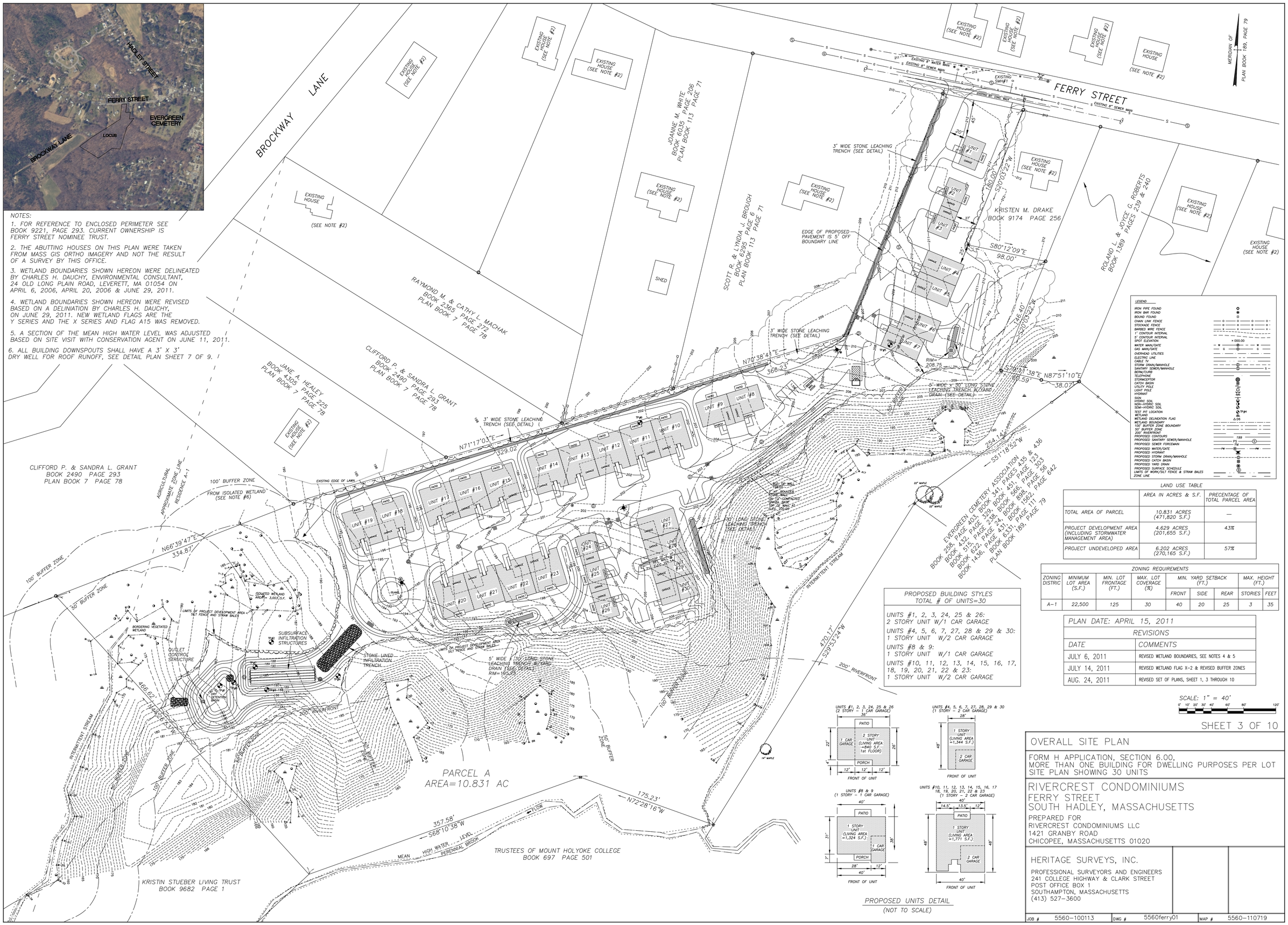
NOTES:

1. FOR REFERENCE TO ENCLOSED PERIMETER SEE BOOK 9221, PAGE 293. CURRENT OWNERSHIP IS FERRY STREET NOMINEE TRUST.
2. THE ABUTTING HOUSES ON THIS PLAN WERE TAKEN FROM MASS GIS ORTHO IMAGERY AND NOT THE RESULT OF A SURVEY BY THIS OFFICE.
3. WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY CHARLES H. DAUCHY, ENVIRONMENTAL CONSULTANT, 24 OLD LONG PLAIN ROAD, LEVERETT, MA 01054 ON APRIL 6, 2006, APRIL 20, 2006 & JUNE 29, 2011.
4. WETLAND BOUNDARIES SHOWN HEREON WERE REVISED BASED ON A DELINIATION BY CHARLES H. DAUCHY, ON JUNE 29, 2011. NEW WETLAND FLAGS ARE THE Y SERIES AND THE X SERIES AND FLAG A15 WAS REMOVED.
5. A SECTION OF THE MEAN HIGH WATER LEVEL WAS ADJUSTED BASED ON SITE VISIT WITH CONSERVATION AGENT ON JUNE 11, 2011.
6. ALL BUILDING DOWNSPOUTS SHALL HAVE A 3' X 3' DRY WELL FOR ROOF RUNOFF, SEE DETAIL PLAN SHEET 7 OF 9.



PROPOSED BUILDING STYLES
TOTAL # OF UNITS=30

UNITS #1, 2, 3, 24, 25 & 26:
2 STORY UNIT W/1 CAR GARAGE

UNITS #4, 5, 6, 7, 27, 28 & 29 & 30:
1 STORY UNIT W/2 CAR GARAGE

UNITS #8 & 9:
1 STORY UNIT W/1 CAR GARAGE

UNITS #10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23:
1 STORY UNIT W/2 CAR GARAGE

PROPOSED UNITS DETAIL
(NOT TO SCALE)

LAND USE TABLE

	AREA IN ACRES & S.F.	PRECENTAGE OF TOTAL PARCEL AREA
TOTAL AREA OF PARCEL	10.831 ACRES (471,820 S.F.)	—
PROJECT DEVELOPMENT AREA (INCLUDING STORMWATER MANAGEMENT AREA)	4.629 ACRES (201,655 S.F.)	43%
PROJECT UNDEVELOPED AREA	6.202 ACRES (270,165 S.F.)	57%

ZONING REQUIREMENTS

ZONING DISTRIC	MINIMUM LOT AREA (S.F.)	MIN. LOT FRONTAGE (FT.)	MAX. LOT COVERAGE (%)	MIN. YARD SETBACK (FT.)			MAX. HEIGHT (FT.)	
				FRONT	SIDE	REAR	STORIES	FEET
A–1	22,500	125	30	40	20	25	3	35

PLAN DATE: APRIL 15, 2011

REVISIONS

DATE	COMMENTS
JULY 6, 2011	REVISED WETLAND BOUNDARIES, SEE NOTES 4 & 5
JULY 14, 2011	REVISED WETLAND FLAG X–2 & REVISED BUFFER ZONES
AUG. 24, 2011	REVISED SET OF PLANS, SHEET 1, 3 THROUGH 10

SCALE: 1" = 40'
0' 10' 20' 30' 40' 60' 80' 120'

SHEET 3 OF 10

OVERALL SITE PLAN

FORM H APPLICATION, SECTION 6.00,
MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT
SITE PLAN SHOWING 30 UNITS

RIVERCREST CONDOMINIUMS
FERRY STREET
SOUTH HADLEY, MASSACHUSETTS

PREPARED FOR
RIVERCREST CONDOMINIUMS LLC
1421 GRANBY ROAD
CHICOPEE, MASSACHUSETTS 01020

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JOB # 5560–100113 | DWG # 5560ferry01 | MAP # 5560–110719