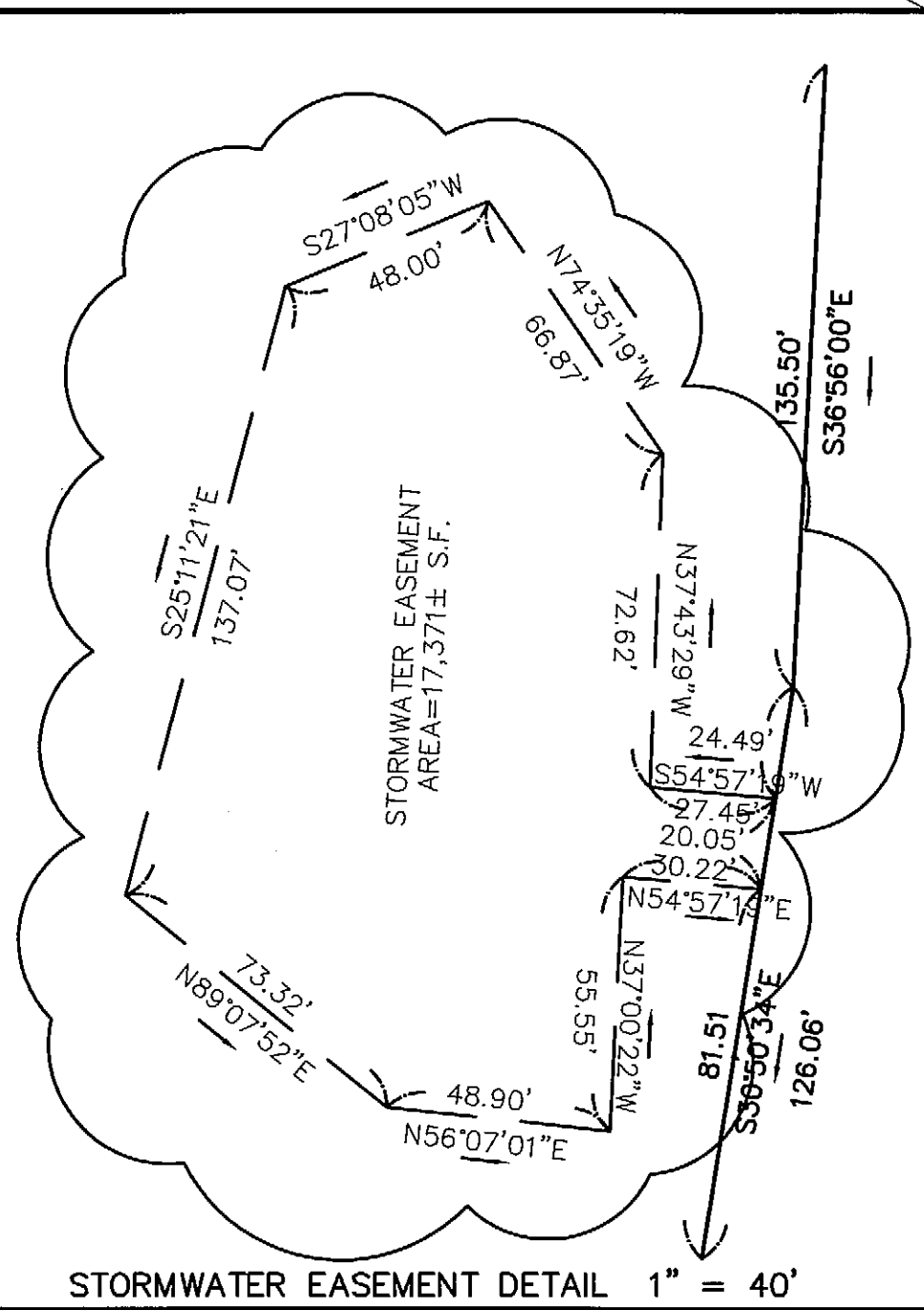
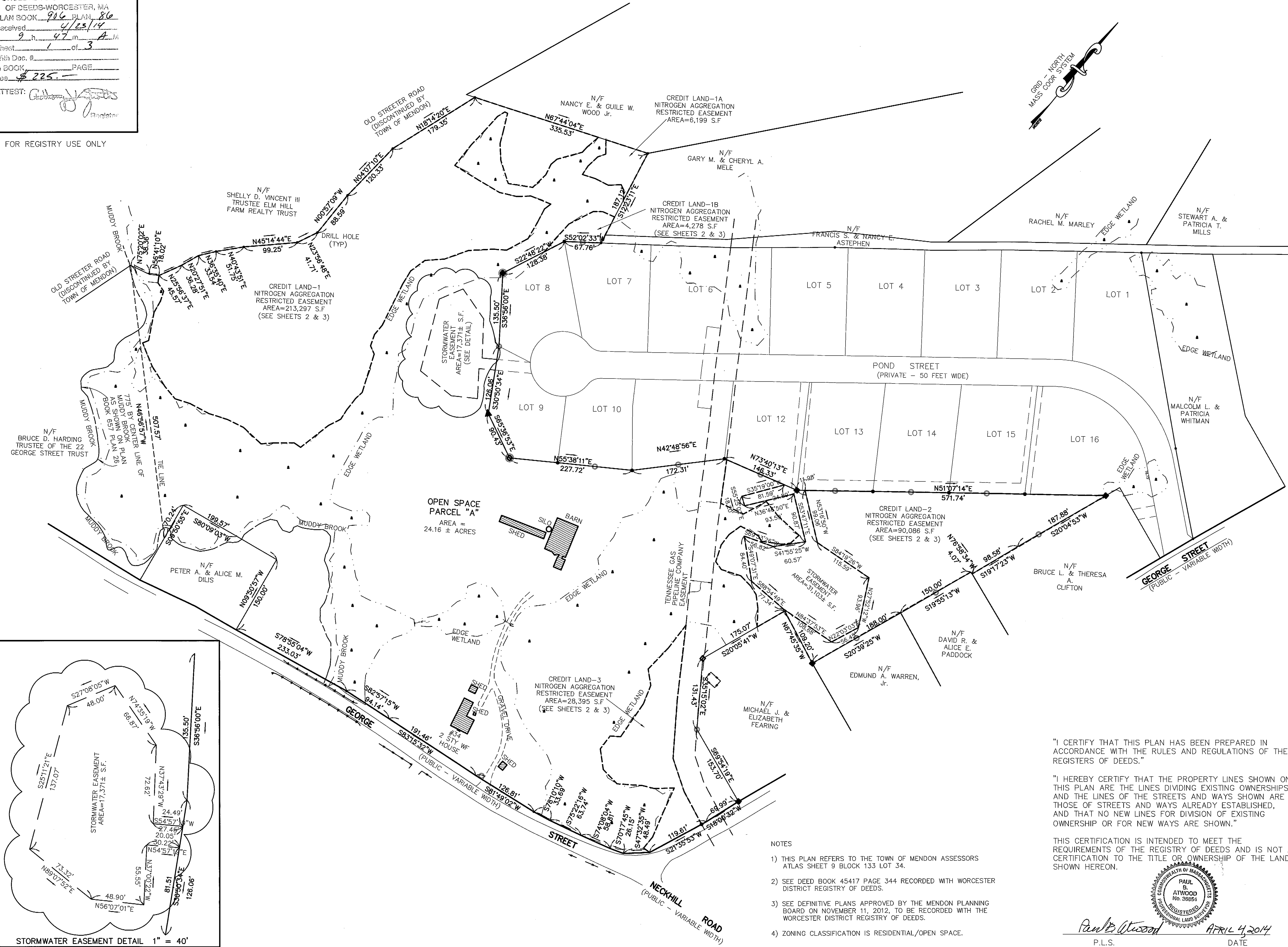


WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 906 PLAN 86
Received 4/25/14
Sheet 1 of 3
With Doc. #
In BOOK 225 PAGE
For 225
ATTEST: [Signature]

FOR REGISTRY USE ONLY



STORMWATER EASEMENT DETAIL 1" = 40'



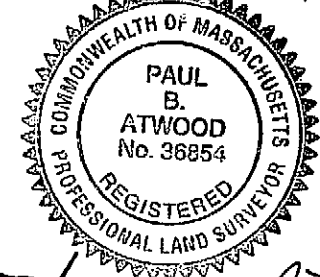
NOTES

- 1) THIS PLAN REFERS TO THE TOWN OF MENDON ASSESSORS ATLAS SHEET 9 BLOCK 133 LOT 34.
- 2) SEE DEED BOOK 45417 PAGE 344 RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS.
- 3) SEE DEFINITIVE PLANS APPROVED BY THE MENDON PLANNING BOARD ON NOVEMBER 11, 2012, TO BE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.
- 4) ZONING CLASSIFICATION IS RESIDENTIAL/OPEN SPACE.

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

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



Paul S. Atwood P.L.S. DATE APRIL 4, 2014

LEGEND

- CONCRETE BOUND & SIGN SET
- CONCRETE BOUND SET
- IRON PIN SET
- OPEN SPACE SIGN SET
- IRON PIN & SIGN SET
- EXISTING DRILL HOLE
- NITROGEN AGGREGATION CREDIT LAND

NOTES

AREA OF OPEN SPACE PARCEL "A" = 1,052,409 S.F. (24.16 AC.).
AREA OF WETLANDS WITHIN OPEN SPACE PARCEL "A" = 342,832 S.F. (7.87 AC.).
AREA OF DETENTION BASINS WITHIN OPEN SPACE PARCEL "A" = 48,474 S.F. (1.11 AC.).
AREA OF TENNESSEE GAS EASEMENT WITHIN OPEN SPACE PARCEL "A" = 27,069 S.F. (0.62AC.).
AREA OF EXISTING STRUCTURES WITHIN OPEN SPACE PARCEL "A" = 5,751 S.F. (0.13 AC.).
OPEN SPACE PARCEL "A" IS SUBJECT TO TITLE 5 NITROGEN LOADING RESTRICTIONS AND EASEMENTS.

##	DATE	DESCRIPTION	INIT
3/5/14	PER DEP COMMENTS	RJP	

OWNER
F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757
APPLICANT
F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757

OPEN SPACE COMMUNITY PLAN
"POND MEADOW ESTATES"

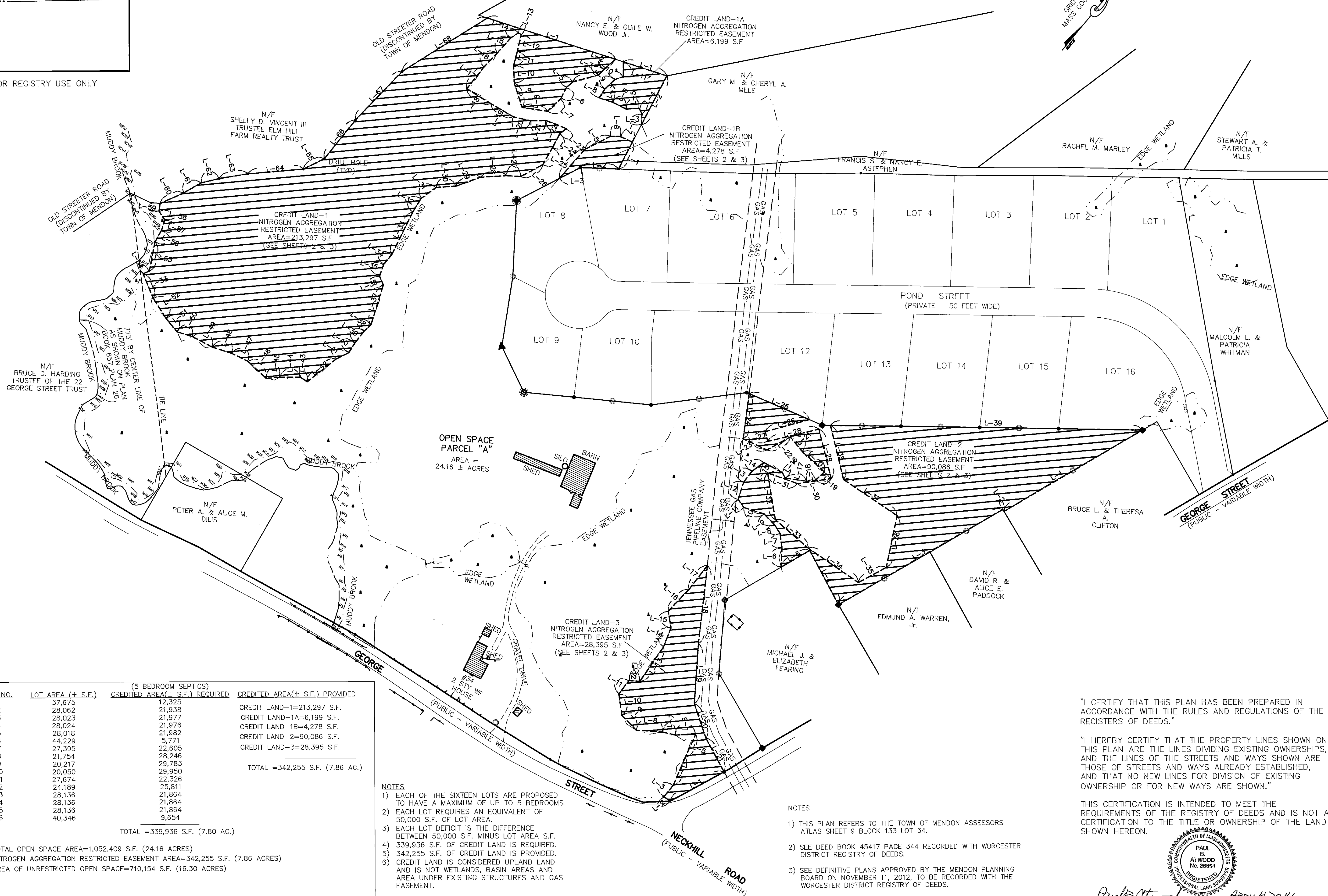
OPEN SPACE PARCEL "A"
KEY SHEET
PLAN OF LAND
IN
MENDON, MA
SCALE: 80 FEET TO AN INCH
DATE: JANUARY 22, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
333 WEST STREET, MILFORD, MASS. 01757
(508) 473-6630 FAX: (508) 473-8243
www.guerriereandhalnon.com

0 40 80 FEET 160 240
0 10 20 METERS 40 60

PLAN BOOK 916 PLAN 86
SHEET 2 of 3

FOR REGISTRY USE ONLY



(5 BEDROOM SEPTICS)			
LOT NO.	LOT AREA (± S.F.)	CREDITED AREA(± S.F.) REQUIRED	CREDITED AREA(± S.F.) PROVIDED
1	37,675	12,325	
2	28,062	21,938	CREDIT LAND-1=213,297 S.F.
3	28,023	21,977	CREDIT LAND-1A=6,199 S.F.
4	28,024	21,976	CREDIT LAND-1B=4,278 S.F.
5	28,018	21,982	CREDIT LAND-2=90,086 S.F.
6	44,229	5,771	CREDIT LAND-3=28,395 S.F.
7	27,395	22,605	
8	21,754	28,246	
9	20,217	29,783	
10	20,050	29,950	
11	27,674	22,326	
12	24,169	25,811	
13	28,136	21,864	
14	28,136	21,864	
15	28,136	21,864	
16	40,346	9,654	
		TOTAL =342,255 S.F. (7.86 AC.)	

TOTAL OPEN SPACE AREA=1,052,409 S.F. (24.16 ACRES)
NITROGEN AGGREGATION RESTRICTED EASEMENT AREA=342,255 S.F. (7.86 ACRES)
AREA OF UNRESTRICTED OPEN SPACE=710,154 S.F. (16.30 ACRES)

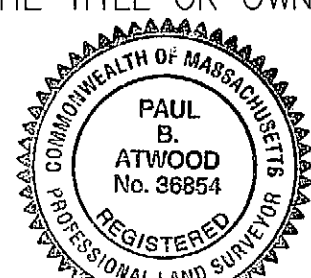
- NOTES
- 1) EACH OF THE SIXTEEN LOTS ARE PROPOSED TO HAVE A MAXIMUM OF UP TO 5 BEDROOMS.
 - 2) EACH LOT REQUIRES AN EQUIVALENT OF 50,000 S.F. OF LOT AREA.
 - 3) EACH LOT DEFICIT IS THE DIFFERENCE BETWEEN 50,000 S.F. MINUS LOT AREA S.F.
 - 4) 339,936 S.F. OF CREDIT LAND IS REQUIRED.
 - 5) 342,255 S.F. OF CREDIT LAND IS PROVIDED.
 - 6) CREDIT LAND IS CONSIDERED UPLAND LAND AND IS NOT WETLANDS, BASIN AREAS AND AREA UNDER EXISTING STRUCTURES AND GAS EASEMENT.

- NOTES
- 1) THIS PLAN REFERS TO THE TOWN OF MENDON ASSESSORS ATLAS SHEET 9 BLOCK 133 LOT 34.
 - 2) SEE DEED BOOK 45417 PAGE 344 RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS.
 - 3) SEE DEFINITIVE PLANS APPROVED BY THE MENDON PLANNING BOARD ON NOVEMBER 11, 2012, TO BE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.
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Paul B. Atwood
P.L.S. DATE APRIL 4, 2014

LEGEND

- CONCRETE BOUND & SIGN SET
- CONCRETE BOUND SET
- IRON PIN SET
- OPEN SPACE SIGN SET
- IRON PIN & SIGN SET
- EXISTING DRILL HOLE
- NITROGEN AGGREGATION CREDIT LAND

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.

NOTES

AREA OF OPEN SPACE PARCEL "A" = 1,052,409 S.F. (24.16 AC.).

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OPEN SPACE PARCEL "A" IS SUBJECT TO TITLE 5 NITROGEN LOADING RESTRICTIONS AND EASEMENTS.

3/5/14	PER DEP COMMENTS	RUP
##	DATE	DESCRIPTION

OWNER

F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757

APPLICANT

F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757

OPEN SPACE COMMUNITY PLAN "POND MEADOW ESTATES"

OPEN SPACE PARCEL "A" NITROGEN AGGREGATION EASEMENTS PLAN OF LAND

IN

MENDON, MA

SCALE: 80 FEET TO AN INCH
DATE: JANUARY 22, 2014

Guerriere & Halnon, Inc.
Engineering & Land Surveying
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www.guerriereandhalnon.com

0 40 80 FEET 160 240
0 10 20 METERS 40 60

FOR REGISTRY USE ONLY

CREDIT LAND-1 A=213,297 S.F.		
LINE	LENGTH	BEARING
L-1	239.73	N67°44'04"E
L-2	27.99	S09°21'28"W
L-3	12.53	S02°31'02"W
L-4	48.67	S34°37'14"W
L-5	14.43	S09°13'25"W
L-6	21.86	S12°56'31"E
L-7	33.75	S05°56'40"W
L-8	45.79	S58°50'23"W
L-9	45.15	N57°40'10"W
L-10	30.82	N42°25'27"W
L-11	27.07	N25°11'44"W
L-12	30.55	N26°33'07"W
L-13	5.76	S74°40'06"W
L-14	15.82	S17°44'13"W
L-15	36.29	S02°06'04"W
L-16	35.11	S03°30'04"W
L-17	49.01	S01°08'00"E
L-18	50.59	N81°31'01"E
L-19	45.94	N80°29'09"E
L-20	32.19	N63°01'36"E
L-21	26.99	N48°23'04"E
L-22	39.32	N71°51'33"E
L-23	14.65	S12°34'13"W
L-24	28.42	S12°10'28"E
L-25	34.64	S09°50'16"E
L-26	44.93	S21°40'27"W
L-27	25.25	S53°39'56"W
L-28	45.68	S46°37'56"W
L-29	47.20	S30°24'21"W
L-30	36.09	S46°19'36"W
L-31	32.80	S13°56'01"W
L-32	28.85	S08°21'56"E
L-33	84.27	S13°31'21"E
L-34	22.46	S00°00'09"W
L-35	22.16	S20°29'16"E
L-36	16.93	S63°17'39"E
L-37	74.38	S22°29'02"E
L-38	16.18	S07°29'37"W
L-39	27.07	S01°37'56"E
L-40	20.52	S07°39'58"E
L-41	25.34	S23°25'28"W
L-42	65.74	S11°52'32"W
L-43	14.70	S84°08'37"W
L-44	37.17	S49°44'34"W
L-45	24.03	S46°22'04"W
L-46	44.28	N87°01'21"W
L-47	32.27	S76°16'06"W
L-48	36.72	S67°52'46"W
L-49	39.04	S78°00'54"W
L-50	29.37	S67°36'31"W
L-51	30.58	N79°16'37"W
L-52	42.60	N72°22'49"W
L-53	47.25	N62°06'57"W
L-54	11.93	N28°42'30"E
L-55	53.01	N28°58'52"W
L-56	23.88	N10°14'15"W
L-57	19.38	N22°05'34"W
L-58	18.57	N74°18'00"W
L-59	13.93	N31°35'37"W
L-60	45.57	N25°56'37"E
L-61	36.28	N20°27'51"E
L-62	33.54	N36°35'40"E
L-63	51.75	N40°43'51"E
L-64	99.25	N45°14'44"E
L-65	41.71	N23°56'48"E
L-66	88.59	N00°57'09"W
L-67	120.33	N04°07'10"E
L-68	179.35	N18°14'20"E

CREDIT LAND-1A A=6,199 S.F.		
LINE	LENGTH	BEARING
L-1	81.19	N67°44'04"E
L-2	97.88	S12°23'11"E
L-3	18.76	S37°40'11"W
L-4	11.18	N65°05'48"W
L-5	23.60	S46°44'39"W
L-6	27.23	S76°52'53"W
L-7	24.90	S67°36'14"W
L-8	18.71	N06°39'36"W
L-9	24.80	N06°41'25"E
L-10	15.67	N31°03'24"E
L-11	26.37	N39°01'41"W

CREDIT LAND-1B A=4,278 S.F.		
LINE	LENGTH	BEARING
L-1	54.25	S12°23'11"E
L-2	67.76	S52°02'33"W
L-3	42.71	S22°48'22"W
L-4	69.37	N01°38'35"E
L-5	51.33	N22°47'36"E
L-6	17.54	N51°37'45"E
L-7	23.63	N74°03'36"E

CREDIT LAND-3 A=28,395		
LINE	LENGTH	BEARING
L-1	109.37	S21°35'53"W
L-2	13.81	S85°45'19"W
L-3	26.21	N00°25'56"W
L-4	54.30	N16°34'27"W
L-5	45.00	N15°22'54"W
L-6	36.60	S48°02'47"W
L-7	23.51	S63°55'12"W
L-8	46.50	S53°44'24"W
L-9	36.60	N84°05'34"W
L-10	38.52	N48°09'13"W
L-11	30.17	N02°31'21"W
L-12	19.21	N54°14'46"E
L-13	74.41	N05°15'38"W
L-14	36.57	N18°16'37"W
L-15	30.62	N48°52'19"W
L-16	53.44	N04°04'10"E
L-17	53.71	N02°14'24"W
L-18	140.00	S33°13'42"E
L-19	107.21	S35°51'58"E
L-20	64.70	S58°20'35"E
L-21	68.31	S68°07'27"W

CREDIT LAND-2 A=90,086 S.F.		
LINE	LENGTH	BEARING
L-1	286.46	S19°48'32"W
L-2	4.07	N76°58'34"W
L-3	337.99	S20°19'48"W
L-4	109.20	N67°45'35"W
L-5	58.91	S20°05'41"W
L-6	34.53	N37°16'47"W
L-7	25.77	N47°42'06"W
L-8	18.19	N72°28'24"W
L-9	26.80	N83°36'32"W
L-10	37.77	S67°53'23"W
L-11	17.86	N75°23'33"W
L-12	32.30	N21°45'15"W
L-13	24.19	N02°19'01"W
L-14	26.27	N13°54'41"E
L-15	37.52	N78°38'00"E
L-16	11.22	S67°46'25"E
L-17	38.46	N58°40'58"E
L-18	16.35	N42°57'53"E
L-19	21.10	N07°13'45"E
L-20	53.29	N87°06'50"W
L-21	33.95	N79°05'09"W
L-22	47.71	S21°29'16"W
L-23	46.64	S75°07'52"W
L-24	81.19	N32°06'46"W
L-25	116.84	N73°40'13"E
L-26	81.59	S35°19'00"W
L-27	18.20	S55°25'02"E
L-28	93.59	N36°46'50"E
L-29	90.87	S53°47'11"E
L-30	60.57	S41°55'25"W
L-31	56.82	S69°53'26"W
L-32	84.40	S49°07'31"E
L-33	77.34	S88°54'49"E
L-34	108.68	N84°37'53"E
L-35	56.45	N22°03'03"E
L-36	93.96	N27°52'12"W
L-37	115.59	S84°19'26"W
L-38	99.06	N53°16'50"W
L-39	556.77	N51°07'14"E

NOTES

- 1) THIS PLAN REFERS TO THE TOWN OF MENDON ASSESSORS ATLAS SHEET 9 BLOCK 133 LOT 34.
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Paul B. Atwood
P.L.S.

SHEET 3 OF 3

LEGEND

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.

NOTES

	3/5/14	PER DEP COMMENTS	R.
##	DATE	DESCRIPTION	IN

OWNER
F & D CENTRAL REALTY CORP., INC.
189 MAIN STREET
MILFORD, MA 01757

F & D CENTRAL REALTY CORP., INC
189 MAIN STREET
MILFORD, MA 01757

OPEN SPACE
COMMUNITY PLAN
"POND MEADOW ESTATES"

OPEN SPACE PARCEL "A"
CREDIT LAND LINE TABLES

IN
MENDON, MA

DATE: JANUARY 22, 2014

