

SITE LOCUS
SCALE: 1"=2000'

PARKING INFORMATION

ZONING DISTRICT: BUSINESS - CENTRAL VILLAGE OVERLAY DISTRICT

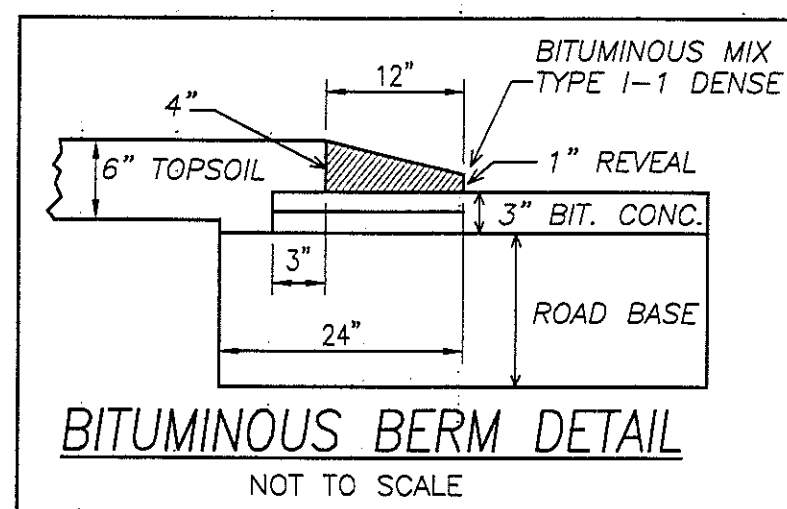
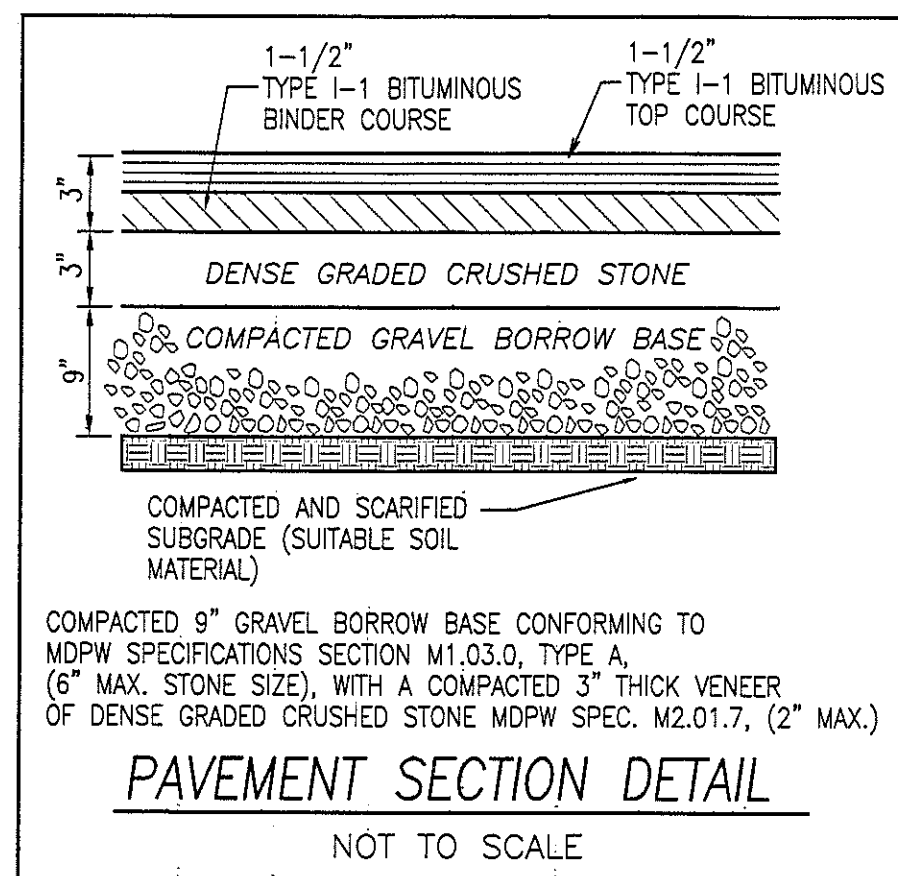
EXISTING: OFFICE/RETAIL/WAREHOUSE/STORAGE (PREVIOUSLY APPROVED DESIGN) 55 STANDARD SPACES

PROPOSED:

SUITE	TENANT	USE	GFA (SF)	EMPLOYEES	CLIENTS
1	ZAMBEZI GRACE	RETAIL	1,821	3	1
2	BOUCHER & ASSOC., INC.	OFFICE	1,689	5	1
3	VACANT	OFFICE	1,019		
4	WESTPORT MARINE - STORE	RETAIL	1,690	2	1
5	J.W. STEELE - CUSTOM CANVAS	UNSPECIFIED	1,656	3	1
6	CLASSIC EMBROIDERY COMPANY	UNSPECIFIED	1,041	2	1
WESTPORT MARINE		WAREHOUSE	20,000	4	
				19	5

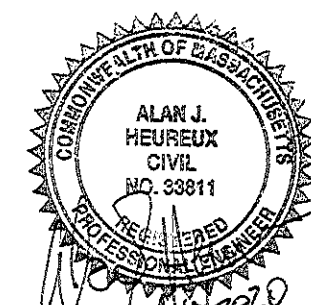
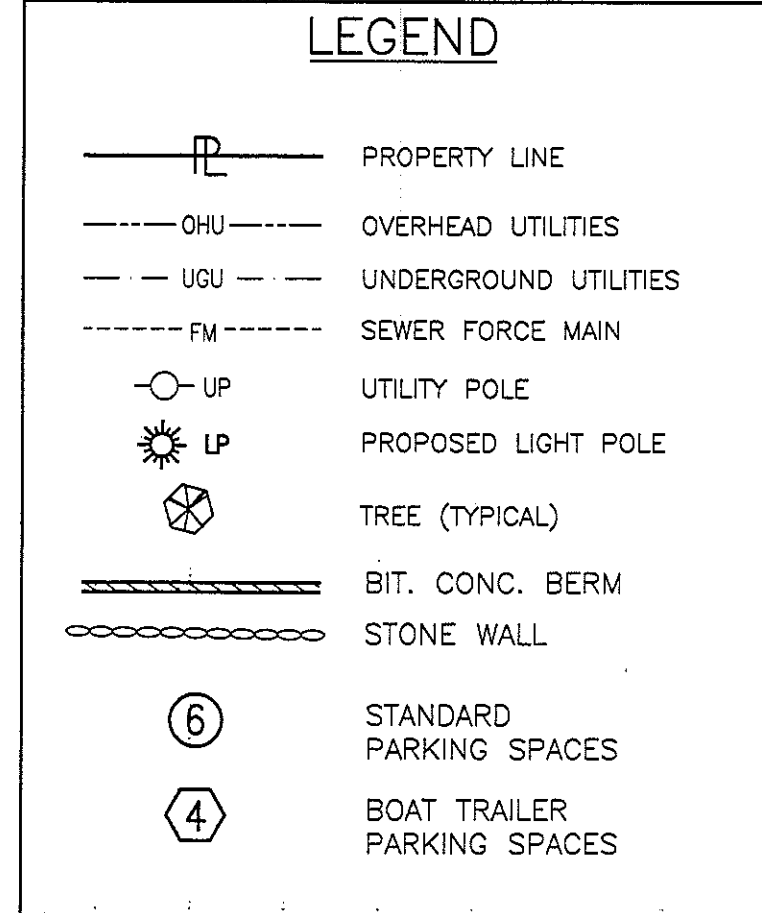
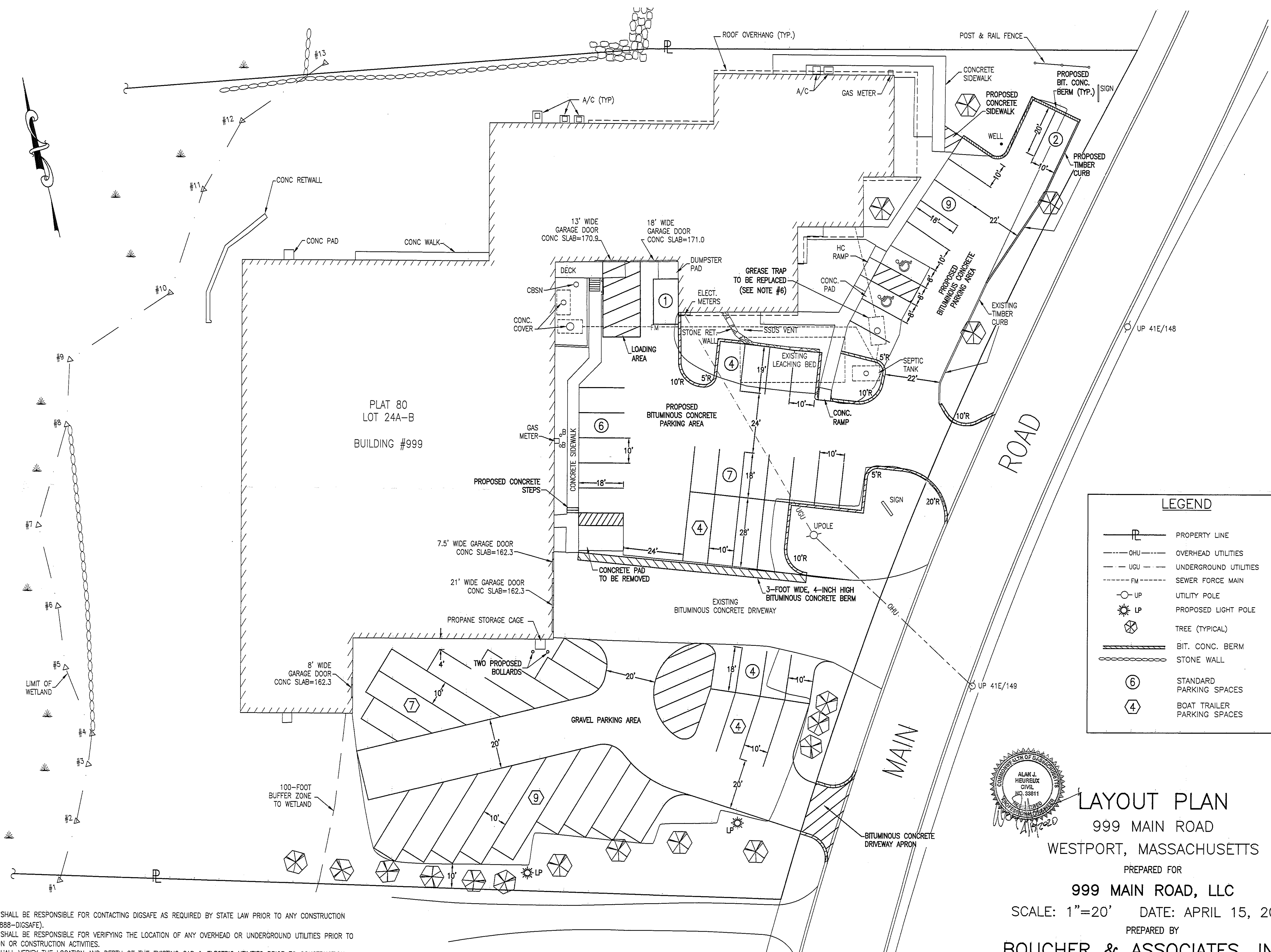
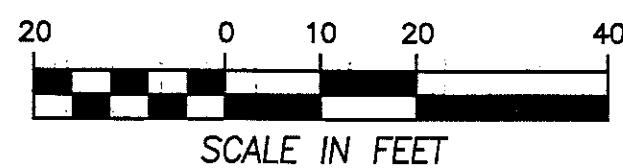
33 STANDARD SPACES (INCLUDING 2 REQUIRED HANDICAP SPACES - 521 CMR 23.2) FOR EMPLOYEES AND CLIENTS.

24 BOAT TRAILER SPACES FOR WESTPORT MARINE



NOTES:

- CONTRACTORS SHALL BE RESPONSIBLE FOR CONTACTING DIGSAFE AS REQUIRED BY STATE LAW PRIOR TO ANY CONSTRUCTION ACTIVITIES (1-888-DIGSAFE).
- CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING GAS & ELECTRIC UTILITIES PRIOR TO CONSTRUCTION.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE WESTPORT HIGHWAY DEPARTMENT STANDARDS AND SPECIFICATIONS.
- EXISTING SEPTIC SYSTEM INFORMATION BASED ON A PLAN ENTITLED, "SEWAGE SYSTEM REPAIR PLAN FOR WINEMAKERS LIMITED FACILITY", DRAWN BY LEONARD F. POTTER, R.S., DATED 10/16/90.
- EXISTING GREASE TRAP TANK TO BE REPLACE WITH A H-20 1000-GAL SEPTIC TANK (310 CMR 15.223(b) & 15.225).



LAYOUT PLAN
999 MAIN ROAD
WESTPORT, MASSACHUSETTS

PREPARED FOR

999 MAIN ROAD, LLC

SCALE: 1"=20' DATE: APRIL 15, 2020

PREPARED BY

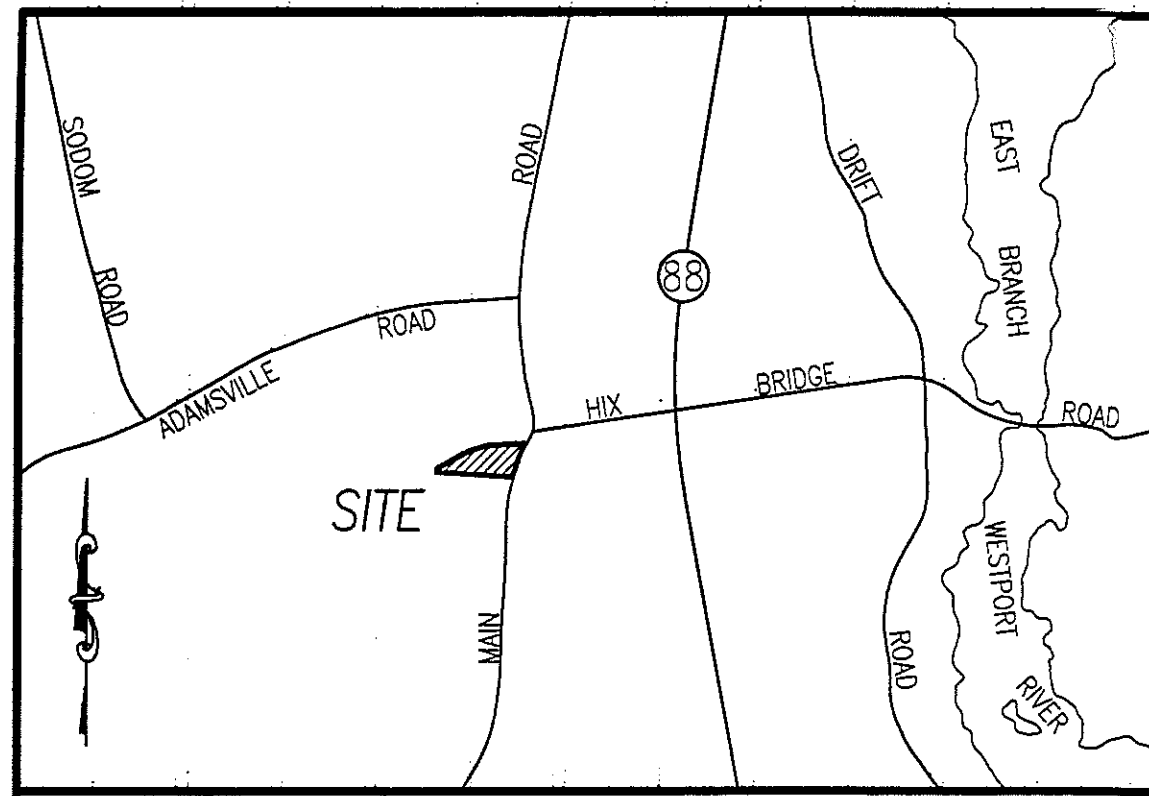
BOUCHER & ASSOCIATES, INC.

LAND SURVEYORS & CONSULTANTS

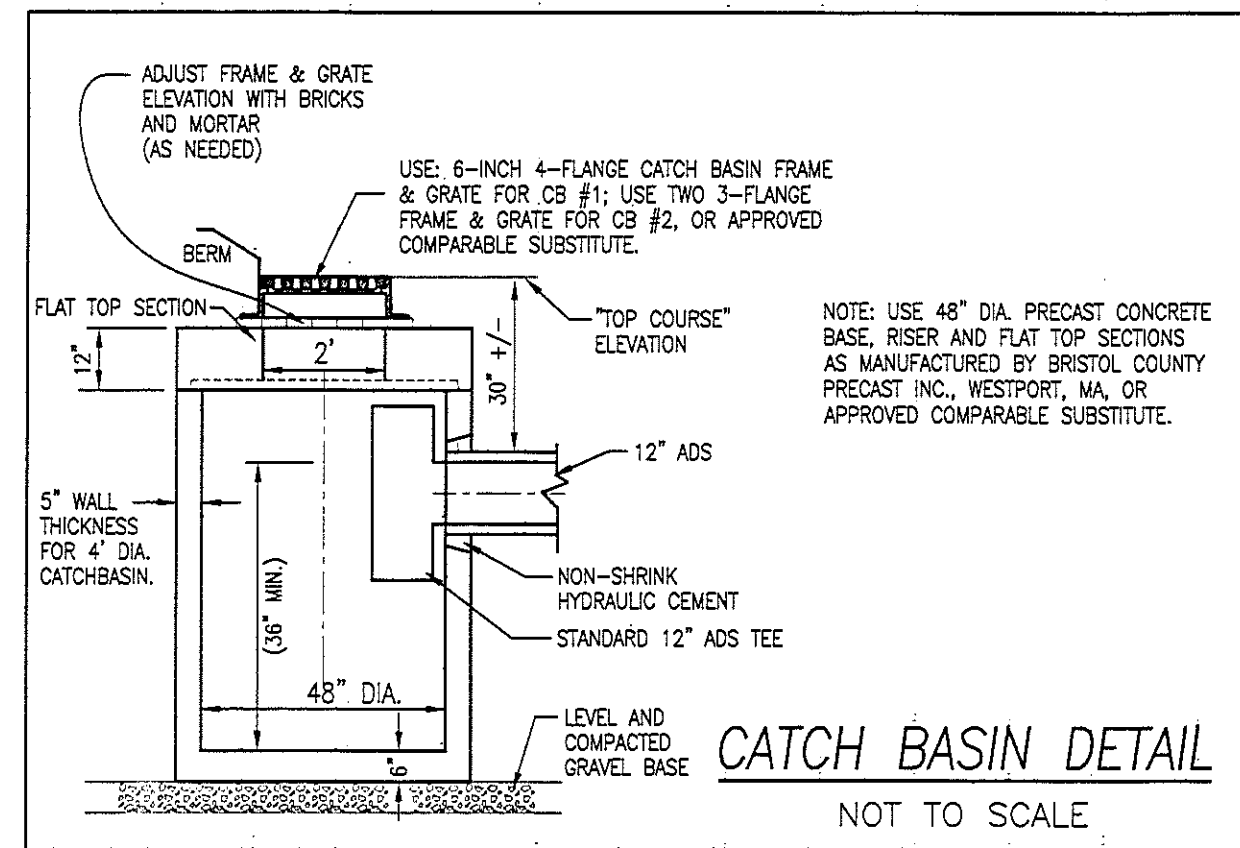
999 MAIN ROAD, UNIT 2
WESTPORT, MASSACHUSETTS 02790
(508) 636-5905

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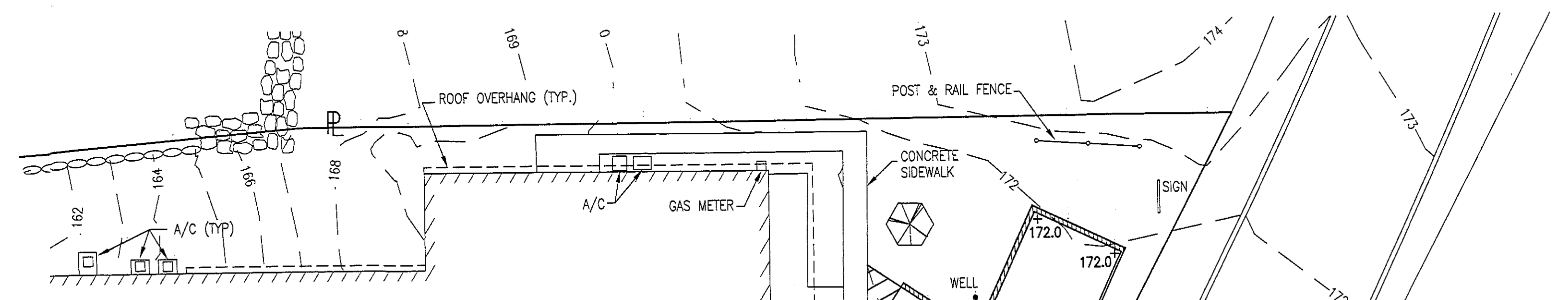
FILE: 3157-01_LAYOUT.dwg



SITE LOCUS
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CATCH BASIN DETAIL
NOT TO SCALE



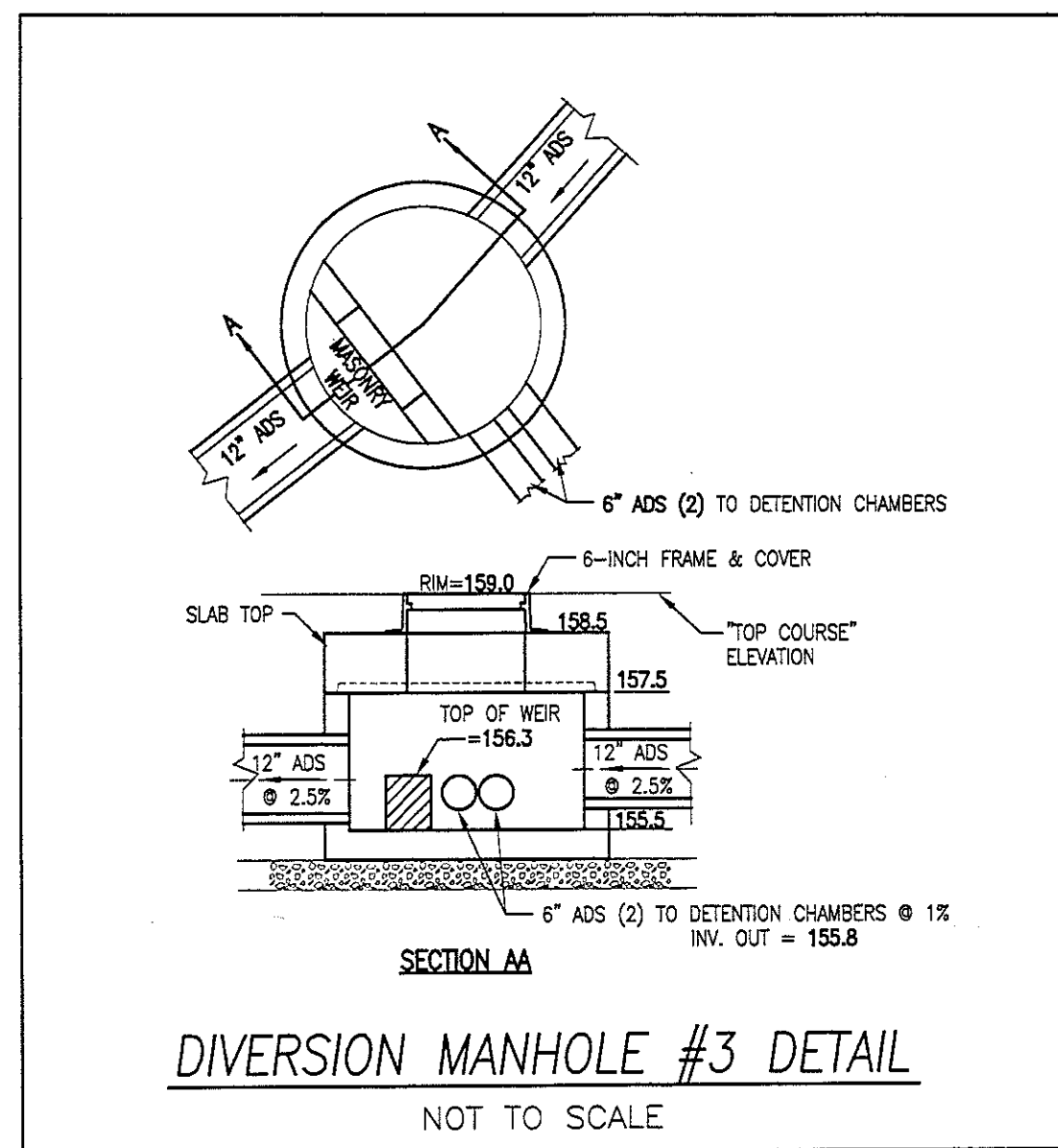
LEGEND

EXISTING

- PROPERTY LINE
- +158.6 SPOT ELEVATION
- TH=162.4 THRESHOLD ELEVATION
- OHU OVERHEAD UTILITIES
- UGU UNDERGROUND UTILITIES
- UP UTILITY POLE
- CBSN DRAIN CATCH BASIN
- ⊗ TREE (TYPICAL)

PROPOSED

- 157 PROPOSED CONTOUR
- + 165.2 PROPOSED SPOT GRADE
- BIT. CONC. BERM



DIVERSION MANHOLE #3 DETAIL
NOT TO SCALE

RIM & INVERT DATA:

CB #1: RIM = 168.5
INV. OUT = 165.0 (12" ADS TO DMH #1 @ 3%)

DMH #1: RIM = 168.2
INV. IN = 164.7 (12" ADS FROM CB #1)
INV. OUT = 164.6 (12" ADS TO DMH #2 @ 6.4%)

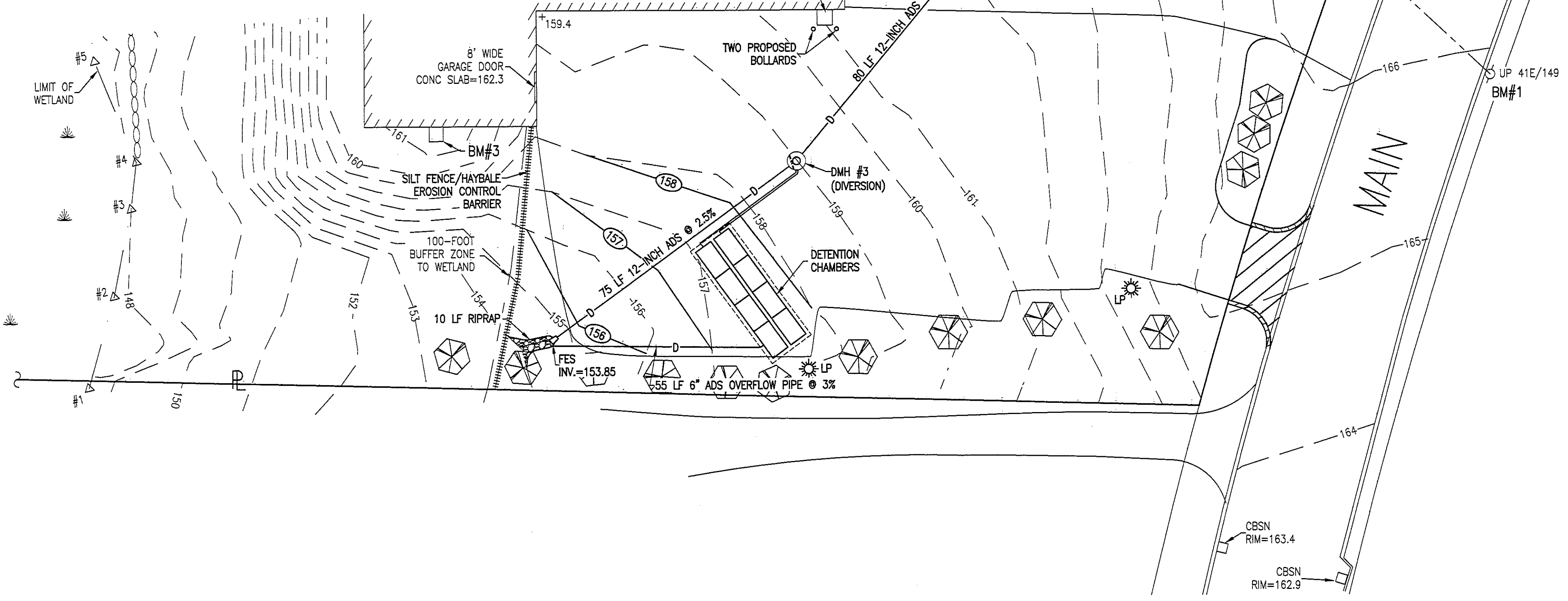
CB #2: RIM = 162.0
INV. OUT = 158.5 (12" ADS TO DMH #2 @ 3%)

DMH #2: RIM = 162.5
INV. IN = 158.2 (12" ADS FROM CB #2)
INV. IN = 158.2 (12" ADS FROM DMH #1)
INV. OUT = 157.95 (12" ADS TO DMH #3 @ 2.5%)

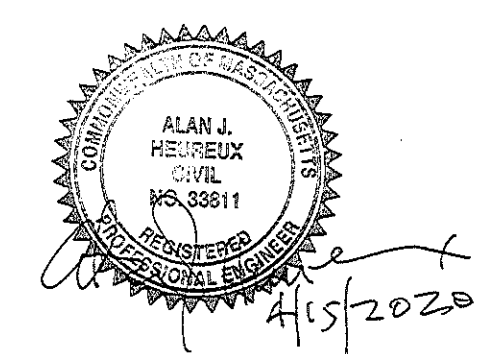
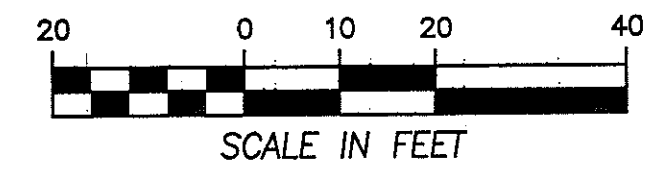
DMH #3 (DIVERSION):
RIM = 159.0
INV. IN = 155.95 (12" ADS FROM DMH #2)
INV. OUT = 155.75 (12" ADS TO FES @ 2.5%)
INV. OUT = 155.8 (TWO 6" ADS @ 1% TO DETENTION CHAMBERS)

FES: INV. = 153.85

DETENTION CHAMBERS (8):
TOP = 156.25
INV. IN = 155.5 (TWO 6" ADS FROM DMH #3)
INV. OUT = 155.5 (6" ADS OVERFLOW)
BOTTOM CHAMBER = 153.5
BOTTOM BED OF STONE = 153.0
(USE 8.5' X 4.8' X 2.75' "500 GALLON WELLS" MANUFACTURED BY BRISTOL COUNTY PRECAST, INC.)



- BENCHMARKS: (NGVD29)**
1. T.B.M. SPIKE IN UTILITY POLE #41E/149 LOCATED ON MAIN ROAD. ELEVATION = 167.22
 3. CHISEL SQUARE IN SOUTHEASTERLY CORNER OF CONCRETE PAD LOCATED AT SOUTHERLY DOOR TO STEEL PORTION OF BUILDING #999. ELEVATION = 162.29



GRADING & UTILITIES PLAN

999 MAIN ROAD
WESTPORT, MASSACHUSETTS

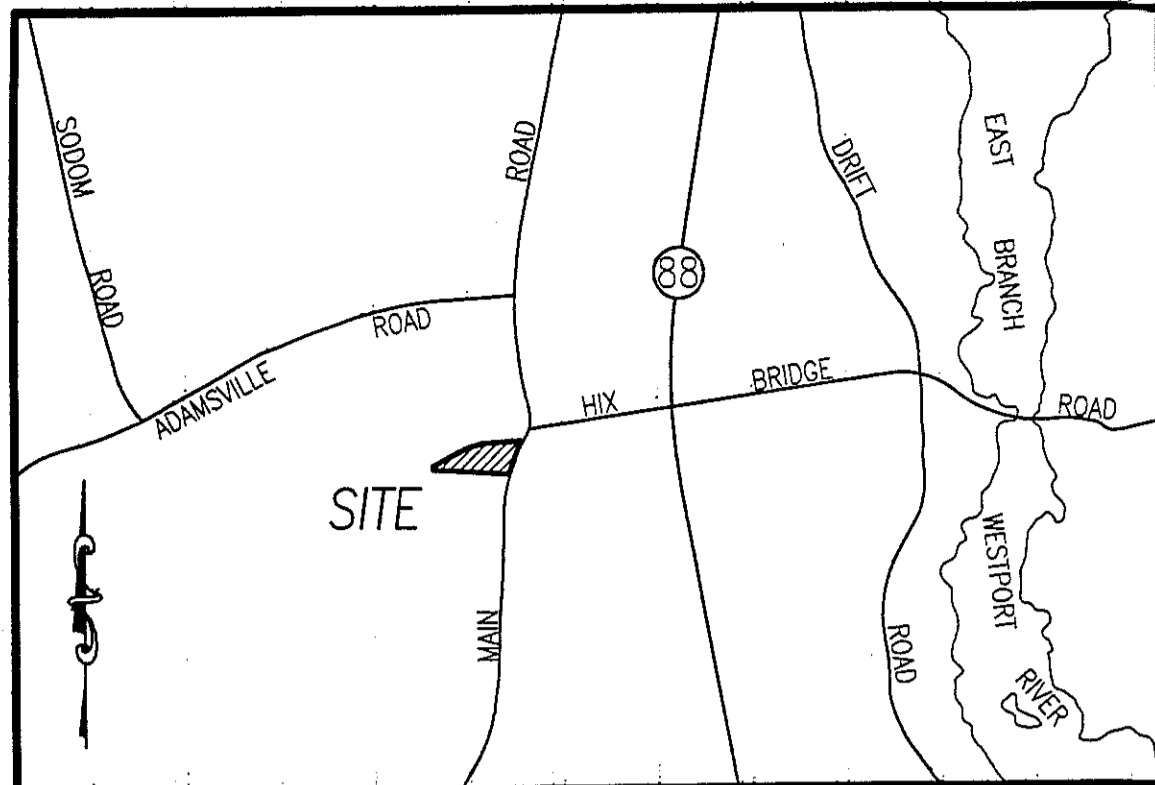
PREPARED FOR
999 MAIN ROAD, LLC

SCALE: 1"=20' DATE: APRIL 15, 2020
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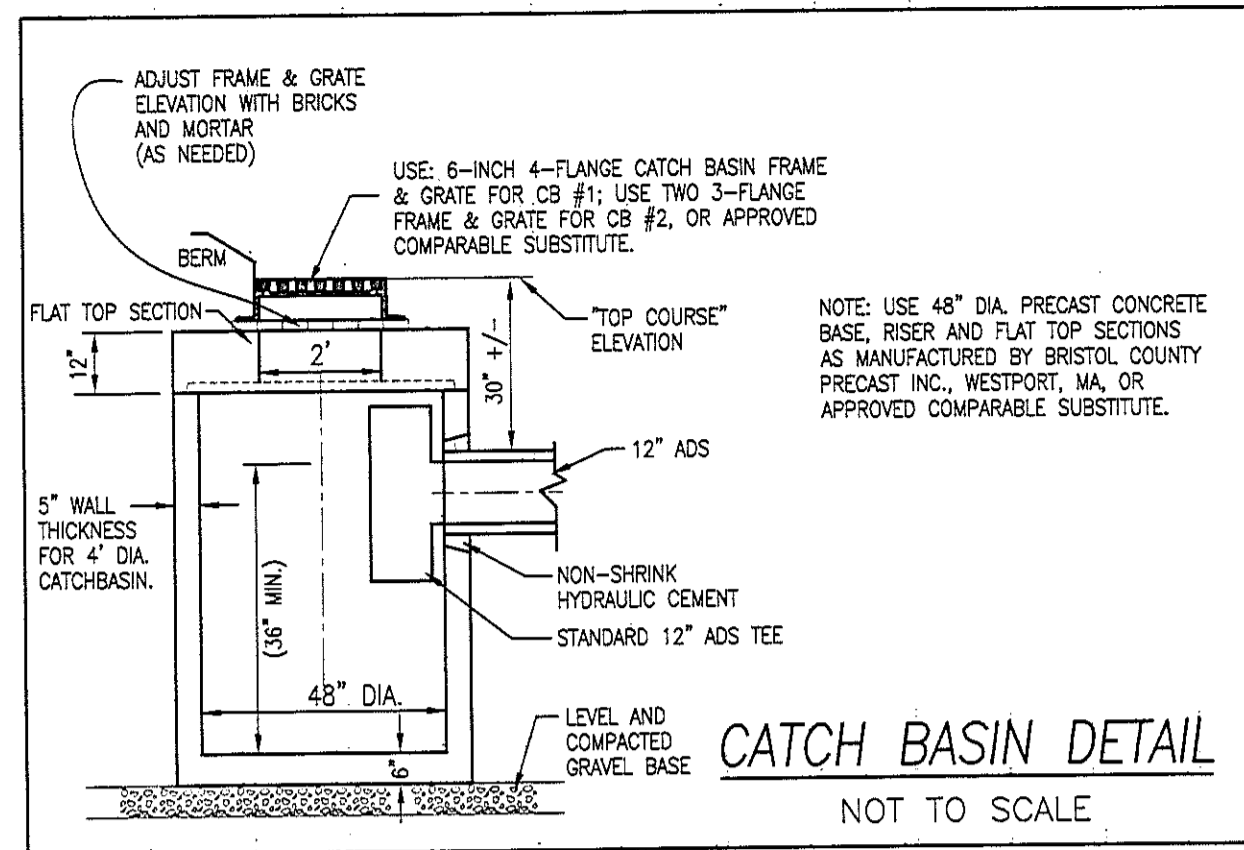
LAND SURVEYORS & CONSULTANTS

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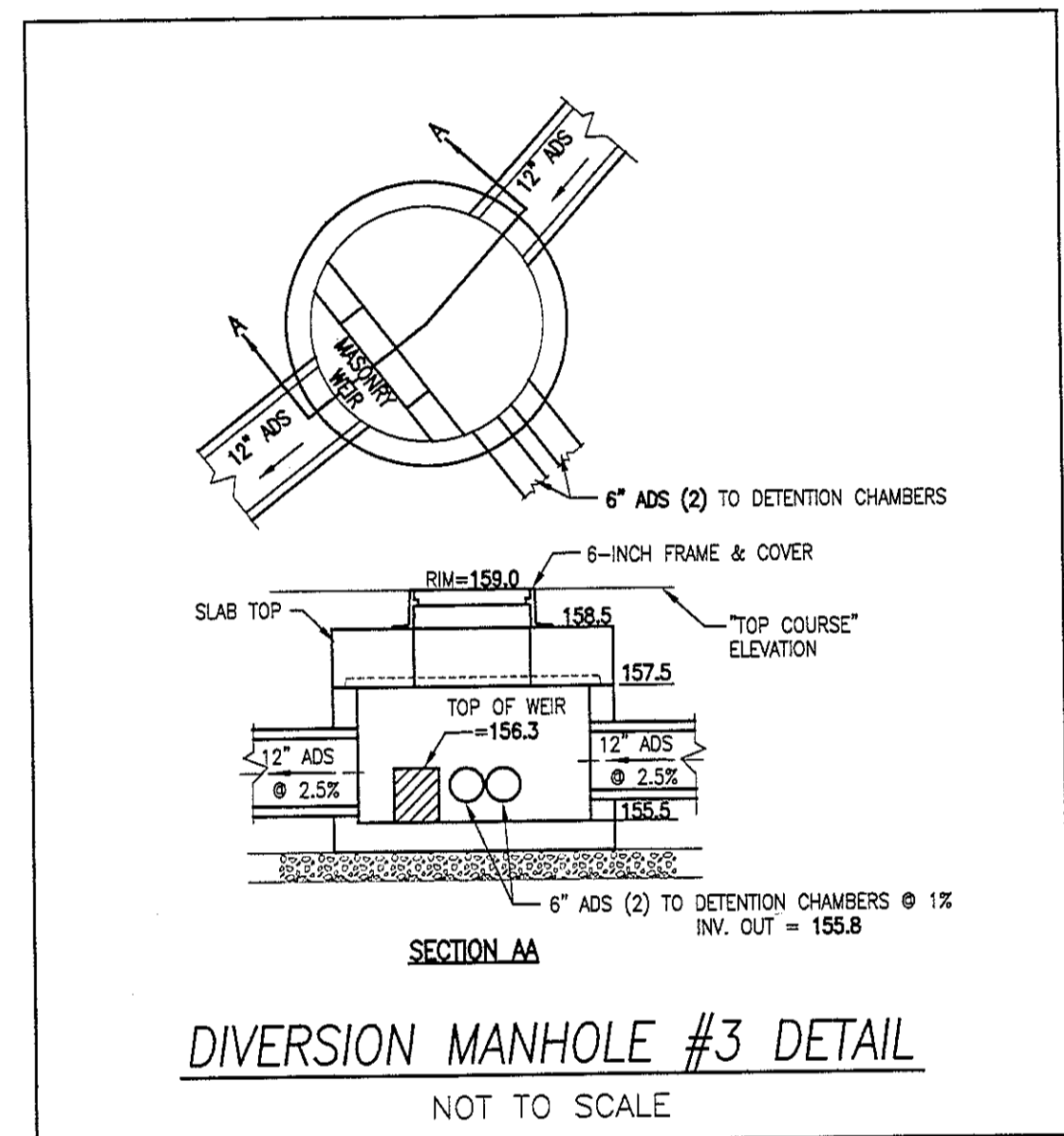
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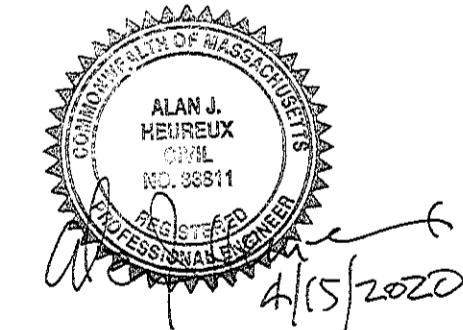
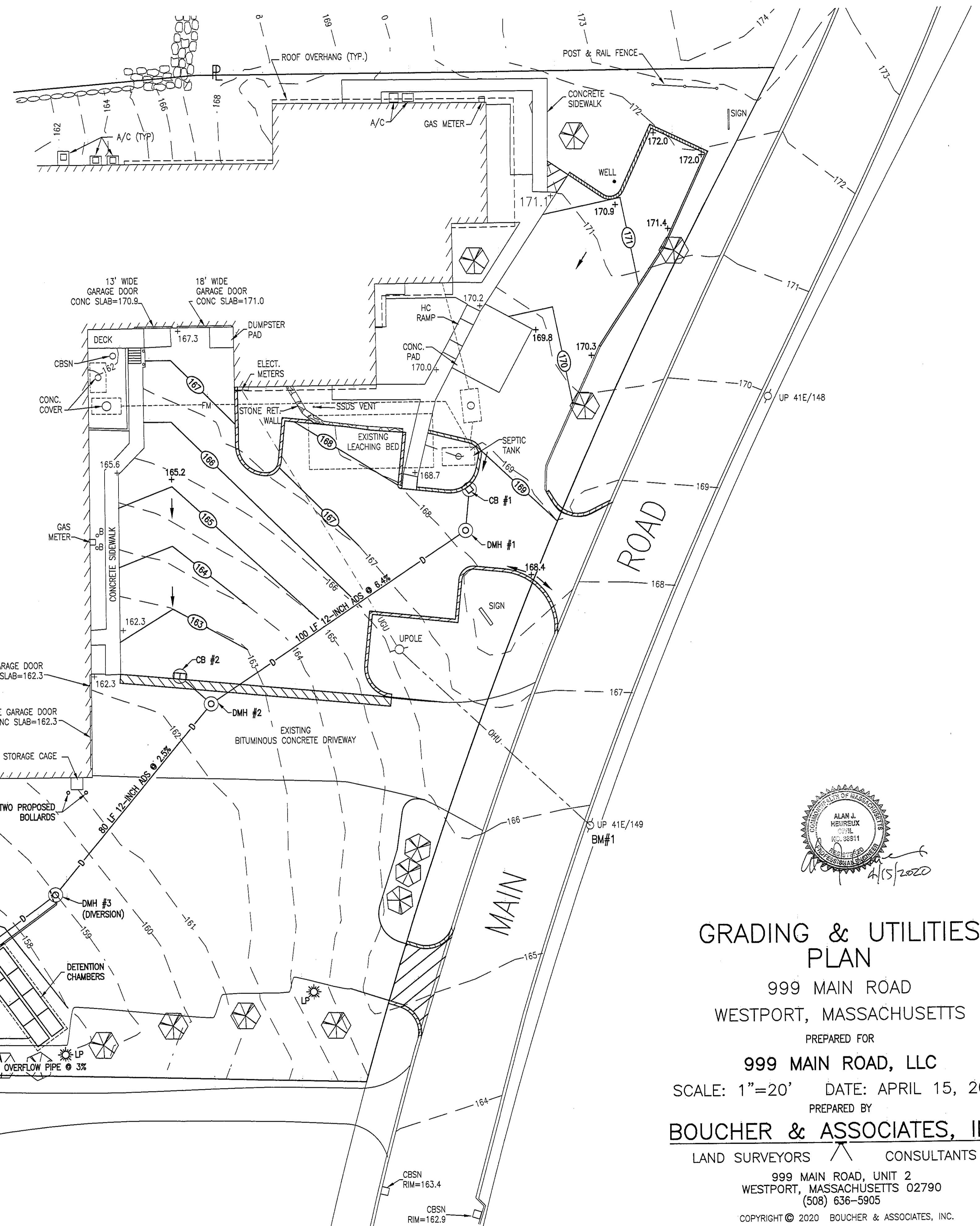
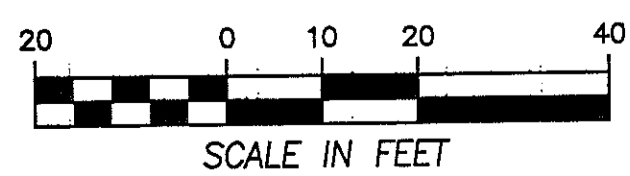


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GRADING & UTILITIES PLAN

999 MAIN ROAD
WESTPORT, MASSACHUSETTS

PREPARED FOR
999 MAIN ROAD, LLC

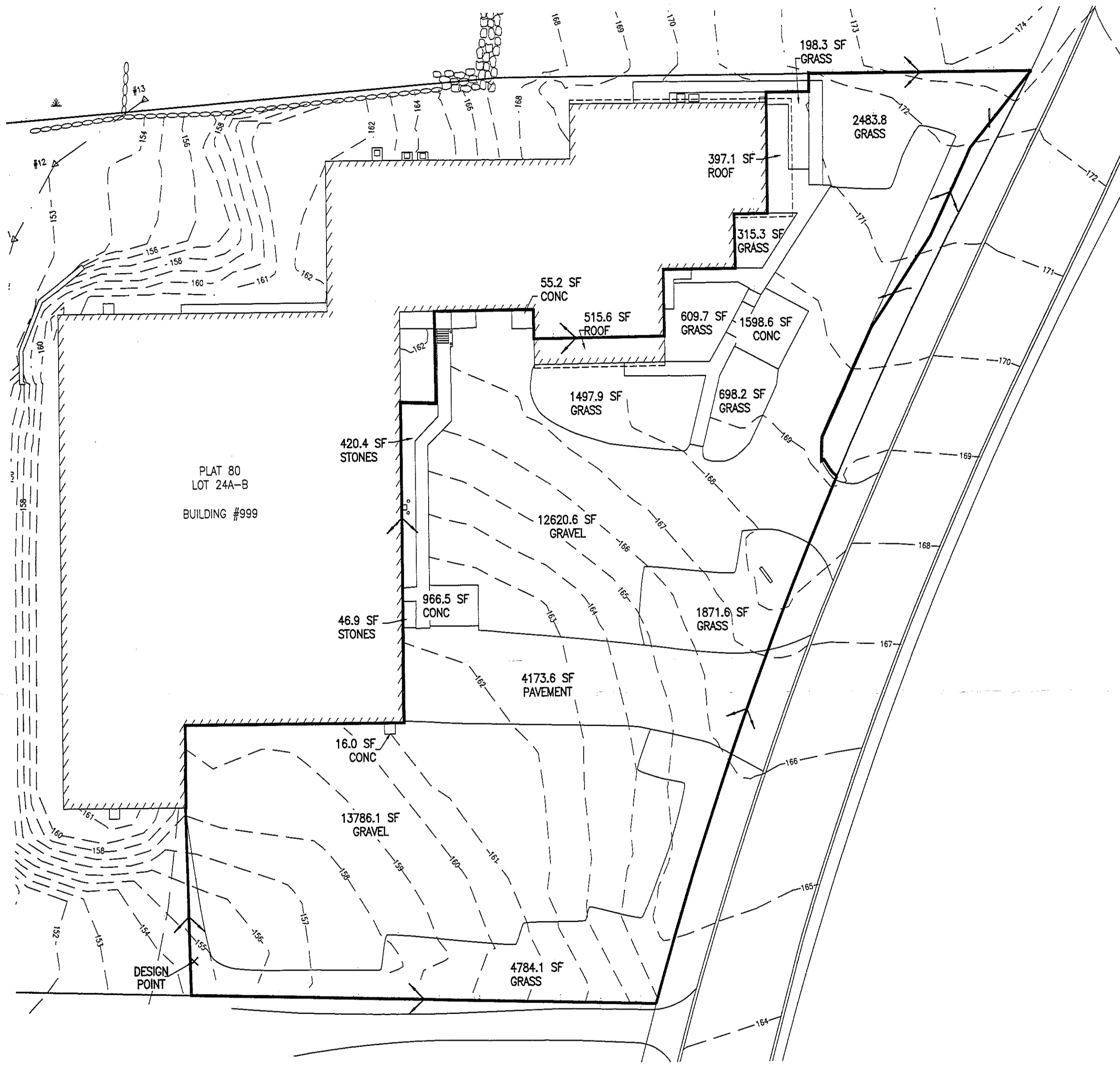
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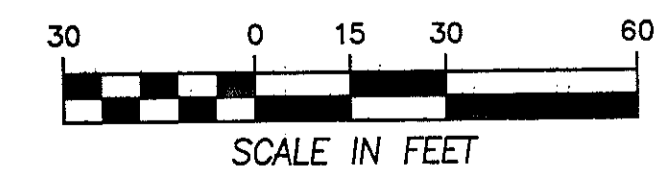
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PRE-DEVELOPMENT

PAVEMENT:	4,173.6 SF
GRAVEL:	26,406.7 SF
CONCRETE:	2,636.3 SF
STONES:	467.3 SF
ROOF:	912.7 SF
GRASS:	12,518.3 SF
TOTAL:	47,114.9 SF



POST-DEVELOPMENT

DRAINAGE AREA #1	DRAINAGE AREA #2	DRAINAGE AREA #3	TOTAL AREAS
PAVEMENT: 3,997.4 SF	PAVEMENT: 10,882.7 SF	PAVEMENT: 3,975.9 SF	PAVEMENT: 18,856.0 SF
GRAVEL: 0 SF	GRAVEL: 0 SF	GRAVEL: 14,322.2 SF	GRAVEL: 14,322.2 SF
CONCRETE: 1,375.8 SF	CONCRETE: 1,042.8 SF	CONCRETE: 16.0 SF	CONCRETE: 2,434.6 SF
STONES: 0 SF	STONES: 467.3 SF	STONES: 0 SF	STONES: 467.3 SF
ROOF: 397.1 SF	ROOF: 515.6 SF	ROOF: 0 SF	ROOF: 912.7 SF
GRASS: 3,106.5 SF	GRASS: 2,382.7 SF	GRASS: 4,632.9 SF	GRASS: 10,122.1 SF
TOTAL: 8,876.8 SF	TOTAL: 15,291.1 SF	TOTAL: 22,947.0 SF	TOTAL: 47,114.9 SF

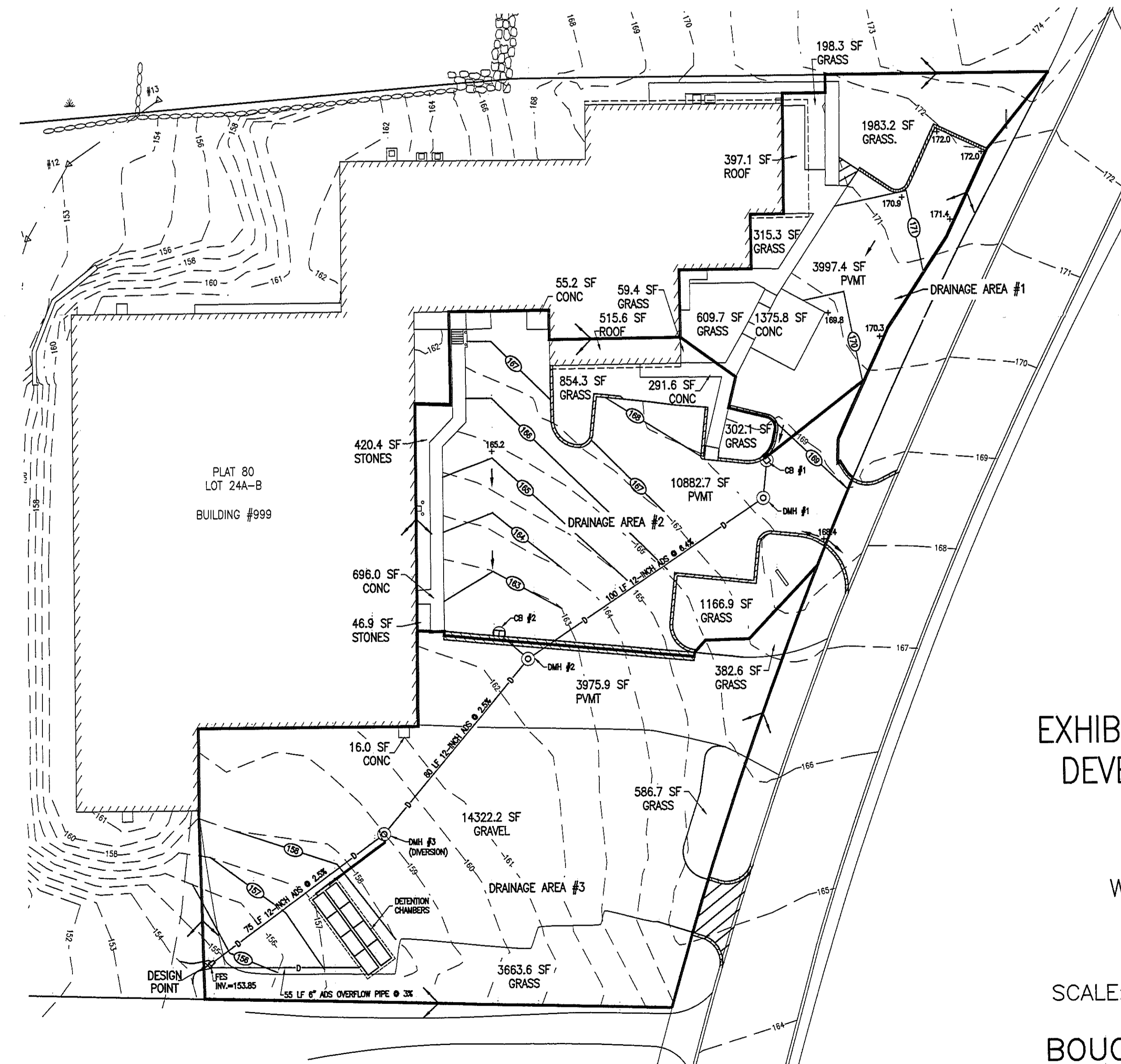


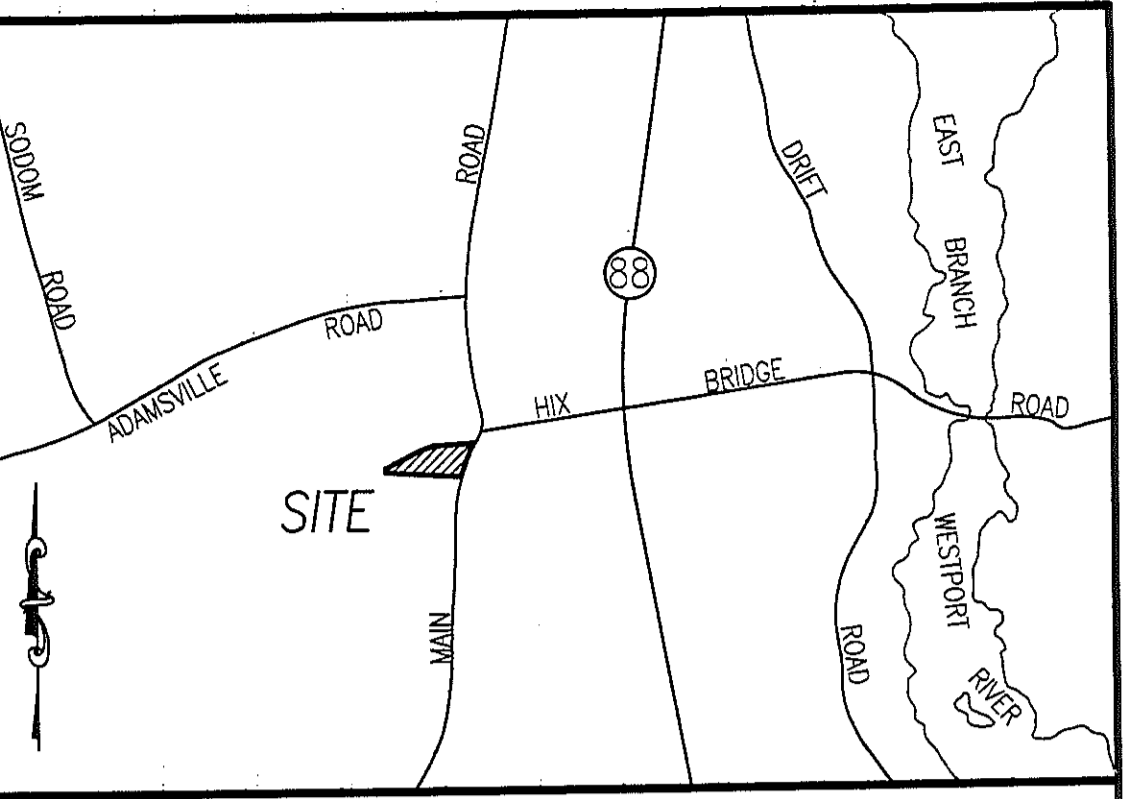
EXHIBIT SHOWING PRE- & POST-DEVELOPMENT DRAINAGE AREAS AND GROUND COVER

999 MAIN ROAD
WESTPORT, MASSACHUSETTS

PREPARED FOR
999 MAIN ROAD, LLC
SCALE: 1"=30' DATE: APRIL 15, 2020
PREPARED BY

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