

SITE PLAN APPROVED

PLANNING BOARD CHAIRMAN

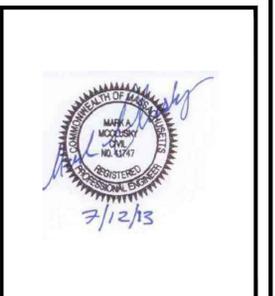
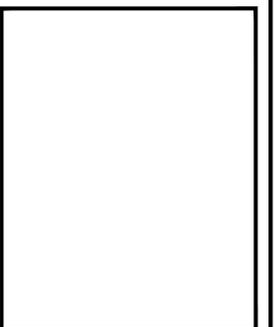
SMALL RETAIL DEVELOPMENT

SOUTH HADLEY SQUARE

WILLIMANSETT ST (RT 33) & OLD LYMAN RD
SOUTH HADLEY, MA 01075



116 PLEASANT STREET
SUITE 302-A
P.O. BOX 692
EASTHAMPTON, MA 01027
TEL: (413) 588-8139
FAX: (413) 517-0590



GENERAL NOTES

- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- THE ARCHITECT/ENGINEER HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE PROJECT OWNER'S REPRESENTATIVE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
- THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
- THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS / CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE, UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY CONSTRUCTION CONTROL SURVEYS, ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED TO CONSTRUCT ALL IMPROVEMENTS AS SHOWN HEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT OWNER'S REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED BY THE PROJECT OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
- ALL UNDERGROUND UTILITY INFORMATION WAS DETERMINED FROM SURFACE INVESTIGATIONS AND EXISTING PLANS OF RECORD. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY SITE WORK. CALL DIG-SAFE AT 1-888-DIG SAFE (1-888-344-7233) A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.



SHEET INDEX

SHT. NO.	DESCRIPTION	REV. NO.
T-1	TITLE SHEET	0
C-1	EXISTING CONDITIONS PLAN	0
C-2	LAYOUT & MATERIALS PLAN	0
C-3	GRADING PLAN	0
C-4	LANDSCAPE PLAN	0
A-1	CONSTRUCTION NOTES	0
A-2	DETAILS	0
A-3	DETAILS	0
A-4	DETAILS	0
L-1	LUMINARY PLAN	0
	ARCHITECTURAL RENDERING	

PROJECT SUMMARY

SITE NUMBER: CVL-12-024
 SITE NAME: SOUTH HADLEY SQUARE
 SITE ADDRESS: WILLIMANSETT ST (RT 33) & OLD LYMAN ROAD SOUTH HADLEY, MA
 ASSESSOR'S MAP & LOT #: MAP: 14 LOT: 66
 CURRENT OWNER: KHC-SOUTH HADLEY ASSOCIATES, LLC
 C/O AVR REALTY COMPANY, LLC
 1 EXECUTIVE BOULEVARD, 4TH FLOOR
 YONKERS, NY 10701
 DEED BOOK/PAGE: 5245-294
 CONSTRUCTION TYPE: 6000 SF RETAIL
 PREPARED FOR: BRIAN FERRUCCIARI, DIR. OF PUBLIC AFFAIRS
 KHC-SOUTH HADLEY ASSOCIATES, LLC
 C/O AVR REALTY COMPANY, LLC
 1 EXECUTIVE BOULEVARD, 4TH FLOOR
 YONKERS, NY 10701
 SOUTH HADLEY PLANNING BOARD: JEFF SQUIRE - CHAIR
 MARK CAVANAUGH - VICE CHAIR
 HELEN FANTINI - CLERK
 JOAN ROSNER - FINANCIAL SECRETARY
 MELISSA O'BRIEN - MEMBER

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROJECT NO: CVL-12-024

DRAWN BY: SB

CHECKED BY: MM

SUBMITTALS

NO.	DATE	DESCRIPTION
0	05-30-13	ORIGINAL CONCEPT

CVL-12-024
SOUTH HADLEY SQUARE RETAIL DEVELOPMENT

SHEET TITLE

TITLE SHEET

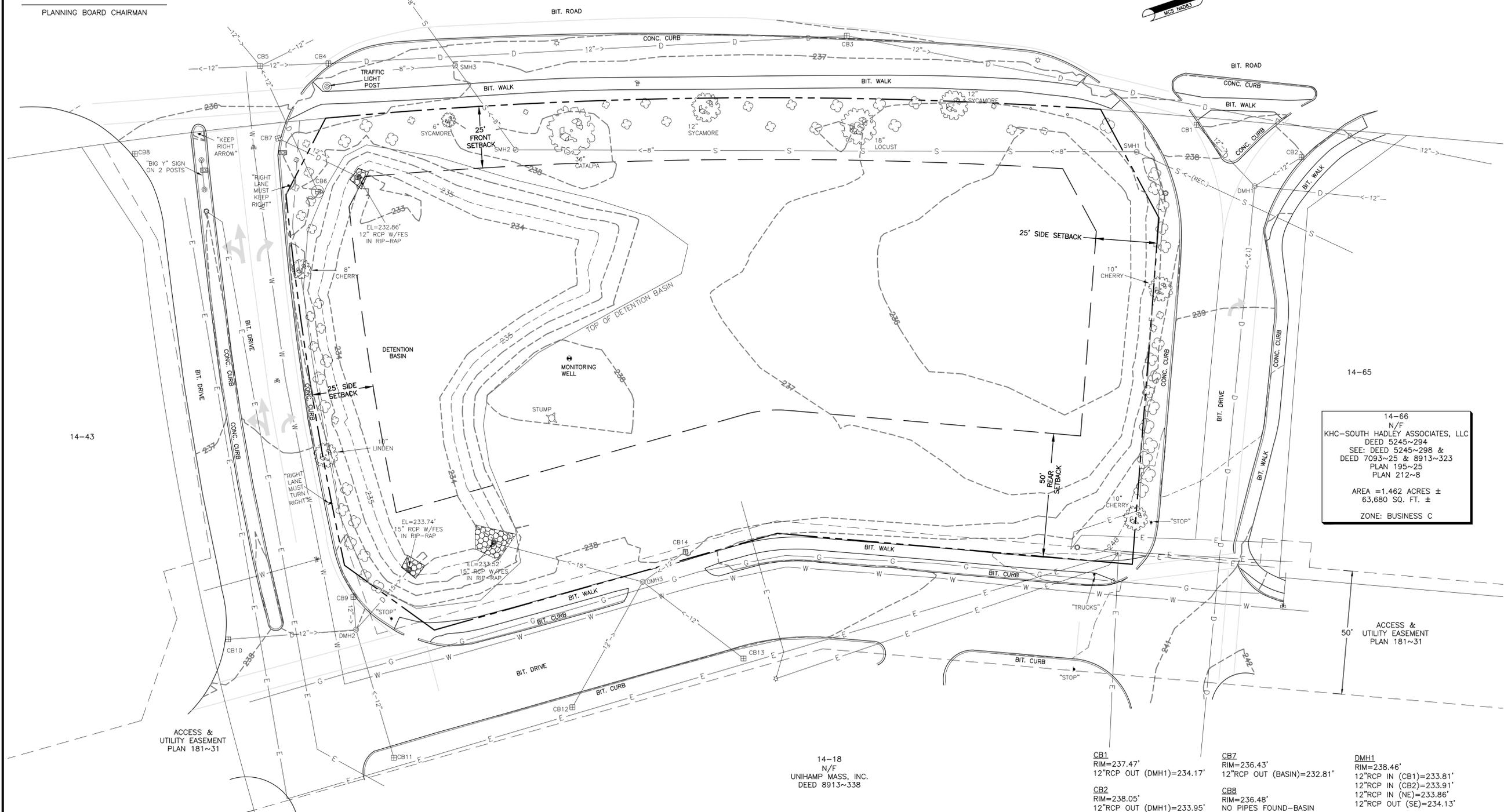
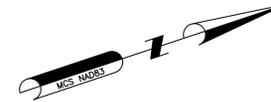
SHEET NUMBER

T-1

SITE PLAN APPROVED

PLANNING BOARD CHAIRMAN

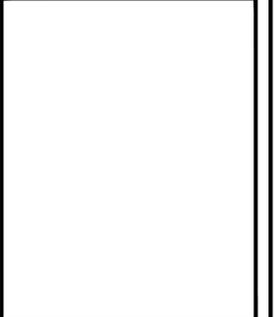
WILLIMANSETT STREET - ROUTE 33



14-66
N/F
KHC-SOUTH HADLEY ASSOCIATES, LLC
DEED 5245-294
SEE: DEED 5245-298 & 8913-323
PLAN 195-25
PLAN 212-8
AREA = 1.462 ACRES ±
63,680 SQ. FT. ±
ZONE: BUSINESS C

Hudson Design Group, LLC
116 PLEASANT STREET
SUITE 302-A
P.O. BOX 692
EASTHAMPTON, MA 01027
TEL: (413) 588-8139
FAX: (413) 517-0590

IN ASSOCIATION WITH:
NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST., SUITE 302
P.O. BOX 109
EASTHAMPTON, MA 01027
(413) 203-5144



PROJECT NO: CVL-12-024
DRAWN BY: SB
CHECKED BY: MM

SUBMITTALS

0	05-30-13	ORIGINAL CONCEPT
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CVL-12-024
SOUTH HADLEY SQUARE RETAIL DEVELOPMENT

SHEET TITLE
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-1

LEGEND

N/F	NOW OR FORMERLY	D	DRAIN	---	LOCUS PROPERTY LINE
CONC.	CONCRETE	C	COMMUNICATION	---	ABUTTING PROPERTY LINE
BIT.	BITUMINOUS CONCRETE	E	ELECTRIC	---	EASEMENT LINE
☆	LIGHT POST	G	GAS	---	UNDERGROUND UTILITY LINE
⊙	POST	S	SEWER	---	MAJOR CONTOUR LINE
⊞	CATCH BASIN	W	WATER	---	MINOR CONTOUR LINE
⊙	PIPE OUTLET	⊙	MANHOLE	---	WHITE PAINTED LINE
⊙	DECIDUOUS TREE	⊞	METER	---	YELLOW PAINTED LINE
⊙	CONIFEROUS TREE	⊞	BOX		
⊙	SHRUB/BUSH	⊞	GAS/WATER GATE		



NOTES:

- FIELD SURVEY BY EDM TOTAL STATION.
- THE HORIZONTAL DATUM OF THIS PLAN IS MCS NAD83, THE VERTICAL DATUM IS NGVD88, & ARE BASED ON A GPS SURVEY USING POST-PROCESSED DUAL FREQUENCY GPS DATA.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, AND PLANS OF RECORD. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF THESE UTILITIES AND MAY NOT SHOW ALL OF THE UTILITIES WHICH EXIST WITHIN THE PREMISES SURVEYED. CONTACT DIG-SAFE AT 1-888-344-7233 BEFORE EXCAVATION.

CB1 RIM=237.47' 12"RCP OUT (DMH1)=234.17'	CB7 RIM=236.43' 12"RCP OUT (BASIN)=232.81'	DMH1 RIM=238.46' 12"RCP IN (CB1)=233.81' 12"RCP IN (CB2)=233.91' 12"RCP IN (NE)=233.86' 12"RCP OUT (SE)=234.13'
CB2 RIM=238.05' 12"RCP OUT (DMH1)=233.95'	CB8 RIM=236.48' NO PIPES FOUND-BASIN	DMH2 RIM=238.00' 12"RCP IN (CB11)=233.60' 12"RCP IN (CB10)=233.80' 12"RCP IN (CB9)=233.73' 15"RCP OUT (BASIN)=233.48'
CB3 RIM=235.86' 12"RCP IN (CB4)=231.86' 12"RCP OUT (NE)=231.86'	CB9 RIM=237.86' 12"RCP OUT (DMH2)=233.82'	DMH3 RIM=238.19' 12"RCP IN (CB14)=233.85' 12"RCP IN (CB13)=233.81' 12"RCP IN (CB12)=234.04' 15"RCP OUT (BASIN)=233.91'
CB4 RIM=235.31' 12"RCP IN (CB5)=230.11' 12"RCP OUT (CB4)=230.01'	CB10 RIM=237.81' 12"RCP OUT (DMH2)=234.04'	DMH3 RIM=238.19' 12"RCP IN (CB14)=233.85' 12"RCP IN (CB13)=233.81' 12"RCP IN (CB12)=234.04' 15"RCP OUT (BASIN)=233.91'
CB5 RIM=235.11' 12"RCP IN (CB6)=230.06' 12"RCP IN (S)=230.16' 12"RCP IN (SW)=229.96' 12"RCP IN (NW)=230.11' 12"RCP OUT (CB4)=229.76'	CB11 RIM=238.33' 12"RCP OUT (DMH2)=233.95'	SMH1 RIM=237.74' BACKED UP-PIPES NOT VISIBLE
CB6 RIM=237.17' 12"RCP OUT (CB5)=230.55'	CB12 RIM=238.48' 12"RCP OUT (DMH3)=N/A	SMH2 RIM=238.21' 8"PVC IN (SMH1)=231.56' 8"PVC OUT (SMH3)=231.47'
	CB13 RIM=238.83' 12"RCP OUT (DMH3)=233.78'	SMH3 RIM=237.22' 8"PVC IN (SMH2)=230.97' 8"PVC IN (S)=230.42' 8"PVC OUT (SW)=230.16'
	CB14 RIM=238.40' 12"RCP OUT (DMH3)=233.86'	

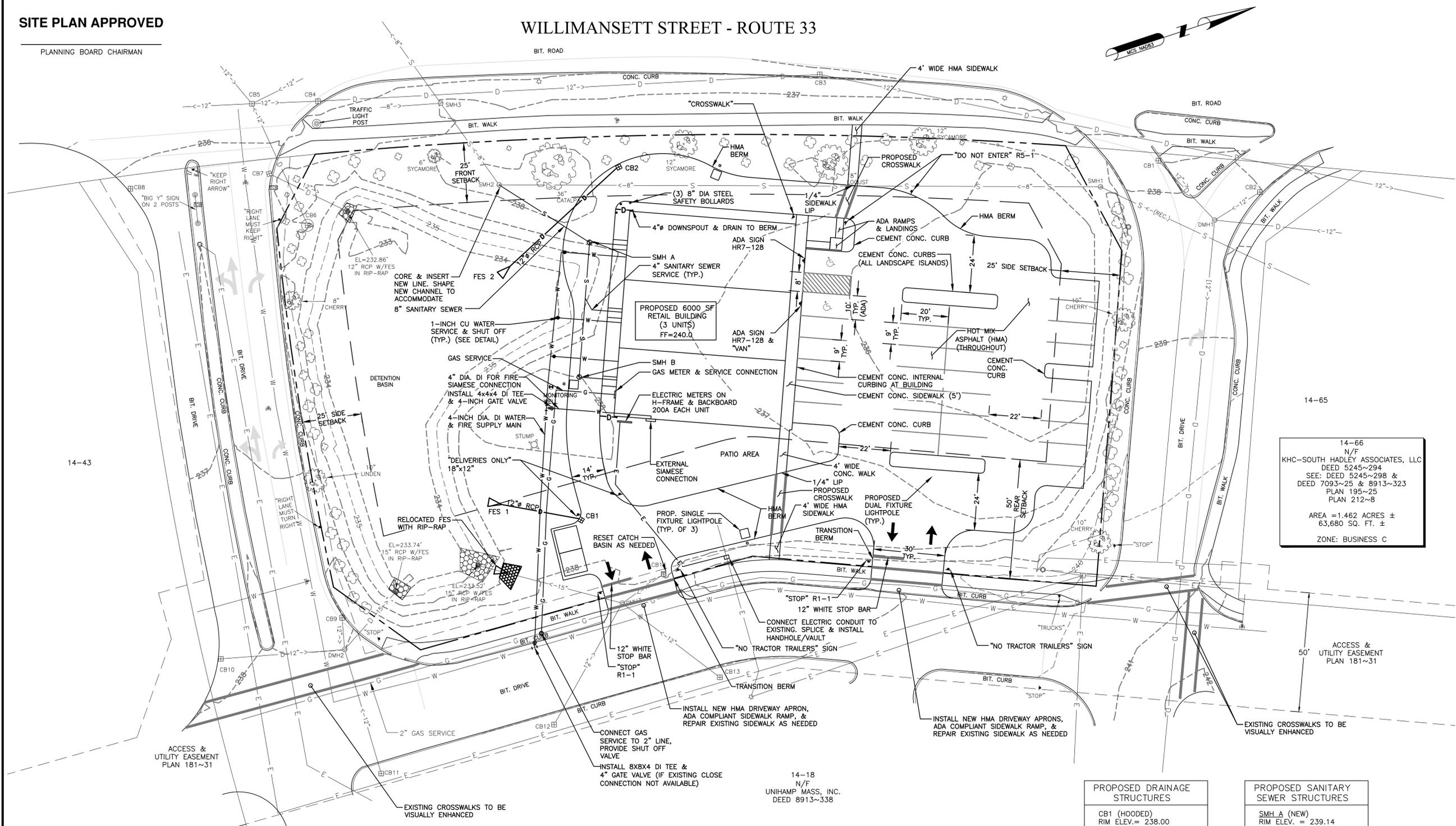
SITE PLAN APPROVED

PLANNING BOARD CHAIRMAN

WILLIMANSETT STREET - ROUTE 33



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14-66
N/F
KHC-SOUTH HADLEY ASSOCIATES, LLC
DEED 5245~294
SEE: DEED 5245~298 &
DEED 7093~25 & 8913~323
PLAN 195~25
PLAN 212~8
AREA = 1.462 ACRES ±
63,680 SQ. FT. ±
ZONE: BUSINESS C



PROJECT NO: CVL-12-024

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SUBMITTALS

0	05-30-13	ORIGINAL CONCEPT
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CVL-12-024
SOUTH HADLEY
SQUARE RETAIL
DEVELOPMENT

SHEET TITLE

LAYOUT &
MATERIALS PLAN

SHEET NUMBER

C-2

TABLE OF DIMENSIONAL REQUIREMENTS - ZONE- BUSINESS C

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	63,680 SF	63,380 SF
MINIMUM LOT FRONTAGE	100 FT	315.71'	315.71'
MAXIMUM LOT COVERAGE	50%	N/A	9.4%
MINIMUM FRONT YARD SETBACK	25'	25'	31.5'
MINIMUM SIDE YARD SETBACK	25'	25'	127.2' & 118.0'
MINIMUM REAR YARD SETBACK	50'	50'	54.0'
MAXIMUM BUILDING HEIGHT	35'	N/A	<35'
MAXIMUM BUILDING COVERAGE	65,000 SF	N/A	6,000 SF

LEGEND

N/F	NOW OR FORMERLY	D	DRAIN	---	LOCUS PROPERTY LINE
CONC.	CONCRETE	C	COMMUNICATION	---	ABUTTING PROPERTY LINE
BIT.	BITUMINOUS CONCRETE	E	ELECTRIC	---	EASEMENT LINE
⊙	LIGHT POST	G	GAS	---	UNDERGROUND UTILITY LINE
⊙	POST	S	SEWER	---	MAJOR CONTOUR LINE
⊕	CATCH BASIN	W	WATER	---	MINOR CONTOUR LINE
⊕	PIPE OUTLET	⊕	MANHOLE	---	WHITE PAINTED LINE
⊕	DECIDUOUS TREE	⊕	METER	---	YELLOW PAINTED LINE
⊕	CONIFEROUS TREE	⊕	BOX		
⊕	SHRUB/BUSH	⊕	GAS/WATER GATE		

LAYOUT & MATERIALS PLAN

SCALE: 1" = 20'



PROPOSED DRAINAGE STRUCTURES

CB1 (HOODED)
RIM ELEV. = 238.00
INV. OUT (FES1) = 234.00

CB2 (HOODED)
RIM ELEV. = 238.00
INV. OUT (FES2) = 234.00

FES1
INV. OUT (CB A) = 233.75

FES2
INV. OUT (CB B) = 233.75

PROPOSED SANITARY SEWER STRUCTURES

SMH_A (NEW)
RIM ELEV. = 239.14
INV. IN (BLDG) = 232.46
INV. IN (SMH B) = 232.46
INV. OUT (SMH2) = 232.34

SMH_B (NEW)
RIM ELEV. = 239.14
INV. IN (BLDG) = 233.68
INV. OUT (SMH A) = 233.56

SMH2 (EXISTING)
RIM ELEV. = 238.21
INV. IN (SMH1) = 231.56
INV. IN (SMH B) = 231.56
INV. OUT (SMH3) = 231.47

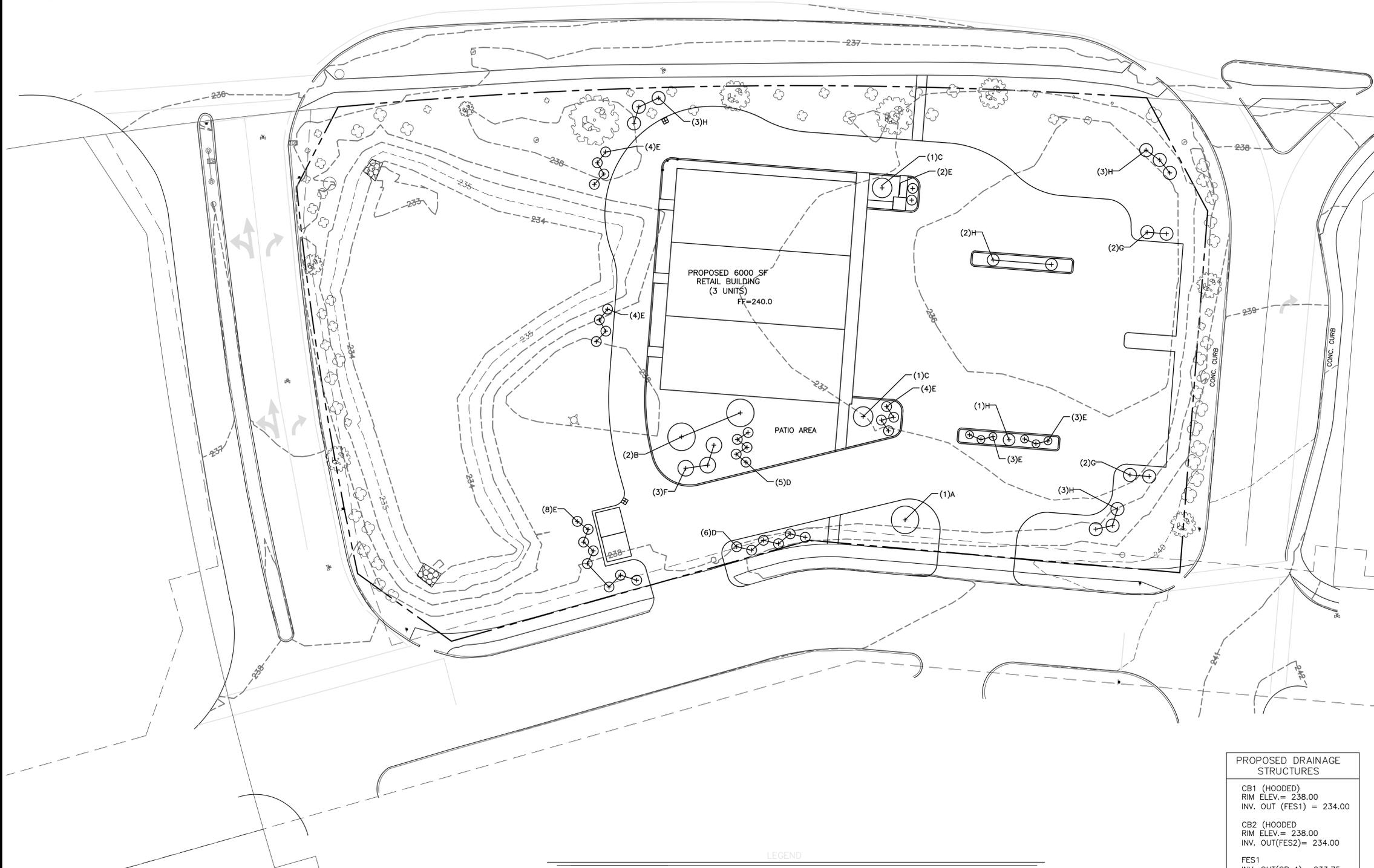
NOTE: FIELD ADJUST AS NECESSARY TO ENSURE ALL SANITARY MAIN AND SERVICE LINES ARE SLOPED AT MINIMUM OF 2%

SITE PLAN APPROVED

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LEGEND

N/F NOW OR FORMERLY	D DRAIN	LOCUS PROPERTY LINE
CONC. CONCRETE	C COMMUNICATION	ABUTTING PROPERTY LINE
BIT. BITUMINOUS CONCRETE	E ELECTRIC	EASEMENT LINE
☆ LIGHT POST	G GAS	UNDERGROUND UTILITY LINE
⊙ POST	S SEWER	MAJOR CONTOUR LINE
⊞ CATCH BASIN	W WATER	MINOR CONTOUR LINE
⊙ PIPE OUTLET	⊕ MANHOLE	WHITE PAINTED LINE
⊙ DECIDUOUS TREE	⊞ METER	YELLOW PAINTED LINE
⊙ CONIFEROUS TREE	⊞ BOX	
⊙ SHRUB/BUSH	⊞ GAS/WATER GATE	

TABLE OF DIMENSIONAL REQUIREMENTS - ZONE- BUSINESS C

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	20,000 SF	63,680 SF	63,380 SF
MINIMUM LOT FRONTAGE	100 FT	315.71'	315.71'
MAXIMUM LOT COVERAGE	50%	N/A	9.4%
MINIMUM FRONT YARD SETBACK	25'	25'	31.5'
MINIMUM SIDE YARD SETBACK	25'	25'	127.2' & 118.0'
MINIMUM REAR YARD SETBACK	50'	50'	54.0'
MAXIMUM BUILDING HEIGHT	35'	N/A	<35'
MAXIMUM BUILDING COVERAGE	65,000 SF	N/A	6,000 SF

LANDSCAPE PLAN

SCALE: 1" = 20'



PROPOSED DRAINAGE STRUCTURES

CB1 (HOODED)	RIM ELEV. = 238.00	INV. OUT (FES1) = 234.00
CB2 (HOODED)	RIM ELEV. = 238.00	INV. OUT (FES2) = 234.00
FES1	INV. OUT (CB A) = 233.75	
FES2	INV. OUT (CB B) = 233.75	

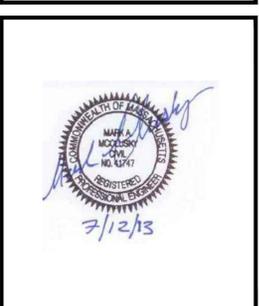
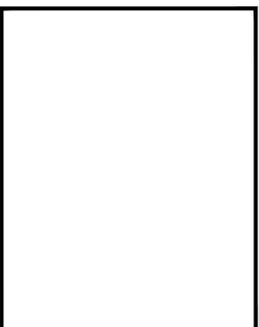
PROPOSED SANITARY SEWER STRUCTURES

SMH_A (NEW)	RIM ELEV. = 239.14	INV. IN (BLDG) = 232.46	INV. IN (SMH B) = 232.46	INV. OUT (SMH2) = 232.34
SMH_B (NEW)	RIM ELEV. = 239.14	INV. IN (BLDG) = 233.68	INV. OUT (SMH A) = 233.56	
SMH2 (EXISTING)	RIM ELEV. = 238.21	INV. IN (SMH1) = 231.56	INV. IN (SMH B) = 231.56	INV. OUT (SMH3) = 231.47

NOTE: FIELD ADJUST AS NECESSARY TO ENSURE ALL SANITARY MAIN AND SERVICE LINES ARE SLOPED AT MINIMUM OF 2%

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE
A	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	1	2-1/2" CAL.
B	MALUS FLORIBUNDA	JAPANESE FLOWERING CRABAPPLE	2	2-1/2" CAL.
C	ACER PALMATUM	JAPANESE MAPLE ATROLINEARE	2	2-1/2" CAL.
D	TAXUS CUSPIDATA 'COW SPREAD'	JAPANESE YEW, LOW SPREAD	11	18"-24"
E	THUJA OCCIDENTALIS 'SMARAGD'	SMARAGD ARBORVITAE	28	18"-24"
F	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN ARBORVITAE	3	18"-24"
G	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	4	18"-24"
H	FORSYTHIA SUSPENSUA	WEeping FORSYTHIA	12	18"-24"



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SUBMITTALS

NO.	DATE	DESCRIPTION
0	05-30-13	ORIGINAL CONCEPT



CVL-12-024
SOUTH HADLEY SQUARE RETAIL DEVELOPMENT

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
C-4