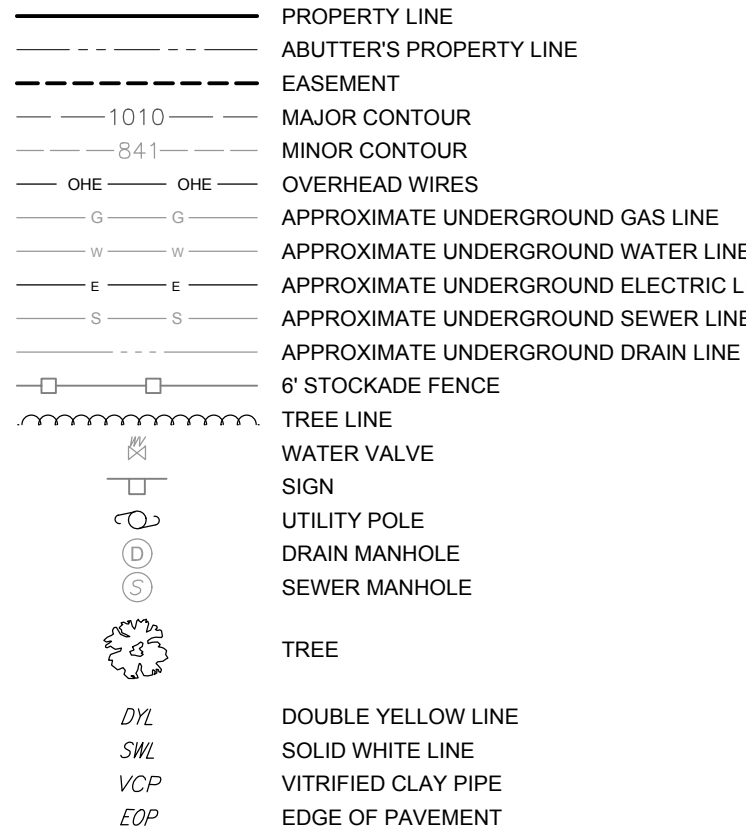


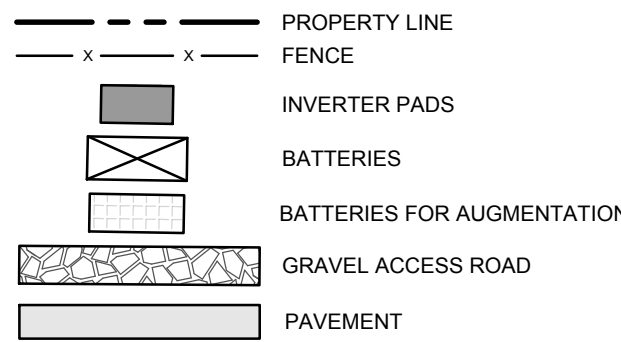


1. THE TAX ASSESSOR'S MAP OF THE CITY OF PITTSFIELD, BERKSHIRE COUNTY, MAP L7.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CITY OF PITTSFIELD, MASSACHUSETTS, BERKSHIRE COUNTY PANEL 20 OF 20," COMMUNITY PANEL NUMBER 250037 0020 C, MAP REVISED: FEBRUARY 19, 1982.
3. MAP ENTITLED "DEFINITIVE SUBDIVISION PLAN, BROOKMAR DEVELOPMENT FOR E.S. BARBALUNGA," PREPARED BY PHARMER ENGINEERING CORPORATION, DATED MAY 19, 1973, RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417G, PAGE 143.
4. ELECTRONIC CAD FILE UTILITY GAS LINE LOCATION, PROVIDED BY CLIENT.
5. MAP ENTITLED "CONSTRUCTION PLAN OF PROPOSED BANK BUILDING, PREPARE FOR CSB SERVICE CORP.," PREPARED BY DESIGN GROUP, INC, DATED MAY 13, 1996.
6. MAP ENTITLED "REVISED BUILDING LOT PLAN NO.1, LAID OUT BY ERMINIO BARBALUNGA," PREPARED BY ROBERT B. DELOYE, DATED MAY 27, 1953, RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417B, PAGE 195.
7. MAP ENTITLED "BUILDING LOT PLAN NO.8, LAID OUT BY ERMINIO BARBALUNGA," PREPARED BY ROBERT B. DELOYE, DATED MAY 24, 1960, RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417E, PAGE 158.
8. MAP ENTITLED "SECTION NO.1, PLAN OF LOTS STONEHENGE ROAD, LAID OUT BY DANIEL GALL JR., DBA DANIEL GALL & SON," PREPARED BY W.A. HEAPHY, ENGINEER, DATED MARCH, 1962. RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417E, PAGE 177.
9. MAP ENTITLED "COPY OF LAND AND PROFILE ALFRED DREW, LAID OUT FOR ERMINIO BARBALUNGA," PREPARED BY ROBERT B. DELOYE, DATED AUGUST 28, 1958, RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417G, PAGE 6.
10. MAP ENTITLED "LAND IN PITTSFIELD, MA, TO BE CONVEYED TO NORTHEASTERN GAS TRANSMISSION COMPANY," PREPARED BY NEW YORK NEW HAVEN & HARTFORD RAILROAD, DATED JANUARY, 1952. RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN BOOK 417B, PAGE 114.
11. MAP ENTITLED "PLAN OF LAND SURVEYED FOR COUNTY SCHOOLS CREDIT UNION, PITTSFIELD, MA," PREPARED BY DESIGN GROUP, INC., DATED FEBRUARY 24, 1997. RECORDED WITH BERKSHIRE COUNTY REGISTRY OF DEEDS AS PLAN PLAT # E-80.

LEGEND:
EXISTING

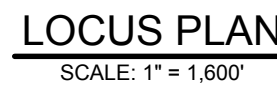


PROPOSED:



NOTES:

1. ON THE GROUND SURVEY PERFORMED BY CONTROL POINT ASSOCIATES, 352 TURNPIKE ROAD SOUTHBOROUGH, MASSACHUSETTS 01772, ON OR ABOUT NOVEMBER, 2023.
2. THE LOCATIONS OF PROPOSED DRAINAGE FEATURES SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE AND WILL BE MODIFIED ON AN AS-NEEDED BASIS AS THE SITE DESIGN PROGRESSES.



	ZONE: B-C (GROUPED BUSINESS)
<u>DIMENSIONAL REQUIREMENTS</u>	
MIN. LOT AREA:	6,000 SQUARE FEET
MIN. LOT WIDTH:	50 FEET
MIN. FRONT SETBACK:	N/R
MIN. SIDE SETBACK:	N/R
MIN. REAR SETBACK:	N/R
MAXIMUM LOT COVERAGE BY ALL BUILDINGS:	N/R
MAXIMUM HEIGHT OF BUILDINGS:	35 FEET

N/R = NO REQUIREMENT

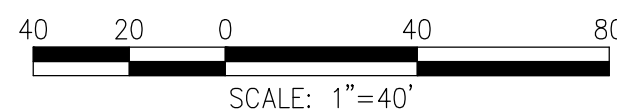
PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.27	25.00	90.00	S31° 59' 36"E	35.36
C2	113.09	130.00	49.84	S11° 54' 51"E	109.56
C3	18.69	25.00	42.83	S15° 25' 05"E	18.26
C4	115.92	50.00	132.83	S60° 25' 05"E	91.65
C5	115.92	50.00	132.83	N13° 15' 06"W	91.65
C6	18.69	25.00	42.83	N58° 15' 06"W	18.26
C7	60.89	70.00	49.83	N11° 54' 51"W	58.99
C8	39.27	25.00	90.00	N58° 00' 24"E	35.36

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S76° 59' 36"E	9.64
L2	S36° 50' 06"E	27.02
L3	N36° 50' 06"W	27.02
L4	S76° 59' 36"E	9.64

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.
DATE : _____

PITTSFIELD COMMUNITY
DEVELOPMENT BOARD

PITTSFIELD COMMUNITY DEVELOPMENT BOARD
ENDORSEMENT DOES NOT IMPLY THAT THE LOTS OR
PARCELS SHOWN HEREON ARE BUILDING LOTS, NOR
THAT THEY COMPLY WITH ZONING ORDINANCES,
WETLANDS REGULATIONS, TITLE 5, OR OTHER LOCAL
STATE OR FEDERAL REGULATIONS.



NOT FOR CONSTRUCTION

Project:
PRELIMINARY SUBDIVISION

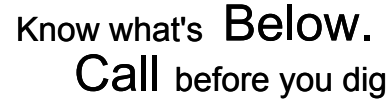
734 WILLIAMS STREET
PITTSFIELD, MA

Weston & SampsonSM

Weston & Sampson Engineers, Inc.
55 Walkers Brook Drive, Suite 100
Reading, MA 01867
978.532.1900 800.SAMPSON
www.westonandsampson.com

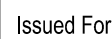
Applicant:

Alfred Barbalunga
1 Eagles Nest Road
Pittsfield, MA 1201



1	REVISED PER CITY FEEDBACK	02/02/24
0	ISSUED FOR REVIEW	11/30/23

Seal



REVIEW

Scale: AS SHOWN

Date Created: 11/30/2023

Drawn By: DED

Reviewed By: JLO

Approved By: R. IR

W&S Project No.: ENG21-1114

Drawing Title:

PRELIMINARY PLAN

Sheet Number:

C101

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