

GILL A. AND ANITA Y. CORRIVEAU
 BOOK 7634, PAGE 35
 SEE: PLAN BOOK 82, PAGE 60
 LINES PER PLAN BOOK 82, PAGE 60

JOHN M. MORTON
 BOOK 9271, PAGE 80
 SEE: PLAN BOOK 170, PAGE 59
 PARCEL B

STEPHEN H. REHM
 DEED BOOK 6592, PAGE 13
 SEE: PLAN BOOK 170, PAGE 59
 PLAN BOOK 241, PAGE 35
 DEED BOOK 12695, PAGE 149
 DEED BOOK 12845, PAGE 143
 TOTAL LOT AREA
 386,040± SQ. FT.
 8.8623± ACRES

ZONING REQUIREMENTS

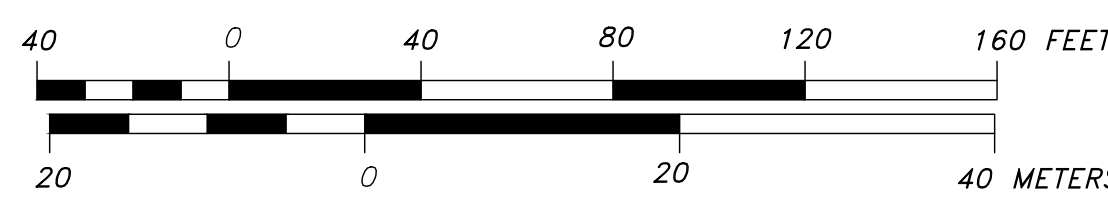
ZONING DISTRICT BUSINESS A-1		
CATEGORY	REQUIRED	PROPOSED
BASIC MIN. LOT AREA (S.F.)	25,000	386,040
MIN. LOT FRONTAGE (Ft.)	125'	242.75'
MIN. FRONT YARD SETBACK (BLDG/PARKING) (Ft.)	0'/15'	15'
MIN. SIDE YARDS SETBACK (Ft.)	15'	15'
MIN. REAR YARDS (Ft.)	50'	50'
MAX. BUILDING COVERAGE (%)	30%	5.1%
MAX. 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
- ⊙ EXISTING WELL
- ⊙ BUILDING MOUNTED LIGHT
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ ELECTRIC VAULT
- ⊙ TREE LINE
- N/F NOW OR FORMERLY
- BVW BORDERING VEGETATIVE WETLANDS
- BIT. BITUMINOUS
- CONC. CONCRETE
- D STORM SEWER
- S SANITARY SEWER
- 99.71 SPOT GRADE
- +330.00 NEW SPOT GRADE
- LOCUS PROPERTY LINE
- 100 MAJOR CONTOUR LINE
- 99 MINOR CONTOUR LINE
- 335 NEW CONTOUR LINE
- BVW SETBACK
- BUILDING SETBACK



NO.	DATE	BY	REVISIONS
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