

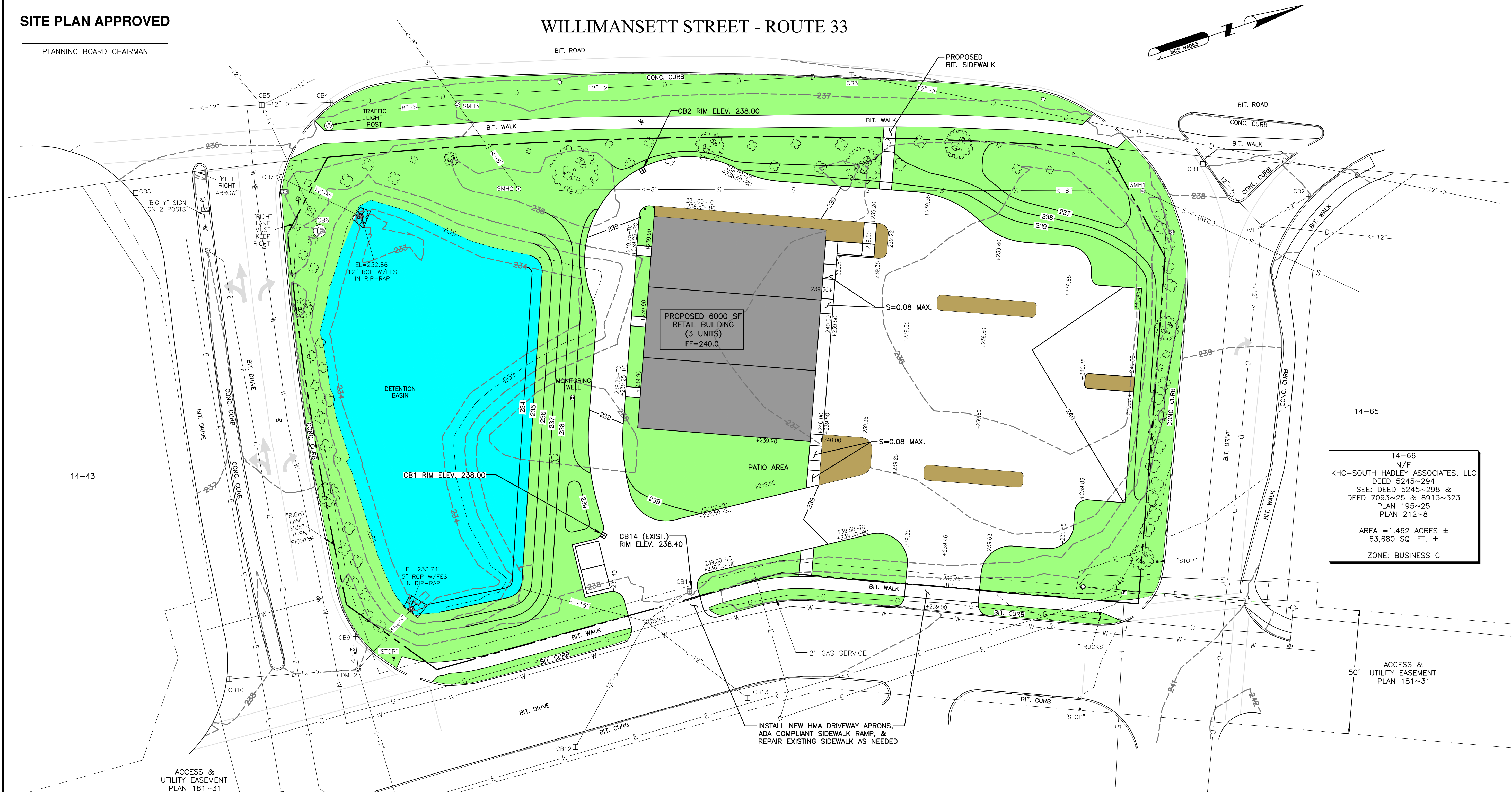
**SITE PLAN APPROVED**

PLANNING BOARD CHAIRMAN

**WILLIMANSETT STREET - ROUTE 33**



116 PLEASANT STREET  
SUITE 302-A  
P.O. BOX 692  
EASTHAMPTON, MA 01027  
TEL: (413) 588-8139  
FAX: (413) 517-0590



14-66  
N/F  
KHC-SOUTH HADLEY ASSOCIATES, LLC  
DEED 5245~294  
SEE: DEED 5245~298 &  
DEED 7093~25 & 8913~323  
PLAN 195~25  
PLAN 212~8  
AREA = 1.462 ACRES ±  
63,680 SQ. FT. ±  
ZONE: BUSINESS C

14-18  
N/F  
UNIHAMP MASS, INC.  
DEED 8913~338

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	63,680 SF	63,380 SF
MINIMUM LOT FRONTAGE	100 FT	315.71'	315.71'
MAXIMUM LOT COVERAGE	50%	N/A	9.4%
MINIMUM FRONT YARD SETBACK	25'	25'	31.5'
MINIMUM SIDE YARD SETBACK	25'	25'	127.2' & 118.0'
MINIMUM REAR YARD SETBACK	50'	50'	54.0'
MAXIMUM BUILDING HEIGHT	35'	N/A	<35'
MAXIMUM BUILDING COVERAGE	65,000 SF	N/A	6,000 SF

- LEGEND**
- |                          |                  |                          |
|--------------------------|------------------|--------------------------|
| N/F NOW OR FORMERLY      | D DRAIN          | LOCUS PROPERTY LINE      |
| CONC. CONCRETE           | C COMMUNICATION  | ABUTTING PROPERTY LINE   |
| BIT. BITUMINOUS CONCRETE | E ELECTRIC       | EASEMENT LINE            |
| ☆ LIGHT POST             | G GAS            | UNDERGROUND UTILITY LINE |
| ⊙ POST                   | S SEWER          | MAJOR CONTOUR LINE       |
| ⊠ CATCH BASIN            | W WATER          | MINOR CONTOUR LINE       |
| ⊙ PIPE OUTLET            | ⊕ MANHOLE        | WHITE PAINTED LINE       |
| ⊙ DECIDUOUS TREE         | ⊕ METER          | YELLOW PAINTED LINE      |
| ⊙ CONIFEROUS TREE        | ⊠ BOX            |                          |
| ⊙ SHRUB/BUSH             | ⊕ GAS/WATER GATE |                          |

**GRADING PLAN**  
SCALE: 1" = 20'



**PROPOSED DRAINAGE STRUCTURES**

CB1 (HOODED)  
RIM ELEV.= 238.00  
INV. OUT (FES1) = 234.00

CB2 (HOODED)  
RIM ELEV.= 238.00  
INV. OUT(FES2)= 234.00

FES1  
INV. OUT(CB A)= 233.75

FES2  
INV. OUT(CB B)= 233.75

**PROPOSED SANITARY SEWER STRUCTURES**

SMH\_A (NEW)  
RIM ELEV. = 239.14  
INV. IN (BLDG) = 232.46  
INV. IN (SMH B) = 232.46  
INV. OUT(SMH2)= 232.34

SMH\_B (NEW)  
RIM ELEV. = 239.14  
INV. IN (BLDG) = 233.68  
INV. OUT (SMH A) = 233.56

SMH2 (EXISTING)  
RIM ELEV.= 238.21  
INV. IN (SMH1)= 231.56  
INV. IN (SMH B) = 231.56  
INV. OUT (SMH3) = 231.47

NOTE: FIELD ADJUST AS NECESSARY TO ENSURE ALL SANITARY MAIN AND SERVICE LINES ARE SLOPED AT MINIMUM OF 2%

PROJECT NO: CVL-12-024

DRAWN BY: SB

CHECKED BY: MM

SUBMITTALS	
1	09-05-13 FINAL CONCEPT
0	05-30-13 ORIGINAL CONCEPT

CVL-12-024  
SOUTH HADLEY SQUARE RETAIL DEVELOPMENT

SHEET TITLE  
GRADING PLAN

SHEET NUMBER  
C-3