

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35. RECORD TITLE FROM DEED BOOK 55043, PAGES 261.
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CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

**PROPOSED SITE PLAN SET
PROPOSED SITE REDEVELOPMENT
35 CAPE ROAD
MENDON, MASSACHUSETTS**

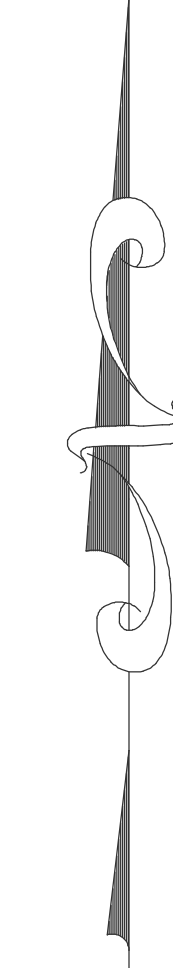
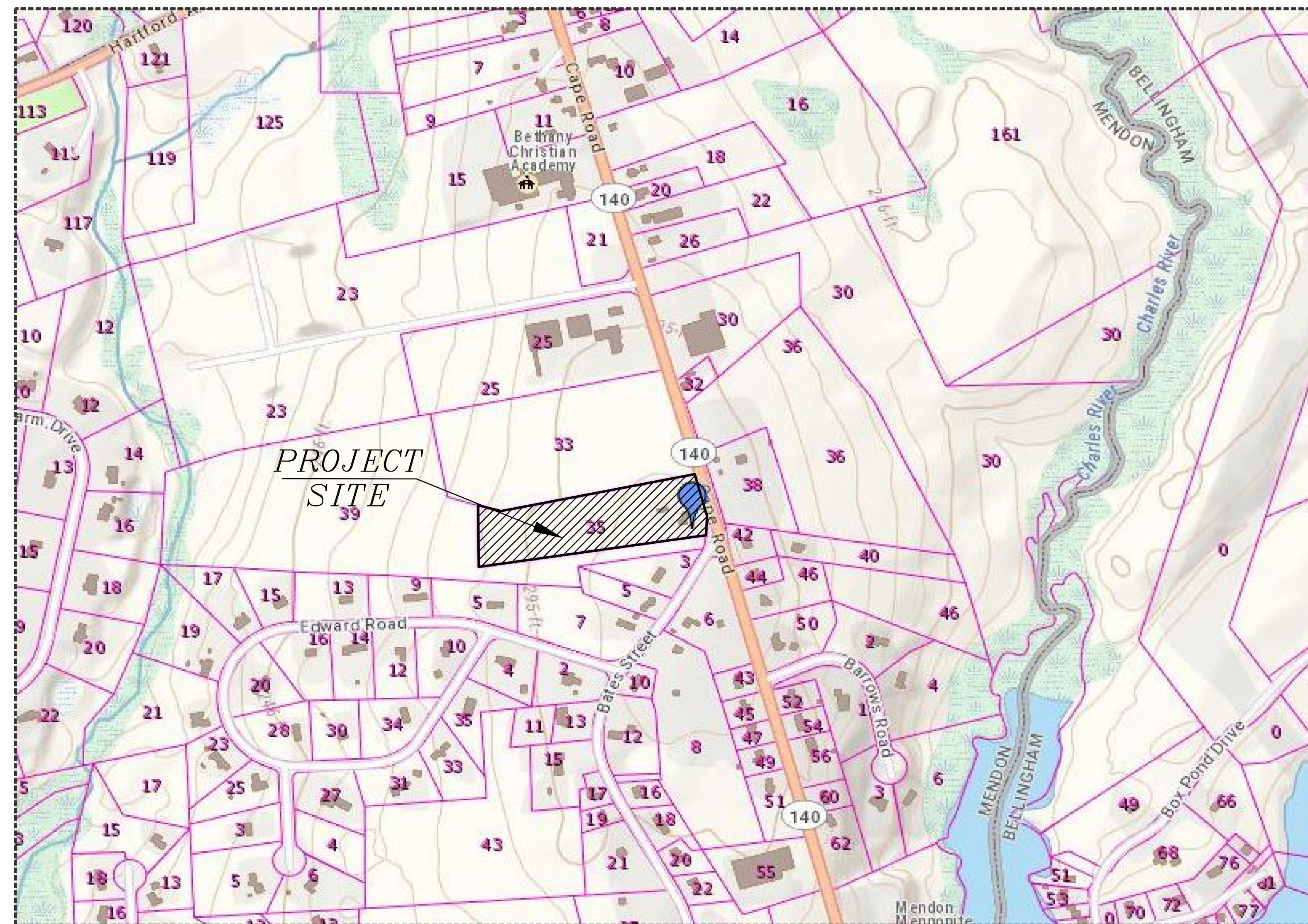
MENDON PLANNING BOARD
SITE PLAN REVIEW

DATE: _____

THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

ZONING:

**HB-HIGHWAY BUSINESS
ALL PERMITTED USES**
MINIMUM AREA= 40,000 SQUARE FEET
MINIMUM FRONTAGE= 200 FEET
SETBACKS:
FRONT YARD= 50 FEET
SIDE YARD= 20 FEET
REAR YARD= 20 FEET
MAXIMUM BUILDING HEIGHT= 35 FEET (2 STORIES)
MAXIMUM LOT COVERAGE= 30%



SHEET INDEX

- COVER SHEET
- SHEET C100 — EXISTING CONDITIONS SITE PLAN
- SHEET C200 — EROSION AND SEDIMENT CONTROL PLAN
- SHEET C300 — PROPOSED LAYOUT PLAN
- SHEET C400-C401 — PROPOSED GRADING PLANS
- SHEET C500-C501 — PROPOSED SITE PLANS
- SHEET C600 — LOCUS PLAN
- SHEET C700-C702 — DETAILS PLANS
- SHEET C800 — PROPOSED LANDSCAPE PLAN

PROPOSED PARKING REQUIREMENTS

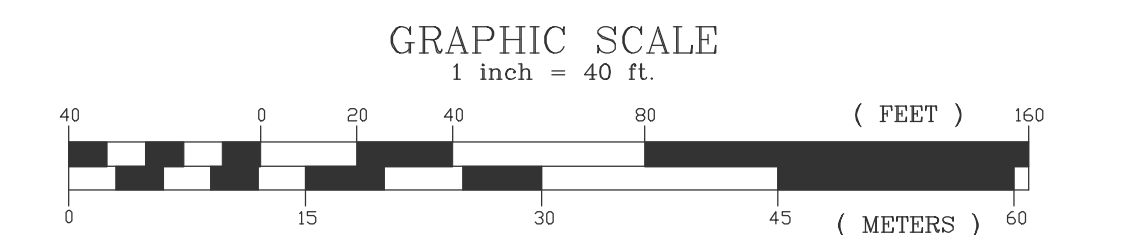
PROPOSED USE	FLOOR AREA	PARKING REQUIREMENT	TOTAL
PROPOSED BUILDING	31,200 SQUARE FEET	1 SPACE PER 1000 S.F. OF FLOOR AREA	31.2
TOTAL NUMBER OF REQUIRED PARKING SPACES			32
TOTAL NUMBER OF PROPOSED PARKING SPACES			51

PARKING REQUIREMENTS TAKEN FROM SECTION 2.03 (b) OF TOWN OF MENDON ZONING BYLAWS.

**ZONING TABLE: 35 CAPE ROAD
MAP 114, BLOCK 114, LOT 35**

DESCRIPTION	REQUIRED HIGHWAY BUSINESS	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT. (MIN.)	182,166 SQ. FT.	182,166 SQ. FT.
LOT FRONTAGE	200 FT. (MIN.)	240.44 FT.	240.44 FT.
FRONT YARD SETBACK	50 FT. (MIN.)	14.0 FT.	83.9 FT.
SIDE YARD SETBACK	20 FT. (MIN.)	44.7 FT.	59.0 FT.
REAR YARD SETBACK	20 FT. (MIN.)	665.6 FT.	408.5 FT.
MAX BUILDING HEIGHT	35 FT. (2.5 STORIES)	2.0 STORIES	18 FT. 1 (STORY)
FLOOR AREA	N.A.	4,904 SQ. FT.	31,200 SQ. FT.
FLOOR AREA RATIO	N.A.	0.027± (2.7%)	0.171 (17.1%)
MAX. BUILDING COVERAGE	30%	0.020 (2.0%)	0.171 (17.1%)
BUILDING AREA	N.A.	3,594 SQ. FT.	31,200 SQ. FT.
OTHER IMPERVIOUS SURFACES	N.A.	20,579 SQ. FT.	63,239 SQ. FT.
TOTAL IMPERVIOUS AREA	N.A.	24,173 SQ. FT.	94,439 SQ. FT.
PARKING	32 SPACES	0 SPACES	51 SPACES
HANDICAP PARKING	3 SPACES	0 SPACES	4 SPACES
UPLAND AREA	N.A.	182,166 SQ. FT.	182,166 SQ. FT.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



**COVER SHEET
#35 CAPE ROAD
IN
MENDON, MASS**

PREPARED FOR:
ARES CONSTRUCTION
38 PHEASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET 1 OF 1 DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

ZONING:

HB-HIGHWAY BUSINESS
ALL PERMITTED USES

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BENCHMARKS

T.B.M.	DESCRIPTION	ELEVATION
A	NAIL SET 1" UP IN 14" RED MAPLE	302.29'
B	NAIL SET 0.5" IN 12" RED MAPLE DOUBLE	307.83'
C	NAIL SET 1" UP ON U.P.#20	307.75'
D	NAIL SET 1" UP IN 12" WHITE PINE	311.48'

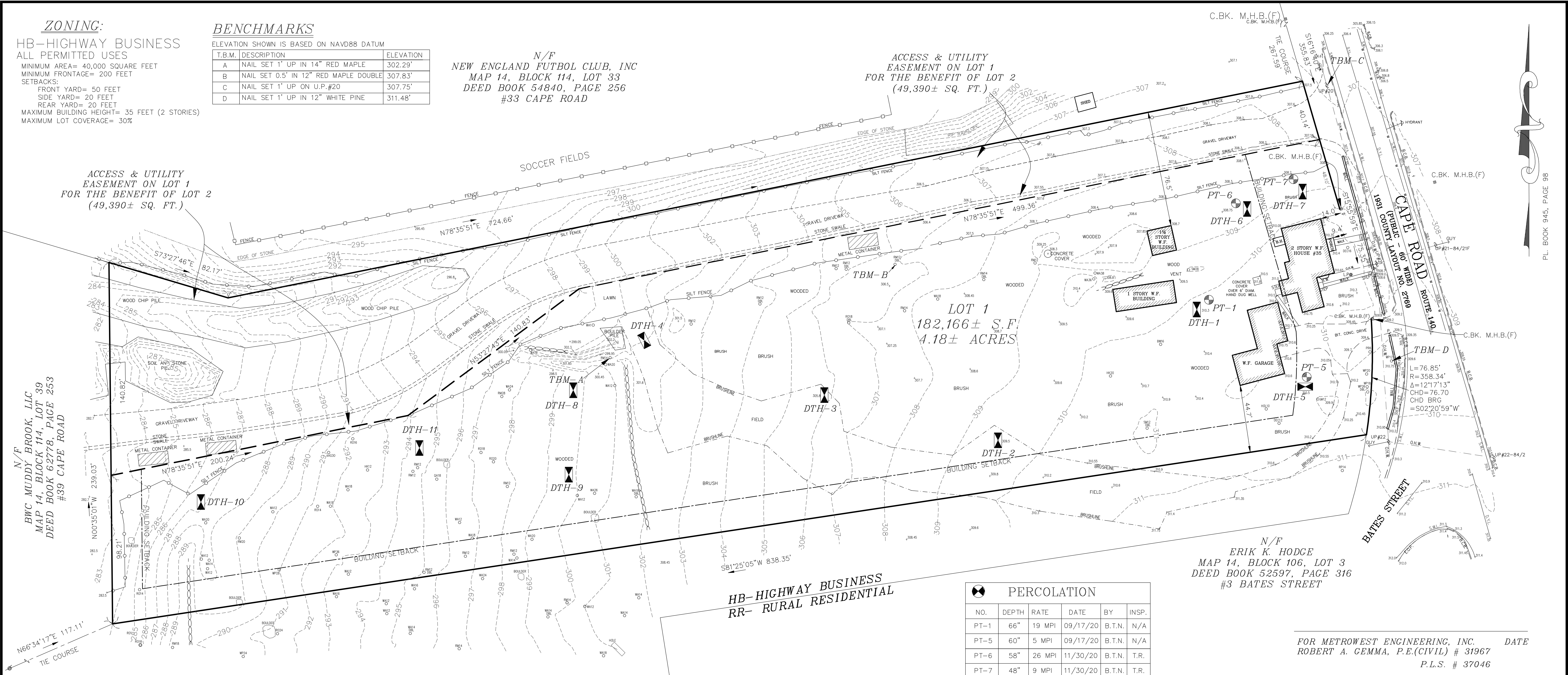
N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

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EASEMENT ON LOT 1
FOR THE BENEFIT OF LOT 2
(49,390± SQ. FT.)

ACCESS & UTILITY
EASEMENT ON LOT 1
FOR THE BENEFIT OF LOT 2
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N/F
BWC MUDDY BROOK, LLC
MAP 14, BLOCK 114, LOT 39
DEED BOOK 62778, PAGE 253
#39 CAPE ROAD

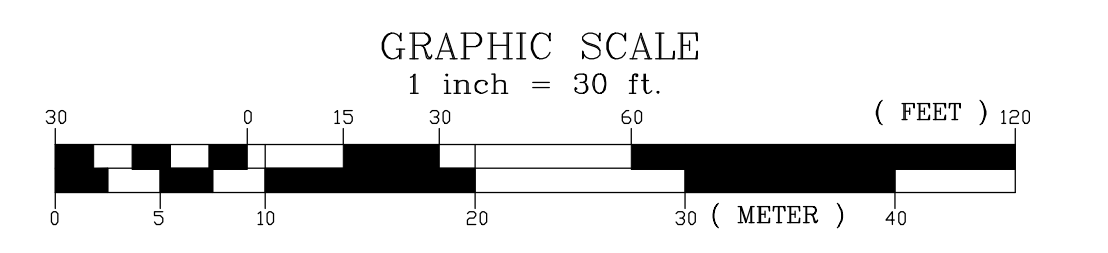
N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET



HB-HIGHWAY BUSINESS
RR- RURAL RESIDENTIAL

PERCOLATION						
NO.	DEPTH	RATE	DATE	BY	INSP.	
PT-1	66"	19 MPI	09/17/20	B.T.N.	N/A	
PT-5	60"	5 MPI	09/17/20	B.T.N.	N/A	
PT-6	58"	26 MPI	11/30/20	B.T.N.	T.R.	
PT-7	48"	9 MPI	11/30/20	B.T.N.	T.R.	

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



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TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BW	BLACK WALNUT
OA	QUAKING ASPEN
DC	DECIDUOUS
HK	HEMLOCK
HOL	HOLLY
JM	JAPANESE MAPLE
PR	PEAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE

LEGEND

A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.B.K.	CENTER BACK
CHD	CHORD LENGTH
CHD BRG	CHORD BEARING
DRILL	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
L	LENGTH
L.P.	LIGHT POST
M.H.B.	MASS. HIGHWAY BOUND
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
P.	STONE POST
R	RADIUS
S.W.L.	SINGLE WHITE LINE
U.P.#	UTILITY POLE
W.F.	WOOD FRAME
W.G.	WATER GATE
Δ	DELTA
+100.0	EXISTING SPOT GRADE
-100.0	EXISTING GRADING
W	EXISTING WATERLINE

SOIL LOGS No.	SOIL TEST RESULTS	SOIL LOGS No.	SOIL TEST RESULTS
D.T.H.-1 (ELEV=310.3')	0-12" Ap SANDY LOAM 10YR 3/2 12"-26" Bw SANDY LOAM 10YR 5/6 26"-52" C1 SANDY LOAM 2.5Y 5/2 52"-106" C2 SANDY LOAM 2.5Y 4/2	D.T.H.-2 (ELEV=309.6')	0-12" Ap SANDY LOAM 10YR 3/2 12"-30" Bw SANDY LOAM 10YR 5/6 30"-68" C1 SANDY LOAM 2.5Y 6/1 68"-132" C2 LOAMY SAND 2.5Y 5/2
D.T.H.-3 (ELEV=305.8')	NO REFUSAL MOTTLING @ 48", 7.5YR5/8 (POSSIBLY PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'	D.T.H.-4 (ELEV=301.0')	NO REFUSAL MOTTLING @ 40"-48" (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'
D.T.H.-5 (ELEV=310.5')	NO REFUSAL MOTTLING @ 86" NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=303.3'	D.T.H.-6 (ELEV=308.8')	NO REFUSAL MOTTLING @ 56", 7.5YR5/8 NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=304.1'
D.T.H.-7 (ELEV=309.0')	NO REFUSAL MOTTLING @ 46", 7.5YR5/8 STANDING WATER @ 90" WEeping WATER @ 88" ESTIMATED HIGH WATER=295.9'	D.T.H.-8 (ELEV=299.7')	NO REFUSAL MOTTLING @ 50" NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=304.8'
D.T.H.-9 (ELEV=299.7')	NO REFUSAL MOTTLING @ 44", 7.5YR5/8 STANDING WATER @ 104" ESTIMATED HIGH WATER=296.0'	D.T.H.-10 (ELEV=286.8')	NO REFUSAL MOTTLING @ 32", 7.5YR5/8 STANDING WATER @ 60" WEeping WATER @ 40" ESTIMATED HIGH WATER=284.1'
D.T.H.-11 (ELEV=294.3')	NO REFUSAL MOTTLING @ 36", 7.5YR5/8 STANDING WATER @ 80" WEeping WATER @ 60" ESTIMATED HIGH WATER=291.3'	D.T.H.-11 (ELEV=294.3')	NO REFUSAL MOTTLING @ 36", 7.5YR5/8 STANDING WATER @ 80" WEeping WATER @ 60" ESTIMATED HIGH WATER=291.3'

EXISTING CONDITIONS SITE PLAN

#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHEASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
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ENGINEERS & SURVEYORS:
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75 FRANKLIN STREET
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EMAIL: INFO@MWEENGINEERING.COM

SHEET C100 INFO: JANUARY 4, 2021

CALC'D BY: PHA	FIELD BK: 712	CAD FILE: ARES_P_SITE PLAN3.dwg
DRAFTER: JTS/BTN	PROJECT: MND_CAP	DWG FILE: SP010421.dwg

PROTECTION OF STORMWATER MANAGEMENT AREAS DURING CONSTRUCTION:

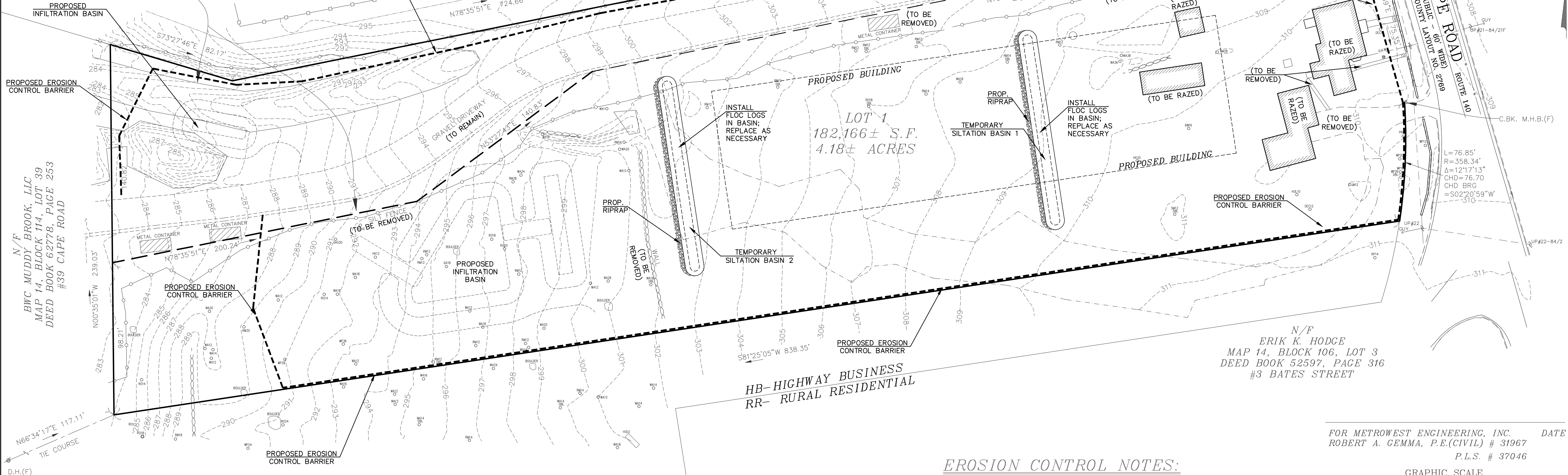
CONTRACTOR SHALL EXERCISE CARE TO PROTECT THE SURFACES BENEATH AND ADJACENT TO THE PROPOSED INFILTRATION SYSTEM FROM DEGRADATION BY SURROUNDING CONSTRUCTION ACTIVITIES, INCLUDING:

- PREVENTION OF CONTAMINATION OF EXPOSED SUBGRADE BY CONSTRUCTION SEDIMENT.
- PREVENTION OF EXCESSIVE COMPACTION BY CONSTRUCTION VEHICLES.
- PREVENTION OF DISCHARGE OF WATER FROM DEWATERING ACTIVITIES INTO THE PROPOSED INFILTRATION BASINS OR RAIN GARDENS.
- PREVENTION OF DISCHARGE OF STORMWATER INTO THESE FACILITIES UNTIL THE CONTRIBUTING AREAS ARE STABILIZED UNLESS SPECIFIC MEASURES ARE PROVIDED FOR PROTECTING AND RESTORING THE INFILTRATION SURFACE.

N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

ACCESS & UTILITY
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FOR THE BENEFIT OF LOT 2
(49,390± SQ. FT.)

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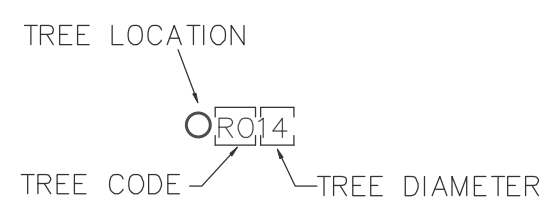
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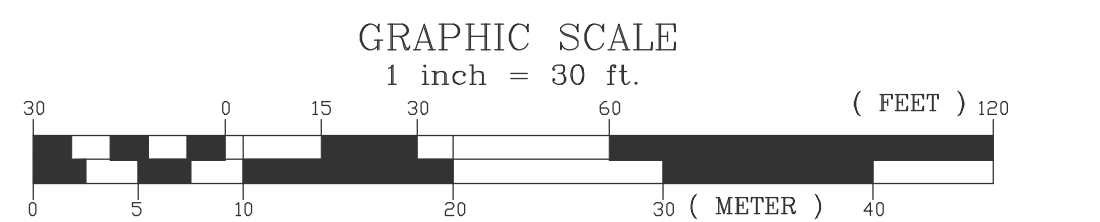
ELEVATION SHOWN IS BASED ON NAVD88 DATUM

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B	NAIL SET 0.5' IN 12" RED MAPLE DOUBLE	307.83'
C	NAIL SET 1' UP ON U.P.#20	307.75'
D	NAIL SET 1' UP IN 12" WHITE PINE	311.48'

EROSION CONTROL NOTES:

- CONTRACTOR SHALL MODIFY SEDIMENTATION CONTROLS AS NECESSARY DURING CONSTRUCTION.
- CONTRACTOR SHALL INSPECT AND CLEAN ALL SILTATION CONTROL MEASURES ON A WEEKLY BASIS AND AFTER ALL STORMS WITH A PRECIPITATION AMOUNT IN EXCESS OF 1". CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DEFICIENCIES FOUND ON SILTATION CONTROL MEASURES.
- CONTRACTOR SHALL MAINTAIN AN INVENTORY OF EMERGENCY SUPPLIES ON SITE IN A PROTECTED LOCATION INCLUDING, BUT NOT LIMITED TO HAYBALES, SILT FENCE, WASHED STONE, PVC PIPE, MULCH AND SEED.
- THE BASE OF ALL STOCK PILES SHALL BE PROTECTED WITH A HAYBALE OR SILT FENCE BARRIER.
- ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED BEFORE OR THROUGH THE WINTER TO ELIMINATE DESTABILIZATION OR SILTATION DURING THE SPRING THAW.
- ANY RELEASE OF WATER FROM TEMPORARY SILTATION PONDS SHALL BE FREE OF SILT AND SEDIMENT AND SHALL MEET WATER QUALITY STANDARDS FOR CLASS B WATER IN THE COMMONWEALTH OF MASSACHUSETTS.
- IF GROUNDWATER DE-WATERING IS REQUIRED, CONTRACTOR SHALL IMPLEMENT A FILTERING SYSTEM FOR PUMPED GROUNDWATER TO REMOVE SILT AND SEDIMENT. THE DIRECT DISCHARGE OF ANY DE-WATERING OPERATION INTO A WETLAND IS PROHIBITED.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL SEDIMENTS WHEN THEY HAVE ACCUMULATED TO A HEIGHT APPROXIMATELY EQUAL TO ONE HALF OF THE HEIGHT OF THE CORRESPONDING EROSION AND SEDIMENTATION CONTROL MEASURE.
- CONTRACTOR SHALL KEEP COPIES OF THE EROSION CONTROL PLAN, INSPECTION REPORTS AND THE STORMWATER POLLUTION PREVENTION PLAN SO THEY ARE ACCESSIBLE AT ALL TIMES.
- CONTRACTOR TO PROTECT ALL DRAINAGE INLETS FROM SILT AND SEDIMENT UNTIL THEIR TRIBUTARY AREAS ARE FULLY STABILIZED.
- DESIGN ENGINEER TO VERIFY LOCATION AND INSTALLATION OF ALL EROSION CONTROL MEASURES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR TO SWEEP STREET IN FRONT OF WORK AREA WEEKLY TO PREVENT ACCUMULATION OF SILT AND SEDIMENT ON CAPE ROAD.
- ALL ABANDONED DRAIN AND SEWER MANHOLES, DRAINAGE, SEWER AND WATER PIPES WITHIN THE PROJECT AREA SHALL BE REMOVED AND PROPERLY DISPOSED OFF SITE.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



EROSION AND SEDIMENT CONTROL PLAN

#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHEASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
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EMAIL: INFO@METROWESTENGINEERING.COM

SHEET C200
DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE_PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

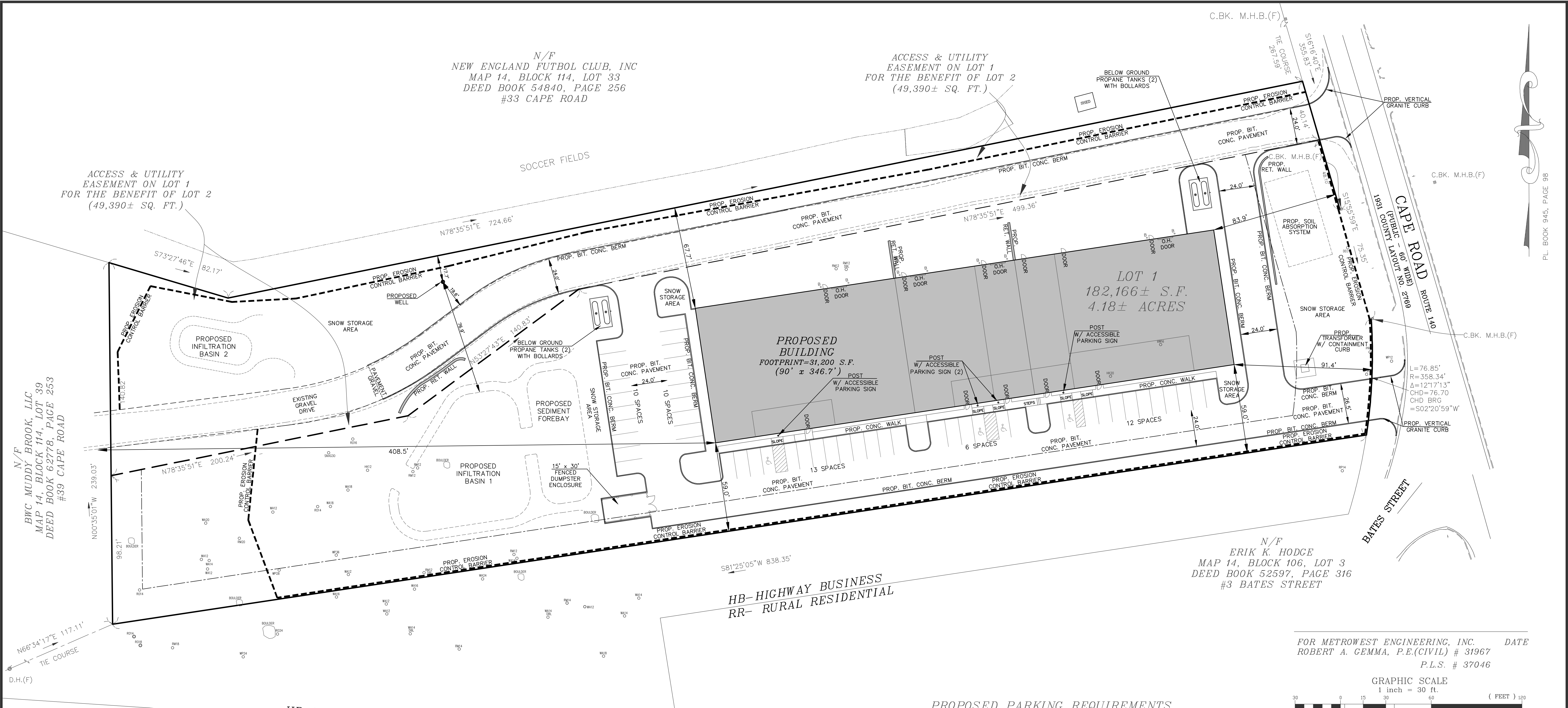
N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

ACCESS & UTILITY
EASEMENT ON LOT 1
FOR THE BENEFIT OF LOT 2
(49,390± SQ. FT.)

ACCESS & UTILITY
EASEMENT ON LOT 2
FOR THE BENEFIT OF LOT 1
(49,390± SQ. FT.)

N/F
BWC MUDDY BROOK, LLC
MAP 14, BLOCK 114, LOT 39
DEED BOOK 62778, PAGE 253
#39 CAPE ROAD

N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET



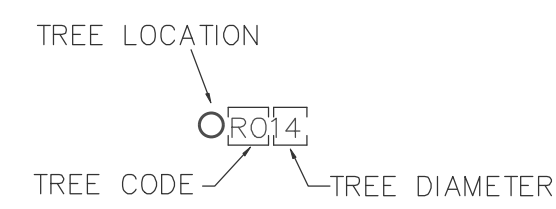
NOTES:

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- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
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HB- HIGHWAY BUSINESS
RR- RURAL RESIDENTIAL

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BW	BLACK WALNUT
QA	QUAKING ASPEN
DEC	DECIDUOUS
HK	HEMLOCK
HOL	HOLLY
JM	JAPANESE MAPLE
PR	PEAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE



LEGEND

A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.B.K.	CENTER BACK
CHD	CHORD LENGTH
CHD BRG	CHORD BEARING
D.H.	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
L=	LENGTH
L.P.	LIGHT POST
M.H.B.	MASS. HIGHWAY BOUND
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
P.	STONE POST
R=	RADIUS
S.W.L.	SINGLE WHITE LINE
U.P.#	UTILITY POLE
W.F.	WOOD FRAME
W.G.	WATER GATE
Δ	DELTA
+100.0	EXISTING SPOT GRADE
-100.0	EXISTING GRADING
W	EXISTING WATERLINE

ZONING:

HB- HIGHWAY BUSINESS
ALL PERMITTED USES
MINIMUM AREA= 40,000 SQUARE FEET
MINIMUM FRONTAGE= 200 FEET
SETBACKS:
FRONT YARD= 50 FEET
SIDE YARD= 20 FEET
REAR YARD= 20 FEET
MAXIMUM BUILDING HEIGHT= 35 FEET (2 STORIES)
MAXIMUM LOT COVERAGE= 30%

PROPOSED PARKING REQUIREMENTS

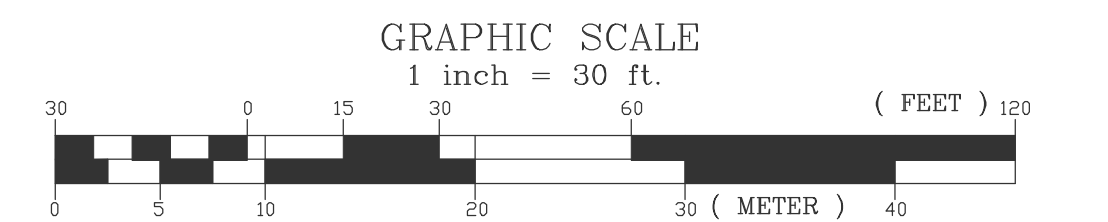
PROPOSED USE	FLOOR AREA	PARKING REQUIREMENT	TOTAL
PROPOSED BUILDING	31,200 SQUARE FEET	1 SPACE PER 1000 S.F. OF FLOOR AREA	31.2
TOTAL NUMBER OF REQUIRED PARKING SPACES			32
TOTAL NUMBER OF PROPOSED PARKING SPACES			51

PARKING REQUIREMENTS TAKEN FROM SECTION 2.0.3 (b) OF TOWN OF MENDON ZONING BYLAWS.

ZONING TABLE: 35 CAPE ROAD

DESCRIPTION	REQUIRED HIGHWAY BUSINESS		PROPOSED
	EXISTING	PROPOSED	
LOT AREA	40,000 SQ. FT. (MIN.)	182,166 SQ. FT.	182,166 SQ. FT.
LOT FRONTAGE	200 FT. (MIN.)	240.44 FT.	240.44 FT.
FRONT YARD SETBACK	50 FT. (MIN.)	14.0 FT.	83.9 FT.
SIDE YARD SETBACK	20 FT. (MIN.)	44.7 FT.	59.0 FT.
REAR YARD SETBACK	20 FT. (MIN.)	665.6 FT.	408.5 FT.
MAX BUILDING HEIGHT	35 FT. (2.5 STORIES)	2.0 STORIES	18 FT. 1 (STORY)
FLOOR AREA	N.A.	4,904 SQ. FT.	31,200 SQ. FT.
FLOOR AREA RATIO	N.A.	0.027± (2.7%)	0.171 (17.1%)
MAX. BUILDING COVERAGE	30%	0.020 (2.0%)	0.171 (17.1%)
BUILDING AREA	N.A.	3,594 SQ. FT.	31,200 SQ. FT.
OTHER IMPERVIOUS SURFACES	N.A.	20,579 SQ. FT.	63,239 SQ. FT.
TOTAL IMPERVIOUS AREA	N.A.	24,173 SQ. FT.	94,439 SQ. FT.
PARKING	32 SPACES	0 SPACES	51 SPACES
HANDICAP PARKING	3 SPACES	0 SPACES	4 SPACES
UPLAND AREA	N.A.	182,166 SQ. FT.	182,166 SQ. FT.

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



PROPOSED LAYOUT PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHEASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C300 DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE_PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

NOTES:

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CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

BENCHMARKS

ELEVATION SHOWN IS BASED ON NAVD88 DATUM

T.B.M.	DESCRIPTION	ELEVATION
A	NAIL SET 1' UP IN 14" RED MAPLE	302.29'
B	NAIL SET 0.5' IN 12" RED MAPLE DOUBLE	307.83'
C	NAIL SET 1' UP ON U.P.#20	307.75'
D	NAIL SET 1' UP IN 12" WHITE PINE	311.48'

PROPOSED BUILDING
FOOTPRINT=31,200 S.F.
(90' x 346.7')

LOT 1
182,166± S.F.
4.18± ACRES

N/F
BWC MUDDY BROOK, LLC
MAP 14, BLOCK 114, LOT 39
DEED BOOK 62778, PAGE 253
#39 CAPE ROAD

ZONING:
HB-HIGHWAY BUSINESS
RR- RURAL RESIDENTIAL

ZONING:
HB-HIGHWAY BUSINESS
ALL PERMITTED USES
MINIMUM AREA= 40,000 SQUARE FEET
MINIMUM FRONTAGE= 200 FEET
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MAXIMUM LOT COVERAGE= 30%

TREE DESCRIPTION LEGEND

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DEC	DECIDUOUS
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JM	JAPANESE MAPLE
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RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE

TREE LOCATION



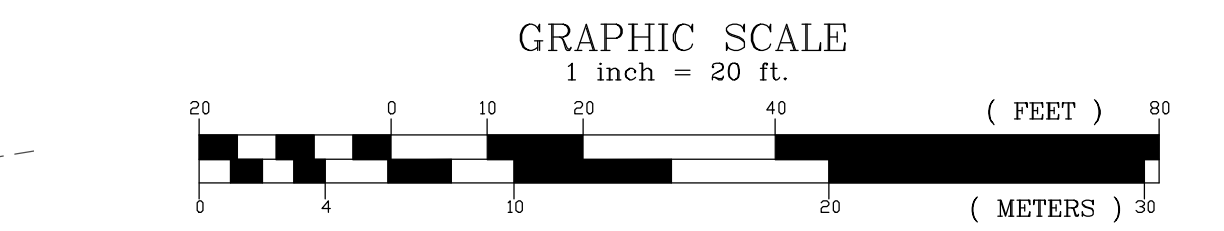
TREE CODE



TREE DIAMETER

LEGEND

A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.B.K.	CENTER BACK
CHD	CHORD LENGTH
CHD BRG=	CHORD BEARING
D.H.	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
LENGTH	LENGTH
L=	LIGHT POST
L.P.	MASS. HIGHWAY BOUND
M.H.B.	MASS. HIGHWAY BOUND
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P.	STONE POST
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S.W.L.	SINGLE WHITE LINE
U.P.#	UTILITY POLE
W.F.	WOOD FRAME
W.G.	WATER GATE
Δ	DELTA
Δ=	EXISTING SPOT GRADE
---	EXISTING GRADING
- - -	EXISTING WATERLINE



PROPOSED GRADING PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C400
DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE_PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

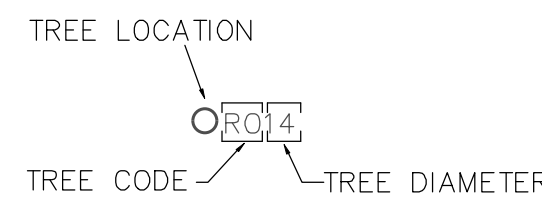
N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET

LEGEND

A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.BK.	CENTER BACK
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L.P.	LIGHT POST
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TREE DESCRIPTION LEGEND

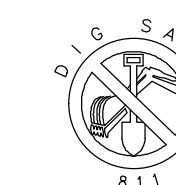
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N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

NOTES:

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BENCHMARKS

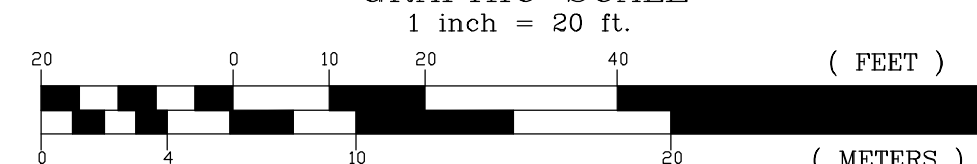
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D	NAIL SET 1' UP IN 12" WHITE PINE	311.48'

PL. BOOK 945, PAGE 98

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046

GRAPHIC SCALE



ZONING:
HB-HIGHWAY BUSINESS
ALL PERMITTED USES

MINIMUM AREA= 40,000 SQUARE FEET
MINIMUM FRONTAGE= 200 FEET
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MAXIMUM LOT COVERAGE= 30%

AREA
182,166± S.F.
4.18± ACRES

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MAP 14, BLOCK 114, LOT 39
DEED BOOK 62778, PAGE 253
#39 CAPE ROAD

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PROPOSED GRADING PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
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PROPERTY OF:
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SHEET C401
DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE PLAN3.dwg
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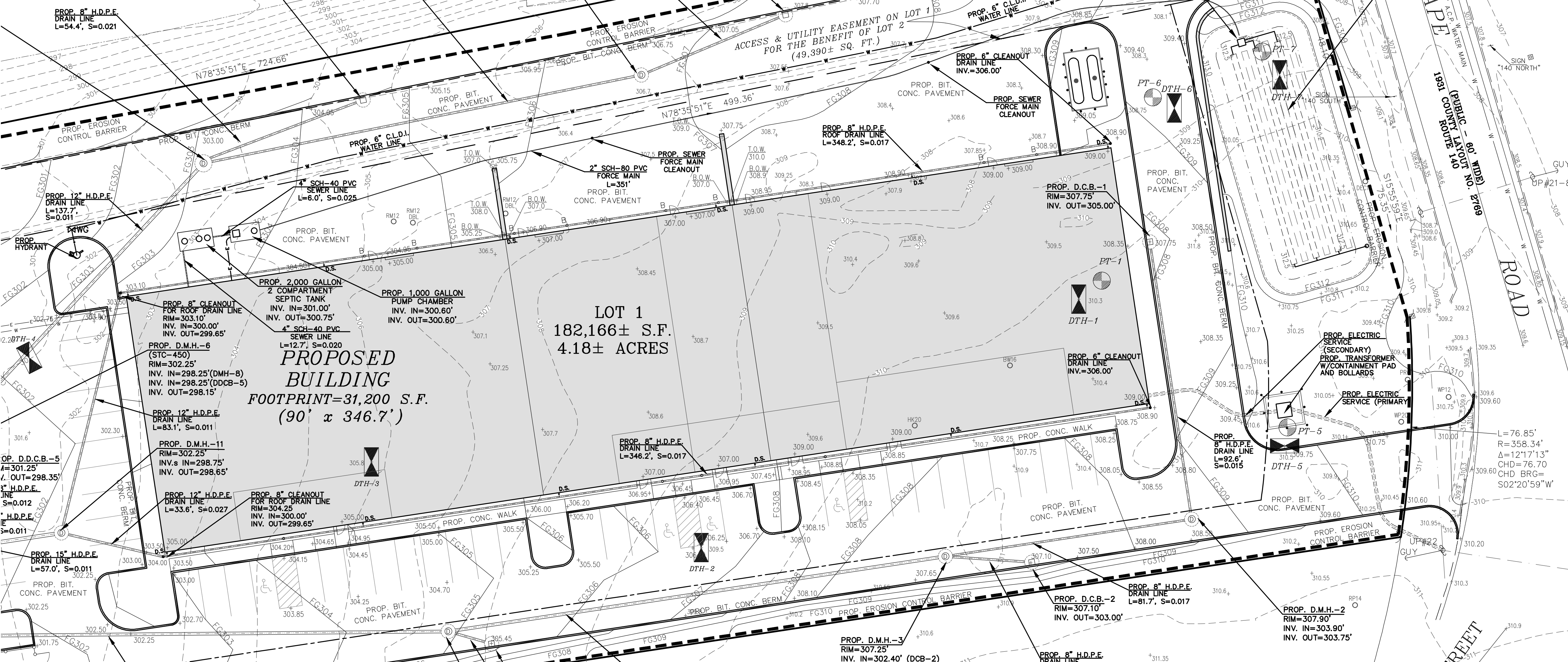
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MAP 14, BLOCK 114, LOT 33
DEED BOOK 54940, PAGE 256
#33 CAPE ROAD

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ALL PERMITTED USES

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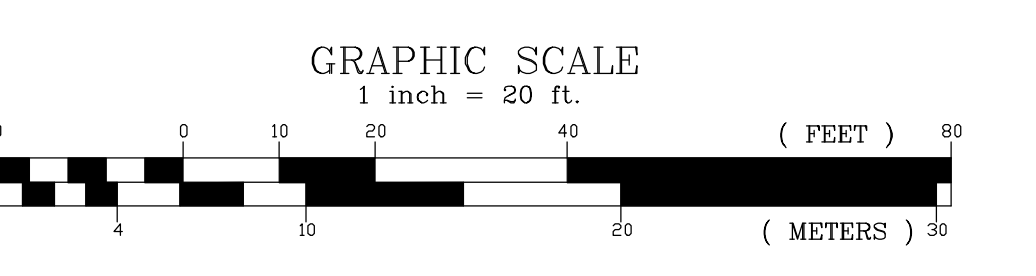
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LEGEND

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B.C.B.	BITUMINOUS CONCRETE BERM
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+100.0	EXISTING SPOT GRADE
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FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



PROPOSED SITE PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@METROWESTENGINEERING.COM

SHEET C500 DATE: JANUARY 4, 2021

CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P SITE PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION	TREE LOCATION	TREE CODE	TREE DIAMETER
BW	BLACK WALNUT			
QA	QUAKING ASPEN			
DEC	DECIDUOUS			
HK	HEMLOCK			
HOL	HOLLY			
JM	JAPANESE MAPLE			
PR	PEAR			
RM	RED MAPLE			
RO	RED OAK			
RP	RED PINE			
SM	SUGAR MAPLE			
SNAG	SNAG			
WA	WHITE ASH			
WP	WHITE PINE			
DBL	DOUBLE			

SOIL TEST RESULTS

SOIL LOGS	SOIL TEST RESULTS	SOIL LOGS	SOIL TEST RESULTS
D.T.H.-1 (ELEV=310.3')	0-12" Ap SANDY LOAM 10YR 3/2 12-26" Bw SANDY LOAM 10YR 5/6 26-52" C1 SANDY LOAM 2.5Y 5/2 52-106" C2 SANDY LOAM 2.5Y 4/2	D.T.H.-2 (ELEV=309.6')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-68" C1 SANDY LOAM 2.5Y 6/1 68-132" C2 LOAMY SAND 2.5Y 5/2
D.T.H.-3 (ELEV=308.8')	0-10" Ap SANDY LOAM 10YR 3/2 10-28" Bw SANDY LOAM 10YR 5/6 28-40" C1 SANDY LOAM 2.5Y 5/2 40-108" C2 SANDY LOAM 2.5Y 4/2	D.T.H.-4 (ELEV=301.0')	0-12" Ap SANDY LOAM 10YR 3/2 12-26" Bw SANDY LOAM 10YR 5/6 26-76" C1 SANDY LOAM 2.5Y 5/3 76-108" C2 SILT LOAM 2.5Y 5/2
D.T.H.-5 (ELEV=310.5')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-54" C1 SANDY LOAM 2.5Y 6/1 54-110" C2 LOAMY SAND 2.5Y 5/2	D.T.H.-6 (ELEV=308.8')	0-14" Ap SANDY LOAM 10YR 3/2 14-32" Bw SANDY LOAM 10YR 5/6 32-52" C1 SANDY LOAM 2.5Y 4/2 52-96" C2 SANDY LOAM 2.5Y 5/2
D.T.H.-7 (ELEV=309.0')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-68" C1 SANDY LOAM 2.5Y 6/1 68-132" C2 LOAMY SAND 2.5Y 5/2	D.T.H.-8 (ELEV=299.7')	0-10" Ap SANDY LOAM 10YR 3/2 10-32" Bw SANDY LOAM 10YR 5/6 32-55" C1 SANDY LOAM 2.5Y 4/2 55-98" C2 SANDY LOAM 2.5Y 5/2
D.T.H.-8 (ELEV=299.7')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-68" C1 SANDY LOAM 2.5Y 6/1 68-132" C2 LOAMY SAND 2.5Y 5/2	D.T.H.-9 (ELEV=299.7')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-108" C1 SANDY LOAM 2.5Y 5/2
D.T.H.-9 (ELEV=299.7')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-108" C1 SANDY LOAM 2.5Y 5/2	D.T.H.-10 (ELEV=286.8')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-84" C1 SANDY LOAM 2.5Y 5/2
D.T.H.-10 (ELEV=286.8')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-108" C1 SANDY LOAM 2.5Y 5/2	D.T.H.-11 (ELEV=294.3')	0-12" Ap SANDY LOAM 10YR 3/2 12-30" Bw SANDY LOAM 10YR 5/6 30-56" C1 SANDY LOAM 2.5Y 4/2 56-96" C2 LOAMY SAND 2.5Y 5/2

SOIL TEST RESULTS			SOIL TEST RESULTS		
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NO REFUSAL MOTTLING @ 48", 7.5YR5/8 (POSSIBLY PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'	NO REFUSAL MOTTLING @ 40"-48" (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'	NO REFUSAL MOTTLING @ 96" NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=303.3'	NO REFUSAL MOTTLING @ 56", 7.5YR5/8 NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=304.1'	NO REFUSAL MOTTLING @ 50" NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=304.8'	NO REFUSAL MOTTLING @ 46", 7.5YR5/8 STANDING WATER @ 90" WEeping WATER @ 88" ESTIMATED HIGH WATER=295.9'
D.T.H.-3 (ELEV=305.8') 0-10" Ap SANDY LOAM 10YR 3/2 10"-26" Bw SANDY LOAM 10YR 5/6 26"-40" C1 SANDY LOAM 2.5Y 5/2 40"-106" C2 SANDY LOAM 2.5Y 4/2	D.T.H.-4 (ELEV=301.0') 0-12" Ap SANDY LOAM 10YR 3/2 12"-26" Bw SANDY LOAM 10YR 5/6 26"-76" C1 SANDY LOAM 2.5Y 6/3 76"-108" C2 SILT LOAM 2.5Y 5/2	D.T.H.-9 (ELEV=299.7') 0-12" Ap SANDY LOAM 10YR 3/2 12"-30" Bw SANDY LOAM 10YR 5/6 30"-108" C1 SANDY LOAM 2.5Y 5/2	D.T.H.-10 (ELEV=286.8') 0-12" Ap SANDY LOAM 10YR 3/2 12"-30" Bw SANDY LOAM 10YR 5/6 30"-84" C1 SANDY LOAM 2.5Y 5/2	D.T.H.-11 (ELEV=294.3') 0-12" Ap SANDY LOAM 10YR 3/2 12"-30" Bw SANDY LOAM 10YR 5/6 30"-96" C1 SANDY LOAM 2.5Y 4/2 56"-96" C2 LOAMY SAND 2.5Y 5/2	D.T.H.-12 (ELEV=299.7') 0-12" Ap SANDY LOAM 10YR 3/2 12"-30" Bw SANDY LOAM 10YR 5/6 30"-96" C1 SANDY LOAM 2.5Y 4/2 56"-96" C2 LOAMY SAND 2.5Y 5/2
NO REFUSAL NO MOTTLING NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=303.5'	NO REFUSAL NO MOTTLING C2 HORIZON IS DAMP NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=294.7'	NO REFUSAL MOTTLING @ 44", 7.5YR5/8 STANDING WATER @ 104" ESTIMATED HIGH WATER=296.0'	NO REFUSAL MOTTLING @ 32", 7.5YR5/8 STANDING WATER @ 80" WEeping WATER @ 60" ESTIMATED HIGH WATER=284.1'	NO REFUSAL MOTTLING @ 36", 7.5YR5/8 STANDING WATER @ 80" WEeping WATER @ 60" ESTIMATED HIGH WATER=291.3'	NO REFUSAL MOTTLING @ 36", 7.5YR5/8 STANDING WATER @ 80" WEeping WATER @ 60" ESTIMATED HIGH WATER=291.3'
DATE: SEPTEMBER 17, 2020 (F.B.700, PAGE 28)	DATE: SEPTEMBER 17, 2020 (F.B.700, PAGE 28)	DATE: NOVEMBER 30, 2020 (F.B.700, PAGE 38)	DATE: NOVEMBER 30, 2020 (F.B.700, PAGE 38)	DATE: NOVEMBER 30, 2020 (F.B.700, PAGE 38)	DATE: NOVEMBER 30, 2020 (F.B.700, PAGE 38)
BY: BRIAN NELSON, SOIL EVALUATOR	BY: BRIAN NELSON, SOIL EVALUATOR	BY: BRIAN NELSON, SOIL EVALUATOR	BY: BRIAN NELSON, SOIL EVALUATOR	BY: BRIAN NELSON, SOIL EVALUATOR	BY: BRIAN NELSON, SOIL EVALUATOR
INSPECTOR: N/A	INSPECTOR: N/A	INSPECTOR: THOMAS RYDER (TEST PITS 6 AND 7)	INSPECTOR: THOMAS RYDER (TEST PITS 6 AND 7)	INSPECTOR: THOMAS RYDER (TEST PITS 6 AND 7)	INSPECTOR: THOMAS RYDER (TEST PITS 6 AND 7)

NOTES:

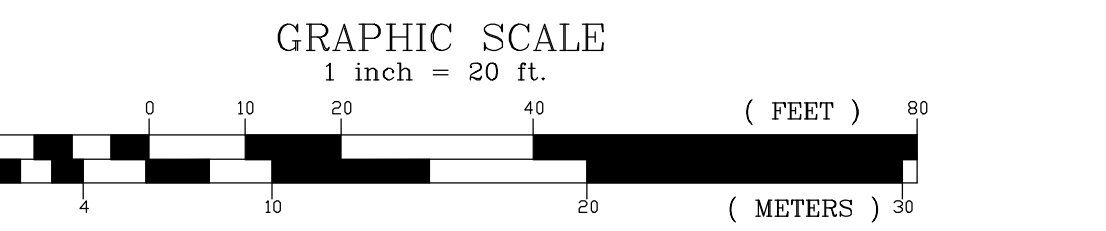
- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35. RECORD TITLE FROM DEED BOOK 55043, PAGE 261.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25027C1032E, BEARING AN EFFECTIVE DATE OF JULY 04, 2011.

CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.

LEGEND

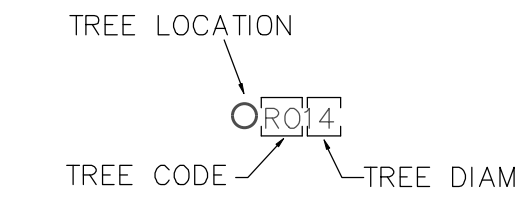
A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.BK.	CENTER BACK
CHD=	CHORD LENGTH
CHD BRG=	CHORD BEARING
D.H.	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
L	LENGTH
L.P.	LIGHT POST
M.H.B.	MASS. HIGHWAY BOUND
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
P.	STONE POST
R.	RADIUS
S.W.L.	SINGLE WHITE LINE
U.P.#	UTILITY POLE
W.F.	WOOD FRAME
W.G.	WATER GATE
Δ	DELTA
△	EXISTING SPOT GRADE
—	EXISTING GRADING
—	EXISTING WATERLINE

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.E.(CIVIL) # 31967
 P.L.S. # 37046



TREE DESCRIPTION LEGEND

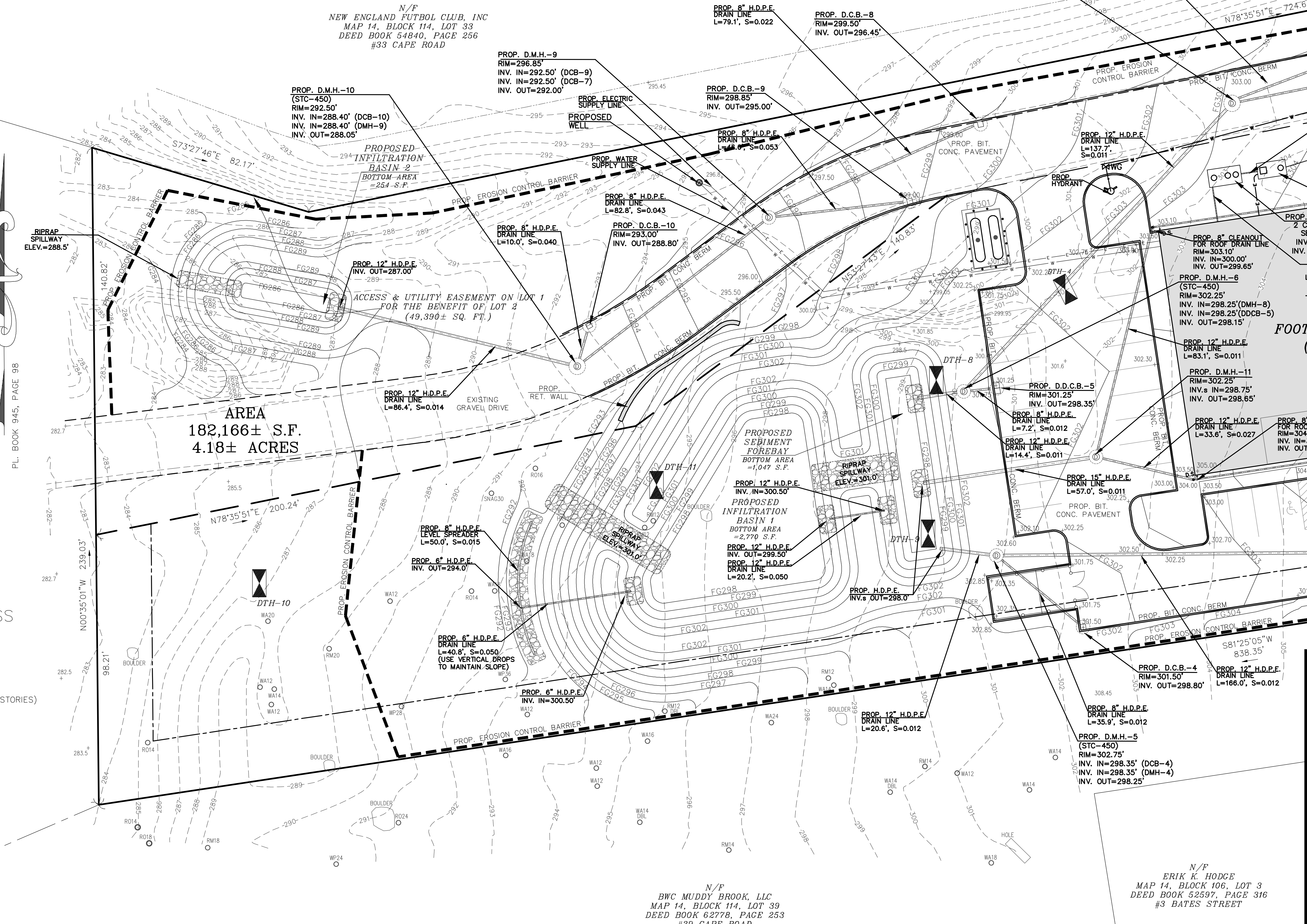
CODE	DESCRIPTION
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DEC	DECIDUOUS
HK	HEMLOCK
HOL	HOLLY
JM	JAPANESE MAPLE
FR	PEAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE



N/F
 BWC MUDDY BROOK, LLC
 MAP 14, BLOCK 114, LOT 39
 DEED BOOK 62778, PAGE 253
 #39 CAPE ROAD

ZONING:
 HB-HIGHWAY BUSINESS
 ALL PERMITTED USES
 MINIMUM AREA= 40,000 SQUARE FEET
 MINIMUM FRONTAGE= 200 FEET
 SETBACKS:
 FRONT YARD= 50 FEET
 SIDE YARD= 20 FEET
 REAR YARD= 20 FEET
 MAXIMUM BUILDING HEIGHT= 35 FEET (2 STORIES)
 MAXIMUM LOT COVERAGE= 30%

HB-HIGHWAY BUSINESS
 RR-RURAL RESIDENTIAL



PROPOSED SITE PLAN
 #35 CAPE ROAD
 IN
 MENDON, MASS

PREPARED FOR:
 ARES CONSTRUCTION
 38 PHASANT LANE
 MANCHESTER, NH 03109

PROPERTY OF:
 WENCER REALTY, LLC
 1040 SOUTH MAIN STREET
 BELLINGHAM, MA 02019

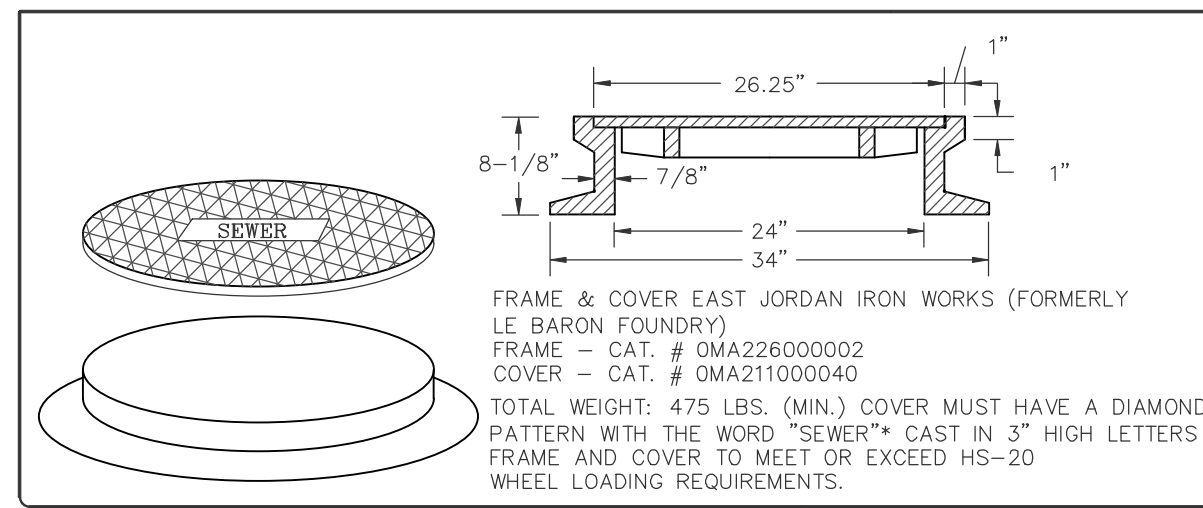
ENGINEERS & SURVEYORS:
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 75 FRANKLIN STREET
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 TELE: (508)626-0063
 EMAIL: INFO@MWENGINEERING.COM

SHEET C501	DATE: JANUARY 4, 2021
CALC'D BY: BTN	FIELD BK: 712
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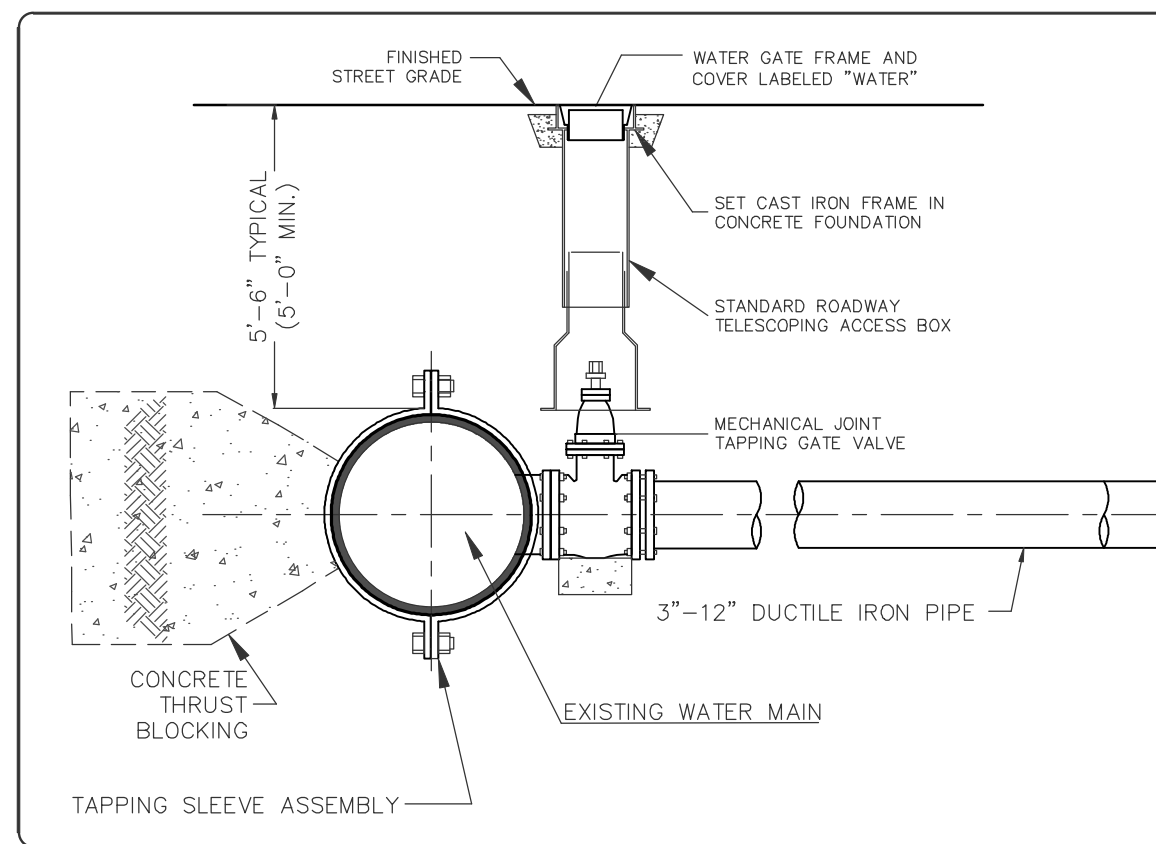
SEWER SYSTEM MATERIALS AND INSTALLATION

- 1) ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
- 2) ALL PIPE AND OTHER APPURTENANCES SHALL BE HANDLED CAREFULLY AND INSPECTED PRIOR TO INSTALLATION.
- 3) POLYVINYL CHLORIDE PIPE AND FITTINGS (P.V.C.) SHALL BE MINIMUM SDR 35 WITH DIAMETER DIMENSIONS CONFORMING TO SPECIFICATIONS FOR TYPE PSM P.V.C. SEWER PIPES AND FITTINGS, ASTM D-3034, LATEST REVISION.
- 4) ALL P.V.C. PIPE SHALL HAVE AN INTEGRAL WALL BELL AND SPIGOT PUSH-ON JOINT WITH ELASTOMERIC GASKETS SECURED IN THE BELL END OF THE PIPE. ELASTOMERIC GASKETS SHALL CONFORM TO ASTM D3212.
- 5) SPIGOT ENDS SHALL HAVE BEVELS FROM THE MANUFACTURER TO ENSURE PROPER INSERTION AND SHALL HAVE AN ASSEMBLY STRIP IMPRINTED THEREON TO WHICH THE BELL END OF THE MATED PIPE WILL EXTEND UPON JOINING THE PIPES.
- 6) ALL PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM DESIGNATION D478 AND SHALL BE MANUFACTURED WITH 4,000 P.S.I. (MINIMUM) COMPRESSIVE STRENGTH CONCRETE AND BE DESIGNED FOR HS-20 LOADING REQUIREMENTS.
- 7) PRECAST SECTIONS SHALL BE JOINED BY BUTYL RUBBER SEALANT.
- 8) MANHOLE FRAMES AND COVERS SHALL HAVE A MINIMUM CLEAR OPENING OF 24-INCHES AND BE A MINIMUM OF SIX-INCHES (6") IN HEIGHT.
- 9) MANHOLE FRAMES AND COVERS SHALL BE MANUFACTURED BY EAST JORDAN IRON WORKS (FORMERLY LEBARON FOUNDRY) AND CONSIST OF 2111Z FRAME AND 2111A SEWER COVER.
- 10) FRAMES SHALL BE ADJUSTED TO FINISH GRADE WITH MORTAR AND HARD RED BRICK; MINIMUM OF TWO COURSES AND MAXIMUM OF FIVE COURSES OF BRICK.
- 11) GRAVITY SERVICE CONNECTION SHALL BE A MINIMUM OF SIX-INCH DIAMETER SDR 35 SEWER PIPE AND SHALL HAVE A MINIMUM SLOPE OF ONE-PERCENT (1.0%).
- 12) ALL SERVICE CONNECTIONS TO THE SEWER MAIN SHALL BE MADE BY WYES, T-WYES OR SADDLE TYPE CONNECTIONS.
- 13) PIPE SHALL BE LAID ACCURATELY TO LINE AND GRADE IN APPROVED BEDDING OR 3/4" CRUSHED STONE. BEDDING SHALL EXTEND NO LESS THAN SIX-INCHES (6") AROUND THE PIPE IN ALL DIRECTIONS.
- 14) BEDDING MATERIAL SHALL BE COMPACTED BY HAND UNDER AND AROUND THE SEWER PIPE IN LAYERS NOT EXCEEDING SIX-INCHES (6").
- 15) SEWER PIPE SHALL BE LAID AT LEAST TEN-FOOT (10') FROM A WATER MAIN WHENEVER POSSIBLE.
- 14) ALL SEWER PIPES SHALL BE CUT FLUSH WITH THE INSIDE FACE OF MANHOLE STRUCTURES UNLESS NOTED OTHERWISE ON DRAWINGS.
- 16) THE CONTRACTOR SHALL PROVIDE TEMPORARY PLUGS AT ENDS OF SEWER LINES TO PREVENT THE ACCUMULATION OF DIRT OR SEDIMENT IN SEWER PIPES WHEN PIPE LAYING OPERATIONS ARE NOT IN PROGRESS.
- 17) ALL PIPE JOINTS SHALL BE MADE WATERTIGHT AND ALL JOINTING SHALL BE DONE IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

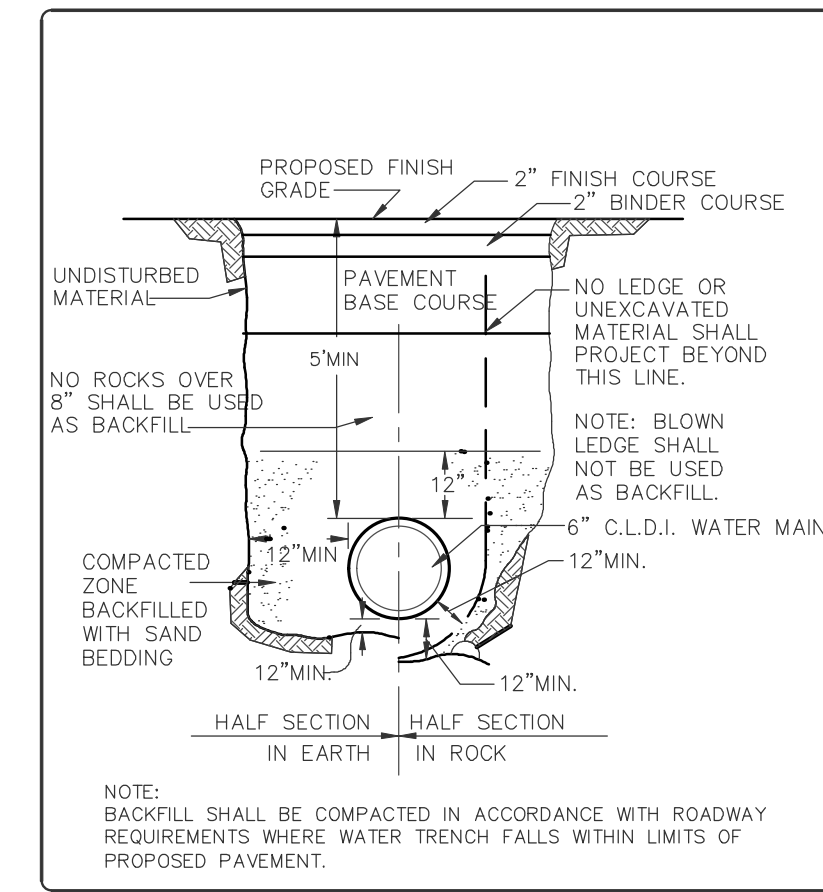
SEWER MANHOLE FRAME AND COVER
NOT TO SCALE



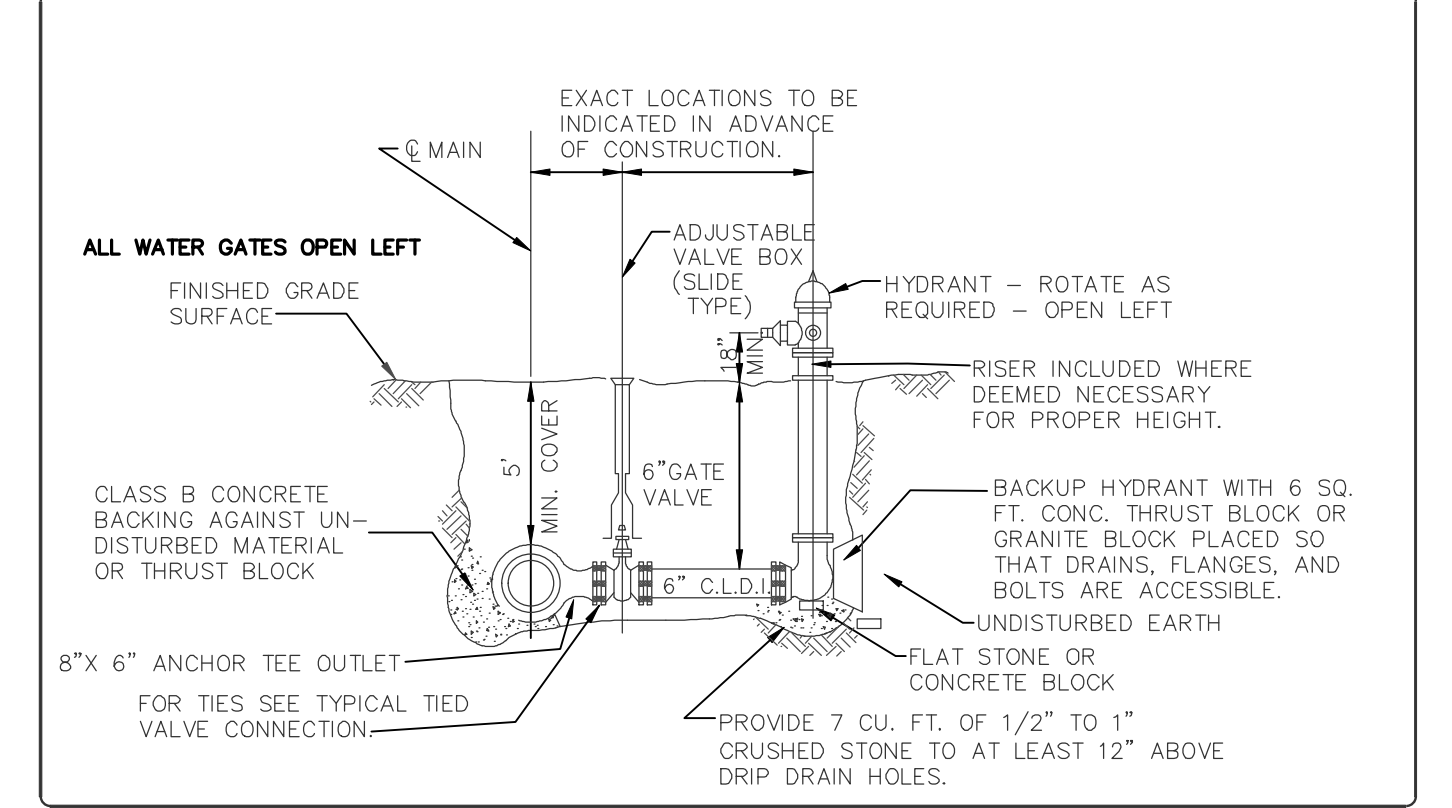
FIRE PROTECTION SERVICE CONNECTION
NOT TO SCALE



WATER MAIN TRENCH DETAIL
NOT TO SCALE



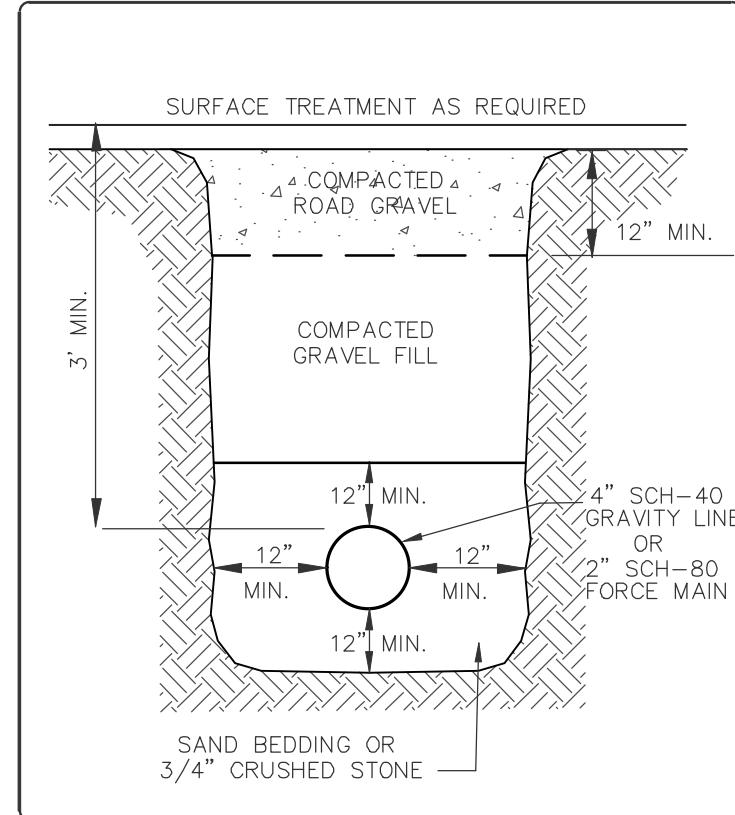
TYPICAL HYDRANT AND VALVE
NOT TO SCALE



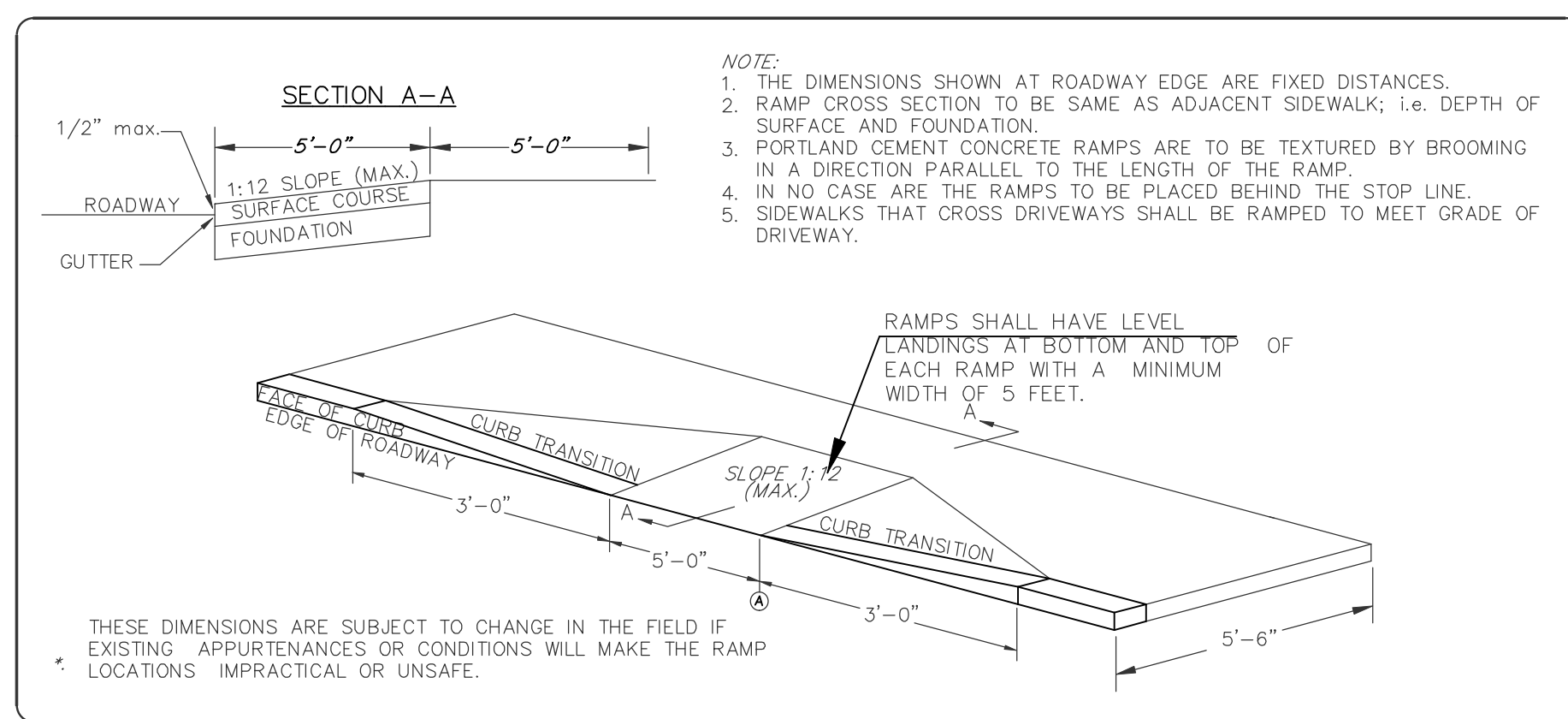
WATER SYSTEM MATERIALS AND INSTALLATION

- 1) ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS, MENDON WATER DISTRICT AND REQUIREMENTS OF THE MENDON FIRE DEPARTMENT.
- 2) ALL PIPE AND OTHER APPURTENANCES SHALL BE HANDLED CAREFULLY AND INSPECTED PRIOR TO INSTALLATION.
- 3) ALL MATERIALS INCLUDING PIPE AND FITTINGS SHALL BE LEAD FREE.
- 4) ALL WATER MAINS SHALL BE MINIMUM DUCTILE IRON CLASS 52, SINGLE GASKET, DOUBLE SEALING PIPE WITH CEMENT LINING. ALL DUCTILE IRON PIPE SHALL BE RATED FOR A MINIMUM OPERATING PRESSURE OF 350 P.S.I.
- 5) MECHANICAL JOINT RESTRAINTS SHALL CONSIST OF ACTUATED WEDGES THAT INCREASE RESISTANCE TO PULL OUT AS PRESSURE INCREASES.
- 6) USE SERIES 1100 MEGA-LUG RESTRAINTS OR APPROVED EQUAL FOR PIPE RESTRAINTS.
- 7) PIPE FITTINGS SHALL BE CEMENT LINED DUCTILE IRON AND RATED FOR 350 P.S.I.
- 8) PIPE FITTINGS SHALL BE FITTED WITH MECHANICAL JOINT RESTRAINTS WITH ALL NUTS AND BOLTS OF A SIMILAR TYPE DUCTILE IRON OR KOR-10 STEEL 1" BOLTS AND NUTS.
- 9) RESILIENT SEAT GATE VALVES SHALL BE MANUFACTURED OF DUCTILE IRON, OPEN LEFT (COUNTER CLOCKWISE) AND BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 250 P.S.I.
- 10) GATE VALVE BOXES SHALL BE ADJUSTABLE, BUFFALO STYLE, WITH THE LOWER PART MADE OF CAST IRON AND THE UPPER PART OF STEEL OR CAST IRON. THE VALVE BOX SHALL BE DESIGNED TO PREVENT DIRECT TRANSMISSION OF TRAFFIC LOADS TO THE VALVE OR PIPE.
- 11) HYDRANTS SHALL BE AMERICAN DARLING B-62B AS MANUFACTURED BY AMERICAN FLOW CONTROL INC.
- 12) HYDRANTS SHALL HAVE A 5 1/4-INCH VALVE OPENED BY TURNING THE OPERATING UNIT IN THE COUNTER CLOCKWISE DIRECTION. THE HYDRANT SHALL HAVE ONE 4 1/2-INCH STEAMER CONNECTION AND TWO 2 1/2-INCH HOSE CONNECTIONS. ALL CONNECTIONS SHALL HAVE NATIONAL STANDARD THREADS.
- 13) THE HYDRANT SHALL HAVE A BRONZE DRINK RING SECURELY HELD BETWEEN THE BARREL AND THE BASE FLANGE. IT SHALL PROVIDE BRONZE TO BRONZE THREADED CONNECTION FOR HYDRANT SEAL.
- 14) ALL WATER PIPING SHALL BE INSTALLED WITH A MINIMUM OF FIVE-FOOT (5') OF COVER. PIPE SHALL BE PROPERLY INSULATED WHEN THE PROPER COVER CAN NOT BE ACHIEVED.
- 15) PIPE SHALL BE LAID ACCURATELY TO LINE AND GRADE IN SAND BEDDING (MASSDOT SPEC. M1.04.0, SAND BORROW) IN ACCORDANCE WITH AWWA GUIDELINES.
- 16) PUSH-ON PIPE GASKETS SHALL BE CLEAN AND THOROUGHLY COATED WITH LUBRICANT SUPPLIED BY THE MANUFACTURER DURING INSTALLATION.
- 17) ALL PIPE LINES SHALL BE PRESSURE TESTED FOR STRENGTH AND LEAKAGE AT A PRESSURE OF 200 P.S.I. BY A QUALIFIED THIRD PARTY.
- 18) ALLOWABLE LEAKAGE AMOUNTS DURING TESTING SHALL CONFORM TO AWWA STANDARDS FOR PRESSURE TESTING DUCTILE IRON PIPE (AWWA C600).
- 19) ALL NEW HYDRANT LATERALS SHALL BE LEFT IN THE OPEN POSITION DURING TESTING.
- 20) CONTRACTOR SHALL REPAIR ANY LEAKS DISCOVERED UNDER ANY OF THE REQUIRED TESTS AND RETEST PIPES IF NECESSARY.
- 21) CONTRACTOR SHALL SUBMIT A DETAILED DISINFECTION PLAN TO THE AUBURN D.P.W. AND WATER SUPERINTENDENT AND SHALL NOT BEGIN DISINFECTION UNTIL THE PLAN HAS BEEN APPROVED BY THE MENDON D.P.W.
- 22) THE DISINFECTION PLAN SHALL INCLUDE THE INTENDED CHLORINE DOSAGE, METHOD FOR ESTABLISHING DOSAGE AND LOCATIONS FOR APPLICATION OF DOSAGE.
- 23) THE CONTACT PERIOD FOR DISINFECTION SHALL BE AT LEAST 24-HOURS.
- 24) THE PIPELINE SHALL BE ADEQUATELY FLUSHED WITH POTABLE WATER FOR THE DE-CHLORINATION OF RESIDUAL CHLORINATED WATER.

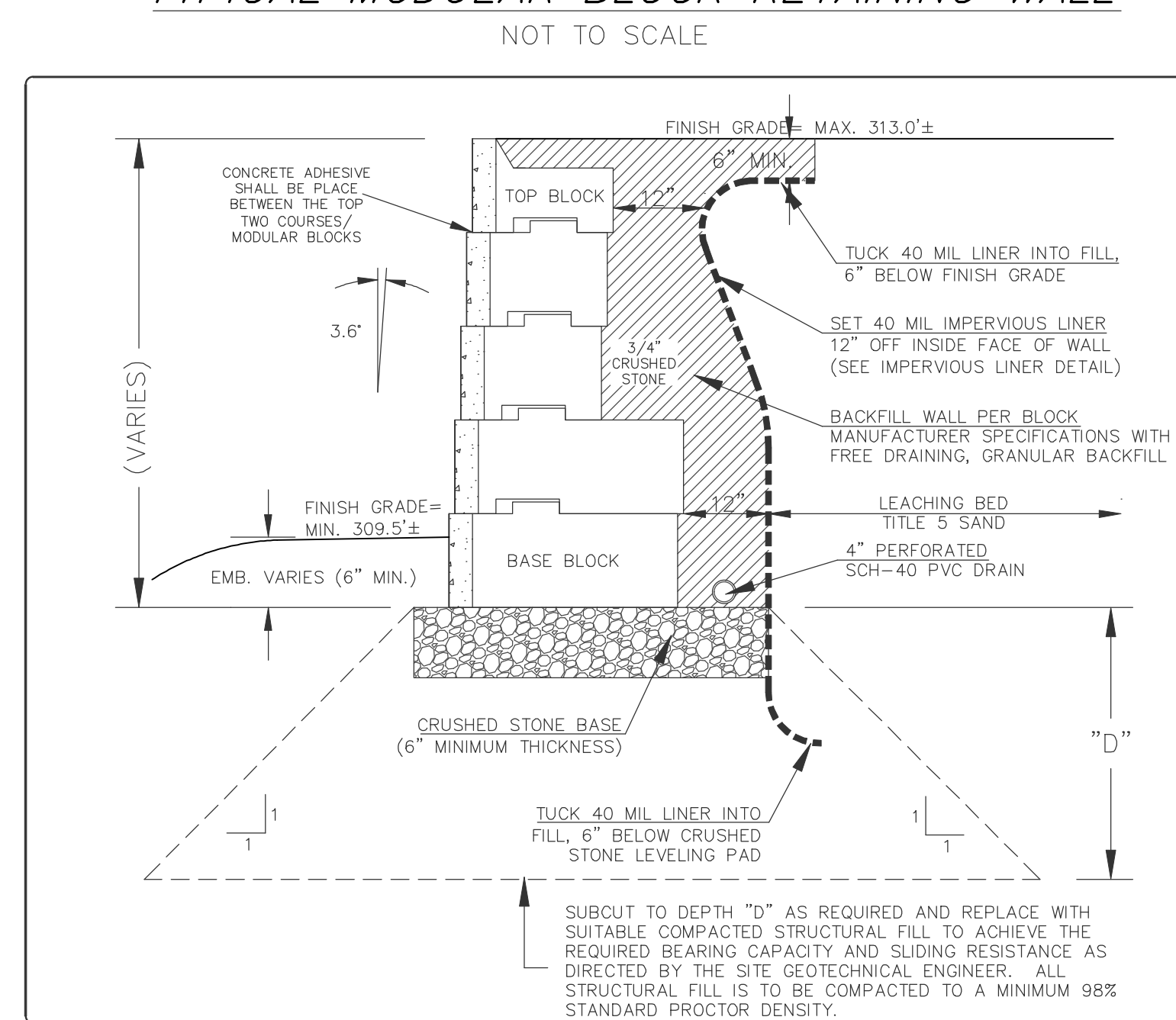
TYPICAL SEWER TRENCH
NOT TO SCALE



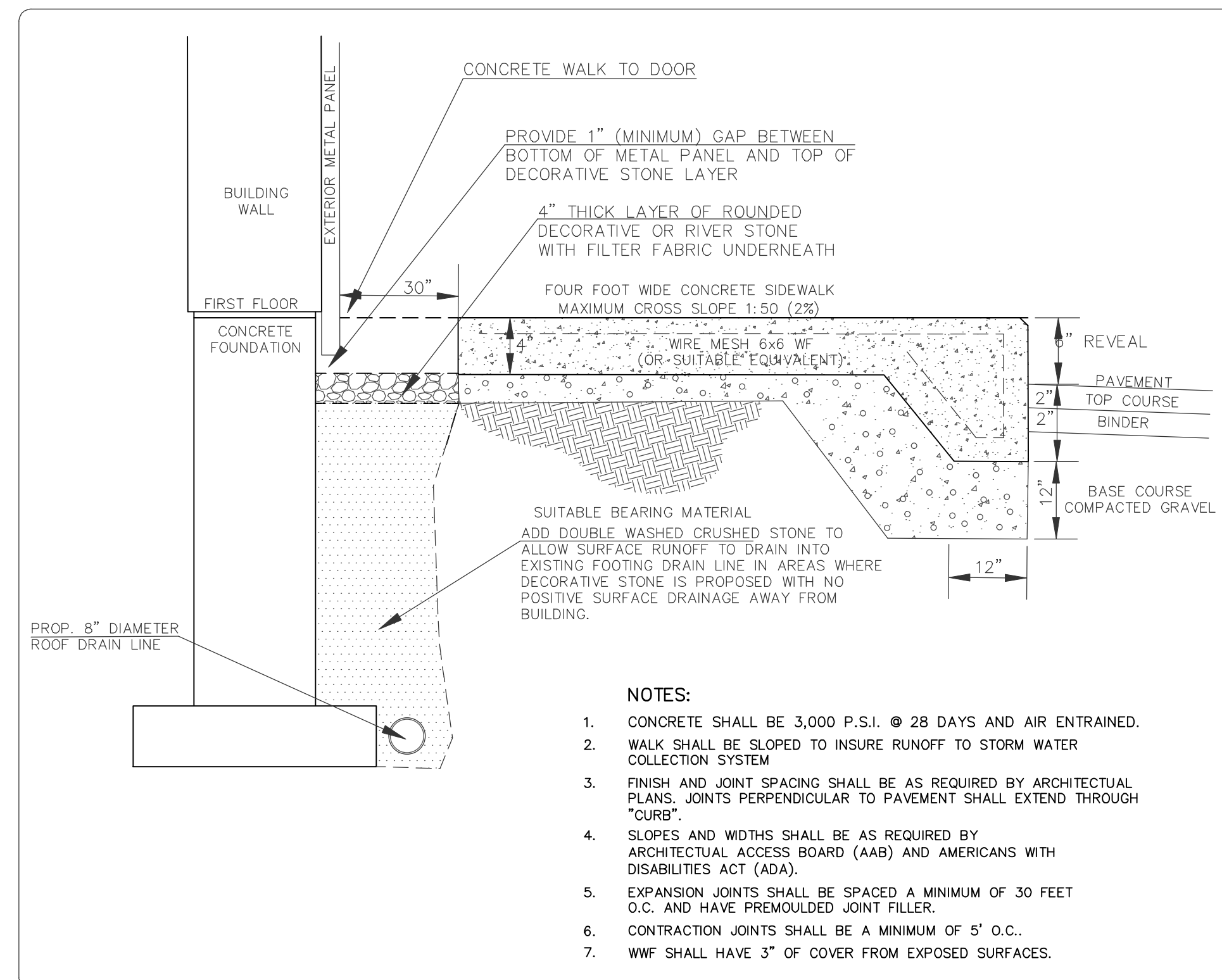
CONCRETE RAMP DETAIL
NOT TO SCALE



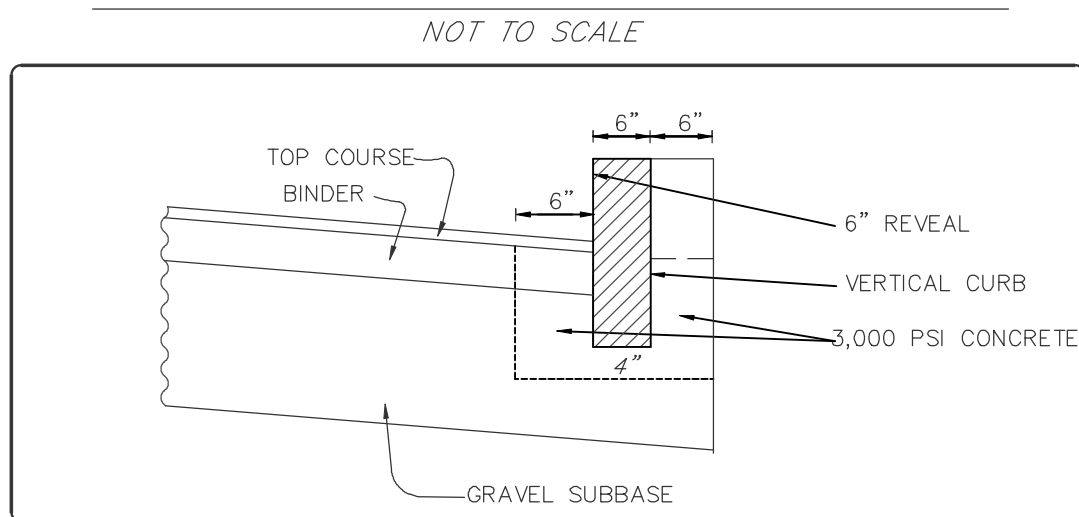
TYPICAL MODULAR BLOCK RETAINING WALL
NOT TO SCALE



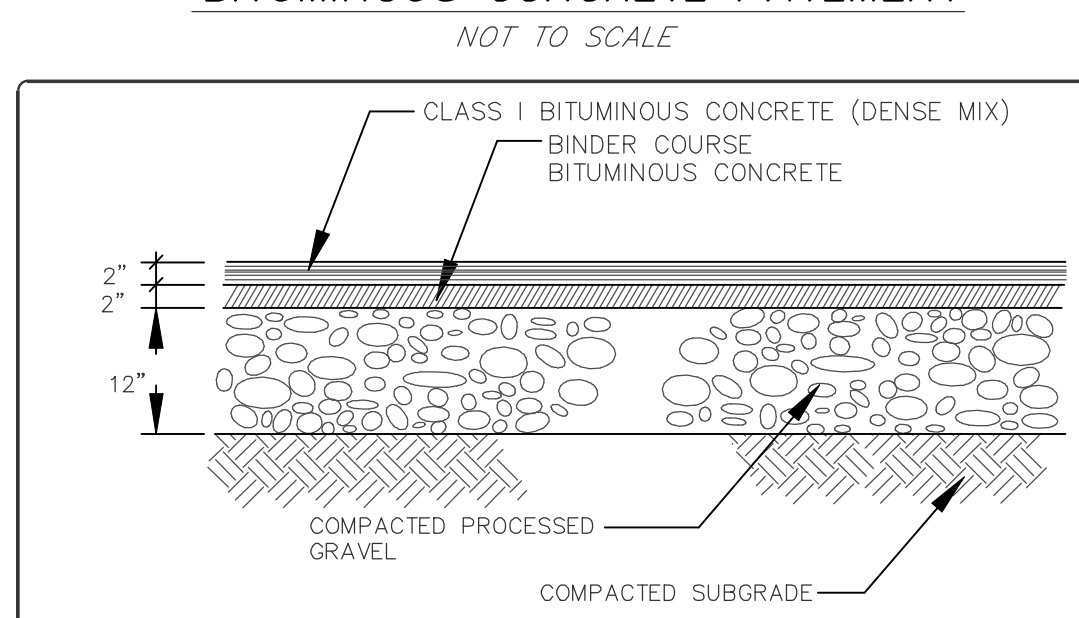
CONCRETE SIDEWALK AT BUILDING
NOT TO SCALE



VERTICAL GRANITE AND CONCRETE CURB
NOT TO SCALE



BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



PAVEMENT AND BASE MATERIALS AND INSTALLATION

- 1) ALL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
 - 2) BITUMINOUS PAVING SHALL NOT BE PLACED WHEN AMBIENT TEMPERATURE IS BELOW 40-DEGREES FAHRENHEIT, OR WHEN THERE IS FROST IN THE BASE, OR WHEN WEATHER CONDITIONS ARE UNSUITABLE IN ANY WAY.
 - 3) CONTRACTOR SHALL SAWCUT ALL EXISTING TRENCHES AND EXCAVATIONS WHEN LOCATED WITHIN LIMITS OF EXISTING PAVEMENT. PAVEMENT BREAKER MAY BE USED FOR INITIAL EXCAVATION AND A SAWCUT MAY BE EMPLOYED TO PROVIDE NEATER CUT FOR TRENCH PRIOR TO PLACEMENT OF NEW PAVEMENT.
 - 4) SAWCUTS SHALL EXTEND COMPLETELY THROUGH BINDER AND TOP COURSE LAYERS.
 - 5) PAVEMENT EDGES SHALL BE TRIMMED AND CLEANED FOR A NEAT VERTICAL FACE FREE OF LOOSE MATERIALS AND DEBRIS.
 - 6) CONTRACTOR SHALL EXERCISE CARE TO PREVENT OR MINIMIZE DAMAGE TO EXISTING PAVEMENT SURROUNDING EXCAVATION WORK.
 - 7) BACKFILL IN TRENCHES SHALL BE IN ACCORDANCE WITH SPECIFIC UTILITY TRENCH REQUIREMENTS. BACKFILL MATERIAL IN TRENCHES SHALL CONSIST OF GRANULAR GRAVEL BORROW, PROCESSED GRAVEL, SAND OR CRUSHED STONE MATERIAL. BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED IN LAYERS NOT EXCEEDING 12-INCH LIFTS AND COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO DESIGNATION 199 COMPACTION TEST METHODS.
 - 8) BROKEN PAVEMENT, LARGE STONES, ROOTS AND OTHER DEBRIS SHALL NOT BE USED IN TRENCH BACKFILL
 - 9) PERMANENT PAVEMENT SHALL CONSIST OF A TOP COURSE LAYER OF NOT LESS THAN TWO-INCHES (2") AND A BINDER COURSE LAYER OF NOT LESS THAN THREE-INCHES (3") AFTER COMPACTION. PAVEMENT SHALL BE MIXED IN ACCORDANCE WITH MASSDOT SPECIFICATION SECTION M3.11.03 (TABLE A).
 - 10) PAVEMENT SHALL BE COMPACTED AND ROLLED BY AN OSCILLATING ROLLER WITH A WEIGHT OF NOT LESS THAN 10-TONS. ROLLER SHALL MAKE AT LEAST FOUR PASSES OVER ALL NEWLY PLACED PAVEMENT.
 - 11) ROLLER SHALL NOT EXCEED A SPEED OF 3 MILES PER HOUR DURING ROLLING OPERATIONS TO ENSURE PROPER COMPACTION. ANY RIDGES, INDENTATIONS SHALL BE ROLLED ADDITIONALLY UNTIL THEY ARE REMOVED.
 - 12) GRAVEL BASE MATERIAL SHALL CONSIST OF A LAYER OF EITHER DENSE GRADE CRUSHED STONE COMPLYING WITH REQUIREMENTS OF MASSDOT SECTION M2.01.7 OR GRAVEL BORROW COMPLYING WITH REQUIREMENTS OF MASSDOT SECTION M1.03.0.
 - 13) BASE MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED EIGHT-INCHES (8") AND COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO SPECIFICATION T99.
 - 14) SUITABLE SUBBASE MATERIALS SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO SPECIFICATION T99.
 - 15) UNSUITABLE SUBBASE MATERIAL SHALL BE REMOVED AND REPLACED WITH MATERIAL IN CONFORMANCE WITH MASSDOT SPECIFICATION M1.02.0, SPECIAL BORROW OR SPECIFICATION M.2.03.0 FOR GRAVEL BORROW.
 - 16) IMPORTED SUBBASE MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE-INCHES AND COMPACTED IN TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO SPECIFICATION T99.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES.

FOR METROWEST ENGINEERING, INC. DATE
 ROBERT A. GEMMA, P.E.(CIVIL) # 31967

DETAILS PLAN
 #35 CAPE ROAD
 IN
 MENDON, MASS

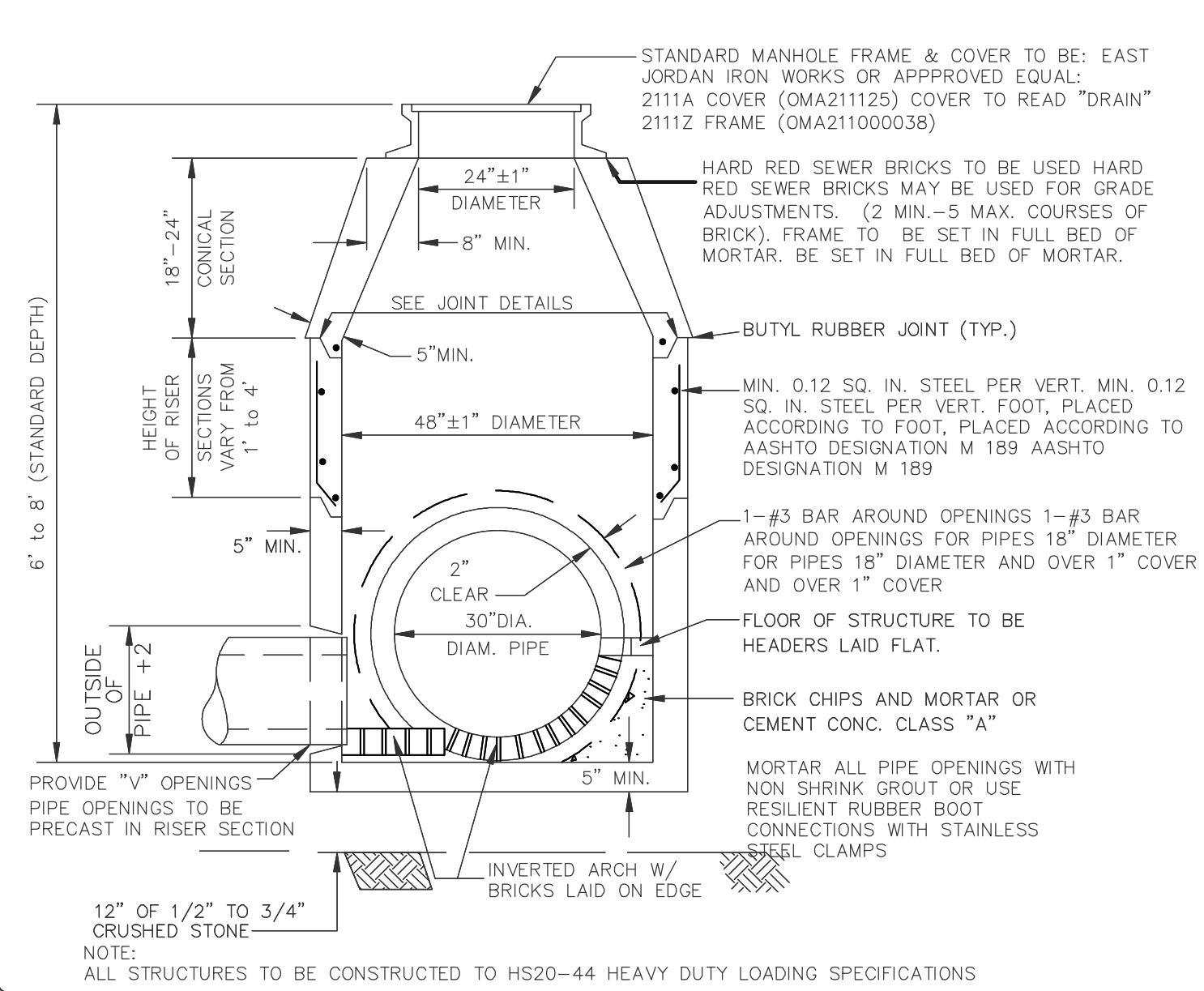
PREPARED FOR:
 ARES CONSTRUCTION
 38 PHASANT LANE
 MANCHESTER, NH 03109

PROPERTY OF:
 WENCER REALTY, LLC
 1040 SOUTH MAIN STREET
 BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
 75 FRANKLIN STREET
 FRAMINGHAM, MA 01702
 TELE: (508)626-0063
 EMAIL: INFO@MWEENGINEERING.COM

SHEET C700 DATE: JANUARY 4, 2021
 CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P SITE PLAN3.dwg
 DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

PRECAST CONCRETE MANHOLE
NOT TO SCALE



H.D.P.E. DRAIN PIPE MATERIALS AND INSTALLATION

- 1.) ALL PIPE SHALL CONFORM TO MASSDOT SECTION M5.03.10.
- 2.) PIPE SHALL BE SMOOTH INTERIOR WALL AND CORRUGATED EXTERIOR WALL AND SHALL BE BELL AND SPIGOT CONNECTION.
- 3.) PIPE SHALL COMPLY WITH REQUIREMENTS AND MARKINGS FOUND IN AASHTO DESIGNATIONS M252 AND M294.
- 4.) ALL PIPE SHALL SUPPORT AN HS-20 LIVE LOAD WITH A MAXIMUM DEFLECTION OF 5% OF THE PIPE DIAMETER.
- 5.) ALL PIPE AND FITTINGS SHALL BE MADE FROM VIRGIN POLYETHYLENE COMPOUNDS WHICH CONFORM TO CURRENT AASHTO CLASSIFICATIONS AND ALSO AS DEFINED IN ASTM D3530.
- 6.) PIPES SHALL BE CAREFULLY LAID TO LINES AND GRADES AS SHOWN ON DESIGN PLANS.
- 7.) PIPE BEDDING MATERIAL SHALL BE PLACED TO A DEPTH OF NO LESS THAN SIX-INCHES BELOW THE INVERT OF THE PIPE.
- 8.) TRENCHES FOR DRAIN LINES SHALL PROVIDE MINIMUM OF TWELVE-INCHES (12") OF HORIZONTAL CLEARANCE FROM SIDES OF PIPE TO EDGE OF TRENCH.
- 9.) INSTALLATION OF H.D.P.E. PIPE SHALL BE IN ACCORDANCE WITH ASTM D2321 AND AS RECOMMENDED BY THE MANUFACTURER.
- 10.) WATER TIGHT JOINTS SHALL BE USED ON ALL PIPES IN ACCORDANCE WITH ASTM D3212. PIPE JOINTS SHALL BE BELL AND SPIGOT WITH ELASTOMERIC RUBBER GASKETS MEETING OR EXCEEDING ASTM F477.
- 11.) PIPE BEDDING MATERIAL OR 3/4" CRUSHED STONE SHALL BE CAREFULLY BACKFILLED AND COMPACTED AROUND PIPE TO A DEPTH OF TWELVE-INCHES ABOVE THE TOP OF PIPE.
- 12.) MATERIAL FOR BACKFILLING THE REMAINDER OF THE TRENCH, PAVEMENT AND PAVEMENT BASE MATERIAL EXCLUDED, SHALL BE BACKFILLED AND COMPACTED IN TWELVE-INCH LIFTS WITH SUITABLE MATERIAL WITH NO STONES GREATER THAN FOUR-INCHES IN DIAMETER. MATERIAL SHOULD BE FREE OF ORGANICS AND DEBRIS.
- 13.) TRENCH SHALL BE FINISHED WITH SIX-INCHES (6") OF LOAM AND SEED IN NON PAVED AREAS AND PREPARED IN ACCORDANCE WITH PAVEMENT STRUCTURE IN PAVED AREAS.

SUBSURFACE INFILTRATION SYSTEM MATERIALS AND INSTALLATION

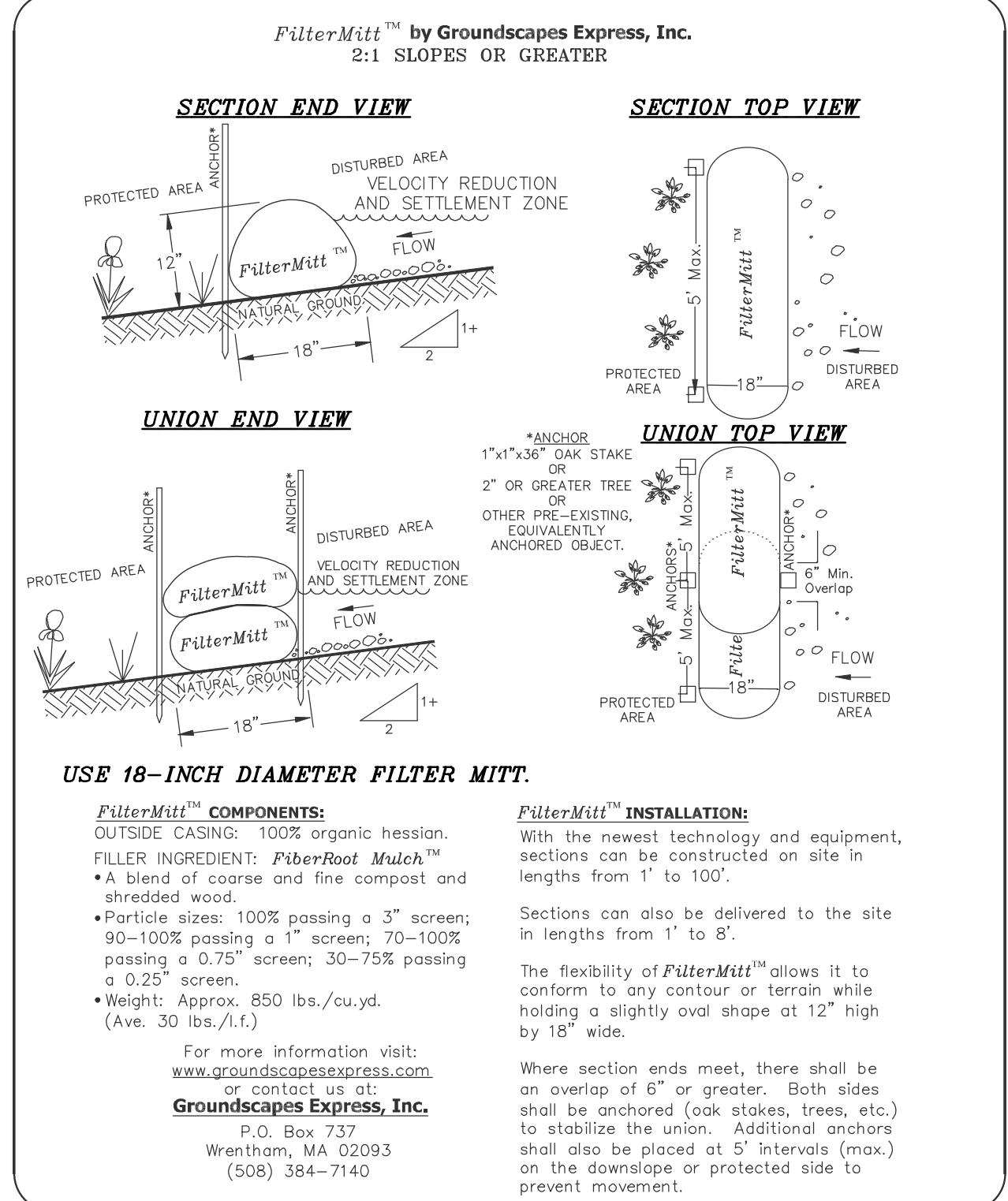
- 1.) ALL MATERIALS ASSOCIATED SHALL BE IN ACCORDANCE WITH THE DESIGN PLANS AND THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
- 2.) SUBSURFACE LEACHING CHAMBERS SHALL BE SHEA DW-SDW GALLEYS OR APPROVED EQUAL.
- 3.) FILTER FABRIC SHALL BE MIRAFI 140N (TENCATE INDUSTRIES) OR APPROVED EQUAL.
- 4.) ACCESS MANHOLES SHALL BE REQUIRED AT LOCATIONS SPECIFIED ON DESIGN PLANS.
- 5.) ACCESS MANHOLES SHALL CONSIST OF EAST JORDAN IRON WORKS 2111Z/2111A, HEAVY DUTY FRAME AND COVER AND SHALL MEET OR EXCEED HS-20 LOADING REQUIREMENTS.
- 6.) ACCESS MANHOLES SHALL BE ADJUSTED TO FINISH GRADE WITH PRECAST CONCRETE RISERS AND/OR LAYERS OF BRICK AND MORTAR.
- 7.) EXCAVATION FOR PRECAST LEACHING CHAMBERS SHALL BE DONE CAREFULLY TO AVOID SMEARING AND COMPACTION OF BOTTOM AND EXCAVATION SIDEWALLS.
- 8.) ANY UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH FREE DRAINING MATERIAL, INCLUDING BUT NOT LIMITED TO TITLE V SAND.
- 9.) ALL PRECAST LEACHING CHAMBERS SHALL BE PLACED ON A TWELVE-INCH (12") DEEP LAYER OF COMPACTED 3/4" TO 1 1/2" DOUBLE WASHED CRUSHED STONE.
- 10.) PRECAST LEACHING CHAMBERS SHALL BE CAREFULLY PLACED AT THE SAME ELEVATION IN ROWS AND BUTTED TOGETHER SO NO VOIDS EXIST BETWEEN UNITS.
- 11.) AREAS BETWEEN ROWS OF PRECAST LEACHING CHAMBERS SHALL BE FILLED WITH 3/4" TO 1 1/2" DOUBLE WASHED STONE.
- 12.) ALL PIPES SHALL BE SECURELY MORTARED IN PLACE TO PROVIDE WATER TIGHT CONNECTIONS.
- 13.) FILTER FABRIC SHALL BE INSTALLED AROUND THE SIDES, AND ON TOPO OF THE PRECAST LEACHING CHAMBERS.
- 14.) CONTRACTOR SHALL OVERLAP ROWS OF FILTER FABRIC ONE-HALF FOOT (0.5') AND CAREFULLY BACKFILL AROUND AND ON TOP OF THE LEACHING CHAMBERS TO AVOID SHIFTING OR TEARING FILTER FABRIC.
- 15.) INSTALL AND COMPACT 3/4" TO 1 1/2" DOUBLE WASHED STONE IN TWELVE-INCH (12") LIFTS FOR A DISTANCE OF TWO-FOOT (2') AROUND THE PERIMETER OF LEACHING CHAMBERS.

DRAINAGE MATERIALS NOTES:

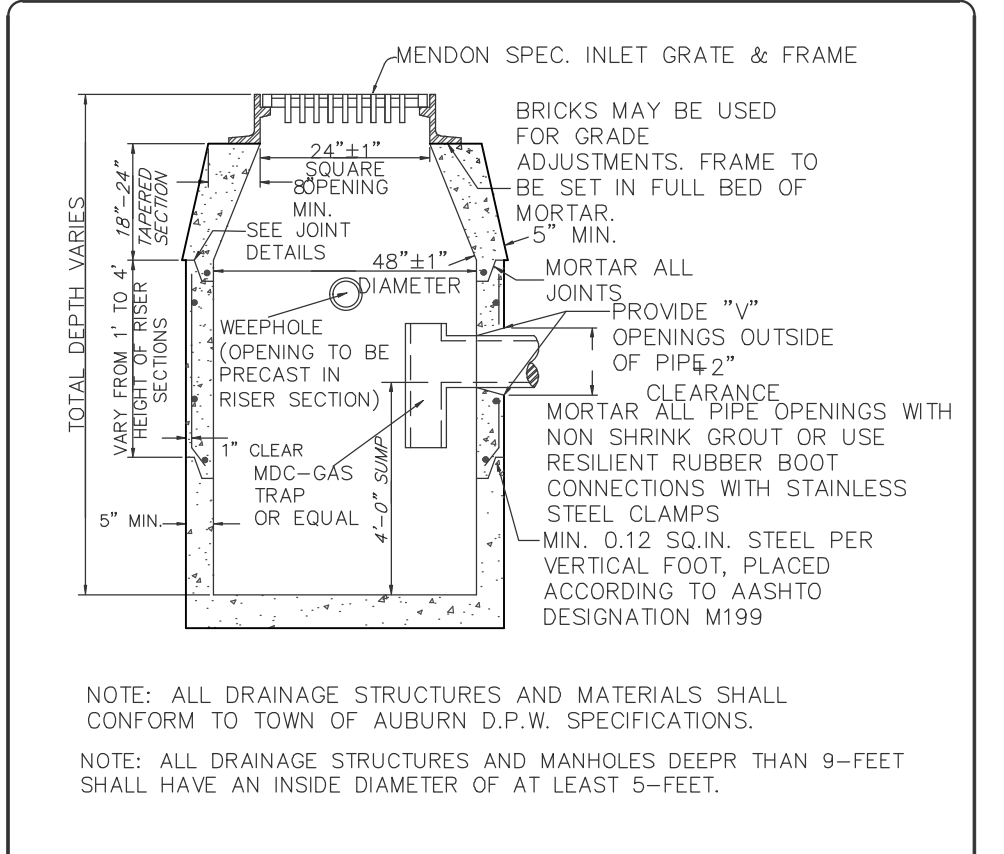
PRECAST CONCRETE DRAIN MANHOLE MATERIALS AND INSTALLATION

- 1.) ALL MATERIALS ASSOCIATED SHALL BE IN ACCORDANCE WITH THE DESIGN PLANS, THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
- 2.) STORMCEPTOR UNITS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- 3.) FILTER FABRIC SHALL BE MIRAFI 140N (TENCATE INDUSTRIES) OR APPROVED EQUAL.
- 4.) MANHOLES SHALL BE CONSTRUCTION OF REINFORCED PRECAST CONCRETE BASE SECTION, BARREL SECTION AND DOME SECTION MEETING THE REQUIREMENTS OF ASTM C78 AND AASHTO M199. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I.
- 5.) IN CASES WHERE VERTICAL TOLERANCE DOES NOT PERMIT A CONE TOP SECTION, A PRECAST CONCRETE FLAT SECTION MAY BE USED.
- 6.) MANHOLES SHALL MEET OR EXCEED HS-20 LOADING REQUIREMENTS.
- 7.) MANHOLES SHALL HAVE A MINIMUM OPENING OF 26-INCHES AND A MINIMUM INSIDE DIAMETER OF FOUR-FOOT (4').
- 8.) MANHOLES SHALL HAVE TONGUE AND GROOVE JOINTS BETWEEN SECTIONS THAT ARE MORTARED OR SEALED WITH BUTYL RUBBER SEALANTS.
- 9.) PIPE INLETS AND OUTLETS SHALL BE SEALED WITH MORTAR OR RUBBER SEALANTS OR BOOT TYPE CONNECTIONS.
- 10.) DRAIN MANHOLES SHALL BE PLACED ON A LAYER OF COMPACTED, LEVEL, BEDDING MATERIAL NOT LESS THAN SIX-INCHES IN HEIGHT.
- 11.) EXCAVATION AROUND THE MANHOLE STRUCTURES SHALL BE BACKFILLED AND COMPACTED IN TWELVE-INCH (12") LIFTS WITH SUITABLE MATERIALS.
- 12.) ROAD BASE MATERIAL AND PAVEMENT MATERIALS SHALL BE INSTALLED AROUND STRUCTURES IN ACCORDANCE WITH BASE AND PAVEMENT PREPARATION INSTRUCTIONS.
- 13.) MANHOLE ACCESS FRAME AND COVER SHALL CONSIST OF EAST JORDAN IRONWORKS 2111A/2111Z FRAME AND COVER.
- 14.) FRAME AND COVER SHALL BE ADJUSTED TO FINISH GRADE USING LAYERS OF MORTAR AND BRICK.
- 15.) FRAME AND COVERS SHALL MEET ASTM A888 AND MADE FROM CLASS 20, GREY CAST IRON.

EROSION CONTROL BARRIER
NOT TO SCALE



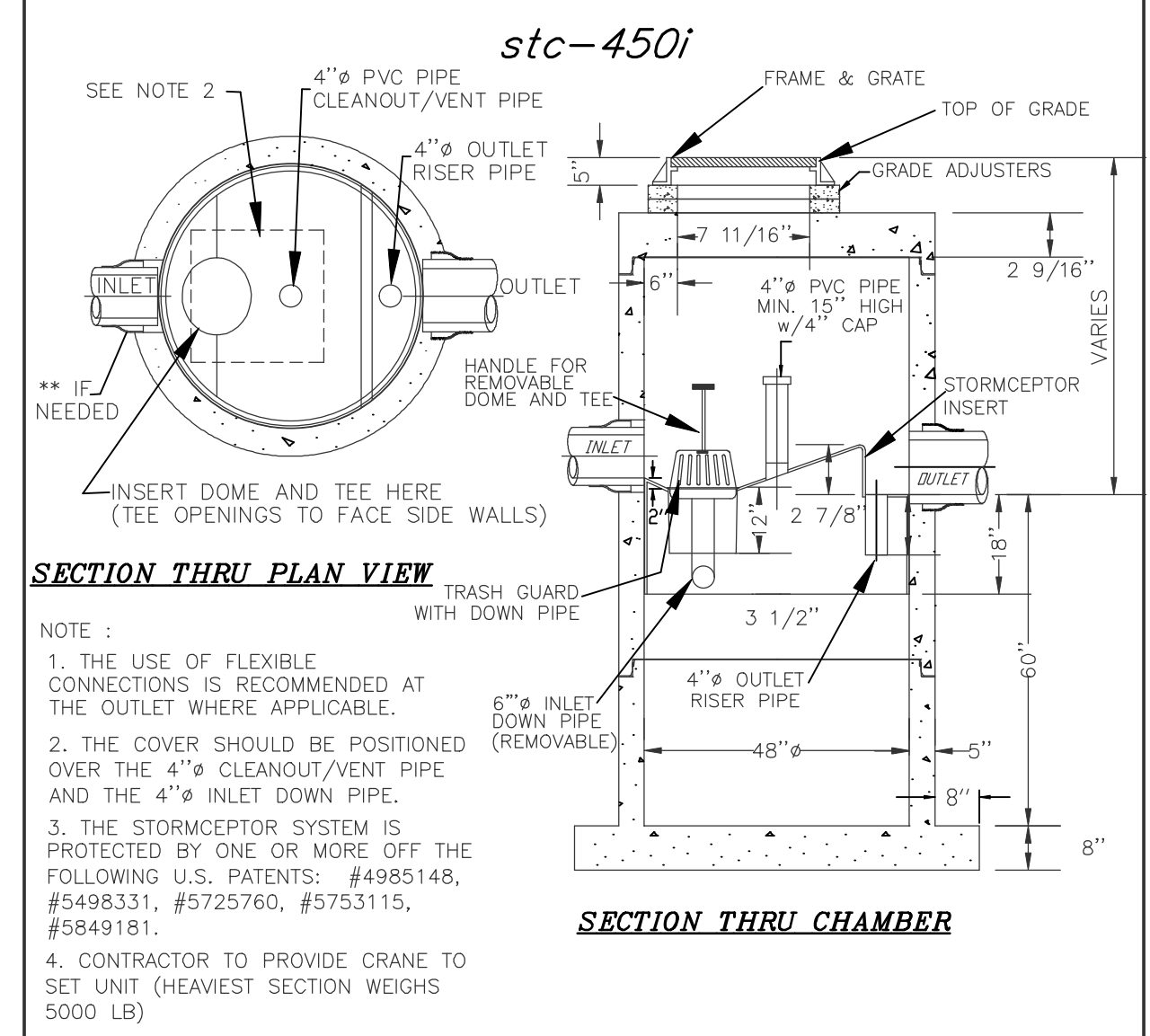
PRECAST CONCRETE CATCH BASIN
NOT TO SCALE



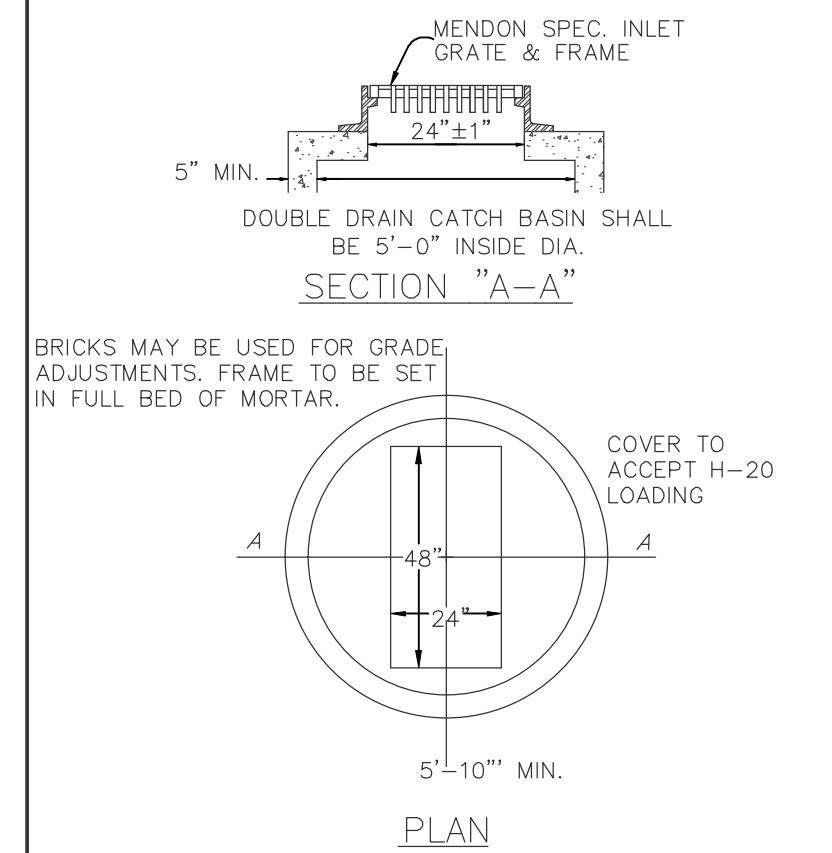
PRECAST CONCRETE DRAIN CATCH BASIN MATERIALS AND INSTALLATION

- 1.) ALL MATERIALS ASSOCIATED SHALL BE IN ACCORDANCE WITH THE DESIGN PLANS, THE TOWN OF MENDON DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS.
- 2.) ALL CATCH BASINS SHALL HAVE A SLUMP OF AT LEAST FOUR-FOOT (48-INCHES) BELOW THE INVERT OF THE OUTLET PIPE AND SHALL HAVE A HOOD ON OUTLET PIPES.
- 3.) CATCH BASIN HOODS SHALL EXTEND AT LEAST ONE-FOOT BELOW THE INVERT OF THE OUTLET PIPE.
- 4.) CATCH BASINS SHALL BE CONSTRUCTED OF REINFORCED PRECAST CONCRETE BASE SECTION, BARREL SECTION AND DOME SECTION MEETING THE REQUIREMENTS OF ASTM C78 AND AASHTO M199. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 P.S.I.
- 5.) IN CASES WHERE VERTICAL TOLERANCE DOES NOT PERMIT A CONE TOP SECTION, A PRECAST CONCRETE FLAT SECTION MAY BE USED.
- 6.) CATCH BASINS SHALL MEET OR EXCEED HS-20 LOADING REQUIREMENTS.
- 7.) CATCH BASINS SHALL HAVE A MINIMUM OPENING OF 26-INCHES AND A MINIMUM INSIDE DIAMETER OF FOUR-FOOT (4').
- 8.) CATCH BASINS SHALL HAVE TONGUE AND GROOVE JOINTS BETWEEN SECTIONS THAT ARE MORTARED OR SEALED WITH BUTYL RUBBER SEALANTS.
- 9.) PIPE INLETS AND OUTLETS SHALL BE SEALED WITH MORTAR OR RUBBER SEALANTS OR BOOT TYPE CONNECTIONS.
- 10.) DRAIN MANHOLES SHALL BE PLACED ON A LAYER OF COMPACTED, LEVEL, BEDDING MATERIAL NOT LESS THAN SIX-INCHES IN HEIGHT.
- 11.) CATCH BASIN SECTIONS SHALL BE CAREFULLY PLACED SO THAT ALL SECTIONS ARE LEVEL AND PLUMB.
- 12.) EXCAVATION AROUND THE MANHOLE STRUCTURED SHALL BE BACKFILLED AND COMPACTED IN TWELVE-INCH (12") LIFTS WITH SUITABLE MATERIALS.
- 13.) ROAD BASE MATERIAL AND PAVEMENT MATERIALS SHALL BE INSTALLED AROUND STRUCTURES IN ACCORDANCE WITH BASE AND PAVEMENT PREPARATION INSTRUCTIONS.
- 14.) MANHOLE ACCESS FRAME AND COVER SHALL CONSIST OF EAST JORDAN IRONWORKS 5523A/5524Z FRAME AND COVER AND 5520 M5 COVER.
- 15.) FRAME AND COVER SHALL BE ADJUSTED TO FINISH GRADE USING LAYERS OF MORTAR AND BRICK.

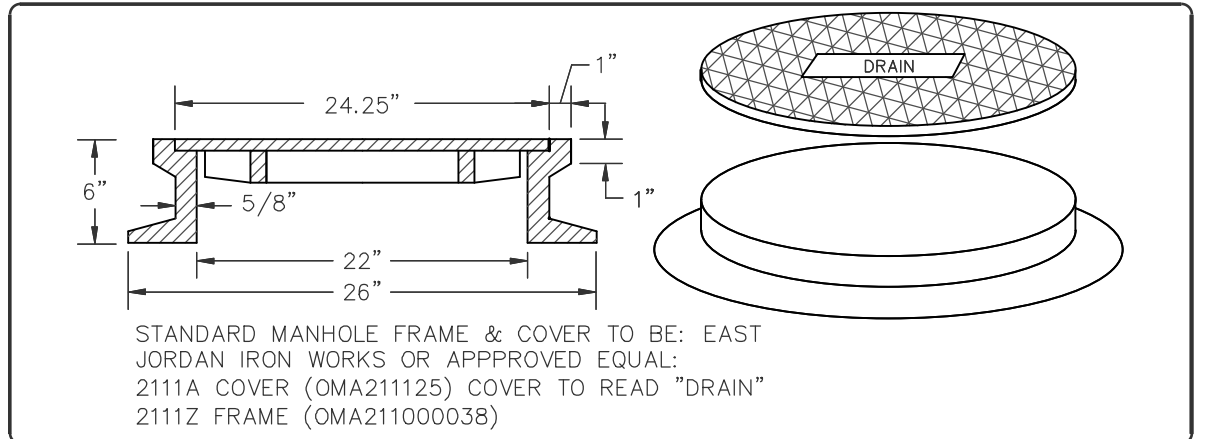
STORMCEPTOR
NOT TO SCALE



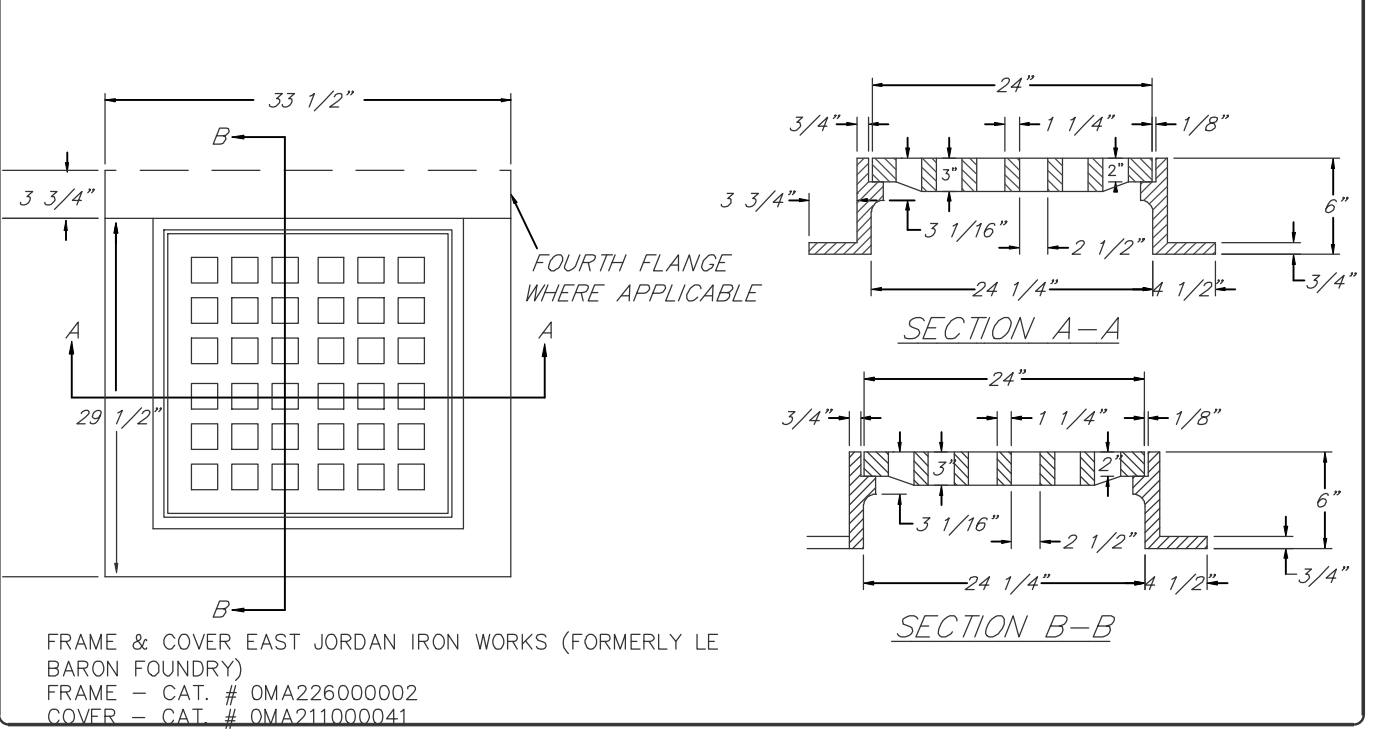
DOUBLE GRATE CATCH BASIN TOP
NOT TO SCALE



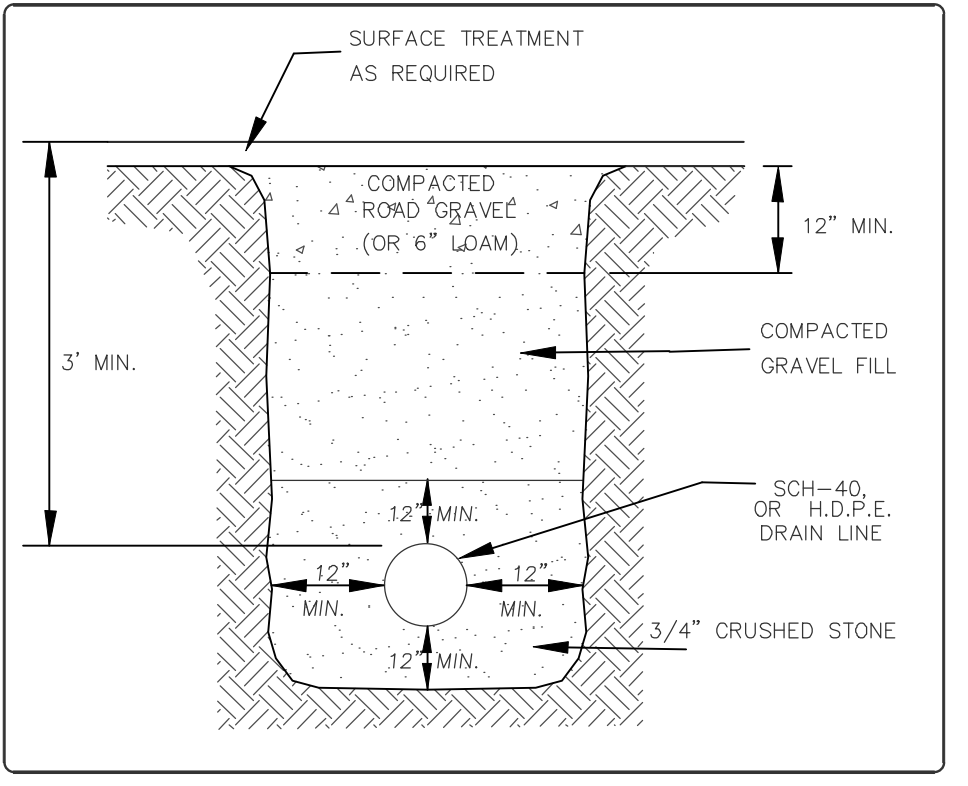
STANDARD DRAIN MANHOLE FRAME & COVER
NOT TO SCALE



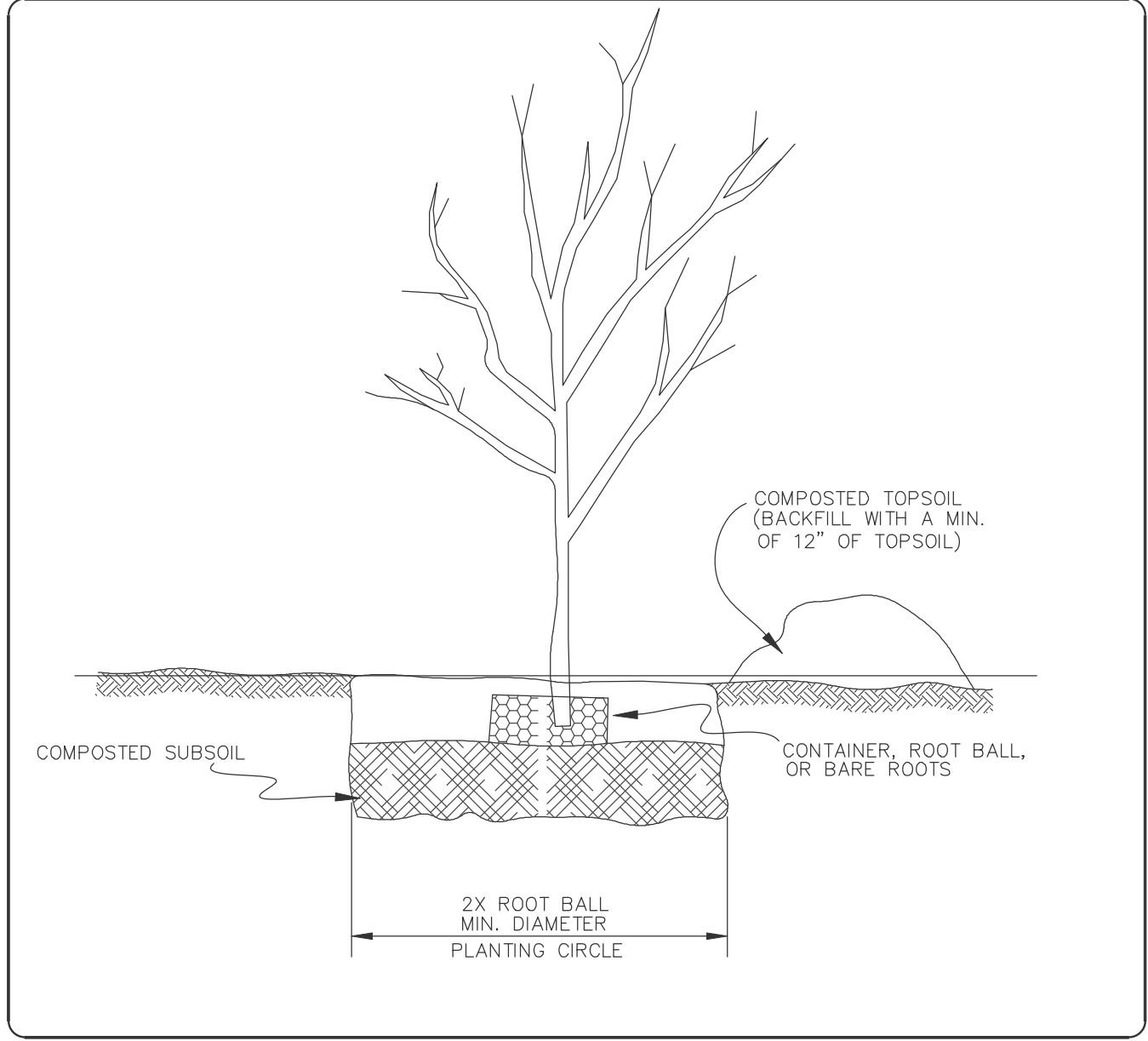
SQUARE CATCH BASIN FRAME & GRATE
NOT TO SCALE



TYPICAL DRAIN LINE TRENCH
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967

DETAILS PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHASANT LANE
MANCHESTER, NH 03109

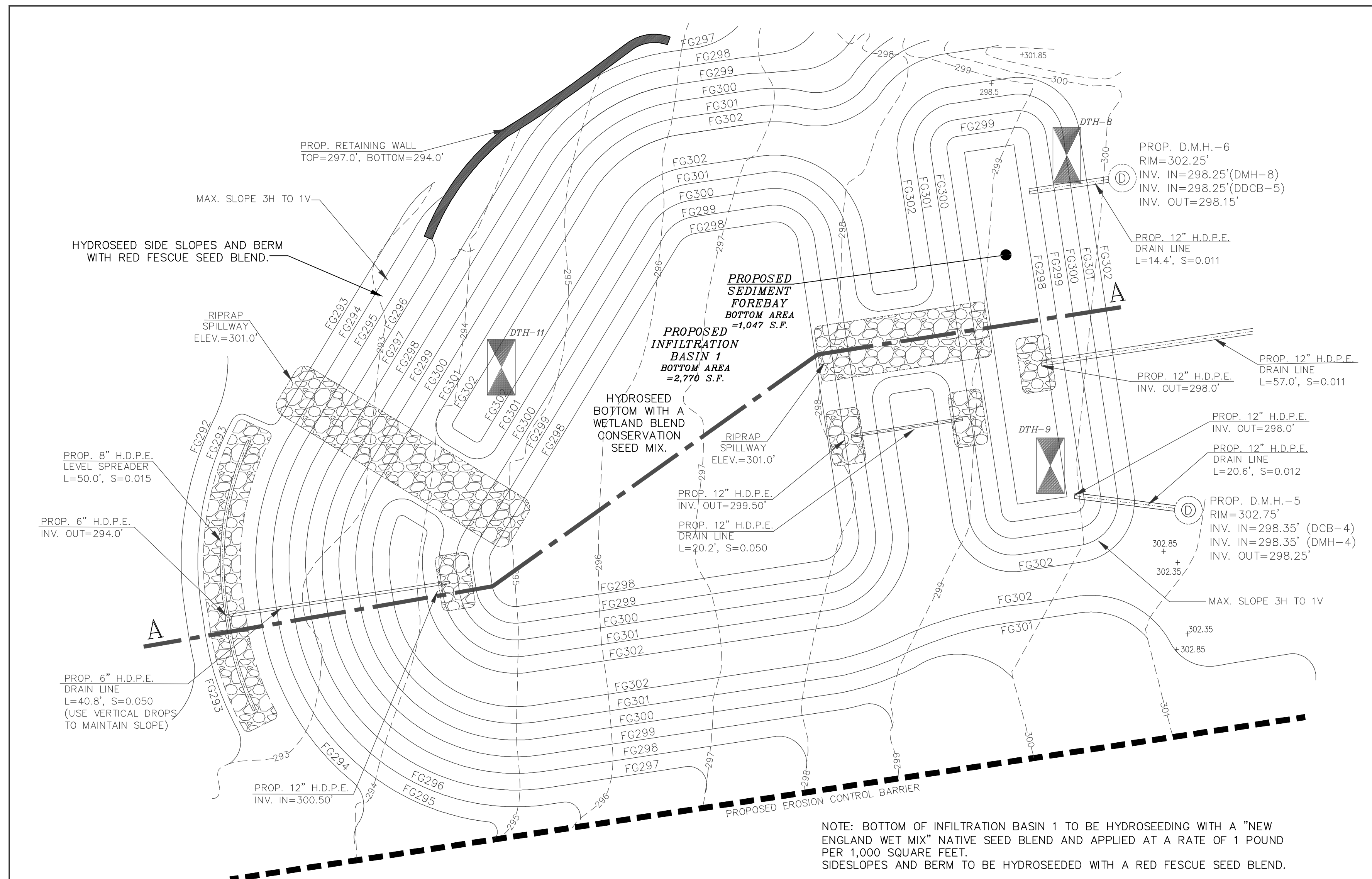
PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508) 626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C701 DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P SITE PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

SEDIMENT FOREBAY AND INFILTRATION BASIN 1 DETAIL

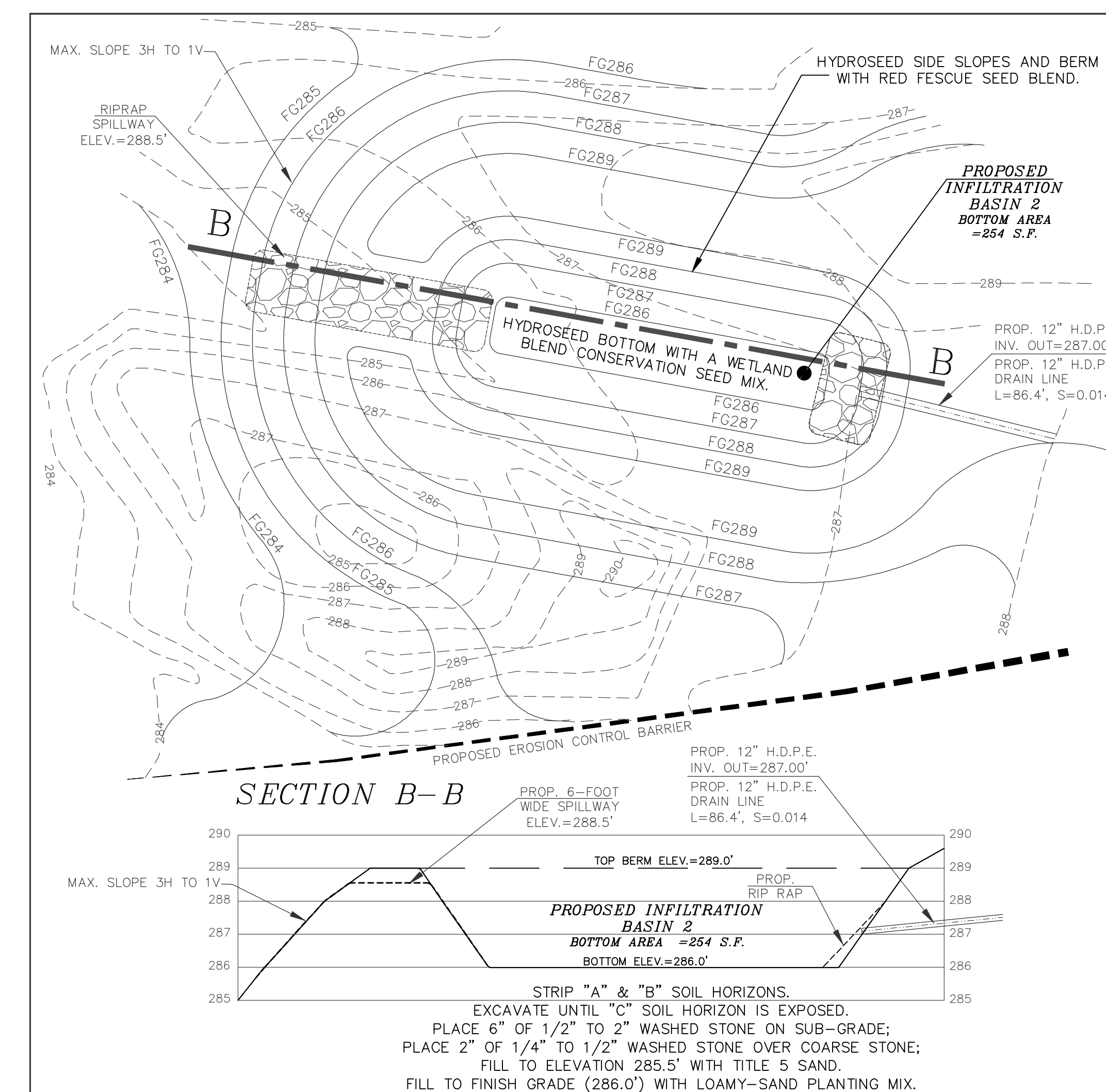
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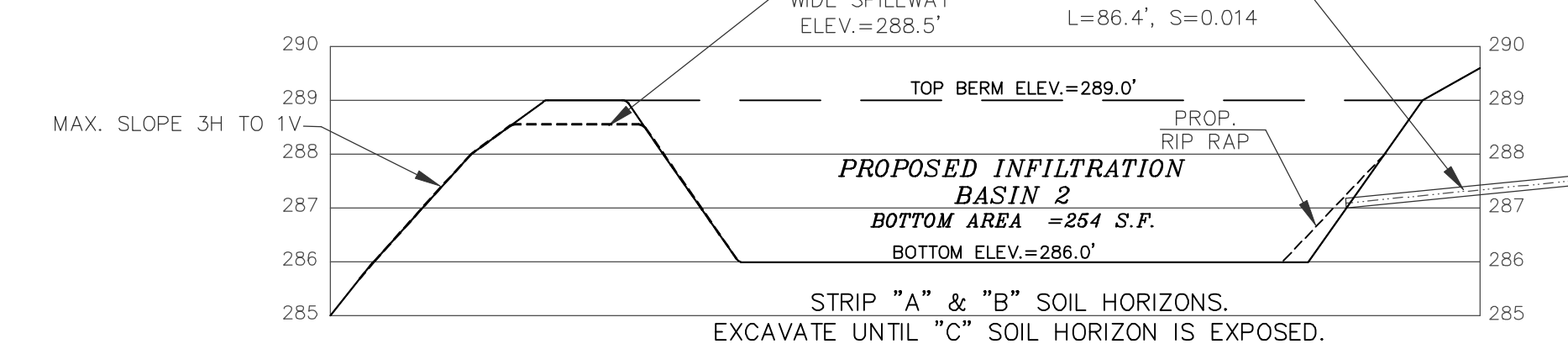
NOTE: BOTTOM OF INFILTRATION BASIN 1 TO BE HYDROSEEDING WITH A "NEW ENGLAND WET MIX" NATIVE SEED BLEND AND APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET. SIDESLOPES AND BERM TO BE HYDROSEEDED WITH A RED FESCUE SEED BLEND.

INFILTRATION BASIN 2 DETAIL

NOT TO SCALE



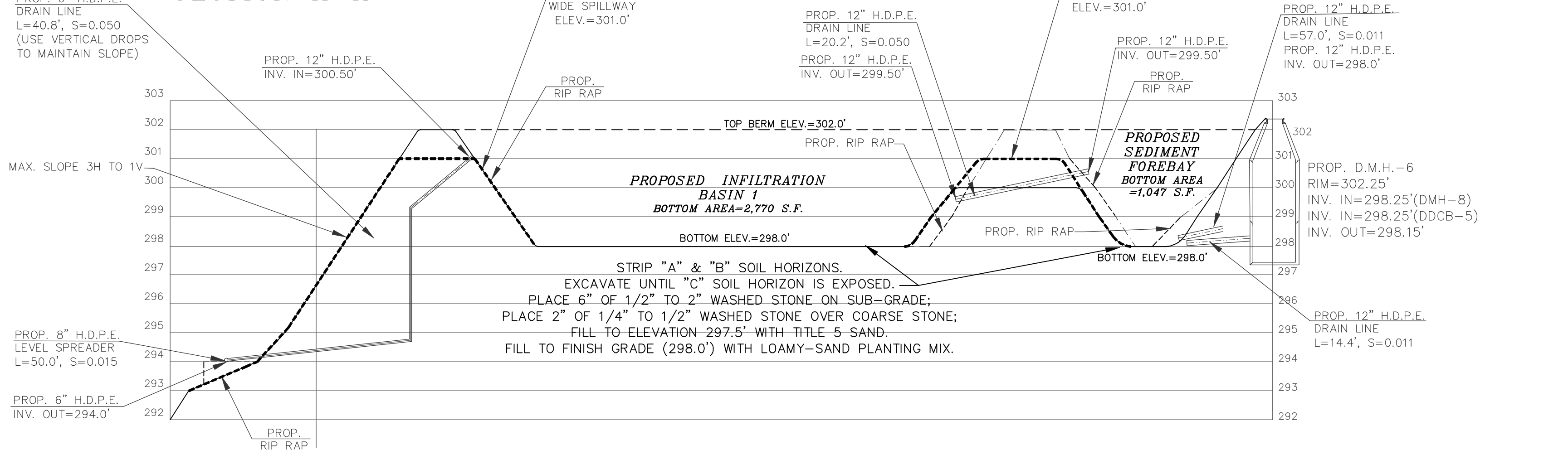
SECTION B-B



STRIP "A" & "B" SOIL HORIZONS. EXCAVATE UNTIL "C" SOIL HORIZON IS EXPOSED. PLACE 6" OF 1/2" TO 2" WASHED STONE ON SUB-GRADE; PLACE 2" OF 1/4" TO 1/2" WASHED STONE OVER COARSE STONE; FILL TO ELEVATION 285.5' WITH TITLE 5 SAND. FILL TO FINISH GRADE (286.0') WITH LOAMY-SAND PLANTING MIX.

NOTE: BOTTOM OF INFILTRATION BASIN 1 TO BE HYDROSEEDING WITH A "NEW ENGLAND WET MIX" NATIVE SEED BLEND AND APPLIED AT A RATE OF 1 POUND PER 1,000 SQUARE FEET. SIDESLOPES AND BERM TO BE HYDROSEEDED WITH A RED FESCUE SEED BLEND. CORE OF SIDES OF FOREBAY AND INFILTRATION BASIN TO BE CONSTRUCTED OF LOW PERMEABILITY SOILS CLASSIFIED AS GC,GM,SC,SM,CL,ML,CH OR MH. ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM AND COMPACTED IN 6" LIFTS. ALL MATERIALS USED IN EMBANKMENT CONSTRUCTION SHALL BE LESS THAN 3" IN DIAMETER.

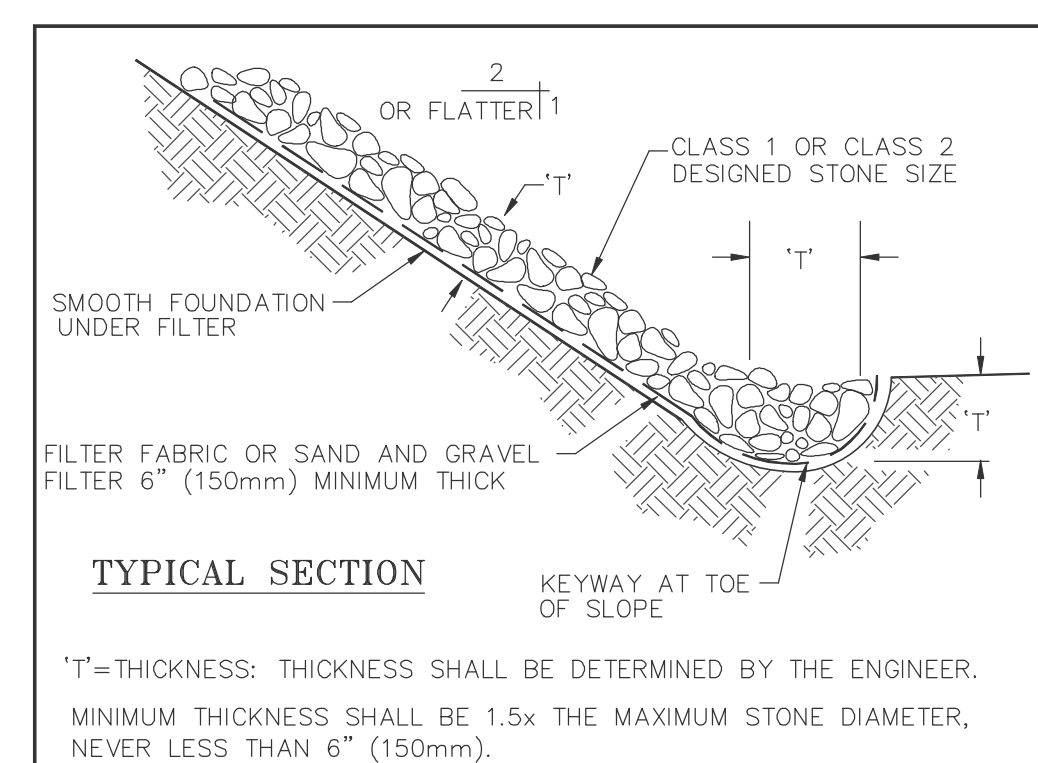
SECTION A-A



STRIP "A" & "B" SOIL HORIZONS. EXCAVATE UNTIL "C" SOIL HORIZON IS EXPOSED. PLACE 6" OF 1/2" TO 2" WASHED STONE ON SUB-GRADE; PLACE 2" OF 1/4" TO 1/2" WASHED STONE OVER COARSE STONE; FILL TO ELEVATION 297.5' WITH TITLE 5 SAND. FILL TO FINISH GRADE (298.0') WITH LOAMY-SAND PLANTING MIX.

RIP RAP AND SPILLWAY DETAIL

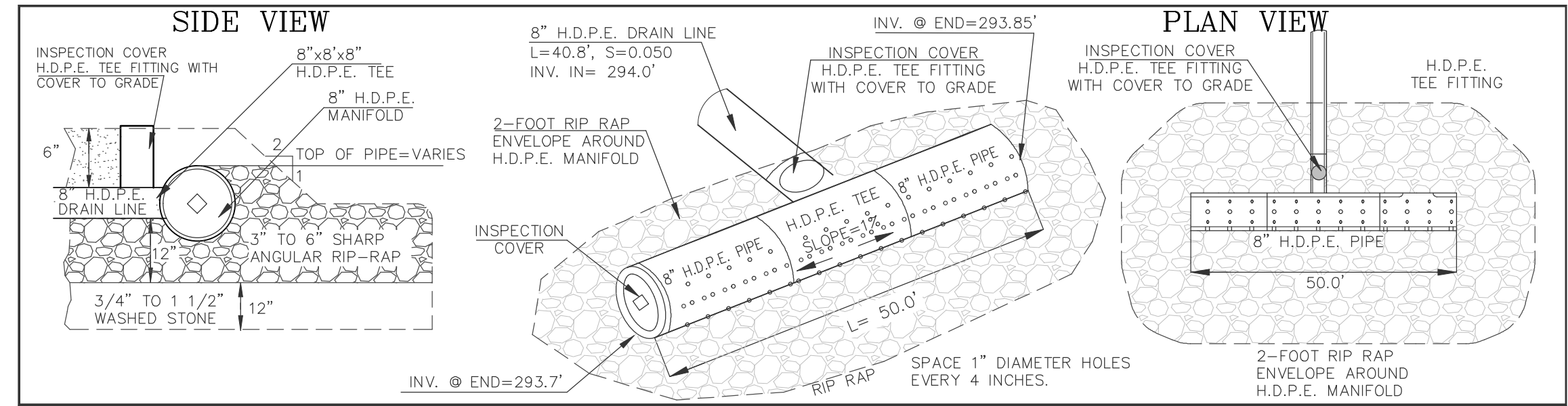
NOT TO SCALE



T=THICKNESS; THICKNESS SHALL BE DETERMINED BY THE ENGINEER. MINIMUM THICKNESS SHALL BE 1.5x THE MAXIMUM STONE DIAMETER, NEVER LESS THAN 6" (150mm).

LEVEL SPREADER FLOW MANIFOLD DETAIL

NOT TO SCALE



FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967

DETAILS PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR:
ARES CONSTRUCTION
38 PHEASANT LANE
MANCHESTER, NH 03109

PROPERTY OF:
WENCER REALTY, LLC
1040 SOUTH MAIN STREET
BELLINGHAM, MA 02019

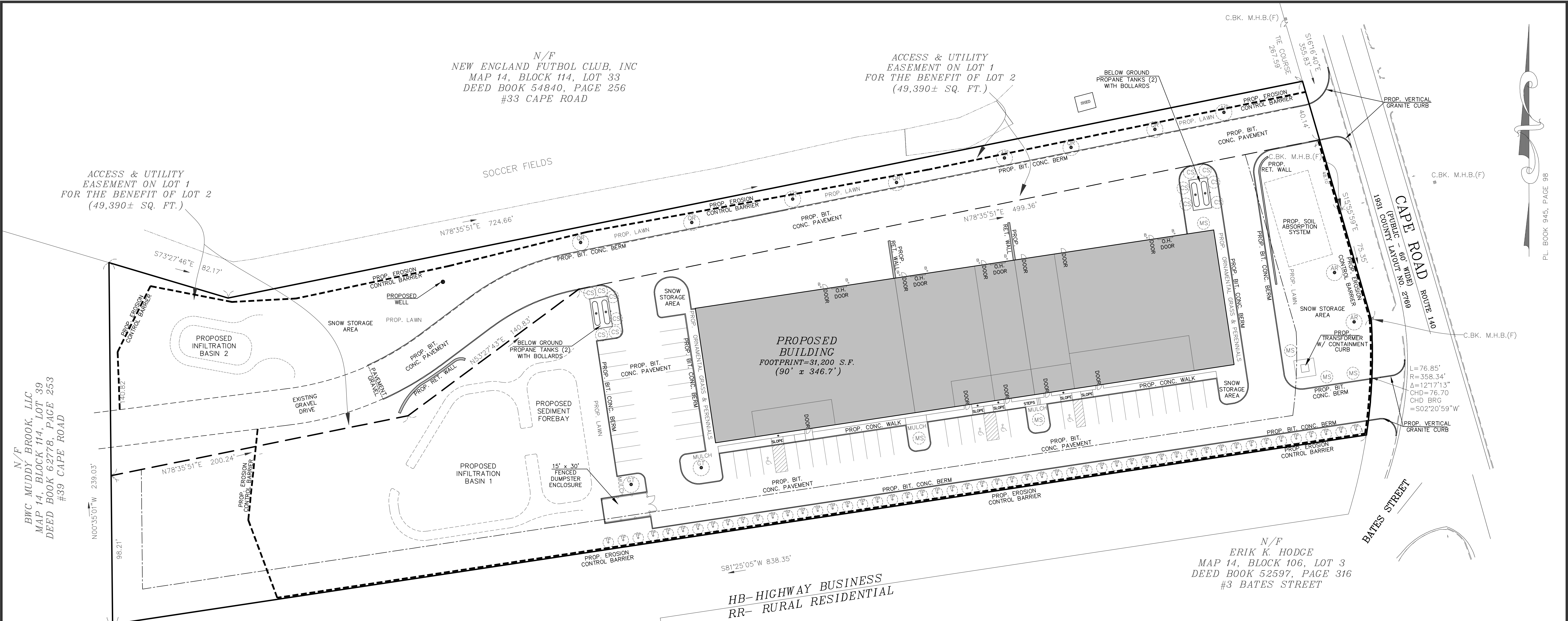
ENGINEERS & SURVEYORS:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@MWEENGINEERING.COM

SHEET C702 DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P SITE PLAN3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421.dwg

N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

ACCESS & UTILITY
EASEMENT ON LOT 1
FOR THE BENEFIT OF LOT 2
(49,390± SQ. FT.)

ACCESS & UTILITY
EASEMENT ON LOT 1
FOR THE BENEFIT OF LOT 2
(49,390± SQ. FT.)

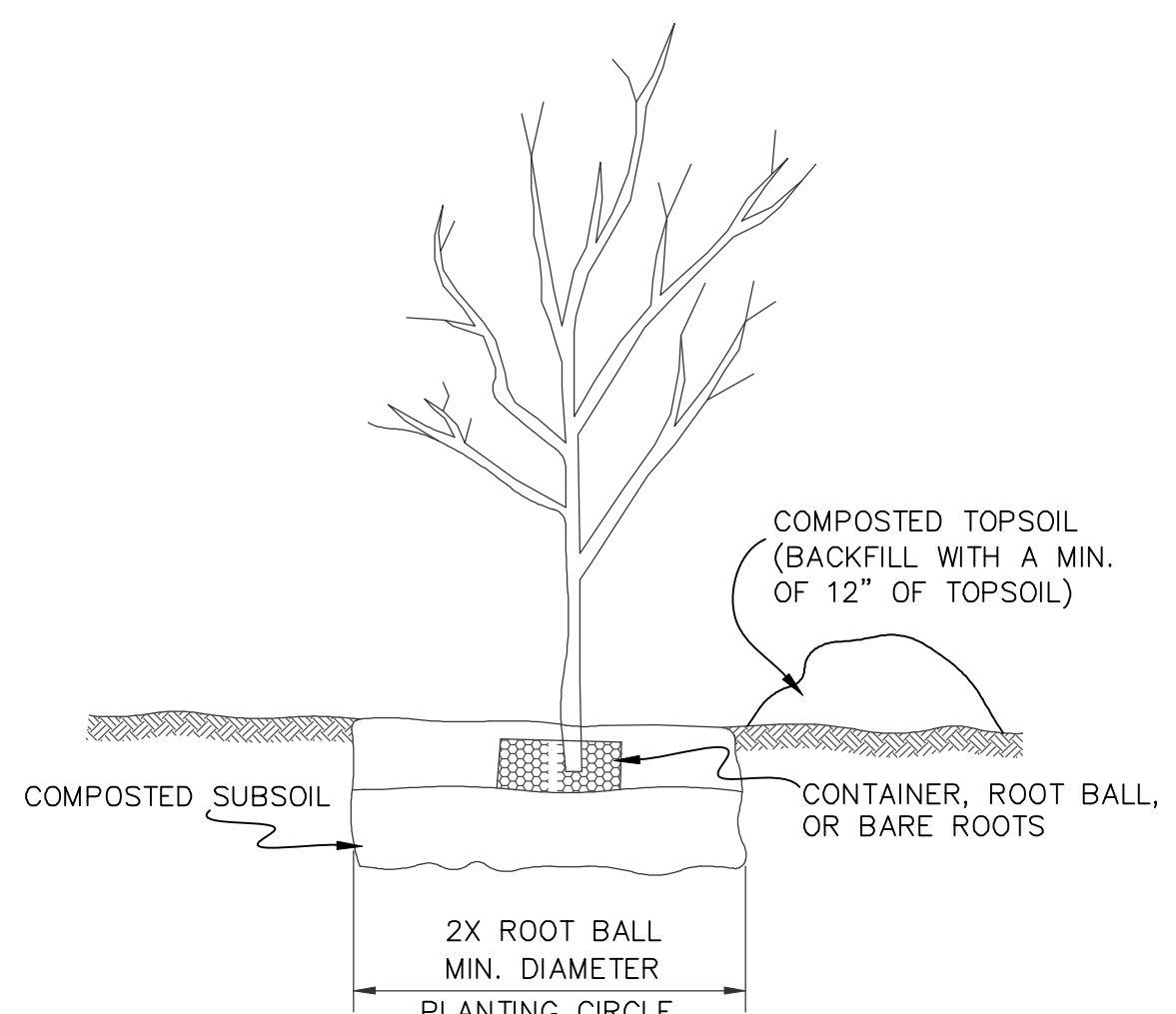


N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET

HB-HIGHWAY BUSINESS
RR-RURAL RESIDENTIAL

ZONING:
HB-HIGHWAY BUSINESS
ALL PERMITTED USES
MINIMUM AREA= 40,000 SQUARE FEET
MINIMUM FRONTAGE= 200 FEET
SETBACKS:
FRONT YARD= 50 FEET
SIDE YARD= 20 FEET
REAR YARD= 20 FEET
MAXIMUM BUILDING HEIGHT= 35 FEET (2 STORIES)
MAXIMUM LOT COVERAGE= 30%

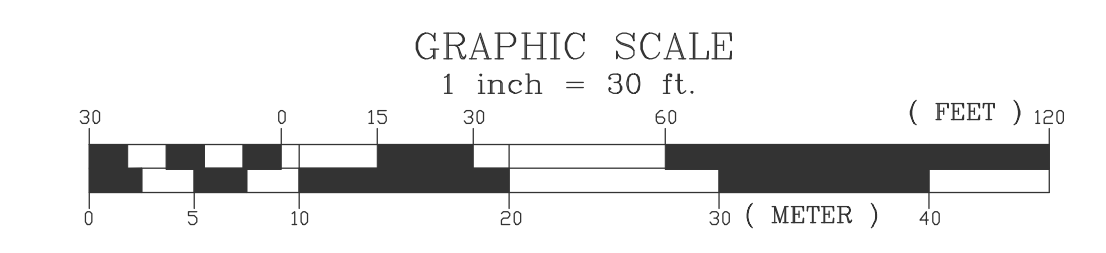
TREE & SHRUB PLANTING DETAIL
NOT TO SCALE



PROPOSED PLANTING SCHEDULE

TREES			
SYMBOL	SPECIES	QUANTITY	SIZE AT PLANTING
AR	RED MAPLE (ACER RUBRUM)	5	2" CALIPER
TR	ARBORVITAE (THUJA PLICATA)	50	8-10'
GL	HONEYLOCUST (GLEDTISIA TRIACANTHOS)	2	2" CALIPER
QR	RED OAK (QUERCUS RUBRA)	5	2" CALIPER
SHRUBS			
SYMBOL	SPECIES	QUANTITY	SIZE AT PLANTING
CS	RED-OSIER DOGWOOD (CORNUS SERICEA)	10	2-4'
MS	FLOWERING CRABAPPLE (MALUS SP.)	5	2-4'

FOR METROWEST ENGINEERING, INC. DATE
ROBERT A. GEMMA, P.E.(CIVIL) # 31967
P.L.S. # 37046



PROPOSED LANDSCAPE PLAN
#35 CAPE ROAD
IN
MENDON, MASS

PREPARED FOR: ARES CONSTRUCTION 38 PHEASANT LANE MANCHESTER, NH 03109	PROPERTY OF: WENCER REALTY LLC 1040 SOUTH MAIN STREET BELLINGHAM, MA 02019	ENGINEERS & SURVEYORS: MWE METROWEST ENGINEERING, INC. 75 FRANKLIN STREET FRAMINGHAM, MA 01702 TELE: (508)626-0063 EMAIL: INFO@MWEENGINEERING.COM
SHEET C800	DATE: JANUARY 6, 2021	
CALC'D BY: BTN	FIELD BK: 712	CAD FILE: ARES_P_SITE_PLAN3.dwg
DRAFTER: JTS/BTN	PROJECT: MND_CAP	DWG FILE: SP010621.dwg

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35. RECORD TITLE FROM DEED BOOK 55043, PAGE 262.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD PLAN LOCATIONS, OR DIGSAFE PAINT-INDICATORS. METROWEST ENGINEERING, INC. DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN OR THAT UTILITIES THAT ARE DEPICTED ARE SHOWN IN THE CORRECT LOCATION, OR WITH THE PROPER MATERIAL DESIGNATION. METROWEST ENGINEERING, INC. DOES NOT WARRANT OR PROVIDE AN EXPRESS OR IMPLIED WARRANTY THAT ALL SUBSURFACE IMPROVEMENTS ARE SHOWN OR ARE SHOWN CORRECTLY, INCLUDING, BUT NOT LIMITED TO, UTILITIES, UNDERGROUND VAULTS, UNDERGROUND TANKS OR CHAMBERS, BUNKERS, DUCT BANKS, AND/OR OTHER MAN-MADE IMPROVEMENTS THAT LIE BENEATH THE GROUND SURFACE AT THE TIME OF THE SURVEY.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR ESTABLISHING EXISTING LOCATIONS OF ALL SUB-SURFACE UTILITIES AND MAN-MADE IMPROVEMENTS AND FOR THE REQUIREMENTS TO REPLACE, RELOCATE OR REPAIR EXISTING UTILITIES IN THE EVENT OF DAMAGE OCCURRING DURING CONSTRUCTION. MWE IS NOT RESPONSIBLE OR LIABLE FOR DELAYS OR COSTS ASSOCIATED WITH REMOVING/REPLACING/RELOCATING OF EXISTING UTILITIES REGARDLESS OF WHETHER SAID UTILITIES ARE ACCURATELY DEPICTED ON THIS SURVEY.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 25027C1032E, BEARING AN EFFECTIVE DATE OF JULY 04, 2011.

HB-HIGHWAY BUSINESS
RR-RURAL RESIDENTIAL

TREE DESCRIPTION LEGEND

CODE	DESCRIPTION
BW	BLACK WALNUT
QA	QUAKING ASPEN
DEC	DECIDUOUS
HK	HEMLOCK
HOL	HOLLY
JM	JAPANESE MAPLE
PR	PEAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE

LEGEND

A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.B.K.	CENTER BACK
CHD	CHORD LENGTH
CHD BRG	CHORD BEARING
D.H.	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
L=	LENGTH
L.P.	LIGHT POST
M.H.B.	MASS. HIGHWAY BOUND
N/F	NOW OR FORMERLY
O.H.W.	OVERHEAD WIRE
P.	STONE POST
R=	RADIUS
S.W.L.	SINGLE WHITE LINE
U.P.#	UTILITY POLE
W.F.	WOOD FRAME
W.G.	WATER GATE
Δ	DELTA
+100.0	EXISTING SPOT GRADE
-100.0	EXISTING GRADING
W	EXISTING WATERLINE



CONTRACTOR TO VERIFY ACTUAL LOCATION OF EXISTING UTILITY SERVICES IN THE FIELD PRIOR TO CONSTRUCTION (WATER, ELECTRICAL, ETC.) CALL DIG-SAFE BEFORE YOU DIG 811.