MENDON PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

10/16/19

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS OR A DETERMINATION THAT THE LOTS ARE BUILDABLE.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THE ABOVE CERTIFICATION IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF THE PROPERTIES SHOWN ARE ACCORDING TO THE CURRENT TOWN OF MENDON ASSESSOR'S RECORDS.

PROFESSIONAL LAND SURVEYOR — 7-11-19 DATE

ZONING TABLE

REGULATION	HIGHWAY BUSINESS (HB)
MIN. LOT AREA	40,000 S.F.
LOT FRONTAGE	200'
FRONT SETBACK	50'
REAR SETBACK	20'
SIDE SETBACK	20'
OPEN SPACE	30%

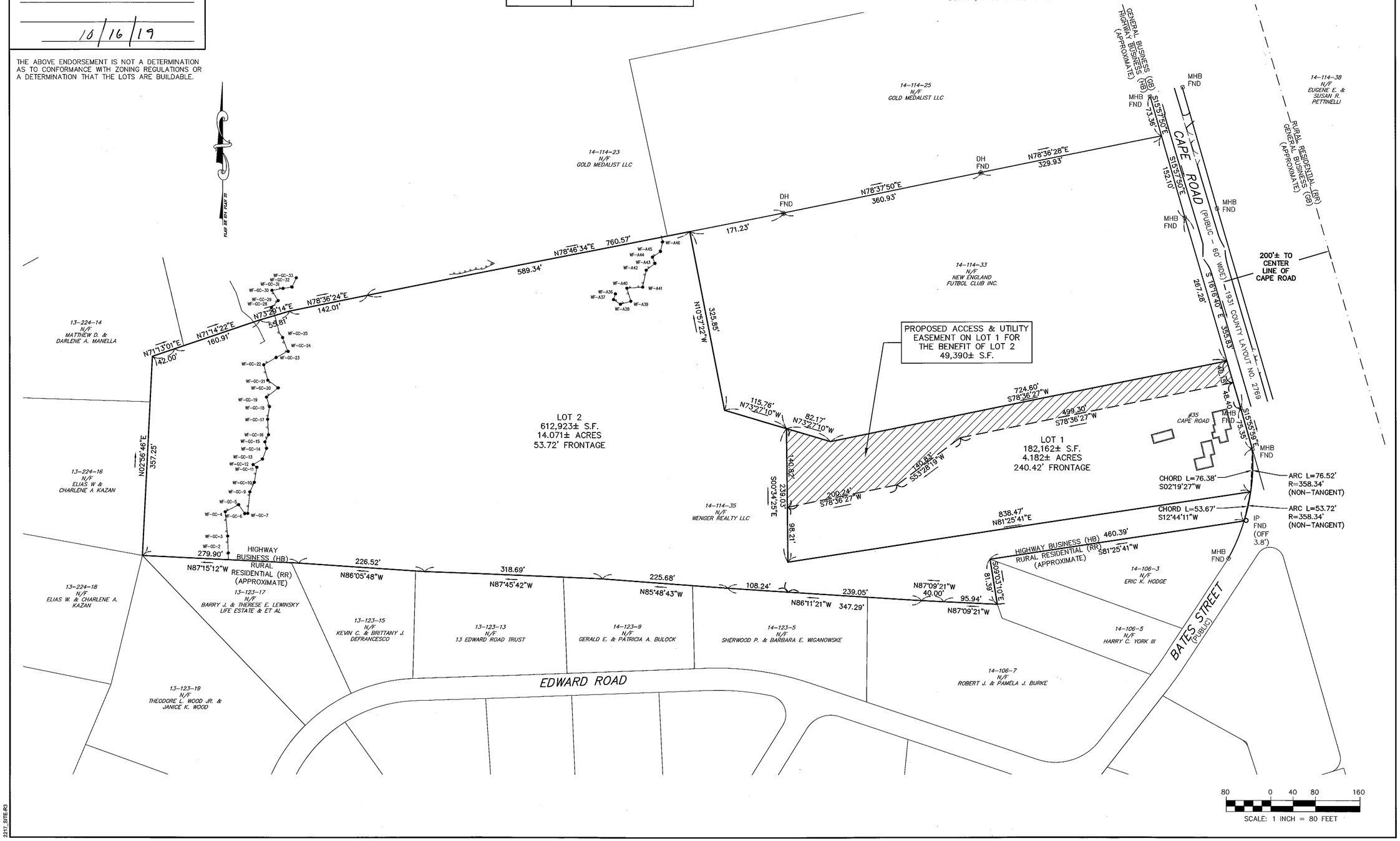
NOTES:

1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS TAKEN FROM AN APPROVAL NOT REQUIRED PLAN OF LAND PREPARED FOR NEW ENGLAND F.C. BY FIELD ENGINEERING CO. INC. DATED 1/20/15 AND RECORDED AT THE WORCESTER COUNTY REGISTRY OF DEEDS IN PLAN BOOK 918, PAGE 47.
2. THE SUBJECT PARCEL IS SHOWN ON MENDON ASSESSORS MAP 14 AS LOT 114–35. THE SUBJECT PARCEL IS OWNED BY WENGER REALTY LLC. SEE DEED BOOK 55043, PAGE 262.
3. THE SUBJECT PARCEL IS LOCATED IN THE HIGHWAY BUSINESS (HB) ZONE.
4. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ASSESSORS MAP 14, LOT 114–35 INTO LOT 1 AND LOT 2 AS SHOWN.

PROPERTY OWNER
WENGER REALTY LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MASSACHUSETTS 02019

APPLICANT
BWC MUDDY BROOK, LLC
C/O BLUEWAVE SOLAR
137 NEWBURY STREET, 4TH FLOOR
BOSTON, MASSACHUSETTS 02116

WORCESTER DISTRICT REGISTRY OF DEEDS-WORCESTER, MA
PLAN BOOK 945 PLAN 98
Received 10/17/19
3 h 07 m P M
Sheet 1 of 1
Fee $ 75.—
ATTEST: Kathryn A. Toomey Register
FOR REGISTRY USE ONLY



FIELD ENGINEERING CO., INC.
CONSULTING ENGINEERS
11D INDUSTRIAL DRIVE
P.O. BOX 1178
MATTAPOISETT, MA 02739
TEL: (508) 758-2749
FAX: (508) 758-2849

Revisions

No.	Description	Date	Appvd.

Date 7/11/19
Scale 1"=80'

Drawn By	Designed By	Checked By
RMS	RRR	DJM

Issued For

COMMONWEALTH OF MASSACHUSETTS — DAVID J. MADDIGAN JR. NO. 41664 — REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVAL NOT REQUIRED PLAN OF LAND
BWC MUDDY BROOK, LLC
35 CAPE ROAD
MENDON, MASSACHUSETTS

Drawing Title: ANR PLAN

Project No.	Sheet
2217	1 OF 1

ANR

2217_SITE-R3