

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

**NOTES:**

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 33. 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.

**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'

LOT 1  
182,166± S.F.  
4.18± ACRES

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

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

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%

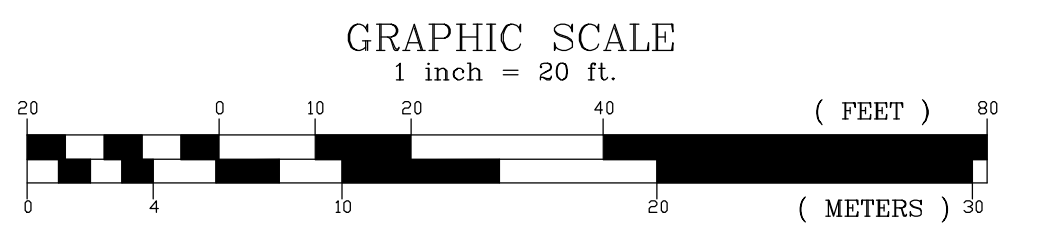
**TREE DESCRIPTION LEGEND**

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

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
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
Δ=	EXISTING SPOT GRADE
---	EXISTING GRADING
---	EXISTING WATERLINE



**PROPOSED GRADING PLAN**  
#35 CAPE ROAD  
IN  
MENDON, MASS

PREPARED FOR:  
ARES CONSTRUCTION  
38 PHOENIX 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