NOW OR FORMERLY
LILY STARK ADAMS
LAND COURT BOOK 4, PAGE 144.
LAND COURT PLAN 20800-A
LOT B

ASSUMED AS PER
PLAN BOOK 141, PAGE 21.

N 87°19' 00" E 359.92'

N 87°19' 00" E 216.94'

250.52'

N 87°19' 00" E 197.29'

N 87°19' 00" E 298.64'

50.65'

45.14'

S 07°15' 30" E
173.61'

S 30° E
223.70'

49.5' WIDE
R.O.W.-PUBLIC

L.P. FND. 0.63'
DETAIL

NOW OR FORMERLY
BEVERLY A. ASTLEY &
ROBERT H. BERGEROR
DEED 8011, PAGE 352.

No. 190

173.71'

<-- 472', +/- 23' PAVED

TO PEARL STREET

NOW OR FORMERLY
LAURIE L. MCKINNON-HUEBNER
DEED 5378, PAGE 9.
PLAN 96, PAGE 55.

No. 189

EDGE OF PROPOSED PAVEMENT

DRIVEWAY

"UNDISTURBED OPEN SPACE EASEMENT"

N 36°37' 36" W 392.34'

288.00'
N 36°37' 36" W 325.65'

N 36°37' 36" W 618.03'

N 87°21' 00" E
250.00'

10.0'

106.46'

S 82°55' 00" W 230.56'

260.58'

C1 R=98.17'

C2 R=75.00'

C3 R=30.00'

C4 R=30.00'

S 07°05' 00" W
186.94'

66.94'

N 82°55' 00" E 230.56'

10.0' WIDE TELEPHONE
& CABLE EASEMENT

PERK TEST
W.T.=183'

PERK TEST
W.T.=182'

PERK TEST
W.T.=183'

PERK TEST
W.T.=186'

PERK TEST
W.T.=182'

PERK TEST
W.T.=179'

PERK TEST
W.T.=183'

7

6

8

9

GARAGE

PORCH

PATIO

H/W

NEW DRIVEWAY

TO SEPTIC TANK

NEW SERVICE

NEW TELEPHONE

NEW CABLE TV

8" D.I. / CLASS 52
WATER MAIN

12" ADS N-12

STA 2+60.56
STA 6+31.73

NEW 18" ADS N-12 STORM DRAIN
S=0.5% / L=114'
Vmax = 8.6 fps / Qmax = 8.6 cfs

NEW 24" ADS N-12 STORM DRAIN
S=0.5% / L=114'
Vmax = 6.3 fps / Qmax = 18.7 cfs

CB1 R=190.4' I=186.0' S=182.0'

CB2 R=188.8' I=185.6' S=181.6'

CB3 R=188.8' I=185.6' S=181.6'

CB2-CB2

DMH 1 RIM 190.5'

DMH 2 RIM 188.9'

INV. 185.53'

INV. 185.6'

INV. 184.96'

INV. 184.48'

CAP & BLOCK

HYD.

HP

S 75° E
134.66'

N 75° E
40.00'

S 75° W
209.19'

S 15° E
35.00'

48.41'

37.85'

44.29'

122.72'

61.19'

STORM
EASEMENT

NEW F.F.
OUTLET
EL.=184.0

S 37° W
107.43'

N 36°37' 36" W 98.04'

N 36°37' 36" W 218.07'

N 36°37' 36" W 225.70'

S 18°45' 01" E
112.68'

S 65°24' 11" W 321.11'

65.00'

S 75°27' 46" W

35.25'

150.07'

S 66°09' 45" W

46.14'

289', +/- TO PEARL LANE
A PRIVATE WAY

150.00'

23' PAVED

WOODBRIDGE
STREET

NOW OR FORMERLY
ROBERT C. DAVIS & GABRIELE A. DAVIS
DEED 2371, PAGE 150.
PLAN 96, PAGE 55.

DEED 1335, PAGE 203.

No. 180

PORCH

D

NOW OR FORMERLY
OLGA MARION OLESIUK
DEED 1335, PAGE 203.
PLAN 141, PAGE 21.

NOW OR FORMERLY
DEAN P. DESROSIERS
REVOCABLE TRUST
DEED 8850, PAGE 126.
PLAN 168, PAGE 104.

LOT 5
NOW OR FORMERLY
NANCY BERGERON, et al
DEED 4855, PAGE 294.
PLAN 225, PAGE 105.

CURVE DATA

C1 = C2	C3 = C4
R=30.00'	R=30.00'
Δ=90°00' 00"	Δ=58°24' 43"
L=47.12'	L=30.58'
T=30.00'	T=16.77'
Ch=42.43'	Ch=29.28'

LOT AREAS -

LOT 6 =	47,653 S.F.
LOT 7 =	95,809 S.F.
LOT 8 =	44,533 S.F.
LOT 9 =	45,792 S.F
R.O.W.=	31,986 S.F.
TOTAL =	265,774 S.F.

PROPOSED TOTAL AREA OF DISTURBANCE..
< 4.9 ACRES

OWNER OF RECORD -

STEPHEN DOYLE
LOT 4 / WOODBRIDGE STREET
SOUTH HADLEY, MA
DEED BOOK 10700, PAGE 76.
PLAN BOOK 225, PAGE 105.

STORMWATER ENGINEER -

ANALYTICAL ENGINEERING, INC.
WILLIAM A. SHAHEEN Ph.D.,P.E.
49 SOUTH STREET
GRANBY, MA 01033

ISSUED FOR SOUTH HADLEY SUBDIVISION CONTROL LAW REVIEW AND APPROVAL.

NOT FOR CONSTRUCTION UNTIL REVIEWED AND APPROVED BY THE TOWN OF SOUTH HADLEY.

DATE	NOTES / REVISIONS
NOTE	CONTACT DIG-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233
NOTE	SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.

SCALE 1" = 30'
0' 20' 40' 60' 80' 100' 120'

ZONING DIMENSIONAL REQUIREMENTS

ZONE	FRONTAGE	AREA (s.f.)	SETBACK FRONT	SETBACK SIDE	SETBACK REAR	DENSITY %COVER	HEIGHT	MAX# STORIES	CITY BY-LAWS
AGR.	150'	40,000	40'	20'	25'	30%	35'	3	TABLE 6(B)
EXISTING	186.93'	265,774	-VACANT LOT-			-VACANT LOT-			LOT 4, WOODBRIDGE ST. PLAN 225, PAGE 105.
PROP.	150'(1)	40,000+	40'	20'	25'	<30%	35'	≤3	LOTS - 6, 7, 8 & 9. (MINUM REQUIREMENTS)

NOTE: LOCUS IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
(1) SEE NOTE a, TABLE 6(B) ZONING BY-LAW... MAY BE LESS THAN 150'... MUST BE 150' AT SETBACK LINE

NOTE -

NO PUBLIC SEWERS ON SITE. LOTS TO BE SERVICED BY SEPTIC SYSTEMS DESIGNED BY OTHERS.

SEE TOWN OF SOUTH HADLEY TOPO MAP SHEET 2 of 23, DATED 12/1960.

BEING A DEFINITIVE SUBDIVISION OF LOT 4, PLAN 225, PAGE 105

PLANNING BOARD
SOUTH HADLEY, MA

DATE: _____

APPROVED UNDER THE SUBDIVISION CONTROL LAW.

SIGNED _____

_____

_____

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: _____

DATE: _____

DEFINITIVE SUBDIVISION / CHATHAM ESTATES

INDEXED _____

COMMONWEALTH OF MASSACHUSETTS
EDWARD J. CHAPDELAINE
38378
PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN THE TOWN OF SOUTH HADLEY, MASSACHUSETTS
HAMPSHIRE COUNTY - PREPARED FOR
STEPHEN DOYLE

DURKEE, WHITE, TOWNE AND CHAPDELAINE
CIVIL ENGINEERS AND LAND SURVEYORS
356 FRONT STREET
CHICOPEE, MASSACHUSETTS - 01013
PHONE (413) 592-5164

DRAWN BY EJC
CHECKED BY ____
APPROVED BY EJC
SCANNED ____

DATE:05/12/2012
SCALE AS NOTED

DRAWING No.
131-1104
SH251

SHEET 4 OF 8
FILE SH251 Rev 1.S90