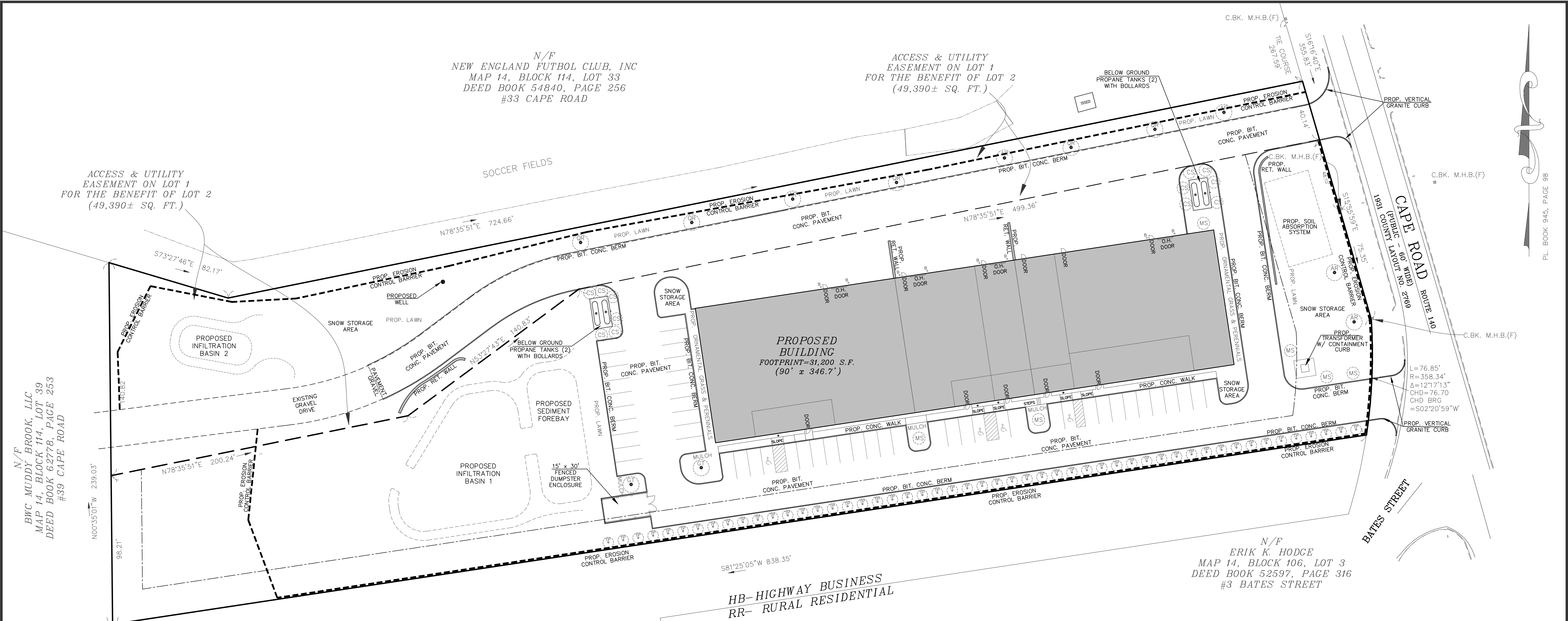


N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

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.)

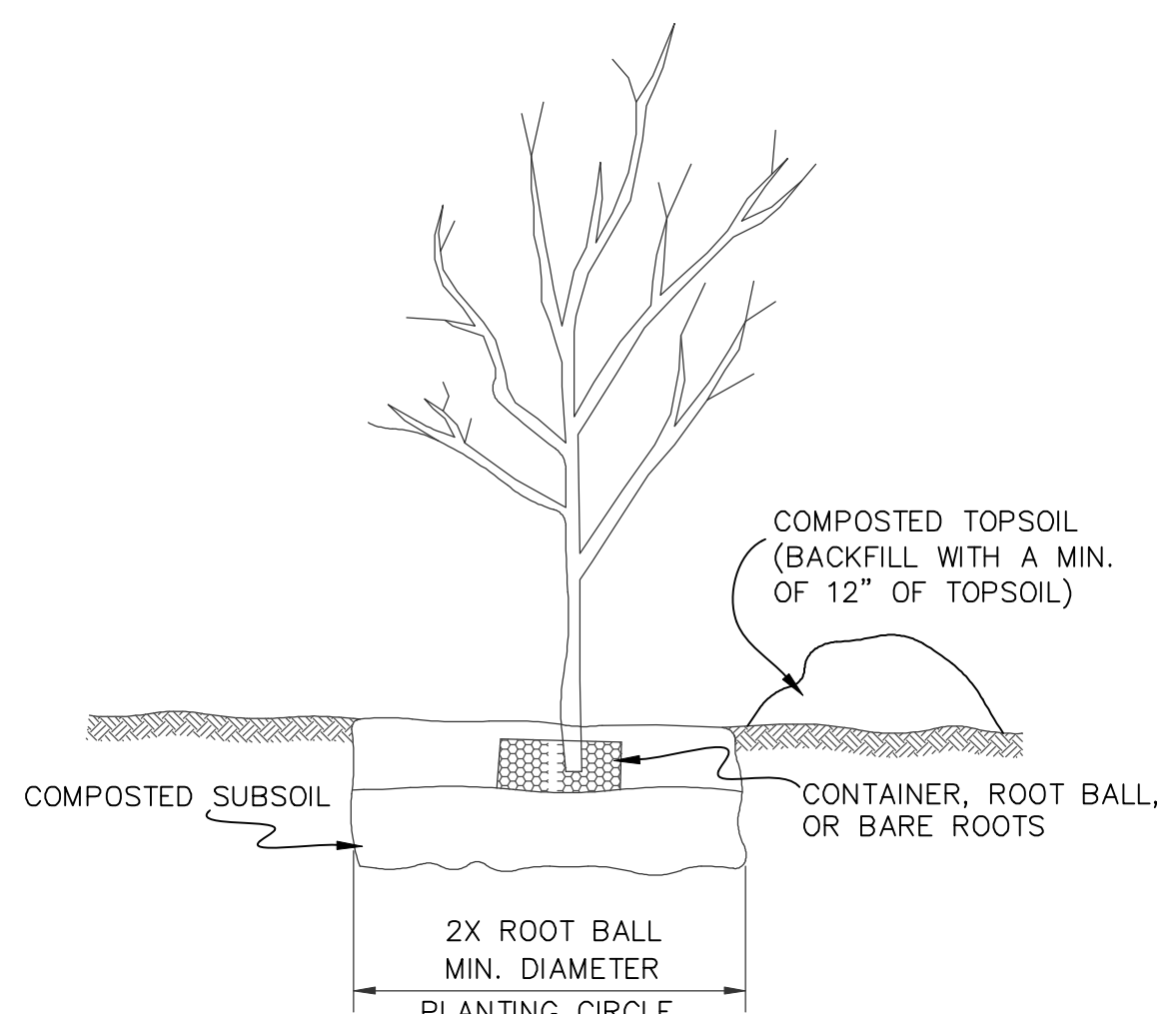


N/F
ERIK K. HODGE
MAP 14, BLOCK 106, LOT 3
DEED BOOK 52597, PAGE 316
#3 BATES STREET

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%

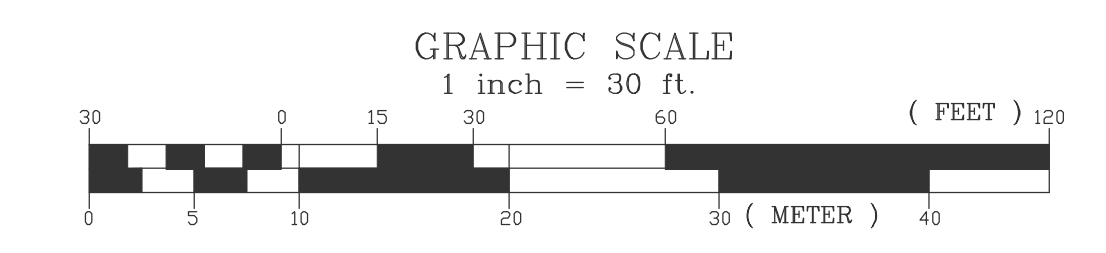
TREE & SHRUB PLANTING DETAIL
NOT TO SCALE



PROPOSED PLANTING SCHEDULE

| TREES | | | |
|--------|-------------------------------------|----------|------------------|
| SYMBOL | SPECIES | QUANTITY | SIZE AT PLANTING |
| AR | RED MAPLE (ACER RUBRUM) | 5 | 2" CALIPER |
| TR | ARBORVITAE (THUJA PLICATA) | 50 | 8-10' |
| GL | HONEYLOCUST (GLEDTISIA TRIACANTHOS) | 2 | 2" CALIPER |
| QR | RED OAK (QUERCUS RUBRA) | 5 | 2" CALIPER |
| SHRUBS | | | |
| SYMBOL | SPECIES | QUANTITY | SIZE AT PLANTING |
| CS | RED-OSIER DOGWOOD (CORNUS SERICEA) | 10 | 2-4' |
| MS | FLOWERING CRABAPPLE (MALUS SP.) | 5 | 2-4' |

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



PROPOSED LANDSCAPE PLAN
#35 CAPE ROAD
IN
MENDON, MASS

| | | |
|--|---|---|
| PREPARED FOR: ARES CONSTRUCTION 39 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 C800 | DATE: JANUARY 6, 2021 | |
| CALC'D BY: BTN | FIELD BK: 712 | CAD FILE: ARES_P_SITE_PLAN3.dwg |
| DRAFTER: JTS/BTN | PROJECT: MND_CAP | DWG FILE: SP010621.dwg |

NOTES:

- SUBJECT PARCEL IS SHOWN AS ASSESSORS MAP 14, BLOCK 114, LOT 35. RECORD TITLE FROM DEED BOOK 55043, PAGE 262.
- 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.

HB-HIGHWAY BUSINESS
RR-RURAL RESIDENTIAL

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 |

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 |
| 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 |

