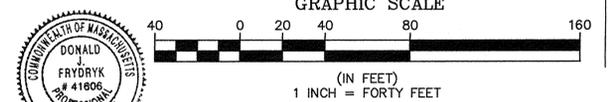


- NOTES:
- EXISTING CONDITIONS PLAN BASED ON FIELD WORK DONE BY THIS OFFICE APRIL 10-13, 2015 FOR THE PREPARATION OF THIS PLAN.
  - HORIZONTAL DATUM BASED ON NAD 83 AND VERTICAL DATUM BASED ON NAVD 88, BOTH TRANSFERRED TO SITE BY GPS METHODS.
  - THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY WORK. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.
  - LOCUS DEED REFERENCE: BOOK 11744, PAGE 330.
  - LOCUS PLAN REFERENCE: PLAN BOOK 131, PAGE 20.
  - LAND IS ZONED: INDUSTRIAL-A.
  - PROPERTY IS SHOWN AS PARCEL 118 ON THE TOWN OF SOUTH HADLEY ASSESSOR'S MAP 8.
  - ALL PRODUCT PILES SHALL BE REMOVED FROM PARCEL AS PART OF THIS WORK.

LEGEND & ABBREVIATIONS

□ S.B. FD.	STONE BOUND FOUND	BIT. CONC.	BITUMINOUS CONCRETE
□ C.B. FD.	CONCRETE BOUND FOUND	C.M.P.	CORRUGATED METAL PIPE
○ I.P. FD.	IRON PIN FOUND	C.P.P.	CORRUGATED PLASTIC PIPE
⊙ D.H. FD.	DRILL HOLE FOUND	A/C	AIR CONDITIONING
⊙ G.B. FD.	GUN BARREL FOUND	H/C	HANDICAPPED
○ I.B. FD.	IRON BAR FOUND	CONC.	CONCRETE
⊙	EXISTING SEWER MANHOLE	H.M.A.	HOT MIX ASPHALT
⊙	EXISTING DRAIN MANHOLE	W.G.	WATER GATE
□ CB	EXISTING CATCH BASIN	W.G.	WATER GATE
D	STORM DRAIN LINE	U.P.	UTILITY POLE
W	WATER LINE	GUY	GUY
S	SEWER LINE	SIGN	SIGN
G	GAS LINE	⊙	PROPOSED SEWER MANHOLE
OE	OVERHEAD WIRES	⊙	PROPOSED DRAIN MANHOLE
x	CHAIN LINK FENCE	□ CB	PROPOSED CATCH BASIN
o	BARB WIRE FENCE	W.G.	PROPOSED WATER GATE
—	BIT. CONC. BERM	W.G.	PROPOSED HYDRANT
—	GRANITE CURB	⊙	PROPOSED POLE MOUNTED LIGHT
-250	EXISTING CONTOUR	⊙	PROPOSED DOWNCAST FLOOD LIGHT
-250	PROPOSED CONTOUR		



NO.	DATE	BY	REVISIONS

**SHERMAN & FRYDRYK, LLC**  
*Land Surveying and Engineering*  
 3 Converse Street, Suite 203  
 Palmer, MA 01069

DESIGN: KTT  
 DRAFTING: JDG  
 CHECKED: KT  
 APPROVED: DJF

SCALE:  
 HORIZ: 1"=40'  
 VERT: N/A  
 DATE: 6/10/15

**EXISTING CONDITIONS  
 & DEMOLITION PLAN**

**QUALITY FLEET SERVICES, INC.**  
**SITE RE-DEVELOPMENT**  
 548 NEW LUDLOW ROAD  
 SOUTH HADLEY, MA

PROJECT NUMBER  
 14121B  
 SHEET NUMBER  
**1 OF 4**

**PARKING REQUIREMENTS:**  
 VEHICLE MAINTENANCE -  
 4 PARKING SPACES FOR EACH MAINTENANCE BAY.  
 13 BAYS TOTAL PROPOSED  
 - 52 PARKING SPACES REQUIRED

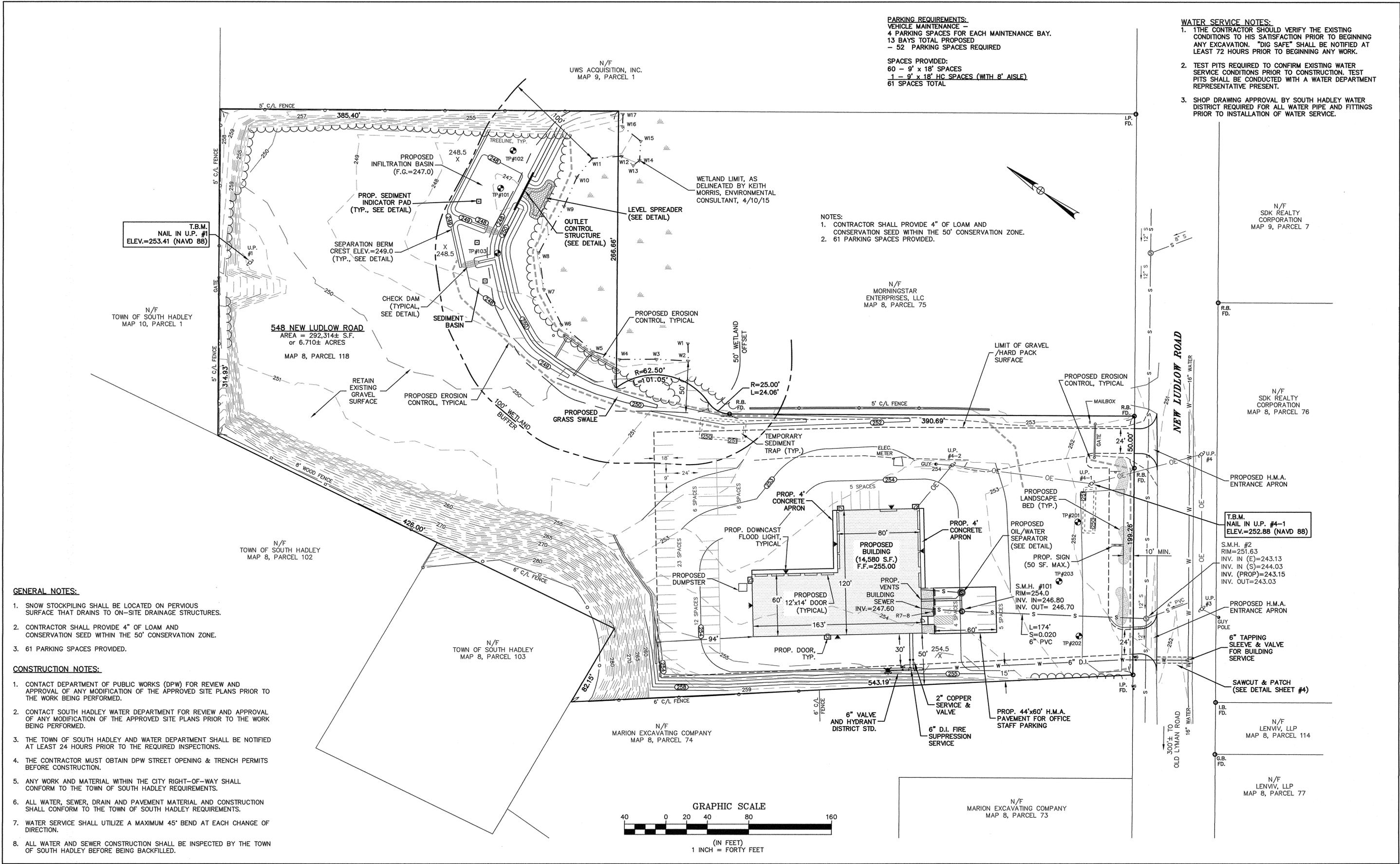
**SPACES PROVIDED:**  
 60 - 9' x 18' SPACES  
 1 - 9' x 18' HC SPACES (WITH 8' AISLE)  
 61 SPACES TOTAL

**WATER SERVICE NOTES:**

1. THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK.
2. TEST PITS REQUIRED TO CONFIRM EXISTING WATER SERVICE CONDITIONS PRIOR TO CONSTRUCTION. TEST PITS SHALL BE CONDUCTED WITH A WATER DEPARTMENT REPRESENTATIVE PRESENT.
3. SHOP DRAWING APPROVAL BY SOUTH HADLEY WATER DISTRICT REQUIRED FOR ALL WATER PIPE AND FITTINGS PRIOR TO INSTALLATION OF WATER SERVICE.

**NOTES:**

1. CONTRACTOR SHALL PROVIDE 4" OF LOAM AND CONSERVATION SEED WITHIN THE 50' CONSERVATION ZONE.
2. 61 PARKING SPACES PROVIDED.

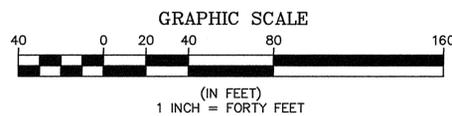


**GENERAL NOTES:**

1. SNOW STOCKPILING SHALL BE LOCATED ON PERVIOUS SURFACE THAT DRAINS TO ON-SITE DRAINAGE STRUCTURES.
2. CONTRACTOR SHALL PROVIDE 4" OF LOAM AND CONSERVATION SEED WITHIN THE 50' CONSERVATION ZONE.
3. 61 PARKING SPACES PROVIDED.

**CONSTRUCTION NOTES:**

1. CONTACT DEPARTMENT OF PUBLIC WORKS (DPW) FOR REVIEW AND APPROVAL OF ANY MODIFICATION OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
2. CONTACT SOUTH HADLEY WATER DEPARTMENT FOR REVIEW AND APPROVAL OF ANY MODIFICATION OF THE APPROVED SITE PLANS PRIOR TO THE WORK BEING PERFORMED.
3. THE TOWN OF SOUTH HADLEY AND WATER DEPARTMENT SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE REQUIRED INSPECTIONS.
4. THE CONTRACTOR MUST OBTAIN DPW STREET OPENING & TRENCH PERMITS BEFORE CONSTRUCTION.
5. ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE TOWN OF SOUTH HADLEY REQUIREMENTS.
6. ALL WATER, SEWER, DRAIN AND PAVEMENT MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE TOWN OF SOUTH HADLEY REQUIREMENTS.
7. WATER SERVICE SHALL UTILIZE A MAXIMUM 45° BEND AT EACH CHANGE OF DIRECTION.
8. ALL WATER AND SEWER CONSTRUCTION SHALL BE INSPECTED BY THE TOWN OF SOUTH HADLEY BEFORE BEING BACKFILLED.



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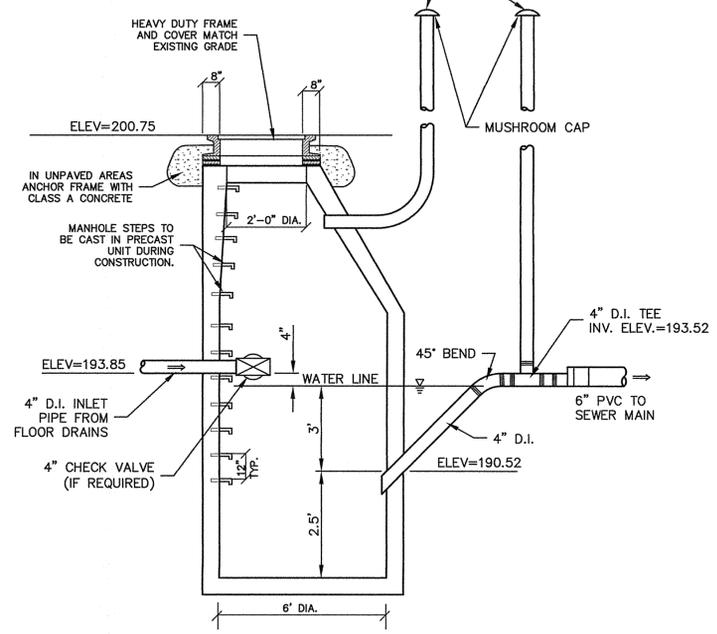
**SITE PLAN**

**QUALITY FLEET SERVICES, INC.**  
**SITE RE-DEVELOPMENT**  
 548 NEW LUDLOW ROAD  
 SOUTH HADLEY, MA

**PROJECT NUMBER**  
 14121B

**SHEET NUMBER**  
 2 OF 4

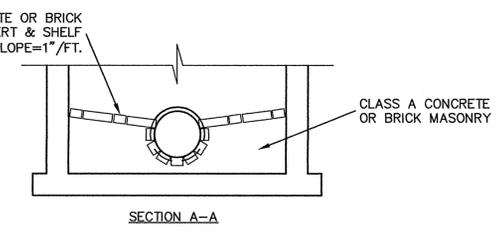
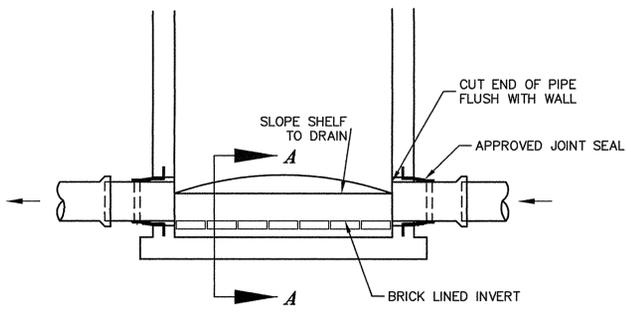
4" VENT - INSTALL PIPE BELOW GRADE W/2" MINIMUM COVER TO BUILDING EXTERIOR AND UP THE SIDE OF BUILDING. HEIGHT OF VENT SHALL BE IN ACCORDANCE WITH THE MASS. PLUMBING CODE



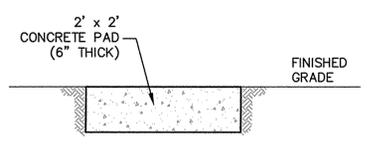
**OIL/WATER SEPARATOR DETAIL**  
NOT TO SCALE

**OIL/WATER SEPARATOR NOTES:**

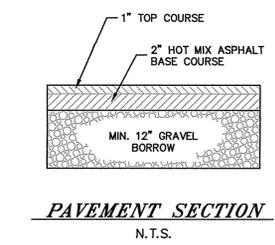
1. MANHOLE SYSTEM SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MASS. PLUMBING CODE.
2. INLET AND OUTLET SHOWN HAVE BEEN ROTATED FOR CLARITY. SEE PLAN FOR LAYOUT OF PIPES. PIPES SHALL NOT CONFLICT WITH STEPS OF MANHOLE.
3. MANHOLE SHALL BE FILLED WITH WATER BEFORE USING AND AFTER EMPTYING FOR PERIODIC CLEANING.
4. THE OWNER OF THE FACILITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PROPOSED OIL/WATER SEPARATOR.
5. THE OIL AND WATER SEPARATOR SHALL BE INSPECTED ON A MONTHLY BASIS. THE OIL/WATER INTERFACE SHALL BE MEASURED TO VERIFY THAT THE OIL LEVEL IS ABOVE THE 4" OUTLET PIPE AND NOT ENTERING THE MUNICIPAL SEWER SYSTEM.
6. A LOG OF EACH INSPECTION WILL BE RECORDED AND KEPT ON SITE, INCLUDING DATE OF INSPECTION, INSPECTOR'S NAME, AND LEVEL OF THE OIL/WATER INTERFACE.
7. WHEN OIL/WATER INTERFACE IS APPROXIMATELY ONE FOOT ABOVE THE OUTLET PIPE, ARRANGEMENTS SHALL BE MADE TO REMOVE THE COLLECTED OIL. COLLECTED OIL SHALL BE REMOVED, HAULED AND DISPOSED OF BY A LICENSED WASTE HAULER. A LOG OF THIS WORK SHALL BE KEPT ON SITE INCLUDING THE NAME OF THE HAULER AND COPIES OF OIL MANIFESTS AND DISPOSAL RECORDS.
8. 4" CHECK VALVE, IF REQUIRED, SHALL BE ACCESSABLE WITHIN OIL/WATER SEPARATOR MANHOLE.



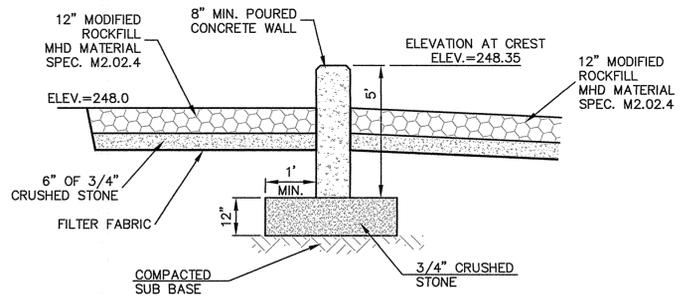
**BRICK INVERT & SHELF DETAIL**  
N.T.S.



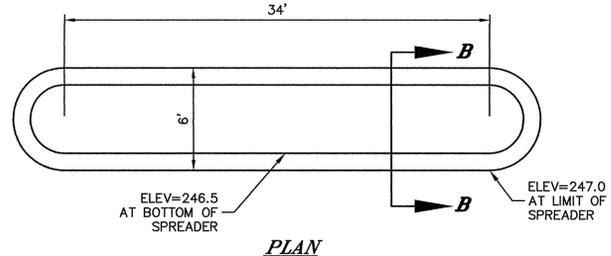
**SEDIMENT INDICATOR PAD**  
N.T.S.



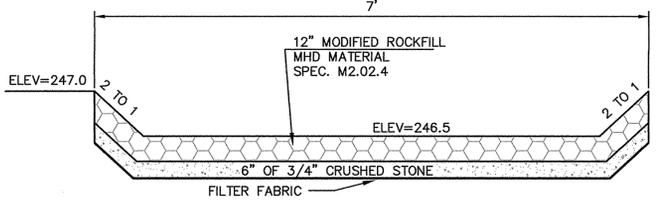
**PAVEMENT SECTION**  
N.T.S.



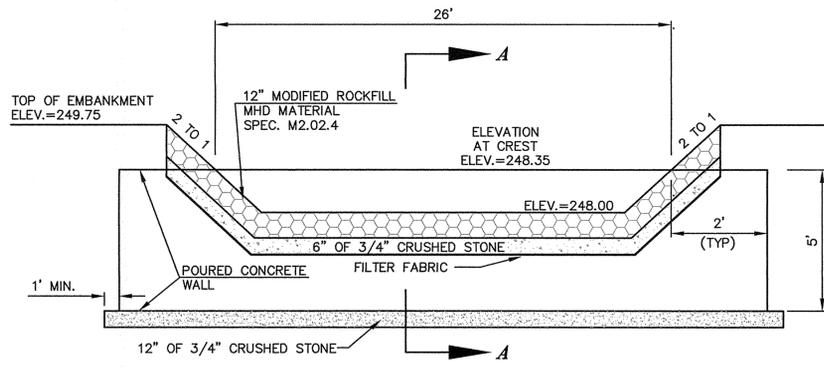
**BASIN OUTLET CONTROL - SECTION A-A**  
N.T.S.



**PLAN**



**RIP RAP SPREADER DETAIL**  
N.T.S.



**BASIN OUTLET CONTROL**  
N.T.S.

**PLANTING NOTES:**

1. 18" WIDE STONE APRON AROUND BUILDING WHERE NO PLANTINGS ARE PROPOSED.
2. LANDSCAPE BEDS SHALL BE VEGETATED WITH ORNAMENTAL TREES, BUSHES AND GROUND COVER.
3. ALL PLANTING IN 4" BARK MULCH BEDS ON WEED CONTROL FABRIC.
4. PLANTINGS MUST BE NATIVE LOCAL SPECIES PROVIDED BY LOCAL NURSERIES. INVASIVE PLANTS ARE NOT ALLOWED.
5. CONTRACTOR SHALL WARRANTY PLANTINGS FOR TWO YEARS. PLANTINGS THAT DIE MUST BE REPLACED.

**INFILTRATION BASIN SEEDING:**

SEED MIXTURE	LBS/100 S.F.
CREeping RED FESCUE	0.45
BIRDFOOT TREFOIL WITH INOCULATE	0.20
TALL FESCUE OR SMOOTH BROMEGRASS	0.45
TOTAL	1.10

**NOTES:**

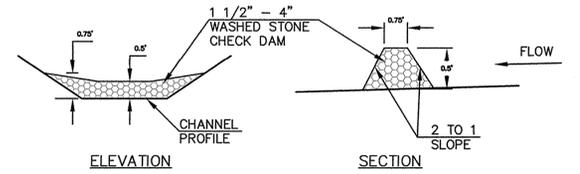
1. MOW YEARLY AFTER JULY.
2. PERMANENT SEEDING SHALL BE COMPLETED BETWEEN APRIL 15 - JUNE 15 OR AUGUST 15 - SEPTEMBER. USE ANNUAL RYEGRASS FOR TEMPORARY LATE SEASON SEEDING.

**EROSION CONTROL NOTES**

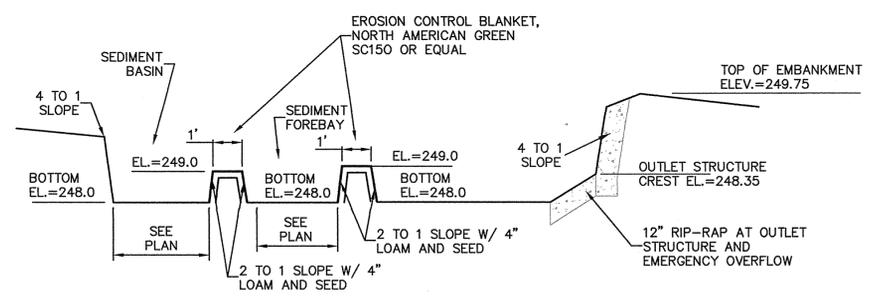
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. STABILIZATION OF ALL REGRADED AND SOIL STOCKPILE AREAS WILL BE INITIATED AND MAINTAINED DURING ALL PHASES OF CONSTRUCTION. STANDING POOLS OF WATER BEYOND THE 24-HOUR PERIOD AFTER A STORM AT EROSION CONTROLS SHALL REQUIRE RESTORATION TO NORMAL FUNCTION.
2. ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AND UPGRADED AS REQUIRED TO ACHIEVE PROPER SEDIMENT CONTROL DURING CONSTRUCTION. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY, REGARDLESS IF WORK IS PROCEEDING ON THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AS DEEMED NECESSARY BY ON SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES, OR BY FEDERAL/STATE/LOCAL GOVERNMENT INSPECTORS.
4. TEMPORARY SEDIMENT BASINS SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE AS SITE CONDITIONS WARRANT AND AS CONSTRUCTION PROGRESSES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
6. GRADE DURING FILL OPERATIONS SHALL NOT ALLOW RUNOFF DOWN SIDE SLOPES. AS FILL IS ELEVATED, GRADE TO DRAIN TO TEMPORARY SEDIMENT BASINS.
7. SILT FENCES SHALL BE INSPECTED PRIOR TO AND AFTER EVERY STORM.
8. STOCKPILES OF SOIL, SHALL BE SURROUNDED BY HAYBALES AND/OR SILT FENCE.
9. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION THAT WILL NOT BE PAVED SHALL BE GRADED SMOOTH AND 3" OF TOPSOIL AND SEED APPLIED AND SEEDING AND MULCHED. THESE AREAS SHALL BE MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER.
10. INTERIM STABILIZATION SHALL BE PROVIDED ON ANY DISTURBED AREA TO BE LEFT UN-FINISHED FOR MORE THAN 14 DAYS.
11. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL CLEAN ALL STORM DRAINAGE STRUCTURES, PIPES, CULVERTS, ETC.
12. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL SITE SOILS ARE STABILIZED.
13. IN ORDER TO AVOID TRACKING OF SOIL OFF SITE, THE CONTRACTOR SHALL MAINTAIN PAVEMENT OVER ALL AREAS TO THE EXTENT POSSIBLE. IF CONSTRUCTION VEHICLES ARE TO PASS OVER UNPAVED AREAS PRIOR TO LEAVING THE SITE, THE CONTRACTOR SHALL INSTALL AN ANTI-TRACKING PAD ALONG THE ACCESS ROAD, PRIOR TO REMAINING PAVED AREAS. ALL VEHICLES LEAVING THE SITE SHALL PASS OVER THE ANTI-TRACKING PAD PRIOR TO LEAVING THE SITE. THE CONTRACTOR SHALL MECHANICALLY SWEEP THE SITE AS NEEDED TO PREVENT TRACKING OF EARTH MATERIAL.

**MATERIAL NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 1988 MASS. HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS & BRIDGES AND THE 1994 SUPPLEMENTAL SPECIFICATIONS, AND THE 1977 CONSTRUCTION STANDARDS.
2. PIPE DESIGNATIONS:  
HDPE - CORRUGATED PLASTIC PIPE (TYPE N-12) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS OR APPROVED EQUAL.  
ASP - ALUMINIZED STEEL TYPE 2 PIPE (14 GAUGE) AS MANUFACTURED BY CONTECH CONSTRUCTION PRODUCTS OR APPROVED EQUAL.  
RCP - REINFORCED CONCRETE PIPE
3. GRAVEL BORROW SHALL MEET THE REQUIREMENTS OF MHD MATERIAL SPECIFICATION M1.03.0, TYPE B. LIFTS SHALL NOT EXCEED 4 INCHES COMPACTED. TOP 4 INCHES SHALL BE TYPE C.
4. COMPACTION SHALL BE BY APPROVED METHODS ONLY. VIBRATORY AND IMPACT METHODS SHALL BE USED WHENEVER POSSIBLE.



**CHECK DAM**  
N.T.S.

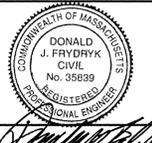


**INFILTRATION BASIN SECTION**  
N.T.S.

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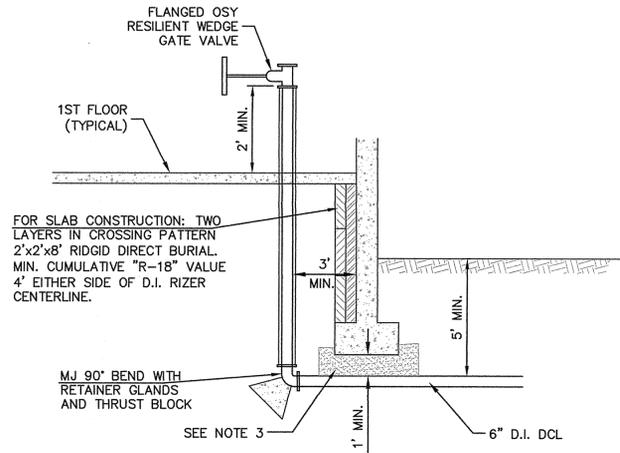


SCALE:  
HORZ: N/A  
VERT: N/A  
DATE: 6/10/15

**DETAILS**

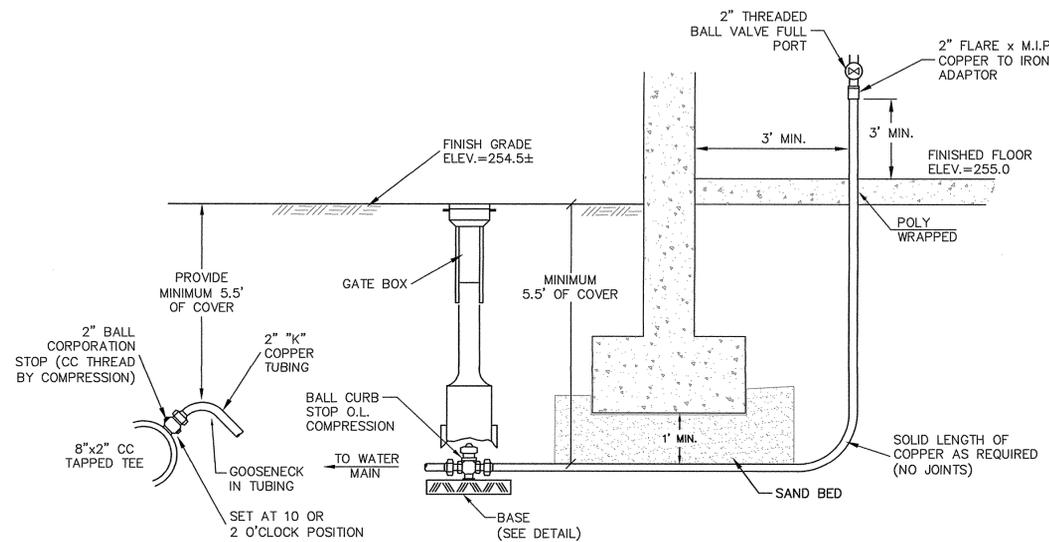
**QUALITY FLEET SERVICES, INC.**  
SITE RE-DEVELOPMENT  
548 NEW LUDLOW ROAD  
SOUTH HADLEY, MA

**PROJECT NUMBER**  
14121B  
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3 OF 4

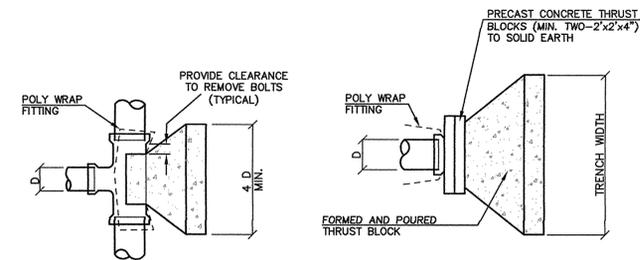


- NOTES:**
1. THIS DETAIL HAS BEEN PROVIDED AS A GENERAL DETAIL OF CONNECTIONS AT THE BUILDING. PLEASE REFER TO MECHANICAL DRAWINGS FOR ACTUAL LOCATION OF PIPE THROUGH WALL OR BENEATH THE FOOTING AND FOR DETAILS OF INTERIOR PIPING.
  2. BETWEEN THE BOTTOM OF THE FOOTING AND THE TOP OF PROPOSED MAIN, A SAND BEDDING WILL BE INSTALLED. ARCHITECT/STRUCTURAL ENGINEER TO DETERMINE IF ADDITIONAL REINFORCEMENT /SUPPORT OF EXISTING FOOTING WILL BE REQUIRED.
  3. BOTTOM OF WATER MAIN WILL HAVE AN 18" MINIMUM CLEARANCE FROM THE FLOOR AND/OR A 6" MINIMUM CLEARANCE FROM THE TOP OF THE FOOTING.

**WATER CONNECTION AT BUILDING**  
NOT TO SCALE



**2" DOMESTIC SERVICE**  
NOT TO SCALE



PLAN - TEE

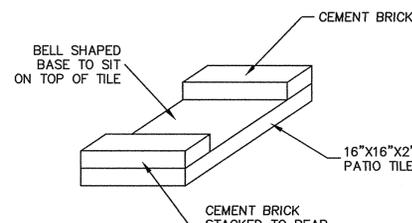
PLAN - CAP OR PLUG

PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.25
6	0.25
8	0.25
10	0.375
12	0.375
16	0.5

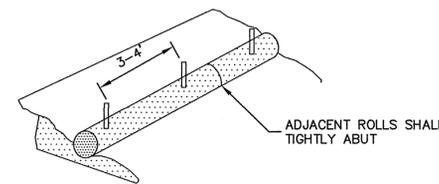
PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.25
6	0.375
8	0.5
10	0.5
12	0.75
16	1.0

PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.2
6	0.25
8	0.3
10	0.35
12	0.4
16	0.7

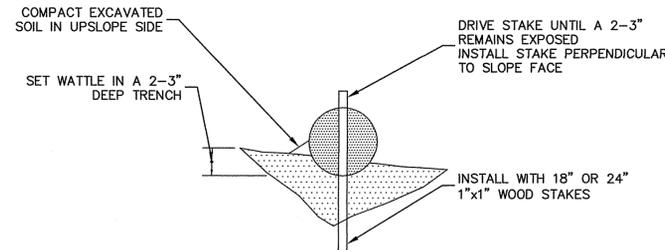
PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.25
6	0.3
8	0.5
10	0.7
12	1.0
16	1.6



**BASE DETAIL**  
NOT TO SCALE

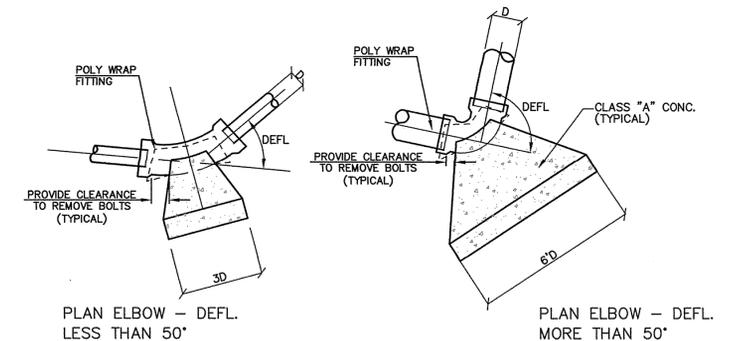


INSTALLATION DETAIL

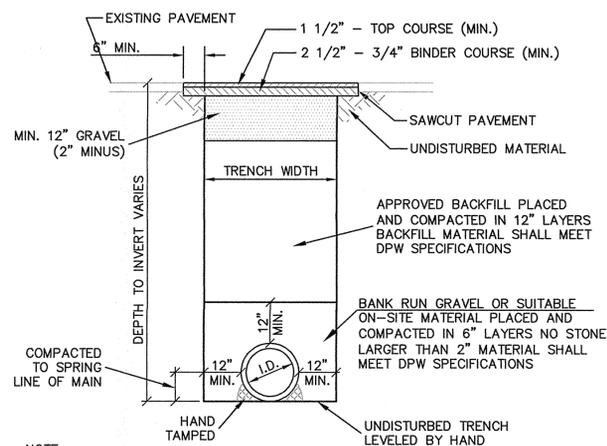


ENTRENCHMENT DETAIL

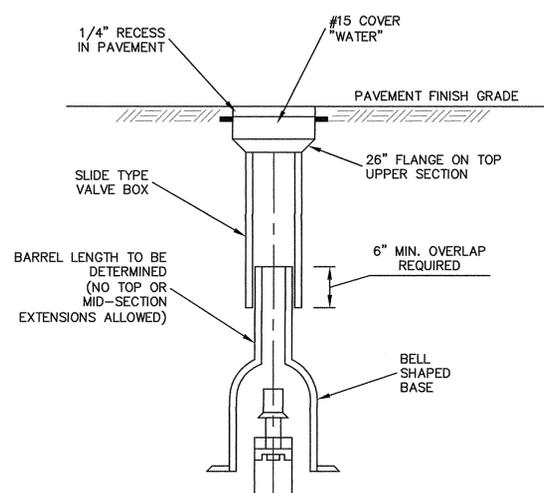
**WATTLE DETAIL**  
N.T.S.



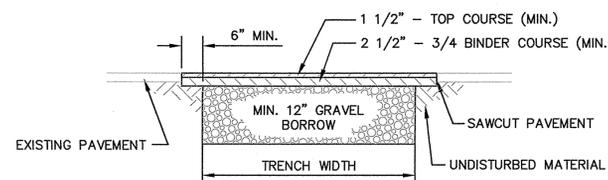
**CONCRETE THRUST BLOCKS**  
NOT TO SCALE



**TRENCH DETAIL**  
NOT TO SCALE



**GATE BOX DETAIL**  
NOT TO SCALE



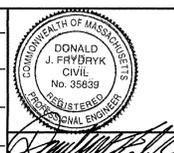
**PAVEMENT PATCH**  
NOT TO SCALE

- WATER SERVICE NOTES:**
1. THE CONTRACTOR SHOULD VERIFY THE EXISTING CONDITIONS TO HIS SATISFACTION PRIOR TO BEGINNING ANY EXCAVATION. "DIG SAFE" SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO BEGINNING ANY WORK. TOWN OF PALMER ROAD CUT PERMIT OBTAINED PRIOR TO ANY EXCAVATION.
  2. ANY UTILITY CROSSING ABOVE OR BELOW WATER MAIN SHALL BE BACK FILLED IN 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
  3. COMPACTION AROUND WATER SERVICE AND ONE (1) FOOT ABOVE WATER MAIN SHALL BE BACK FILLED IN 6" LIFTS AND MECHANICALLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
  4. SHOP DRAWING APPROVAL BY PALMER WATER DISTRICT REQUIRED FOR ALL WATER PIPE AND FITTINGS PRIOR TO INSTALLATION OF WATER SERVICE.
  5. CONTRACTOR SHALL SUPPLY NORTH AMERICAN CASTINGS ONLY.
  6. ALL MECHANICAL JOINTS WILL HAVE RETAINER GLANDS.
  7. ADJUSTMENT IN ELEVATION AT STREET LINE ONLY. MAINTAIN 8" SPRINKLER MAIN LEVEL UNDER FOUNDATION TO STREET LINE.
  8. WATER SERVICE CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PALMER WATER DISTRICT #1 SPECIFICATIONS.
  9. WHERE RODDING IS CALLED FOR, EACH JOINT SHALL BE: 2-TIE BOLTS, 2-RODS, 2-ROD WASHERS, 2-ROD NUTS.

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