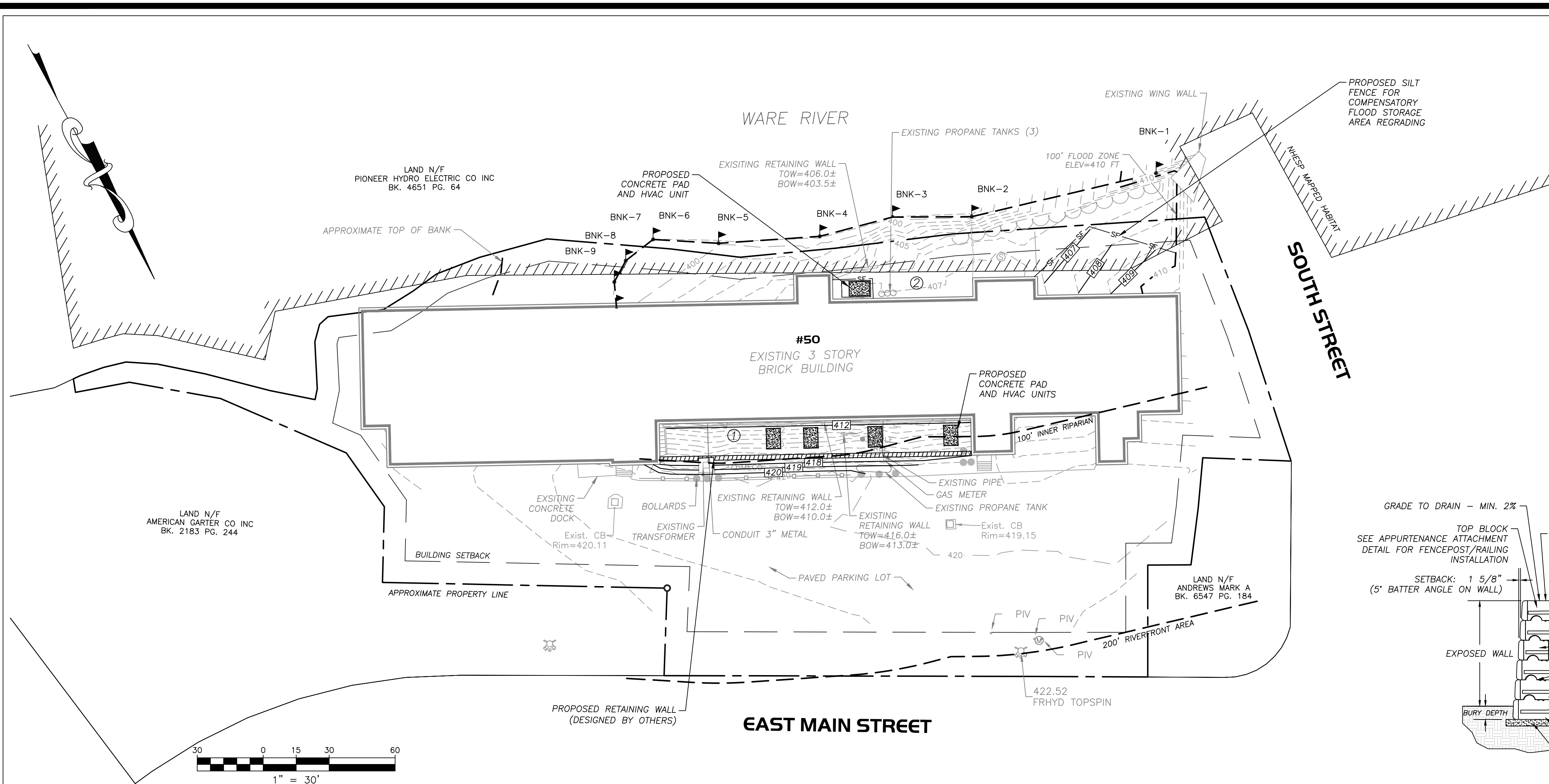
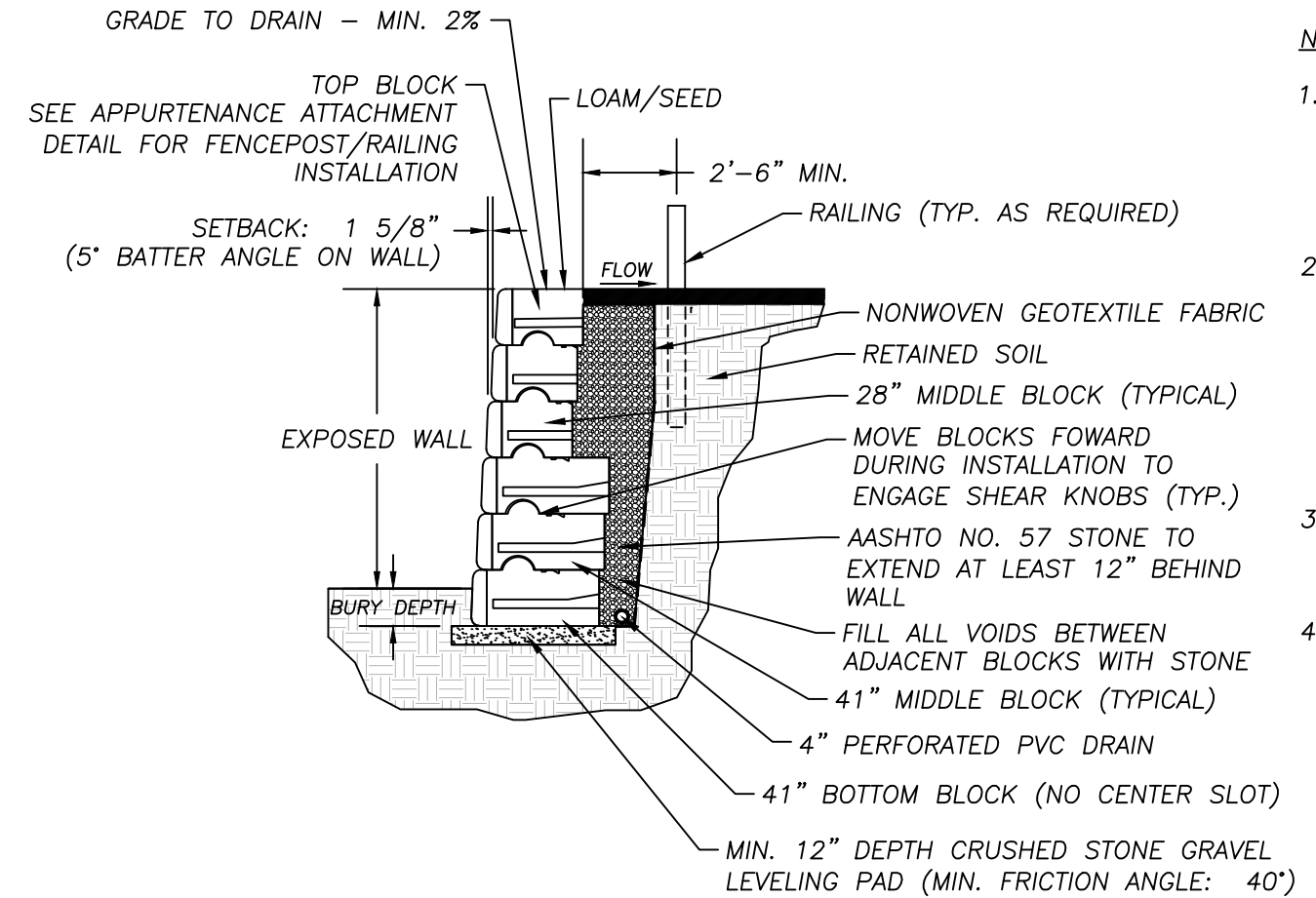


S:\Projects\2021\210525 - Lotuff - 50 East Main St, Ware\Civil\3D\210525 - SITE.dwg



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS MRL LLC. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 6800 PAGE 165.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON WARE GIS AND ARE APPROXIMATE.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR CONSERVATION PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS APPROXIMATELY 1.51 S.F./ACRES.
6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
7. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE WARE GIS AND WARE ASSESSOR'S INFORMATION.
8. SUBJECT PARCEL IS ZONED MLLYARD (MY) ACCORDING TO THE WARE ZONING MAP.
9. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501720022B - EFFECTIVE DATE: 08/17/1981. THE 100-YEAR FLOOD ELEVATION IS 410 FT.
10. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION PH 1183 ACCORDING TO MASS OLIVER GIS.
11. SURVEY INFORMATION IS BASED ON A PARTIAL TOPOGRAPHIC SURVEY BY R LEVESQUE ASSOCIATES, INC. ON JUNE 9, 2021.



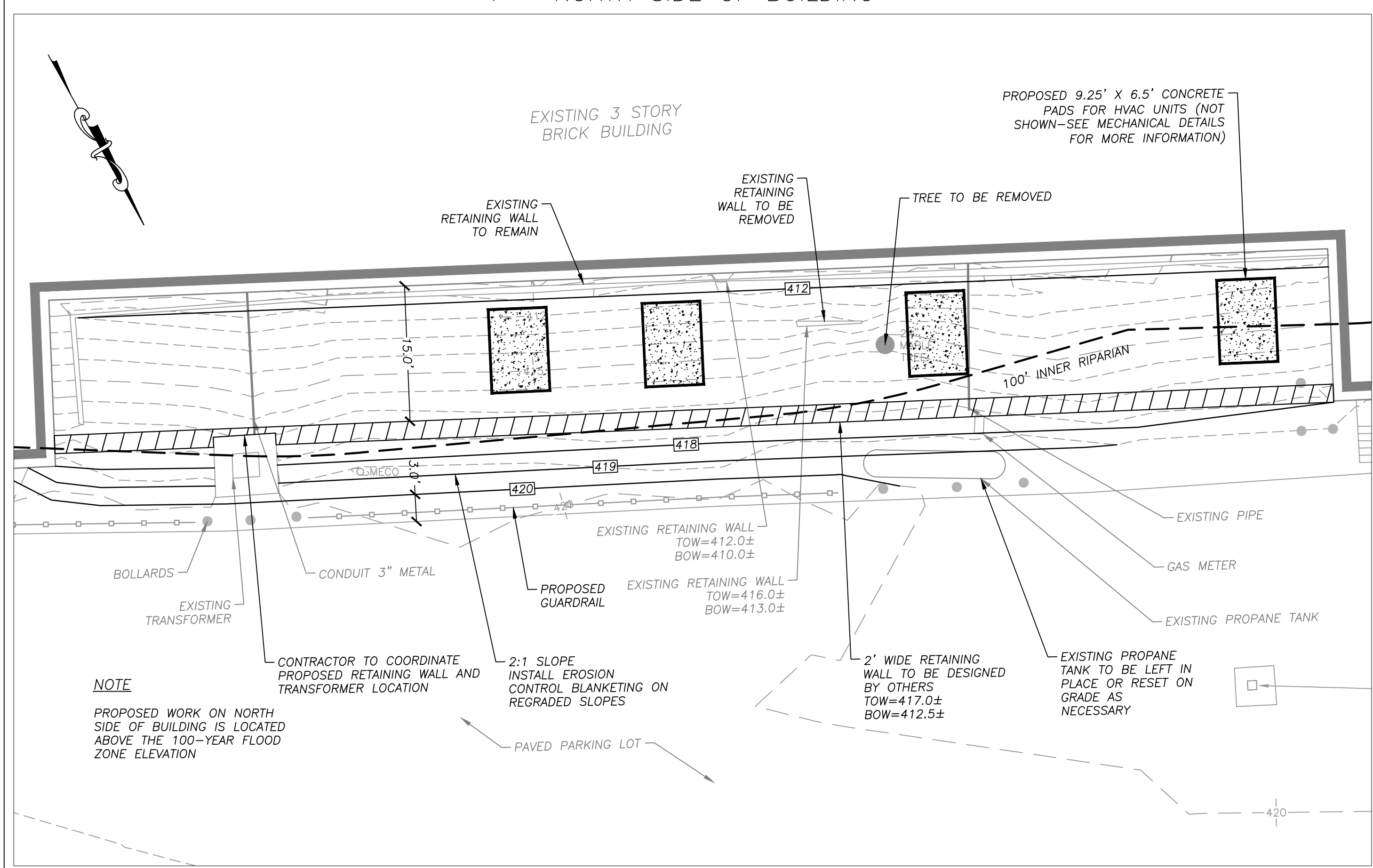
NOTES:

1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE FULL CONSTRUCTION DETAILS AND WALL PROFILE STAMPED BY A PROFESSIONAL ENGINEER FOR CITY/RLA APPROVAL
2. THE INFORMATION SHOWN HEREON IS INTENDED TO CONVEY INFORMATION RELATED TO THE ANTICIPATED GRAVITY RETAINING WALL CONSTRUCTION UTILIZING THE SPECIFIED PRODUCT FOR BIDDING PURPOSES. GEGRID REINFORCEMENTS, CONCRETE FOOTINGS, AND OTHER SEVERE-DUTY ELEMENTS MAY BE REQUIRED DUE TO EXISTING SOILS, LOADING, WALL HEIGHT, ETC. AT THE PROPOSED SITE. DETAILS MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE, DRAINAGE CONNECTIONS, AND ANY NECESSARY ACCOMMODATION FOR UTILITY CROSSINGS.
3. FINAL WALL DESIGN AND INSTALLATION SHALL CONFORM, AT A MINIMUM, TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOUND INTO THE PROJECT SPECIFICATIONS.
4. FINAL WALL DESIGN AND INSTALLATION SHALL CONFORM, AT A MINIMUM, TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOUND INTO THE PROJECT SPECIFICATIONS.

TYPICAL SECTION - SEGMENTAL PRECAST CONCRETE RETAINING WALL

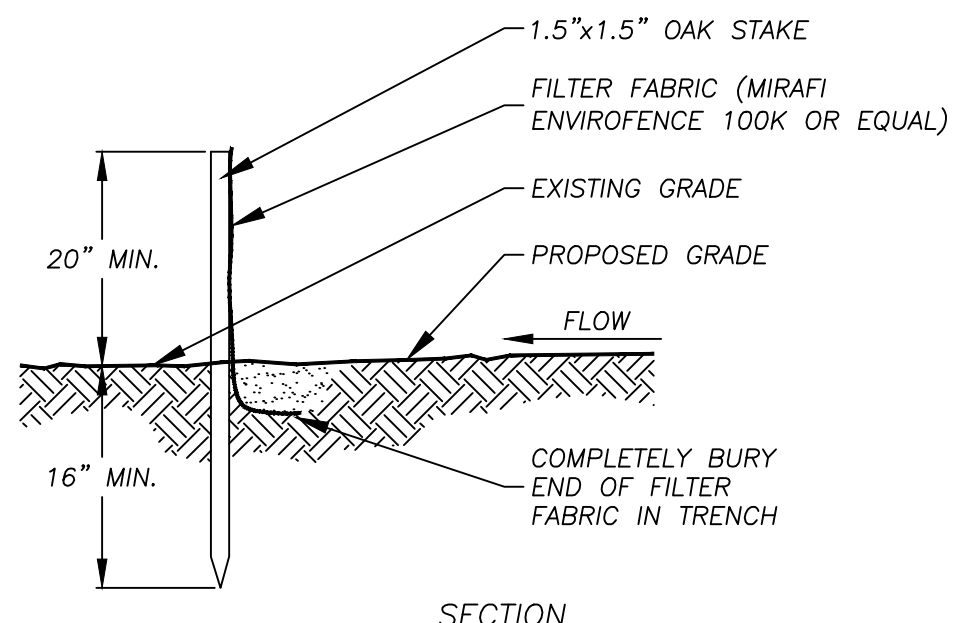
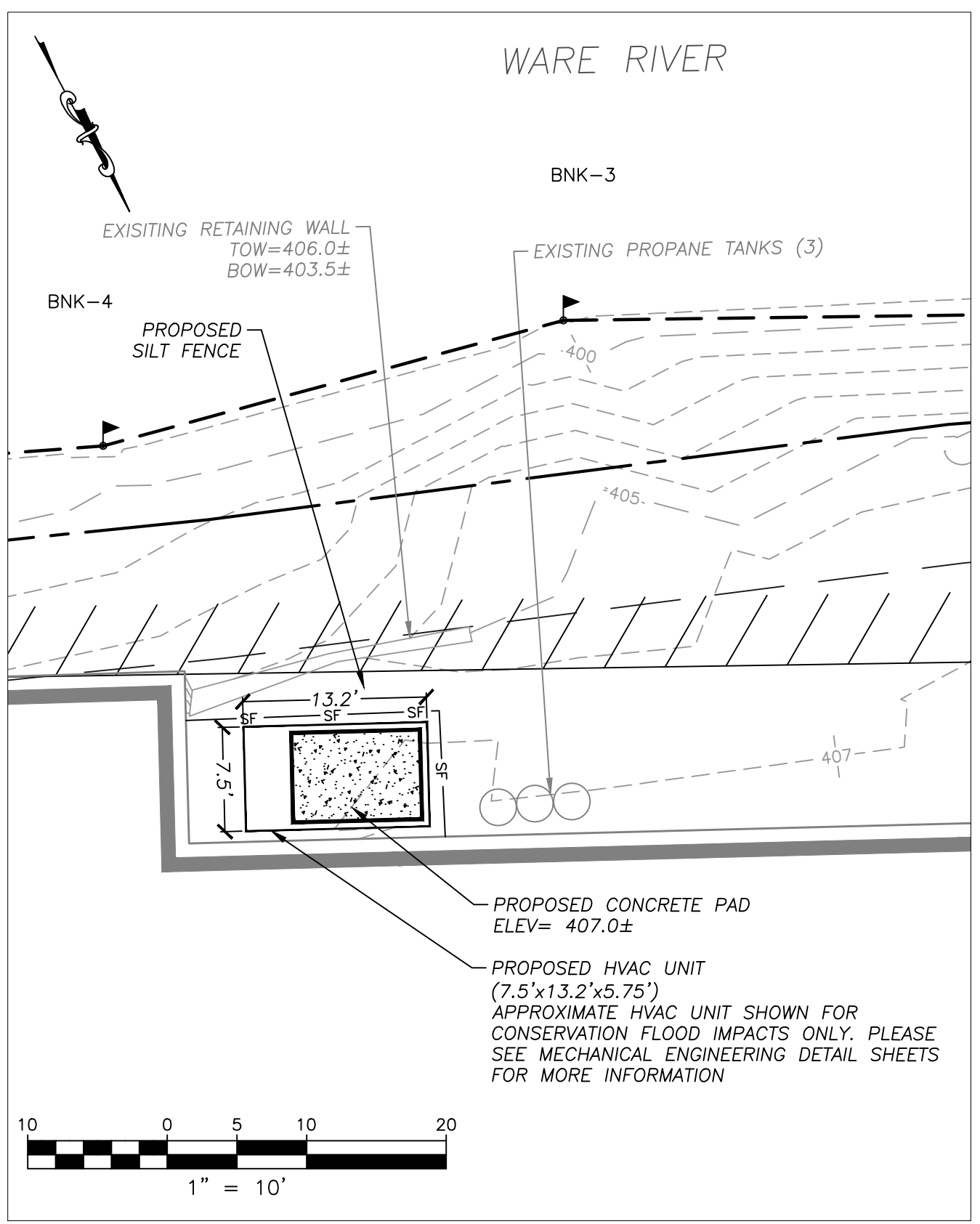
NO SCALE

1 - NORTH SIDE OF BUILDING



NOTE
PROPOSED WORK ON NORTH SIDE OF BUILDING IS LOCATED ABOVE THE 100-YEAR FLOOD ZONE ELEVATION

2 - SOUTH SIDE OF BUILDING



SILT FENCE DETAIL

NO SCALE

SYMBOL & LINE LEGEND

- ▲ R-1 BANK FLAG LOCATION
- ⊙ UTILITY POLE
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING CATCH BASIN
- ~ TREE LINE
- 219 PROPOSED CONTOUR
- 219 EXISTING CONTOUR
- GUARDRAIL

RIVERFRONT AREA SUMMARY

| | |
|---|---------|
| EXISTING RIVERFRONT AREA ON PROPERTY (S.F.) | 69,250± |
| PROPOSED RA ALTERATION | 3,387± |
| PERCENTAGE OF RA ON PROPERTY PROPOSED TO BE ALTERED | 4.89% |

BORDERING LAND SUBJECT TO FLOODING IMPACTS

| ELEVATION | PROPOSED DISPLACEMENT (CU. FT) | PROPOSED COMPENSATORY STORAGE (CU. FT) |
|-----------|--------------------------------|--|
| 407-408 | 75.4± | 76.9± |
| 408-409 | 77.6± | 78.7± |
| 409-410 | 92.9± | 95.4± |

RLA

R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085
rlaland.com

NOI Filing Plan

50 East Main Street
Ware, MA
Parcel ID: 57-0-116

COMMONWEALTH OF MASSACHUSETTS
FLIPE J. CRAVO
CIVIL ENGINEER
8376
DATE: 6/14/21

PREPARED FOR:
Rick Lotuff
589 Sea View Avenue
Osterville, MA 02655

ISSUANCE DATE: June 14, 2021

REVISIONS: DATE:

DRAFTED BY: M.B.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 210525

DRAWING# REV.

W-1