

COLD MEDALIST LLC
DEED BOOK 516513 PAGE 349
ASSESSORS MA9 14 LOT 23

PLAN BOOK 393 PLAN 96
WORCESTER DISTRICT REGISTRY
OF DEEDS

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 SPACES 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%

- NOTES**
- THIS PLAN REFERS TO THE TOWN OF MENDON ASSESSORS ATLAS, SHEET 14, LOT 21.
 - ZONING DISTRICT - HIGHWAY BUSINESS.
 - PROPERTY RECORDED AT WORCESTER REGISTRY OF DEEDS, BOOK 51513, PAGES 349.
 - PROPOSED BUILDING TO BE SERVICED BY PROPOSED ON-SITE SEPTIC SYSTEM AND PUBLIC WATER SUPPLY.
 - CONTRACTOR TO HAVE ALL UTILITIES LOCATED PRIOR TO CONSTRUCTION.
 - ALL UTILITIES, STRUCTURES AND SITE FEATURES SHOWN ARE EXISTING UNLESS NOTES OR INDICATED AS PROPOSED.
 - ELEVATIONS REFER TO USGS DATUM OF 1929.
 - TOPOGRAPHIC INFORMATION COLLECTED ON THE GROUND BY GUERRIERE AND HALNOR, INC., 333 WEST STREET, MILFORD, MA 01757
 - DUMPSTER TO BE ON A CONCRETE PAD AND PROPERLY SCREENED.
 - ALL ENTRANCE TO BE HANDICAPPED ACCESSIBLE.
 - ALL SIGNS TO CONFORM TO THE TOWN OF MENDON SIGN REGULATIONS.
 - THERE ARE NO WETLANDS ON THE SITE OR WITHIN 100 FT. OF THE PROPOSED DEVELOPMENT AREA.
 - NO ADDITIONAL LIGHTS ARE BEING PROPOSED EXCEPT FOR WALL MOUNTED LIGHTS ON THE NEW BUILDING.
 - ALL CURRENT A.D.A. REQUIREMENTS FOR THE SLOPES OF PAVEMENT WITHIN THE HANDICAP PARKING SPACES SHALL BE FOLLOWED.
 - TESTING HAS BEEN PERFORMED AND WITNESSED BY THE MENDON BOARD OF HEALTH FOR THE PROPOSED SEPTIC SYSTEM EXPANSION. SAID SYSTEM EXPANSION MUST BE APPROVED BY THE MENDON BOARD OF HEALTH PRIOR TO INSTALLATION.
 - NO SNOW STORAGE IS ALLOWED IN THE STORMWATER BASIN.

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 EXPLICIT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. CONTRACTORS (IN ACCORDANCE WITH MASS.G.L. CHAPTER 94B, 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.

LEGEND

	UTILITY POLE
	DRAIN MANHOLE
	CATCH BASIN
	DRAIN LINE
	FENCE
	TREE LINE
	SHRUB
	SPOT ELEVATION
	RIP-RAP
	MANHOLE
	PARKING SPACES
	MAIL BOX

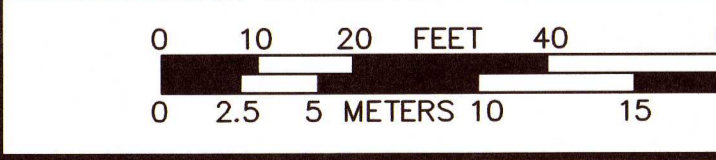
OWNER:
GOLD MEDALIST LLC
25 CAPE ROAD,
MENDON, MA.

APPLICANT:
ABRAHAM JREIJ
234 WEST STREET
MILFORD, MA 01757
508-473-5800

21 CAPE ROAD

"SITE LAYOUT"
AMENDED SITE
PLAN OF LAND
IN
MENDON, MA
SCALE: 20 FEET TO AN INCH
DATE: JUNE 18, 2020

REV	DATE	REVISIONS	COMMENT	INTL



The Meehan Group
P.O. BOX 444, MENDON, MA 01756 •
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