

\\RLA-SERVER01\Data\Projects\2025\250511 - Coderre - East St., South Hadley\05 Civil 3D\250511 - EXIST.dwg



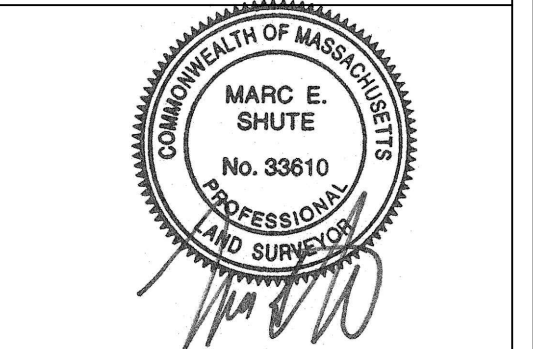
BASE FLOOD  
ELEVATION = 218.40'  
(NAVD 88)  
\*\*SEE NOTE 11

**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS 136 EAST ST, LLC. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 15322 PAGE 8.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON PLAN BOOK RECORDED IN BOOK OF PLANS 258 PAGE 86 .
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCEL CONTAINS 8.9 ACRES±.
5. 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.
6. WETLANDS DELINEATED BY R LEVESQUE ASSOCIATES, INC. IN JULY 2025.
7. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. IN MAY 2025 AND USE OF LIDAR DATA OBTAINED FROM NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA).
8. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
9. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM MASS GIS AND ARE APPROXIMATE.
10. SUBJECT PARCEL IS ZONED RESIDENCE A-1 (RA-1) ACCORDING TO THE SOUTH HADLEY ZONING MAP.
11. THE SUBJECT PARCEL IS PARTIALLY LOCATED WITHIN FLOOD ZONE B WITH A BASE FLOOD ELEVATION OF 219' (NGVD29), ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501700010A - EFFECTIVE DATE: 8/15/1979. THIS SURVEY IS BASED ON THE NAVD88 DATUM WHICH WAS USED TO ESTABLISH THE TOPOGRAPHIC ELEVATIONS. THE NGVD29 BASE FLOOD ELEVATION OF 219' WAS CONVERTED TO THE NAVD88 DATUM WITH A BASE FLOOD ELEVATION OF 218.40' AS DEPICTED HEREON.
12. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

**RLA**  
**R LEVESQUE ASSOCIATES INC**  
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**EXISTING CONDITIONS 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: 09/30/2025	DATE:
REVISIONS: Update Flood Elevation - J.L.	10-30-25

DRAFTED BY: M.R. & C.M.  
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SCALE: As Noted  
RLA PROJ. NUMBER: 250511

DRAWING#	REV.
<b>EX-1</b>	-

