

SOUTH HADLEY PLANNING BOARD

Approved Under Subdivision Regulations For More Than One Building For Dwelling Purposes Per Lot (Section 6.00 Of The South Hadley Subdivision Regulations)

DATE _____

DEVELOPMENT SHOWN IS SUBJECT TO THE CONDITIONS OF THE SPECIAL PERMIT DATED APRIL 10, 2014 AND RECORDED IN HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 11845, PAGE 271 AS AMENDED OCTOBER 31, 2014 AND RECORDED IN BOOK 11845, PAGE 289. SEE ALSO STORMWATER MANAGEMENT PERMIT APPROVAL DATED OCTOBER 31, 2014 AND RECORDED IN BOOK 11845, PAGE 284.

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS FERRY STREET NOMINEE TRUST. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 9221 PAGE 293.
2. THE EXISTING CONDITIONS AND PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED "EXISTING CONDITIONS PLAN - FERRY STREET, SOUTH HADLEY, MASSACHUSETTS" PREPARED BY HERITAGE SURVEYS, INC., DATED APRIL 15, 2011 (REVISED JANUARY 23, 2014). SEE ALSO HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK OF PLANS 215 PAGE 86.
3. THE ABUTTING HOUSES ON THIS PLAN WERE TAKEN FROM MASS GIS ORTHO IMAGERY AND NOT THE RESULT OF A SURVEY BY THIS OFFICE.
4. WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY CHARLES H. DALCHY, ENVIRONMENTAL CONSULTANT, 24 OLD LONG PLAIN ROAD, LEVERETT, MA 01054 ON APRIL 6, 2006, APRIL 20, 2006 AND JUNE 29, 2011 AND APPROVED UNDER AN ORDER OF CONDITIONS DATED DECEMBER 13, 2011.
5. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
6. SUBJECT PARCEL CONTAINS 10.831 ACRES.
7. 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.
8. SUBJECT PARCEL IS ZONED RESIDENCE A-1 AND AGRICULTURAL ACCORDING TO THE TOWN OF SOUTH HADLEY ZONING MAP. SEE EXISTING CONDITIONS PLAN.
9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 250170 0210 A - EFFECTIVE DATE: AUGUST 15, 1979.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

LAYOUT NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
4. TRASH TO BE CURB SIDE PICK-UP.
5. SNOW REMOVAL SHALL OCCUR ON STORMS GREATER THAN 4-INCHES. ALL SNOW SHALL BE REMOVED AND DISPOSED OF OFF-SITE.

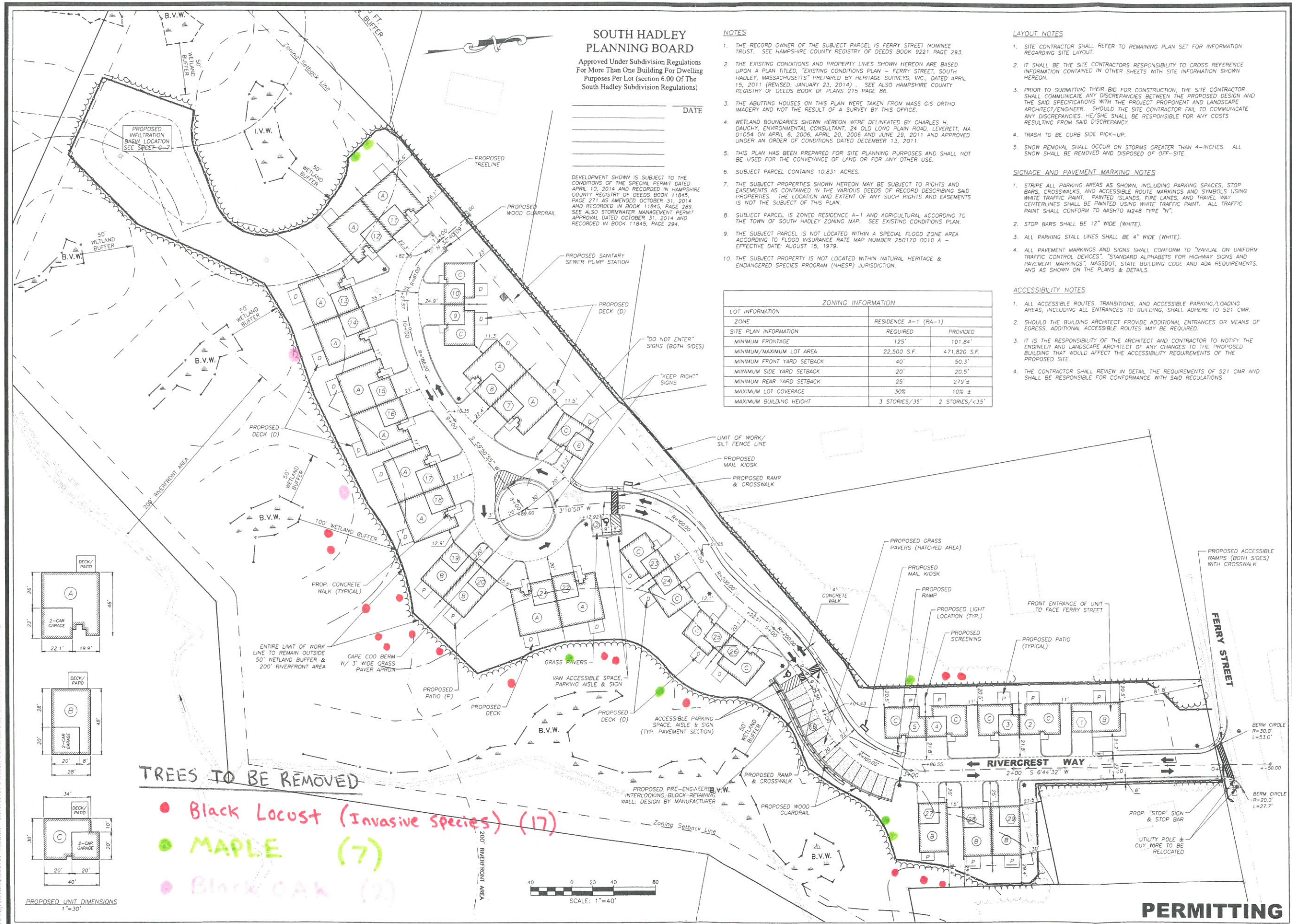
SIGNAGE AND PAVEMENT MARKING NOTES

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING WHITE TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO ASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

ACCESSIBILITY NOTES

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE BUILDING ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

ZONING INFORMATION		
LOT INFORMATION	RESIDENCE A-1 (RA-1)	
ZONE	REQUIRED	PROVIDED
SITE PLAN INFORMATION		
MINIMUM FRONTAGE	125'	101.84'
MINIMUM/MAXIMUM LOT AREA	22,500 S.F.	471,820 S.F.
MINIMUM FRONT YARD SETBACK	40'	50.3'
MINIMUM SIDE YARD SETBACK	20'	20.5'
MINIMUM REAR YARD SETBACK	25'	27.8'±
MAXIMUM LOT COVERAGE	30%	10% ±
MAXIMUM BUILDING HEIGHT	3 STORIES/35'	2 STORIES/<35'



TREES TO BE REMOVED

- Black Locust (Invasive species) (17)
- MAPLE (7)
- Black Oak (2)

TOTAL - 26 TREES

RLA
 R LEVESQUE ASSOCIATES, INC.
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 Landscape Architecture, Planning
 Environmental Permitting
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 40 School Street · P.O. Box 140
 Westfield, MA 01086
 rland.com

SITE LAYOUT & MATERIALS PLAN
 Rivercrest Condominiums
 Ferry Street
 South Hadley, Massachusetts

PREPARED FOR:
 Ferry Street
 Nominee Trust
 P.O. Box 13
 510 New Ludlow Road
 South Hadley, MA 01075

ISSUANCE DATE: June 18, 2014	DATE:
REVISIONS:	6/02/15
Farm H Filing	8/19/15
Issued for construction	

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED
 RLA PROJ. NUMBER: 13-1119

PERMITTING

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