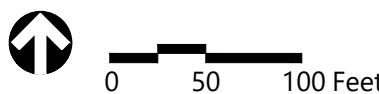


Zoning District(S):	Residential 1A	
Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	9,500 SF	0
FRONTAGE	75 Feet	0
FRONT YARD SETBACK	25 Feet	0
SIDE YARD SETBACK	10 Feet	0
REAR YARD SETBACK	30 Feet	0

* Zoning regulation requirements as specified in City of Holyoke Zoning Ordinance; effective date: February 19, 2002

NOTES:

1. WETLAND AREAS OBTAINED FROM RECORD INFORMATION AVAILABLE THROUGH "MASSMAPPER" AND ARE NOT FIELD VERIFIED BY VHB
2. PERENNIAL STREAM LOCATIONS OBTAINED FROM RECORD INFORMATION AVAILABLE THROUGH "MASSMAPPER" AND ARE NOT FIELD VERIFIED BY VHB
3. DEVELOPABLE AREA WITHIN EACH LOT IS DEFINED BY EITHER THE YARD SETBACKS DICTATED BY CITY OF BOSTON ZONING, OR A 30-FOOT RIVERFRONT BUFFER AREA OR WETLAND BUFFER AREA.
4. PER CITY OF HOLYOKE WETLAND ORDINANCE, DEVELOPMENT ALLOWED WITHIN THE 50' TO 100' WETLAND BUFFER UPON APPROVAL FROM THE HOLYOKE CONSERVATION COMMISSION. DEVELOPMENT WITHIN THE 50' WETLAND BUFFER IS PROHIBITED UNLESS ADEQUATE MITIGATION TO OFFSET IMPACT IS APPROVED BY THE HOLYOKE CONSERVATION COMMISSION.
5. NEW ROADWAY CROSSED STREAM AND WETLANDS UTILIZING EXISTING CROSSING. CROSSING REQUIRES APPROVAL FROM THE CONSERVATION COMMISSION AND WILL REQUIRE IMPROVEMENT TO IMPROVE CONDITION.
6. CONCEPT REQUIRES FIELD VERIFICATION AND DESIGN TO PROVE ASSUMPTION MADE. CONCEPT NOT SUITABLE FOR CONSTRUCTION.

[illegible]

March 26, 2024

Drawing Number

Sheet 1 of 1

Project Number