MASSACHUSETTS STATE PLANE COORDINATE SYSTEM

N/F
SPRINGFIELD HOBBY CLUB HOUSING, INC.
3473-338

CONGRESS STREET

CHESTNUT (PUBLIC - 106' WIDE) STREET

FRANKLIN (PUBLIC - 50' WIDE) STREET

LIBERTY STREET

LIBERTY (PUBLIC - VARIABLE WIDTH) STREET

FLOOD NOTE
THE PARCEL SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP No. 25013C0402E. EFFECTIVE DATE JULY 16, 2013

REFERENCES
HAMPDEN COUNTY REGISTRY OF DEEDS
PLAN BOOK 112 PAGE 49
" " 301 " 91

CITY OF SPRINGFIELD ENGINEERING
PLAN No. 8-183
" " 401-9

TOTAL LOT AREA
217,902± S.F.
OR
4.773± Ac.

2 - 3 STORY

6 STORY BRICK

105,848 sq. foot (51%)

102,367 sq. foot (49%)

NEW PROPERTY LINE

TRAILER

N 44°04'08" E 481.18'

S 37°56'30" E 361.05'

S 37°56'30" E 368.31'

N 49°42'15" W 167.81'

S 44°04'08" W 319.00'

R=108.71'
L=47.47'
Δ=25°01'12"

N 69°06'08" E 21.28'

R=108.00'
L=46.33'
Δ=28°02'32"
46.96' (chord)
S33°25'59"E

R=10.00'
L=15.71'
Δ=90°01'21"

R=15.00'
L=26.33'
Δ=100°33'20"

R=40.00'
L=58.12'
Δ=83°12'00"

R=422.13'
L=234.45'

SB/DH (found)

BENCHMARK
NAIL IN 28" MAPLE TRE
ELEV=87.63

WHERE APPEARS TO BE WATER STRUCTURES IN FRANKLIN STREET BUT NO RECORDS FROM THE CITY OF SPRINGFIELD WERE FOUND SHOWING A WATER LINE.

LEGEND
BERM BITUMINOU
BIT CONC BITUMINOU
CB CATCHBASI
CC CONCRETE
CONC CONCRETE
DMH DRAIN MAN
ELEC ELECTRIC
ELEC'H ELECTRIC
GG GRANITE C
GG GAS GATE
GM GAS METER
HVAC HEAT VENT
HYD HYDRANT
I INVERT
LP LIGHT POLE
MCG METAL COV
MH MANHOLE
PB PULL BOX
PP PLANTER
PT POSTAL TE
RIM RIM
S SIGN
SB/DH STONE BOL
SMH SEWER MA
TELE TELEPHONE
TELE TELEPHONE
UP UTILITY PO
WG WATER GA
WMH WATER MA
14" TREE
HANDICAP

SPRINGFIELD YMCA
DEED BOOK 9725 P
DEED BOOK 17921 P
DEED BOOK 20957 P

#275 CH

EXISTING

SPRI
(MIDI

SCALE: 1"= 30'

0 30

Precisic

Southbo
TELE NO.: (508)

UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. BEFORE DESIGN AND CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233. SOME DATA IS CONFLICTING AND CAN ONLY BE VERIFIED BY EXCAVATION.

NOTES
1) ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS DETERMINED BY GPS OBSERVATIONS AND AN OPUS REDUCTION PERFORMED ON MAY 23, 2018.

2) THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND ARE SUBJECT TO THE FINDINGS SUCH A REPORT MAY DISCLOSE.

NOTES (continued)
3) LIMITED INFORMATION ON UTILITIES ON SITE AND IN THE ABUTTING ROADWAYS WERE AVAILABLE.

275 CHESTNUT

6E 2F

1"=60'-0"

show Lot line/sidewalks/roads + ex. bldgs

PROGRESS