

Gaylord Street

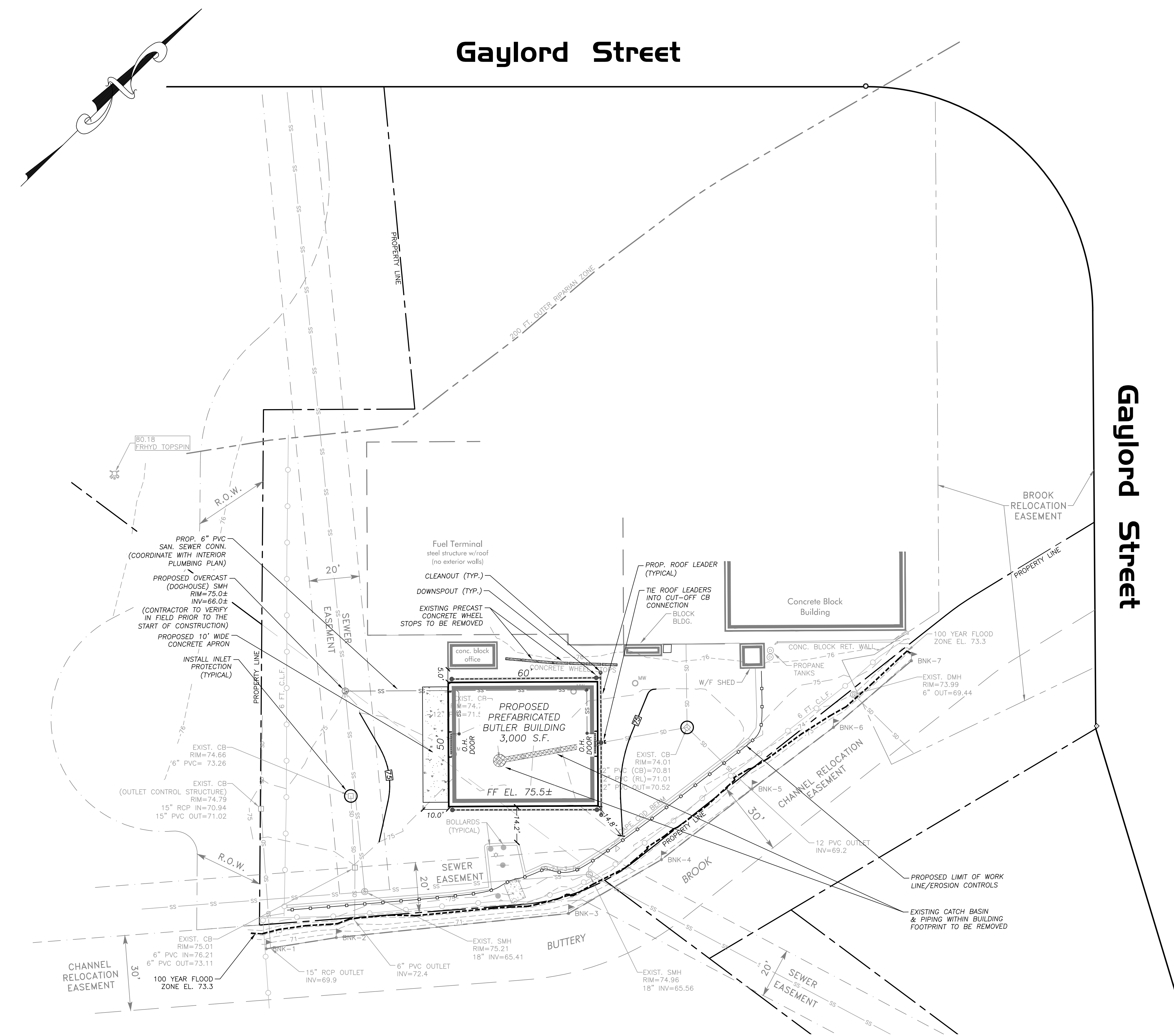
Gaylord Street

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS FUEL SERVICES, INC. SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS LAND COURT CERTIFICATE #2485.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON AN UNRECORDED LAND COURT SUBDIVISION PLAN TITLED, "LAND COURT SUBDIVISION - PLAN OF LAND IN THE TOWN OF SOUTH HADLEY, MASSACHUSETTS - HAMPSHIRE COUNTY - PREPARED FOR FUEL SERVICES, INC." PREPARED BY DURKEE, WHITE, TOWNE AND CHAPDELAIN, DATED 01/23/2016; REVISED TO 02/01/2017.
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 SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 83,305 S.F.
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. THE MEAN ANNUAL HIGH WATER LINE WAS DELINEATED BY R. LEVESQUE ASSOCIATES, INC. PERSONNEL ON 09-17-2020 AND LOCATED BY TRANSIT SURVEY.
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. ON SEPTEMBER 17, 2020..
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DIGSAFE MARKINGS 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.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF SOUTH HADLEY MUNICIPAL GIS WEBSITE.
11. SUBJECT PARCEL IS ZONED INDUSTRIAL B ACCORDING TO THE TOWN OF SOUTH HADLEY ZONING MAP.
12. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN SPECIAL FLOOD ZONE AREA AE ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 2501700010A - EFFECTIVE DATE: AUGUST 15, 1979. 100 YEAR FLOOD ELEVATION = 73.30 (CONVERTED FROM NGVD 29 DATUM TO NAVD 88 DATUM).
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - Industrial B (IB)		
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	NONE	83,305 S.F.
FRONTAGE	NONE	499.82'
MAX. LOT COVERAGE (PRINCIPAL USES)*	75%	23.7%
MAX. LOT COVER. (ACCESS. USES) - EXIST'G.*	20%	0.7%
MAX. LOT COVER. (ACCESS. USES) - PROP.*	20%	4.3%
FRONT YARD	NONE	42'±
SIDE YARD	NONE	12'±
REAR YARD	NONE	4'±
MAX. HEIGHT (PRINCIPAL USES)	6 STORIES/75 FT.	1 STORY/<75 FT.
MAX. HEIGHT (ACCESSORY USES)	6 STORIES/75 FT.	1 STORY/26'±

* TOTAL LOT COVERAGE OF PRINCIPAL AND ACCESSORY USES SHALL NOT EXCEED THE MAXIMUM PERMITTED FOR PRINCIPAL USE



S:\Projects\2020\200811 - Zych - 28 Gaylord St., South Hadley\Civil 3D\200811 - SITE.dwg

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
 rland.com

NOTICE OF INTENT FILING PLAN

27 Gaylord Street
Assessors parcel 018-0110-000
South Hadley, Mass.

PREPARED FOR:
 FSI Oil and Propane, Inc.
 c/o Mr. William Zych
 V.P. Transportation and Safety
 95 Main Street
 South Hadley, MA 01075

ISSUANCE DATE: November 16, 2020

REVISIONS:	DATE:

DRAFTED BY: J.W.M.
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: 1" = 20'
RLA PROJ. NUMBER: 200811

DRAWING#	REV.
W-1	-

PERMITTING