

LOCATION MAP

NOT TO SCALE

LEGEND

---	Property Line
---	Easement Line
---	Setback Line
---	Treeline
---	Brushline
---	Fence
---	Overhead Wires
(N30°30'40"E)	Record Bearings (Per Map Reference A)
N30°30'40"E	Measured Bearings (NAD 83)
■	Handhole
●	Utility Pole
—	Guy Wire
⊙	Gas Meter
⊙	Cleanout
□ CB	Catch Basin
○ MH	Manhole
⊙	Fire Hydrant
⊙	Water Valve
⊙	Sign
⊙	Bollard
⊙	Handicap Symbol
⊙	Mail Box
⊙	Monitoring Well
⊙	Shrub
⊙	Deciduous Tree
⊙	Coniferous Tree

N/F
Quinnhtuk Company
Denslow Road
Book 3027 Page 370
Industrial Garden Park Zone

N/F
Benton Drive Associates, LLC
270 Benton Drive
Book 14331 Page 54
Industrial Garden Park Zone

PROPOSED PARCEL AREA=
89,956.0 S.F. OR 2.06 ACRES

PROPOSED NEW PROPERTY LINE

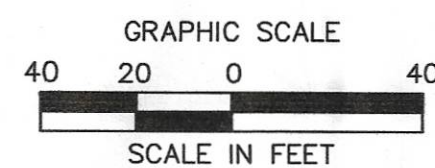
N/F
Hampden View Real Estate, LLC
C/O WF Young
302 Benton Drive
Book 11286 Page 571
Industrial Garden Park Zone
Existing Parcel Area=
220,503.4 S.F. or 5.06 Acres
Proposed Parcel Area=
130,547.4 S.F. or 2.99 Acres

N/F
W GA, LLC
180 Denslow Road
Book 23384 Page 51
Industrial Garden Park Zone

PLANNING BOARD ENDORSEMENT DOES NOT REFLECT
COMPLIANCE WITH APPLICABLE TOWN OF EAST
LONGMEADOW ZONING REGULATIONS. ENDORSEMENT BY
THE BOARD DOES NOT NECESSARILY CONSTITUTE A
BUILDING LOT.

FOR REGISTRY USE

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
EAST LONGMEADOW
PLANNING BOARD



GENERAL NOTES

- NORTH ARROW AND BEARINGS REFER TO NAD 83 AND ARE BASED ON GNSS OBSERVATIONS PERFORMED BY BL COMPANIES IN APRIL, 2022 USING THE MeCORS RTK NETWORK.
- PROPERTY IS LOCATED IN OTHER AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.L.R.M. MAP NOS. 25013C0416E AND 25013C0417E (PANELS 416 AND 417 OF 508). WITH EFFECTIVE DATE JULY 16, 2013.
- THE PURPOSE OF THIS ANR PLAN IS TO CREATE ONE NEW LOT FOR A NEW COMMERCIAL PROPERTY.
- TOTAL NEW LOTS CREATED IS 1.
- PROPERTY IS LOCATED IN THE INDUSTRIAL GARDEN PARK ZONE.

MAP REFERENCES

- "DIVISION OF LAND LOCATED ON BENTON DRIVE, EAST LONGMEADOW MA., BY NORTH DENSLOW ROAD WESTONE ASSOC." DATED 4/9/90, SCALE 1"=100', REVISED 4/20/90 AND 10/31/90, PREPARED BY LUCHS & BECKERMAN, GLASTONBURY, CT AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS IN BOOK OF PLANS 275, PAGE 3.
- "PLAN OF LAND IN EAST LONGMEADOW MASS., OWNED BY NORTH DENSLOW ROAD WESTONE ASSOC. & HENRY P. POLEK" DATED 12/82, SCALE 1"=100', AND FILED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS IN BOOK PLANS 207, PAGE 9.

ZONING REQUIREMENTS

LOCATION: 302 BENTON DRIVE EAST LONGMEADOW, MASSACHUSETTS			
ZONE: IGP (INDUSTRIAL GARDEN PARK)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	75,000 S.F. (1.72 AC.)	130,547 S.F. (2.99 AC.)
2	MINIMUM FRONTAGE	250 FEET	323 FEET
3	MINIMUM FRONT SETBACK	75 FEET	75.8 FEET
4	MINIMUM SIDE SETBACK	40 FEET	45.5 FEET
5	MINIMUM REAR SETBACK	50 FEET	195 FEET
6	MAXIMUM COVERAGE (BLDG)	40% FOR LOTS < 225,000 S.F. 45% FOR LOTS > 225,000 S.F.	10.2%
7	PARKING SETBACK	50 FEET	75.75 FEET (STREET)

LOCATION: NEW LOT EAST LONGMEADOW, MASSACHUSETTS			
ZONE: IGP (INDUSTRIAL GARDEN PARK)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	75,000 S.F. (1.72 AC.)	89,956 S.F. (2.06 AC.)
2	MINIMUM FRONTAGE	250 FEET	281 FEET
3	MINIMUM FRONT SETBACK	75 FEET	N/A
4	MINIMUM SIDE SETBACK	40 FEET	N/A
5	MINIMUM REAR SETBACK	50 FEET	N/A
6	MAXIMUM COVERAGE (BLDG)	40% FOR LOTS < 225,000 S.F. 45% FOR LOTS > 225,000 S.F.	N/A
7	PARKING SETBACK	50 FEET	N/A

SURVEY CERTIFICATION

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS AND IN ACCORDANCE WITH TECHNICAL STANDARDS OF 250 CMR SECTIONS 6.0.

DATED: 5/24/22 SIGNED: Jennifer Marks L.S.I. #38712

