN SQUARE FEET FOR A TWO FAMILY HOUSE	NOT APPLICABLE	NOT APPLICABLE
C. FRONTAGE DISTANCE IN FEET FOR A ONE FAMILY HOUSE TO BE	125*	100*
D. FRONTAGE DISTANCE IN FEET FOR A TWO FAMILY HOUSE TO BE	NOT APPLICABLE	NOT APPLICABLE
E. FOR THE PURPOSE OF MEETING THE MINIMUM FRONTAGE REQUIREMENTS, LOT FRONTAGE SHALL BE MEASURED ON ONE ROADWAY ONLY	YES	YES
F. DISTANCE FROM CENTER OF STREET TO FRONT OF STRUCTURE IN FEET TO BE	75**	50**
G. DISTANCE BETWEEN LOT LINES AND STRUCTURE IN FEET	20***	10
H. DISTANCE BETWEEN LOT LINES AND DETACHED ACCESSORY ONE STORY BUILDINGS AND GARAGES IN FEET	15	15
I. MINIMUM WIDTH OF LOT AT LOCATION OF LEACHING AREA IN FEET TO BE	50	50
J. MINIMUM WIDTH OF A STANDARD SIZE LOT SHALL EQUAL FIFTY (50) PERCENT IN FEET OF THE FRONTAGE MEASUREMENT	NO****	NO****

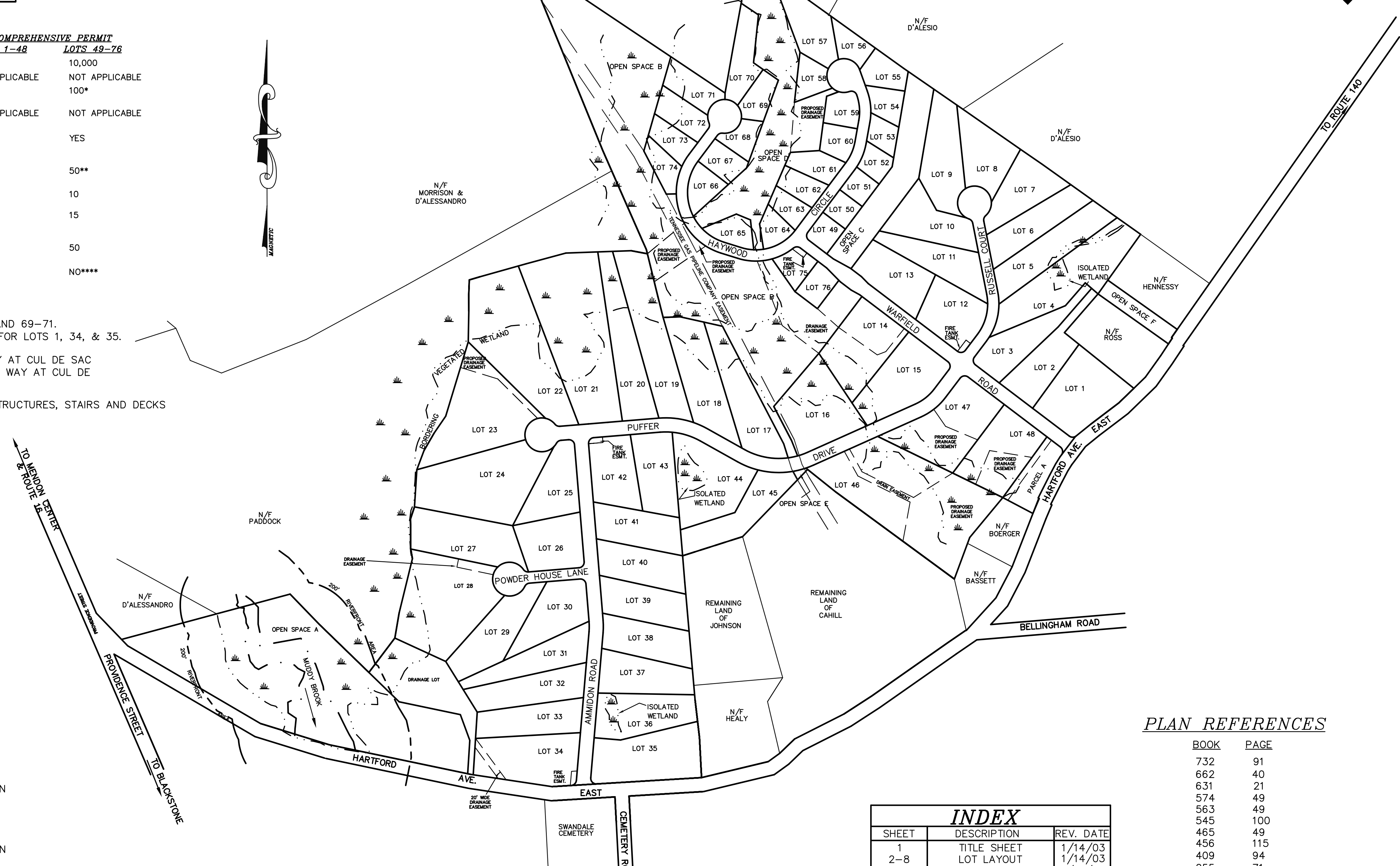
*EXCEPT 50' MINIMUM FOR CUL-DE-SAC LOTS 55-58 AND 69-71. AREA OF 60,000 S.F. & 200' FRONTAGE IS REQUIRED FOR LOTS 1, 34, & 35.

**EXCEPT STRUCTURES SHALL BE 50' OFF RIGHT OF WAY AT CUL DE SAC LOTS 7-10, 23-25, & 27-29; AND 30' OFF RIGHT OF WAY AT CUL DE SAC LOTS 55-59 & 68-72.

***EXCEPT 15 FEET FOR ATTACHED GARAGES, 1 STORY STRUCTURES, STAIRS AND DECKS

****MINIMUM LOT WIDTH SHALL BE 30'

- NOTES**
- TOPOGRAPHIC INFORMATION WAS COMPILED FROM A FIELD SURVEY BY OUTBACK ENGINEERING, INC. BETWEEN MARCH AND AUGUST 2001, AND FROM "PLAN OF LAND" PREPARED FOR REED SCHRECKENGOST BY GLM ENGINEERING CONSULTANTS, INC. LAST REVISED 2/23/89.
 - WETLAND LINES SHOWN WERE REVIEWED BY THE MENDON CONSERVATION COMMISSION PER THE ORDER OF RESOURCE AREA DELINEATION, DEP FILE NO. 218-524, ISSUED 8/23/01.
 - THE PROPERTY IS IN ZONES A8, B & C OF THE MENDON FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 250316 0004 B, EFFECTIVE DATE: 7/19/82.
 - PARCEL A SHALL BE DEEDED TO MENDON HISTORICAL SOCIETY.



LOCUS MAP
1"=200'

INDEX		
SHEET	DESCRIPTION	REV. DATE
1	TITLE SHEET	1/14/03
2-8	LOT LAYOUT	1/14/03
9-14	SITE DEVELOPMENT	1/14/03
15-21	PROFILE SHEET	1/14/03
22-24	DETAILS	1/14/03
25	AFFORDABLE LOTS & PHASING PLAN	1/14/03

PLAN REFERENCES	
BOOK	PAGE
732	91
662	40
631	21
574	49
563	49
545	100
465	49
456	115
409	94
255	71

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE: _____
PROFESSIONAL LAND SURVEYOR

APPROVED SUBJECT TO TERMS AND CONDITIONS OF A COMPREHENSIVE PERMIT PER ZONING BOARD OF APPEALS DECISION, AS AUTHORIZED BY CHAPTER 40B OF THE MASSACHUSETTS GENERAL LAWS, SECTIONS 20-23.

DATE: _____

MENDON ZONING BOARD OF APPEALS

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE ZONING BOARD APPROVAL, AND THAT NO APPEAL HAS BEEN FILED AT THIS OFFICE.

TOWN CLERK-TOWN OF MENDON

REVISIONS		
NO.	DATE	DESCRIPTION
1	1/14/03	PER REVIEW ENGINEER
2	5/12/05	EASEMENTS PER TENN. GAS CO.

PREPARED FOR

DELPHIC ASSOCIATES LLC
345 UNION STREET
NEW BEDFORD, MA 02741

ASSESSORS REFERENCE

MAP 13 LOT 62
MAP 17 LOT 24
MAP 18 LOTS 34-1, 36, & 56

DEED REFERENCES

BOOK 5296 PAGE 301
BOOK 6329 PAGE 244
BOOK 5339 PAGE 85
BOOK 13091 PAGE 00037
BOOK 3639 PAGE 447

TITLE SHEET
DEFINITIVE
COMPREHENSIVE PERMIT
PLAN
COBBLER'S KNOLL
IN
MENDON
MASSACHUSETTS

OUTBACK ENGINEERING
106 WEST GROVE STREET
MIDDLEBORO, MASS. 02346
TEL: 1- (508)-946-9231
FAX: 1- (508)-947-8873

DATE: NOVEMBER 27, 2002

SCALE: 1"=200' PROJECT No.659
DRAWN BY: J.G. CHECKED BY: J.A.P.
659SH1.DWG SHEET 1 OF 25

0' 200' 400' 600'