

T.B.M. NAIL IN U.P. #1 ELEV.=253.41 (NAVD 88)

N/F TOWN OF SOUTH HADLEY MAP 10, PARCEL 1

548 NEW LUDLOW ROAD AREA = 292,314± S.F. or 6.710± ACRES MAP 8, PARCEL 118

N/F UWS ACQUISITION, INC. MAP 9, PARCEL 1

N/F SDK REALTY CORPORATION MAP 9, PARCEL 7

S.M.H. #1 RIM=250.18 INV. IN (E)=243.98 INV. IN (S)=244.88 INV. OUT=243.98

N/F SDK REALTY CORPORATION MAP 8, PARCEL 76

T.B.M. NAIL IN U.P. #4-1 ELEV.=252.88 (NAVD 88)

S.M.H. #2 RIM=251.63 INV. IN (E)=243.13 INV. IN (S)=244.03 INV. OUT=243.03

N/F LENNIV, LLP MAP 8, PARCEL 114

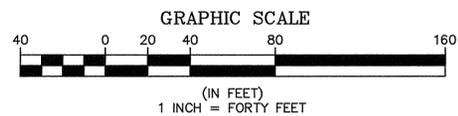
N/F LENNIV, LLP MAP 8, PARCEL 77

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.	H/C SPACE
□ CB	EXISTING CATCH BASIN	• W.G.	WATER GATE
D	STORM DRAIN LINE	⊙ U.P.	HYDRANT
W	WATER LINE	•	UTILITY POLE
S	SEWER LINE	•	GUY
C	GAS LINE	•	SIGN
OE	OVERHEAD WIRES	⊙	PROPOSED SEWER MANHOLE
X	CHAIN LINK FENCE	⊙	PROPOSED DRAIN MANHOLE
o	BARB WIRE FENCE	□ CB	PROPOSED CATCH BASIN
—	BIT. CONC. BERM	• W.G.	PROPOSED WATER GATE
—	GRANITE CURB	•	PROPOSED HYDRANT
—	EXISTING CONTOUR	•	PROPOSED POLE MOUNTED LIGHT
—	PROPOSED CONTOUR	•	PROPOSED DOWNCAST FLOOD LIGHT



NO.	DATE	BY	REVISIONS
1	7/17/15	KTT	EXISTING DETAIL ADDED WITHIN NO-DISTURB CONSERVATION ZONE
2	8/19/15	KTT	RESPONSE TO PEER REVIEW COMMENTS

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

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

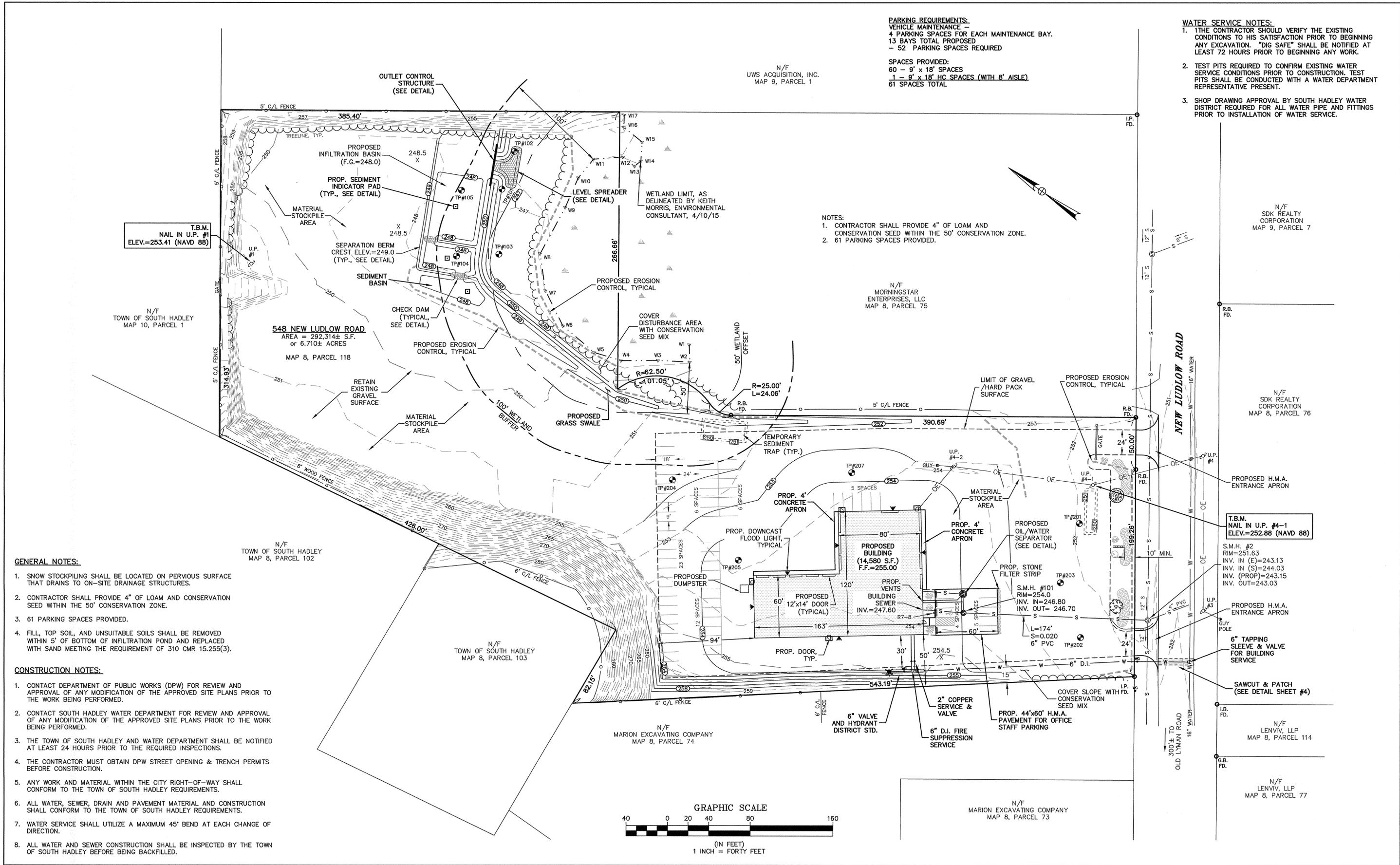


SCALE:
 HORZ: 1"=40'
 VERT: N/A
 DATE: 6/10/15

EXISTING CONDITIONS & DEMOLITION PLAN

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

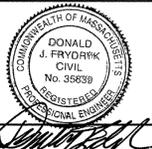
PROJECT NUMBER
14121B
SHEET NUMBER
1 OF 5



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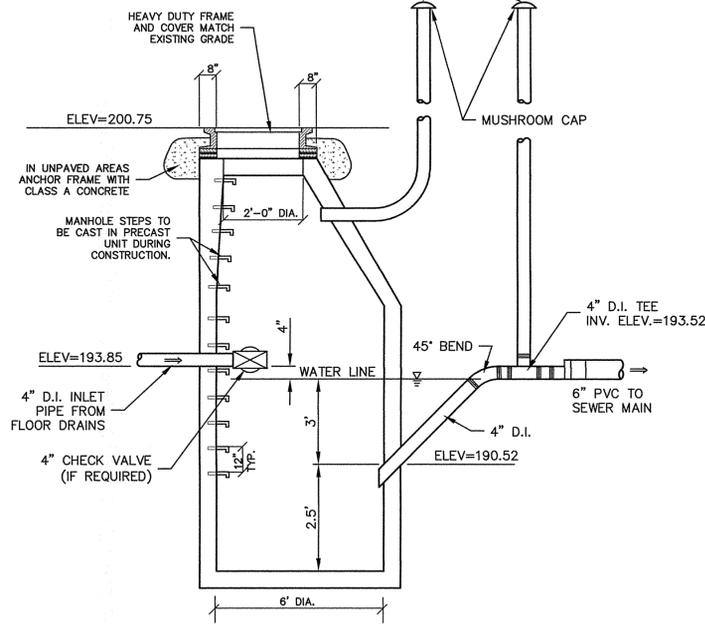
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SITE PLAN

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

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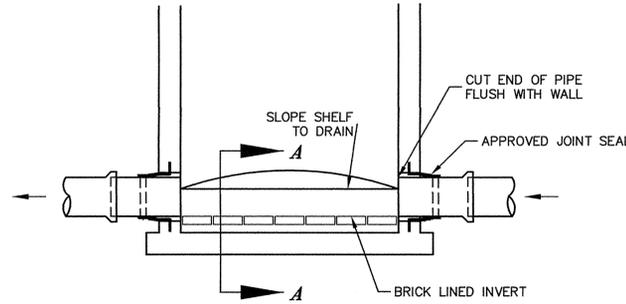
4" VENT - INSTALL PIPE BELOW GRADE W/2" MINIMUM COVER TO BUILDING EXTERIOR AND UP THE SIDE OF BUILDING. HEIGHT OF VENT SHALL BE IN ACCORDANCE WITH THE MASS. PLUMBING CODE



OIL/WATER SEPARATOR DETAIL
NOT TO SCALE

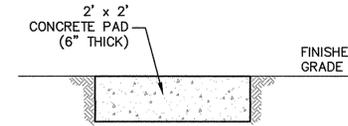
OIL/WATER SEPARATOR NOTES:

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.



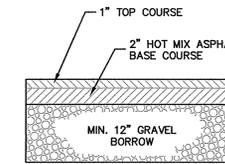
NOTE: PRIOR TO CONSTRUCTION EXISTING MANHOLE SHALL BE INSPECTED FOR STRUCTURAL INTEGRITY. CONTRACTOR SHALL CONSTRUCT BRICK INVERT ACROSS BASE OF SEWER MANHOLE

BRICK INVERT & SHELF DETAIL
N.T.S.

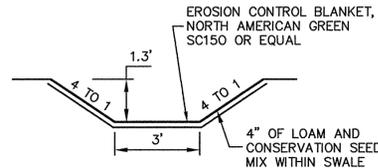


NOTE: SEDIMENT TO BE REMOVED WHEN LEVEL REACHES 1" OVER CONCRETE PAD.

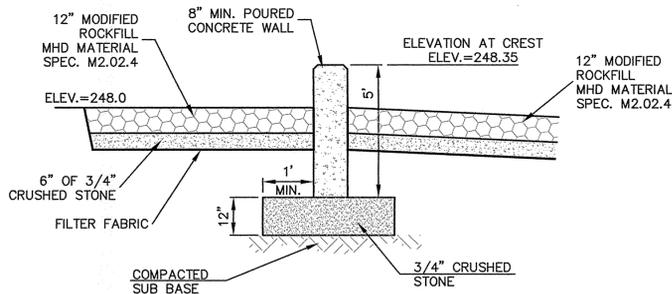
SEDIMENT INDICATOR PAD
N.T.S.



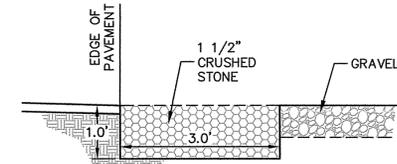
PAVEMENT SECTION
N.T.S.



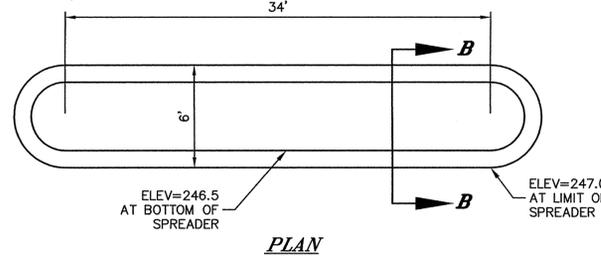
GRASS SWALE
N.T.S.



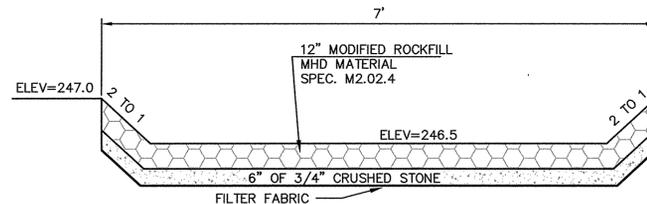
BASIN OUTLET CONTROL - SECTION A-A
N.T.S.



STONE FILTER STRIP
N.T.S.



PLAN

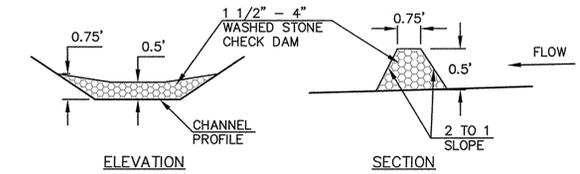


SECTION B-B

RIP RAP SPREADER DETAIL
N.T.S.

MATERIAL NOTES

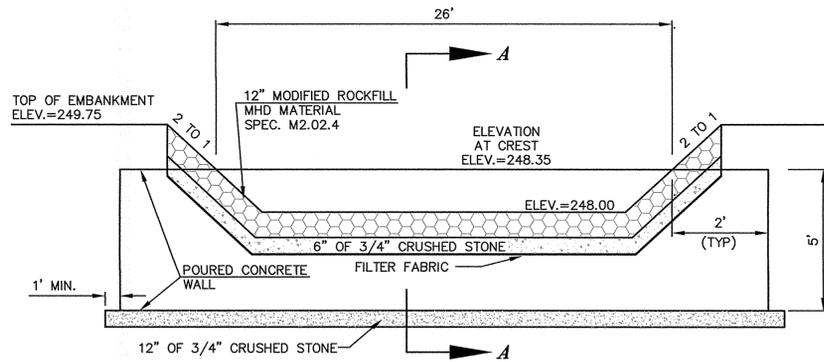
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE 1988 MASS. HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS & BRIDGES AND THE 1994 SUPPLEMENTAL SPECIFICATIONS, AND THE 1977 CONSTRUCTION STANDARDS.
2. PIPE DESIGNATIONS:
HDPE - CORRUGATED PLASTIC PIPE (TYPE N-12) AS 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.



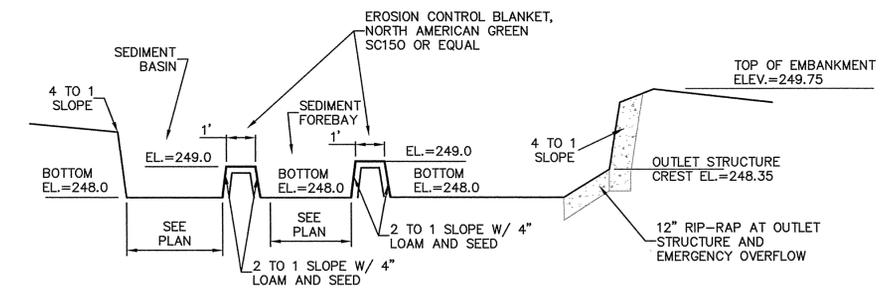
ELEVATION

SECTION

CHECK DAM
N.T.S.



BASIN OUTLET CONTROL
N.T.S.



INFILTRATION BASIN SECTION
N.T.S.

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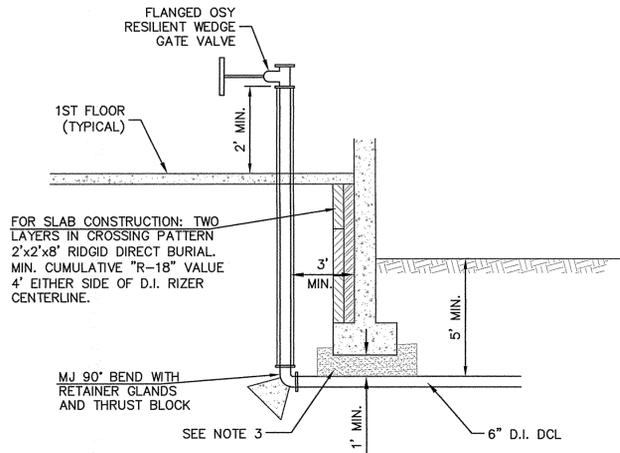


SCALE:
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DETAILS

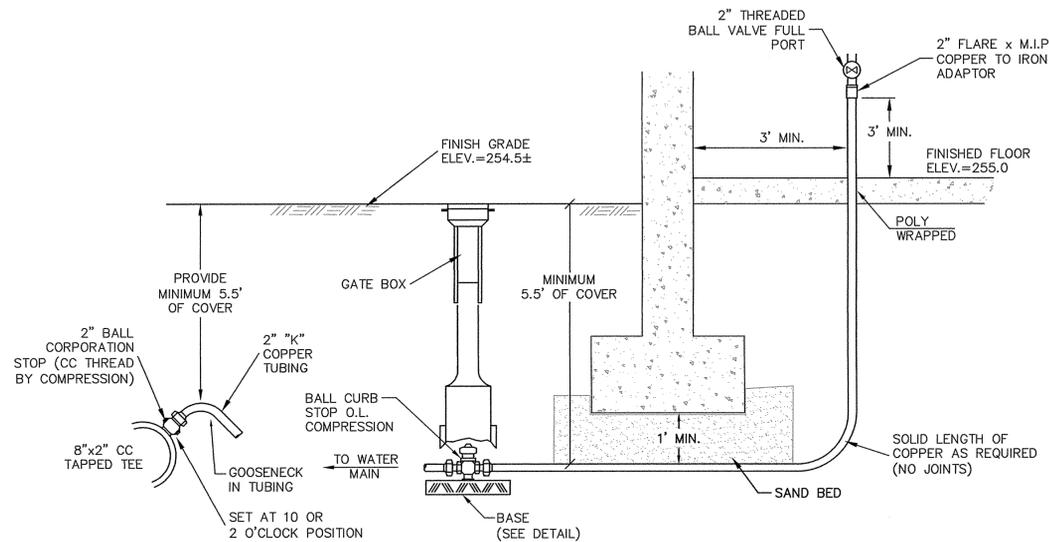
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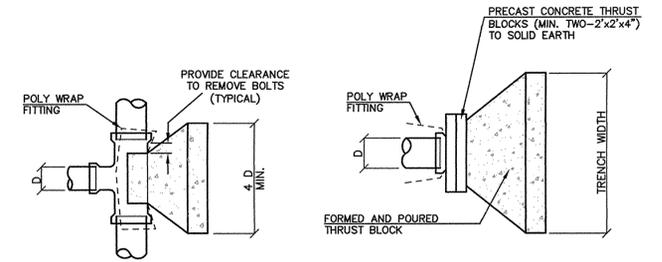


- NOTES:**
1. THIS DETAIL HAS BEEN PROVIDED AS A GENERAL DETAIL OF CONNECTIONS AT THE BUILDING. PLEASE REFER TO MECHANICAL DRAWINGS FOR ACTUAL LOCATION OF PIPE THROUGH WALL OR BENEATH THE FOOTING AND FOR DETAILS OF INTERIOR PIPING.
 2. BETWEEN THE BOTTOM OF THE FOOTING AND THE TOP OF PROPOSED MAIN, A 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

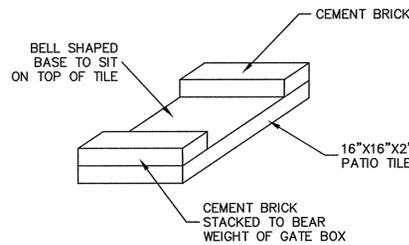
PLAN - CAP OR PLUG

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

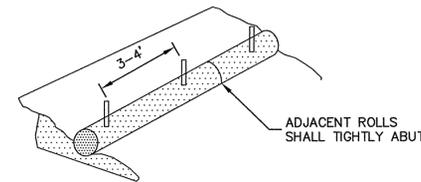
PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.25
6	0.375
8	0.5
10	0.5
12	0.75
16	1.0

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

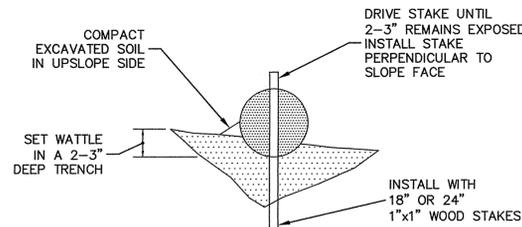
PIPE DIA. (INCHES)	MINIMUM THRUST BLOCK VOLUME (CUBIC YARD)
4	0.25
6	0.3
8	0.5
10	0.7
12	1.0
16	1.6



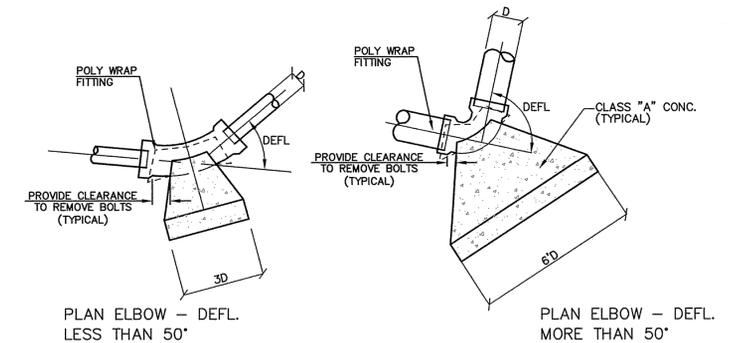
BASE DETAIL
NOT TO SCALE



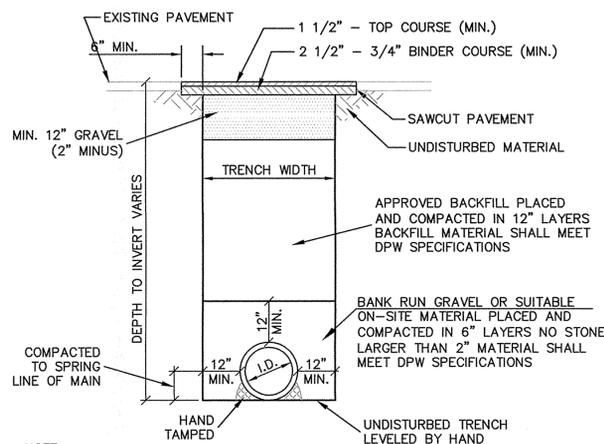
INSTALLATION DETAIL



ENTRENCHMENT DETAIL
WATTLE DETAIL
N.T.S.

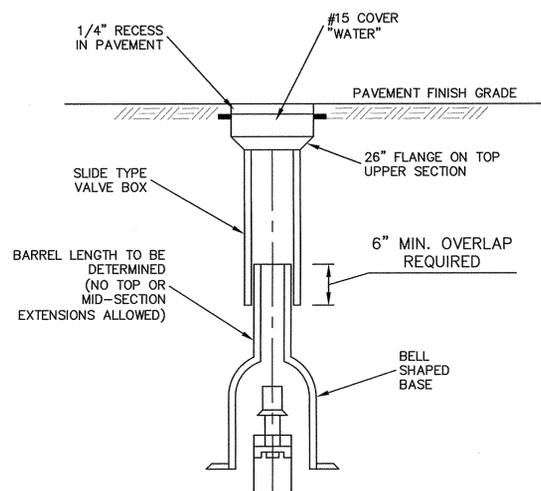


CONCRETE THRUST BLOCKS
NOT TO SCALE

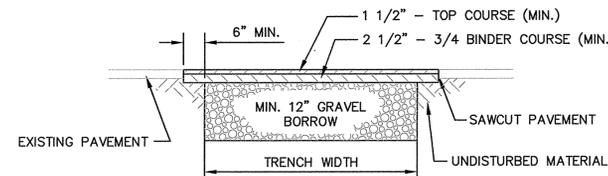


NOTE:
CONTRACTOR SHALL HAND BACKFILL AND TAMP UNDER PIPE. BACKFILL TO SPRING LINE OF PIPE AND COMPACT.

TRENCH DETAIL
NOT TO SCALE



GATE BOX DETAIL
NOT TO SCALE



NOTES:
1. PAVEMENT PATCHING WITHIN THE PUBLIC WAY SHALL BE, AT A MINIMUM, THE SAME PAVEMENT MATERIALS AND THICKNESS AS EXISTING.
2. ALL EXCAVATIONS WITHIN THE PUBLIC WAY SHALL BE BACKFILLED AND MECHANICALLY COMPACTED TO OBTAIN 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM STANDARD D698, METHOD C AND AMENDMENTS THERETO.

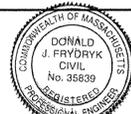
PAVEMENT PATCH
NOT TO SCALE

- 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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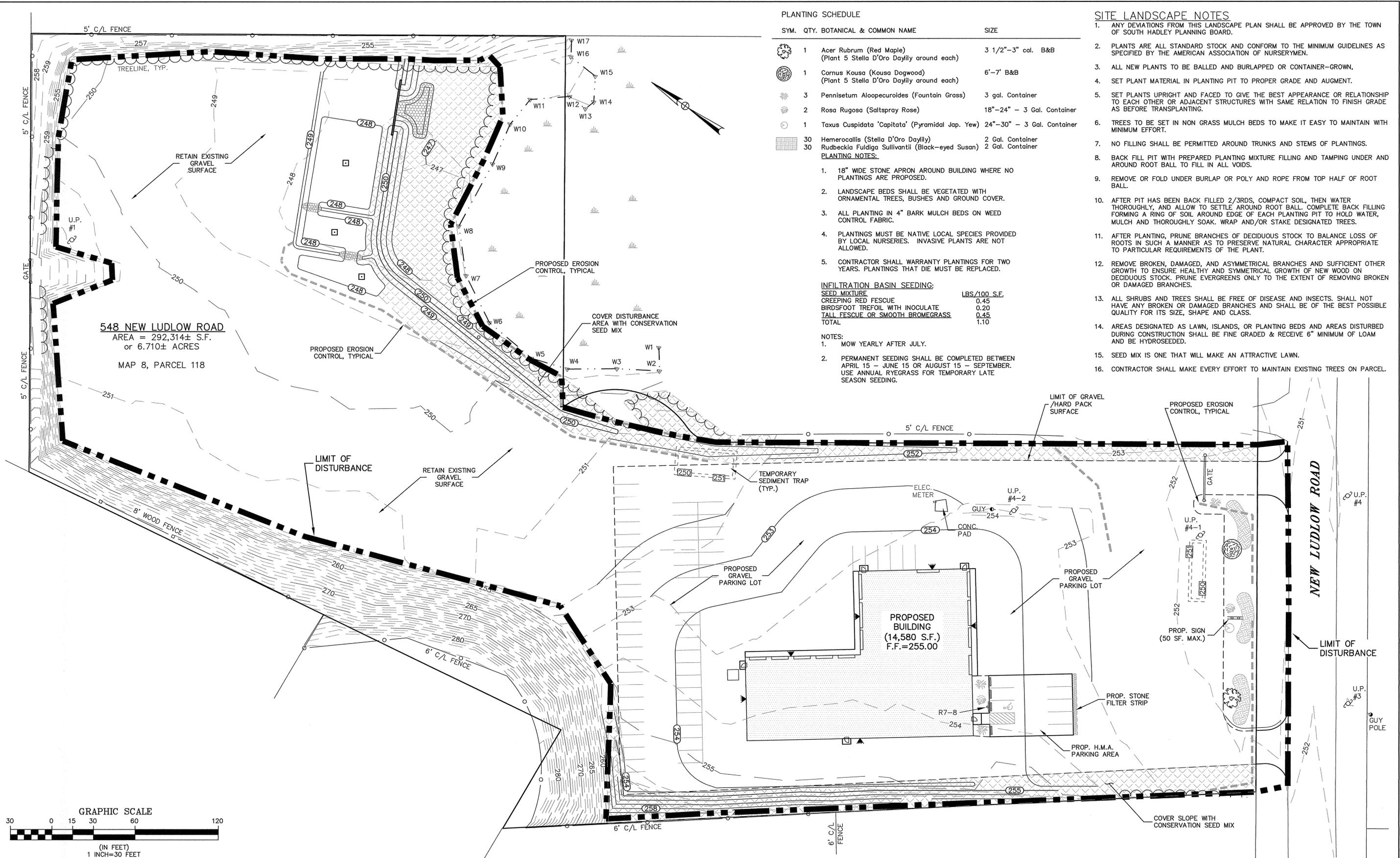


SCALE:
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DETAILS

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

PROJECT NUMBER
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4 OF 5



PLANTING SCHEDULE

SYM.	QTY.	BOTANICAL & COMMON NAME	SIZE
	1	Acer Rubrum (Red Maple) (Plant 5 Stella D'Oro Daylily around each)	3 1/2"-3" cal. B&B
	1	Cornus Kousa (Kousa Dogwood) (Plant 5 Stella D'Oro Daylily around each)	6'-7' B&B
	3	Pennisetum Alopecuroides (Fountain Grass)	3 Gal. Container
	2	Rosa Rugosa (Saltspray Rose)	18"-24" - 3 Gal. Container
	1	Taxus Cuspidata 'Capitata' (Pyramidal Jap. Yew)	24"-30" - 3 Gal. Container
	30	Hemerocallis (Stella D'Oro Daylily)	2 Gal. Container
	30	Rudbeckia Fuldiga Sullivantii (Black-eyed Susan)	2 Gal. Container

PLANTING NOTES:

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

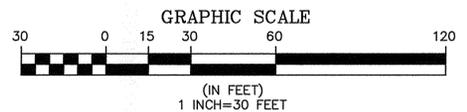
INFILTRATION BASIN SEEDING:

SEED MIXTURE	LBS/100 S.F.
CREeping RED FESCUE	0.45
BIRD'SFOOT 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.

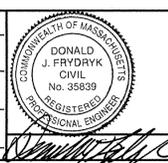
- SITE LANDSCAPE NOTES**
1. ANY DEVIATIONS FROM THIS LANDSCAPE PLAN SHALL BE APPROVED BY THE TOWN OF SOUTH HADLEY PLANNING BOARD.
 2. PLANTS ARE ALL STANDARD STOCK AND CONFORM TO THE MINIMUM GUIDELINES AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 3. ALL NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN.
 4. SET PLANT MATERIAL IN PLANTING PIT TO PROPER GRADE AND AUGMENT.
 5. SET PLANTS UPRIGHT AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURES WITH SAME RELATION TO FINISH GRADE AS BEFORE TRANSPLANTING.
 6. TREES TO BE SET IN NON GRASS MULCH BEDS TO MAKE IT EASY TO MAINTAIN WITH MINIMUM EFFORT.
 7. NO FILLING SHALL BE PERMITTED AROUND TRUNKS AND STEMS OF PLANTINGS.
 8. BACK FILL PIT WITH PREPARED PLANTING MIXTURE FILLING AND TAMPING UNDER AND AROUND ROOT BALL TO FILL IN ALL VOIDS.
 9. REMOVE OR FOLD UNDER BURLAP OR POLY AND ROPE FROM TOP HALF OF ROOT BALL.
 10. AFTER PIT HAS BEEN BACK FILLED 2/3RDS, COMPACT SOIL, THEN WATER THOROUGHLY, AND ALLOW TO SETTLE AROUND ROOT BALL. COMPLETE BACK FILLING FORMING A RING OF SOIL AROUND EDGE OF EACH PLANTING PIT TO HOLD WATER, MULCH AND THOROUGHLY SOAK. WRAP AND/OR STAKE DESIGNATED TREES.
 11. AFTER PLANTING, PRUNE BRANCHES OF DECIDUOUS STOCK TO BALANCE LOSS OF ROOTS IN SUCH A MANNER AS TO PRESERVE NATURAL CHARACTER APPROPRIATE TO PARTICULAR REQUIREMENTS OF THE PLANT.
 12. REMOVE BROKEN, DAMAGED, AND ASYMMETRICAL BRANCHES AND SUFFICIENT OTHER GROWTH TO ENSURE HEALTHY AND SYMMETRICAL GROWTH OF NEW WOOD ON DECIDUOUS STOCK. PRUNE EVERGREENS ONLY TO THE EXTENT OF REMOVING BROKEN OR DAMAGED BRANCHES.
 13. ALL SHRUBS AND TREES SHALL BE FREE OF DISEASE AND INSECTS. SHALL NOT HAVE ANY BROKEN OR DAMAGED BRANCHES AND SHALL BE OF THE BEST POSSIBLE QUALITY FOR ITS SIZE, SHAPE AND CLASS.
 14. AREAS DESIGNATED AS LAWN, ISLANDS, OR PLANTING BEDS AND AREAS DISTURBED DURING CONSTRUCTION SHALL BE FINE GRADED & RECEIVE 6" MINIMUM OF LOAM AND BE HYDROSEEDING.
 15. SEED MIX IS ONE THAT WILL MAKE AN ATTRACTIVE LAWN.
 16. CONTRACTOR SHALL MAKE EVERY EFFORT TO MAINTAIN EXISTING TREES ON PARCEL.



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1	7/17/15	KTT	EXISTING DETAIL ADDED WITHIN NO-DISTURB CONSERVATION ZONE
2	8/19/15	KTT	RESPONSE TO PEER REVIEW COMMENTS

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

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



SCALE:
 HORZ: 1"=30'
 VERT: N/A
 DATE: 6/10/15

LANDSCAPE PLAN

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

PROJECT NUMBER
 14121B
SHEET NUMBER
 5 OF 5