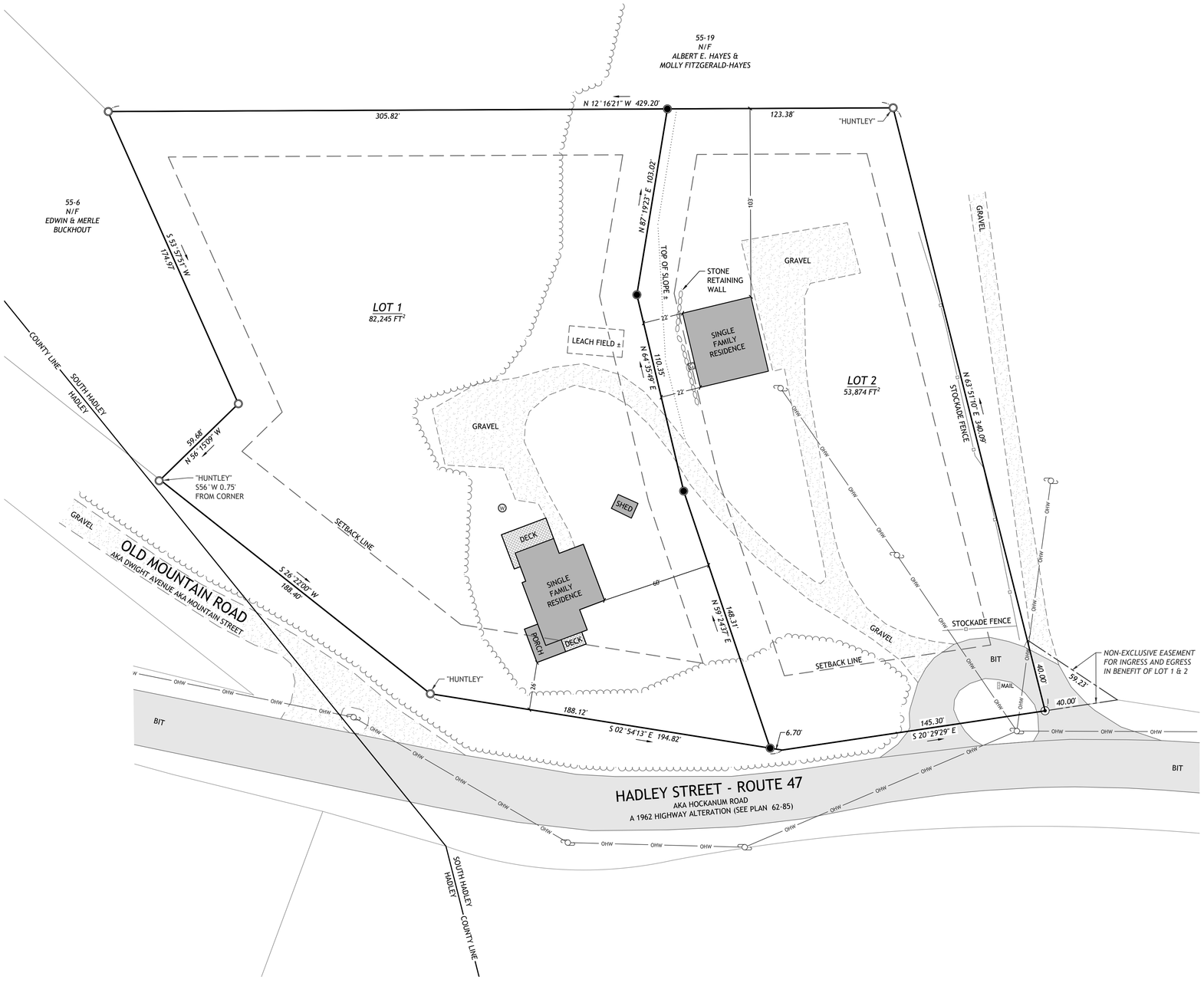

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

PLANNING BOARD OF SOUTH HADLEY

DATE:

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION OF CONFORMANCE WITH ZONING REGULATIONS.

AREA RESERVED FOR REGISTRY OF DEEDS INDEXING

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, MASSACHUSETTS DEED INDEXING STANDARDS 2018.

CHRISTOPHER V. KARNEY #54626 — *April 29, 2024* *DATE*

SURVEY NOTES

1. *THE RECORD OWNER OF THE SUBJECT PROPERTY IS JULIE FITZGERALD. FOR TITLE SEE HAMPSHIRE COUNTY REGISTRY OF DEEDS, DEED BOOK 5625, PAGE 228.*
2. *THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE BASED ON A RESURVEY OF HAMPSHIRE COUNTY REGISTRY OF DEEDS, PLAN BOOK 176, PAGE 27.*
3. *THE SUBJECT PROPERTY IS ZONED "AGRICULTURAL" AND WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT AS SHOWN ON THE TOWN OF SOUTH HADLEY ZONING MAP, MARCH 2013.*
4. *THE SUBJECT PROPERTY HAS A TOTAL AREA IS 3.215 ACRES± (136,119 FT²±).*
5. *DATA SHOWN WITHIN THE SUBJECT PROPERTY BOUNDARIES IS BASED ON A FIELD SURVEY BY EDM TOTAL STATION BY PIONEER LAND PLANNING IN MAY OF 2023 AND APRIL OF 2024. DATA SHOWN OUTSIDE OF THE SUBJECT PROPERTY BOUNDARIES IS COMPLIED FROM FIELD MEASUREMENTS, GIS DATA, AND CURRENT AERIAL PHOTOGRAPHY AND MUST BE CONSIDERED APPROXIMATE AND INCOMPLETE.*
6. *THE MERIDIAN AND DATUM OF THIS PLAN IS BASED ON THE LAND COURT PLAN 27070A HAMPSHIRE COUNTY REGISTRY OF DEEDS, PLAN BOOK 176, PAGE 27.*
7. *ABUTTER REFERENCES ARE BASED ON SOUTH HADLEY GIS DATA.*
8. *THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25017000005A, EFFECTIVE DATE AUGUST 15, 1979.*
9. *ALL EASEMENTS DESCRIBED IN SUBJECT PROPERTY DEED ARE SHOWN HEREON. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE THE SUBJECT PROPERTY MAY BE SUBJECT TO OR IN BENEFIT OF EASEMENTS NOT SHOWN HEREON.*
10. *NO SUBSURFACE UTILITY INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY. PIONEER LAND PLANNING DOES NOT CERTIFY THAT ALL UNDERGROUND IMPROVEMENTS WITHIN THE SUBJECT PROPERTY ARE SHOWN HEREON. PIONEER LAND PLANNING IS NOT RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITY LINES. CONTACT DIG-SAFE AND ANY LOCAL UTILITY PROVIDER AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.*
11. *THIS PLAN HAS BEEN PREPARED FOR LAND DIVISION PURPOSES ONLY. THE USE OF THIS PLAN FOR OTHER PURPOSES IS PROHIBITED. PIONEER LAND PLANNING IS NOT LIABLE FOR ANY DAMAGES THAT MAY ARISE FROM PROHIBITED USES.*

DIMENSIONAL REGULATIONS - AGRICULTURAL DISTRICT (WSP OVERLAY)		
TYPE	*REQUIRED*	*PROPOSED*
LOT AREA	*40,000 FT²*	*53,874 FT² (MIN)*
LOT FRONTAGE	*150 FT*	*152 FT (MIN)*
BUILDING COVERAGE	*30% (MAX)*	*<3%*
IMPERVIOUS COVERAGE	*50% (MAX)*	*<5%*
FRONT YARD	*40 FT*	*26 FT* (MIN)*
SIDE YARD	*20 FT*	*22 FT (MIN)*
REAR YARD	*25 FT*	*103 FT (MIN)*

**PRE-EXITING NON-CONFORMING STRUCTURE*

LEGEND

N/F	*NOW OR FORMERLY*		*IRON PIPE/PIN FOUND*
BIT	*BITUMINOUS*		*IRON PIPE SET*
OHW	*OVERHEAD WIRES*		*MAG NAIL SET*
	EDGE OF WOODS ±		*UTILITY POLE*

30 0 15 30 60

1" = 30'

prepared by:

PIONEER LAND PLANNING

CIVIL ENGINEERS & LAND SURVEYORS
for
SITE DESIGN & PROPERTY MAPPING

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PROFESSIONAL CERTIFICATION

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER V. KARNEY
No. 54626
PROFESSIONAL LAND SURVEYOR

prepared for:

Daniel Fitzgerald

525 Hadley Street
South Hadley, MA 01075

APPROVAL NOT REQUIRED DIVISION OF LAND

525 HADLEY STREET
SOUTH HADLEY, MASSACHUSETTS
ASSESSORS MAP ID: 55/5

Issued: April 29, 2024	
Revision:	Date:

Scale: 1" = 30'

Project: 041223

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Sheet	*Revision*
ANR-1	-