

SHERMAN & FRYDRYK, LLC

Land Surveying and Engineering

www.shermanfrydryk.com



June 16, 2015

Town of South Hadley
Planning Board
116 Main Street
South Hadley, MA 01705

RE: Quality Fleet Services, Inc.
Site Re-Development
548 New Ludlow Road, South Hadley

Dear Board Members:

Please find enclosed the following information submitted for Site Plan Approval on behalf of our client, Quality Fleet Services, Inc. for the above referenced project:

1. One copy of the Site Plan Review Form SPR.
2. A check in the amount of \$940 for the required Site Plan Application Fee (\$150 + 14,580 s.f. x \$0.05/ s.f. + \$1 x 61 parking spaces).
3. One copy of the site locus at 1"=400'.
4. One copy of the Stormwater Management Permit Application and narrative.
5. One copy of the Operation and Maintenance Plan with Maintenance Agreement.
6. Ten copies of the site plan (four sheets each).
7. Ten copies of the Project Report and Drainage Calculations.

A copy of the Site Plan Review Form SPR shall be concurrently filed with the Town Clerk.

The following list has been provided of the requested waivers for the above referenced project:

Stormwater Management Review:

Section 16-4,6,D, Inspections: The applicant respectfully requests a waiver to the "full TV inspection" of the stormwater facilities. There are few pipes proposed, the facility will remain privately owned, will be maintained by the applicant, and will not be the responsibility of the Town of South Hadley if they fail.

Section 16-5.1. Application contents: The applicant respectfully requests a waiver to the "Erosion and Sediment Control Plan". The erosion and sediment control measures are provided on sheet 2 of 4, "Site Plan", with appropriate details provided on sheets 3 & 4 of 4.

We look forward to meeting with you to discuss this project in detail.

Very truly yours,

A handwritten signature in black ink, appearing to read "Donald J. Frydryk", with a stylized flourish at the end.

Donald J. Frydryk, P.E., P.L.S.

C Quality Fleet Services, Inc.

FORM SPR

SOUTH HADLEY PLANNING BOARD

APPLICATION FOR SITE PLAN REVIEW

Date June 12, 2015

File one completed application form together with ten (10) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 12 of the Zoning By-Laws.

1. Applicant Quality Fleet Services, Inc.

Address 625 State Street, Belchertown, MA 01007

Telephone (413) 695 - 3232

2. Owner (if not applicant) The Moynihan Realty Group, LLC

Address 625 State Street, Belchertown, MA 01007

3. Site Plan Preparer Sherman & Frydryk, LLC, Land Surveying and Engineering

Title or License Donald J. Frydryk, P.E., P.L.S.

Address 3 Converse Street, Suite 203, Palmer, MA

4. Deed of property recorded in the Hampshire County Registry of Deeds, Book 11744 Page 330

5. Location and description of property (street and number if any) 548 New Ludlow Road - Existing use: Bulk soil storage & sales.

Assessors Map # 8 Parcel # 118

6. Fee Paid: Yes

No

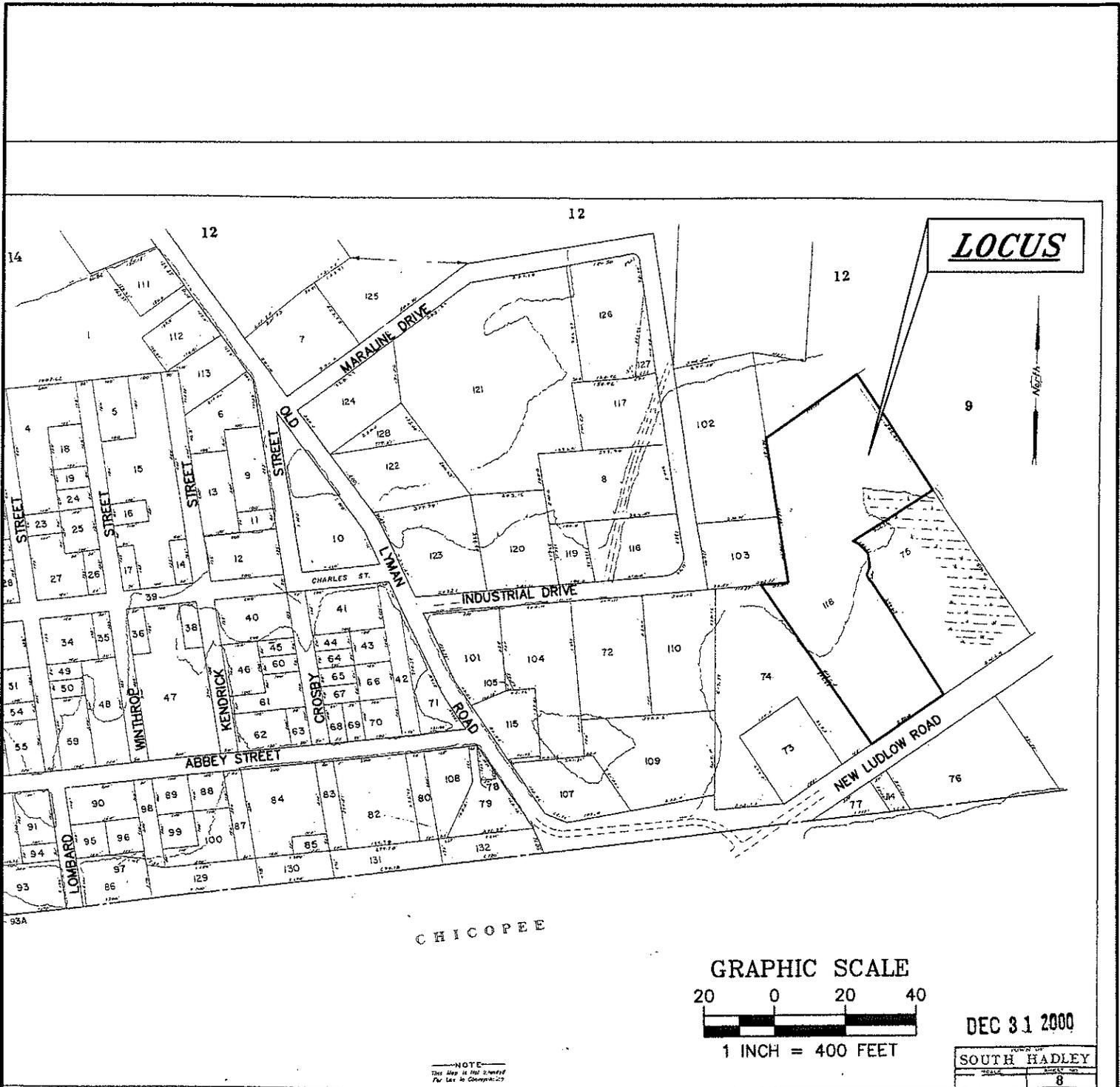
Handwritten signature of applicant

Signature of Applicant

Town Clerk:

Date of Submission

Signature



SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering



3 Converse St.
 Suite 203
 Palmer, MA 01069

SITE LOCUS ON MAP 8, PARCEL 118
 PREPARED FOR
QUALITY FLEET SERVICES, INC.
 548 NEW LUDLOW ROAD
 SOUTH HADLEY, MA

DATE: 6/9/15

PROJECT NO: 14121B

DRAFTING: GAB

CHECKED: KTT

APPROVED: N/A

HORZ: 1' = 400'

FORM SWP
SOUTH HADLEY PLANNING BOARD
APPLICATION FOR STORMWATER PERMIT

Date _____

Pursuant to the provisions of Article XVI of the Bylaws of the Town of South Hadley, the undersigned herewith submits the accompanying application for a Stormwater Management Permit as described below and detailed in the supporting documentation, which is incorporated into and made part of this application.

PROJECT/SITE INFORMATION

Project/Site Name: Quality Fleet Services, Inc., Site Re-Development

Project/Site Location (Street Address): 548 New Ludlow Road

Assessor's Map # 8 Parcel # 118 Total Parcel Size (square feet): 292,603 s.f.

Estimated Amount of Area to be Disturbed (square feet): 217,800 s.f.

Total Area of Impervious Surfaces (square feet): Existing: 0 s.f. Proposed: 18,180 s.f.

Date Site Plan, Special Permit, or Definitive Subdivision Plan was approved: _____

General Description of Project Construction of a 14,580 square foot maintenance building.

APPLICANT INFORMATION

Name: Quality Fleet Services, Inc.

Address: 625 State Street, Belchertown, MA

Telephone: (413) 695 - 3232

Email: qfservice05@yahoo.com

OWNER INFORMATION

(if different from Applicant)

Name: The Moynihan Realty Group, LLC

Address: 625 State Street, Belchertown, MA

Telephone: (413) 695 - 3232

Email: qfservice05@yahoo.com

CONSULTING ENGINEER INFORMATION

Name: Sherman & Frydryk, LLC, Land Surveying and Engineering

Address 3 Converse Street, Suite 203, Palmer, MA

Telephone (413) 283 - 6210

Email Address: dfrydryk@shermanfrydryk.com

I, as applicant, certify that the application and all attachments are correct and complete.


Signature of Applicant 6/15/15
Date

FOR PLANNING BOARD OFFICE USE:

Amount of Application Fee: _____

Fee Paid? Yes _____ No _____

Stormwater Management Plan – Narrative

“Quality Fleet Services, Inc.”
SITE RE-DEVELOPMENT
548 New Ludlow Road
South Hadley, MA

The project proposed by Quality Fleet Services, Inc. consists of the site improvements at 548 New Ludlow Road (Map 8, Parcel 118, South Hadley approximately 300 feet easterly of Old Lyman Road. The proposed site improvements will include the construction of a 14,580 square foot maintenance building, a small paved parking area for office staff, and a second driveway entrance. The driveway entrances will be constructed with a paved apron to the limit of the right of way. The site will remain gravel outside of the proposed building with 4-foot concrete aprons at the overhead door locations. This project will also include the construction of an open channel drainage system with a sediment basin, sediment forebay, and infiltration basin for stormwater mitigation. During the more severe storms, any overflow from the infiltration system will discharge overland toward the wetlands east of the property.

The following information has been provided in accordance with Article XVI of the Town of South Hadley Bylaw:

- a. **Contact Information:** The Owner is The Moynihan Realty Group, LLC, 625 State Street, Belchertown, MA 01007, 413-695-3232. The Applicant is Quality Fleet Services, Inc., 625 State Street, Belchertown, MA 01007, 413-695-3232. The locus is shown as Parcel 118 on the Town of South Hadley Assessor’s Map 8.
- b. **Locus Map –** An USGS Locus Map, Assessor’s Locus Map, and NHESP Locus Map are included with the Application. The project is not within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife.
- c. **Zoning and Land Use -** The lot is zoned Industrial A. The land is used for bulk material storage and sales..
- d. **Proposed Land Use –** The applicant proposes to construct a commercial vehicle maintenance building.
- e. **Easements –** No easements exist on the property. No easements are proposed.
- f. **Utilities –** The property is serviced by overhead utility wires from New Ludlow Road. The proposed building will be connected to all utility services through the overhead utility wires.
- g. **Site Topography –** Existing and proposed grading is shown on the attached plan.

- h. Existing Site Hydrology – The existing site consists of an open gravel surface used for bulk material storage and transfer with steep slopes up to the perimeter of the parcel along the west sideline, north rear line, and a portion of the east sideline. A wetland area exists to the east of the parcel and within the property line in the northeast portion of the property. According to the Soil Conservation Service Hampden County (central part) soil maps, the soil types on the site consist of Hu – Hinkley-Merrimac-Urban Land, Pg – Pits (Gravel), Sw – Swansea Muck, & WnD – Windsor Loamy Sand (See Appendix B of this report). The Hinkley-Merrimac-Urban Land, Pits (Gravel), & Windsor Loamy Sand soils fall into hydrologic group “A”. The Swansea Muck soils fall into hydrologic group “D”.
- i. Stormwater Conveyances and Wetlands – Wetlands exist to the east of the property. Delineated wetlands and associated buffers can be seen on the attached plan.
- j. The project area is not within the mapped area of the 100-year flood plain as shown on FEMA Community Panel # 250170 0010 A.
- k. Three test pits have been conducted on the parcel in the area of the proposed infiltration basin. The estimated seasonal high groundwater elevation is estimated at elevation 245.0 in the area of the infiltration basin.
- l. Existing and Proposed ground surface covers are provided on the existing conditions and site plan, and the stormwater drainage manual provides existing and proposed runoff coefficients and watershed boundaries for the drainage areas.
- m. Stormwater Management – Through the use of the sediment basin and infiltration basin, the proposed improvements will decrease peak flow rates for the design storms analyzed. As such, we believe this project will have no negative affect on the existing watersheds.
- n. Erosion Control – Erosion control measures include the use of wattles along the limit of work and temporary sediment basins as shown on the attached plan. All disturbed areas will be loamed and seeded. All slopes greater than 4 to 1 shall also be mulched or netted to add further protection until vegetation is established.
- o. Hazardous Waste – The applicant will store all hazardous materials within the building.
- p. Sequence of Activities / Timeline – The applicant is anticipating an six month timeline for completion of all the work on site. Using an assumed start date of August 1st, the following Inspection Schedule has been proposed, (Adjustments to the final schedule will be submitted to the Board once a contractor is hired and the work is scheduled)

1. Inspection of Erosion Controls after site clearing, rough grading and final grading	9/1/15
2. Inspection of Stormwater components	3/1/16
3. Final Inspection*	4/15/16

*The applicant respectfully requests a waiver to the “full TV inspection” of the stormwater facilities. The facility will remain privately owned, will be maintained by the applicant, and will not be the responsibility of the Town of South Hadley if they fail.

- q. Performance Guarantee – Stormwater sheet flow is the basis of operation for the majority of the Stormwater originating in the development area. An annual budget cost of approximately \$1,500 is anticipated for the operation and maintenance of the stormwater system. Anticipated maintenance includes:

- a. Infiltration System inspection (yearly) - \$1,500.00

For a 5-year period, it is recommended that a performance guarantee in the amount of \$7,500 (\$1,500 per year for a period of 5 years). Note: the guarantee is not to be released until a final as-built showing the completed work is submitted to the town.

- r. The anticipated site disturbance will be 217,800 square feet. The EPA NOI shall be filed prior to construction.

OPERATION & MAINTENANCE PLAN

“Quality Fleet Services, Inc.”

SITE DEVELOPMENT

548 New Ludlow Road

South Hadley, MA

June 10, 2015

It is anticipated that Quality Fleet Services, Inc. will retain responsibility for the operation and maintenance of the stormwater system upon completion of construction. An annual budget cost of approximately \$1,500 is anticipated for the operation and maintenance of the stormwater system. Until such time, the contractor of the project will be responsible for operation and maintenance.

The contractor selected to complete the site work construction will be responsible for the operation and maintenance of the temporary erosion control measures during construction and the stormwater management system during the construction phase of the project. Erosion control measures shall be installed and maintained as shown on site plans for the project in accordance with details shown on the plan. Erosion control shall be maintained as detailed on the site plans.

The following maintenance and inspection recommendations are taken from DEP's Stormwater Management Technical Handbook and shall become part of the operation and maintenance plan for the stormwater management system located on the site:

All stormwater management devices shall be thoroughly cleaned immediately after any spill which may occur on site.

All stormwater management components shall be inspected on a monthly basis during the first six months of operation after the completion of construction. At least three monthly inspections of the stormwater management system must take place during the first growing season after the completion of construction.

Infiltration Basin: Once the infiltration system goes on-line, inspections shall occur after every major storm for the first six months to ensure proper stabilization and function. Standing water in the basin 48 to 72 hours after the storm indicates the infiltration capacity may be compromised due to clogging of the soil. Sediment shall be removed as necessary to maintain infiltration and capacity of the components.

After the initial six month period, the infiltration basin shall be inspected at least twice per year. Items to check include standing water, differential settlement, erosion, and sediment accumulation.

Sediment shall be removed from the infiltration basin as necessary. Removal procedures should not take place until the infiltration basin is thoroughly dry.

At least twice per year, the buffer area, side slopes, and basin bottom shall be mowed. Grass clippings and accumulated organic matter shall be removed to prevent the formation of an impervious organic mat. Trash and debris shall also be removed at this time. Deep tilling can be used to break up a clogged surface area. Any tilled areas on the slopes of the swale shall be revegetated immediately.

The infiltration basin, sediment forebay, and sediment basin are each equipped with a sediment indicator pad. At the time of inspection, the inspector shall locate the pads by probing the bottom of the basin and sediment shall be removed when 1 inch of sediment covers the indicator pad. Sediment shall be removed across the basin to 1 inch below the level of the indicator pad. Removal procedures should not take place until the floor of the basin is thoroughly dry. Light equipment, which will not compact the underlying soil, should be used to remove the top layer. The remaining soil should be deeply tilled, and revegetated as soon as possible.

Mosquito Prevention and Control: Clear debris and vegetation from the roof leader connections and the general site area to limit standing pools of water. Larvicides shall be applied as necessary to the catch basins and infiltration basin if ponding remains over 72 hours. All larvicides shall be applied by a licensed pesticide applicator and in compliance with all pesticide label requirements. The larvicide *Bacillus sphaericus* (*Bs*) or approved equal shall be hand broadcast during or immediately after wet weather, when the detention or infiltration basin has a standing pool of water, unless the product used can withstand extended dry periods.

Public Safety Features: All differential settlement shall be graded smooth and seeded.

Maintenance Responsibility

- A. The owner of the property on which work has been done pursuant to this Ordinance for private stormwater management facilities, or any other person or agent in control of such property, shall maintain in good condition and promptly repair and restore all grade surfaces, walls, drains, dams and structures, vegetation, erosion and sediment control measures and other protective devices. Such repairs or restoration and maintenance shall be in accordance with approved plans.
- B. Quality Fleet Services, Inc. will retain responsibility for the operation and maintenance of the stormwater system, the infiltration basin shall be inspected at least twice per year. Items to check include standing water, differential settlement, erosion, and sediment accumulation.
- C. A record of installation and a rolling log of operation and maintenance activities shall be retained for a minimum of three years. The log shall be made available to the Authorized Enforcement Agency upon request.
- D. Failure to properly maintain practices during and post construction is considered a violation of the stormwater permit.
- E. There are no proposed easements associated with the operation of the Stormwater Management System. Quality Fleet Services, Inc. will allow access to the public officials or their agents for inspection of the system at reasonable times.
- F. Quality Fleet Services, Inc. will notify the Town of South Hadley Planning Board if the facility were to change ownership to signify the end of their responsibility for operation and maintenance of the facility.
- G. Quality Fleet Services, Inc. acknowledges that after notice by the Permit Granting Authority to correct a violation requiring maintenance work, satisfactory correction are not made by Quality Fleet Services, Inc., within thirty days, the Department of Public Works may perform all necessary work to place the facility in proper working condition and place a municipal lien on the affected property as security for all of the cost assumed by the Town to perform the work.

Operator Information

Name(print): _____

Signature: _____

Address: Quality Fleet Services, Inc.
625 State Street, Belchertown, MA

Date: 6/15/15

Telephone: _____

Owner Information

Name(print): Nick Moynihan

Signature: _____

Address: The Moynihan Realty Group, LLC
625 State Street, Belchertown, MA

Date: 6/15/15

Telephone: (413) 695 - 3232

South Hadley Planning Board

Signature: _____

Date: _____