

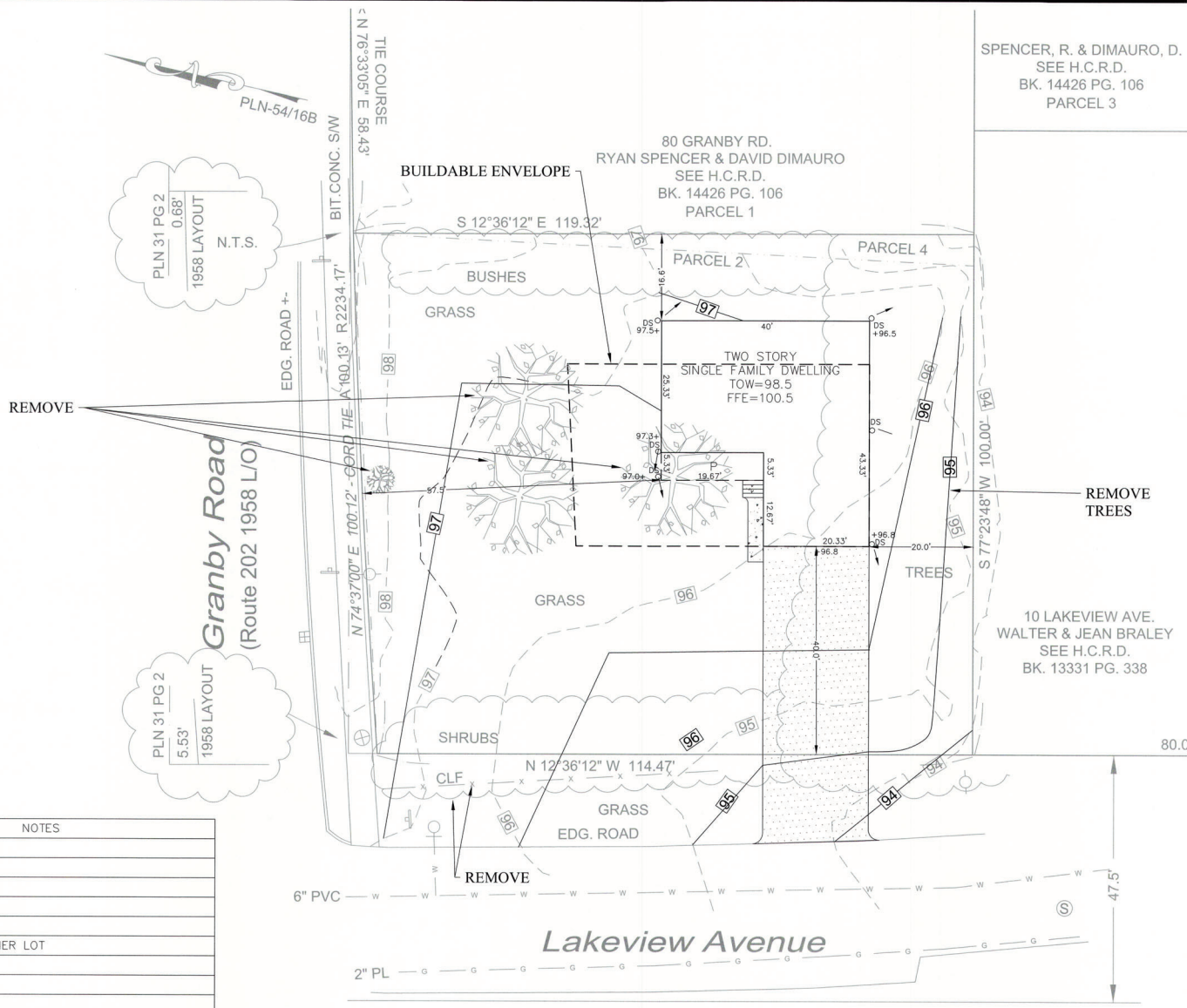
SITE LOCUS  
(NTS)

N/F SPENCER, R. & DIMAURO, D.  
 PARCELS 2 & 4  
 HCRD DEED BK/PG 14426/106  
 HCRD PLAN BK/PLAN 334/26  
 PID 0193-00012  
 ZONED RESIDENTIAL A  
 AREA 11,272 SF  
 0.269 AC

ZONING CHART  
RESIDENCE A-1

	REQUIRED	PROPOSED	NOTES
LOT AREA	22,500 SF	11,272 SF	
FRONTAGE	125 FT	114.47 FT	
BLDG COVERAGE	30%	13%	
IMPERVIOUS SURFACE	60%	23.4%	
FRONT SETBACK	40 FT	40 FT	
SIDEYARD SETBACK	20/40 FT	20/57.5 FT	CORNER LOT
REAR YARD SETBACK	25 FT	16.6 FT	
STORIES	3	2	
HEIGHT	35'	33'	

NOTES  
 1. BASE PLAN TAKEN FROM DRAWING "DETAIL AND TOPOGRAPHIC SURVEY", FOR 80 GRANBY RD. SOUTH HADLEY, MA. BY THOMAS WILSON & ASSOC., DATED 12/15/25, SCALE 1"=20'.



SPENCER, R. & DIMAURO, D.  
 SEE H.C.R.D.  
 BK. 14426 PG. 106  
 PARCEL 3

80 GRANBY RD.  
 RYAN SPENCER & DAVID DIMAURO  
 SEE H.C.R.D.  
 BK. 14426 PG. 106  
 PARCEL 1

10 LAKEVIEW AVE.  
 WALTER & JEAN BRALEY  
 SEE H.C.R.D.  
 BK. 13331 PG. 338

TOWN APPROVAL REQUIRED

**COSTA CONSULTING ENGINEERS**  
 Phone: (413) 583-4377  
 Fax: (413) 583-4486  
 104 Moody St.  
 Ludlow, MA 01056

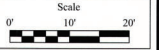
**SITE PLAN**  
 80 GRANBY RD  
 SOUTH HADLEY, MA



PREPARED FOR:  
 GENERAL CONSTRUCTION & ENVIRONMENTAL  
 60 JUNIPER RIDGE DR.  
 FEEDING HILLS, MA

PLAN DATE: 1/14/2026  
 REVISIONS: DATE:

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Project Number: 1071

DRAWING#	REV.
C1	.