

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%

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'

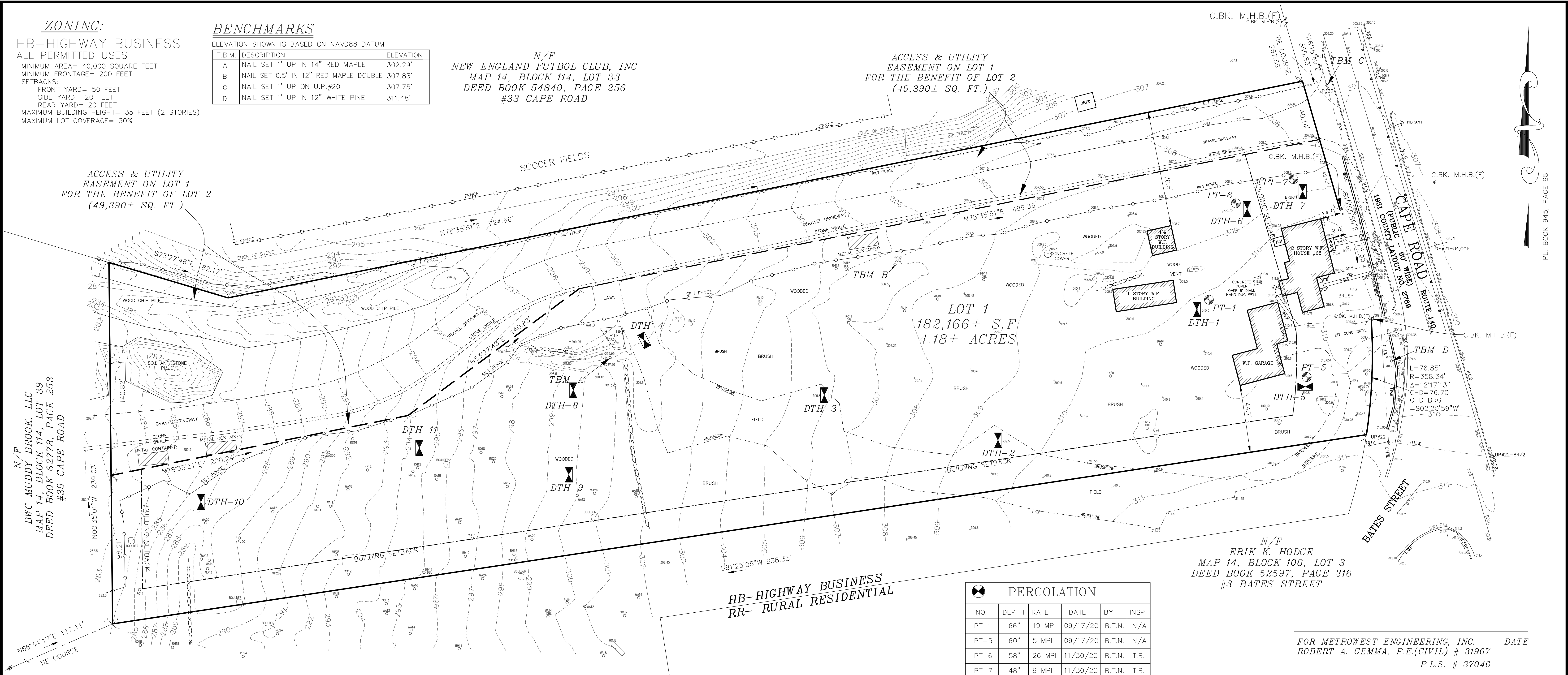
N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

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

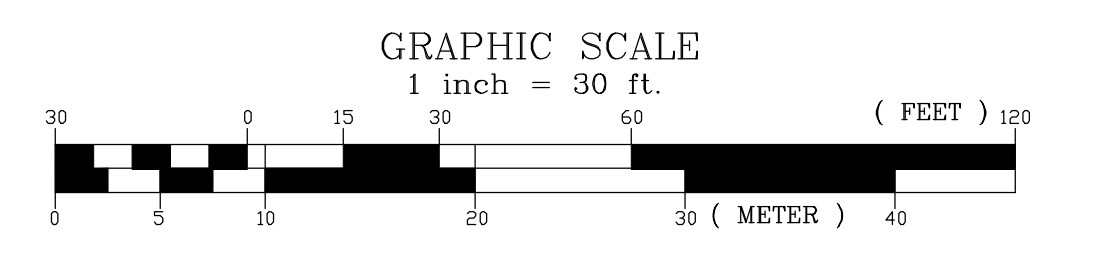
N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET



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



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.

HB-HIGHWAY BUSINESS
RR- RURAL RESIDENTIAL

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
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 @ 44", 7.5YR5/8 STANDING WATER @ 104" ESTIMATED HIGH WATER=296.0'
D.T.H.-9 (ELEV=299.7')	NO REFUSAL MOTTLING @ 32", 7.5YR5/8 STANDING WATER @ 60" WEeping WATER @ 40" ESTIMATED HIGH WATER=284.1'	D.T.H.-10 (ELEV=286.8')	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 @ 48", 7.5YR5/8 NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'	D.T.H.-11 (ELEV=294.3')	NO REFUSAL MOTTLING @ 48", 7.5YR5/8 NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=306.3'

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
BELLINGHAM, MA 02019

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