

SOIL TEST RESULTS			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.-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"-70" C1 SANDY LOAM 2.5Y 4/2 70"-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"-54" C1 SANDY LOAM 2.5Y 4/2 54"-96" 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
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:**

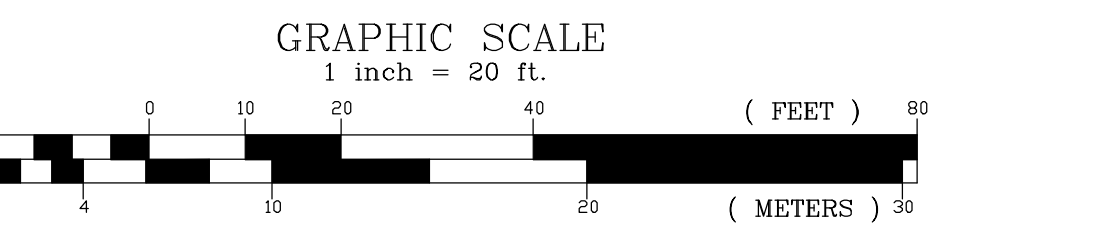
- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35. RECORD TITLE FROM DEED BOOK 55043, PAGE 261.
- UTILITY LOCATIONS DEPICTED ON THIS PLAN, BOTH ABOVE- AND BELOW-GROUND, ARE BASED UPON DIRECT FIELD OBSERVATIONS MADE BY METROWEST ENGINEERING, INC. PERSONNEL DURING A FIELD SURVEY, RECORD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

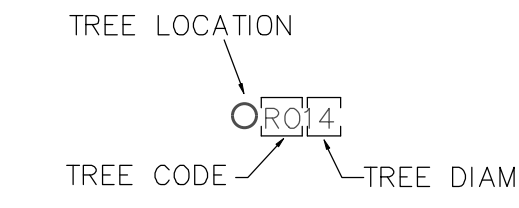
A.C.P.	ASBESTOS CONCRETE PIPE
B.C.B.	BITUMINOUS CONCRETE BERM
B.H.	BULKHEAD
B.W.	BAY WINDOW
C.BK.	CENTER BACK
CHD=	CHORD LENGTH
CHD BRG=	CHORD BEARING
D.H.	DRILL HOLE
DIAM.	DIAMETER
D.Y.L.	DOUBLE YELLOW LINE
E.O.P.	EDGE OF PAVEMENT
(F)	FOUND
G.F.E.	GARAGE FLOOR ELEVATION
L	LENGTH
L.P.	LIGHT POST
M.H.B.	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**

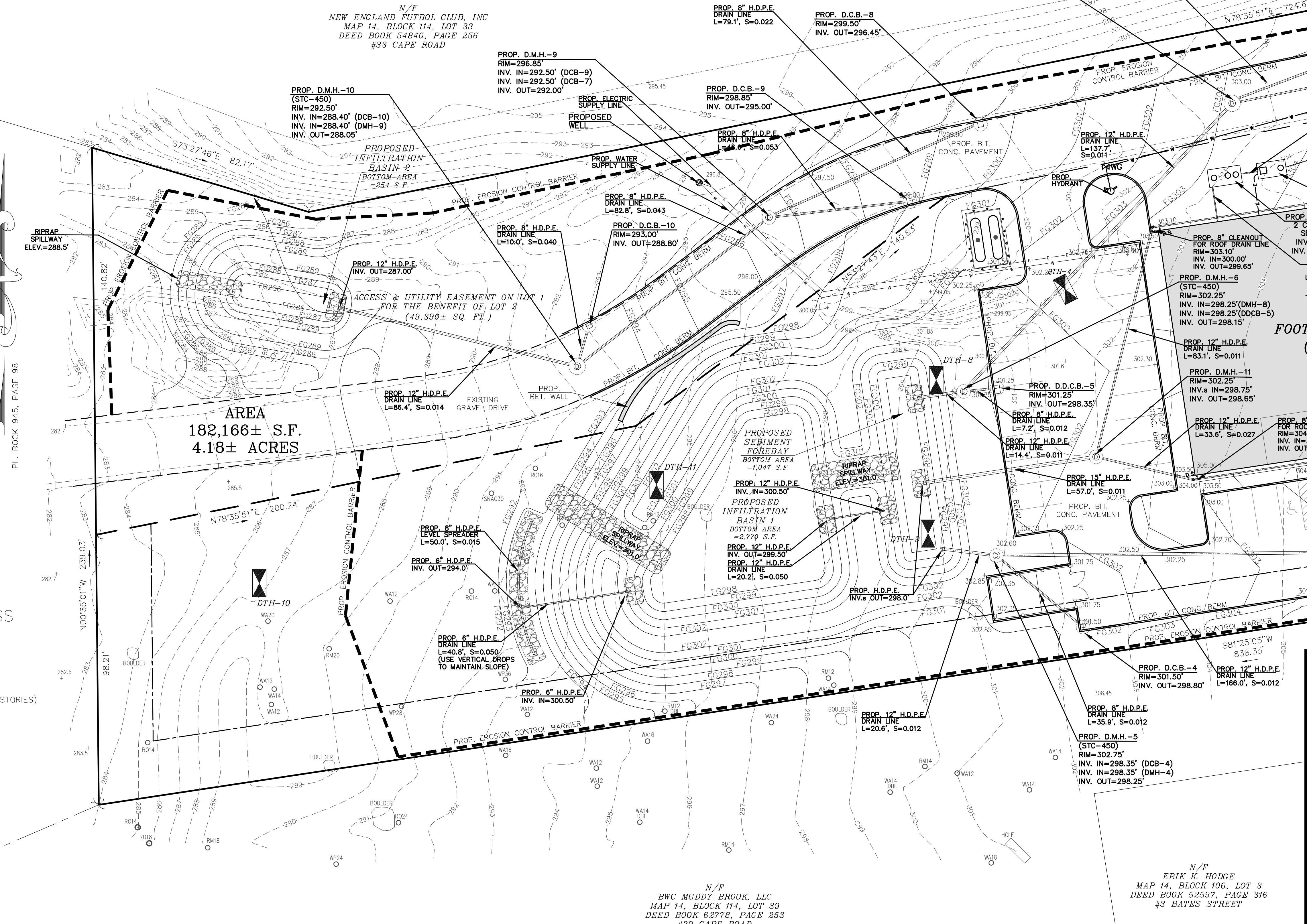
CODE	DESCRIPTION
BW	BLACK WALNUT
QA	QUAKING ASPEN
DEC	DECIDUOUS
HK	HEMLOCK
HOL	HOLLY
JM	JAPANESE MAPLE
FR	PEAR
RM	RED MAPLE
RO	RED OAK
RP	RED PINE
SM	SUGAR MAPLE
SNAG	SNAG
WA	WHITE ASH
WP	WHITE PINE
DBL	DOUBLE



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

SHEET C501	DATE: JANUARY 4, 2021
CALC'D BY: BTN	FIELD BK: 712
DRAFTER: JTS/BTN	PROJECT: MND_CAP
	CAD FILE: ARES_P_SITE PLAN3.dwg
	DWG FILE: SP010421.dwg