

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.)



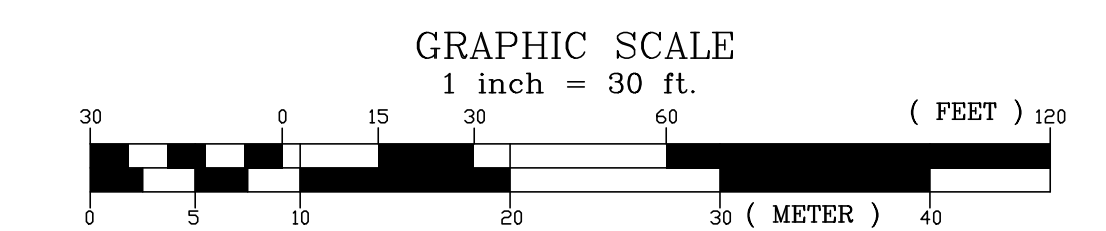
N/F  
 BWC MUDDY BROOK, LLC  
 MAP 14, BLOCK 114, LOT 39  
 DEED BOOK 62778, PAGE 253  
 #39 CAPE ROAD  
 (LOT 2)

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

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 RR-RURAL RESIDENTIAL

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

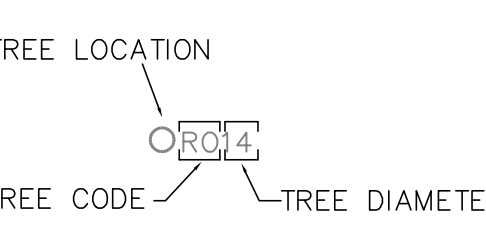


**NOTES:**

- 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.

**TREE DESCRIPTION LEGEND**

CODE	DESCRIPTION
BW	BLACK WALNUT
OA	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.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
+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%

**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  
 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: PHA FIELD BK: 712 CAD FILE: ARES\_P\_SITE PLAN3\_RI\_COLOR.dwg  
 DRAFTER: JTS/BTN PROJECT: MND\_CAP DWG FILE: SP010421\_R1.dwg