



WATER / SEWER DEMAND		REQUIRED
RESTAURANT	35 GAL/SEAT	
OFFICE	75 GAL/1,000 S.F.	
RETAIL	50 GAL/1,000 S.F.	
RESIDENTIAL	110 GAL/BEDROOM	60 BEDS =6,600 GPD
SENIOR HOUSING	150 GAL/UNIT	
FACTORY/WAREHOUSE	20 GAL/PERSON	
TOTAL:		6,600 GPD

- NOTES**
- ASSESSORS REFERENCE: 11-236-23-0 (#23) 8-236-25-0 (#25)
 - THIS SCHEMATIC PLAN MAY BE SIGNIFICANTLY ALTERED BASED ON THE REVIEW AND APPROVAL BY MASS DOT.
 - THE EXISTING SITE DATA DEPICTED ON THIS PLAN IS NOT DERIVED FROM SURVEY. IT WAS IS COMPILED FROM RECORD DATA SOURCES, INCLUDING MASS GIS DATA LAYERS, ASSESSOR'S DATA, AND AERIAL PHOTOGRAPHY. IN SOME AREAS, THE DATA IS CONFLICTING AND ALL DATA SHOULD BE CONSIDERED VERY APPROXIMATE. IN ORDER TO ACCURATELY DETERMINE THE MAXIMUM DEVELOPMENT POTENTIAL OF THE PROPERTY, A BOUNDARY AND TOPOGRAPHIC SURVEY MUST BE CONDUCTED. THE DEVELOPMENT SHOWN SCHEMATICALLY HEREON MAY CHANGE SIGNIFICANTLY UPON OBTAINING ACCURATE FIELD DATA.
 - THIS SITE MAY REQUIRE VARIANCES FROM THE TOWN OF MENDON ZONING BOARD OF APPEALS.
 - THIS SITE WILL REQUIRE SITE PLAN APPROVAL FROM THE MENDON PLANNING BOARD.
 - CONSTRUCTION ON THIS LOT IS SUBJECT TO AN EVALUATION OF THE TITLE WHICH MAY REVEAL ENCUMBRANCES UNKNOWN TO AEA AT THE TIME OF PLAN PREPARATION.


DRAFT
NOT FOR
CONSTRUCTION
4-18-2022

OWNER:
James & John Quirk
23 Uxbridge Road
Mendon, MA

TITLE:
**RESIDENTIAL
CONCEPT PLAN**

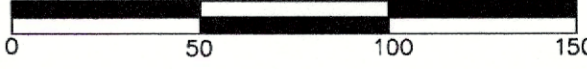
AT
**23-25 Uxbridge Road
(Route 16)
Mendon, MA**

PREPARED BY:



**ALLEN ENGINEERING
& ASSOCIATES**
Civil Engineers • Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

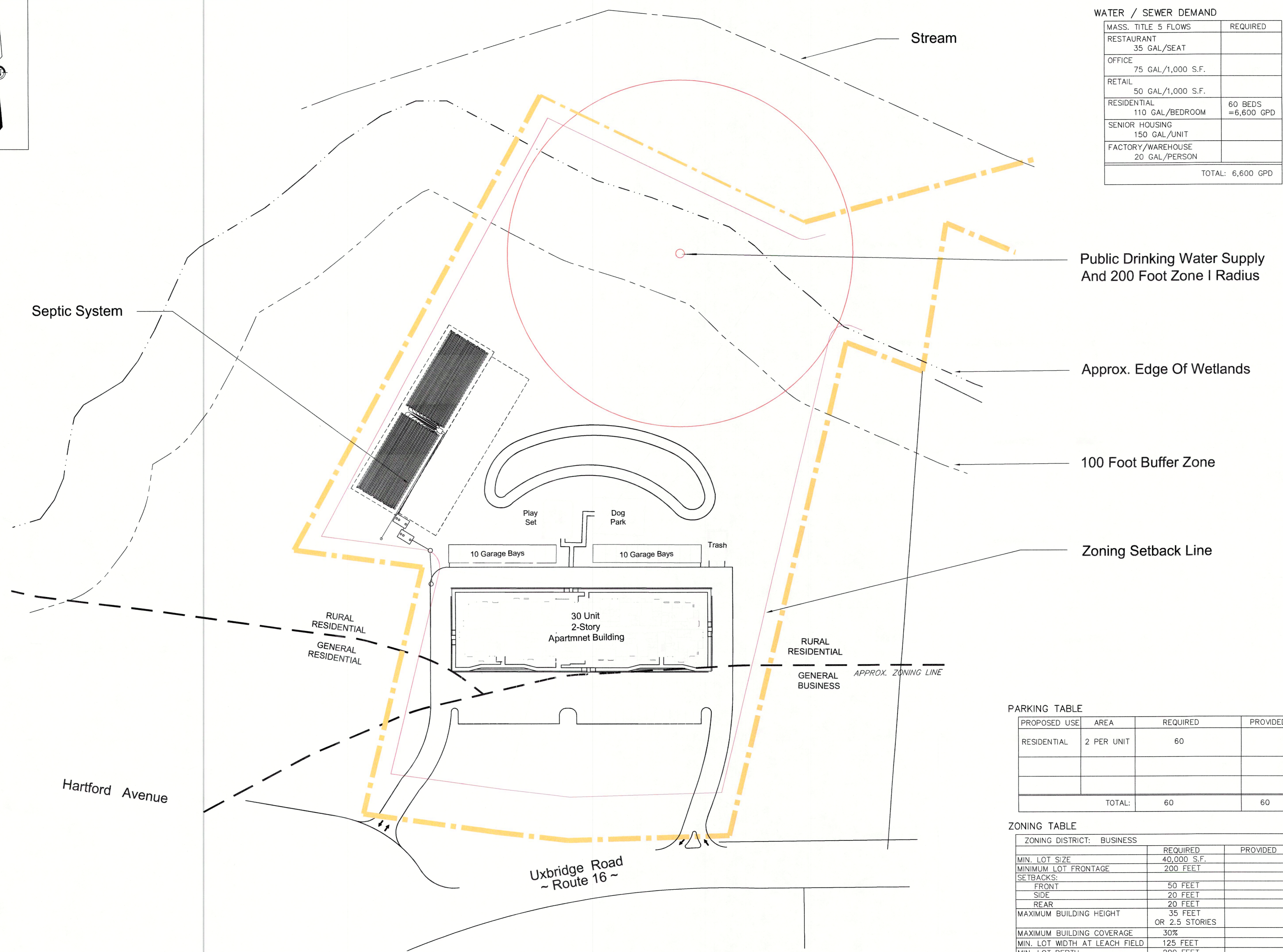
SCALE:
1"=50 FEET



DATE:
April 18, 2022

REVISIONS		
#	DATE	DESCRIPTION

JOB NO: 00415 SHEET: **6** OF 6

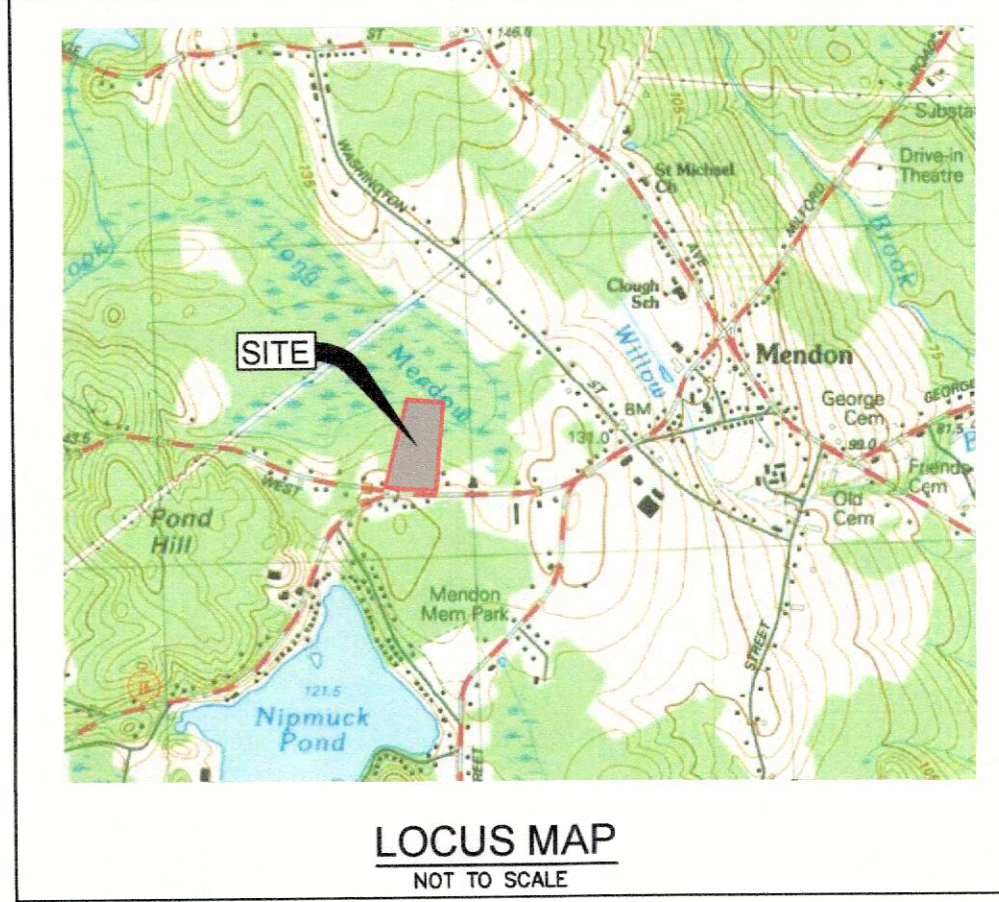


PARKING TABLE

PROPOSED USE	AREA	REQUIRED	PROVIDED
RESIDENTIAL	2 PER UNIT	60	
TOTAL:		60	60

ZONING TABLE

ZONING DISTRICT: BUSINESS		
	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 S.F.	
MINIMUM LOT FRONTAGE	200 FEET	
SETBACKS:		
FRONT	50 FEET	
SIDE	20 FEET	
REAR	20 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET OR 2.5 STORIES	
MAXIMUM BUILDING COVERAGE	30%	
MIN. LOT WIDTH AT LEACH FIELD	125 FEET	
MIN. LOT DEPTH	200 FEET	




- NOTES**
1. THIS PRELIMINARY PLAN MAY BE SIGNIFICANTLY ALTERED BASED ON THE REVIEW AND APPROVAL BY MASS DOT.
 2. THIS SITE MAY REQUIRE VARIANCES FROM THE TOWN OF MENDON ZONING BOARD OF APPEALS.
 3. THIS SITE WILL REQUIRE SITE PLAN APPROVAL FROM THE MENDON PLANNING BOARD.
 4. CONSTRUCTION ON THIS LOT IS SUBJECT TO AN EVALUATION OF THE TITLE WHICH MAY REVEAL ENCUMBRANCES UNKNOWN TO AEA AT THE TIME OF PLAN PREPARATION.
 5. AN ON-SITE SEPTIC SYSTEM WILL BE NEEDED.
 6. AN ON-SITE PUBLIC WATER SUPPLY MAY BE NEEDED AND MAY IMPACT THE OVERALL DEVELOPMENT OF THIS PARCEL.
 7. ON-SITE STORMWATER MANAGEMENT SYSTEM WILL BE NEEDED.
 8. WETLAND RESOURCES WERE FLAGGED BY MARGARET BACON, PWS OF ALLEN ENGINEERING & ASSOCIATES, INC IN AUGUST OF 2023.
 9. PROPERTY LINE AND TOPOGRAPHIC SURVEY PERFORMED BY ALLEN ENGINEERING & ASSOCIATES, INC IN SEPTEMBER OF 2023.

DRAFT
NOT FOR
CONSTRUCTION
10-24-2023

OWNER:
James & John Quirk
23 Uxbridge Road
Mendon, MA

TITLE:
**PRELIMINARY
AUTO DEALERSHIP
PLAN**
AT
23-25 Uxbridge Road
(Route 16)
In
Mendon, MA

PREPARED BY:

**ALLEN ENGINEERING
& ASSOCIATES**
Civil Engineers · Surveyors
Land Development Consultants
140 Hartford Avenue East
Hopdale, Ma 01747
(508) 381-3212 · Phone
www.allen-ea.com

SCALE:
1" = 50 FEET
0 50 100 150

DATE:
October 24, 2023

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00415 SHEET: 1 OF 1



WATER / SEWER DEMAND

MASS. TITLE 5 FLOWS	REQUIRED
RESTAURANT 35 GAL/SEAT	
OFFICE 75 GAL/1,000 S.F.	8,400 S.F. =630 GPD
RETAIL 50 GAL/1,000 S.F.	18,000 S.F. =900 GPD
RESIDENTIAL 110 GAL/BEDROOM	
SENIOR HOUSING 150 GAL/UNIT	
FACTORY/WAREHOUSE 20 GAL/PERSON	
TOTAL: 1,530 GPD	

- NOTES**
- ASSESSORS REFERENCE:
11-236-23-0 (#23)
8-236-25-0 (#25)
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DRAFT
NOT FOR
CONSTRUCTION
4-18-2022

OWNER:
James & John Quirk
23 Uxbridge Road
Mendon, MA

TITLE:
**RETAIL / OFFICE
CONCEPT PLAN**
AT
23-25 Uxbridge Road
(Route 16)
Mendon, MA

PREPARED BY:

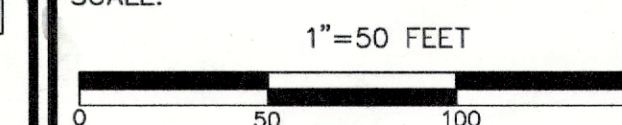


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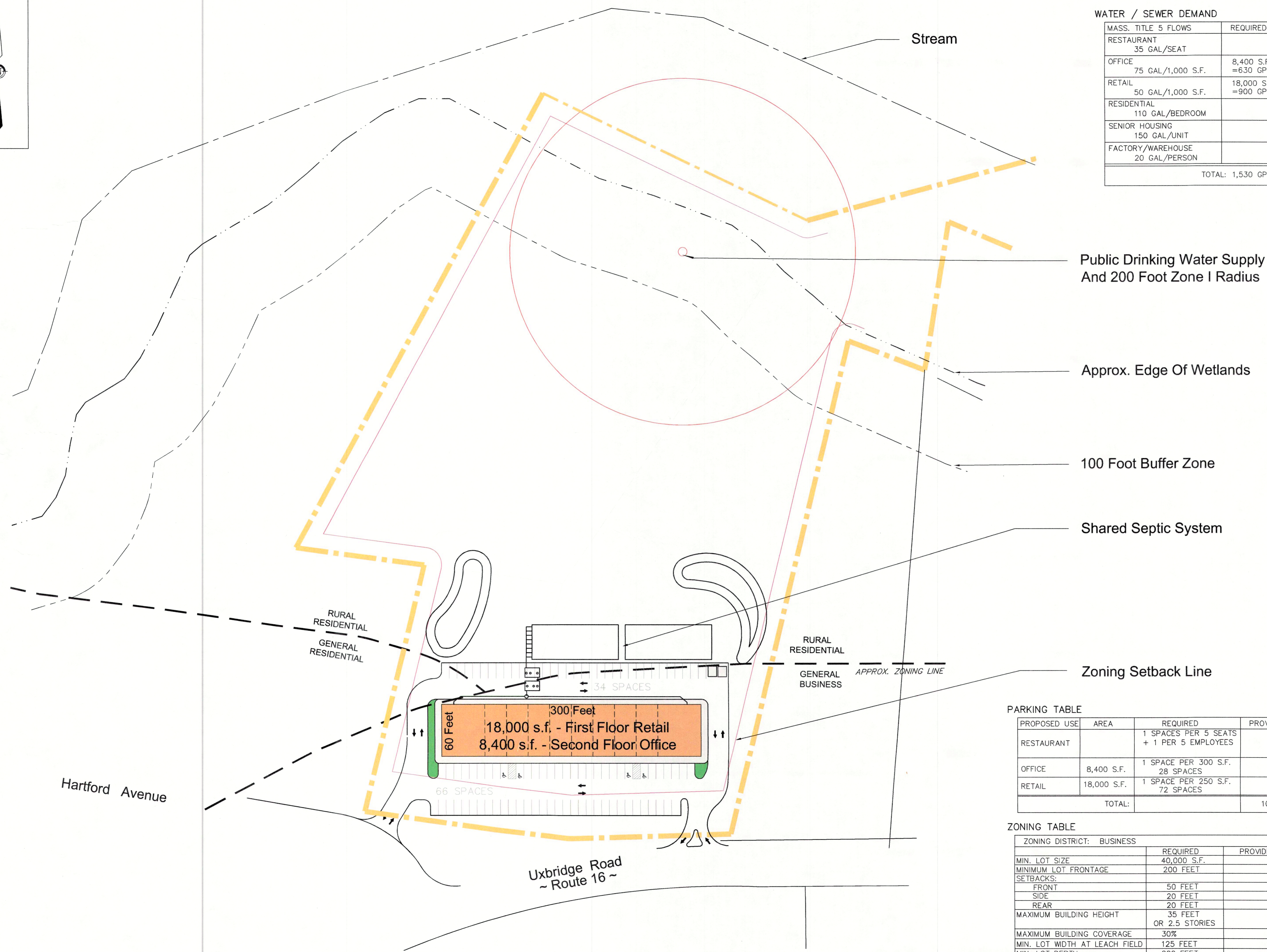
SCALE:



DATE:
April 18, 2022

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00415 SHEET: **1** OF 6



Public Drinking Water Supply
And 200 Foot Zone I Radius

Approx. Edge Of Wetlands

100 Foot Buffer Zone

Shared Septic System

Zoning Setback Line

PARKING TABLE

PROPOSED USE	AREA	REQUIRED	PROVIDED
RESTAURANT		1 SPACES PER 5 SEATS + 1 PER 5 EMPLOYEES	
OFFICE	8,400 S.F.	1 SPACE PER 300 S.F. 28 SPACES	
RETAIL	18,000 S.F.	1 SPACE PER 250 S.F. 72 SPACES	
TOTAL:			100

ZONING TABLE

ZONING DISTRICT: BUSINESS		
	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 S.F.	
MINIMUM LOT FRONTAGE	200 FEET	
SETBACKS:		
FRONT	50 FEET	
SIDE	20 FEET	
REAR	20 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET OR 2.5 STORIES	
MAXIMUM BUILDING COVERAGE	30%	
MIN. LOT WIDTH AT LEACH FIELD	125 FEET	
MIN. LOT DEPTH	200 FEET	



Shared Septic System

Stream

WATER / SEWER DEMAND

MASS. TITLE 5 FLOWS	REQUIRED
RESTAURANT 35 GAL/SEAT	
OFFICE 75 GAL/1,000 S.F.	16,800 S.F. =1,260 GPD
RETAIL 50 GAL/1,000 S.F.	36,000 S.F. =1,800 GPD
RESIDENTIAL 110 GAL/BEDROOM	
SENIOR HOUSING 150 GAL/UNIT	
FACTORY/WAREHOUSE 20 GAL/PERSON	
TOTAL: 3,060 GPD	

- NOTES**
- ASSESSORS REFERENCE:
11-236-23-0 (#23)
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Public Drinking Water Supply
And 200 Foot Zone I Radius

Approx. Edge Of Wetlands


100 Foot Buffer Zone

Zoning Setback Line

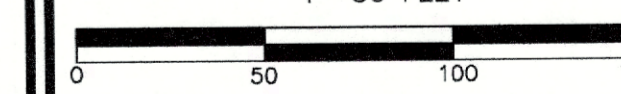
DRAFT
NOT FOR
CONSTRUCTION
4-18-2022

OWNER:
James & John Quirk
23 Uxbridge Road
Mendon, MA

TITLE:
**RETAIL / OFFICE
CONCEPT PLAN**
AT
**23-25 Uxbridge Road
(Route 16)
Mendon, MA**

PREPARED BY:

**ALLEN ENGINEERING
& ASSOCIATES**
Civil Engineers · Surveyors
Land Development Consultants
One Charlesview Road, Suite 2
Hopdale, Ma 01747
(508) 381-3212 · Phone
www.allen-rea.com

SCALE:
1"=50 FEET



DATE:
April 18, 2022

REVISIONS			
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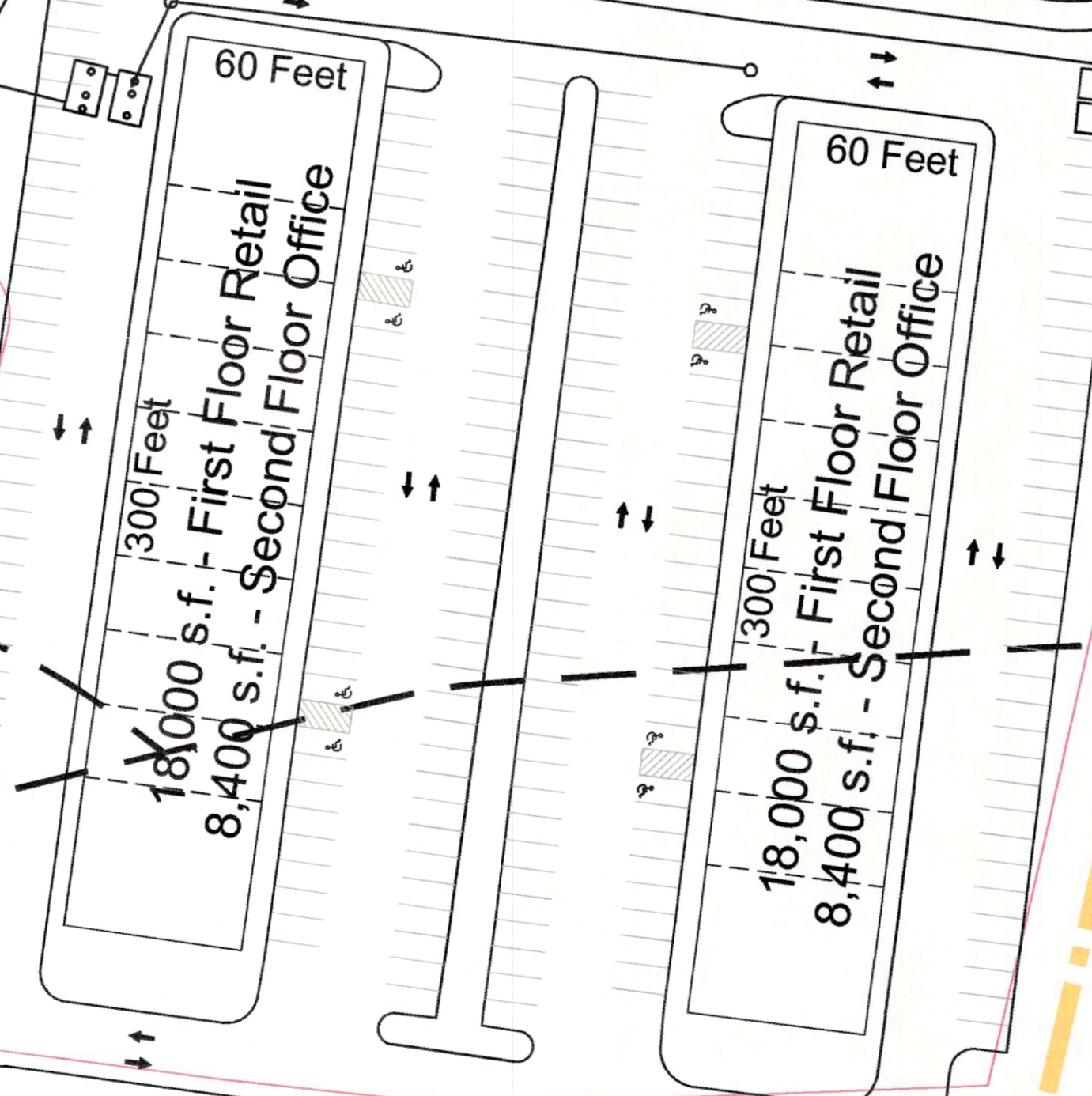
JOB NO: 00415 SHEET: **2** OF 6

Hartford Avenue

Uxbridge Road
~ Route 16 ~

RURAL
RESIDENTIAL
GENERAL
RESIDENTIAL

RURAL
RESIDENTIAL
GENERAL
BUSINESS
APPROX. ZONING LINE

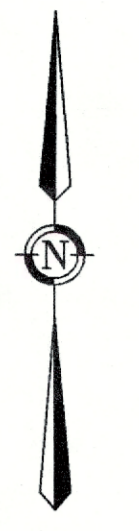


PARKING TABLE

PROPOSED USE	AREA	REQUIRED	PROVIDED
RESTAURANT		1 SPACES PER 5 SEATS + 1 PER 5 EMPLOYEES	
OFFICE	16,800 S.F.	1 SPACE PER 300 S.F. 56 SPACES	
RETAIL	36,000 S.F.	1 SPACE PER 250 S.F. 144 SPACES	
TOTAL:			200

ZONING TABLE

ZONING DISTRICT: BUSINESS	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 S.F.	
MINIMUM LOT FRONTAGE	200 FEET	
SETBACKS:		
FRONT	50 FEET	
SIDE	20 FEET	
REAR	20 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET OR 2.5 STORIES	
MAXIMUM BUILDING COVERAGE	30%	
MIN. LOT WIDTH AT LEACH FIELD	125 FEET	
MIN. LOT DEPTH	200 FEET	




WATER / SEWER DEMAND	
MASS. TITLE 5 FLOWS	REQUIRED
RESTAURANT 35 GAL/SEAT	
OFFICE 75 GAL/1,000 S.F.	25,800 S.F. =1,935 GPD
RETAIL 50 GAL/1,000 S.F.	45,000 S.F. =2,250 GPD
RESIDENTIAL 110 GAL/BEDROOM	
SENIOR HOUSING 150 GAL/UNIT	
FACTORY/WAREHOUSE 20 GAL/PERSON	100 PEOPLE =2,000 GPD
TOTAL: 2,000 GPD	

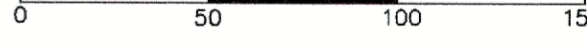
- NOTES**
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DRAFT
NOT FOR
CONSTRUCTION
4-18-2022

OWNER:
James & John Quirk
23 Uxbridge Road
Mendon, MA

TITLE:
MARIJUANA CULTIVATION CONCEPT PLAN
AT
23-25 Uxbridge Road
(Route 16)
Mendon, MA

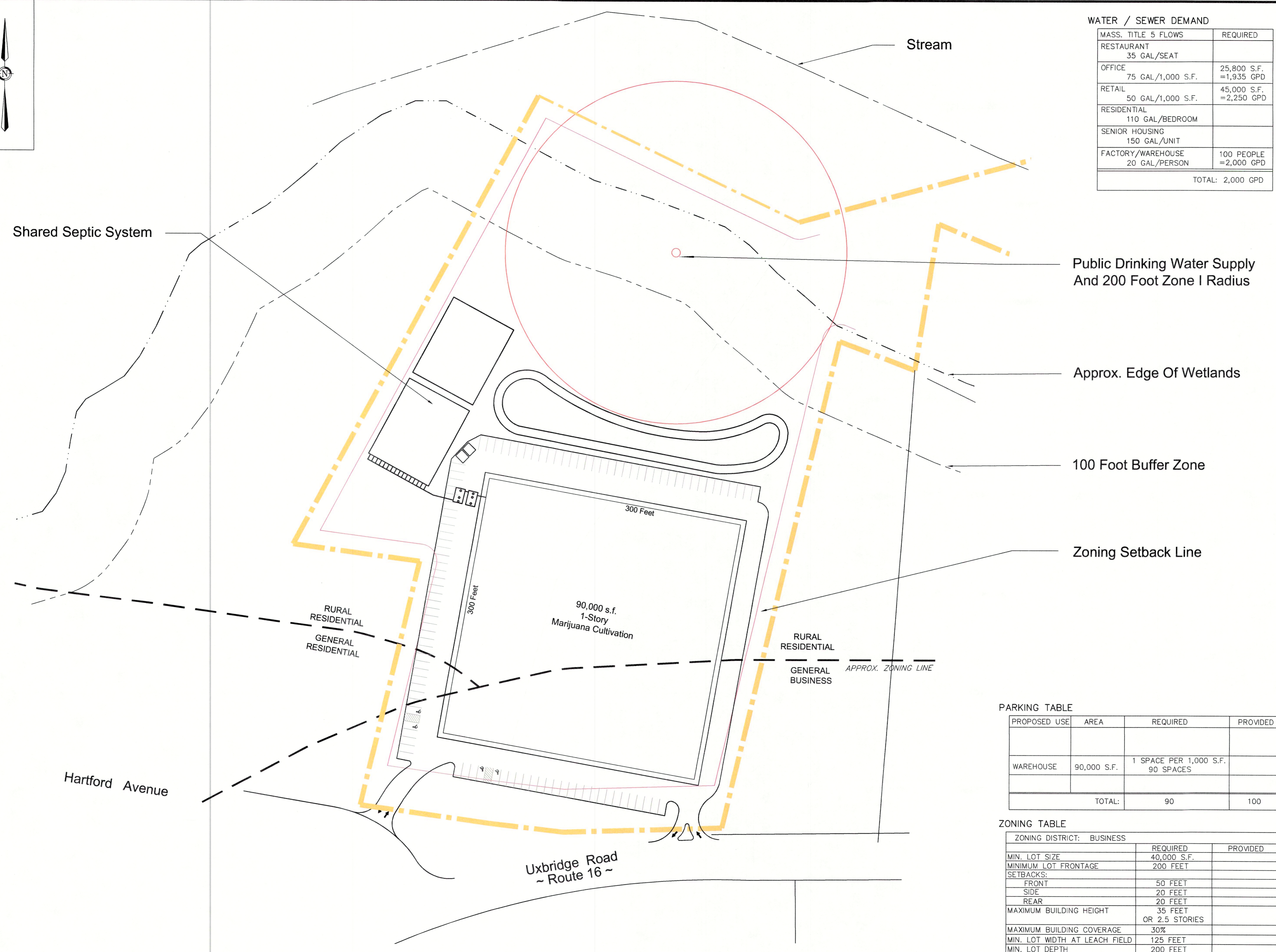
PREPARED BY:

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Land Development Consultants
One Charlesview Road, Suite 2
Hopedale, Ma 01747
(508) 381-3212 • Phone
www.allen-ea.com

SCALE:
1" = 50 FEET


DATE:
April 18, 2022

REVISIONS			
#	DATE	DESCRIPTION	INIT

JOB NO: 00415 SHEET: **4** OF 6



PARKING TABLE

PROPOSED USE	AREA	REQUIRED	PROVIDED
WAREHOUSE	90,000 S.F.	1 SPACE PER 1,000 S.F. 90 SPACES	
TOTAL:		90	100

ZONING TABLE

ZONING DISTRICT: BUSINESS		
	REQUIRED	PROVIDED
MIN. LOT SIZE	40,000 S.F.	
MINIMUM LOT FRONTAGE	200 FEET	
SETBACKS:		
FRONT	50 FEET	
SIDE	20 FEET	
REAR	20 FEET	
MAXIMUM BUILDING HEIGHT	35 FEET OR 2.5 STORIES	
MAXIMUM BUILDING COVERAGE	30%	
MIN. LOT WIDTH AT LEACH FIELD	125 FEET	
MIN. LOT DEPTH	200 FEET	