TAX MAP REFERENCES:
TAX MAP 26.0 BLOCK 000 LOT 0081.0

RECORD OWNERS
SARGON REALTY, LLC
DB 53416 PG 31

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 208 PLAN 122
PLAN BOOK 444 PLAN 93
LAYOUT No. 2580 Sheet's 3 and 4

SCHEDULE OF INVERTS:

CATCH BASIN 1
RIM = 792.10
INV. OUT 783.60

CATCH BASIN 2
RIM = 792.10
INV. OUT 783.30

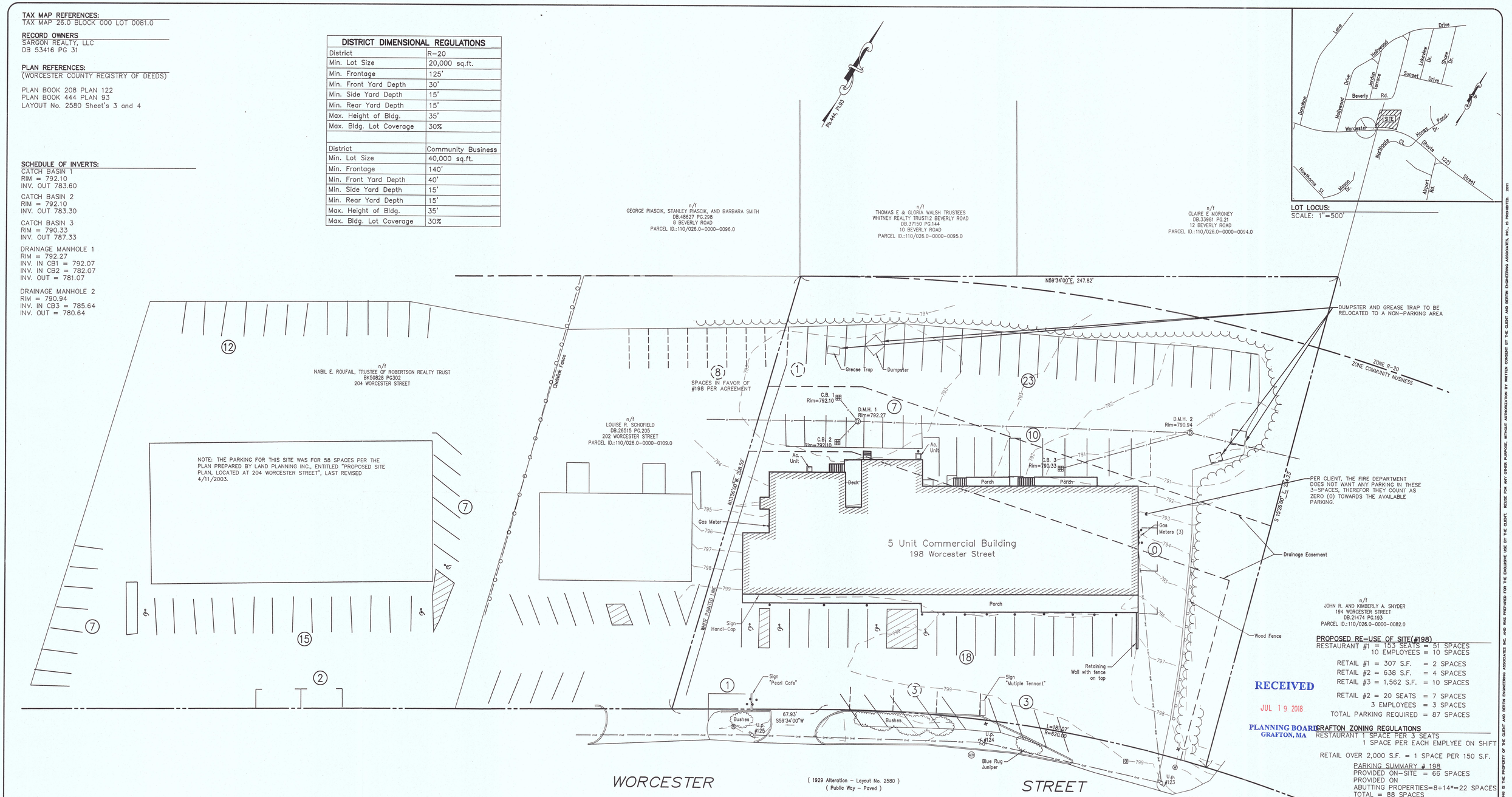
CATCH BASIN 3
RIM = 790.33
INV. OUT 787.33

DRAINAGE MANHOLE 1
RIM = 792.27
INV. IN CB1 = 792.07
INV. IN CB2 = 782.07
INV. OUT = 781.07

DRAINAGE MANHOLE 2
RIM = 790.94
INV. IN CB3 = 785.64
INV. OUT = 780.64

DISTRICT DIMENSIONAL REGULATIONS

District	R-20
Min. Lot Size	20,000 sq.ft.
Min. Frontage	125'
Min. Front Yard Depth	30'
Min. Side Yard Depth	15'
Min. Rear Yard Depth	15'
Max. Height of Bldg.	35'
Max. Bldg. Lot Coverage	30%
District	Community Business
Min. Lot Size	40,000 sq.ft.
Min. Frontage	140'
Min. Front Yard Depth	40'
Min. Side Yard Depth	15'
Min. Rear Yard Depth	15'
Max. Height of Bldg.	35'
Max. Bldg. Lot Coverage	30%



PROPOSED RE-USE OF SITE(#198)
RESTAURANT #1 = 153 SEATS = 51 SPACES
10 EMPLOYEES = 10 SPACES

RETAIL #1 = 307 S.F. = 2 SPACES
RETAIL #2 = 638 S.F. = 4 SPACES
RETAIL #3 = 1,562 S.F. = 10 SPACES

RETAIL #2 = 20 SEATS = 7 SPACES
3 EMPLOYEES = 3 SPACES
TOTAL PARKING REQUIRED = 87 SPACES

GRAFTON ZONING REGULATIONS
RESTAURANT 1 SPACE PER 3 SEATS
1 SPACE PER EACH EMPLYEE ON SHIFT

RETAIL OVER 2,000 S.F. = 1 SPACE PER 150 S.F.

PARKING SUMMARY # 198
PROVIDED ON-SITE = 66 SPACES
PROVIDED ON
ABUTTING PROPERTIES=8+14*=22 SPACES
TOTAL = 88 SPACES

*PER ARCHTECT PLAN TITLED "GATZOGIANIAS SHOPPING CENTER", DATED 7/6/79, PREPARED GRANGER BUILDING SYSTEM. REQUIRED SPACES IS 44. PER LAND PLANNING PLAN, PROVIDED SPACES IS 58, THEREFOR THERE ARE 14 AVAILABLE FOR LICENSING ON #204.

RECEIVED
JUL 19 2018
PLANNING BOARD
GRAFTON, MA

NOTES:
1)PARKING COUNT INCLUDES STRIPED SPACES AND PAVED AREAS THAT COULD BE/HAVE BEEN PREVIOUSLY STRIPED. POTENTIAL PARKING SPACES ARE SHOWN DASHED. THE PARKING COUNT DOES NOT DETERMINE THAT ALL SPACES ARE IN FULL DIMENSIONAL COMPLIANCE.
2)OCCUPANCY AND BUILDING INFORMATION PROVIDED BY CLIENT AND NOT FIELD VERIFIED BY BEI.

SYMBOL KEY

BOUND		WATER GATE	WG	CHAIN LINK FENCE	x	CONCRETE	CONC.
IRON PIPE / REBAR		GAS GATE	GG	WOOD / STOCKADE FENCE		INVERT	INV.
SURVEY MARKER TO BE SET	MS	BOLLARD	BOL.	WATER LINE	W	REINFORCED CONCRETE PIPE	RCP
DRAIN MANHOLE	DMH	LIGHT DECORATIVE (15'± HEIGHT)		SEWER LINE	S	POLYVINYL CHLORIDE PIPE	PVC
SEWER MANHOLE	SMH	BENCH MARK		DRAIN LINE	D	HIGH DENSITY PLASTIC	HDPE
SEWER CLEANOUT	CO.	SIGN		GAS LINE	G	IRON PIPE	I.P.
ELECTRIC MANHOLE		MASSHIGHWAY SIGNAL BOX	M.S.B	ELECTRIC LINE	E	FOUND	FND.
CATCH BASIN	CB	MONITOR WELL	MW	OVERHEAD WIRES	OHW	BOLLARD	BOL.
UTILITY POLE				CONTOUR 5' INTERVAL		SEWER MANHOLE	SMH
UTILITY POLE W/ STREET LIGHT				CONTOUR 1' INTERVAL		DRAINAGE MANHOLE	DMH
GUY WIRE	GUY			X 69.33'	SPOT GRADE	WATER GATE	WG
FIRE HYDRANT	HYD			BITUMINOUS	BIT.	HYDRANT	HYD.
						UTILITY POLE	UP
						GUY WIRE	GUY

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

NO.	DATE	REVISION	BY

DRAWN BY: ARB
CHECKED BY: FB

CALISTO J. BERTIN, P.E.
PROFESSIONAL ENGINEER
CT. LIC. NO.: 12950
MA. LIC. NO.: 40595
N.H. LIC. NO.: 9388
N.J. LIC. NO.: 28845
N.Y. LIC. NO.: 60022
R.I. LIC. NO.: 6694

COMMONWEALTH OF MASSACHUSETTS
CALISTO J. BERTIN
No. 47591
REGISTERED PROFESSIONAL ENGINEER
7-18-18

CLIENT: SARGON REALTY, LLC
58 Brigham Hill Road
Grafton, MA 01519

SUBSTITUTE SITE PLAN

SITE ADDRESS:
198 Worcester Street
Grafton, MA 01519

BERTIN ENGINEERING
39 ELM STREET
SOUTHBRIDGE, MA 01550
P 508.765.0195
F 508.765.0193
www.bertinengineering.com

DATE:	SCALE:	REV #:	PROJECT #:	DWG. NO.:
7-18-18	1" = 20'	--	18M-174	1 OF 1

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