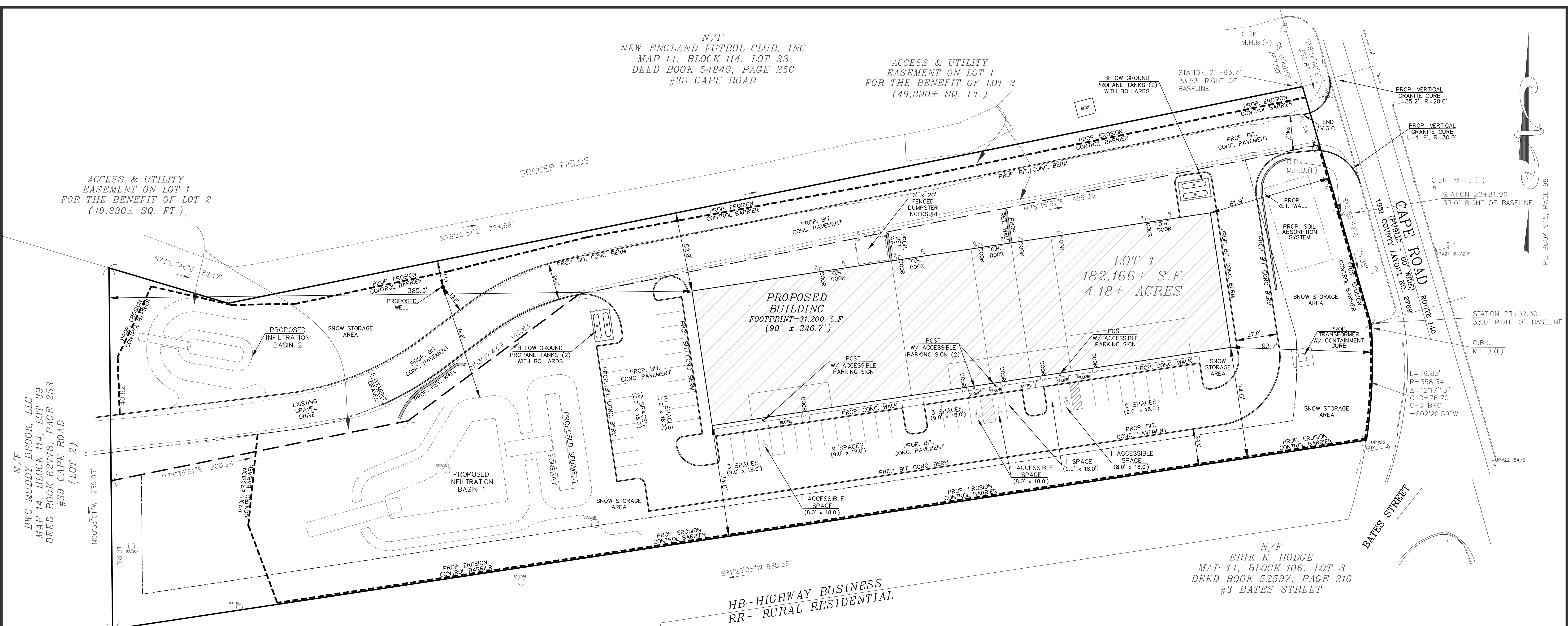


N/F
NEW ENGLAND FUTBOL CLUB, INC
MAP 14, BLOCK 114, LOT 33
DEED BOOK 54840, PAGE 256
#33 CAPE ROAD

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.)

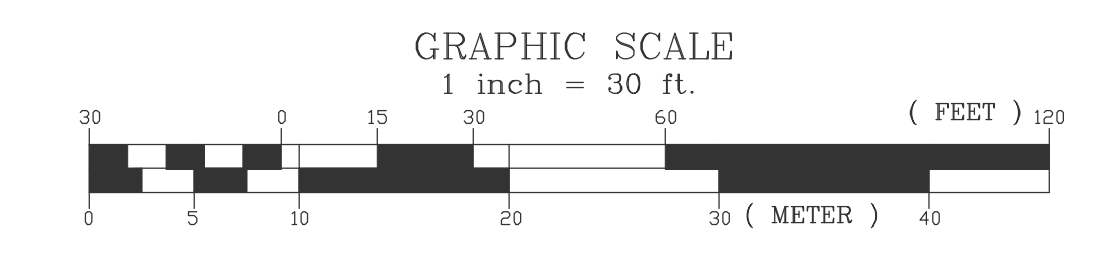


N/F
BWC MUDDY BROOK, LLC
MAP 14, BLOCK 114, LOT 39
DEED BOOK 62778, PAGE 253
#39 CAPE ROAD
(LOT 2)

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

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



PROPOSED LAYOUT PLAN
#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:
MWE METROWEST ENGINEERING, INC.
75 FRANKLIN STREET
FRAMINGHAM, MA 01702
TELE: (508)626-0063
EMAIL: INFO@METROWESTENGINEERING.COM

SHEET C300
DATE: JANUARY 4, 2021
CALC'D BY: BTN FIELD BK: 712 CAD FILE: ARES_P_SITE PLAN3_R3.dwg
DRAFTER: JTS/BTN PROJECT: MND_CAP DWG FILE: SP010421_R2.dwg

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 RELOCATE, 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

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%

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	05/17/21	ADJUST BUILDING LOCATION	BTN
1	02/23/21	ADDRESS TOWN REVIEW AND MASSDOT COMMENTS	BTN

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			50

PARKING REQUIREMENTS TAKEN FROM SECTION 2.0.3 (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.	81.9 FT.
SIDE YARD SETBACK	20 FT. (MIN.)	44.7 FT.	52.8 FT.
REAR YARD SETBACK	20 FT. (MIN.)	665.6 FT.	385.3 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± (2.7%)	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.	55,513 SQ. FT.
TOTAL IMPERVIOUS AREA	N.A.	24,173 SQ. FT.	86,713 SQ. FT.
PARKING	32 SPACES	0 SPACES	50 SPACES
HANDICAP PARKING	3 SPACES	0 SPACES	4 SPACES
UPLAND AREA	N.A.	182,166 SQ. FT.	182,166 SQ. FT.



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.