

ZONING REQUIREMENTS

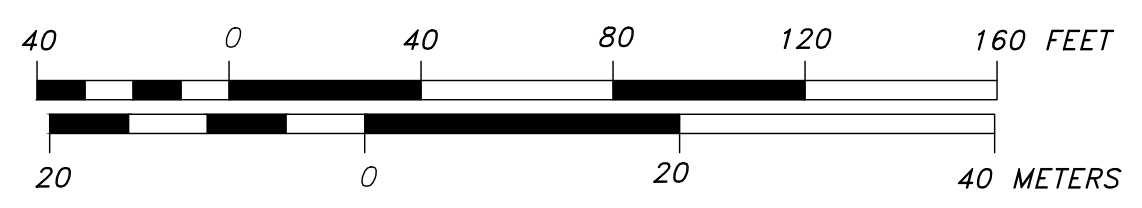
| ZONING DISTRICT BUSINESS A-1 | | |
|--|----------|----------|
| CATEGORY | REQUIRED | PROPOSED |
| BASIC MIN. LOT AREA (S.F.) | 25,000 | 386,040 |
| MIN. LOT FRONTAGE (Ft.) | 125' | 242.75' |
| MIN. FRONT YARD SETBACK (BLDG/PARKING) (Ft.) | 0'/15' | 15' |
| MIN. SIDE YARDS SETBACK (Ft.) | 15' | 15' |
| MIN. REAR YARDS (Ft.) | 50' | 50' |
| MAX. BUILDING COVERAGE (%) | 30% | 5.1% |
| MAX. LOT COVERAGE (%) | 80% | 15.6% |
| MAX. FLOORS | 3 | 1 |
| MIN./MAX. HEIGHT (Ft.) | 45' | 30' |

| PARKING REQUIREMENTS | | |
|-------------------------------|----------|----------|
| USE | REQUIRED | PROPOSED |
| BUSINESS PARKING (1-3 Person) | 45 | 26* |

* AVERAGES TO 2.6 SPACES/RENTER SPACE, BASED ON (10) MAXIMUM 30'x50' RENTER SPACES.

LEGEND

| | | | |
|--|------------------------|---------|-------------------------------|
| | EXISTING GAS | N/F | NOW OR FORMERLY |
| | EXISTING WELL | BVW | BORDERING VEGETATIVE WETLANDS |
| | BUILDING MOUNTED LIGHT | BIT | BITUMINOUS |
| | LIGHT POLE | CONC. | CONCRETE |
| | UTILITY POLE | D | STORM SEWER |
| | ELECTRIC VAULT | S | SANITARY SEWER |
| | TREE LINE | 99.71 | SPOT GRADE |
| | | +330.00 | NEW SPOT GRADE |
| | LOCUS PROPERTY LINE | | |
| | MAJOR CONTOUR LINE | | |
| | MINOR CONTOUR LINE | | |
| | NEW CONTOUR LINE | | |
| | BVW SETBACK | | |
| | BUILDING SETBACK | | |



| NO. | DATE | BY | REVISIONS |
|-----|----------|-----|---|
| 2 | 11.29.22 | DL | Requested Fire Access & Planning Board Improvements |
| 1 | 10.10.22 | DAG | Parking and NOI Related Changes |

| | | | |
|---------------|---------|--------------|---------|
| CURRENT DATE: | 8.19.22 | HORIZ SCALE: | 1"=30' |
| FIELD WORK: | DL/JF | VERT SCALE: | N/A |
| COMPS: | DL | FINAL DATE: | 8.19.22 |
| SURVEYOR: | RDS | CHECKED: | MWS |
| ENGINEER: | MWS | DESIGN: | DL/DAG |
| | | DRAFTING: | DAG |

PROPOSED SITE LAYOUT
1 CONTI DRIVE
SOUTH HADLEY, MASSACHUSETTS
HAMPSHIRE COUNTY
 PREPARED FOR
STEPHEN H. REHM

HUNTLEY
 HUNTLEY ASSOCIATES, P.C.
 SURVEYORS - CIVIL/SITE/STRUCTURAL/BUILDING ENGINEERS
 30 INDUSTRIAL DRIVE EAST
 NORTHAMPTON, MASSACHUSETTS 01060
 TEL. 413-584-7444 FAX 413-586-9159

PROJECT NO: S21-005
 CAD FILE: CONTI.DWG
 SHEET NO.
C101