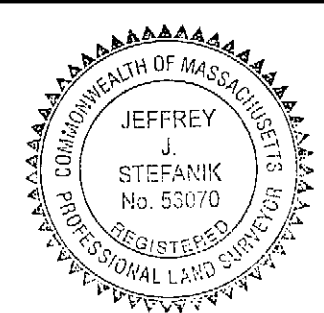


WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 944 PLAN 26
Received 8/1/19
3 h 37 m P M
Sheet 1 of 4
Fee \$ 300.-
ATTEST: Kathryn A. Sweeney
Register

DATE: MARCH 25, 2019 DATE: MARCH 25, 2019

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
"THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION TO THE TITLE OF THE PROPERTY SHOWN HEREON."

PLS [Signature] DATE MARCH 25, 2019

NOTES

"APPROVED FOR OPEN SPACE COMMUNITY"
APPROVED DATE: 3/25/19

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
MENDON PLANNING BOARD

[Signature]
[Signature]
[Signature]

SIGNATURE DATE: 5/13/19

"THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THE WITHIN PLAN WAS RECORDED BY ME ON

March 28, 2019 AT 8:07 am
AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SUCH NOTICE OF APPROVAL."

[Signature] May 13, 2019
MENDON TOWN CLERK DATE

OWNER AND APPLICANT

JUNA E. TESTA
C/O BRIAN TESTA
42 DUCK POND DRIVE
GROTON MA 01450

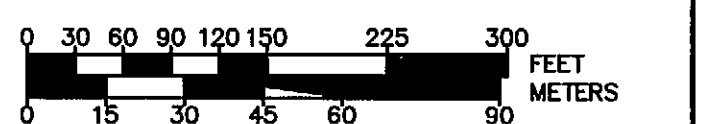
"APPLEWOOD"

OPEN SPACE COMMUNITY
DEFINITIVE PLAN
OF LAND
IN
MENDON, MASSACHUSETTS

DATE: NOVEMBER 8, 2018

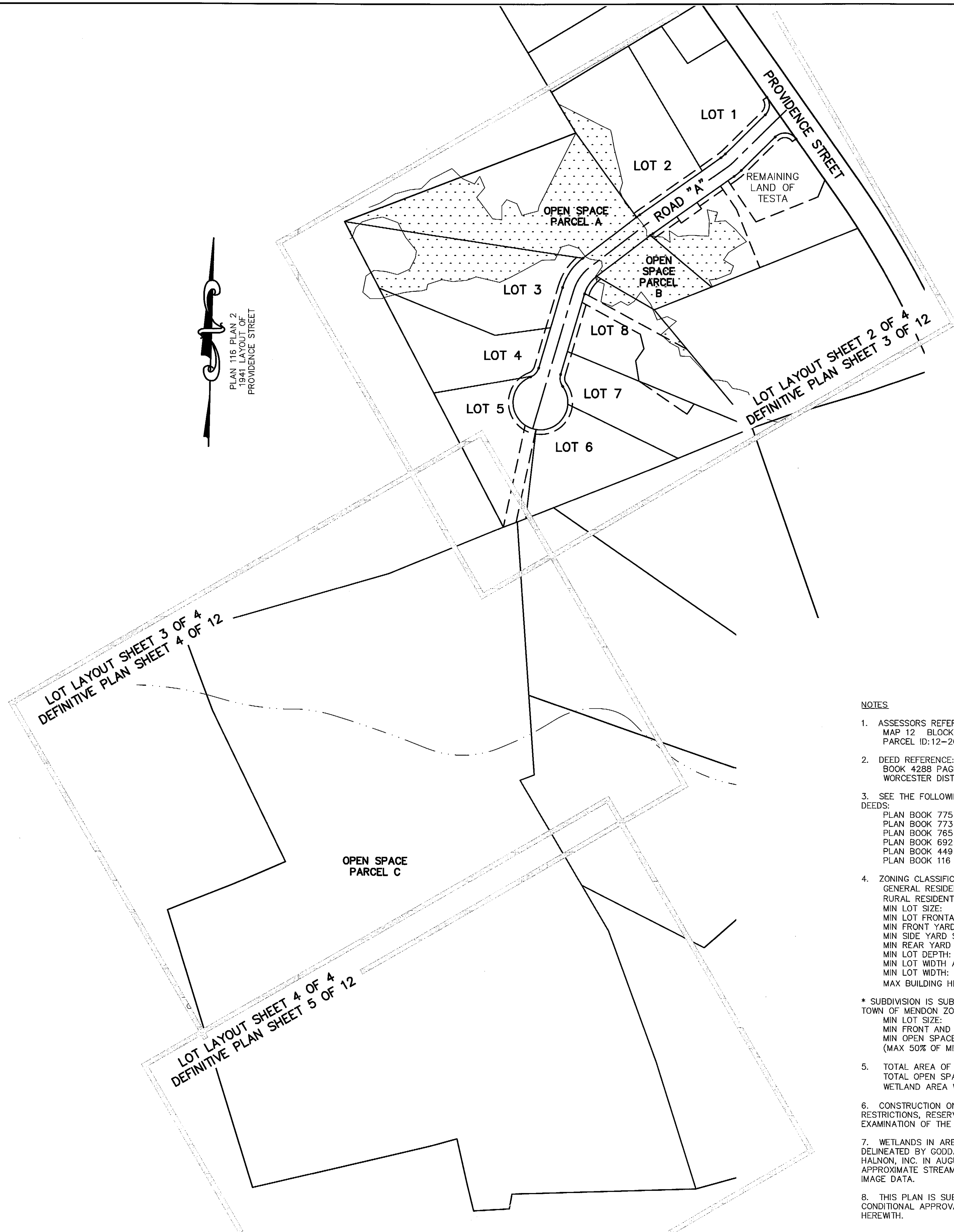
NO	DATE	REVISION	INIT
1	1/10/19	REVIEW COMMENTS	FJO
2	1/24/19	REVIEW COMMENTS	FJO
3	2/25/19	REVIEW COMMENTS	FJO
4	3/25/19	REVIEW COMMENTS	FJO

GRAPHIC SCALE: 1"=120'



333 WEST STREET PH: (508) 473-6630
MILFORD, MA 01757 FX: (508) 473-8243
www.gandhengineering.com

LOT LAYOUT KEY SHEET
FOR RECORDING 1 OF 4
DEFINITIVE PLAN SHEET 2 OF 11



NOTES

1. ASSESSORS REFERENCE:
MAP 12 BLOCK 206 PARCEL 39
PARCEL ID: 12-206-39

2. DEED REFERENCE:
BOOK 4288 PAGE 305
WORCESTER DISTRICT REGISTRY OF DEEDS

3. SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS:

PLAN BOOK 775	PLAN 33
PLAN BOOK 773	PLAN 82
PLAN BOOK 765	PLAN 26
PLAN BOOK 692	PLAN 10
PLAN BOOK 449	PLAN 44
PLAN BOOK 116	PLAN 2

4. ZONING CLASSIFICATION:
GENERAL RESIDENTIAL (GR) ONE FAMILY
RURAL RESIDENTIAL (RR) ONE FAMILY
MIN LOT SIZE: 60,000 SF*
MIN LOT FRONTAGE: 200 FT*
MIN FRONT YARD SETBACK: 50 FT*
MIN SIDE YARD SETBACK: 20 FT*
MIN REAR YARD SETBACK: 20 FT*
MIN LOT DEPTH: 200 FT*
MIN LOT WIDTH AT LEACHING AREA: 125 FT*
MIN LOT WIDTH: 200 FT*
MAX BUILDING HEIGHT: 2 1/2 STORIES/35 FT

* SUBDIVISION IS SUBJECT TO THE STANDARDS AND DIMENSIONAL REQUIREMENTS OF TOWN OF MENDON ZONING BY-LAWS SECTION 3.04 OPEN SPACE COMMUNITIES
MIN LOT SIZE: 20,000 SF
MIN FRONT AND REAR LOT LINES: 100 FT
MIN OPEN SPACE: 55% OF THE SITE
(MAX 50% OF MIN REQUIRED OPEN SPACE MAY BE WETLAND)

5. TOTAL AREA OF SUBDIVISION: 1,622,056 SF±
TOTAL OPEN SPACE (PARCELS A, B & C): 1,175,163 SF± (72% OF SITE)
WETLAND AREA WITHIN OPEN SPACE: 84,790 SF± (7.2% OF OPEN SPACE)

6. 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.

7. WETLANDS IN AREAS TO BE DEVELOPED AND OPEN SPACE PARCELS A & B WERE DELINEATED BY GODDARD CONSULTING LLC AND FIELD LOCATED BY GUERRIERE & HALNON, INC. IN AUGUST 2018.
APPROXIMATE STREAM AT OPEN SPACE PARCEL C FROM MASSDEP 2005 WETLANDS IMAGE DATA.

8. THIS PLAN IS SUBJECT TO AGREEMENTS AND COVENANTS INCLUDED IN THE CONDITIONAL APPROVAL CONTRACT DATED MARCH 25, 2019 TO BE RECORDED HEREWITH.

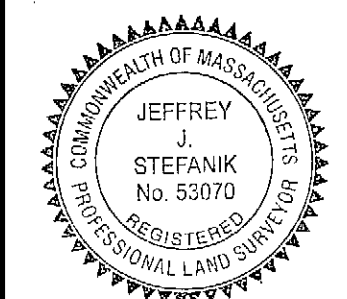
PLAN 116 PLAN 2
1941 LAYOUT OF
PROVIDENCE STREET

LOT LAYOUT SHEET 4 OF 4
DEFINITIVE PLAN SHEET 5 OF 12

LOT LAYOUT SHEET 3 OF 4
DEFINITIVE PLAN SHEET 4 OF 12

LOT LAYOUT SHEET 2 OF 4
DEFINITIVE PLAN SHEET 3 OF 12

PLAN BOOK 944 PLAN 26
SHEET 2 OF 4



DATE: MARCH 25, 2019

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."
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PLS DATE: MARCH 25, 2019

NOTES

"APPROVED FOR OPEN SPACE COMMUNITY"
APPROVED DATE: 3/25/19

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
MENDON PLANNING BOARD

William J. Imbriani
John V. Gaudin
Brian A. Deane

SIGNATURE DATE: 5/18/19

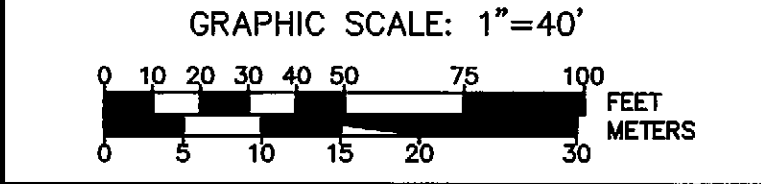
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Ellen Boyd May 13, 2019
MENDON TOWN CLERK DATE

OWNER AND APPLICANT
JUNA E. TESTA
C/O BRIAN TESTA
42 DUCK POND DRIVE
GROTON MA 01450

"APPLEWOOD"
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
OF LAND
IN
MENDON, MASSACHUSETTS

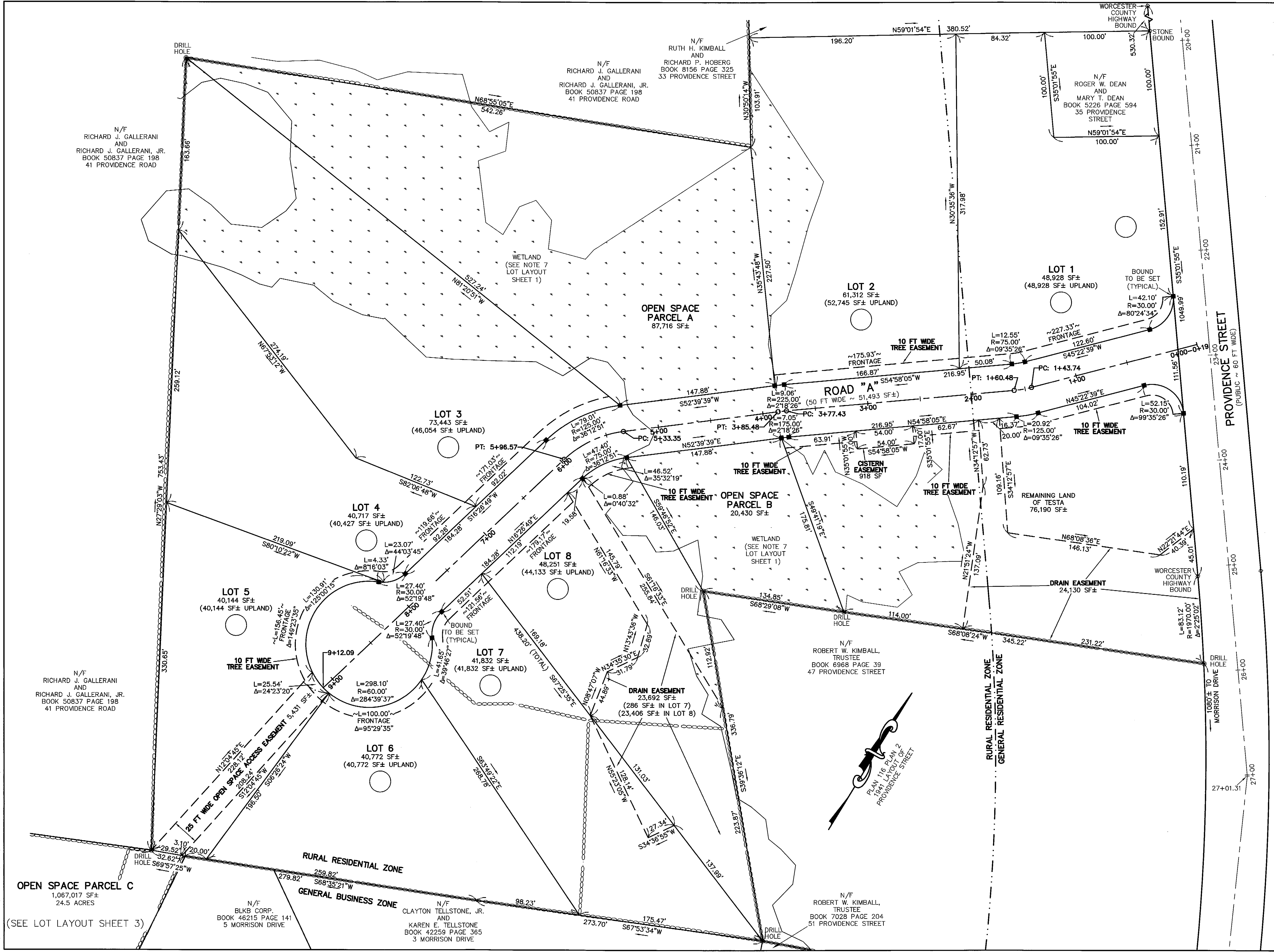
DATE: NOVEMBER 8, 2018

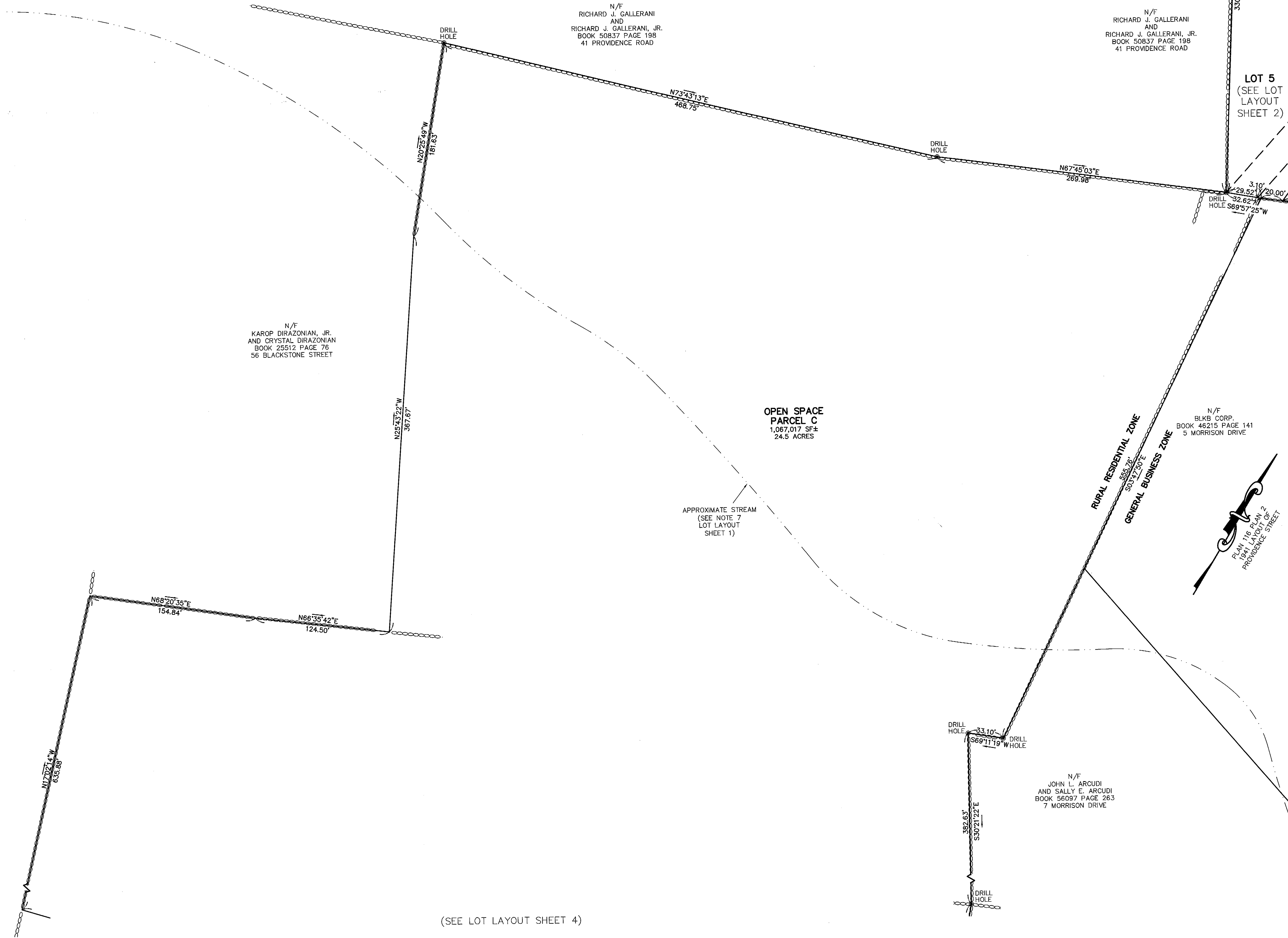
NO	DATE	REVISION	INIT
1	1/10/19	REVIEW COMMENTS	FJO
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3	2/25/19	REVIEW COMMENTS	FJO
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Guerriere & Halnon, Inc.
ENGINEERING & LAND SURVEYING
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MILFORD, MA 01757 FX. (508) 473-8243
www.gandhengineering.com

LOT LAYOUT SHEET
FOR RECORDING 2 OF 4
DEFINITIVE PLAN SHEET 3 OF 11





(SEE LOT LAYOUT SHEET 4)

PLAN BOOK 944
SHEET 3

PLAN 26
of 4

FOR REGISTRY USE ONLY

6-10000

COMMONWEALTH OF MASSACHUSETTS
JEFFREY J. STEFANIK
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 53070

COMMONWEALTH OF MASSACHUSETTS
KATHA A. MAHER-SPICHON
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 48096

DATE: MARCH 25, 2019

DATE: March 25, 2019

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PLS [Signature] DATE: MARCH 25, 2019

NOTES

"APPROVED FOR OPEN SPACE COMMUNITY"
APPROVED DATE: 3/25/19

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
MENDON PLANNING BOARD
[Signature]
[Signature]
[Signature]

SIGNATURE DATE: 5/12/19

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[Signature] May 13, 2019
MENDON TOWN CLERK DATE

OWNER AND APPLICANT
JUNA E. TESTA
C/O BRIAN TESTA
42 DUCK POND DRIVE
GROTON MA 01450

"APPLEWOOD"
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
OF LAND
IN
MENDON, MASSACHUSETTS
DATE: NOVEMBER 8, 2018

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4	3/25/19	REVIEW COMMENTS	FJO

GRAPHIC SCALE: 1"=40'
0 10 20 30 40 50 75 100 FEET
0 5 10 15 20 30 METERS

Guerriere & Halnon, Inc.

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LOT LAYOUT SHEET FOR RECORDING 3 OF 4
DEFINITIVE PLAN SHEET 4 OF 11

G-10000

N/F
KAROP DIRAZONIAN, JR.
AND CRYSTAL DIRAZONIAN
BOOK 25512 PAGE 76
56 BLACKSTONE STREET

N/F
JOHN L. ARCUDI
AND SALLY E. ARCUDI
BOOK 56097 PAGE 263
7 MORRISON DRIVE

OPEN SPACE
PARCEL C
1,067,017 SF±
24.5 ACRES

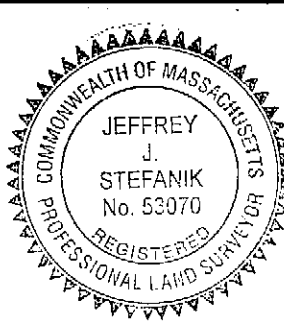
N/F
ARTHUR F. PADDOCK, JR.
AND LAURITA PADDOCK
BOOK 42191 PAGE 264
73 PROVIDENCE STREET

N/F
ARTHUR F. PADDOCK, JR.
AND LAURITA PADDOCK
BOOK 42191 PAGE 264
73 PROVIDENCE STREET

N/F
TOWN OF MENDON
BOOK 40933 PAGE 88
8 MORRISON DRIVE

PLAN 116 PLAN 2
1041 LAYOUT OF
PROVIDENCE STREET

PLAN BOOK 944 PLAN 26
SHEET 4 of 4



DATE: MARCH 25, 2019 DATE: March 25, 2019

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PLS DATE: MARCH 27, 2019

NOTES
"APPROVED FOR OPEN SPACE COMMUNITY"

APPROVED DATE: 3/25/19

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
MENDON PLANNING BOARD

William Ombrosio
John Capobianco
Barbara D. Padman

SIGNATURE DATE: 5/13/19

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Ellen Ombrosio May 13, 2019
MENDON TOWN CLERK DATE

OWNER AND APPLICANT
JUNA E. TESTA
C/O BRIAN TESTA
42 DUCK POND DRIVE
GROTON MA 01450

"APPLEWOOD"
OPEN SPACE COMMUNITY
DEFINITIVE PLAN
OF LAND
IN
MENDON, MASSACHUSETTS

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GRAPHIC SCALE: 1"=40'
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LOT LAYOUT SHEET
FOR RECORDING 4 OF 4
DEFINITIVE PLAN SHEET 5 OF 11 G-10000