

APPROVED BY:
MENDON PLANNING
BOARD

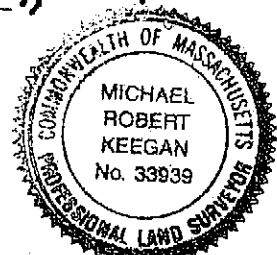
Will R. Amadio
John Caporale
Bruce A. Sedman

APR 24 2017
DATE:

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED
PLANNING BOARD ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE WITH
ZONING REGULATIONS

I DECLARE, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS
PLAN WAS PREPARED IN ACCORDANCE WITH THE
RULES AND REGULATIONS OF THE REGISTERS OF
DEEDS.

Michael Robert Keegan *April 4, 2017*
FOR MERIDIAN ASSOCIATES, INC. DATE



FOR REGISTRY OF DEEDS USE ONLY

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 926 PLAN 92
Received 5/4/17
12 h 27 m P
Sheet 1 of 1
With Doc. #
In BOOK PAGE
Fee \$ 75
ATTEST: *Register*

NOW OR FORMERLY
TERRY C. &
JUDSON F. PARKINSON
DEED BOOK 6939, PAGE 23

OTHER LAND OF
EUGENE E. &
SUSAN R. PETTINELLI
DEED BOOK 18257, PAGE 173

LEGEND:
— STONE WALL
— WOOD FENCE
— METAL FENCE
— INTERIOR PROPERTY LINE
A.G. IR/CAP S.F. ABOVE GROUND IRON ROD WITH CAP
S.F. STONE BOUND IRON ROD
— EDGE OF BORDERING VEGETATED WETLANDS
— LIMIT OF 100' WETLAND BUFFER

REGISTERED LAND SURVEYOR:

KEVIN DANAHY, PLS
FOR MERIDIAN ASSOCIATES, INC.
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915

RECORD OWNER:

EUGENE E. & SUSAN R. PETTINELLI
110 PRIDES CROSSING ROAD
SUDBURY, MASSACHUSETTS 01776
— DEED BOOK 18257, PAGE 173
— LAND COURT CERTIFICATE 13222
(DOCUMENT No. 63684)

REFERENCES:

- DEED BOOK 6939, PAGE 23
- DEED BOOK 17060, PAGE 160
- DEED BOOK 18372, PAGE 240
- DEED BOOK 30752, PAGE 111
- PLAN BOOK 89, PLAN No. 13
- PLAN BOOK 154, PLAN No. 11
- PLAN BOOK 217, PLAN No. 124
- PLAN BOOK 369, PLAN No. 57
- PLAN BOOK 593, PLAN No. 39
- LAND COURT PLAN 5594 A
- LAND COURT PLAN 5594 B
- 1931 STATE HIGHWAY ALTERATION—LAYOUT No. 2769

SCHEDULE OF DIMENSIONAL REGULATIONS

PER TOWN OF MENDON ZONING BY-LAW SECTION 2.01; TABLE 1: "DIMENSIONAL REGULATIONS"

	REQUIRED (GB) (TYPICAL)	REQUIRED (RR) (TYPICAL)	PROVIDED (LOT C-1)	PROVIDED (LOT C-2)
FRONT YARD SETBACK	50' (MIN.)	50' (MIN.)	254.0'± ¹	18.4'± ²
SIDE YARD SETBACK	20' (MIN.)	20' (MIN.)	105.8'± ¹	20.4'
REAR YARD SETBACK	20' (MIN.)	20' (MIN.)	48.1'± ³	103.2'
FRONTAGE	200' (MIN.)	200' (MIN.)	200'	280'
LOT DEPTH	200' (MIN.)	200' (MIN.)	648.4'±	250'
LOT WIDTH	200' (MIN.)	200' (MIN.)	217.3'	310'

1. TO A SOLAR PHOTOVOLTAIC FACILITY CURRENTLY UNDER CONSTRUCTION PER SITE PLAN/SPECIAL PERMIT DECISION ISSUED OCTOBER 27, 2016.
2. EXISTING NON-CONFORMANCE.
3. THE REQUIRED MINIMUM REAR YARD SETBACK FOR A SPF IS FIFTY (50') FEET PER SECTION 6.02(g) "SOLAR PHOTOVOLTAIC FACILITIES" OF THE TOWN OF MENDON ZONING BY-LAW. THE APPROVED SPF WAS APPROVED ON ONE LOT CONSISTING OF FOUR (4) CONTIGUOUS PARCELS (LOTS 30, 30-2, 38 AND 161 ON TOWN OF MENDON ASSESSOR'S MAP 14) TOTALING 63.2± ACRES OF COMMONLY OWNED LAND.

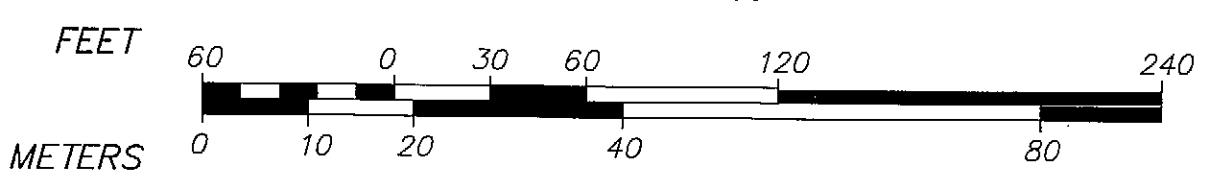
NOTES:

1. THE PURPOSE OF THIS PLAN IS TO ACCOMPANY DOCUMENTATION TO DIVIDE LOT C ON LAND COURT PLAN 5594B WITH A TOTAL AREA OF 11.76± ACRES INTO LOT C-1 (AREA 9.73± ACRES) AND LOT C-2 (AREA 2.03± ACRES).
2. THE SITE DETAIL DEPICTED HEREON WAS OBTAINED FROM A INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN AUGUST AND SEPTEMBER, 2016.
3. THE SUBJECT PROPERTY IS LOCATED IN THE RR (RURAL RESIDENTIAL) ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 38 ON TOWN OF MENDON ASSESSOR'S MAP 14.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. REFERENCE IS MADE TO PLAN ENTITLED, "EXHIBIT PLAN OF LAND IN MENDON, MASSACHUSETTS PREPARED FOR BWC BOX POND, LLC" BY MERIDIAN ASSOCIATES, INC. DATED NOVEMBER 29, 2016, REVISED 12-9-16, RECORDED WITH PLAN BOOK 924, PLAN 65.
7. REFERENCE IS MADE TO SITE PLAN—SPECIAL PERMIT DECISION RECORDED IN DEED BOOK 56576, PAGE 125 AND TO MEMORANDUM OF LEASE RECORDED IN DEED BOOK 56603, PAGE 114.

LOT C-1
AREA=423,863±S.F.
(9.73±ACRES)
UPLAND AREA
=423,859±S.F.

LOT C-2
AREA=88,529±S.F.
(2.03±ACRES)

GRAPHIC SCALE
SCALE 1"=60'



REVISIONS

NO.	DATE	DESCRIPTION	BY	CHK'D

DWG. No. 5894_ANR

38 CAPE ROAD

PLAN OF LAND
LOCATED IN
MENDON, MASSACHUSETTS
(WORCESTER COUNTY)

PREPARED FOR
EUGENE E. & SUSAN R. PETTINELLI
SCALE: 1"= 60' DATE: APRIL 3, 2017

MERIDIAN ASSOCIATES

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BEVERLY, MASSACHUSETTS 01915 WESTBOROUGH, MASSACHUSETTS 01581
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SHEET No. 1 OF 1

PROJECT No. 5894

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