

LOCUS MAP
1"=2000'

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 SCHREGENOST 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.

PER COMPREHENSIVE PERMIT

LOTS 1-48 LOTS 49-76

	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

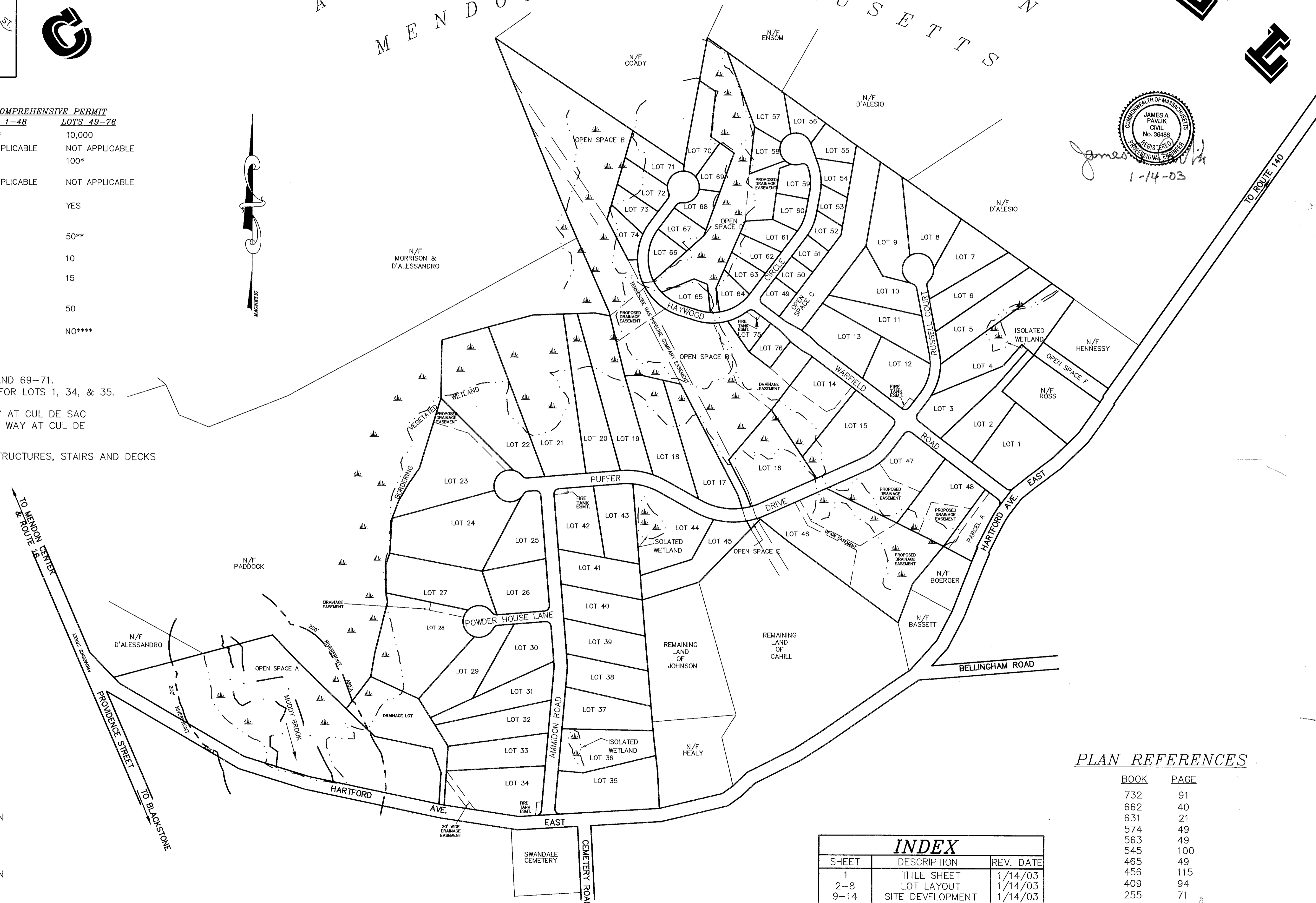
****MINIMUM LOT WIDTH SHALL BE 30'

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- PARCEL A SHALL BE DEEDED TO MENDON HISTORICAL SOCIETY.

COBBLER'S KNOLL

A PROPOSED RESIDENTIAL SUBDIVISION IN MENDON, MASSACHUSETTS



LOCUS MAP
1"=200'

James A. Pavlik
1-14-03
REGISTERED PROFESSIONAL LAND SURVEYOR

WORCESTER DISTRICT REGISTER OF DEEDS - WORCESTER, MA
PLAN BOOK 813 PLAN 62
Received 8/10/04
9 h 37 m A M
Sheet 1 of 8
With Doc. #
in BOOK PAGE
Fee \$ 600.
ATTEST: *Anthony Hignett*
Register
FOR REGISTRY USE ONLY

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

JEFFREY D. YOUNGQUIST
487742
1-14-03
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 Jan. 14, 2003
James A. Pavlik
Jeffrey D. Youngquist
Peter W. Curran

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.

Maquet Bondareva
TOWN CLERK-TOWN OF MENDON

REVISIONS

NO.	DATE	DESCRIPTION
1	1/14/03	PER REVIEW ENGINEER

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 8
0' 200' 400' 600'

PLAN REFERENCES

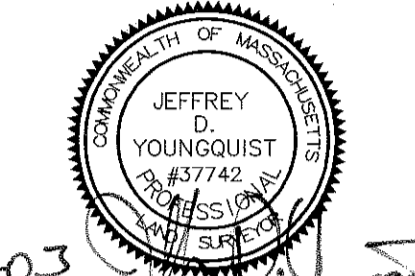
BOOK	PAGE
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662	40
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574	49
563	49
545	100
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456	115
409	94
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2-8	LOT LAYOUT	1/14/03
9-14	SITE DEVELOPMENT	1/14/03
15-21	PROFILE SHEET	1/14/03
22-24	DETAILS	1/14/03
25	AFFORDABLE LOTS & PHASING PLAN	1/14/03

FOR REGISTRY USE ONLY

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1-14-03
DATE PROFESSIONAL LAND SURVEYOR

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DATE: JAN 14, 2003
[Signature]
1-14-03

MENDON ZONING BOARD OF APPEALS

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[Signature]
TOWN CLERK - TOWN OF MENDON

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NEW BEDFORD, MA 02741

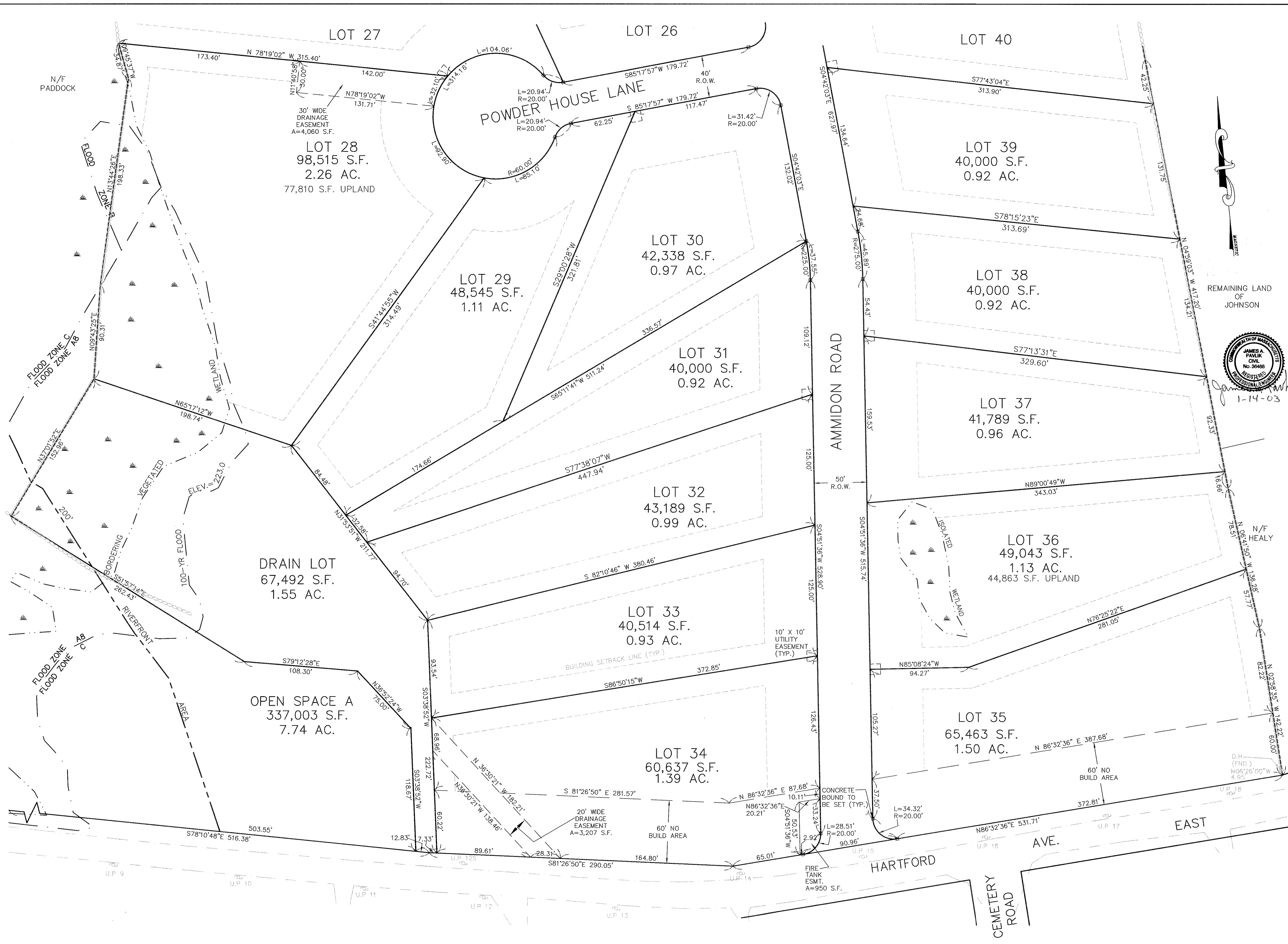
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LOT LAYOUT SHEET
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IN
MENDON
MASSACHUSETTS

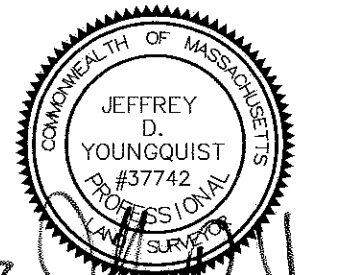
OUTBACK ENGINEERING
106 WEST GROVE STREET
MIDDLEBORO, MASS. 02346
TEL: 1- (508)-946-9231
FAX: 1- (508)-947-8873

DATE: NOVEMBER 27, 2002
SCALE: 1"=40'
DRAWN BY: J.G. CHECKED BY: J.A.P.
659SH2.DWG SHEET 2 OF 25
0' 40' 80' 120'



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: 1-14-03
 JAMES A. PAVLIK
 CIVIL ENGINEER
 No. 98498
 REGISTERED PROFESSIONAL ENGINEER

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: JAN. 14, 2003
 Margaret B. ...
 TOWN CLERK - TOWN OF MENDON

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.

REVISIONS

NO.	DATE	DESCRIPTION
1	1/14/03	PER REVIEW ENGINEER

PREPARED FOR

DELPHIC ASSOCIATES LLC
 345 UNION STREET
 NEW BEDFORD, MA 02741

ASSESSORS REFERENCE

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 MAP 17 LOT 24
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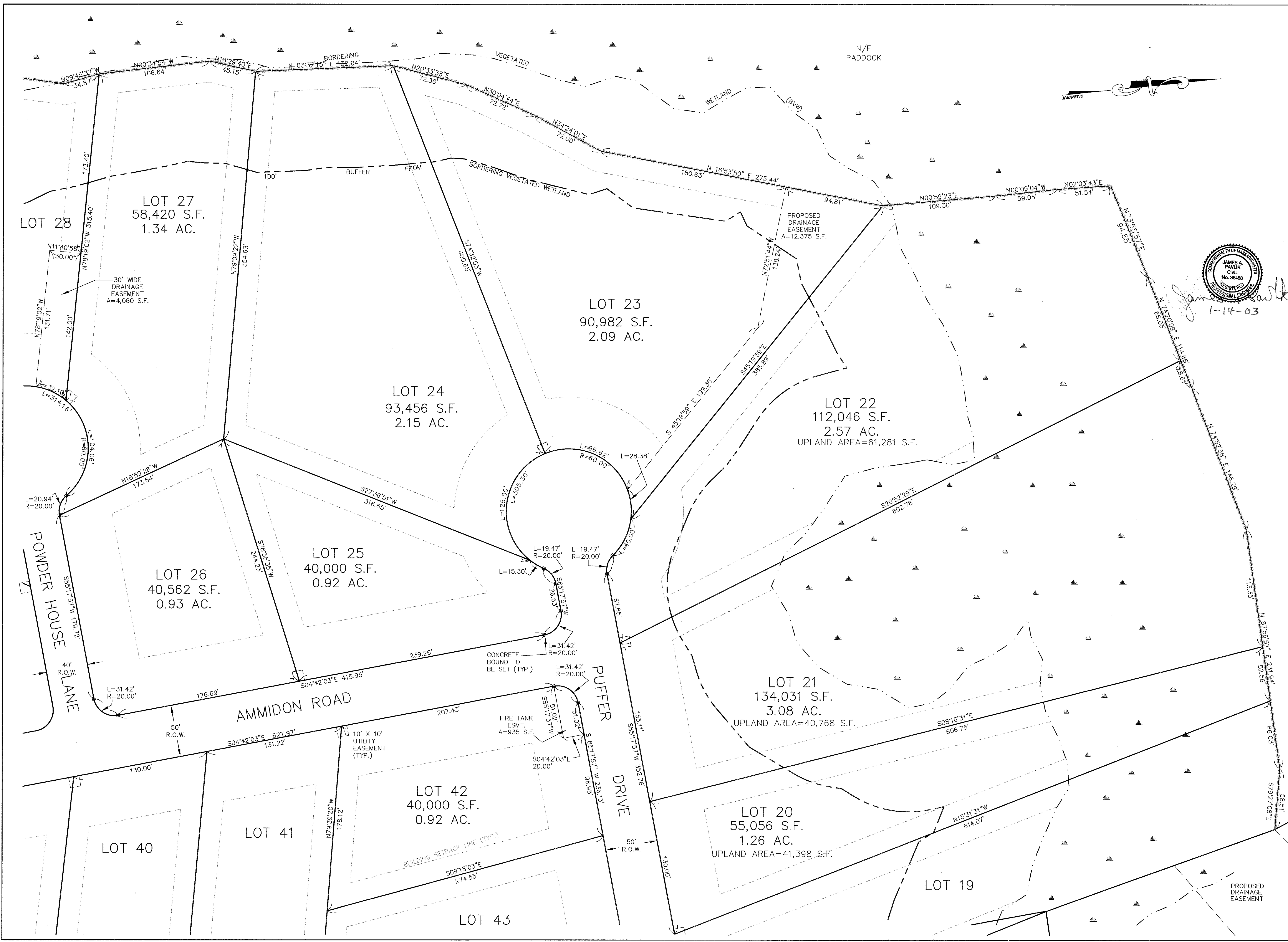
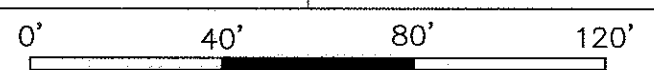
LOT LAYOUT SHEET
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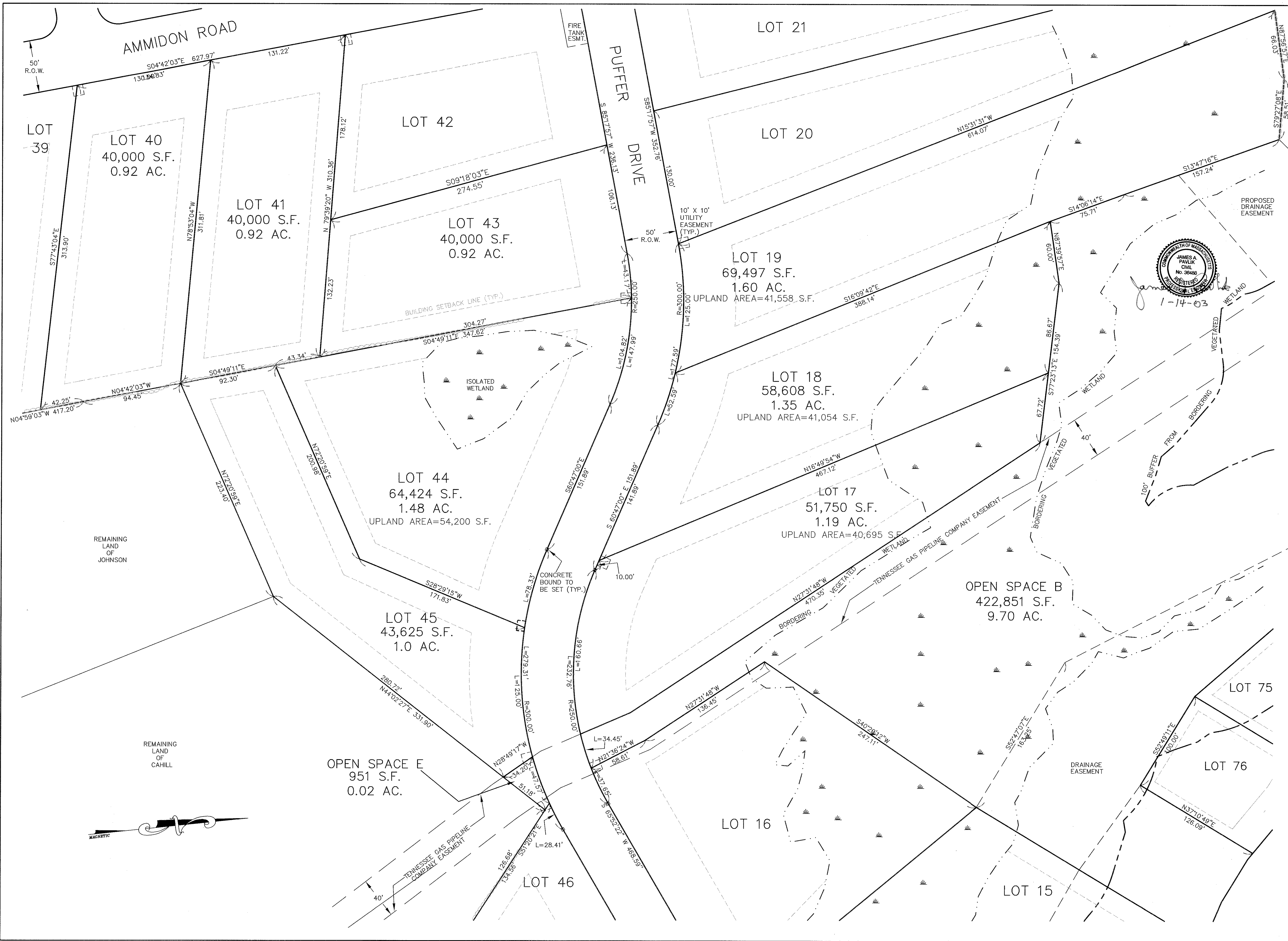
106 WEST GROVE STREET
 MIDDLEBORO, MASS. 02346
 TEL: 1- (508)-946-9231
 FAX: 1- (508)-947-8873

DATE: NOVEMBER 27, 2002

SCALE: 1"=40' PROJECT No. 659
 DRAWN BY: J.G. CHECKED BY: J.A.F.
 659SH3.DWG SHEET 3 OF 25



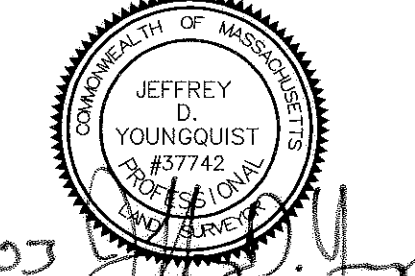
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PLAN BOOK 813 PLAN 62

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1-14-03 DATE PROFESSIONAL LAND SURVEYOR

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DATE: Jan 14, 2003
 [Signature]
 [Signature]

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 [Signature]
 TOWN CLERK-TOWN OF MENDON

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 NEW BEDFORD, MA 02741

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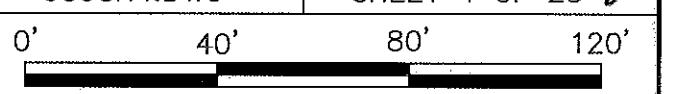
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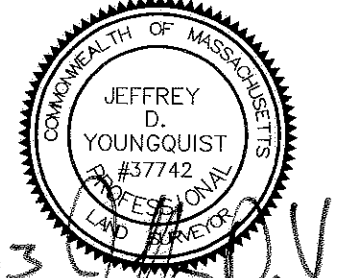
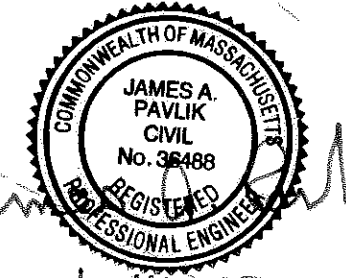
DATE: NOVEMBER 27, 2002

SCALE: 1"=40' PROJECT No. 659
 DRAWN BY: J.G. CHECKED BY: J.A.P.
 659SH4.DWG SHEET 4 OF 25



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DATE: 1-14-03
PROFESSIONAL LAND SURVEYOR

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DATE: Jan 14, 2003
James A. Pavlik
Jeffrey D. Youngquist

MENDON ZONING BOARD OF APPEALS

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Margaret Bondarenko
TOWN CLERK-TOWN OF MENDON

REVISIONS

NO.	DATE	DESCRIPTION
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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

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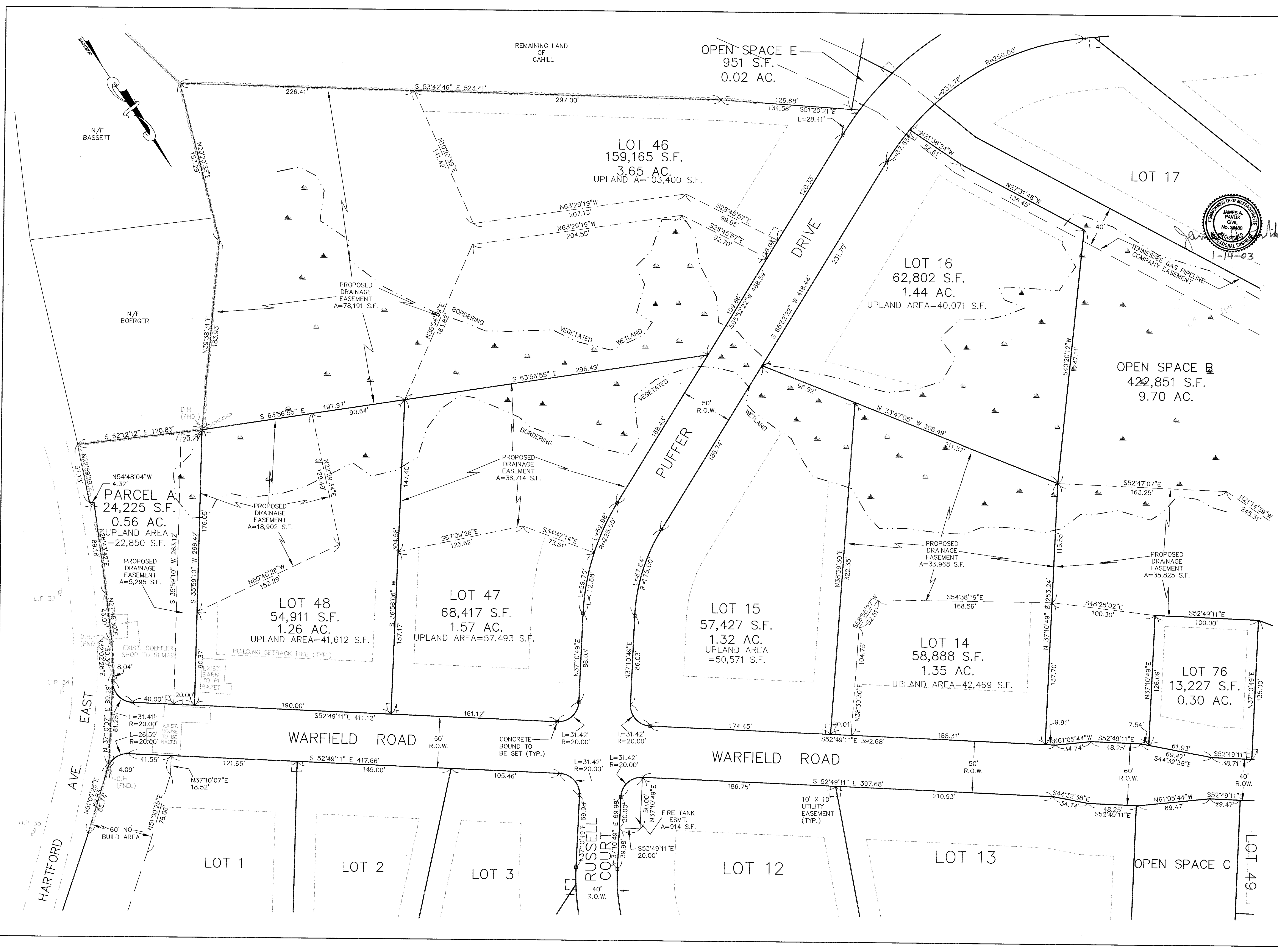
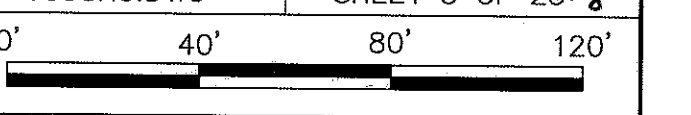
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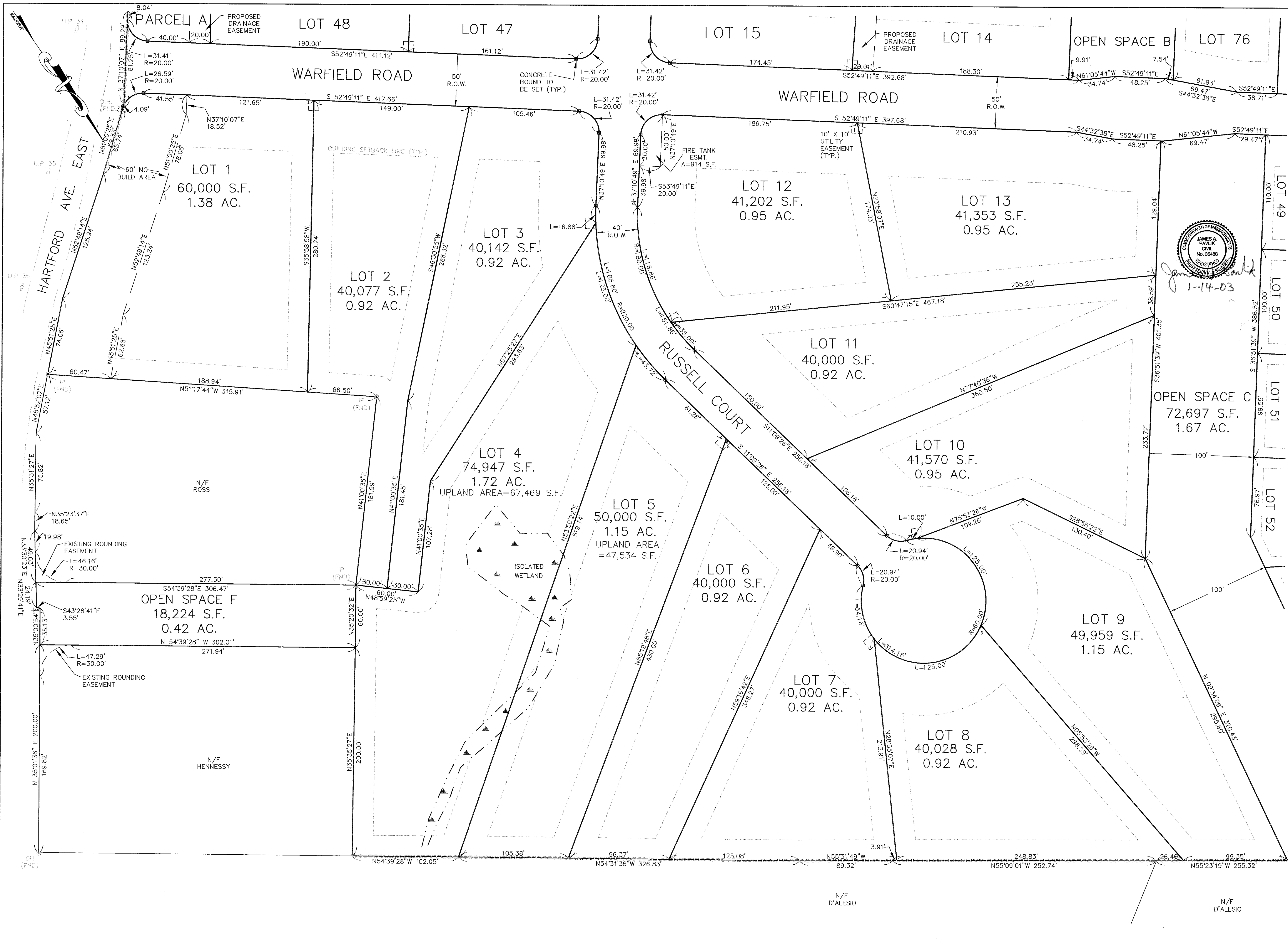
LOT LAYOUT SHEET
DEFINITIVE
COMPREHENSIVE PERMIT
PLAN
COBBLER'S KNOLL
IN
MENDON
MASSACHUSETTS

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"=40'
DRAWN BY: J.G. CHECKED BY: J.A.P.
659SH5.DWG SHEET 5 OF 25





PLANBOOK 813 PLAN 62

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DATE: 1-14-03
 JAMES PAVLIK
 CIVIL ENGINEER
 No. 837742
 State of Massachusetts

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: Jan. 14, 2003
 Margaret Pendergast
 TOWN CLERK - TOWN OF MENDON

MENDON ZONING BOARD OF APPEALS

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 NEW BEDFORD, MA 02741

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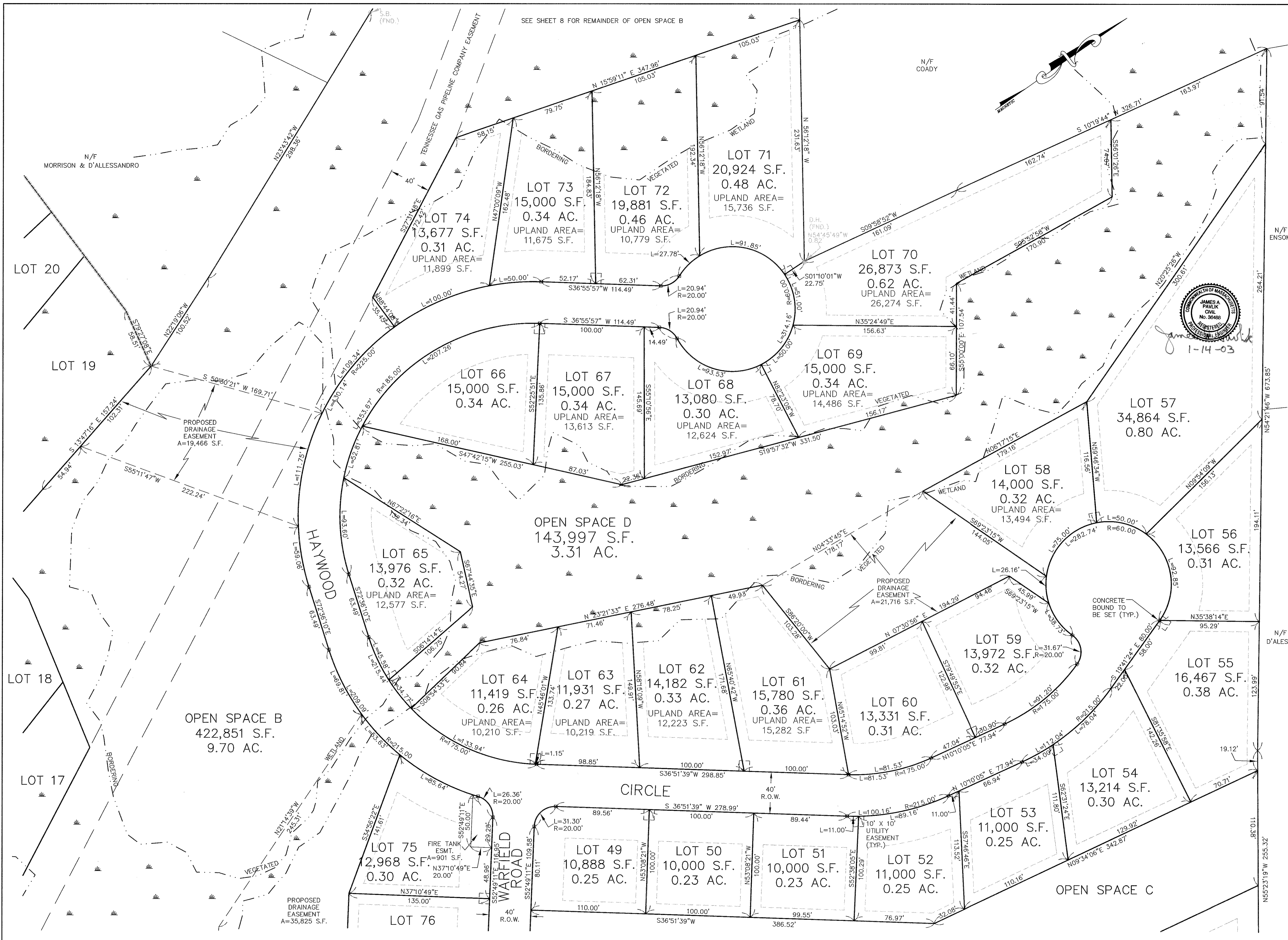
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 MIDDLEBORO, MASS. 02346
 TEL: 1- (508)-946-9231
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DATE: NOVEMBER 27, 2002

SCALE: 1"=40'
 DRAWN BY: J.G.
 PROJECT No. 659
 CHECKED BY: J.A.P.
 659SH6.DWG SHEET 6 OF 25





FOR REGISTRY USE ONLY

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DATE: 1-14-03
PROFESSIONAL LAND SURVEYOR

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James A. Pavlik
PROFESSIONAL ENGINEER

MENDON ZONING BOARD OF APPEALS

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Marquet Bonaventura
TOWN CLERK-TOWN OF MENDON

REVISIONS

NO.	DATE	DESCRIPTION
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DELPHIC ASSOCIATES LLC
345 UNION STREET
NEW BEDFORD, MA 02741

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LOT LAYOUT SHEET
DEFINITIVE
COMPREHENSIVE PERMIT
PLAN

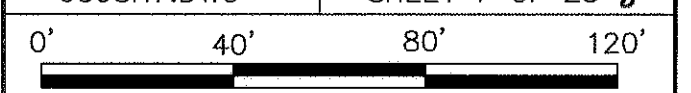
COBBLER'S KNOLL
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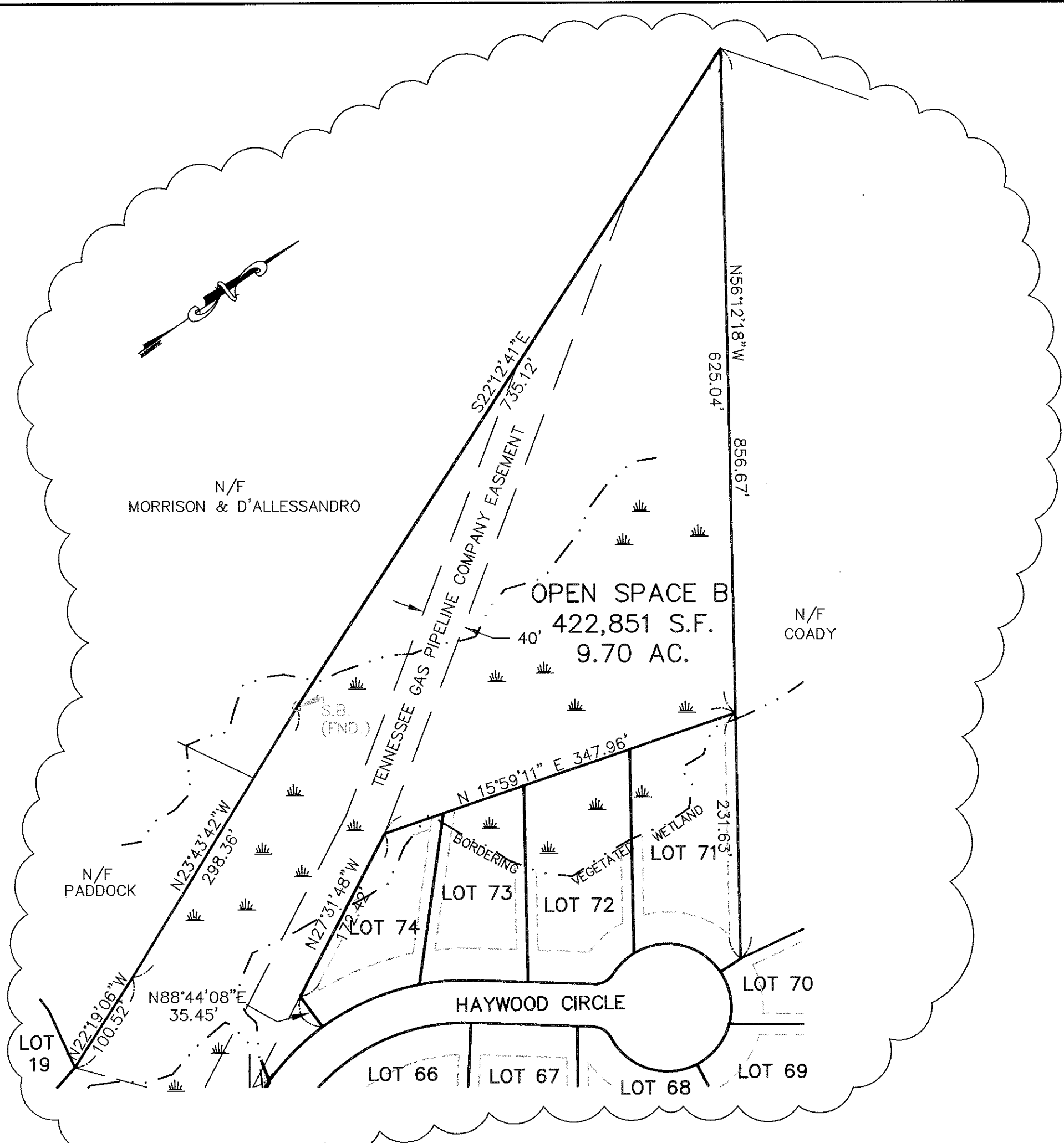
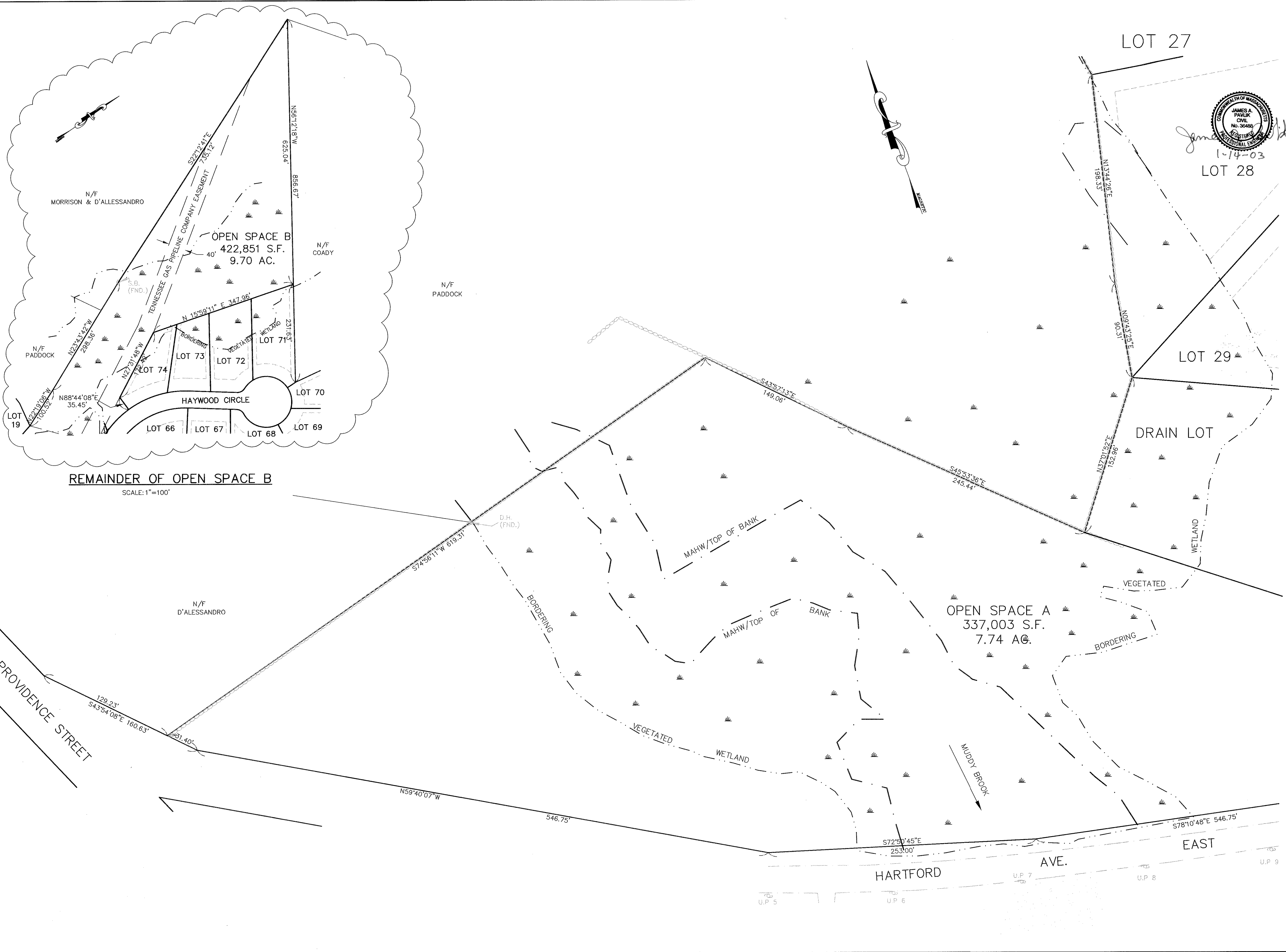
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FAX: 1- (508)-947-8873

DATE: NOVEMBER 27, 2002

SCALE: 1"=40' PROJECT No.659
DRAWN BY: J.G. CHECKED BY: J.A.P.
659SH7.DWG SHEET 7 OF 25

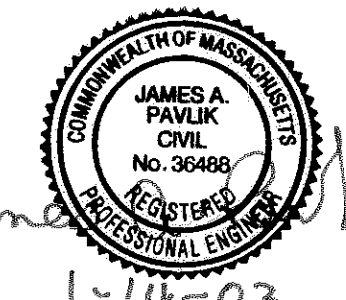




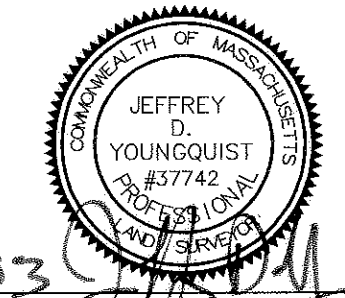
PLAN BOOK 813 PLAN 62

FOR REGISTRY USE ONLY

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



1-14-03
LOT 28



1-14-03
DATE PROFESSIONAL LAND SURVEYOR

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DATE: JAN 14, 2003
Jeffrey D. Youngquist
PROFESSIONAL LAND SURVEYOR

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.

Maquet Anderson
TOWN CLERK-TOWN OF MENDON

REVISIONS

NO.	DATE	DESCRIPTION
1	1/14/03	PER REVIEW ENGINEER

PREPARED FOR

DELPHIC ASSOCIATES LLC
345 UNION STREET
NEW BEDFORD, MA 02741

ASSESSORS REFERENCE

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MAP 18 LOTS 34-1, 36, & 56

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TEL: 1- (508)-946-9231
FAX: 1- (508)-947-8873

DATE: NOVEMBER 27, 2002

SCALE: 1"=40' PROJECT No. 659
DRAWN BY: J.G. CHECKED BY: J.A.P.
659SH8.DWG SHEET 8 OF 25

