



NOTES -

1) PROPOSED NEW 10' WIDE GAS EASEMENT FOR THE BENEFIT OF No. 27 PERSHING AVENUE. EASEMENT TO BE CONVEYED TO COLUMBIA GAS / NISOURCE, THEIR HEIRS AND ASSIGNS.

DATE	NOTES / REVISIONS
	CONTACT DIG-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233
	SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.
I CERTIFY THAT THIS PLAN WAS MADE IN ACCORDANCE WITH THE MINIMUM RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.	
SIGNED	EDWARD J. CHAPDELAINÉ No. 38378.
SCALE 1" = 20'	

PLANNING BOARD DATE: _____
 SOUTH HADLEY, MASS.
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.
 No determination has been made as to the buildability of any lot shown hereon this plan.
 SIGNED _____

ZONING DIMENSIONAL REQUIREMENTS									
ZONE	FRONTAGE	AREA (s.f.)	SETBACK			BUILDING RECOVER	IMPER. COV. %	HEIGHT / STORES	TOWN BY-LAWS
			FRONT	SIDE	REAR				
RES-A2	100'	12,500	25'	10'	20'	40	65	35' 3	TABLE 6
EXISTING	150'	32,300	12'	20'	30'	7	10	---	No. 15 PERSHING AVE.
PROP.	126'	12,830	-VACANT LOT-			-VACANT LOT-			LOT A / WOOD AVE.
PROP.	150'	19,470	25'	10'	20'	12	17	---	LOT B / 15 PERSHING
OTHER	---	---	25'	10'	10'	10	---	25' 2	TABLE 6
PROP.	150'	19,470	70'	11'	13'	4	---	---	LOT B/SHED/GARAGE

NOTE - ALL ZONING DIMENSIONAL REQUIREMENTS SHOWN ON THIS PLAN SHALL BE VERIFIED & APPROVED BY THE LOCAL BUILDING DEPT. OR BY THE LOCAL ZONING ENFORCEMENT OFFICE.

OWNER OF RECORD -

PARCEL ID: 0019-0013-000
 No. 15 PERSHING AVENUE
 SOUTH HADLEY, MA 01075
 ALBERT'S HOUSE, LLC
 DEED 12869, PAGE 349.
 PLAN 4, PAGE 38.

"APPROVAL NOT REQUIRED SUBDIVISION"

INDEXED _____

PLAN OF LAND IN THE TOWN OF SOUTH HADLEY, MASSACHUSETTS
 HAMPDEN COUNTY - PREPARED FOR
 ALBERT'S HOUSE, LLC

DURKEE, WHITE, TOWNE AND CHAPDELAINÉ
 CIVIL ENGINEERS AND LAND SURVEYORS
 356 FRONT STREET
 CHICOPEE, MASSACHUSETTS - 01013
 PHONE (413) 592-5164

DRAWN BY EJC
 CHECKED BY _____
 APPROVED BY EJC
 SCANNED _____

DATE: 12/18/2019
 SCALE 1" = 20'

DRAWING No.
82-4394
 S.2019-216.S90

SHEET 1 OF 1
 FILE 2019-216.S90