

NOTES:

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

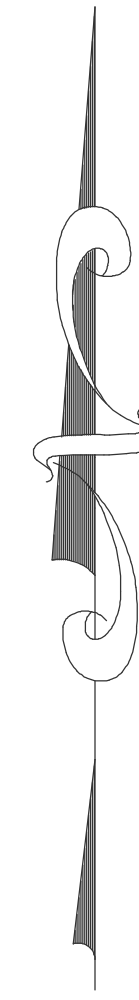
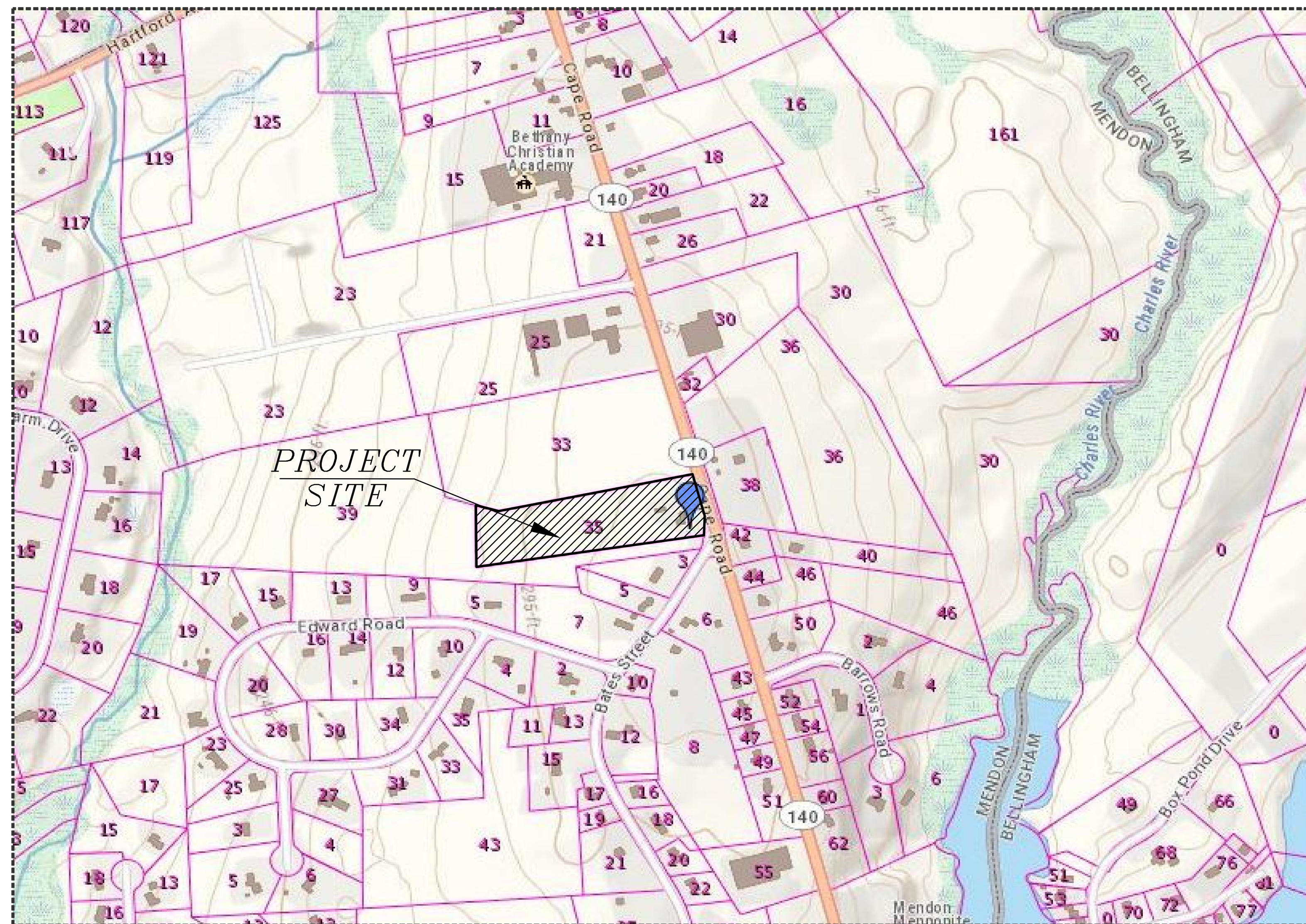
PROPOSED SITE PLAN SET
PROPOSED SITE REDEVELOPMENT
35 CAPE ROAD
MENDON, MASSACHUSETTS

MENDON PLANNING BOARD
 SITE PLAN REVIEW

 DATE: _____
 THE ENDORSEMENT OF THE PLANNING BOARD SHOULD NOT BE CONSTRUED TO BE A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

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%



SHEET INDEX

- COVER SHEET
- SHEET C100 — EXISTING CONDITIONS SITE PLAN
- SHEET C200 — EROSION AND SEDIMENT CONTROL PLAN
- SHEET C300 — PROPOSED LAYOUT PLAN
- SHEET C400-C401 — PROPOSED GRADING PLANS
- SHEET C500-C501 — PROPOSED SITE PLANS
- SHEET C600 — LOCUS PLAN
- SHEET C700-C702 — DETAILS PLANS
- SHEET C800 — PROPOSED LANDSCAPE PLAN

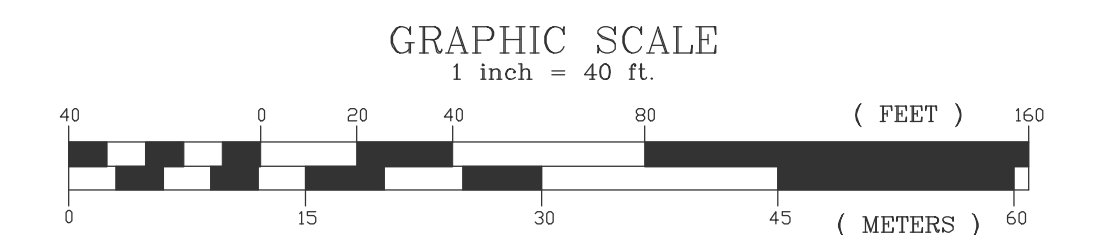
PROPOSED PARKING REQUIREMENTS

PROPOSED USE	FLOOR AREA	PARKING REQUIREMENT	TOTAL
PROPOSED BUILDING	31,200 SQUARE FEET	1 SPACE PER 1000 S.F. OF FLOOR AREA	31.2
TOTAL NUMBER OF REQUIRED PARKING SPACES			32
TOTAL NUMBER OF PROPOSED PARKING SPACES			51

PARKING REQUIREMENTS TAKEN FROM SECTION 2.03 (b) OF TOWN OF MENDON ZONING BYLAWS.

ZONING TABLE: 35 CAPE ROAD
 MAP 114, BLOCK 114, LOT 35

DESCRIPTION	REQUIRED HIGHWAY BUSINESS	EXISTING	PROPOSED
LOT AREA	40,000 SQ. FT. (MIN.)	182,166 SQ. FT.	182,166 SQ. FT.
LOT FRONTAGE	200 FT. (MIN.)	240.44 FT.	240.44 FT.
FRONT YARD SETBACK	50 FT. (MIN.)	14.0 FT.	83.9 FT.
SIDE YARD SETBACK	20 FT. (MIN.)	44.7 FT.	59.0 FT.
REAR YARD SETBACK	20 FT. (MIN.)	665.6 FT.	408.5 FT.
MAX BUILDING HEIGHT	35 FT. (2.5 STORIES)	2.0 STORIES	18 FT. 1 (STORY)
FLOOR AREA	N.A.	4,904 SQ. FT.	31,200 SQ. FT.
FLOOR AREA RATIO	N.A.	0.027± (2.2%)	0.171 (17.1%)
MAX. BUILDING COVERAGE	30%	0.020 (2.0%)	0.171 (17.1%)
BUILDING AREA	N.A.	3,594 SQ. FT.	31,200 SQ. FT.
OTHER IMPERVIOUS SURFACES	N.A.	20,579 SQ. FT.	63,239 SQ. FT.
TOTAL IMPERVIOUS AREA	N.A.	24,173 SQ. FT.	94,439 SQ. FT.
PARKING	32 SPACES	0 SPACES	51 SPACES
HANDICAP PARKING	3 SPACES	0 SPACES	4 SPACES
UPLAND AREA	N.A.	182,166 SQ. FT.	182,166 SQ. FT.



COVER SHEET
 #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:
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 FRAMINGHAM, MA 01702
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SHEET 1 OF 1
 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