

DRAFT

SYMBOL & LINE LEGEND

○	IRON PIPE FOUND
▲	COMPUTED POINT
⊥	EXISTING SIGN
⊕	UTILITY POLE
⊙	GUY ANCHOR
⊗	EXISTING ELECTRIC MANHOLE
⊖	EXISTING TELEPHONE MANHOLE
⊗	EXISTING WATER VALVE
⊕	EXISTING WATER SHUT-OFF
⊗	EXISTING HYDRANT
⊗	EXISTING GAS VALVE
⊗	EXISTING SANITARY SEWER MANHOLE
⊗	EXISTING CATCH BASIN
⊗	EXISTING DRAIN MANHOLE
⊗	EXISTING MONITORING WELL
—○—○—○—	FENCE LINE

THIS PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT OR ZONING BY-LAW.

DATE: _____

GREENFIELD PLANNING BOARD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

PROFESSIONAL LAND SURVEYOR

PLAN OF LAND IN GREENFIELD, MASSACHUSETTS SURVEYED AND MAPPED FOR INTERNATIONAL CONTAINER CORP.

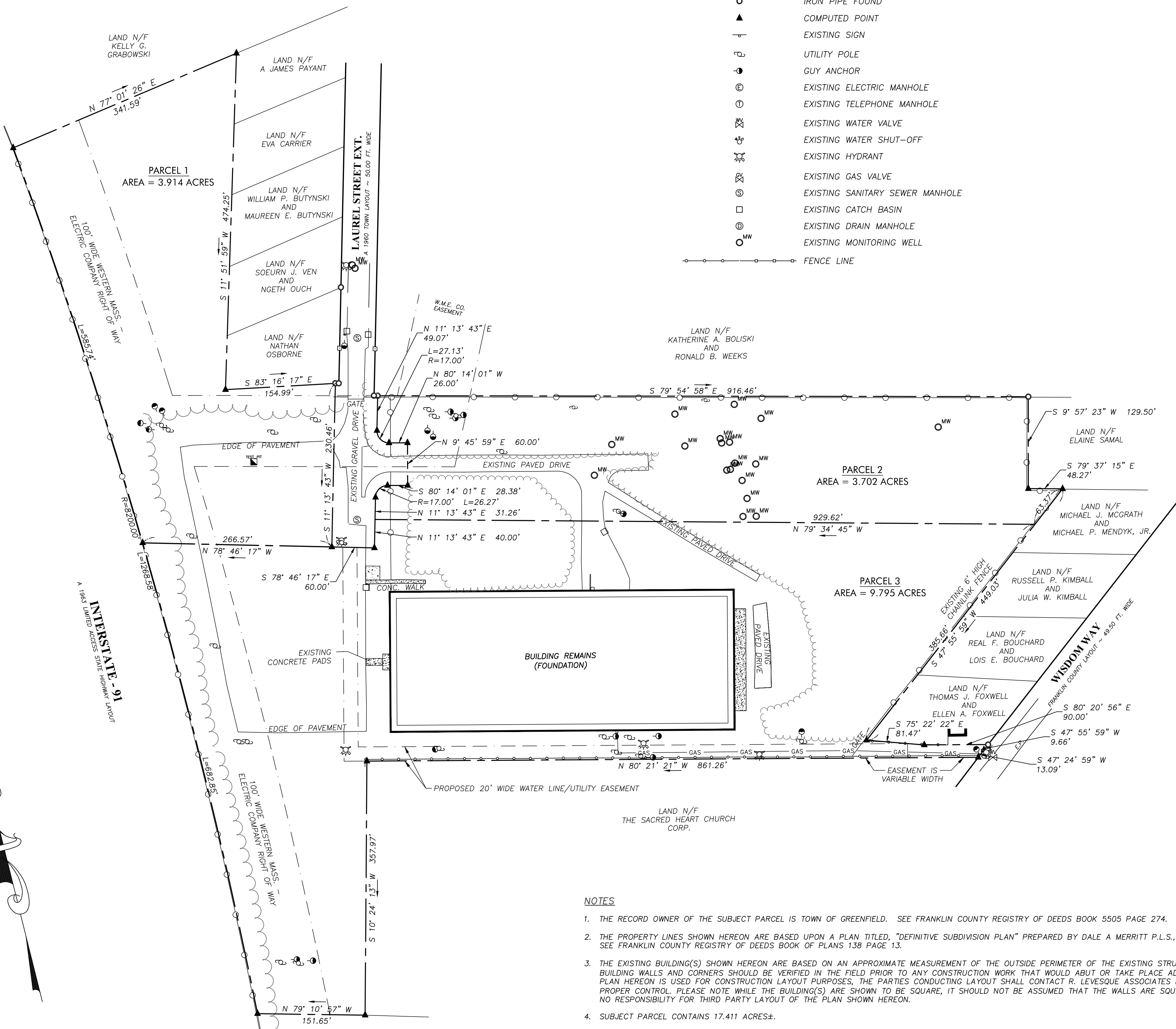
OWNER: TOWN OF GREENFIELD

SUBDIVISION APPROVAL NOT REQUIRED

March 14, 2019 SCALE: 1"=80'

PREPARED BY

RLA
R LEVESQUE ASSOCIATES, INC
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NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS TOWN OF GREENFIELD. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK 5505 PAGE 274.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "DEFINITIVE SUBDIVISION PLAN" PREPARED BY DALE A MERRITT P.L.S., DATED JUNE 4, 2013, REVISED JUNE 27, 2014. SEE FRANKLIN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 138 PAGE 13.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. SUBJECT PARCEL CONTAINS 17.411 ACRES±.
5. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE MATTERS A TITLE REPORT WOULD DISCLOSE. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO AND/OR IN BENEFIT OF RIGHTS AND EASEMENTS THAT ARE NOT SHOWN. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN. ALL KNOWN APPURTENANCES AND ENCUMBRANCES DISCOVERED BY NORMAL RESEARCH ARE SHOWN AS REQUIRED BY 250 CMR 6.02(F).
6. THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON OCTOBER 2016 AND FIELD INSPECTION ON FEBRUARY 15, 2019.
7. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE DEFINITIVE SUBDIVISION PLAN RECORDED IN PLAN BOOK 138 PAGE 13, THE TOWN OF GREENFIELD ASSESSOR'S MAPPING AND THE MASSGIS DATABASE. ALL ADJACENT PROPERTY LINES ARE APPROXIMATE.
8. SUBJECT PARCEL IS ZONED G1 ACCORDING TO THE TOWN OF GREENFIELD GIS MAPPING SYSTEM. THE MINIMUM DIMENSIONAL REQUIREMENTS FOR THIS DISTRICT ARE: AREA: NONE FRONTAGE: 30 FT FRONT YARD: 30 FT SIDE YARD: 15/50 FT REAR YARD: 15/50 FT HEIGHT: 50 FT MIN. LANDSCAPED: OR (ADDITIONAL DIMENSION REGULATIONS FOR RESIDENTIAL USES MAY APPLY. SEE TOWN OF GREENFIELD ZONING ORDINANCE 200-5.3 FOR ADDITIONAL INFORMATION)
9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25011800078 - EFFECTIVE DATE: 7-2-1980.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

