

S:\Projects\2025\250511 - Coderre - East St., South Hadley\05 Civil\3D\250511 - EXIST-CONCEPT.dwg



LAND OF N/F
SCOTT MANN
(HCRD 14388/208)

LAND OF N/F
KENNETH D BRUMER &
KATHLEEN M VAN WINKLE
(HCRD 12719/98)
(HCRD PLAN 67/45)

LAND OF N/F
FREDERICK BOGALHAS
(HCRD 13769/231)

LAND OF 136 EAST ST, LLC
(HCRD 15322/7)

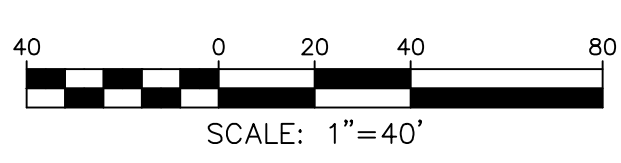
LAND OF N/F
S HADLEY ELECTRIC LIGHT DEPT
(HCRD 13617/185)

LAND OF N/F
DAVID G & DONNA M PAULSEN
(HCRD 13480/341)

LAND OF N/F
THOMAS D RUSIECKI
(HCRD 4919/100)

LAND OF N/F
MICHAEL B & SHARON J LAURIN
(HCRD 5013/320)

LAND OF N/F
LAWRENCE H & DORIS E DUBOIS
(HCRD 2796/208)



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS 136 EAST ST, LLC. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 15322 PAGE 7.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A SURVEY CONDUCTED BY SMITH ASSOCIATES SURVEYORS, INC DATED APRIL 08, 2025.
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 WETLAND PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS APPROXIMATELY 9.8 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. WETLANDS DELINEATED BY R LEVESQUE ASSOCIATES, INC. IN JULY 2025.
8. THE TOPOGRAPHY SHOWN IS BASED UPON 2015 NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) LIDAR DATA.
9. UTILITIES HAVE NOT BEEN SHOWN.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM A SURVEY CONDUCTED BY SMITH ASSOCIATES SURVEYORS, INC. DATED APRIL 08, 2025.
11. AN EASTERN PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501700010A - EFFECTIVE DATE: 08/15/1979. FLOOD ZONE ELEVATION FOR SUBJECT PROPERTY IS 219'.
12. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.
13. THE WESTERLY MEAN ANNUAL HIGH WATER (MAHW) OF STONY BROOK ALONG THE EASTERLY PROPERTY LINE HAS NOT BEEN DELINEATED, HOWEVER, IT HAS BEEN CONFIRMED TO BE GREATER THAN 300 FEET FROM THE WETLAND BOUNDARY SHOWN.

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

**REQUEST FOR DETERMINATION OF
APPLICABILITY FILING PLAN**

**136 EAST STREET
SOUTH HADLEY, MA
MAP/PARCEL ID: 0035-0006-000**



PREPARED FOR:

136 East St, LLC
c/o Mr. Gerry Coderre
383 Newton St.
South Hadley, MA 01075

ISSUANCE DATE: 07/18/2025

REVISIONS:	DATE:

DRAFTED BY: M.R.

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SCALE: As Noted

RLA PROJ. NUMBER: 250511

DRAWING#	REV.

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