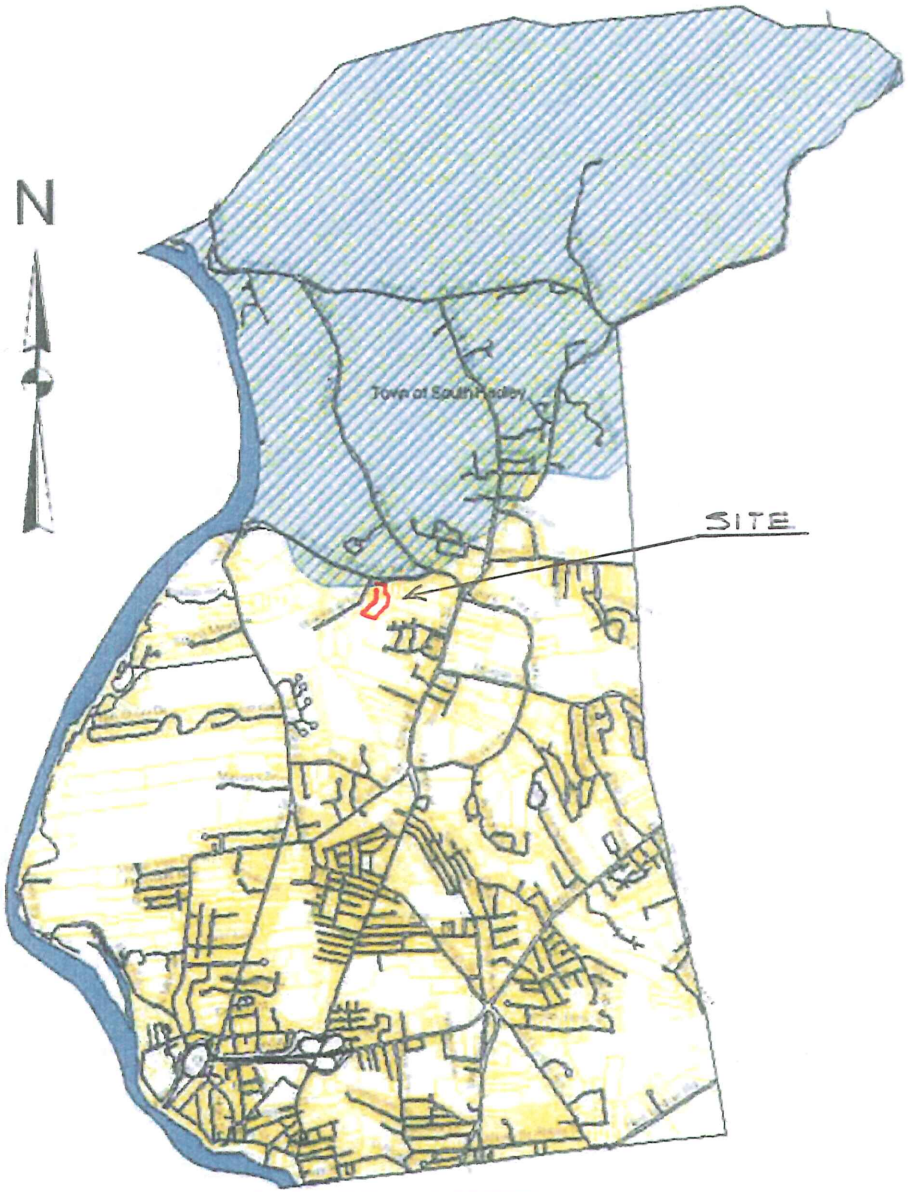
Attachments

ATTACHMENT # 1

ATT. 1

Water Supply Protection Overlay District



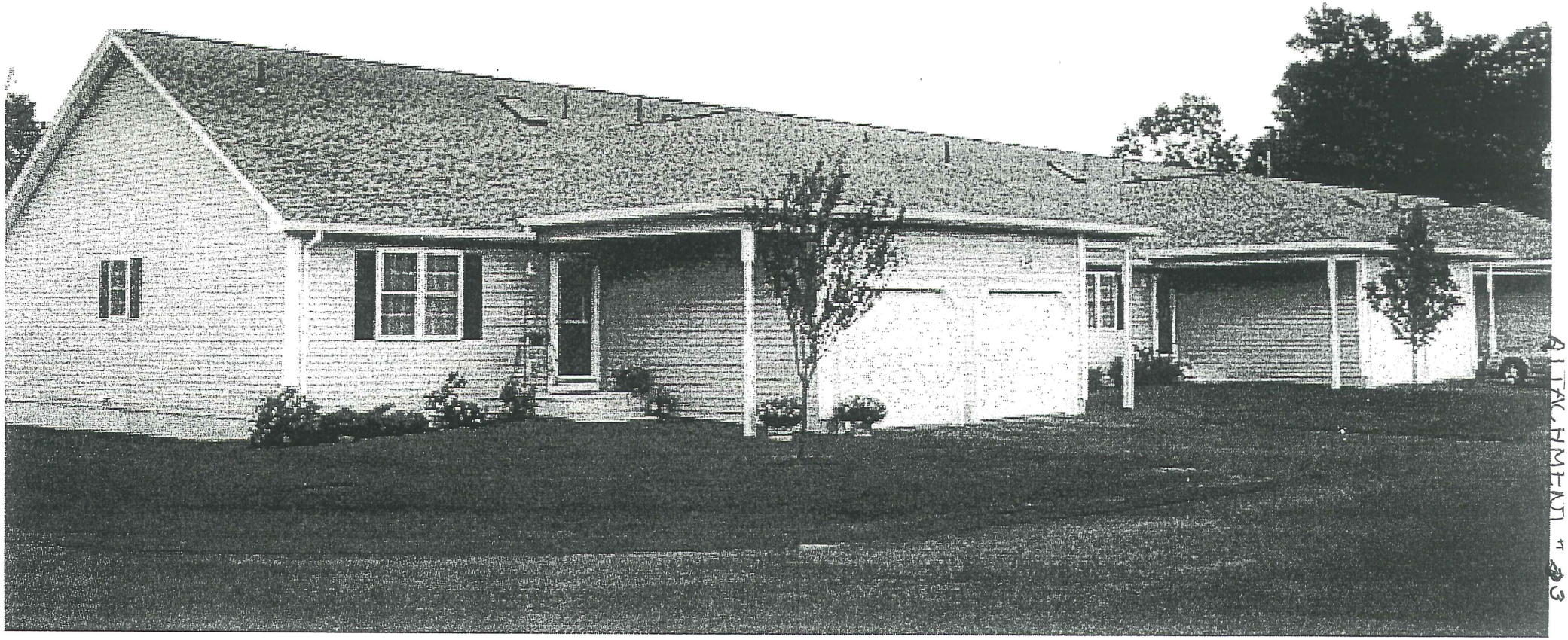
ATTACHMENT #2

(1) FR. FT RANCH
2 Bed Rooms
2 CAR GARAGE

ATTACHMENT #3

(2)

Medium Ranch
2 Bedrooms
1 Carg Garage

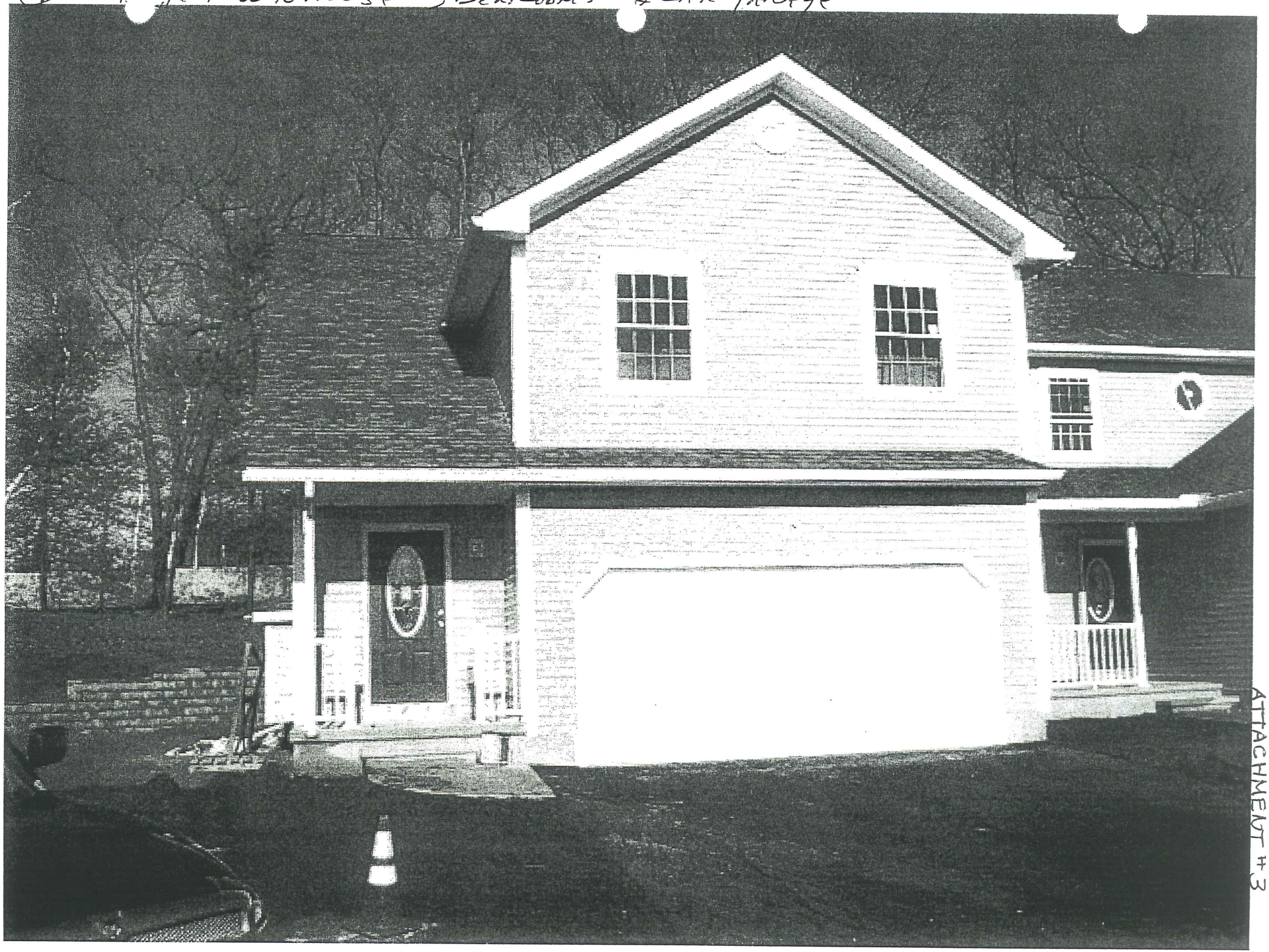


ATTACHMENT # 23

4) 1 or 1 house 2 BedRooms 1 CAR GARAGE 2 story
TBD

ATTACHMENT #3

(4) [illegible] TOWNHOUSE SBEDROOMS 2 CAR GARAGE



ATTACHMENT #3

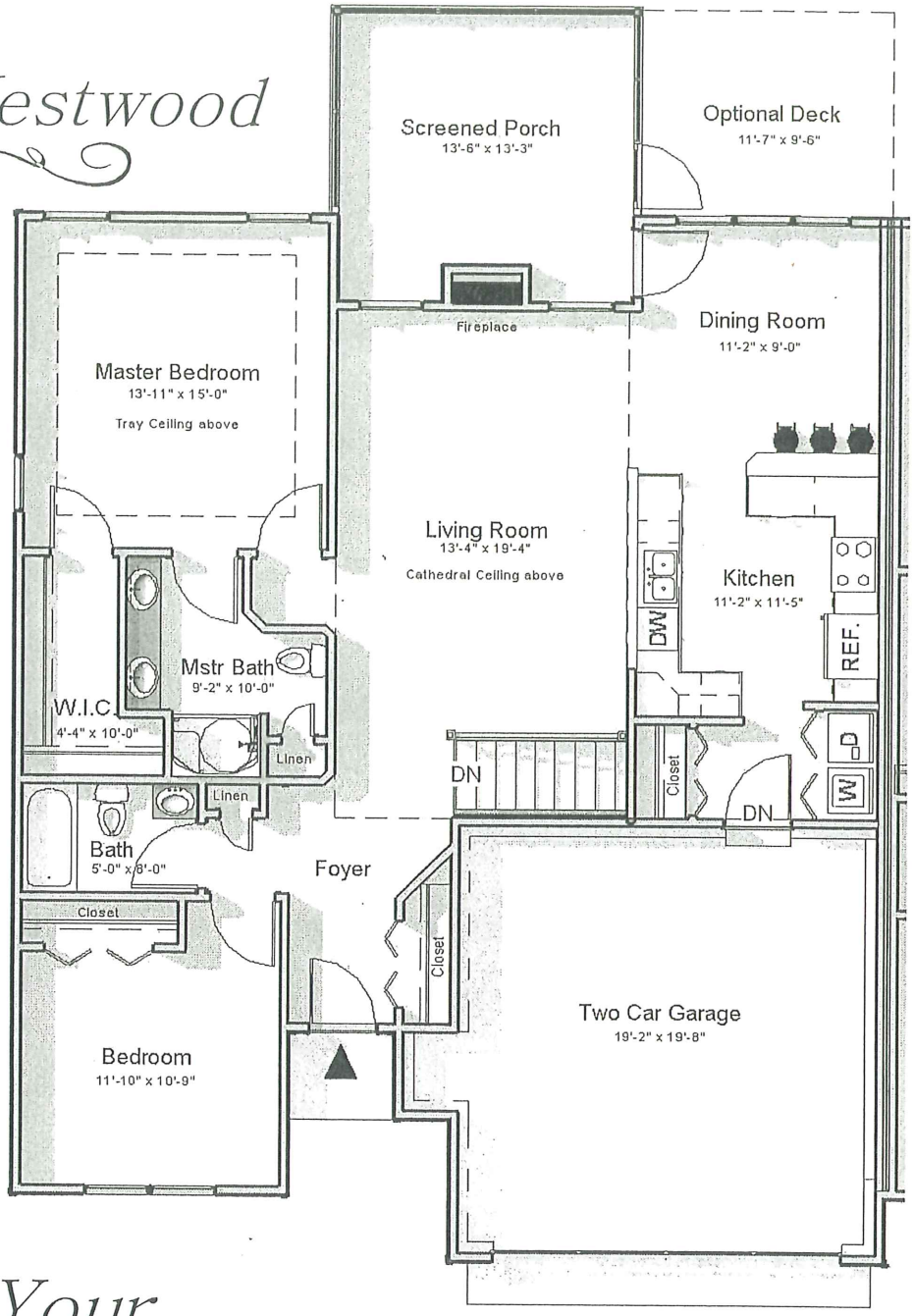
15

ntroducing!

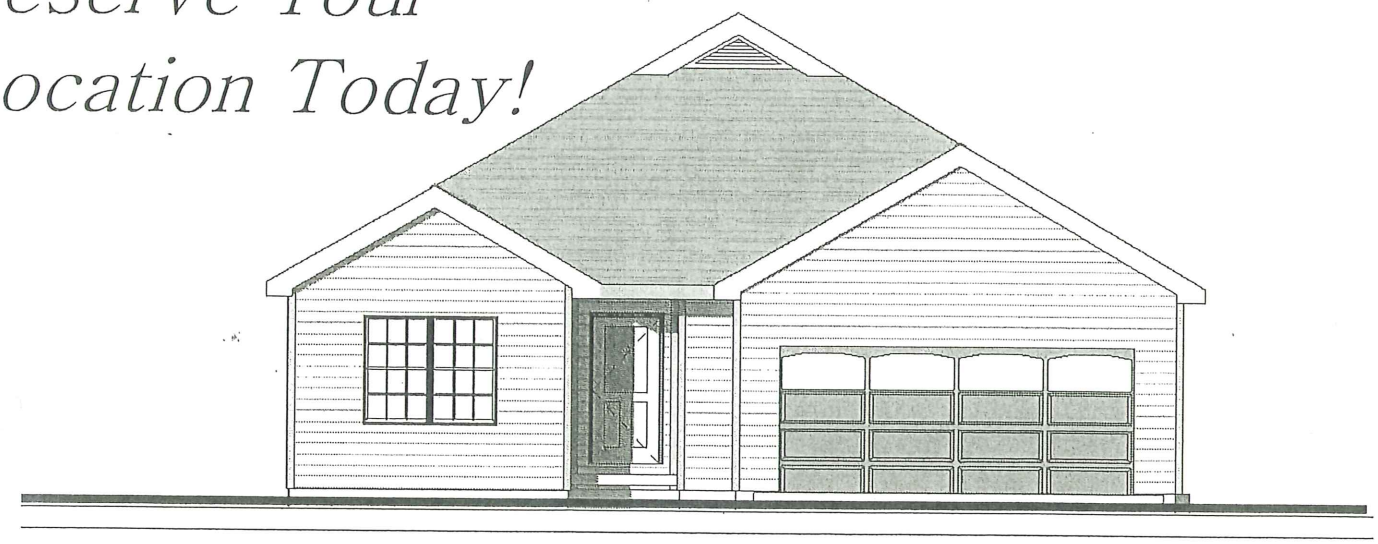
The Westwood

Big Ranch
2 Bedrooms
2 car garage

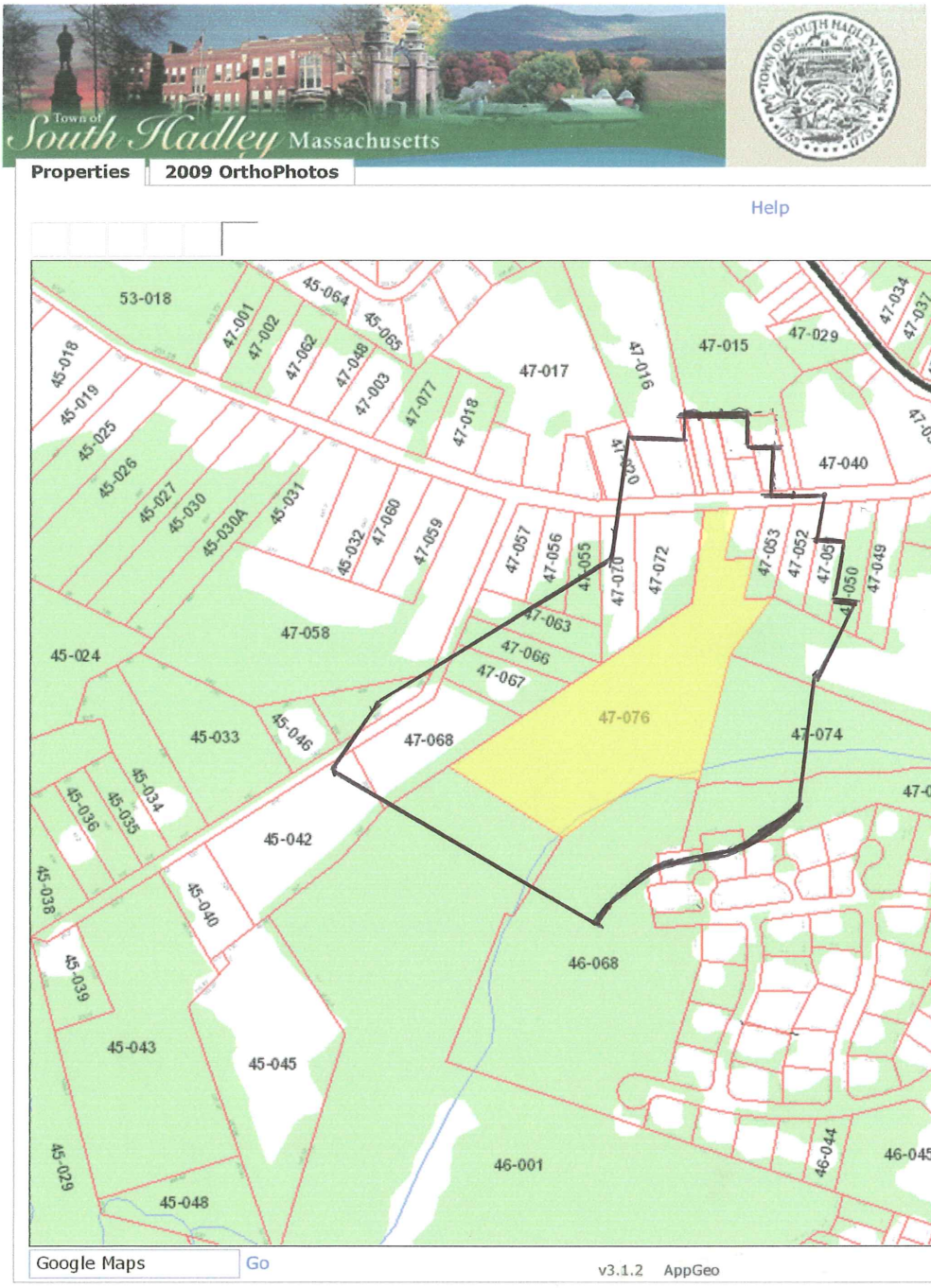
ATTACHMENT #4



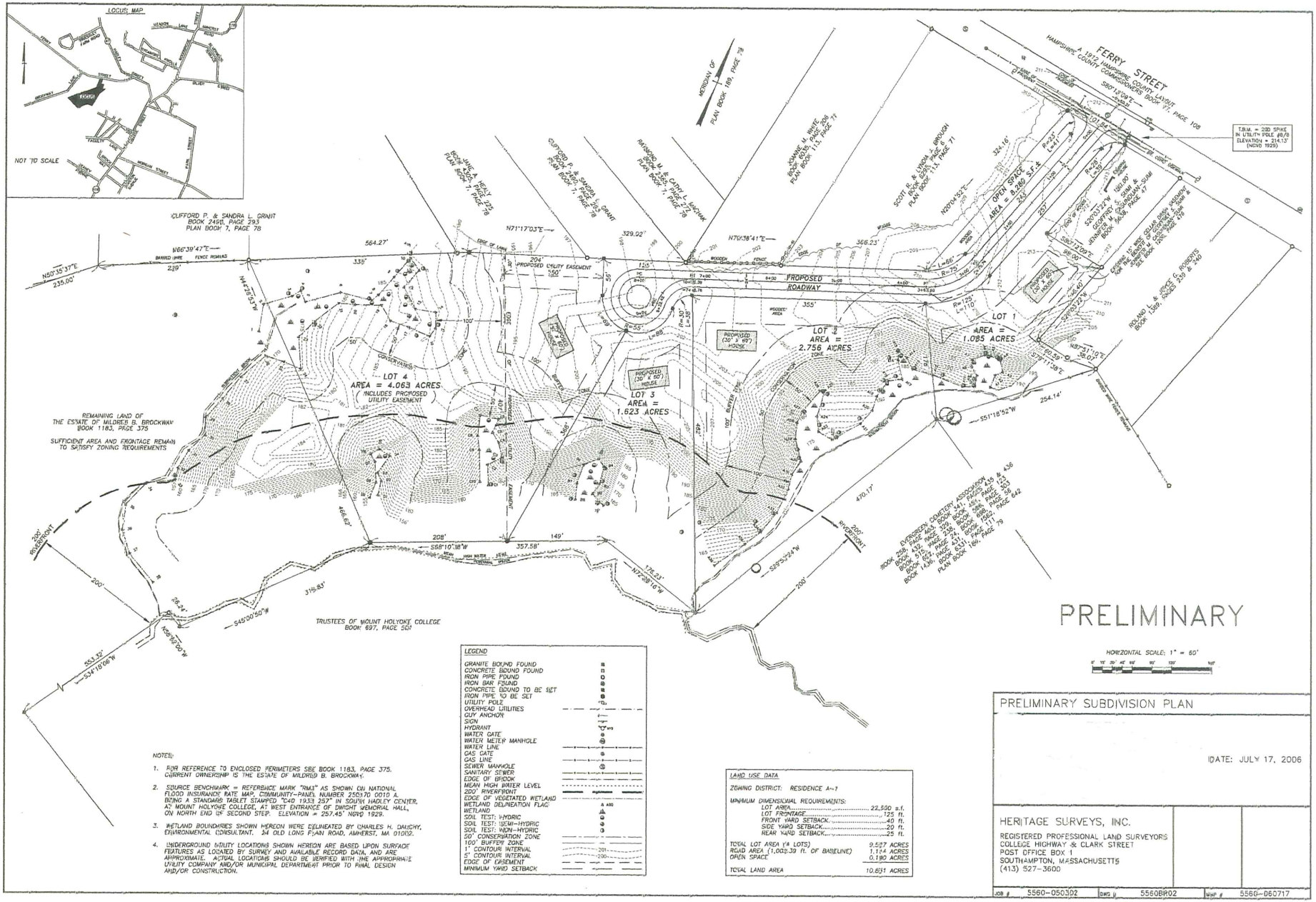
Reserve Your Location Today!



ATTACHMENT #5



SUBJECT PROPERTY
&
PROPERTY WITHIN 300'



LEGEND

- GRANITE BOUND FOUND
- CONCRETE BOUND FOUND
- IRON PIPE FOUND
- IRON BAR FOUND
- CONCRETE BOUND TO BE SET
- IRON PIPE TO BE SET
- UTILITY POLE
- OVERHEAD UTILITIES
- GUY ANCHOR
- SIGN
- HYDRANT
- WATER GATE
- WATER METER MANHOLE
- WATER LINE
- GAS GATE
- GAS LINE
- SEWER MANHOLE
- SANITARY SEWER
- EDGE OF BROOK
- MEAN HIGH WATER LEVEL
- 200' RIVERFRONT
- EDGE OF VEGETATED WETLAND
- WETLAND DELINEATION FLAG
- WETLAND
- SOIL TEST: HYDRIC
- SOIL TEST: USDA-HYDRIC
- SOIL TEST: NON-HYDRIC
- 50' CONSERVATION ZONE
- 100' BUFFER ZONE
- 1' CONTOUR INTERVAL
- 5' CONTOUR INTERVAL
- EDGE OF EASEMENT
- MINIMUM YARD SETBACK

LAND USE DATA

ZONING DISTRICT: RESIDENCE A-1

MINIMUM DIMENSIONAL REQUIREMENTS:

LOT AREA	22,500 s.f.
LOT FRONTAGE	125 ft.
FRONT YARD SETBACK	40 ft.
SIDE YARD SETBACK	20 ft.
REAR YARD SETBACK	25 ft.
TOTAL LOT AREA (4 LOTS)	9.527 ACRES
ROAD AREA (1,003.39 ft. OF BASELINE)	1.114 ACRES
OPEN SPACE	0.190 ACRES
TOTAL LAND AREA	10.831 ACRES

NOTES:

1. FOR REFERENCE TO ENCLOSED PERIMETERS SEE BOOK 1183, PAGE 375. CURRENT OWNERSHIP IS THE ESTATE OF MILDRED B. BROCKWAY.
2. SOURCE BENCHMARK = REFERENCE MARK "RM3" AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 250170 0010 A. BEING A STANDARD TABLET STAMPED "CAD 1933 257" IN SOUTH HADLEY CENTER, AT MOUNT HOLYOKE COLLEGE, AT WEST ENTRANCE OF DWIGHT MEMORIAL HALL, ON NORTH END OF SECOND STEP. ELEVATION = 257.45' NGVD 1929.
3. WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY CHARLES H. DAUCHY, ENVIRONMENTAL CONSULTANT, 34 OLD LONG PLAIN ROAD, AMHERST, MA 01002.
4. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

PRELIMINARY SUBDIVISION PLAN

DATE: JULY 17, 2006

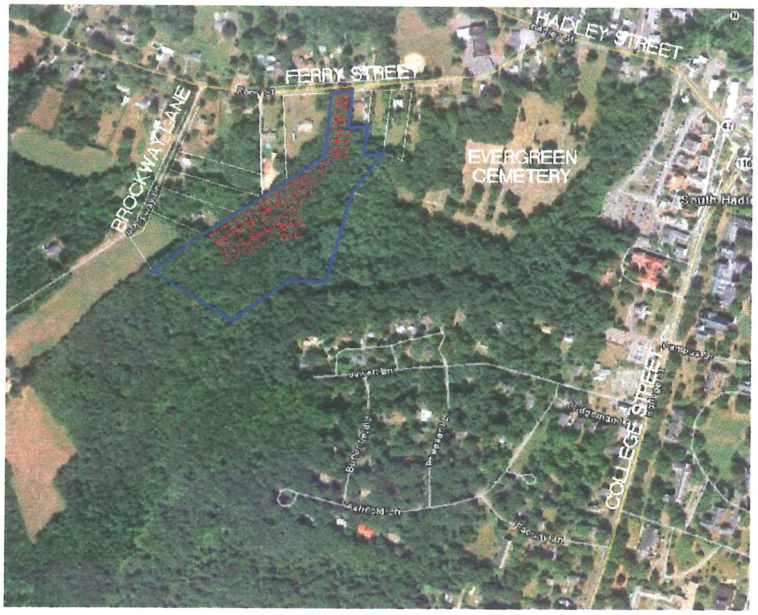
HERITAGE SURVEYS, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 1
SOUTHAMPTON, MASSACHUSETTS
(413) 527-3600

JOB # 5560-050302 | DWG # 5560BR02 | MAP # 5560-060717

ATTACHMENT #6

Project: **Rivercrest Condominiums**
Location: **Ferry Street, South Hadley**
Date: **April 15, 2011**
HSI Job # **5560-100113**

ATTACHMENT #7



Picture showing site location.

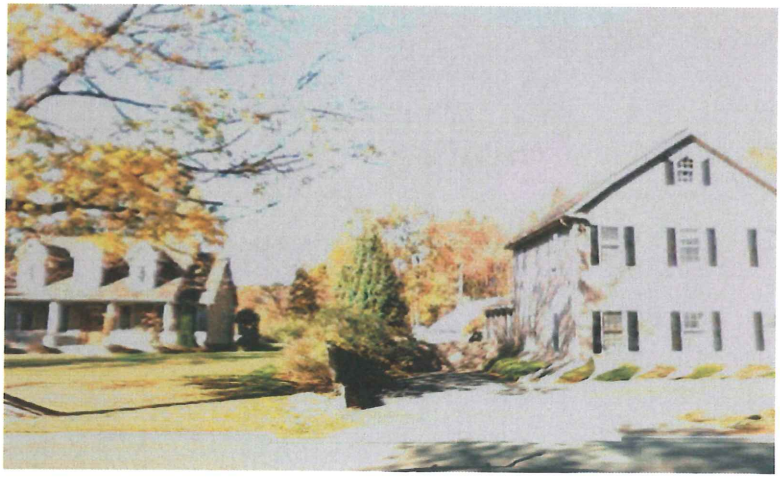
Site looking southerly on the northerly side of Ferry Street.

Site looking south easterly on the northerly side of Ferry Street.

ATTACHMENT #7

Existing house located on the easterly side of the project site on the southerly side of Ferry Street.

Existing house located across the street from the project site on the northerly side of Ferry Street.



Existing houses located across the street from the project site on the northerly side of Ferry Street.

Project: **Rivercrest Condominiums**
Location: **Ferry Street, South Hadley**
Date: **April 15, 2011**
HSI Job # **5560-100113**

ATTACHMENT #7

Existing house located on the westerly side of the project site on the southerly side of Ferry Street.

Looking easterly down Ferry Street.

Looking westerly down Ferry Street.

Pictures for Google Earth

Executive Order 418
Community Development Plan

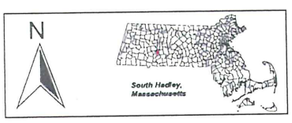
South Hadley, Massachusetts

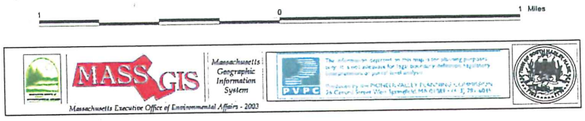
Bring It All Together

Housing, Economic Development & Open Space

Land Suitability For Community Development

1a. Protected From Development	A. Open Water B. Existing Protected Open Spaces - Protected Lands - Government-owned Lands - Institutional Lands - Private Lands
1b. Developed Lands	C. Existing Developed Lands
2. Land Suitable for Protected Open Space May be overlapped by Active Farmland (#5)	All Lands not in Category 1 but including: A. Resource Areas - 100 year Flood Plain - DEP Zone I - Wetlands (plus 100 foot buffer) - Rivers Protection Act (100 foot buffer, inner riparian zone) - Steep Slopes (over 25%) B. Existing Open Spaces with Limited Protection - Government-owned Lands - Institutional Lands (Schools, hospital land, colleges, etc) - Private Lands (Chapter 61, 61A and 61B Land)
3. Land Suitable for Compact Development (Affordable Housing, Mixed Use, Commercial Development) May be overlapped by Sensitive Areas (#4), Active Farmland (#5) or Industrial/Commercially Zoned (#6).	Unprotected, unconstrained lands within any of the following simple buffers to be established showing lands within: Services: - 1/4 mile of water line - 1/4 mile of sewer line - 1/4 mile of public transit line - 1/2 mile of an interstate (or turnpike) exchange (circle) Places (circle or polygon) - 1/4 mile of major employer/employment center - 1/2 mile buffer of town center/s - 1/4 mile buffer of village center/s - 1/4 mile buffer of other community-designated area
4. Sensitive Lands Suitable for Low Intensity Use Cross-hatch where overlapping of other classifications occur	All undeveloped & unprotected lands within: - Biomap Core Habitat - DEP Approved Zone 2 - Aquifer Protection Overlay Zones - Interim Wellhead Protection Areas - Non-Transient/Non-Community Water Supply Buffers - Steep Slopes (15% - 25%) - PV Regional Greenways Priority Areas - Planned municipal trails or greenway corridors - NHESP Rare & Endangered Species Habitat - Outstanding Water Resource Watershed
5. Active Farmland Solid color denotes farmland not classified in 1 - 4. Hatching of the same color denotes overlap of active farmland on other classifications	- Land presently in active agriculture
6. Land Suitable for Potential Economic Development Hatched color denotes overlap with other land classified in 1 - 5	Undeveloped, unprotected, unconstrained lands within: - Existing Industrial Park - Designated Economic Opportunity Area - Brownfield Sites - Existing Vacant/Underdeveloped Industrial/Commercial Sites Undeveloped, unprotected, unconstrained lands not within Categories 1 - 5 that is zoned for Industrial or Commercial Use
7. Remaining Lands - Lands Suitable for General Development	All remaining lands not included in Categories 1 - 6





ATTACHMENT #8

ATTACHMENT #9

Fitzgerald Fence, Inc.

Est. 1955

Navigation

Home
About F.F.I.
Why Choose Us?
Testimonials
Questions and Answers
Location
Contact Us

Products

+ Wood Fencing
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  - *Vinyl Privacy*
  - *Vinyl Picket*
  - *Vinyl Semi-Privacy*
  - *Vinyl Rail*
  - *Comparison of Brands*
Ornamental Fencing
+ Residential Chainlink
Commercial
Railing
Employees at Work

Vinyl Picket

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ATTACHMENT #10