

**LAYOUT NOTES**

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

**SIGNAGE AND PAVEMENT MARKING NOTES**

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

**ACCESSIBILITY NOTES**

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

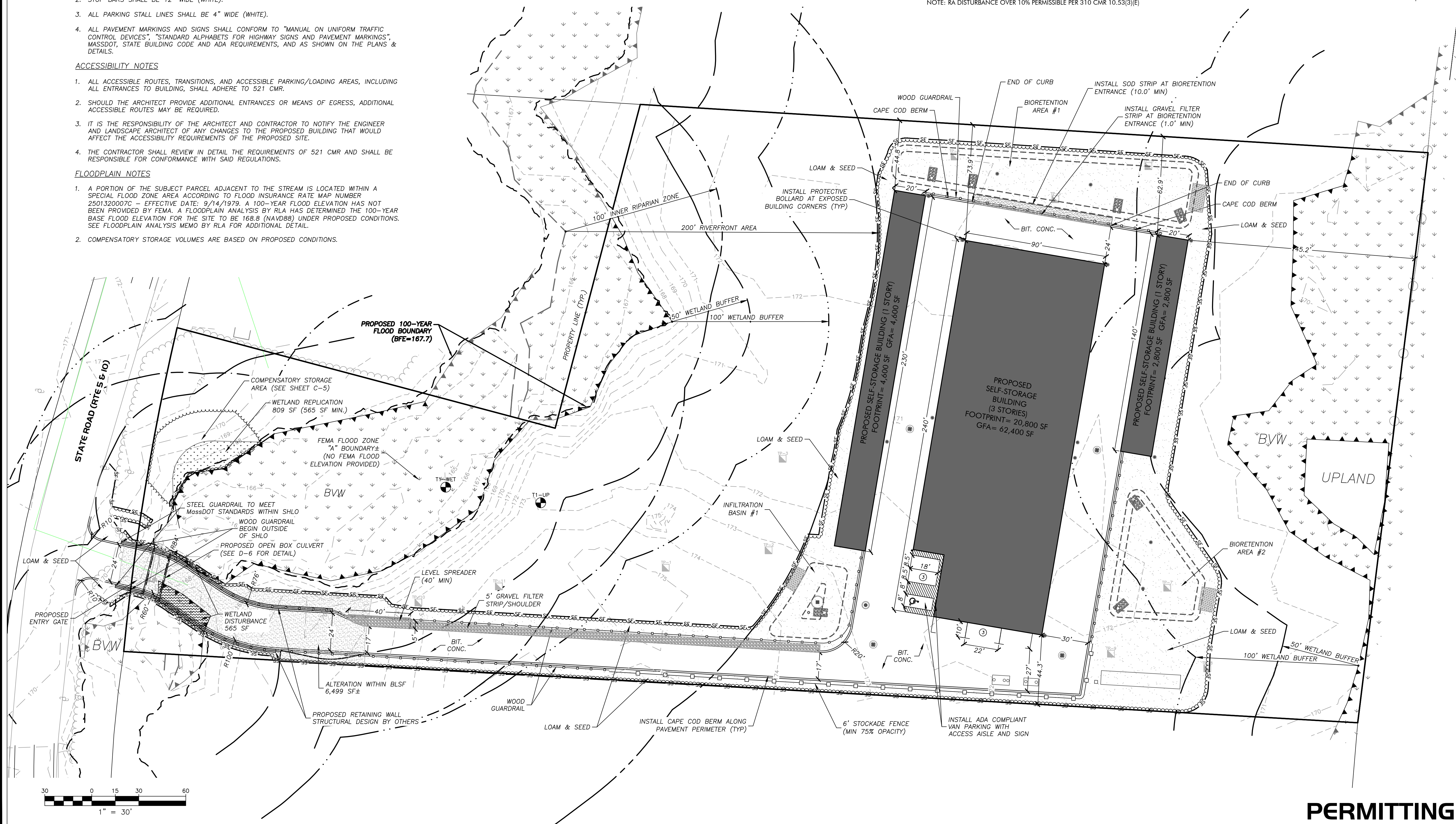
**FLOODPLAIN NOTES**

1. A PORTION OF THE SUBJECT PARCEL ADJACENT TO THE STREAM IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501320007C - EFFECTIVE DATE: 9/14/1979. A 100-YEAR FLOOD ELEVATION HAS NOT BEEN PROVIDED BY FEMA. A FLOODPLAIN ANALYSIS BY RLA HAS DETERMINED THE 100-YEAR BASE FLOOD ELEVATION FOR THE SITE TO BE 168.8 (NAVD88) UNDER PROPOSED CONDITIONS. SEE FLOODPLAIN ANALYSIS MEMO BY RLA FOR ADDITIONAL DETAIL.
2. COMPENSATORY STORAGE VOLUMES ARE BASED ON PROPOSED CONDITIONS.

ZONING REVIEW - Commercial (C)		
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	60,000 FT <sup>2</sup>	NO CHANGE
FRONTAGE	200 FT	NO CHANGE
FRONT YARD	50 FT	>200 FT
SIDE YARD	20 FT	44.3 FT
REAR YARD	20 FT	144.8 FT
BUILDING COVERAGE (MAX)	50%	15%

RIVERFRONT AREA	
RIVERFRONT AREA ON SITE	104,890 SF ±
ALLOWABLE 10% DISTURBANCE OF RA	10,489 SF ±
PROPOSED INNER RIPARIAN DISTURBANCE (0-100)	10,094 SF ±
PROPOSED RIVERFRONT AREA DISTURBANCE (100-200)	6,414 SF ± *
TOTAL PROPOSED RA DISTURBANCE (0-200)	16,508 SF ± *

\* EXCLUDES EXEMPTED ACTIVITY (STRUCTURAL STORMWATER MANAGEMENT MEASURES - 310 CMR 10.58 AND COMPENSATORY STORAGE - 310 CMR 10.57)  
NOTE: RA DISTURBANCE OVER 10% PERMISSIBLE PER 310 CMR 10.53(3)(E)



**RLA**  
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**LAYOUT & MATERIALS PLAN**

State Road  
 Whately, MA  
 Map 5 Parcel 29

**PREPARED FOR:**  
 Todd Cellura  
 Sovereign Builders  
 135 Southampton Rd  
 Westhampton, MA 01027

ISSUANCE DATE:	February 23, 2021
REVISIONS:	DATE:
A. COMP STOR, GATE & BUFFER	4/29/21
B. BUILDING & STORMWATER	6/16/21
C. DRIVEWAY STORMWATER	6/25/21
D. DOT REVISIONS	8/19/21
E. DOT REVISIONS	12/16/21

**DRAFTED BY:** R.N. & C.K.

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**SCALE:** AS NOTED

**RLA PROJ. NUMBER:** 200912

DRAWING#	REV.
<b>C-4</b>	<b>D</b>

**PERMITTING**