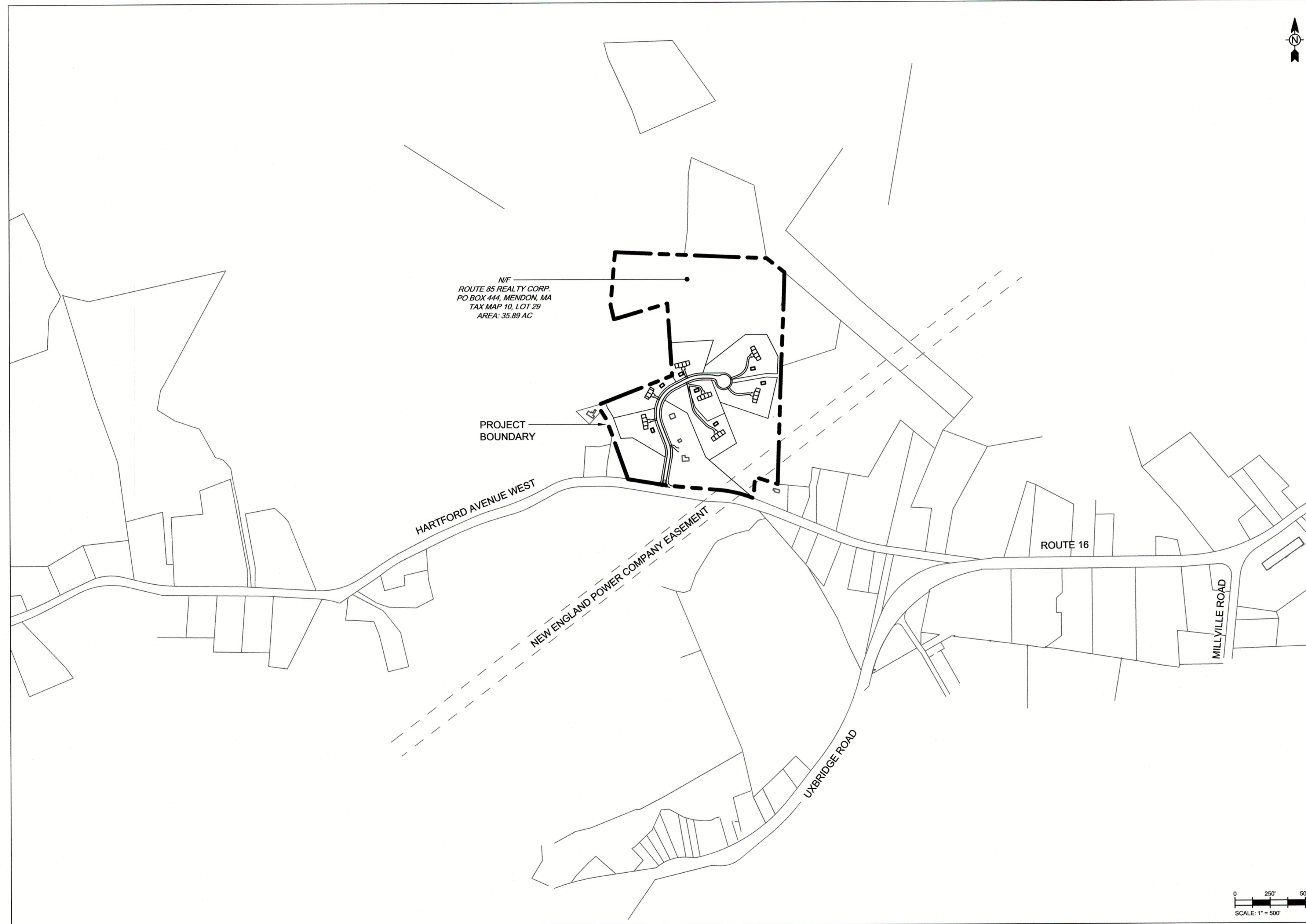


Emma's Court Preliminary Subdivision Plan 29 Hartford Ave West, Mendon, MA

100 Nickerson Road
Marlborough, MA 01752
(508) 786-2200

www.tetratech.com



PROJECT LOCATION:

29 Hartford Ave West
Mendon, Massachusetts

LAND OWNERS:

RTE. 85 Realty Corp.
P.O. Box 444
Mendon, Massachusetts

APPLICANT:

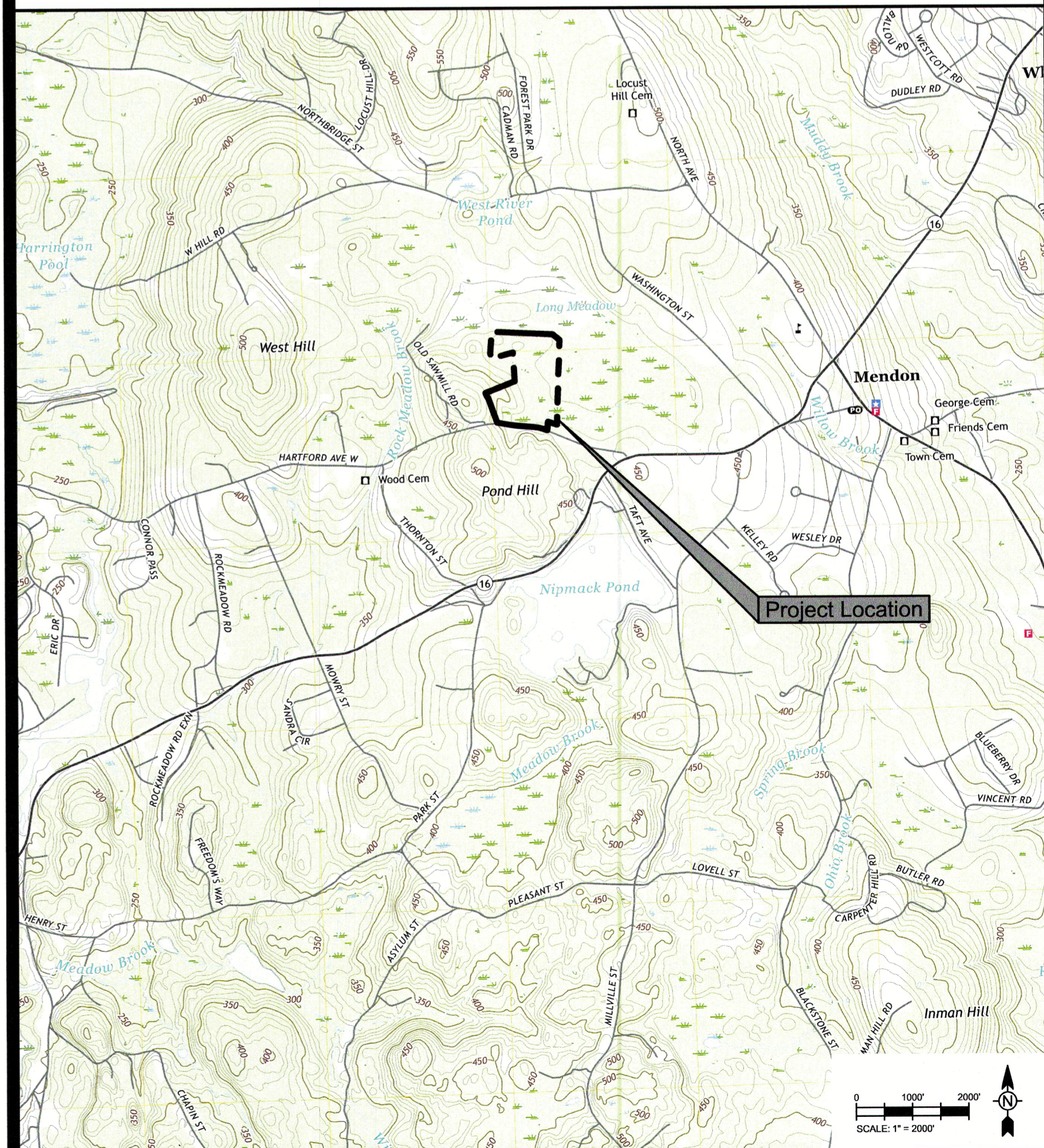
RTE. 85 Realty Corp.
P.O. Box 444
Mendon, Massachusetts



ISSUED:

APRIL 26, 2021 - PRELIMINARY SUBMISSION

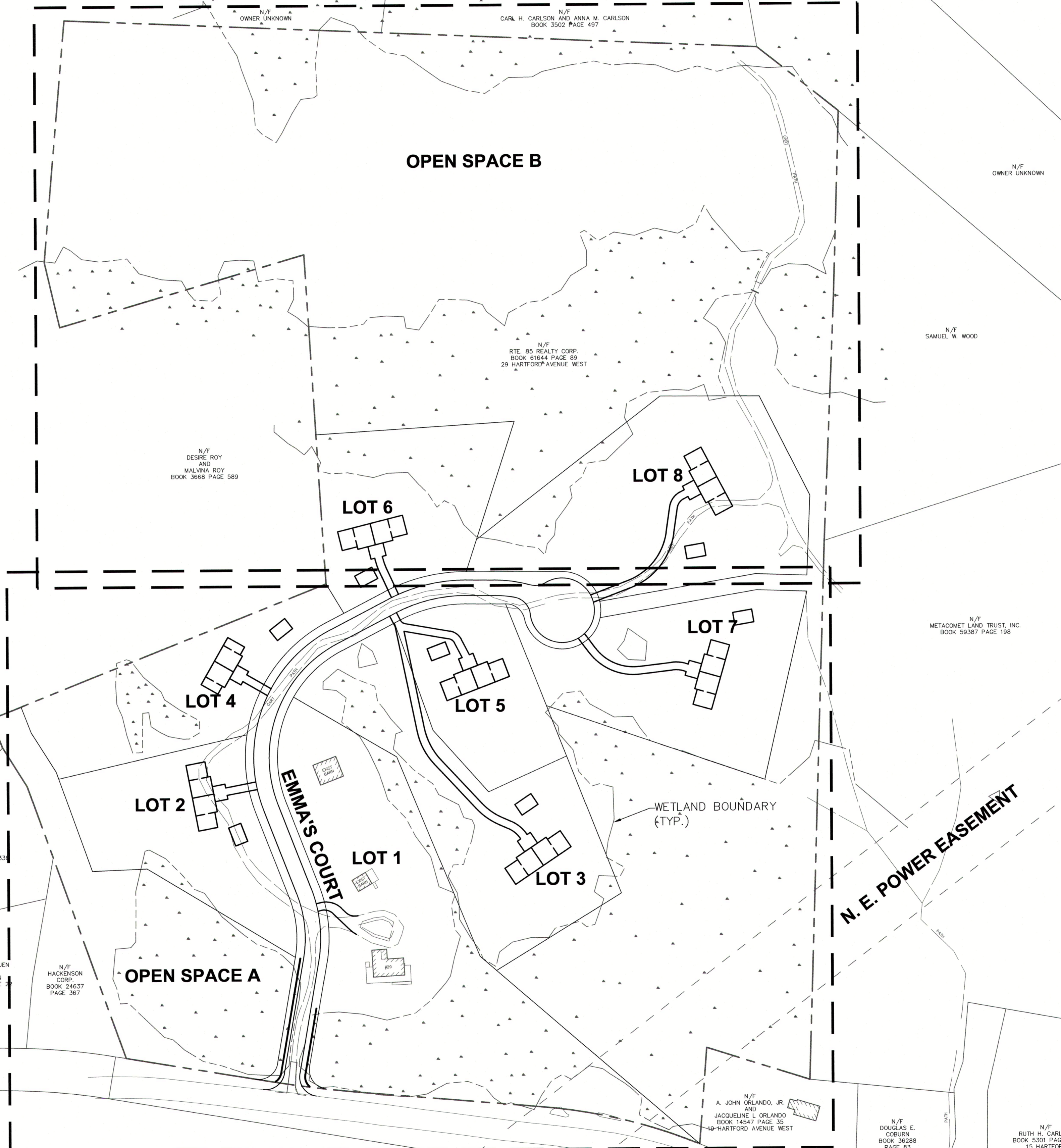
LOCUS MAP:



SHEET NO.	SHEET TITLE
---	COVER SHEET
C-100	KEY PLAN, LEGEND, AND GENERAL NOTES
C-101 & C-102	EXISTING CONDITIONS PLAN
C-103	SOIL LOGS
C-104 & C-105	CONVENTIONAL SUBDIVISION YIELD PLAN
C-106 & C-107	PLAN AND PROFILE (YIELD PLAN)
C-108 & C-109	OPEN SPACE SUBDIVISION SKETCH PLAN
C-110 & C-111	PLAN AND PROFILE (SKETCH PLAN)

4/22/2021 6:00:48 PM - P:\305225\143-305225-2\1001 (MENDON - HARTFORD AVE SUB)CAD\BHEETFILES\OPEN SPACE\C-100 KEY PLAN DWG - PICARD, BRAD

SHEET C-102, SHEET C-105, SHEET C-109



SHEET C-101, SHEET C-104, SHEET C-108

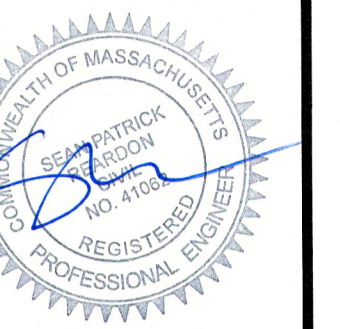
LEGEND	
EXISTING	PROPOSED

GENERAL NOTES

1. THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X (MINIMAL FLOODING RISK) AND ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED FOR THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP, WORCESTER COUNTY, MASSACHUSETTS, MAP NUMBER 25027C1030E, EFFECTIVE DATE JULY 4, 2011.
2. PROPERTY IS LOCATED IN RURAL RESIDENTIAL (RR) ZONING DISTRICT.
3. OWNER/APPLICANT: RTE. 85 REALTY CORP. PO BOX 444, MENDON, MA 01756
4. DEED BOOK 61644 PAGE 89
5. EACH INDIVIDUAL LOT SHALL COMPLY WITH ZONING DIMENSIONAL REQUIREMENTS IN THE RURAL RESIDENTIAL DISTRICT.
6. TOTAL PROPERTY AREA = 1,563,404 S.F. OR 35.89 AC. TOTAL OPEN SPACE AREA = 968,468 S.F. OR 22.23 AC.

LIST OF WAIVERS - SKETCH PLAN

1. 4.15.6- MAXIMUM GRADIENT EXCEEDS REQUIRED VALUE
MAXIMUM GRADIENT REQUIRED - 8% PROVIDED - 10% (TANGENT 1 AND 2)
2. 4.15.8.2 - SAG AND CREST CURVE DOES NOT MEET REQUIRED 'K' VALUE.
SAG VALUE: REQUIRED - K=37 PROVIDED - K=8.33 (CURVE 1)
K=18.75 (CURVE 3)
CREST VALUE: REQUIRED - K=19 PROVIDED - K=7.50 (CURVE 2)
STOPPING SIGHT DISTANCE: REQUIRED - 200' PROVIDED - 99.80' (CURVE 2)
- 4.15.8.3 - PROPOSED GRADE OF INTERSECTING STREET
MAX GRADE: REQUIRED - MINUS 1% PROVIDED - MINUS 2%



MARK	DATE	DESCRIPTION	BY
1	4/26/21	PRELIMINARY SUBMISSION	CDH

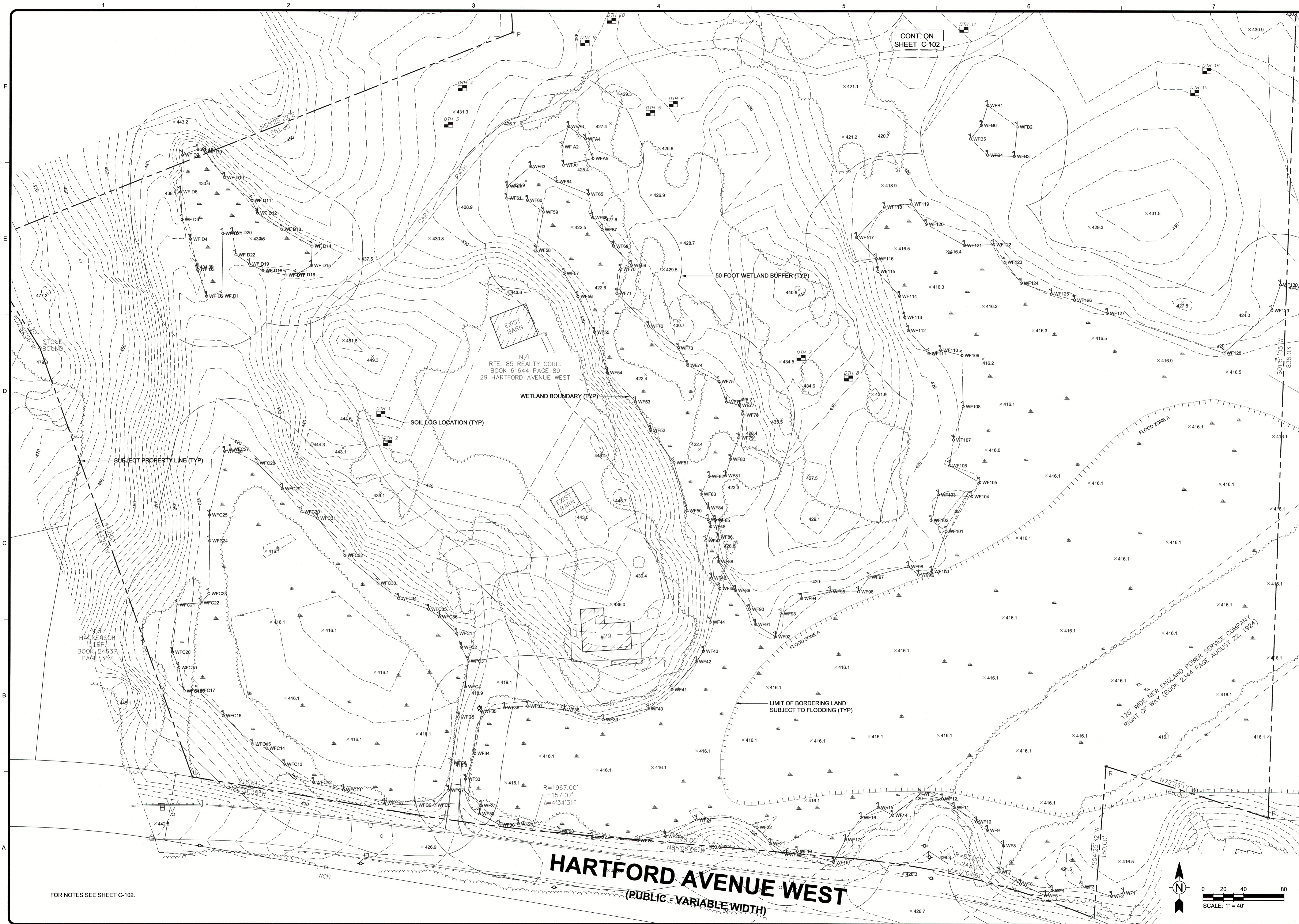
Client: Meehan Group
Proj. Loc.: Mendon, MA
Project: Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

C-100

Bar Measures 1 inch

4/22/2021 6:00:59 PM - P:\05225143-305225-21001 (MENDON - HARTFORD AVE SUB)CAD\SUBSHEETS\SPAC\101 EXISTING CONDITIONS.DWG - PICARD, BRAD



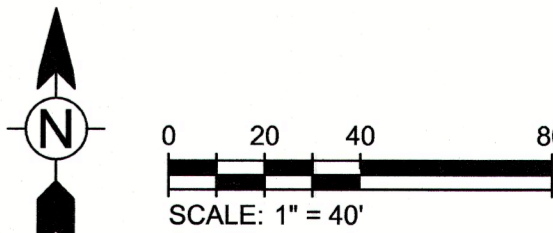
CONT. ON SHEET C-102

N/F RTE. 85 REALTY CORP. BOOK 61644 PAGE 89 29 HARTFORD AVENUE WEST

N/F HACKENSON CORP. BOOK 24637 PAGE 136V

125' WIDE NEW ENGLAND POWER SERVICE COMPANY RIGHT OF WAY (BOOK 2344 PAGE AUGUST 22, 1924)

HARTFORD AVENUE WEST
(PUBLIC - VARIABLE WIDTH)



FOR NOTES SEE SHEET C-102.

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MARK	DATE	DESCRIPTION
1	4/26/21	PRELIMINARY SUBMISSION
BY	CDH	

Client: Melsian Group
Proj. Loc.: Mendon, MA

Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

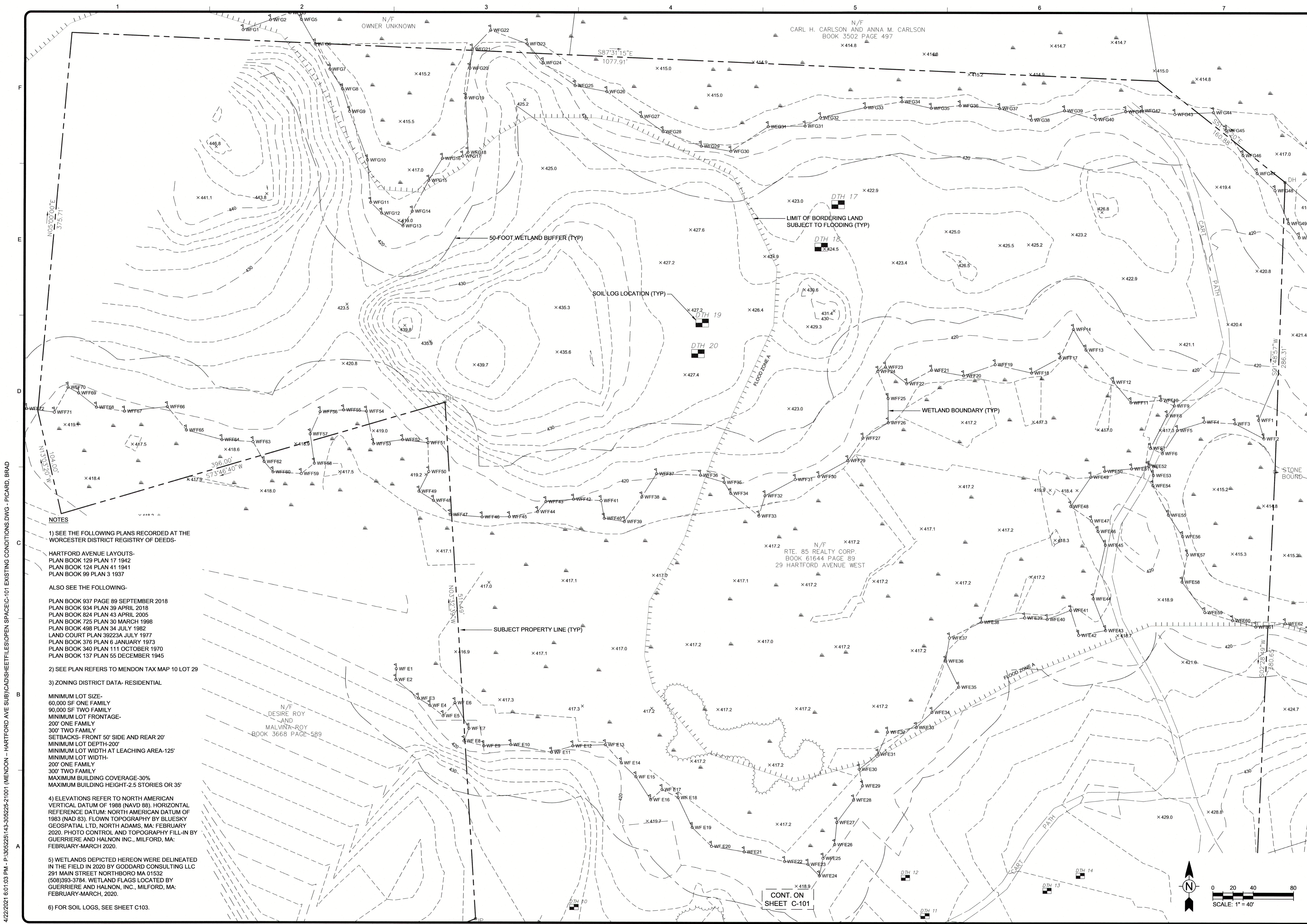
Enma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

C-101

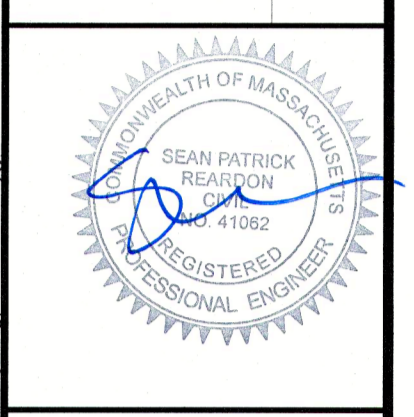
Existing Conditions Plan

Copyright: Tetra Tech

Bar Measures 1 inch



- NOTES**
- SEE THE FOLLOWING PLANS RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS-
 HARTFORD AVENUE LAYOUTS-
 PLAN BOOK 129 PLAN 17 1942
 PLAN BOOK 124 PLAN 41 1941
 PLAN BOOK 99 PLAN 3 1937
 ALSO SEE THE FOLLOWING-
 PLAN BOOK 937 PAGE 89 SEPTEMBER 2018
 PLAN BOOK 934 PLAN 39 APRIL 2018
 PLAN BOOK 824 PLAN 43 APRIL 2005
 PLAN BOOK 725 PLAN 30 MARCH 1998
 PLAN BOOK 498 PLAN 34 JULY 1982
 LAND COURT PLAN 39223A JULY 1977
 PLAN BOOK 376 PLAN 6 JANUARY 1973
 PLAN BOOK 340 PLAN 111 OCTOBER 1970
 PLAN BOOK 137 PLAN 55 DECEMBER 1945
 - SEE PLAN REFERS TO MENDON TAX MAP 10 LOT 29
 - ZONING DISTRICT DATA- RESIDENTIAL
 MINIMUM LOT SIZE-
 60,000 SF ONE FAMILY
 90,000 SF TWO FAMILY
 MINIMUM LOT FRONTAGE-
 200' ONE FAMILY
 300' TWO FAMILY
 SETBACKS- FRONT 50' SIDE AND REAR 20'
 MINIMUM LOT DEPTH-200'
 MINIMUM LOT WIDTH AT LEACHING AREA-125'
 MINIMUM LOT WIDTH-
 200' ONE FAMILY
 300' TWO FAMILY
 MAXIMUM BUILDING COVERAGE-30%
 MAXIMUM BUILDING HEIGHT-2.5 STORIES OR 35'
 - ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), HORIZONTAL REFERENCE DATUM: NORTH AMERICAN DATUM OF 1983 (NAD 83), FLOWN TOPOGRAPHY BY BLUESKY GEOSPATIAL LTD, NORTH ADAMS, MA; FEBRUARY 2020. PHOTO CONTROL AND TOPOGRAPHY FILL-IN BY GUERRIERE AND HALNON INC., MILFORD, MA; FEBRUARY-MARCH 2020.
 - WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN 2020 BY GODDARD CONSULTING LLC 291 MAIN STREET NORTHBORO MA 01532 (508)393-3784. WETLAND FLAGS LOCATED BY GUERRIERE AND HALNON, INC., MILFORD, MA; FEBRUARY-MARCH, 2020.
 - FOR SOIL LOGS, SEE SHEET C103.



MARK	DATE	DESCRIPTION
1	4/26/21	PRELIMINARY SUBMISSION

BY	CDH

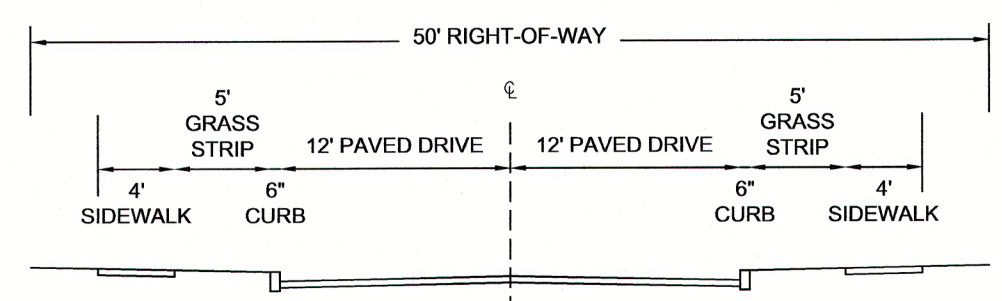
Client: Meehan Group
 Proj. Loc.: Mendon, MA
 Project No.: 143-305225-21001
 Designed By: CDH
 Drawn By: BMP
 Checked By: SPR

Project No.: 143-305225-21001
 Designed By: CDH
 Drawn By: BMP
 Checked By: SPR
C-102

Bar Measures 1 inch

4/22/2021 6:01:03 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)\CAD\SHETS\OPEN SPACE\C-101 EXISTING CONDITIONS.DWG - PICARD, BRAD

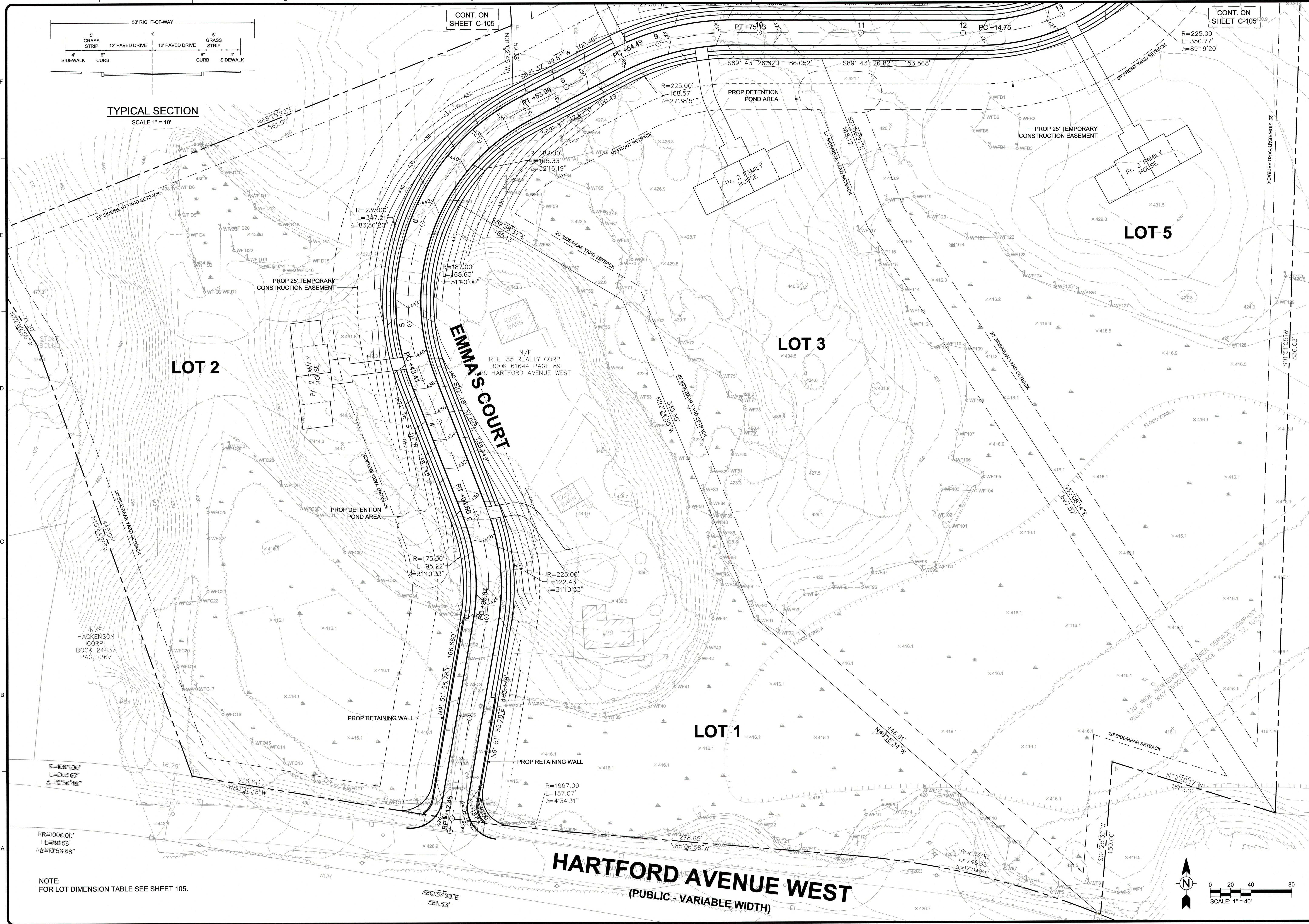
Copyright: Tetra Tech



TYPICAL SECTION
SCALE 1" = 10'

CONT. ON SHEET C-105

CONT. ON SHEET C-105



LOT 2

EMMA'S COURT

LOT 3

LOT 5

LOT 1

HARTFORD AVENUE WEST
(PUBLIC - VARIABLE WIDTH)

Pr. 2 FAMILY HOUSE

Pr. 2 FAMILY HOUSE

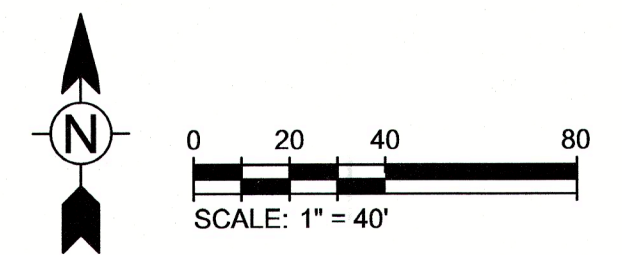
Pr. 2 FAMILY HOUSE

N/F RTE. 85 REALTY CORP. BOOK 61644 PAGE 89 HARTFORD AVENUE WEST

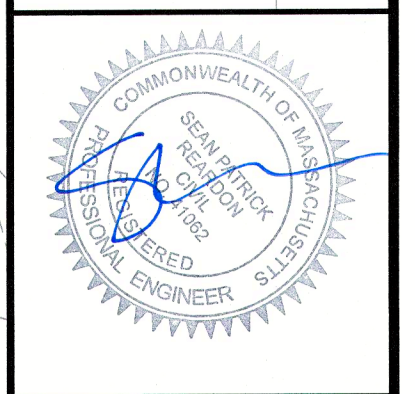
N/F HACKENSON CORP. BOOK 24637 PAGE 367

125' WIDE NEW ENGLAND POWER SERVICE COMPANY RIGHT OF WAY BOOK 2344 PAGE AUGUST 22, 1922

NOTE:
FOR LOT DIMENSION TABLE SEE SHEET 105.



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Mendon, MA 01752
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MARK	DATE	DESCRIPTION
1	4/26/21	PRELIMINARY SUBMISSION

Client: Meshan Group
Proj. Loc.: Mendon, MA
Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA
Conventional Subdivision
Yield Plan

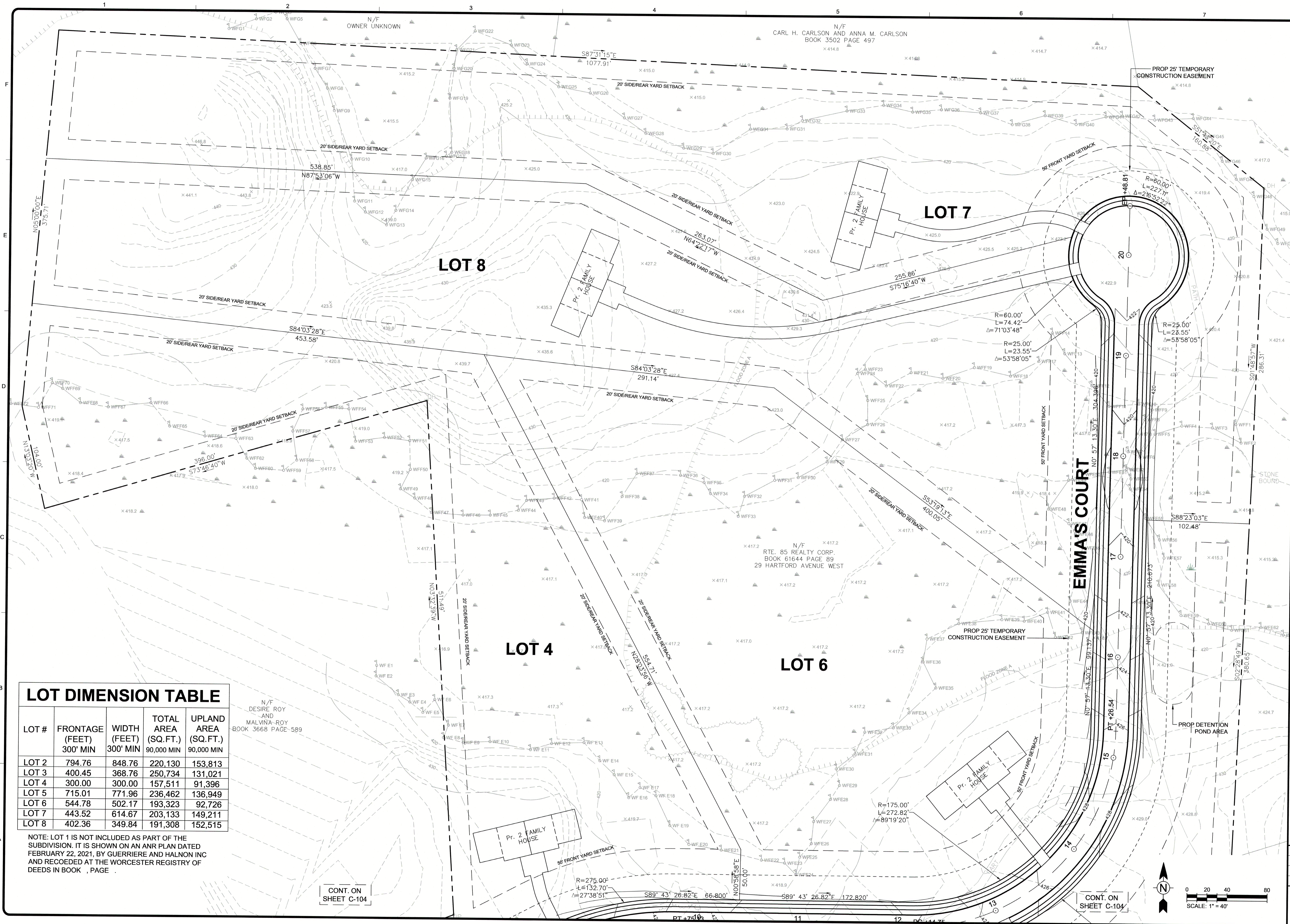
Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

C-104

4/22/2021 6:01:32 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)\CAD\SHEETFILES\OPEN SPACE\C-104 YIELD PLAN.DWG - PICARD, BRAD

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4/22/2021 8:01:38 PM - P:\305225\143-305225-2\1001 (MENDON) - HARTFORD AVE SUBDIVISION\FILES\OPEN SPACE\C-104 YIELD PLAN.DWG - PICARD, BRAD



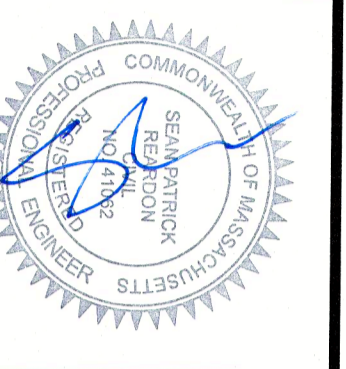
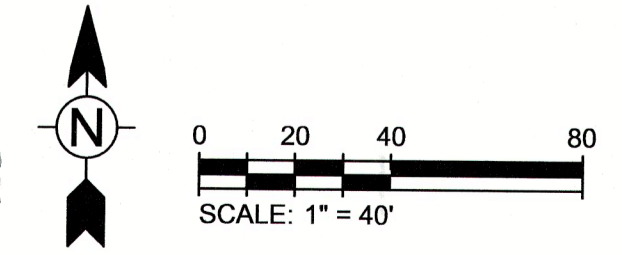
LOT DIMENSION TABLE

LOT #	FRONTAGE (FEET) 300' MIN	WIDTH (FEET) 300' MIN	TOTAL AREA (SQ.FT.) 90,000 MIN	UPLAND AREA (SQ.FT.) 90,000 MIN
LOT 2	794.76	848.76	220,130	153,813
LOT 3	400.45	368.76	250,734	131,021
LOT 4	300.00	300.00	157,511	91,396
LOT 5	715.01	771.96	236,462	136,949
LOT 6	544.78	502.17	193,323	92,726
LOT 7	443.52	614.67	203,133	149,211
LOT 8	402.36	349.84	191,308	152,515

NOTE: LOT 1 IS NOT INCLUDED AS PART OF THE SUBDIVISION. IT IS SHOWN ON AN ANR PLAN DATED FEBRUARY 22, 2021, BY GUERRIERE AND HALNON INC AND RECORDED AT THE WORCESTER REGISTRY OF DEEDS IN BOOK , PAGE .

CONT. ON SHEET C-104

CONT. ON SHEET C-104



MARK	DATE	DESCRIPTION	BY
1	4/26/21	PRELIMINARY SUBMISSION	CDH

MARK	DATE	DESCRIPTION	BY
1	4/26/21	PRELIMINARY SUBMISSION	CDH

Client: Mehan Group
 Proj. Loc.: Mendon, MA
 Project No.: 143-305225-21001
 Designed By: CDH
 Drawn By: BMP
 Checked By: SPR

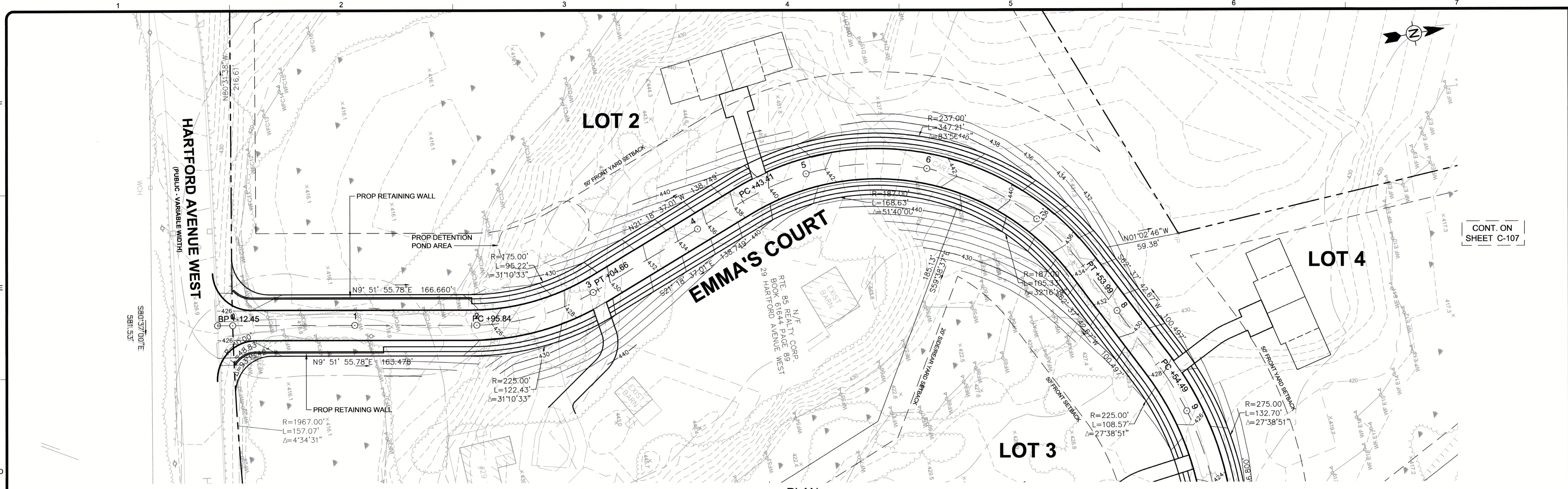
Emma's Court - Preliminary Subdivision Plan
 29 Hartford Ave West, Mendon, MA

Conventional Subdivision
 Yield Plan

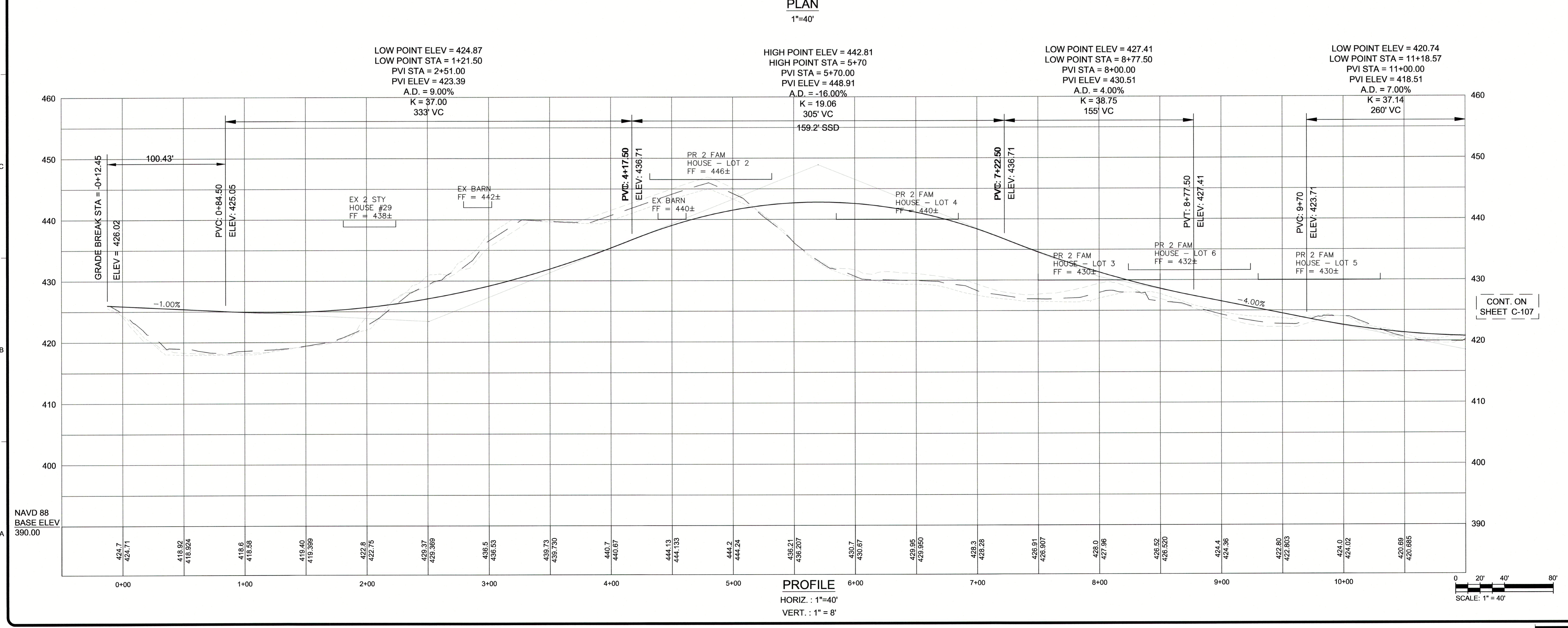
C-105
 Bar Measures 1 inch

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4/22/2021 6:01:52 PM - P:\305225\143-305225-2\1001 (MENDON - HARTFORD AVE SUB)\CADISHEETFILES\OPEN SPACE\106 PLAN AND PROFILE_YIELD_PLANDWG - PICARD, BRAD



CONT. ON SHEET C-107



CONT. ON SHEET C-107

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Marlborough, MA 01752
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MARK	DATE	DESCRIPTION	BY
1	4/28/21	PRELIMINARY SUBMISSION	CDH

MARK	DATE	DESCRIPTION	BY

Client: Meehan Group
Proj. Loc.: Mendon, MA

Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

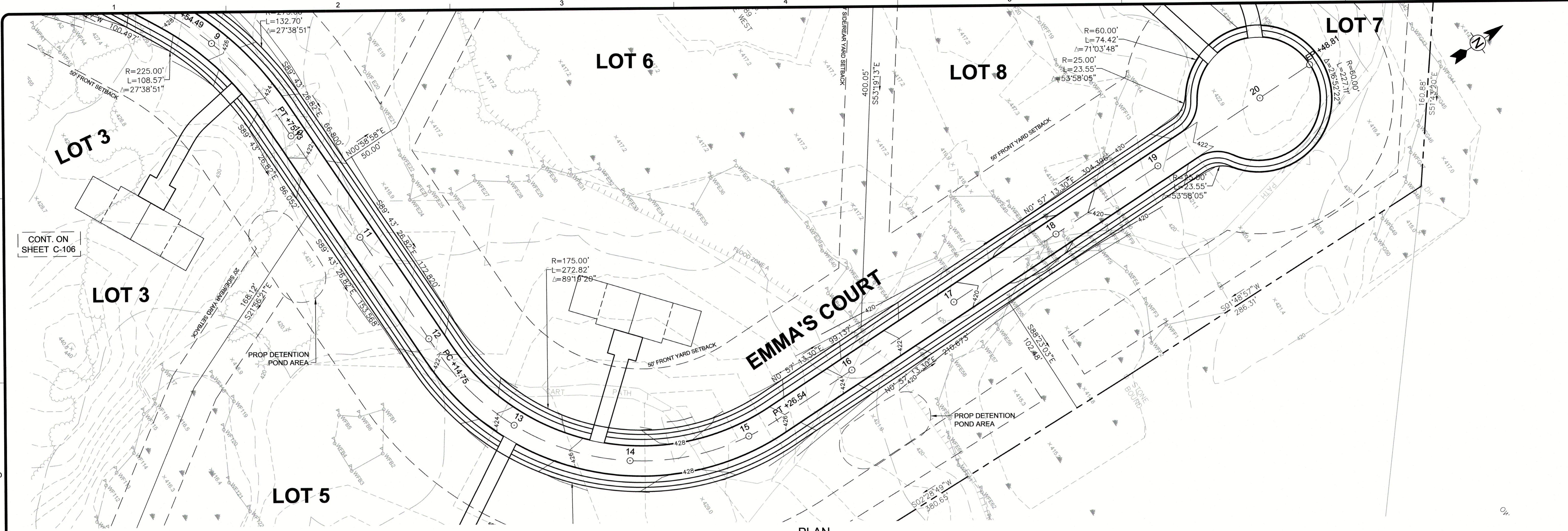
Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

**Conventional Subdivision
Plan and Profile**

C-106

Copyright: Tetra Tech
Bar Measures 1 inch

4/22/2021 6:01:59 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)\CAD\SHEETFILES\OPEN SPACE\C-106 PLAN AND PROFILE_YIELD PLAN.DWG - PICARD, BRAD

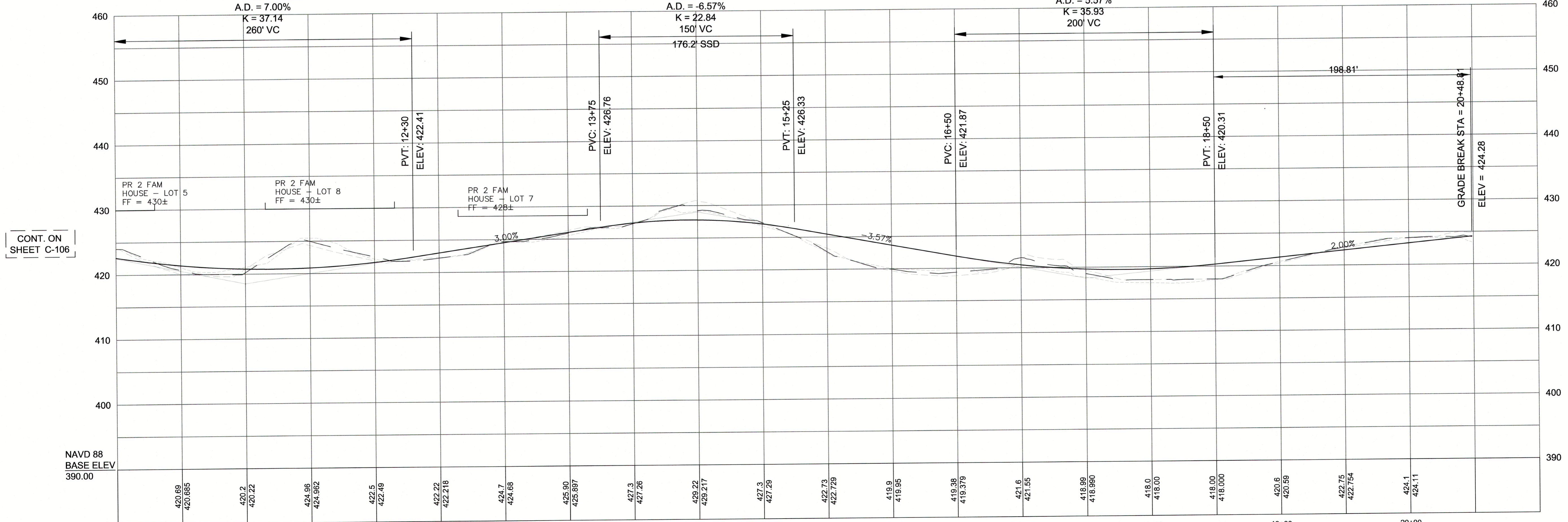


PLAN
1"=40'

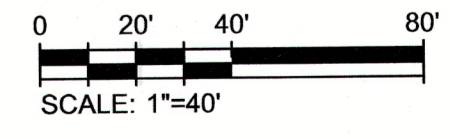
LOW POINT ELEV = 420.74
LOW POINT STA = 11+18.57
PVI STA = 11+00.00
PVI ELEV = 418.51
A.D. = 7.00%

HIGH POINT ELEV = 427.79
HIGH POINT STA = 14+43.53
PVI STA = 14+50.00
PVI ELEV = 429.01
A.D. = -6.57%

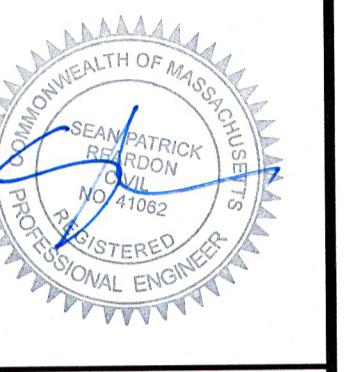
LOW POINT ELEV = 419.59
LOW POINT STA = 17+78.14
PVI STA = 17+50.00
PVI ELEV = 418.31
A.D. = 5.57%



PROFILE
HORIZ. : 1"=40'
VERT. : 1" = 8'



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Methuen, MA 01754
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MARK	DATE	DESCRIPTION	BY
1	4/26/21	PRELIMINARY SUBMISSION	CDH

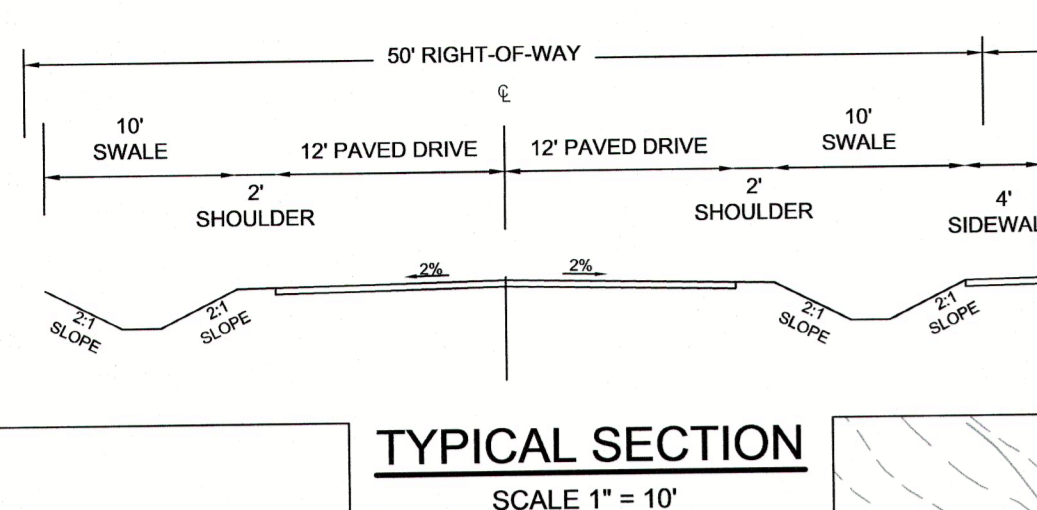
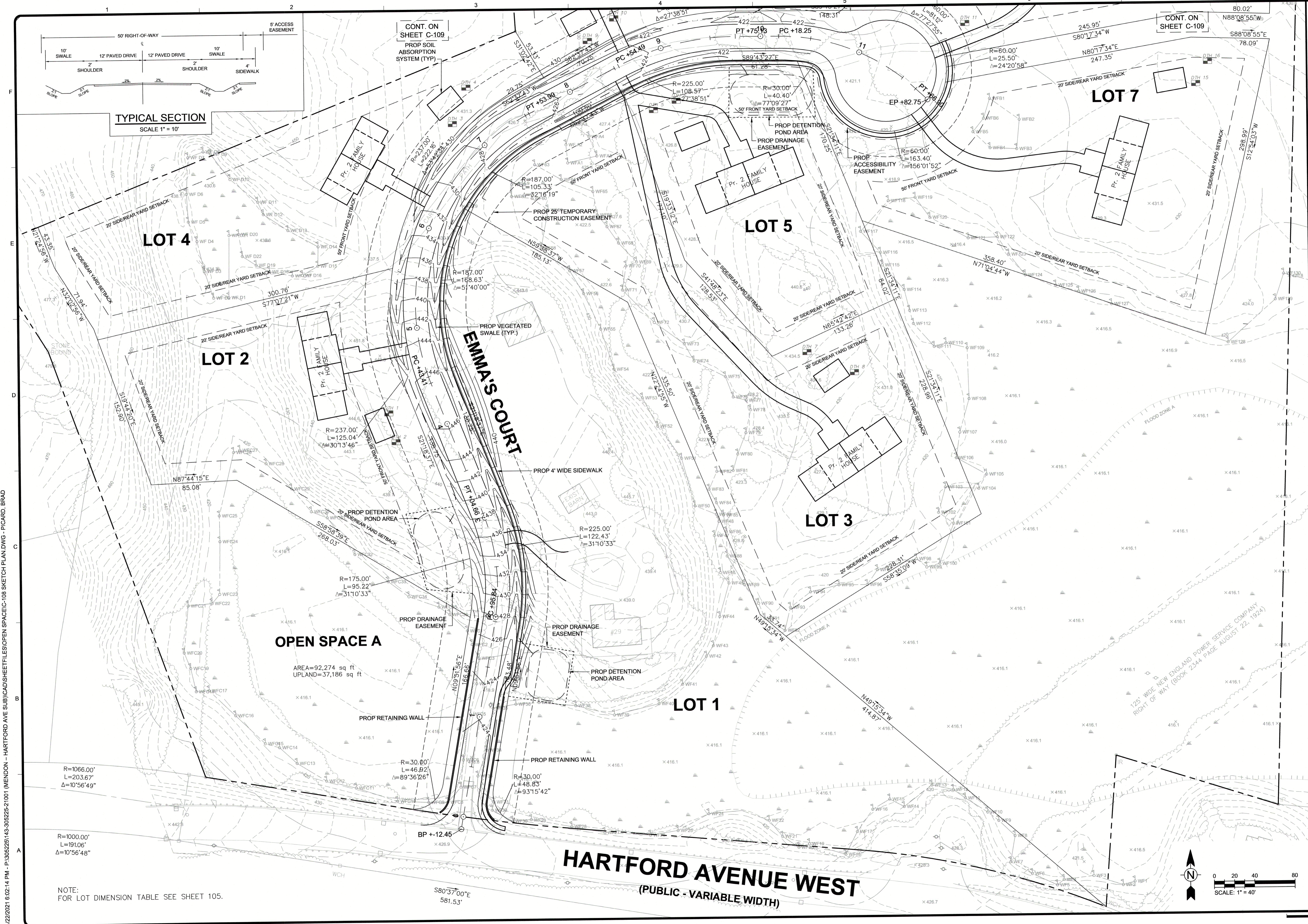
Client: Meehan Group
Proj. Loc.: Mendon, MA
Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

Conventional Subdivision
Plan and Profile

C-107

Copyright: Tetra Tech

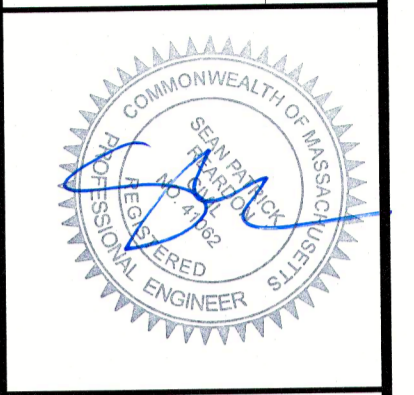


CONT. ON SHEET C-109
PROP SOIL ABSORPTION SYSTEM (TYP)

CONT. ON SHEET C-109
N88°08'55"W
S88°08'55"E
78.09'

TYPICAL SECTION
SCALE 1" = 10'

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MARK	DATE	DESCRIPTION
1	4/26/21	PRELIMINARY SUBMISSION

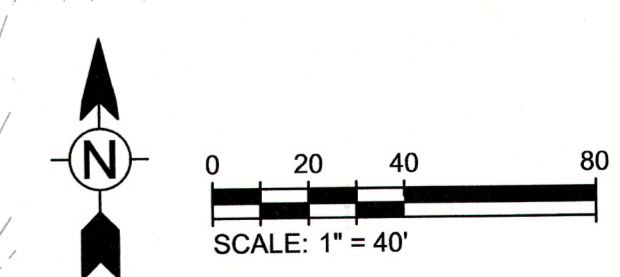
Client: Meehan Group
Proj. Loc: Mendon, MA
Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

C-108

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4/22/2021 6:02:14 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)CADISHEET\LESOPEN SPACE-C-108 SKETCH PLAN.DWG - PICARD, BRAD

NOTE:
FOR LOT DIMENSION TABLE SEE SHEET 105.



HARTFORD AVENUE WEST
(PUBLIC - VARIABLE WIDTH)

Open Space Community
Sketch Plan



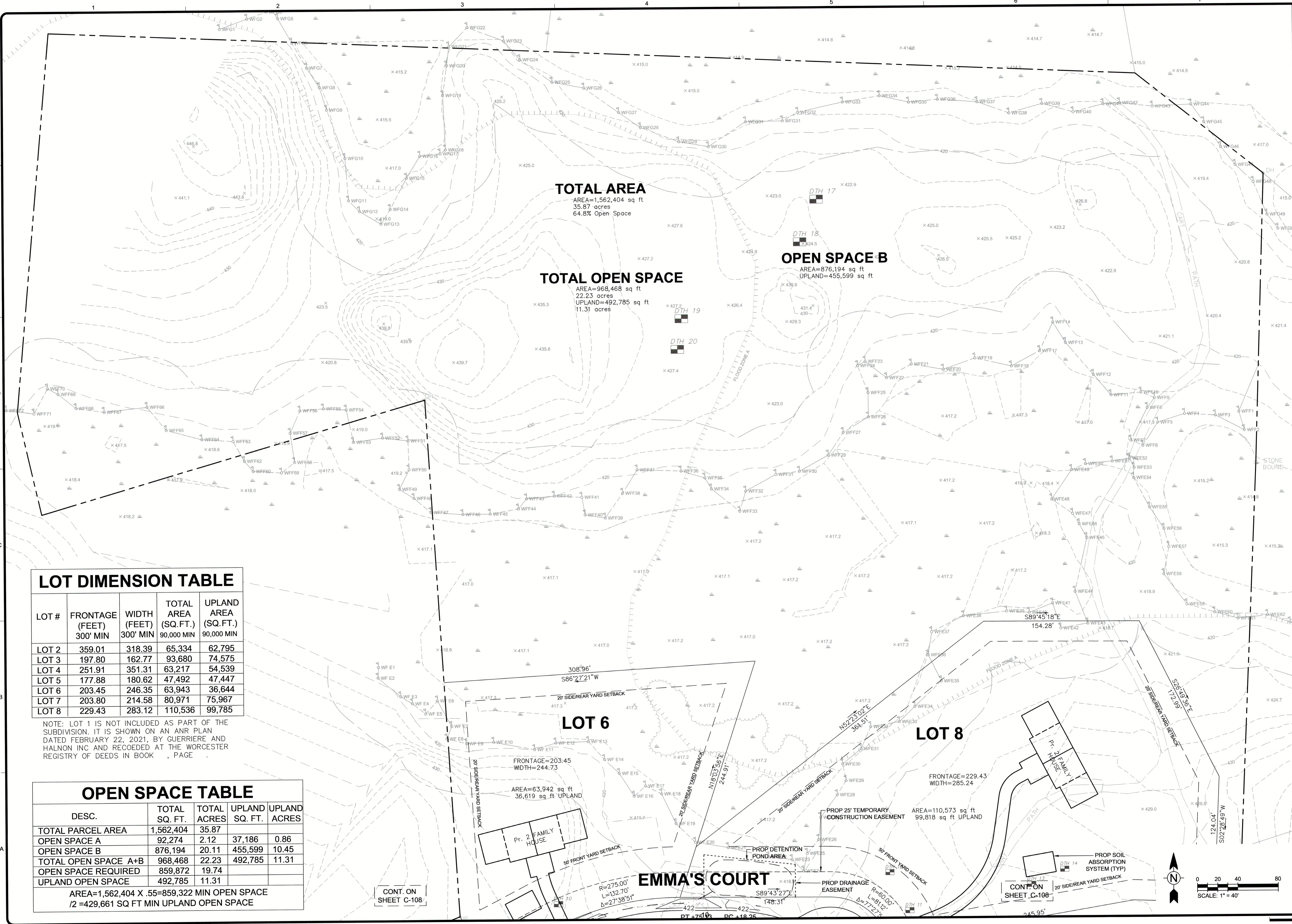
MARK	DATE	DESCRIPTION
1	4/26/21	PRELIMINARY SUBMISSION

Client: Mehan Group
Prof. Loc: Mendon, MA
Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

C-109

Bar Measures 1 inch



TOTAL AREA
AREA=1,562,404 sq ft
35.87 acres
64.8% Open Space

OPEN SPACE B
AREA=876,194 sq ft
UPLAND=455,599 sq ft

TOTAL OPEN SPACE
AREA=968,468 sq ft
22.23 acres
UPLAND=492,785 sq ft
11.31 acres

LOT DIMENSION TABLE

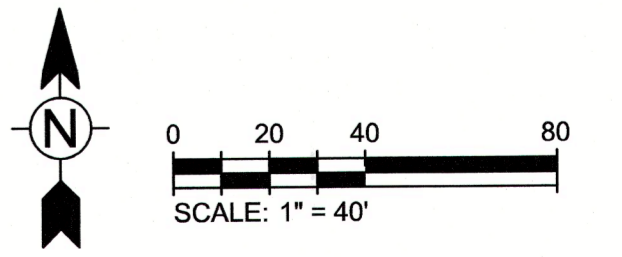
LOT #	FRONTAGE (FEET) 300' MIN	WIDTH (FEET) 300' MIN	TOTAL AREA (SQ.FT.) 90,000 MIN	UPLAND AREA (SQ.FT.) 90,000 MIN
LOT 2	359.01	318.39	65,334	62,795
LOT 3	197.80	162.77	93,680	74,575
LOT 4	251.91	351.31	63,217	54,539
LOT 5	177.88	180.62	47,492	47,447
LOT 6	203.45	246.35	63,943	36,644
LOT 7	203.80	214.58	80,971	75,967
LOT 8	229.43	283.12	110,536	99,785

NOTE: LOT 1 IS NOT INCLUDED AS PART OF THE SUBDIVISION. IT IS SHOWN ON AN ANR PLAN DATED FEBRUARY 22, 2021, BY GUERRIERE AND HALNON INC AND RECORDED AT THE WORCESTER REGISTRY OF DEEDS IN BOOK , PAGE

OPEN SPACE TABLE

DESC.	TOTAL SQ. FT.	TOTAL ACRES	UPLAND SQ. FT.	UPLAND ACRES
TOTAL PARCEL AREA	1,562,404	35.87		
OPEN SPACE A	92,274	2.12	37,186	0.86
OPEN SPACE B	876,194	20.11	455,599	10.45
TOTAL OPEN SPACE A+B	968,468	22.23	492,785	11.31
OPEN SPACE REQUIRED	859,872	19.74		
UPLAND OPEN SPACE	492,785	11.31		

AREA=1,562,404 X .55=859,322 MIN OPEN SPACE
/2 =429,661 SQ FT MIN UPLAND OPEN SPACE



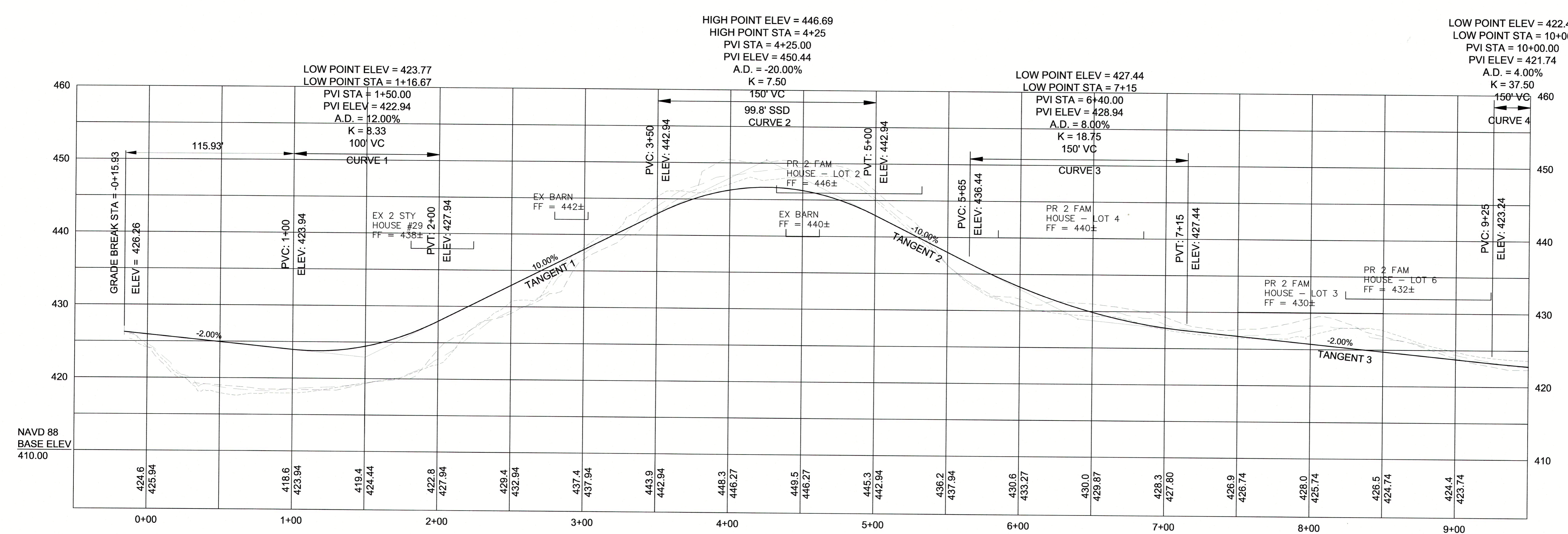
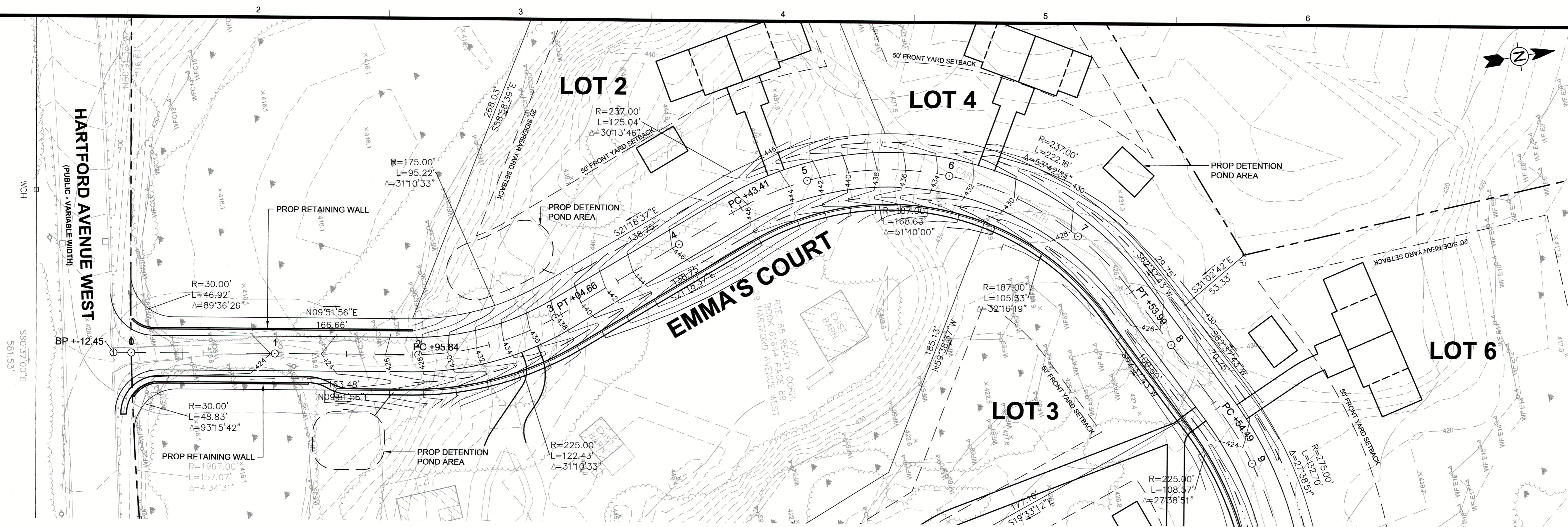
CONT. ON SHEET C-108

EMMA'S COURT

CONF. ON SHEET C-108

4/22/2021 6:02:19 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)\CAD\SHEETFILES\OPEN SPACE\C-108 SKETCH PLAN.DWG - PICARD, BRAD

4/22/2021 6:02:33 PM - P:\305225\143-305225-2\001 (MENDON) - HARTFORD AVE SUB\CAD\SSHEETS\OPEN SPACE\C-110 PLAN AND PROFILE_SKETCH PLAN.DWG - PICARD, BRAD



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SEA PATRICK GARDIN CIVIL ENGINEER REGISTERED PROFESSIONAL ENGINEER

MARK	DATE	DESCRIPTION	BY
1	4/28/21	PRELIMINARY SUBMISSION	CDH

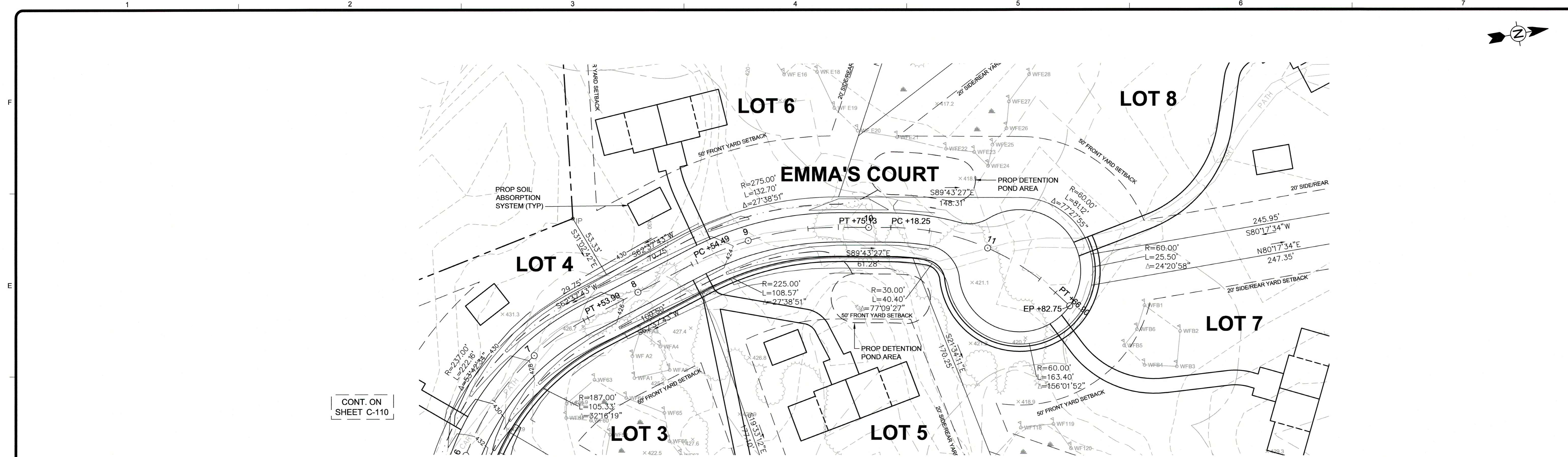
Client: Meehan Group
Proj. Loc.: Mendon, MA

Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

C-110

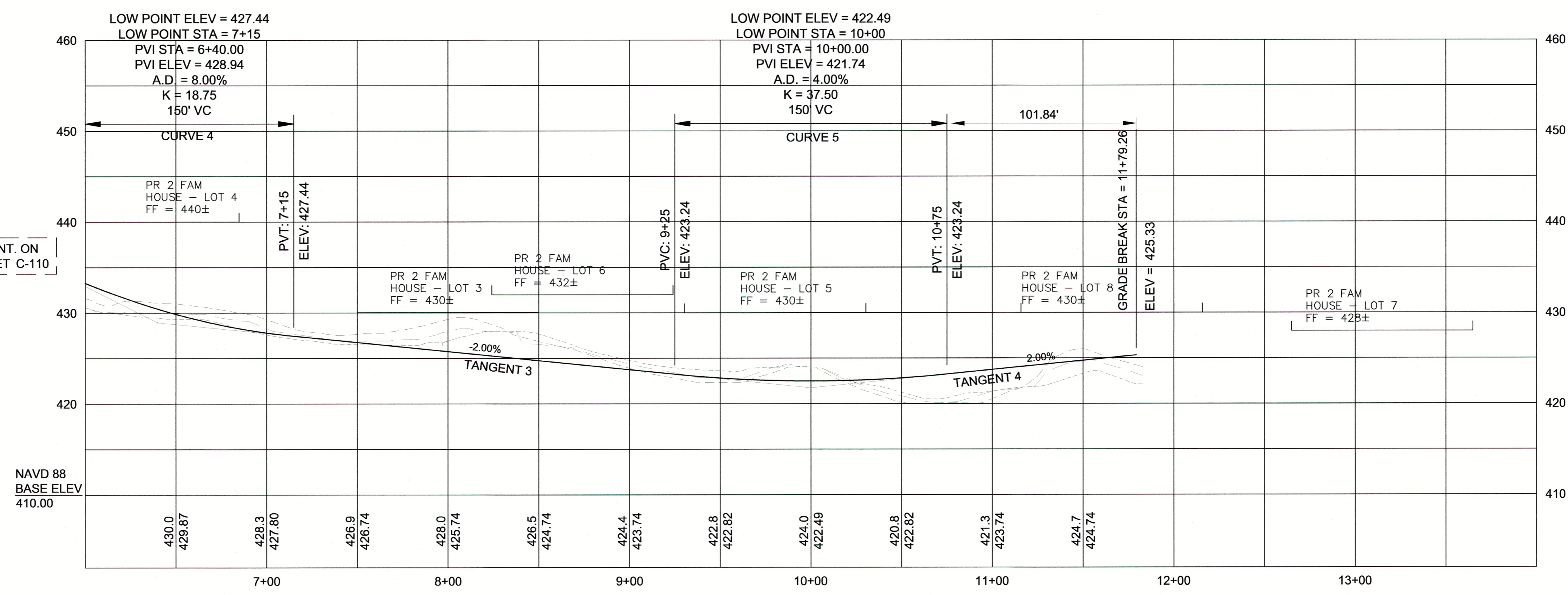
Bar Measures 1 inch

4/22/2021 6:02:39 PM - P:\305225\143-305225-21001 (MENDON - HARTFORD AVE SUB)CAD\SUBSHEETFILES\OPEN SPACE\C-110 PLAN AND PROFILE_SKETCH PLAN.DWG - PICARD, BRAD



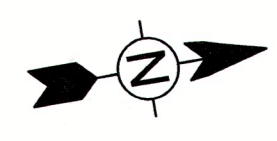
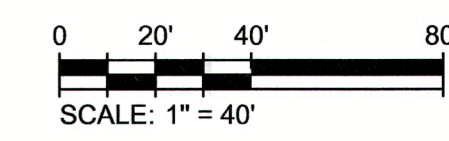
CONT. ON SHEET C-110

PLAN
1"=40'



CONT. ON SHEET C-110

PROFILE
HORIZ. : 1"=40'
VERT. : 1" = 8'



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MARK	DATE	DESCRIPTION
1	4/28/21	PRELIMINARY SUBMISSION

Client: Mehan Group
Proj. Loc.: Mendon, MA
Project No.: 143-305225-21001
Designed By: CDH
Drawn By: BMP
Checked By: SPR

Emma's Court - Preliminary Subdivision Plan
29 Hartford Ave West, Mendon, MA

C-111

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Bar Measures 1 inch