

BASIC PARCEL INFORMATION

ZONING: RESIDENCE A-1
 PARCEL AREA: 8.9069 ACRES
 TOTAL WETLAND AREA: 4.6163 ACRES
 TOTAL UPLAND AREA: 4.2906 ACRES

OPEN SPACE CALCULATION

REQ'D OPEN SPACE FOR ADDITIONAL UNIT:
 30% MINIMUM + 10% BONUS = 1 ADDITIONAL UNIT
 40% OF PARCEL AREA USED FOR OPEN SPACE = 3.563 ACRES

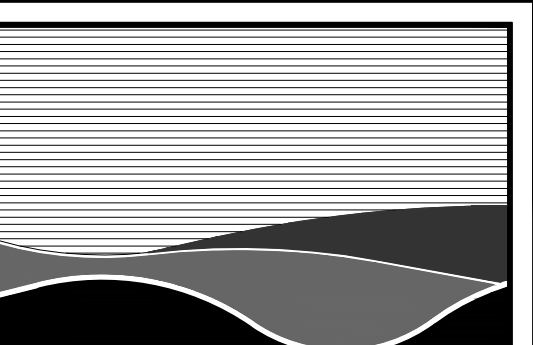
50% OF OPEN SPACE CAN BE WETLAND

OPEN SPACE PROVIDED:

OPEN SPACE CONTAINING UPLAND (HEXAGONAL HATCH): 2.0912 ACRES
 OPEN SPACE CONTAINING WETLAND (BOX HATCH): 2.0912 ACRES
 TOTAL OPEN SPACE: 4.1824 ACRES

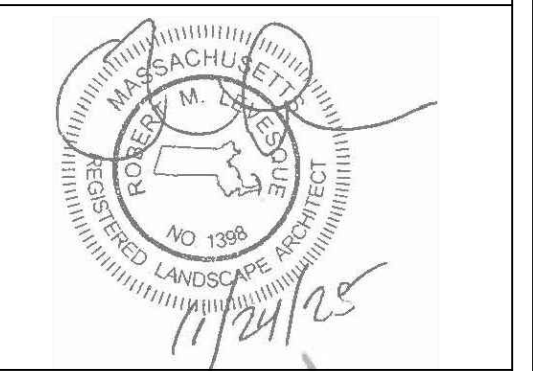
UNIT CALCULATION

BASE NUMBER OF UNITS (1.2 X PARCEL AREA): 10.688 UNITS
 OVER 55 COMMUNITY (25% INCREASE): +2.672 UNITS
 OPEN SPACE BONUS (EXTRA 10%): +1.000 UNITS
 TOTAL: 14.360 UNITS ~ 14 UNITS



RLA
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 Landscape Architects
 Civil Engineers - Land Surveyors
 Environmental Consultants
 ph: 413.568.0985 fax: 413.568.0986
 40 School Street
 Westfield, MA 01085
 rland.com

OVERALL PLAN
 136 East Street
 (Parcel ID: 0035-0006-000)
 South Hadley, MA 01075



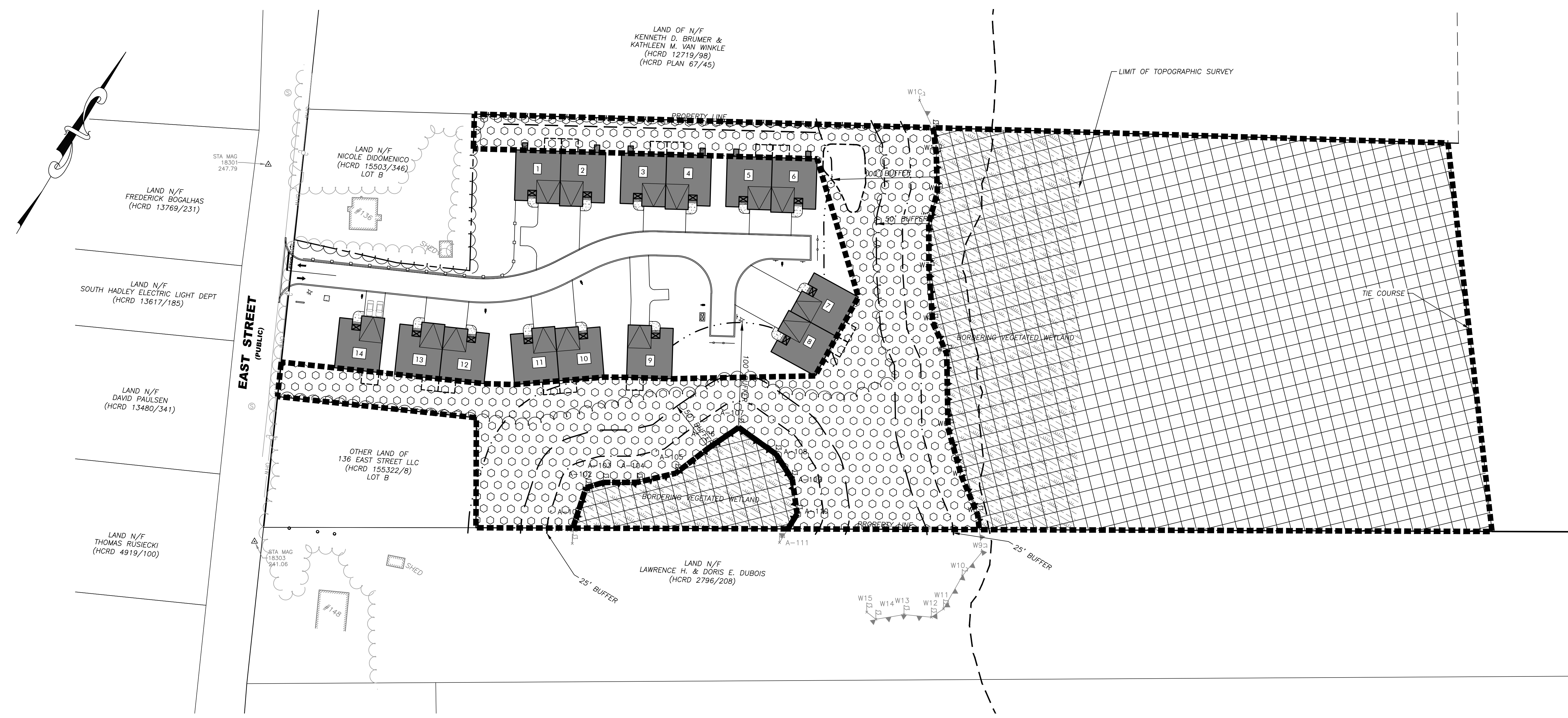
PREPARED FOR:
 136 East Street, LLC
 c/o Gerald Codere
 383 Newton Street
 South Hadley, MA 01075

ISSUANCE DATE:	September 30, 2025
REVISIONS:	DATE:
A. Added Calculations	10/3/25
B. Revised Open Space	11/24/25

DRAFTED BY: J.T. & C.M.
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SCALE: As Noted
 RLA PROJ. NUMBER: 250511

DRAWING#	REV.
OVR	B



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PERMITTING
 NOT FOR CONSTRUCTION