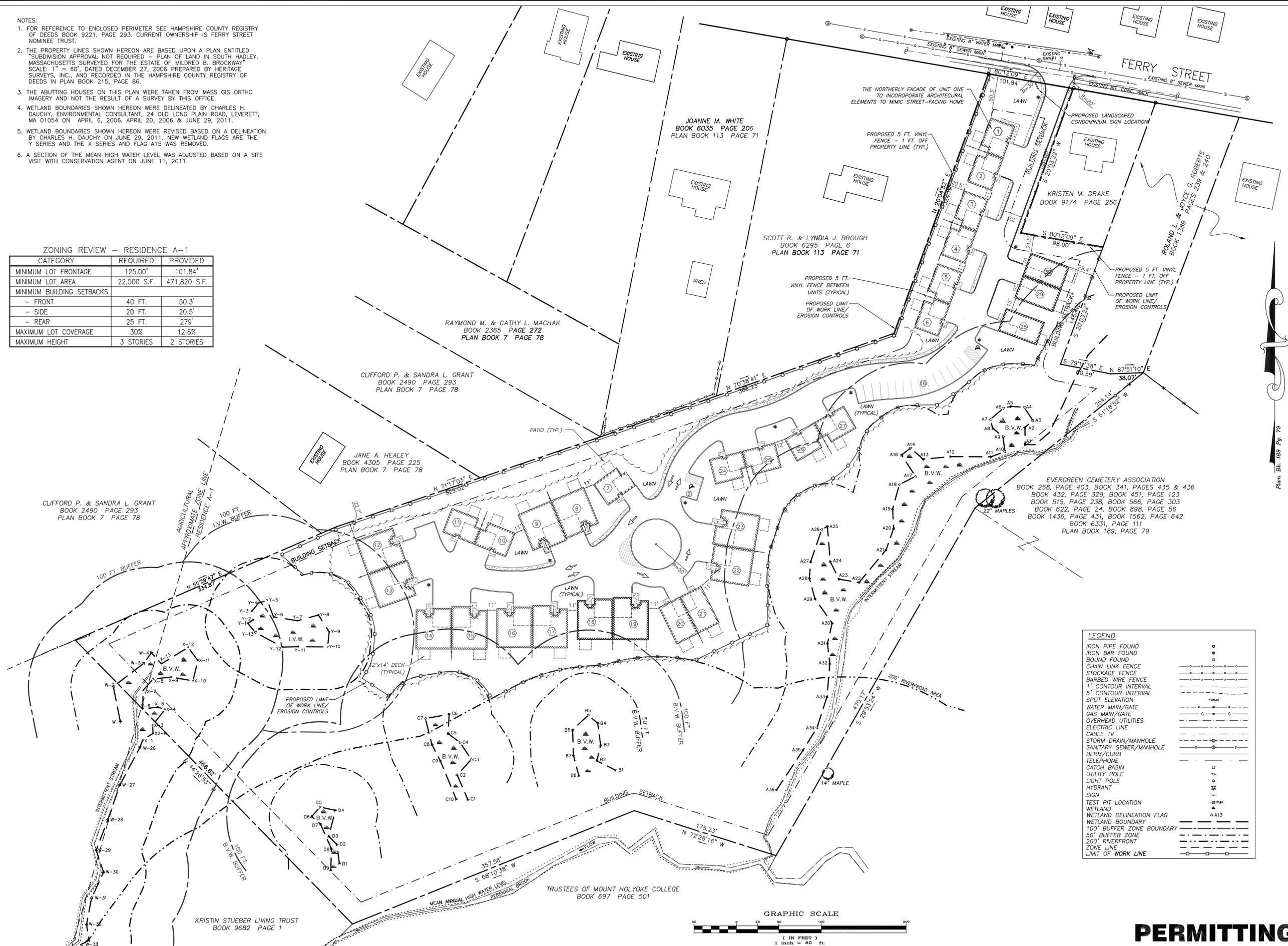


- NOTES:
- FOR REFERENCE TO ENCLOSED PERIMETER SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS BOOK 9221, PAGE 293. CURRENT OWNERSHIP IS FERRY STREET NOMINEE TRUST.
 - THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN ENTITLED "SUBDIVISION APPROVAL NOT REQUIRED - PLAN OF LAND IN SOUTH HADLEY, MASSACHUSETTS SURVEYED FOR THE ESTATE OF MILDRED B. BROCKWAY" SCALE: 1" = 60', DATED DECEMBER 27, 2006 PREPARED BY HERITAGE SURVEYS, INC., AND RECORDED IN THE HAMPSHIRE COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215, PAGE 86.
 - THE ABUTTING HOUSES ON THIS PLAN WERE TAKEN FROM MASS GIS ORTHO IMAGERY AND NOT THE RESULT OF A SURVEY BY THIS OFFICE.
 - 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.
 - WETLAND BOUNDARIES SHOWN HEREON WERE REVISED BASED ON A DELINEATION BY CHARLES H. DAUCHY ON JUNE 29, 2011. NEW WETLAND FLAGS ARE THE Y SERIES AND THE X SERIES AND FLAG A15 WAS REMOVED.
 - A SECTION OF THE MEAN HIGH WATER LEVEL WAS ADJUSTED BASED ON A SITE VISIT WITH CONSERVATION AGENT ON JUNE 11, 2011.

ZONING REVIEW - RESIDENCE A-1

CATEGORY	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	125.00'	101.84'
MINIMUM LOT AREA	22,500 S.F.	471,820 S.F.
MINIMUM BUILDING SETBACKS		
- FRONT	40 FT.	50.3'
- SIDE	20 FT.	20.5'
- REAR	25 FT.	279'
MAXIMUM LOT COVERAGE	30%	12.6%
MAXIMUM HEIGHT	3 STORIES	2 STORIES



R LEVESQUE ASSOCIATES, INC.
 Land Surveying, Site Design,
 Landscape Architecture, Planning
 Environmental Permitting

ph: 413.568.0985 fax: 413.568.0986

40 School Street • P.O. Box 640
 Westfield, MA 01086

rlaland.com

Site Layout Plan
RIVERCREST CONDOMINIUMS
ASSESSORS MAP 47, PARCEL 76 - FERRY STREET
SOUTH HADLEY, MA

PREPARED FOR:

Ferry Street Nominee Trust

P.O. Box 13
 510 New Ludlow Road
 South Hadley, MA 01075

ISSUANCE DATE:

February 4, 2014

REVISIONS:	DATE:
A. Buildings & walks adjusted	02/06/14
B. Plan notes revised	03/10/14
C. Reduced to 30 units	03/26/14
D. Parking & walks added	04/01/14

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

SCALE: 1" = 60'

RLA PROJ. NUMBER: 131119

DRAWING#	REV.
C-1	D

PERMITTING