

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 12/30/2014 10:54:30 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
14066	PLANS		00907/73	06/06/2014	
Property-Street Address and/or Description					
FOX HOLLOW RD, SAFFRON DR WORCESTER, RAINBOW DR WORCESTER, SNOWY OWL LN WORCESTER, ZIZAM DR WORCESTER, SALISBURY ST HOLDEN, JORDAN RD HOLDEN, STANJOY RD HOLDEN					
Grantors					
WINTER RIDGE LP					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 907, PLAN 73
Received 6/16/14
Sheet 1 of 10
With Doc. #
In BOOK PAGE
Fee \$ 750.
ATTEST: *[Signature]*

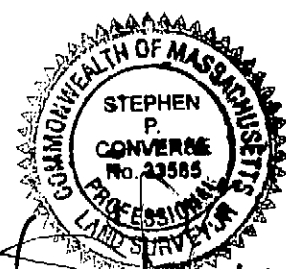
FOR REGISTRY USE ONLY

APPROVED BY THE PLANNING
BOARD OF THE TOWN OF HOLDEN

[Signatures]
HOLDEN PLANNING BOARD
DATE 6/13/14

THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET
REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A
CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE
PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE
SHOWN ACCORDING TO CURRENT TOWN OF HOLDEN ASSESSORS
RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
CONFORMITY WITH THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33585

DATE 3/6/14

OWNER OF RECORD:

WINTER RIDGE LIMITED PARTNERSHIP
1500 WORCESTER ROAD
FRAMINGHAM, MA 01701

ASSESSORS MAP REFERENCES:

MAP 236 PARCEL 5
MAP 244 PARCEL 2

DEED REFERENCE:

DEED BOOK 46888 PAGE 248

PLAN REFERENCES:

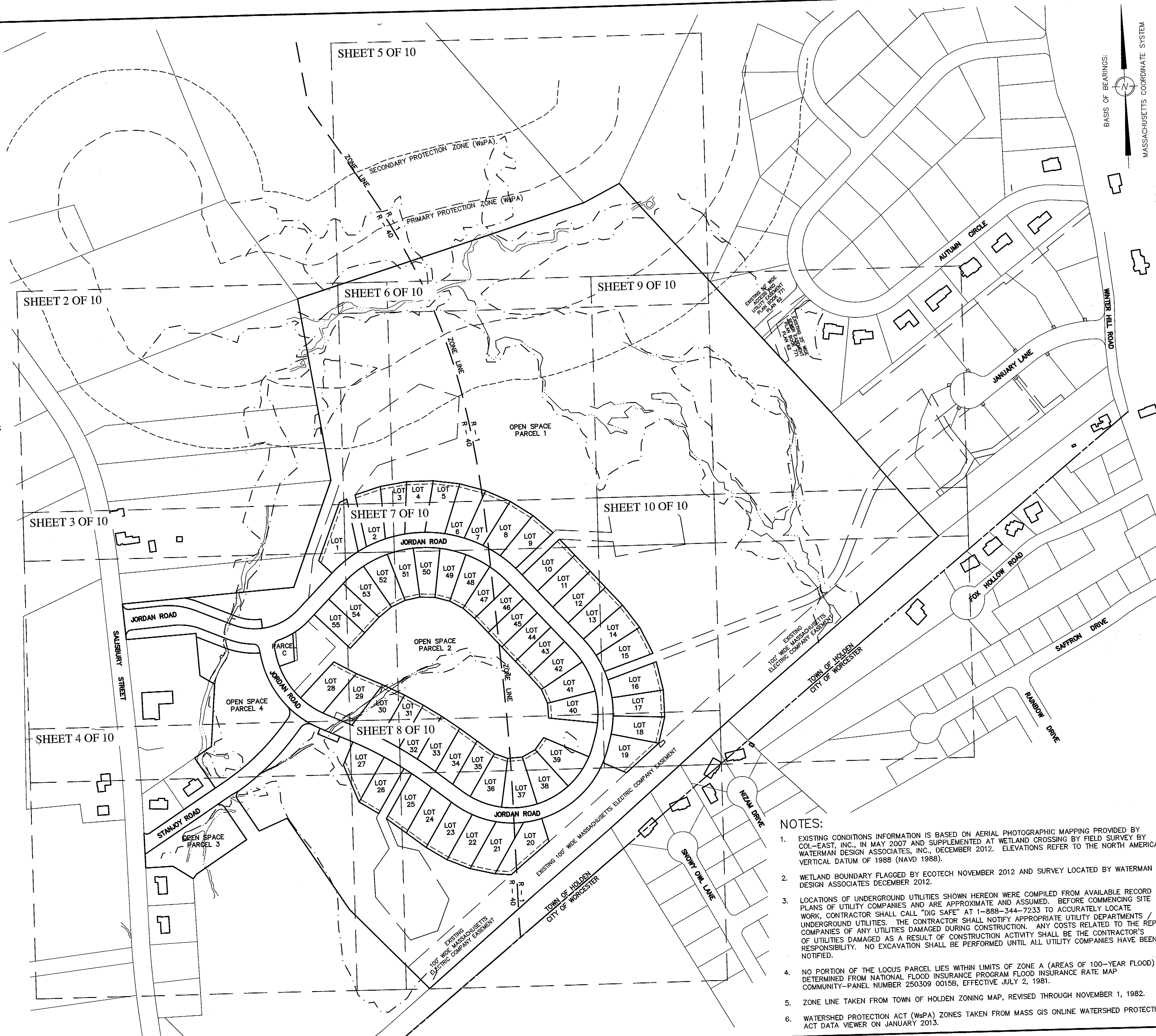
PLAN BOOK 23 PLAN 86
PLAN BOOK 239 PLAN 57
PLAN BOOK 246 PLAN 80
PLAN BOOK 283 PLAN 93
PLAN BOOK 295 PLAN 105
PLAN BOOK 300 PLAN 64
PLAN BOOK 314 PLAN 69
PLAN BOOK 348 PLAN 121
PLAN BOOK 374 PLAN 125
PLAN BOOK 500 PLAN 107
PLAN BOOK 532 PLAN 115
PLAN BOOK 579 PLAN 109
PLAN BOOK 620 PLAN 11
PLAN BOOK 730 PLAN 22
PLAN BOOK 771 PLAN 62
PLAN BOOK 772 PLAN 99
PLAN BOOK 785 PLAN 65
PLAN BOOK 798 PLAN 12
PLAN BOOK 838 PLAN 80

FIRM CLASSIFICATION:

FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER
250309 0015 B
EFFECTIVE JULY 2, 1981

ZONING CLASSIFICATIONS:

R-1
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 20 FEET
R-40
MINIMUM LOT AREA: 40,000 S.F.
MINIMUM LOT WIDTH: 100 FEET
MINIMUM LOT FRONTAGE: 100 FEET
MINIMUM FRONT YARD: 40 FEET
MINIMUM SIDE YARD: 25 FEET
MINIMUM REAR YARD: 20 FEET



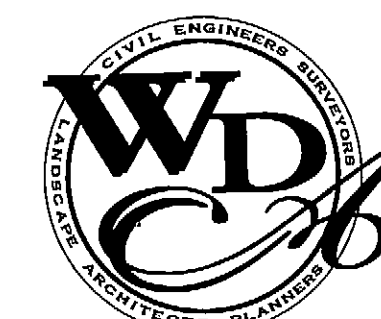
NOTES:

- EXISTING CONDITIONS INFORMATION IS BASED ON AERIAL PHOTOGRAPHIC MAPPING PROVIDED BY COL-EAST, INC. IN MAY 2007 AND SUPPLEMENTED AT WETLAND CROSSING BY FIELD SURVEY BY WATERMAN DESIGN ASSOCIATES, INC., DECEMBER 2012. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- WETLAND BOUNDARY FLAGGED BY ECOTECH NOVEMBER 2012 AND SURVEY LOCATED BY WATERMAN DESIGN ASSOCIATES DECEMBER 2012.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND ARE APPROXIMATE AND ASSUMED. BEFORE COMMENCING SITE WORK, CONTRACTOR SHALL CALL "DIG SAFE" AT 1-888-344-7233 TO ACCURATELY LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY DEPARTMENTS / COMPANIES OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. ANY COSTS RELATED TO THE REPAIR OF UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTOR'S RESPONSIBILITY. NO EXCAVATION SHALL BE PERFORMED UNTIL ALL UTILITY COMPANIES HAVE BEEN NOTIFIED.
- NO PORTION OF THE LOCUS PARCEL LIES WITHIN LIMITS OF ZONE A (AREAS OF 100-YEAR FLOOD) AS DETERMINED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 250309 0015B, EFFECTIVE JULY 2, 1981.
- ZONE LINE TAKEN FROM TOWN OF HOLDEN ZONING MAP, REVISED THROUGH NOVEMBER 1, 1982.
- WATERSHED PROTECTION ACT (WSPA) ZONES TAKEN FROM MASS GIS ONLINE WATERSHED PROTECTION ACT DATA VIEWER ON JANUARY 2013.

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REV.	DATE	DESCRIPTION	INIT.
D	12/27/2013	PARCEL C	
C	9/20/2013	NO CHANGE	
B	7/30/2013	PER TOWN COMMENTS	
A		INITIAL ISSUE	

PREPARED BY:



WATERMAN DESIGN
ASSOCIATES, INC.

31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER/APPLICANT:

WINTER RIDGE LIMITED
PARTNERSHIP

1500 Worcester Road
Framingham, MA 01701

TITLE:

LOTING PLAN
INDEX
OAK HILL
SALSBURY STREET
Holden, MA
(Worcester County)

DEFINITIVE OSRD PLAN

DATE:	04/03/13	SCALE:	1" = 150'
JOB NO.:	0167.10	DWN. BY:	ECV
		CHK'D. BY:	SPC
FILE NO.:	0167100	REGISTRY SHEET:	1 OF 10
DRAWING NO.:	0167101D	SHEET:	2.01

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MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33585

DATE

3/6/14

APPROVED BY THE PLANNING
BOARD OF THE TOWN OF HOLDEN

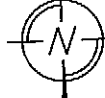
[Signature]
[Signature]
[Signature]

HOLDEN PLANNING BOARD

DATE

5/10/14

BASIS OF BEARINGS:



MASSACHUSETTS COORDINATE SYSTEM

N/F
WHITE OAK LAND CONSERVATION
DEED BOOK 22726 PAGE 239
MAP 236 PARCEL 4

N/F
SEASONS DEVELOPMENT CORP.
DEED BOOK 28970 PAGE 37
MAP 236 PARCEL 7

N/F
JOHN R. & GREGG D. LAVIOLETTE
DEED BOOK 32508 PAGE 375
MAP 236 PARCEL 8

N/F
ANNA SOTIRIOU & NIKOLAOS ENCONIDIS
DEED BOOK 31284 PAGE 398
MAP 236 PARCEL 9

N/F
FRANCIS G., III, & DEIDRE KOSKY
DEED BOOK 31800 PAGE 187
MAP 236 PARCEL 10

N/F
DAVID T BAIR
DEED BOOK 43801 PAGE 397
MAP 244 PARCEL 6

MATCH LINE SHEET 3

MATCH LINE SHEET 6

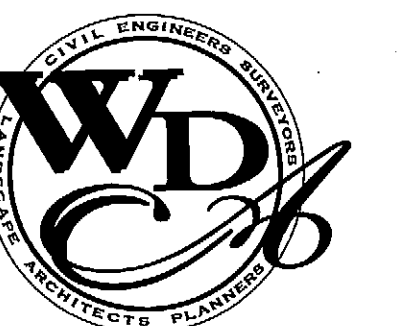
PLAN BOOK 907 PLAN 73
SHEET 2 OF 10

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TITLE:

LOTING PLANS

OAK HILL
SALISBURY STREET
Holden, MA
(Worcester County)

DEFINITIVE OSRD PLAN

DATE:	04/03/13	SCALE:	1" = 40'
JOB NO.:	0167.10	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167102D	REGISTRY SHEET:	2 OF 10
		SHEET:	2.02

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN

Billie
William J. Kelly
John M. Miller

HOLDEN PLANNING BOARD

DATE 5/13/14

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STEPHEN P. CONVERSE, PLS #33585

DATE 3/6/14

N/F
RONALD P. PACKARD
MAP 250 PARCEL 32

PARCEL B
(NOT TO BE CONSIDERED
A BUILDING LOT)
13,521 S.F.±

N/F
DONNA L. AHEARN &
SUSAN P. D'AMICO
DEED BOOK 37147
PAGE 177
MAP 244
PARCEL 10

PARCEL C
(NOT TO BE CONSIDERED
A BUILDING LOT)
5,085 S.F.±

OPEN SPACE
PARCEL 4
87,368 S.F.±
(2.00 AC.±)

PARCEL D
(NOT TO BE CONSIDERED
A BUILDING LOT)
1,400 S.F.±

N/F
ALLISON A. HACKETT
DEED BOOK 25789
PAGE 339
MAP 244 PARCEL 9

MATCH LINE SHEET 2

MATCH LINE SHEET 4

PROPOSED STANLEY ROAD
RIGHT-OF-WAY
33.96 S.F.±

DRAINAGE EASEMENT DETAIL
SCALE: 1"=40'

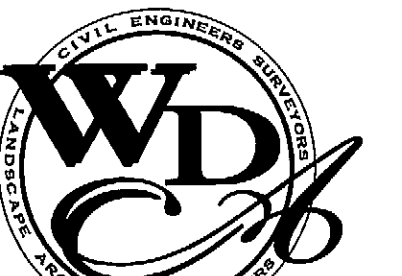
PLAN BOOK 907 PLAN 73
SHEET 3 OF 10

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TITLE:

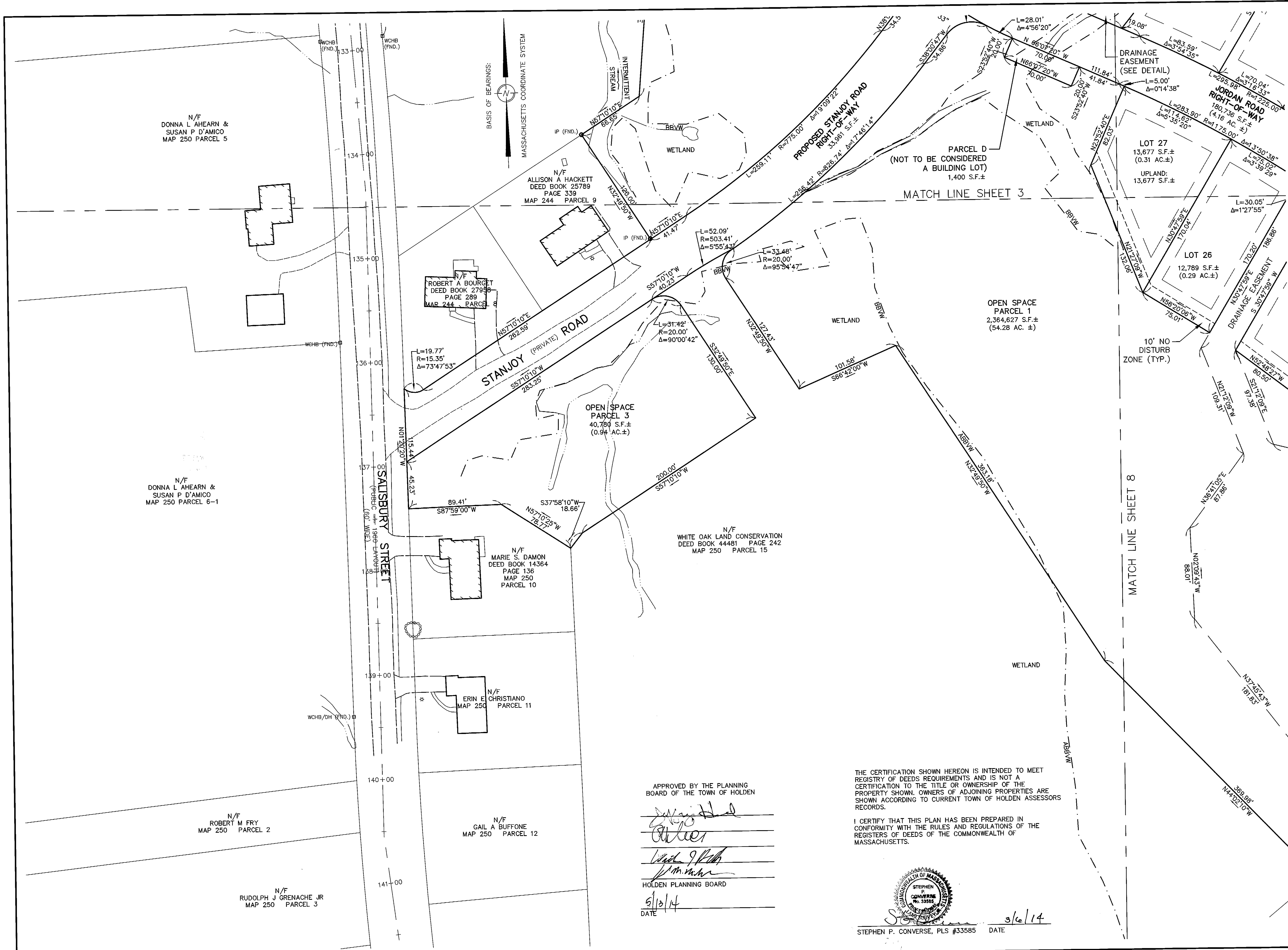
LOTING PLANS

OAK HILL
SALISBURY STREET

Holden, MA
(Worcester County)

DEFINITIVE OSRD PLAN

DATE:	04/03/13	SCALE:	1"=40'
JOB NO.:	016710	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167103D	REGISTRY SHEET:	3 OF 10
		SHEET:	2.03



PLAN BOOK 907 PLAN 13
SHEET 4 OF 10

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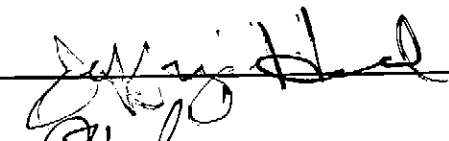
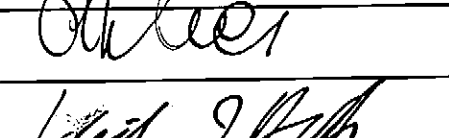
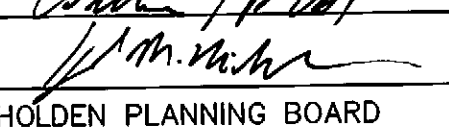
LOTING PLANS
OAK HILL
SALSUBURY STREET
Holden, MA
(Worcester County)

DEFINITIVE OSRD PLAN

0 40 80 120
1" = 40'

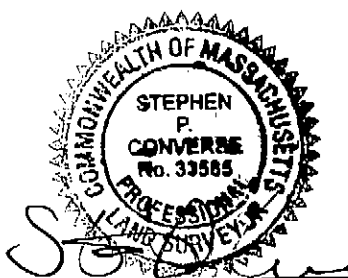
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FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167104D	REGISTRY SHEET:	4 OF 10
		SHEET:	2.04

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN




HOLDEN PLANNING BOARD
DATE 5/10/14

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STEPHEN P. CONVERSE, PLS #33585
DATE 3/6/14

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN

[Signature]
[Signature]
[Signature]

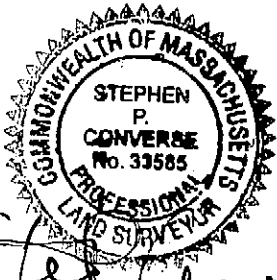
HOLDEN PLANNING BOARD

DATE 5/13/14

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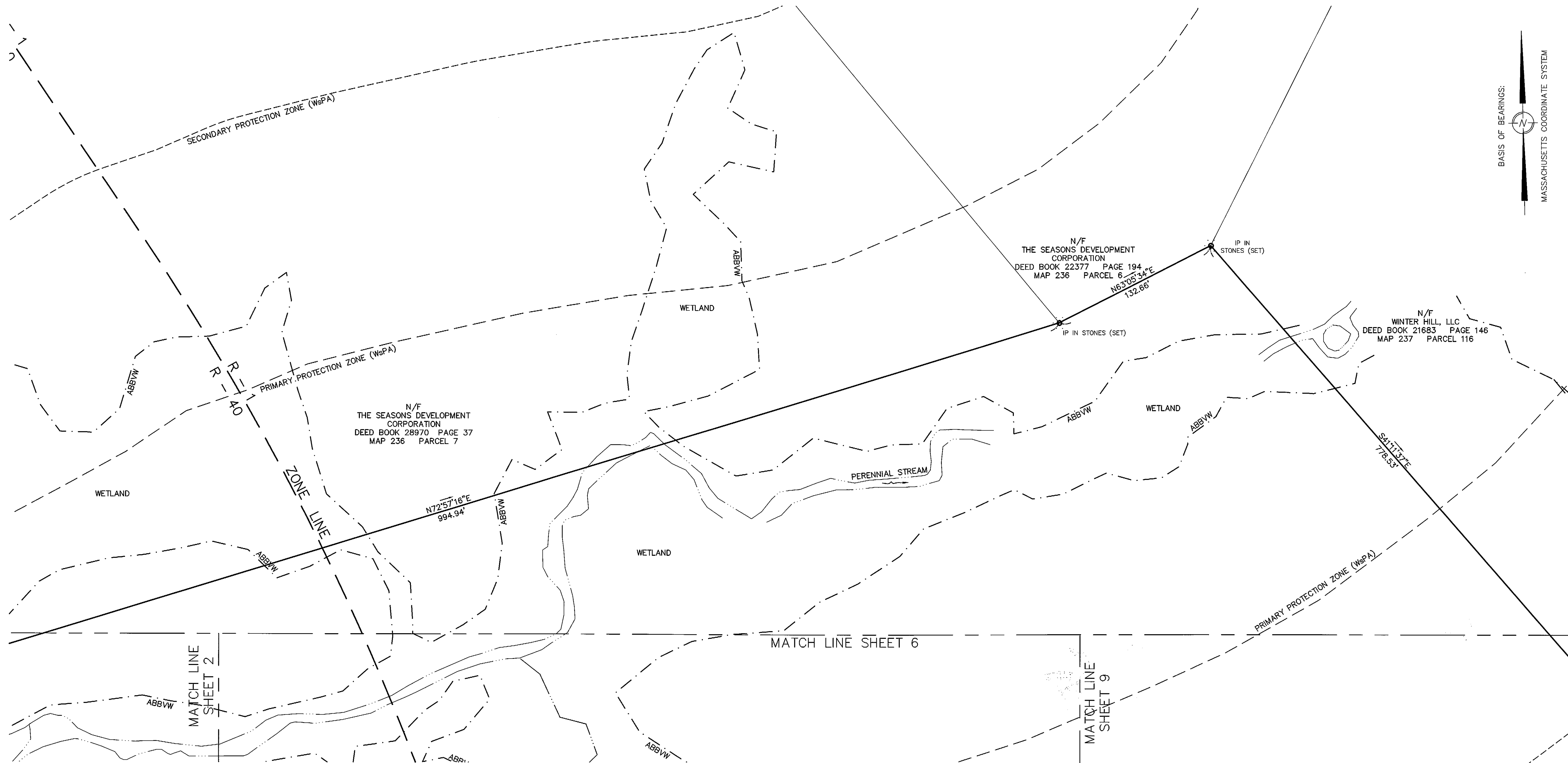
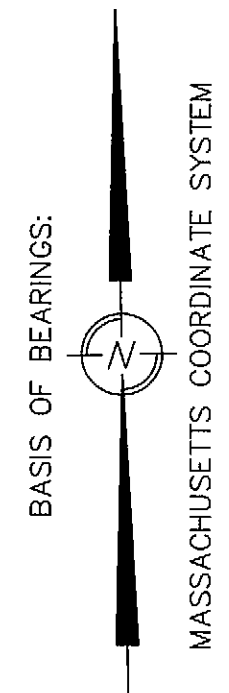

[Signature] 3/6/14
STEPHEN P. CONVERSE, PLS #33585 DATE

PLAN BOOK 907 PLAN 73
SHEET 5 OF 10

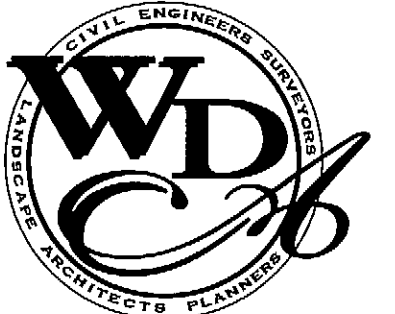
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OWNER/APPLICANT:

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1500 Worcester Road
Framingham, MA 01701

TITLE:

LOTING PLANS

**OAK HILL
SALISBURY STREET
Holden, MA
(Worcester County)**

DEFINITIVE OSRD PLAN

0 40 80 120
DATE: 04/03/13 SCALE: 1" = 40'

JOB NO.: 0167.10 DWN. BY: ECV
CHKD. BY: SPC

FILE NO.: 0167100 REGISTRY SHEET: 5 OF 10

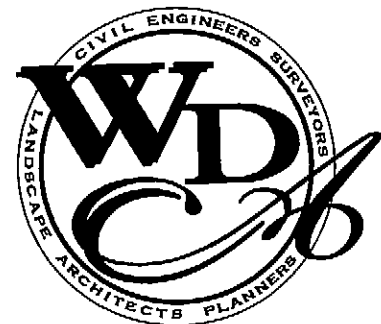
DRAWING NO.: 0167105D SHEET: 2.05

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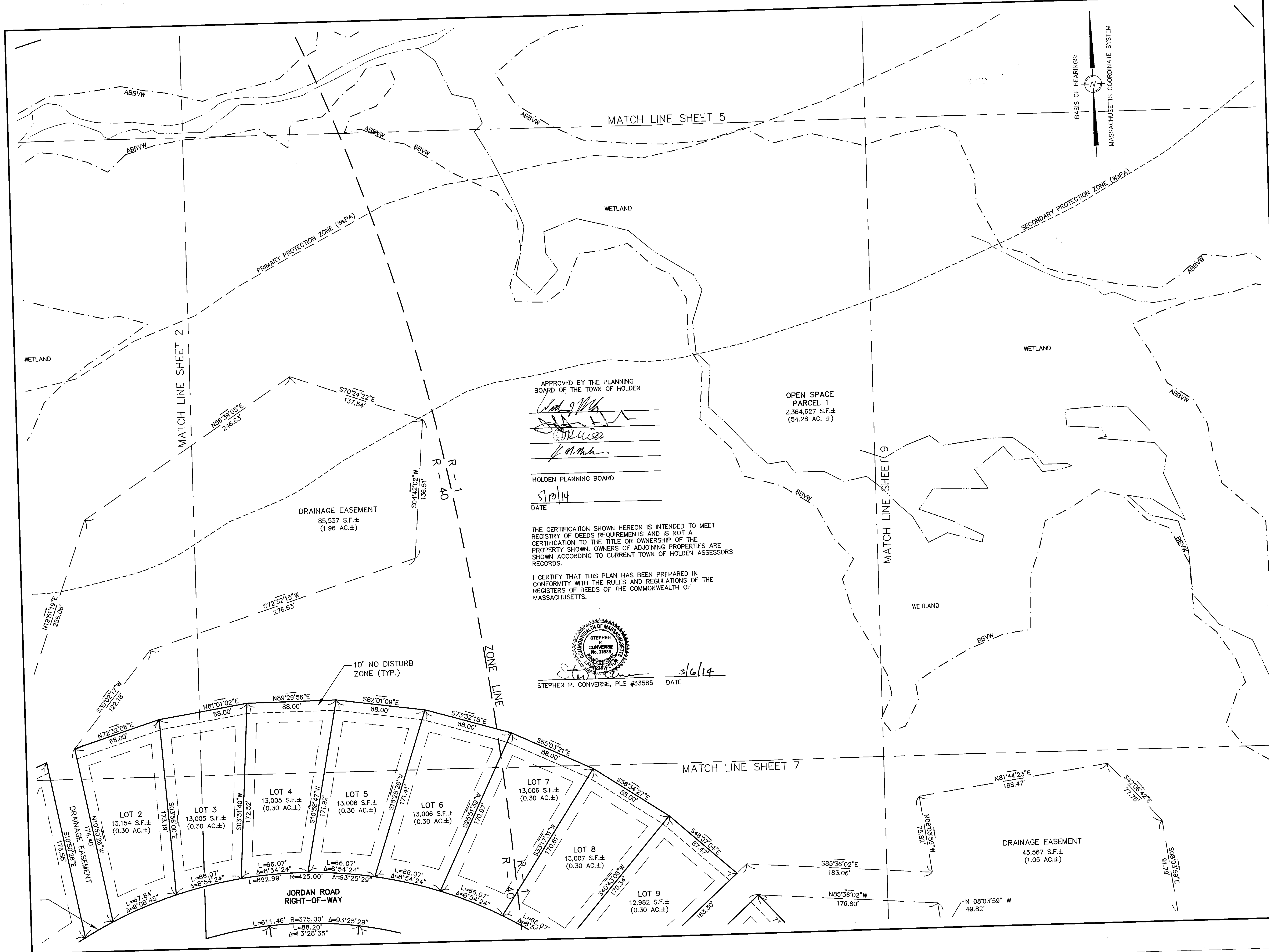
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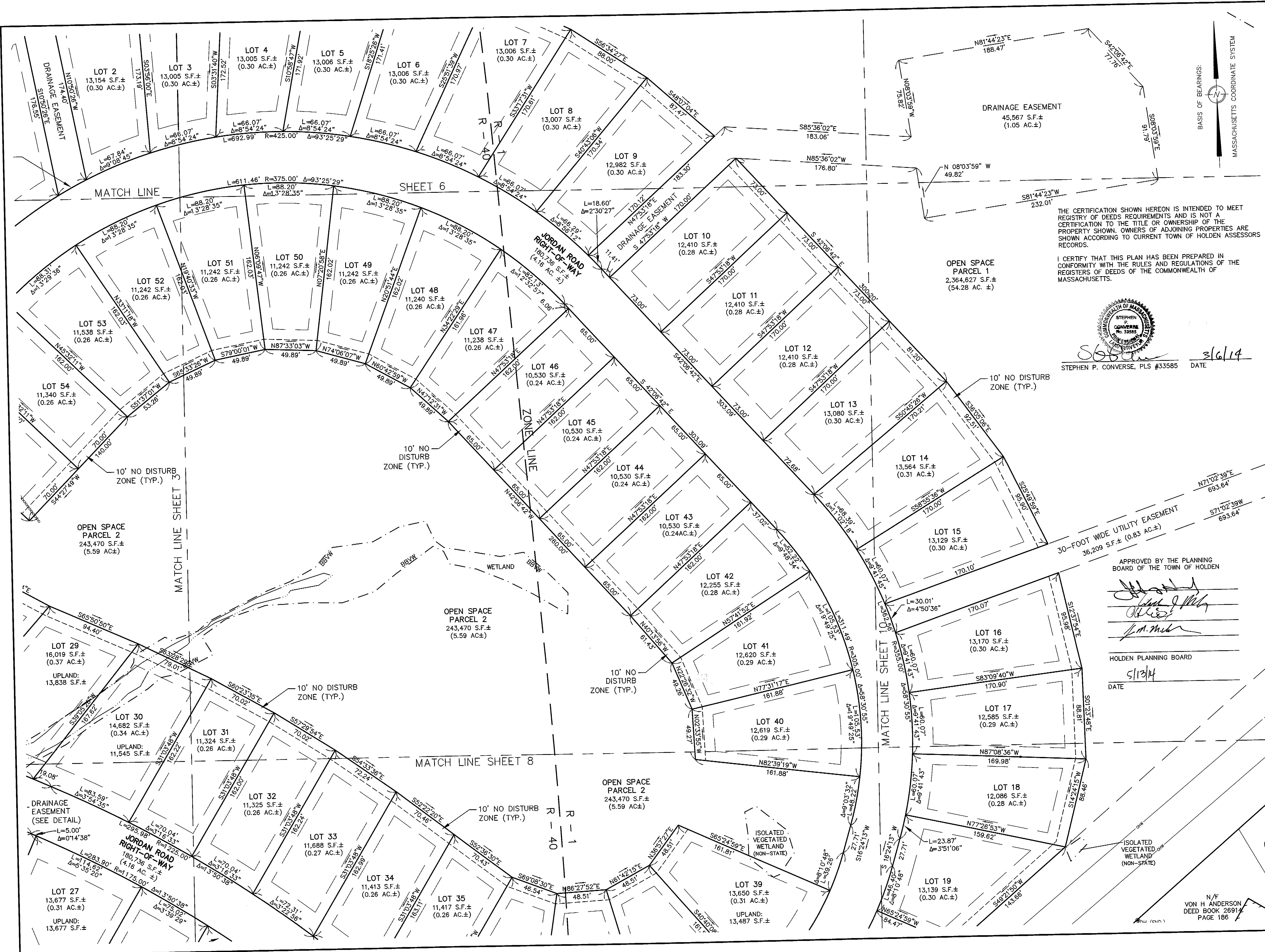
**OAK HILL
SALISBURY STREET
Holden, MA
(Worcester County)**

DEFINITIVE OSRD PLAN



DATE:	04/03/13	SCALE:	1" = 40'
JOB NO.:	0167.10	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167106D	REGISTRY SHEET:	6 OF 10
		SHEET:	2.06





PLAN BOOK 907 PLAN 13
SHEET 7 OF 10

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D	12/27/2013	OPEN SPACE PARCEL 2
C	9/20/2013	NO CHANGE
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REV.	DATE	DESCRIPTION

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JOB NO.:	0167.10	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D BY:	SPC
DRAWING NO.:	0167107D	REGISTRY SHEET:	7 OF 10
		SHEET:	2.07

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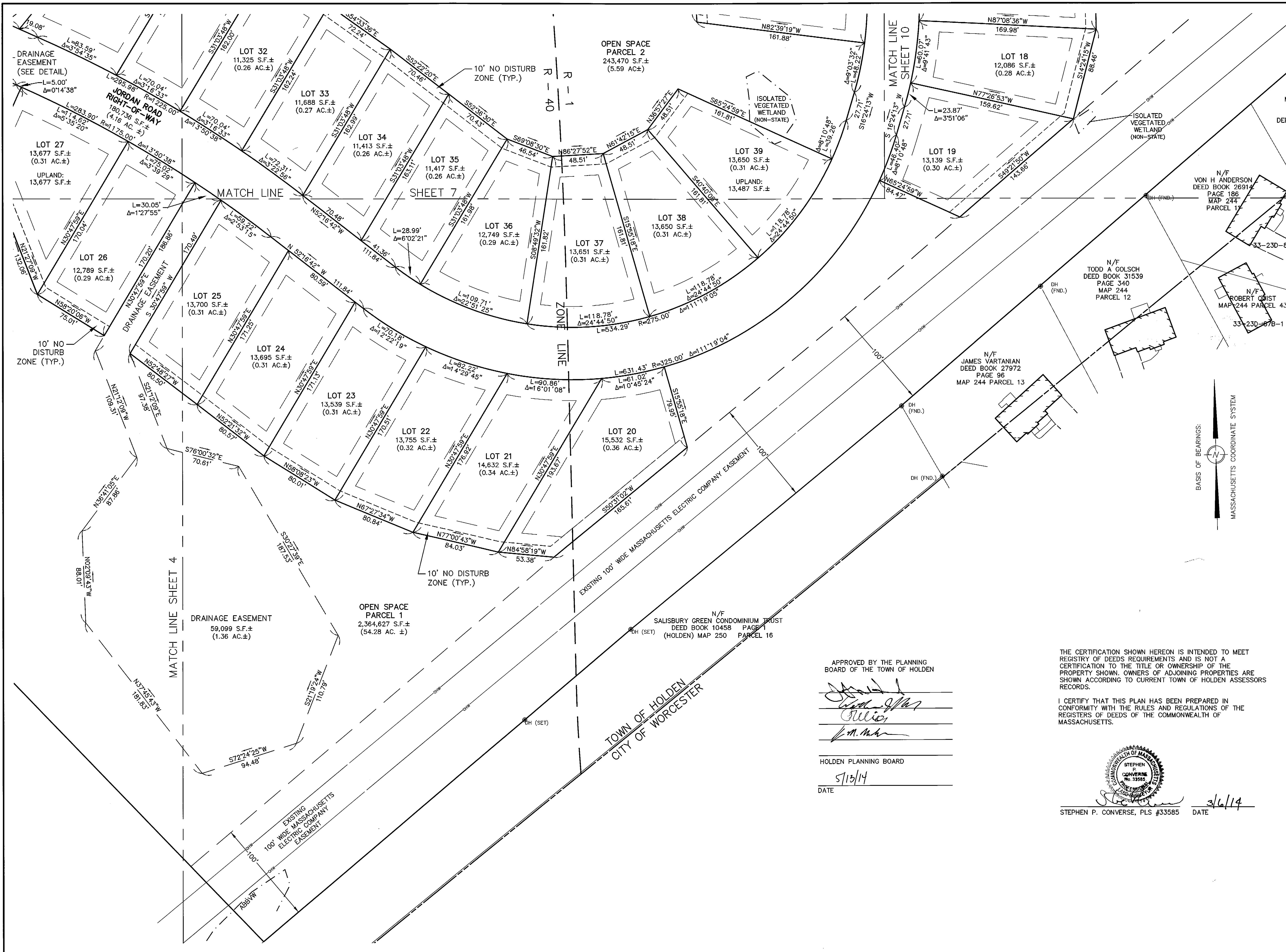
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STEPHEN P. CONVERSE, PLS #33585 DATE 3/6/14

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN

HOLDEN PLANNING BOARD
DATE 5/13/14

N/F
VON H ANDERSON
DEED BOOK 26914
PAGE 186



PLAN BOOK 907 PLAN 73
SHEET 8 OF 10

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REV.	DATE	DESCRIPTION	INIT.
D	12/27/2013	OPEN SPACE PARCEL 2	
C	9/20/2013	NO CHANGE	
B	7/30/2013	PER TOWN COMMENTS	
A		INITIAL ISSUE	

PREPARED BY:




WATERMAN DESIGN ASSOCIATES, INC.
31 East Main Street
Westborough, MA 01581
508.366.6552
508.366.6506 (fax)
watermandesign.com wda@wdassoc.com

OWNER/APPLICANT:
WINTER RIDGE LIMITED PARTNERSHIP
1500 Worcester Road
Framingham, MA 01701


THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF HOLDEN ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN

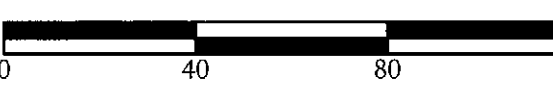


HOLDEN PLANNING BOARD
DATE 5/13/14



STEPHEN P. CONVERSE, PLS #33585
DATE 3/6/14

TITLE:
LOTING PLANS
OAK HILL
SALISBURY STREET
Holden, MA
(Worcester County)
DEFINITIVE OSRD PLAN



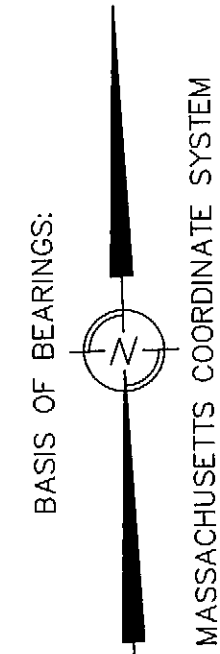
DATE:	04/03/13	SCALE:	1" = 40'
JOB NO.:	0167.10	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167108D	REGISTRY SHEET:	8 OF 10
		SHEET:	2.08

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REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.



STEPHEN P. CONVERSE, PLS #33585
DATE 5/6/14
SECONDARY PROTECTION ZONE (WSPA)



APPROVED BY THE PLANNING
BOARD OF THE TOWN OF HOLDEN

[Signatures]
HOLDEN PLANNING BOARD

DATE 5/13/14

MATCH LINE SHEET 6

MATCH LINE SHEET 10

DRAINAGE EASEMENT
45,567 S.F.±
(1.05 AC.±)

OPEN SPACE
PARCEL 1
2,364,627 S.F.±
(54.28 AC. ±)

N/F
LODGE CORPORATION
DEED BOOK 20424 PAGE 99
MAP 245 PARCEL 83

N/F
EMMA QUACH
MAP 245 PARCEL 89

N/F
SETH TRACHTENBERG
DEED BOOK 23115 PAGE 302
MAP 245 PARCEL 79

N/F
STEPHEN R. & RENEE L. BRODEUR
DEED BOOK 22646 PAGE 147
MAP 245 PARCEL 80

N/F
JOHN F. & MARY CATHERINE MAHER
DEED BOOK 25935 PAGE 87
MAP 245 PARCEL 81

N/F
KENNETH D. & DENISE M. EDELMAN
DEED BOOK 24658 PAGE 294
MAP 245 PARCEL 82

N/F
STANJOY ESTATES LLC
DEED BOOK 27411 PAGE 119
MAP 245 PARCEL 102

N/F
STANJOY ESTATES LLC
DEED BOOK 27411 PAGE 119
MAP 245 PARCEL 101

N/F
MASSACHUSETTS ELECT
DEED BOOK 4501
MAP 245 P.

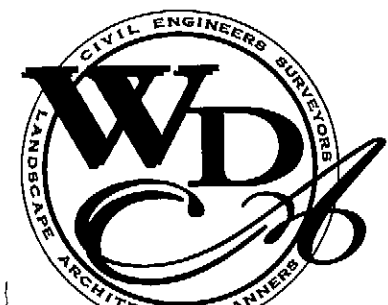
PLAN BOOK 907 PLAN 73
SHEET 9 OF 10

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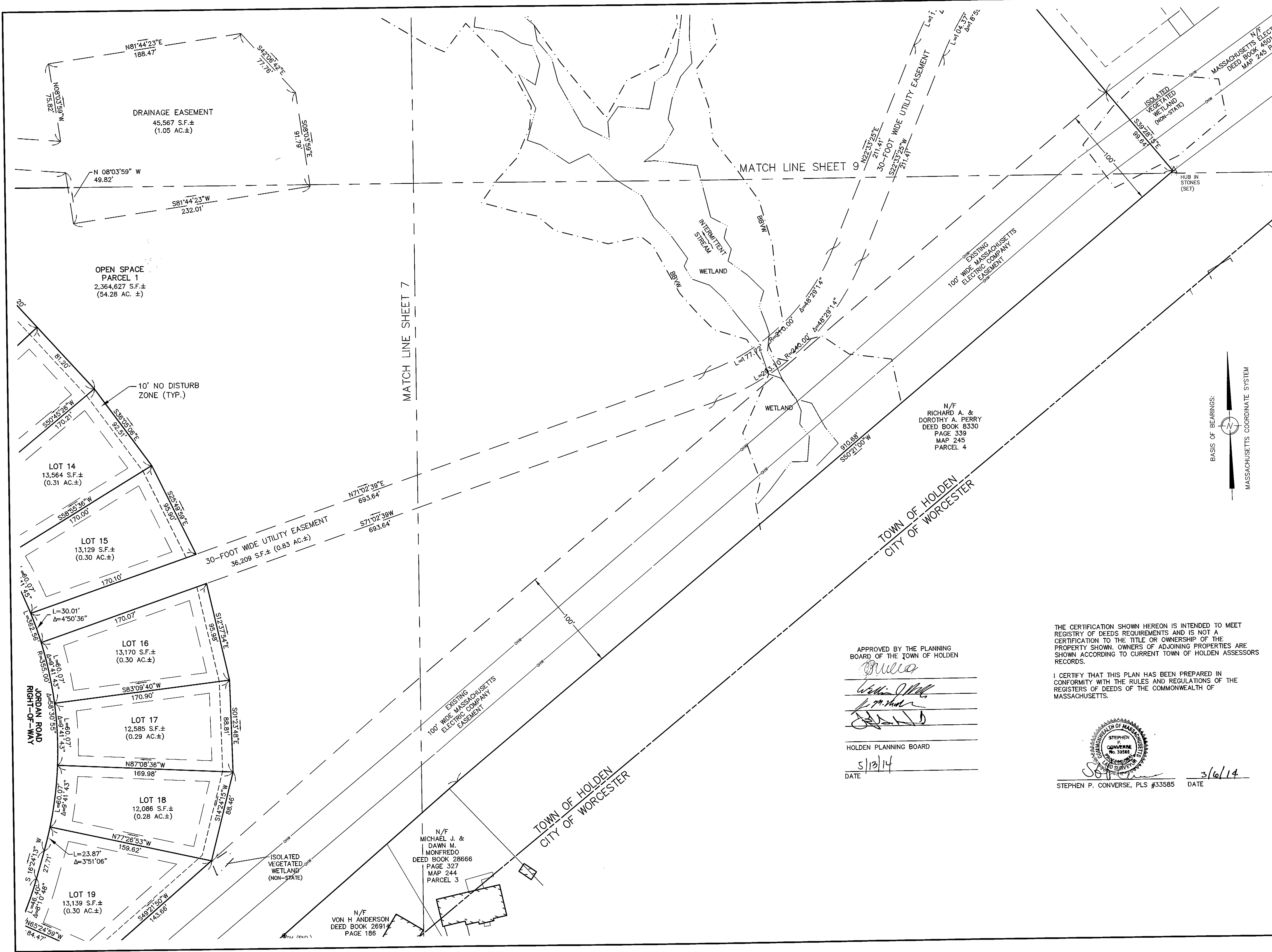
TITLE:

LOTING PLANS

OAK HILL
SALISBURY STREET
Holden, MA
(Worcester County)

DEFINITIVE OSRD PLAN

DATE:	04/03/13	SCALE:	1" = 40'
JOB NO.:	0167.10	DWN. BY:	ECV
FILE NO.:	0167100	CHK'D. BY:	SPC
DRAWING NO.:	0167109D	REGISTRY SHEET:	9 OF 10
		SHEET:	2.09



PLAN BOOK 907 PLAN 73
SHEET 10 OF 10

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STEPHEN P. CONVERSE, PLS #33585
DATE 3/6/14

APPROVED BY THE PLANNING BOARD OF THE TOWN OF HOLDEN

HOLDEN PLANNING BOARD
DATE 5/13/14

TITLE:	
LOTING PLANS	
OAK HILL SALISBURY STREET Holden, MA (Worcester County)	
DEFINITIVE OSRD PLAN	
DATE:	04/03/13
SCALE:	1" = 40'
JOB NO.:	0167.10
DWN. BY:	JRZ
CHK'D. BY:	SPC
FILE NO.:	0167100
REGISTRY SHEET:	10 OF 10
DRAWING NO.:	0167110D
SHEET:	2.10