

**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'

N/F  
NEW ENGLAND FUTBOL CLUB, INC.  
MAP 14, BLOCK 114, LOT 33  
DEED BOOK 54940, PAGE 256  
#33 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%

**NOTES:**

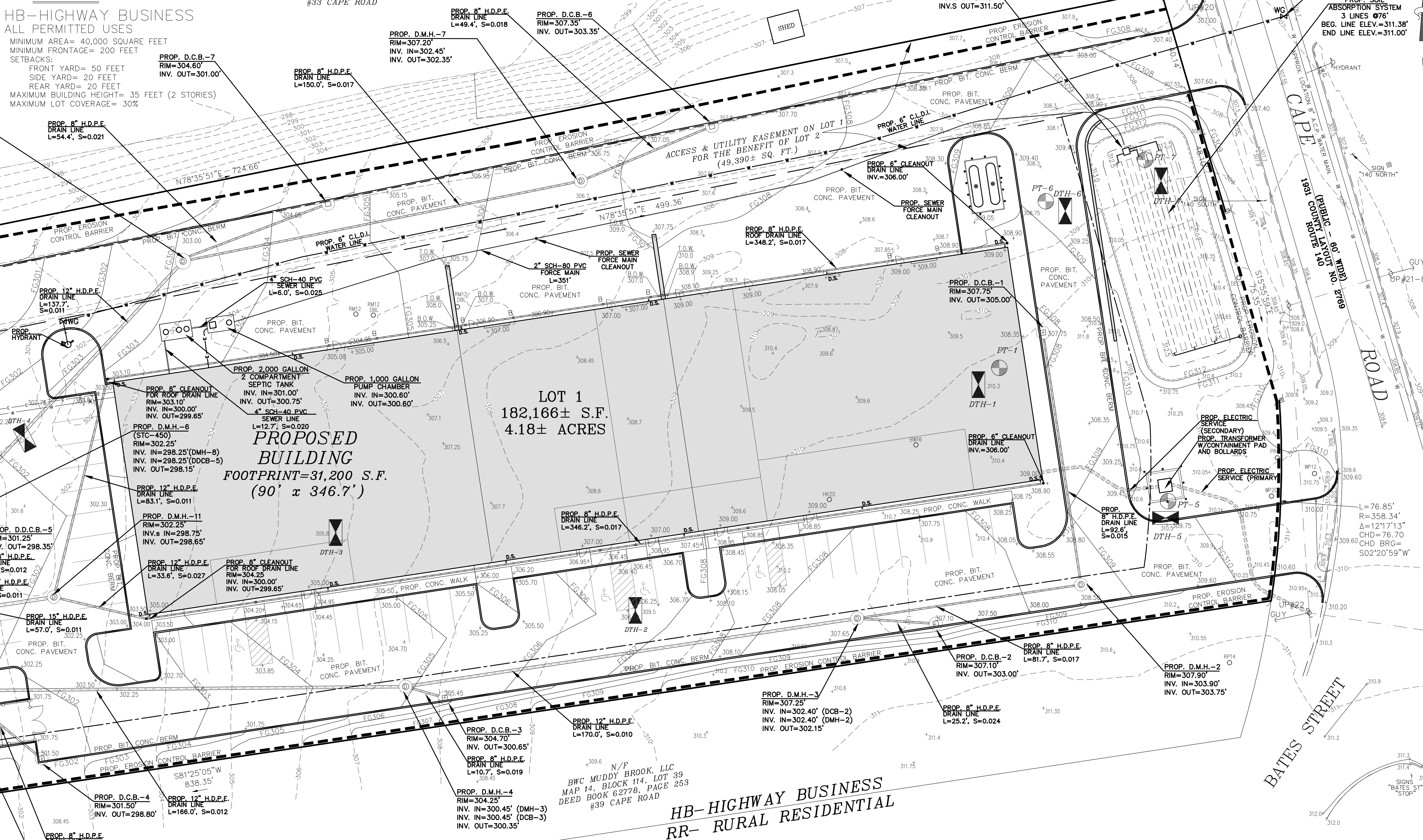
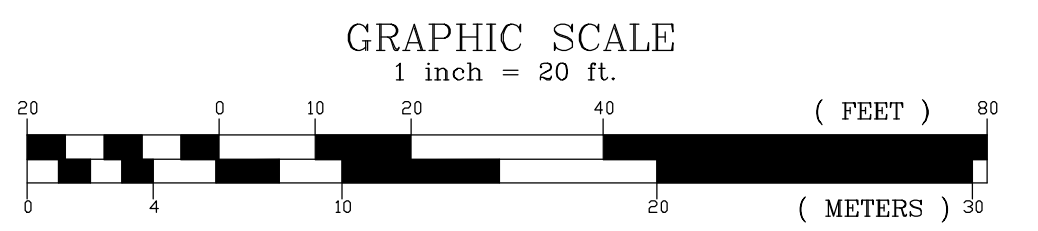
- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35, RECORD TITLE FROM DEED BOOK 55043, PAGE 261.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD 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.



**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
LEN	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

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



**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

**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"-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 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"-84" C1 SANDY LOAM 2.5Y 4/2 84"-110" C2 SANDY LOAM 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.-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 10"-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"-56" C1 SANDY LOAM 2.5Y 4/2 56"-96" C2 LOAMY SAND 2.5Y 5/2	D.T.H.-12 (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

NO REFUSAL MOTTLING @ 48", 7.5YR5/6 (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=303.3'

NO REFUSAL MOTTLING @ 86" NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=303.3'

NO REFUSAL MOTTLING @ 56", 7.5YR5/6 (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=295.9'

NO REFUSAL MOTTLING @ 56", 7.5YR5/6 (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=304.8'

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NO REFUSAL MOTTLING @ 32", 7.5YR5/6 (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=284.1'

NO REFUSAL MOTTLING @ 36", 7.5YR5/6 (PERCHING WATER) NO STANDING OR WEeping WATER ESTIMATED HIGH WATER=291.3'

DATE: SEPTEMBER 17, 2020 (F.B.700, PAGE 28)  
BY: BRIAN NELSON, SOIL EVALUATOR  
INSPECTOR: N/A

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DATE: NOVEMBER 30, 2020 (F.B.700, PAGE 38)  
BY: BRIAN NELSON, SOIL EVALUATOR  
INSPECTOR: THOMAS RYDER (TEST PITS 6 AND 7)

**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