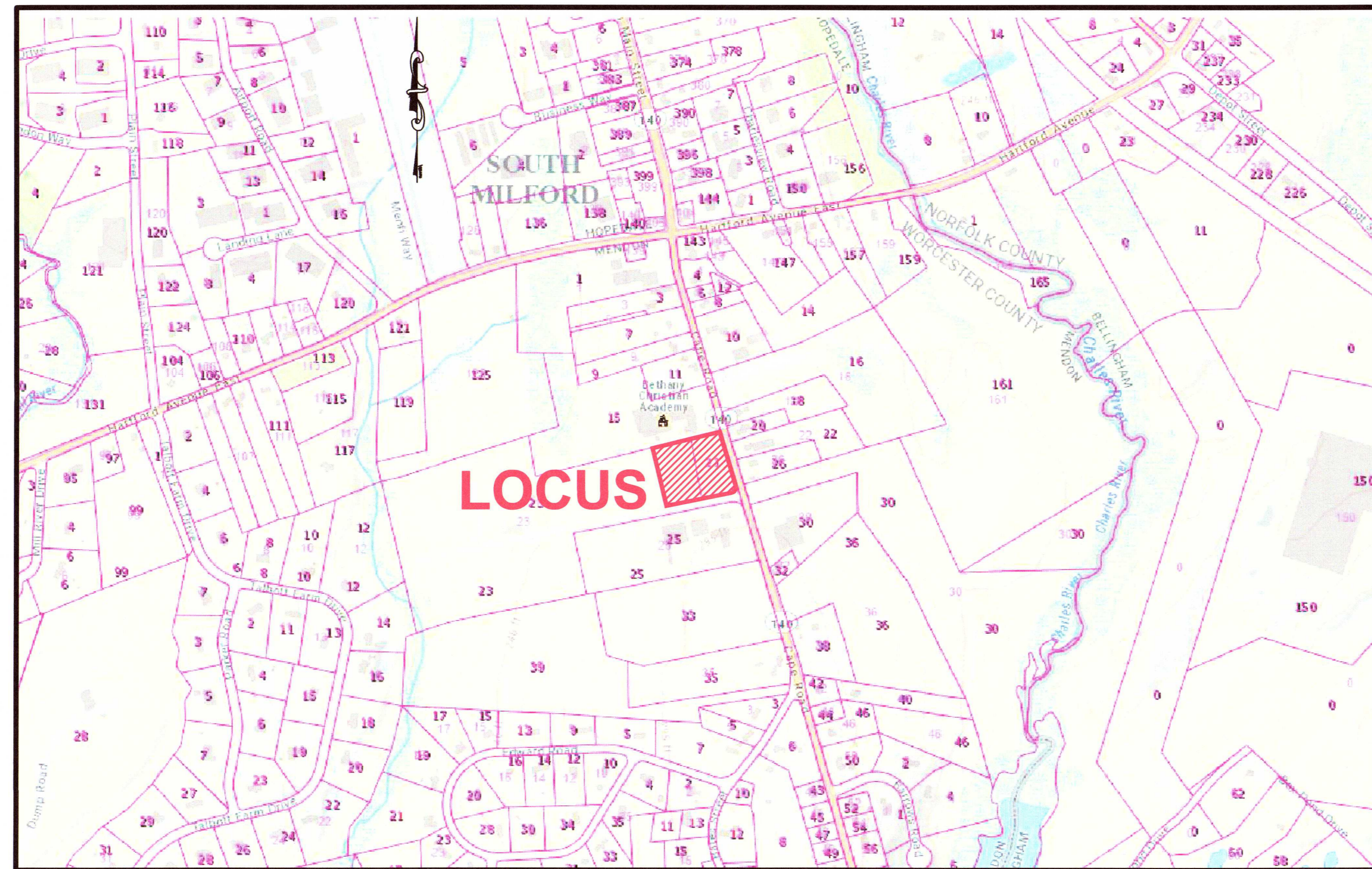


AMENDED SITE PLAN 21 CAPE ROAD IN MENDON, MASSACHUSETTS

OWNER: GOLD MEDALIST LLC

25 CAPE ROAD
MENDON, MA.
DATE JUNE 18, 2020



LOCUS MAP (MA GIS)

600 FEET TO AN INCH

PARKING REQUIREMENTS

EXISTING SITE
 CARWASH/DETAIL BUILDING:
 1 SPACE/300 GROSS FLOOR SPACE
 4,600 S.F./300 S.F. =15.22 SPACES

AUTO SERVICE BUILDING:
 1 SPACE/300 GROSS FLOOR SPACE
 7,200 S.F./300 S.F. =24 SPACES

TOTAL EXISTING SPACES REQUIRED: 40 SPACES REQUIRED INCLUDING 2 HANDICAP SPACES

PROPOSED NEW BUILDING
 AUTO BODY BUILDING
 1 SPACE/300 GROSS FLOOR SPACE
 4,050 S.F./300 S.F. = 13.5 SPACES

TOTAL SPACES REQUIRED: 54 SPACES REQUIRED INCLUDING 3 HANDICAP SPACES

TOTAL SPACED PROVIDED: 60 SPACES PROVIDED INCLUDING 3 HANDICAPPED SPACES.

ZONING – HIGHWAY BUSINESS

INTENSITY OF USE	REQ'D. BUS.	PROPOSED
MIN. LOT REQUIREMENTS		
LOT AREA (SF)	40,000 S.F.	2.61 AC.
LOT WIDTH (FT)	200'	293'± CAPE ROAD
FRONTAGE (FT)	200'	293'± CAPE ROAD
MIN. YARD REQUIREMENTS		
FRONT YARD SETBACK (FT)	50' @	198.9' & 195'
SIDE YARD SETBACK (FT)	20'	112.9' & 25.6'R
REAR YARD SETBACK (FT)	20'	N/A
BUILDING COVERAGE MAX.	30%	11.4%

INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN – LAYOUT
4. GRADING & UTILITY PLAN
5. EROSION CONTROL PLAN
6. DETAIL SHEET

PROFESSIONAL ENGINEER _____ DATE _____

SITE PLAN APPROVED
TOWN OF MENDON PLANNING BOARD

DATE: _____
BEING A MAJORITY

NOTES

NOTE: CONSTRUCTION ON THIS PROJECT IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.



DIG SAFE NOTE:

UTILITIES ARE PLOTTED FROM FIELD LOCATION AND ANY RECORD INFORMATION AVAILABLE, AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING. ALSO, CALL "DIG-SAFE" AT (888)344-7233 1(888)DIG-SAFE.

EXISTING LINES OTHER THAN THOSE INDICATED ON THESE DRAWINGS MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK, ESPECIALLY EXCAVATION WORK, AND TO MAKE ALL POSSIBLE INVESTIGATIONS AS TO POSSIBLE UNMARKED UTILITY LINES.

NOTES

1. SEE ASSESSORS MAP 14 LOT 21
2. SEE DEED BOOK 51513 PAGE 349 RECORDED AT THE WORCESTER DISTRICT REGISTRY OF DEEDS.
3. SEE ORIGINAL APPROVED SITE PLAN PREPARED BY GUERRIERE AND HALNON INC., 333 WEST STREET, MILFORD, MA 01757, PH. 508-473-6630. AND DATED SEPTEMBER 4, 2015 WITH REVISIONS THRU NOVEMBER 18, 2015.
4. ZONING – HB – HIGHWAY BUSINESS

OWNER:
GOLD MEDALIST LLC
25 CAPE ROAD,
MENDON, MA.

APPLICANT:
GOLD MEDALIST LLC
25 CAPE ROAD,
MENDON, MA.

21 CAPE ROAD

"COVER SHEET"
AMENDED SITE
PLAN OF LAND
IN
MENDON, MA

SCALE: NOT TO SCALE
DATE: JUNE 18 2020

REV	DATE	REVISIONS	INIT

The Meehan Group

P.O. BOX 444, MENDON, MA 01756 •
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