



Letter of Transmittal

Date: January 28, 2026

To: South Hadley Planning Board
South Hadley Town Hall
116 Main Street, Room 109
South Hadley, MA 01075

Project: 577 Granby Road
Site Plan Review

Landscape Architecture

Civil Engineering

Land Surveying

- For your:**
- Use*
 - Review & Comment*
 - Approval*
 - Information*

Copies	Date	Description
1	1/28/2026	Transmittal (this sheet)
2	1/28/2026	SPR Application Form
2	1/22/2026	Project Narrative
2	1/22/2026	Stormwater Application Form
2	1/22/2023	Stormwater Report
4	1/28/2026	Site Plans – (2) full size & (2) 11x17”

Comments

Signed: NAME

FORM SPR

APPLICATION FOR SITE PLAN REVIEW

Date January 23, 2026

Is this for a Minor Site Plan Review as defined in the Rules & Regulations? No

File one completed application form together with two (2) copies of the site plan and a PDF of the all submitted materials with the Planning & Conservation Department. 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 Article XII of the Zoning By-Laws.

1. Applicant James Falcone c/o TJF Properties LLP

Address 577 Granby Road, South Hadley, MA 01075

Telephone [REDACTED] Email [REDACTED]

2. Owner (if not applicant) TJF Properties LLP

Address 577 Granby Road, South Hadley, MA 01075

3. Site Plan Preparer Jeff Squire c/o Berkshire Design Group

Title or License Landscape Architect, License:

Address 4 Allen Place, Northampton MA 01060 Email [REDACTED]

4. Deed of property recorded in the Hampshire County Registry of Deeds,

Book 08421 Page 0233

5. Location and description of property (street and number if any) _____

Assessors Map # 32 Parcel # 42

6. The subject property is presently in zoning district(s) – Sec 255-11: Business A-1

7. Is the property in an Overlay District(s) (Sect 255-15)? No If so, what Overlay District(s): _____

8. Fee Paid: Yes \$512

No _____


Signature of Applicant

Town Clerk: _____

Date of Submission _____

Signature _____



January 28, 2026

South Hadley Planning Board

South Hadley Town Hall
116 Main Street, Room 109
South Hadley, MA 01075

**RE: 577 Granby Road
Site Plan Review**

Dear Planning Board members,

On behalf of Jim Falcone of TJF's Properties, Berkshire Design Group respectfully submits the following permit application for Site Plan Review for the project located at 577 Granby Road.

Existing Conditions

Parcel 32-43 is a 2.79 acre site located at 577 Granby Road in the Business A-1 district. The site is bound by another business zoned parcel to the North (ID#32-98), the Second Baptist Church to the East (ID#32-31), and Granby Road to the South. The western portion of the site is bound by two parcels; one zoned for Business A-1 (ID#32-33) and the other zoned for Residential A-2 (ID#32-81) containing one multi-family housing building.

The site currently contains one 7,830 SF principal structure, which is used by businesses Taylor Rental and Get Movin' Fitness & Nutrition. Ten (10) parking spaces are shared between the two (2) existing businesses, located in front of the building. An accessory garage is located Northeast of the existing building. Behind the building, the site consists of approximately 10,970 SF of gravel surfacing, used as both a laydown area and truck turnaround. Beyond that, the site consists of open lawn and early successional vegetation along the Northern and Western property lines. An evergreen vegetative screen runs parallel to the Eastern property line on the Second Baptist Church's property. The stormwater on site is managed with a detention basin located just Northwest of the existing building. The site is relatively flat with roughly 4' of elevation change from the existing building to the Northern property line. There are no protected resource areas on site.

Proposed Conditions

The project proposes the construction of two (2) new prefabricated metal buildings located behind the existing building. Each 3,500 SF single-story building will contain two units, which are intended to be used as rental units for professional offices or other small businesses. A new 20' access drive along the eastern property line will provide access to the new buildings. The existing fence line and accessory garage associated with the Taylor Rental business will be relocated or removed. Three (3) parking spaces are provided at each new building entrance.

The project proposes connections to town water and sewer services available along Granby Road. Due to the minimal grade change on site, the new buildings will share an ejector pump proposed on the west side of the buildings. Each of the buildings will require fire suppression systems so a new fire service and hydrant are proposed as part of the project. Electrical and data / communications services will be brought in per the

requirements of the respective utility companies. Gas service to each of the four units will be provided from four above ground 100 lb propane tanks also on the west side of the buildings.

The project is subject to a Stormwater Permit due to the proposed land disturbance exceeding 1-acre. An application and supporting documents have been attached to this application. The project proposes to expand the existing stormwater basin to capture the additional stormwater from the proposed buildings and asphalt. Runoff is collected via surface flows which are directed to the southwest to a vegetated swale and sediment forebay prior to discharge into the existing basin. A new stone weir is proposed between the new forebay and existing basin to help moderate peak flow rates.

The existing forested buffer along the western property line will largely be protected and provide adequate screening. A partial removal of the existing vegetation separating the church property from this site will be required for the new access drive however, most of the dense evergreen hedgerow further back in the property will remain. No new site lights are being proposed. Small wall sconces will be provided at each building entrance. Motion detected security lights will be mounted on exterior building corners where necessary.

Zoning Ordinance Compliance

Berkshire Design Group believes that the proposed project meets all the site plan review criteria, listed below:

(1) *Compliance with all requirements of this bylaw, all other applicable regulations and bylaws, and consistency with the South Hadley Master Plan.*

The site plan proposes additional buildings for business use which is supported by goals in the South Hadley Master Plan for Granby Road.

(2) *Integration of the site into the existing terrain, surrounding landscape and built environment so as to minimize disruptions to natural processes, existing land forms, architectural character, and significant vistas.*

The long side of the buildings are oriented to be parallel to the property lines to preserve the forested buffers and to maximize use of the existing cleared land formerly used by a florist business.

(3) *Site design that, to the extent feasible:*

(a) *Avoids wetlands, wetland buffers, rivers, river resource areas, vernal pools, sensitive habitats, steep slopes, floodplains, and hilltops;*

The site does not contain any of the aforementioned areas.

(b) *Minimizes obstruction of scenic views from publicly accessible locations;*

The site does not contain scenic views, and the proposed buildings are located behind the existing building, out of sight from Granby Road.

(c) *Preserves unique natural, scenic, cultural, or historical features;*

The site does not contain any unique, scenic, cultural, or historical features.

(d) *Minimizes tree, vegetation and soil removal and grade changes;*

The project proposes aligning the buildings with the long faces parallel to the property boundary to minimize any removal of the existing vegetated buffers along the property lines. The project seeks to balance overall cuts and fills by matching existing grades as closely as possible.

(e) Provides open space with a scale and character that is appropriate to the surrounding area; and

The scale and character of the open space is similar to what exists currently on the site, and is appropriate for its surroundings which contain largely open plots of land with strips of forested buffers along the property lines.

(f) Screens objectionable features from neighboring properties and roadways.

The site contains existing vegetation that screens the abutting properties; one hedgerow of evergreens toward the Second Baptiste Church, and one strip of forested land toward the abutters to the south. Both buffers are proposed to remain.

(4) *If the proposal requires a special permit, it must also conform to the special permit requirements in Article IX of this bylaw.*

The proposed project does not require a special permit.

(5) Structures shall be compatible with the character and scale of structures in the neighborhood and zoning district.

(a) Proposed structures shall be compatible in character and scale through the use of appropriate massing, roof and wall lines, facade proportions and detailing, fenestration, ornamentation, and other architectural techniques.

The proposed buildings are one-story, prefabricated metal buildings with a shed roof. They each contain two personnel doors and two garage entrances. They are in character with the existing one-story metal building, which also contains two separate units and feature front facing garage door entrances, large interior spaces, and a metal roof.

(b) A proposed building or buildings shall relate harmoniously to neighboring buildings and each other with adequate light, and air circulation and separation between buildings.

The adjacent properties consist of an assisted living facility and small residential house to the west and the Second Baptist Church to the east. Both the assisted living facility and the church buildings are large, multi-story buildings with a variety of roof lines and elevations and without a distinct architectural style. The proposed buildings are consistent with the building style on the existing property and relate with respect to materials, scale, and style. The proposed buildings are located 15' apart from each other and setback from the existing building to ensure adequate circulation and access.

(c) Where appropriate, buildings shall be arranged so as to define outdoor spaces, including streets and plazas.

The buildings are located to the rear of an existing structure, so the front entrances have been oriented parallel to the new entry drive to assist with overall site access.

(d) The Planning Board may consider whether the location, size, and style of entrances are compatible

with the neighborhood's character.

We believe the location, size, and style of entrance is consistent with the existing building on site. The proposed buildings are not visible from Granby Road.

(e) *Buildings shall be designed to avoid large expanses of undifferentiated facades, and long, plain wall sections.*

The proposed buildings are oriented to be parallel with the lot lines and are set behind the existing building to minimize overall visibility from the street. Doors and/or windows are proposed on each side of the building to break up large expanses however given the proposed use of the buildings as workshop space, interior wall availability is important. The larger building expanses are hidden from public views.

(f) *The Planning Board shall consider whether fenestration is consistent with the neighborhood's and/or Town's character. The Planning Board may consider window type (double-hung, casement, etc.), alignment, proportions, percent of glazing, and proportion to facade, but may not regulate building materials.*

The fenestration of the proposed buildings are consistent with the fenestration of the existing building.

(g) *Electrical and mechanical equipment (whether rooftop, ground level, or wall-mounted) shall be screened from public view using materials harmonious with the building or shall be located where they are not visible from any public way.*

Any mechanical equipment will be located to the rear of the buildings, which screen the view from the entry drive and from neighboring properties by existing vegetation which will remain.

(h) *Applicants are encouraged to locate and design buildings such that they maximize solar access during cooler months and control solar gain during warmer months.*

The length of the buildings are oriented northwest to southeast resulting in southwest facing roofs.

(6) *Landscaping shall be an integral part of the proposed site design, and shall enhance the design and arrangement of structures, define usable public and private outdoor spaces, integrate the site into the surrounding landscape, as appropriate, and provide buffering from objectionable or noxious elements both within the site between the site and the surrounding area.*

(a) *Landscape plantings and other landscape elements shall be encouraged to create pedestrian-scale spaces and to maintain landscape continuity within the community.*

No additional plantings are proposed given the nature and location of the project. Pedestrian scale is created through the limited building height of 15' and through the use of two individual buildings rather than one large footprint. The project proposes development in the existing cleared portion of the site thereby preserving the existing vegetated buffers along the property lines.

(b) *The need for irrigation, fertilization, and/or use of pesticides should be minimized through the selection of vegetation that thrives under the site's proposed conditions, including temperature, light, moisture, air circulation, soil type and quality, and stress from salt.*

The project proposes no irrigation, fertilization, or use of pesticides.

(c) *The preservation of mature plant species, hedgerows, and woodlots shall be encouraged and included*

as a design element in the development of the site and to serve as natural buffer.

Much of the project is proposed within an existing cleared area on the site limiting the extent of vegetation removal. The forested buffers along the property lines are proposed to be protected to the extent feasible. The removal of one large shade tree, located centrally within the site, is necessary to allow for regrading of the new stormwater management basin.

***(d)** Landscape buffers shall be provided between parking lots and public streets and between uses that may be incompatible, such as large-scale commercial uses and residences. Such buffers may include planted trees and shrubs, hedgerows, berms, existing forestland, or forest created through natural succession. The width of such buffer areas will depend upon the topography, scale of the uses, and their location on the property and nature of buffer composition, unless this bylaw indicates that specific widths are required for a particular situation. Where excessive noise contributes to the incompatibility, sound barrier fencing may be required.*

The proposed project is located away from Granby Road, to the rear of the existing building. The proposed uses are not expected to consist of incompatible uses or generate excessive noise.

***(e)** Screening shall be required for loading docks, storage areas, dumpsters, utility buildings and similar features. Screening may include planted trees and shrubs, hedgerows, berms, existing vegetation, and fences.*

No new loading docks, storage areas, dumpsters, or utility buildings visible from Granby Road are proposed.

***(f)** The Planning Board may require that shade trees at least six feet tall and two-inch caliper be planted and maintained at twenty- to forty-foot intervals along roads, at a setback distance acceptable to the Highway Superintendent.*

Acknowledged.

***(g)** The Planning Board may require that at least 30% of a new parking area be shaded by tree and vegetation canopies upon their full growth.*

Acknowledged.

***(h)** Where appropriate, planting areas should be designed to capture, use and infiltrate stormwater runoff.*

Stormwater runoff is being directed to vegetative surfaces and is designed maximize use of the sandier soils on the site by maximizing the surface area for infiltration.

***(6)** Site designs shall provide for the convenience and safety of vehicular, bicycle, and pedestrian movement within the site and should provide connections, wherever feasible and appropriate, to adjoining public ways and properties.*

***(a)** The Planning Board shall encourage vehicular and pedestrian connections between adjacent sites, streets, bikepaths, and walkways to facilitate pedestrian use and to minimize traffic entering existing roads.*

The proposed entry drive is located off of the existing entrance to the site, in order to create a cohesive

vehicular access to all buildings. The new access drive will make use of existing curb cuts and circulation patterns on the existing site. Given the proposed use and building location, we do not anticipate pedestrian access to be a major consideration.

***(b)** Where appropriate, the Planning Board may require bicycle parking spaces and racks in an area that does not conflict with vehicle circulation or parking.*

Acknowledged.

***(c)** Curb cuts shall be minimized to the extent practical. Sites should be limited to one curb cut, unless safe and effective traffic management requires multiple curb cuts or unusual hardship exists. Curb cuts shall be located so as to minimize hazardous entrances and exits and turning movements.*

The project does not propose any additional curb cuts.

***(d)** The project, including any road and intersection improvements, shall not decrease the level of service (LOS) of adjacent roads or intersections below the existing conditions when the project is proposed. The Planning Board may consider the incremental nature of development and cumulative impacts on the LOS. This requirement to maintain LOS shall not apply to development within the South Hadley Falls Overlay District. The project proponent must demonstrate that all cumulative and incremental traffic impacts have been mitigated.*

The proposed project and addition of four spaces for shop or professional use will have a negligible impact on the level of service in Granby Road (Route 202), which was recently reconstructed.

***(8)** The site design shall provide for adequate measures to prevent pollution of surface or ground water, to minimize erosion and sedimentation, and to prevent changes in ground water levels, increased run-off and potential for flooding.*

The project proposes expanding the existing stormwater basin to prevent pollution of surface or ground water. The site is proposed to be graded to direct all stormwater into the basin. Temporary erosion control barriers will be installed during construction to minimize erosion and sedimentation.

***(9)** The site design shall minimize and/or mitigate adverse impacts on the Town's services and infrastructure.*

We do not anticipate the proposed water and sanitary service to pose an adverse impact to the Town's existing services and infrastructure.

***(10)** The site design shall minimize intrusion of light into adjacent properties and shall minimize excessive night-sky lighting while ensuring adequate light for safe use of the property.*

No new site lights are proposed. New lighting is limited to small downlights at pedestrian doors and motion detected security lighting on building corners.

***(11)** The site design shall place electric, telephone, cable TV, and other utilities underground where physically and environmentally feasible.*

All utility services are proposed to be underground to the extent feasible.

***(12)** Drainage of the site shall recharge ground water to the extent practical. The peak rate of surface water flowing off-site shall not increase above predevelopment conditions and shall not adversely affect drainage on*

adjacent properties or public roads or increase turbidity of water flowing off-site.

The project proposes expanding the existing detention basin and encouraging infiltration as much as possible through expanded surface detention areas which will minimize water flow off-site.

(13) *In order to create more walkable and pedestrian-friendly developments, minimum frontage occupancy requirements apply in certain locations to create a sense of enclosure in the streetscape. As used herein, "frontage occupancy" means the percentage of the lot width at the front of the building that must be occupied by the facade of a building.*

A. *Minimum frontage occupancy requirements apply to the following use categories as shown on the Use Table **included as an attachment to this chapter:** **[1]** Business. **[2]** Public and institutional. **[3]** Multifamily dwellings.*

(d) *A minimum frontage occupancy of 50% is required along Route 116 from Camden Street to Route 202 and along Route 202 (Granby Road) from Easy Street to East Street.*

B. *Before approval of a site plan, the Planning Board may require that the applicant make modifications in the proposed design of the project to ensure that the above objectives are fulfilled.*

Acknowledged.

We believe the proposed project is consistent with adjacent uses and complies with the requirements and standards of the zoning ordinance. We look forward to discussing this project at your next available hearing.

Sincerely,

Berkshire Design Group

Gwendolyn Fern
Landscape Designer

577 Granby Road

South Hadley, Massachusetts

Site Plan Review Permit Set

Prepared For:

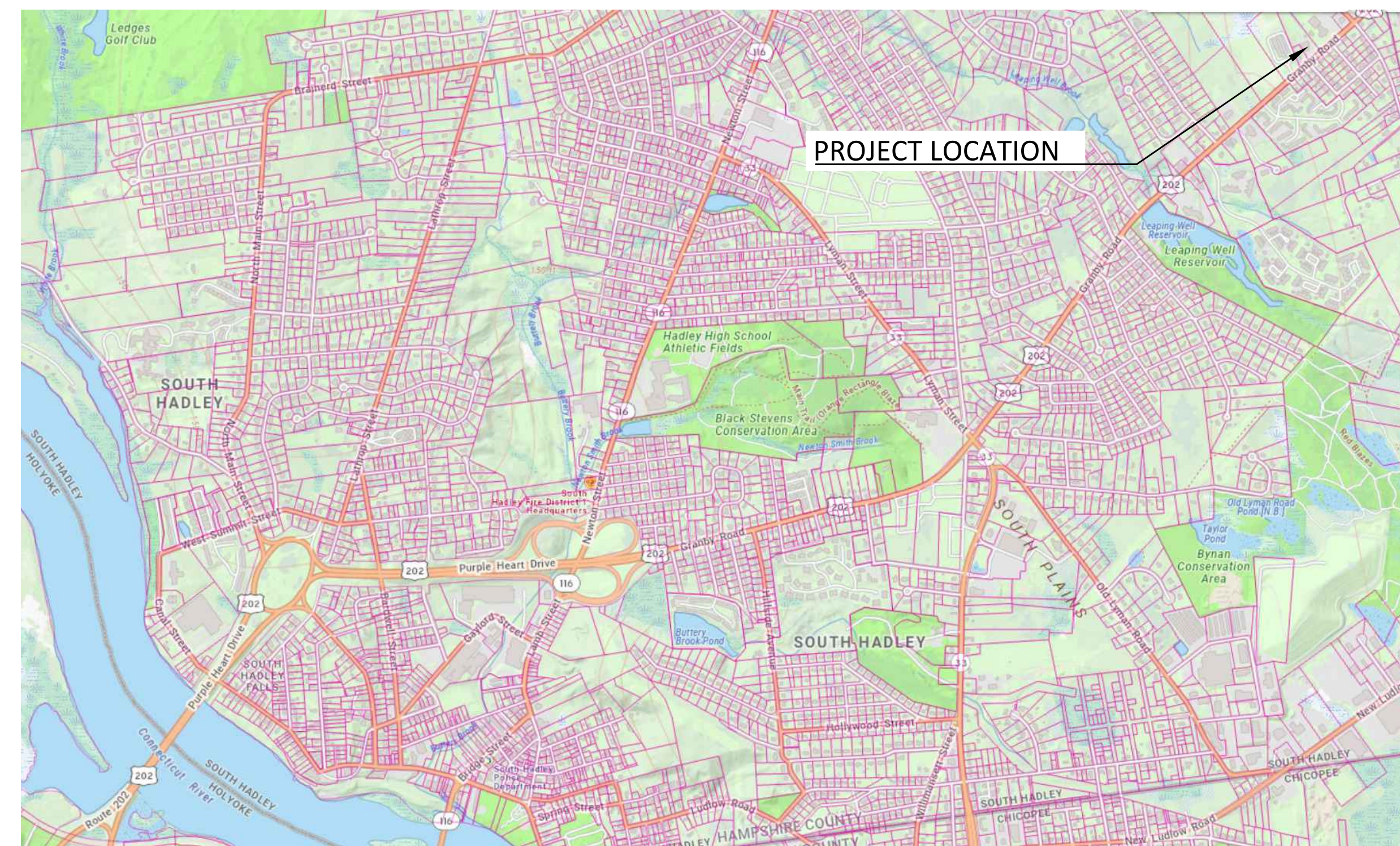
Jim Falcone
577 Granby Road
South Hadley, MA 01075

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

4 Allen Place Northampton
Massachusetts 01060
www.berkshiredesign.com



Locus Map

Date:

January 28, 2026

Sheet Index

	COVER
LC-100	EXISTING CONDITIONS
LC 111	SITE PLAN
LC-121	SITE GRADING & UTILITIES PLAN
LC-500	SITE DETAILS
A-300	ELEVATIONS

EXISTING CONDITIONS NOTES

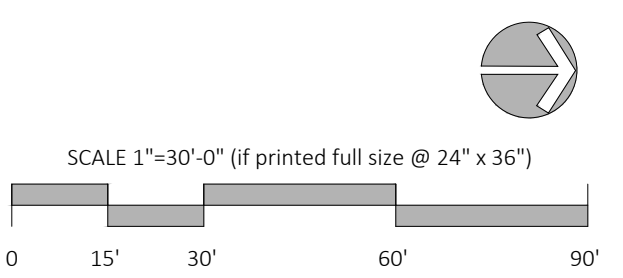
1. THE EXISTING CONDITIONS DEPICTED HEREON WERE OBTAINED FROM A SURVEY PLAN PUBLISHED IN SEPTEMBER 4, 2025 BY SMITH ASSOCIATES SURVEYORS, INC.
2. THIS PLAN IS PREPARED AS A SITE DESIGN AND IS NOT INTENDED TO BE USED FOR DETERMINATION OF PROPERTY LINES. THIS PLAN DOES NOT NECESSARILY SHOW ALL EXISTING EASEMENTS ON THE LOCUS PROPERTY.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. IF A DISCREPANCY IS FOUND BETWEEN THIS PLAN AND THE ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY BERKSHIRE DESIGN GROUP.
4. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. SURVEY WORK WAS NOT PERFORMED BY BERKSHIRE DESIGN GROUP; THEREFORE, SURVEY CONTROL WILL NOT BE PROVIDED.
6. LOCUS DEED REFERENCE = 8421 / 233
7. LOCUS PLAN REFERENCE = 206 / 125, 152 / 7, 182 / 102, 168 / 49, 137 / 71, 151 / 23, 172 / 16, 1927 STATE HIGHWAY LAYOUT, 2019 STATE HIGHWAY ALTERATION.
8. PROPERTY IS LOCATED IN THE ZONE PER THE SOUTH HADLEY GIS.
9. UTILITY INFORMATION SHOWN IS BASED ON INFORMATION FROM DEEDS AND PLANS OF RECORD. INFORMATION OBTAINED FROM THE SOUTH HADLEY ENGINEERING DEPARTMENT, DIG-SAFE MARKINGS AND SURFACE FEATURES LOCATED BY SURVEY. LOCATIONS ARE APPROXIMATE AND ADDITIONAL UTILITIES MAY EXIST AND NOT BE PLOTTED HEREON. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
10. TOPOGRAPHIC INFORMATION IS BASED ON THE NAVD83 DATUM.

This drawing is not intended and shall not be used for construction purposes unless the signed professional seal of a registered landscape architect, civil engineer or land surveyor is affixed above.
 Do not scale drawing for quantity take-offs or construction. Use written dimensions only. If dimensions are incomplete, contact The Berkshire Design Group Inc. for clarification.
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 This drawing and all of its contents are instruments of service of The Berkshire Design Group, Inc. and shall not be copied or used in any way without the written consent of The Berkshire Design Group, Inc.

577 Granby Rd
 South Hadley, MA

DRAFT

EXISTING CONDITIONS



Revisions	

Date:	January 28, 2026	Sheet Number	
Scale:	1"=30'	LC-100	
Drawn By:	GRF		
Checked By:	JDS		

N/F SOUTH HADLEY PROPERTY HOLDINGS, LLC.
 573 GRANBY RD.

N/F HOULE PRC
 REAR EA

575 GRANBY RD.
 N/F PETERS, A.

N/F SECOND BAPTIST CHURCH OF HOLYOKE
 589 GRANBY RD.

DETENTION BASIN
 INV. = 234.75
 PIPE TO ??

TOTAL AREA
 2.79 Acres
 121,393.94 Sq. Feet

CATCH BASIN
 RIM = 238.77
 PIPE OUT TO ?

CATCH BASIN
 RIM = 238.7
 NO PIPES VISIBLE

PROpane TANK

EXISTING BUILDING #577

GRAVEL SURFACING

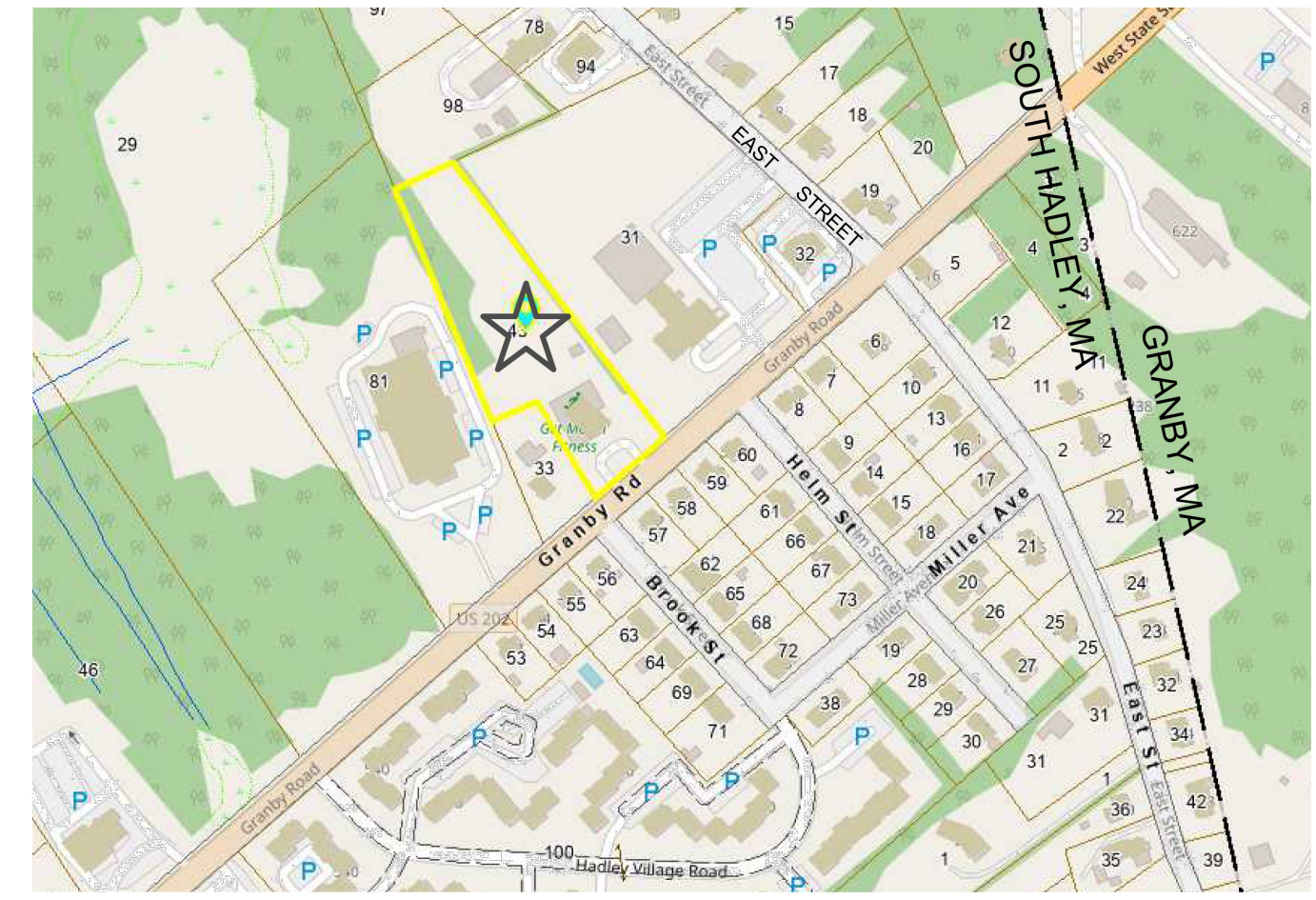
PAVED

ADDITIONAL TOPO NEEDED
 IN THIS AREA. VERY THICK

IP FND. HLD FOR LINE
 +/- 2' INTO STREET

30' WIDE SEWER EASEMENT
 SEE HCRD PLAN - 172/13

Granby Road (RT 202)



1 LOCUS MAP
 SCALE: NOT TO SCALE

E:\SOUTH HADLEY - 577 GRANBY ROAD\GIS DESIGN PROCESS\04-DRAWINGS\03-032-LOC-100-EXISTING CONDITIONS.DWG PLOT DATE: 1/27/2026

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OFF OF THE SITE, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP. ALL DEVICES SHALL COMPLY WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, CURRENT VERSION, PUBLISHED BY MASSDEP.
2. THE PROPOSED WORK WILL DISTURB MORE THAN ONE ACRE OF LAND, AND IS SUBJECT TO PERMITTING BY THE US ENVIRONMENTAL PROTECTION AGENCY (EPA) UNDER THE NPDES CONSTRUCTION ACTIVITIES PERMIT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NPDES PERMIT, INCLUDING PREPARATION AND MAINTENANCE OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE SITE.
3. THE CONTRACTOR SHALL INSPECT ALL INSTALLED EROSION CONTROL DEVICES AT LEAST WEEKLY AND AFTER EACH STORM. IF ANY DEVICE IS FOUND TO BE DAMAGED, THE CONTRACTOR SHALL REPAIR IT IMMEDIATELY. IF SEDIMENT IS FOUND TO FILL MORE THAN HALF THE HEIGHT OF THE DEVICE, THE SEDIMENT SHALL BE REMOVED OR THE DEVICE REPLACED.
4. ALL VEHICLES ENTERING AND EXITING THE SITE SHALL BE REQUIRED TO CROSS A TRACKING PAD TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC ROADWAYS. IF SEDIMENT IS FOUND ON ROADWAYS, THE SEDIMENT SHALL BE REMOVED IMMEDIATELY.
5. THE CONTRACTOR SHALL INSTALL EROSION CONTROL BARRIER ALONG ALL DOWN SLOPE SITE LIMITS TO PREVENT THE MIGRATION OF SEDIMENT OFF-SITE.
6. THE CONTRACTOR SHALL UTILIZE EROSION CONTROL BLANKET TO PROTECT ALL SLOPES STEEPER THAN 3H:1V UNTIL PERMANENTLY STABILIZED.
7. ALL SOIL STOCKPILES SHALL BE SURROUNDED BY A CONTINUOUS SILT FENCE. IF THE STOCKPILE WILL REMAIN UNUSED FOR MORE THAN 30 DAYS, THE STOCKPILE SHALL BE STABILIZED BY TEMPORARY SEEDING OR OTHER APPROVED METHOD.
8. ALL DEWATERING DISCHARGES SHALL BE DIRECTED TO A DEWATERING SEDIMENT TRAP.
9. THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF EXTRA EROSION CONTROL MATERIALS THAT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS ON SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL MONITOR WEATHER THROUGHOUT THE PROJECT AND PREPARE THE SITE IN ADVANCE OF SEVERE WEATHER IN ORDER TO PREVENT DAMAGE TO WORK IN PLACE AND SEDIMENT MIGRATION OFF OF THE SITE.
11. THE CONTRACTOR SHALL IMPLEMENT SPILL-PREVENTION PROCEDURES AND MAINTAIN A SPILL PREVENTION AND CLEANUP PLAN FOR THE SITE. ALL MATERIALS THAT ARE CAPABLE OF SPILLING, LEAKING, DISSOLVING OR OTHERWISE POLLUTING STORMWATER RUNOFF SHALL BE COVERED WHILE STORED AT THE SITE.
12. ALL SEDIMENT REMOVED FROM THE SITE SHALL BE HANDLED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
13. ALL TEMPORARY EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED. AFTER STABILIZATION, TEMPORARY EROSION CONTROLS SHALL BE REMOVED FROM THE SITE PRIOR TO THE COMPLETION OF THE WORK.

SITE PREPARATION/DEMOLITION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION TO DETERMINE THE EXTENT OF DEMOLITION NECESSARY TO PREPARE THE SITE FOR CONSTRUCTION AND SHALL VERIFY ALL ITEMS TO BE DEMOLISHED OR SALVAGED WITH BERKSHIRE DESIGN GROUP PRIOR TO BEGINNING WORK.
2. CARE SHALL BE TAKEN NOT TO DAMAGE ANY ITEMS DESIGNATED TO REMAIN. REPAIR OR REPLACEMENT OF DAMAGED ITEMS DESIGNATED TO REMAIN SHALL BE AT THE CONTRACTOR'S EXPENSE.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
4. DISPOSAL OF PROPERTY DESIGNATED TO BE REMOVED SHALL BE AT THE DIRECTION OF BERKSHIRE DESIGN GROUP OR OWNER, AND SHALL CONFORM TO ALL APPLICABLE LAWS AND REGULATIONS. ALL SALVAGEABLE MATERIAL SHALL BE DELIVERED BY THE CONTRACTOR TO STORAGE AREAS DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. CONTRACTOR SHALL REMOVE ALL EXISTING UNSUITABLE MATERIALS FROM THE SITE.
5. THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN AS SHOWN ON THE PLANS AND DETAILS.
6. ALL STRIPPED TOPSOIL TO BE RE-USED SHALL BE SCREENED AND STOCKPILED IN AN AREA DESIGNATED BY BERKSHIRE DESIGN GROUP OR THE OWNER. ANY EXCESS TOPSOIL THAT WILL NOT BE INCORPORATED INTO THE WORK SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL TOPSOIL AS NEEDED TO MEET THE SPECIFICATIONS.
7. THE CONTRACTOR MAY USE TEMPORARY FENCING TO CONTROL THE SITE DURING CONSTRUCTION. PRIOR TO THE FINAL COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY FENCING AND BARRICADES.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES. UNDERGROUND UTILITIES TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, REGARDLESS OF WHETHER THE UTILITY THAT WAS DAMAGED WAS SHOWN ON THE PLANS.
9. ALL PROPERTY BOUNDARY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL LAND SURVEYOR TO RE-SET OR REPLACE ANY MONUMENT DAMAGED OR ALTERED BY CONSTRUCTION ACTIVITIES.

LAYOUT NOTES

1. ALL LINES OR POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED; WRITTEN DIMENSIONS SHALL PREVAIL.
2. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
3. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF SOUTH HADLEY AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
4. ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 6" (MIN.) TOPSOIL AND TO BE RAKED, SMOOTHED, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASSES UNLESS OTHERWISE NOTED.
5. ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACES WITH SMOOTH, CONTINUOUS LINE AND GRADE.
6. THE CONTRACTOR SHALL NOT INSTALL CONCRETE, ASPHALT, RUBBER, AND OTHER HARDSURFACE SURFACING DURING ADVERSE WEATHER CONDITIONS (RAIN, SLEET, ETC.).
7. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS OR SPILLED CONCRETE, ASPHALT, AGGREGATE AND OTHER MATERIALS FROM THE SITE.
8. CAD FILES FOR THE PROJECT WILL BE MADE AVAILABLE BY BERKSHIRE DESIGN GROUP FOR THE CONVENIENCE OF THE CONTRACTOR UPON REQUEST. THE CONTRACTOR SHALL BE BOUND BY BERKSHIRE DESIGN GROUP'S TERMS AND CONDITIONS FOR USE OF ELECTRONIC FILES. EXISTING SURVEY CONTROL DATA WILL NOT BE PROVIDED.



Landscape Architecture
Civil Engineering
Planning
Land Surveying

4 Allen Place, Northampton, Massachusetts 01060

Email: bdg@berkshiredesign.com
Web: http://www.berkshiredesign.com
Phone: (413) 582-7000

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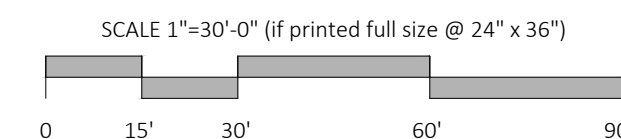
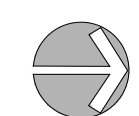
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577 Granby Rd
South Hadley, MA

DRAFT

SITE PLAN



Revisions

Date:	January 28, 2025	Sheet Number
Scale:	1"=30'	LC-111
Drawn By:	GRF	
Checked By:	JDS	

ZONING SUMMARY - BUSINESS A1 ZONE

	PER ZONING	EXISTING	PROPOSED
MIN. LOT AREA	25,000 SF	121,394 SF	121,393
MIN. FRONTAGE	125 LF	171 LF	171 LF
MAX. BLDG COVERAGE	30% (c)	6%	12%
MAX. IMPERVIOUS COVERAGE	80%	22%	46%
FRONT SETBACK	0 (a/e)	84 LF	84 LF
SIDE SETBACK	15 LF (b)	15 LF	15 LF
REAR SETBACK	50 LF (d)	495 LF	87 LF
MAX. BLDG STORIES	3 LF (f)	1	1
MAX. BLDG HEIGHT	45 LF (f)	15 LF	15 LF

a. A minimum of eight feet abutting any public way shall be seeded. Egress to the lot shall be by drives located at locations designated by the governing public authority.

b. There shall be a side yard of at least 35 feet between a building and any street line. There shall be a side yard of at least 50 feet between a business building and any adjacent residential zone.

c. Total building coverage of principal and accessory uses shall not exceed 30%.

d. Where the subject property abuts property located in the Business A, Business A-1, Business B, Business C, Industrial A, Industrial B, or Industrial Garden District Zoning Districts, the rear minimum yard setback shall be the greatest of either (1) the setback required by the zoning for the abutting property or (2) 25 feet.

e. There is no minimum front setback for buildings. The front setback for any parking lot, shall be 15 feet and the area between the lot line and the edge of the parking shall be landscaped in accordance with the standards in § 255-83A(6).

f. However, the height limitations for buildings on parcels of less than one acre shall be "2" stories and "35" feet; except in the South Hadley Falls Overlay District where the maximum allowed height on any parcel shall be "3" stories and "45" feet.

PARKING SUMMARY

USE	REQUIRED	PROPOSED
RETAIL / PERSONAL SERVICES	4 SPACES / 1,000 SQUARE FEET OF FLOOR SPACE*	7,000 SF FLOOR SPACE 12 SPACES
INDUSTRIAL / WAREHOUSE	1 SPACE / 1,000 SQUARE FEET OF FLOOR SPACE OR 1 SPACE / ANTICIPATED EMPLOYEE, CUSTOMER, AND COMPANY VEHICLE	

*Excludes space used for storage.

E:\SOUTH HADLEY - 577 GRANBY ROAD\03-DESIGN\PROCESSING\DRAWINGS\35-032-1C-111 SITE PLAN.DWG - PLOT DATE: 1/28/2025

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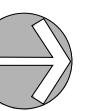
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577 Granby Rd
South Hadley, MA

DRAFT

GRADING & UTILITIES PLAN



SCALE 1"=30'-0" (if printed full size @ 24" x 36")



Revisions	

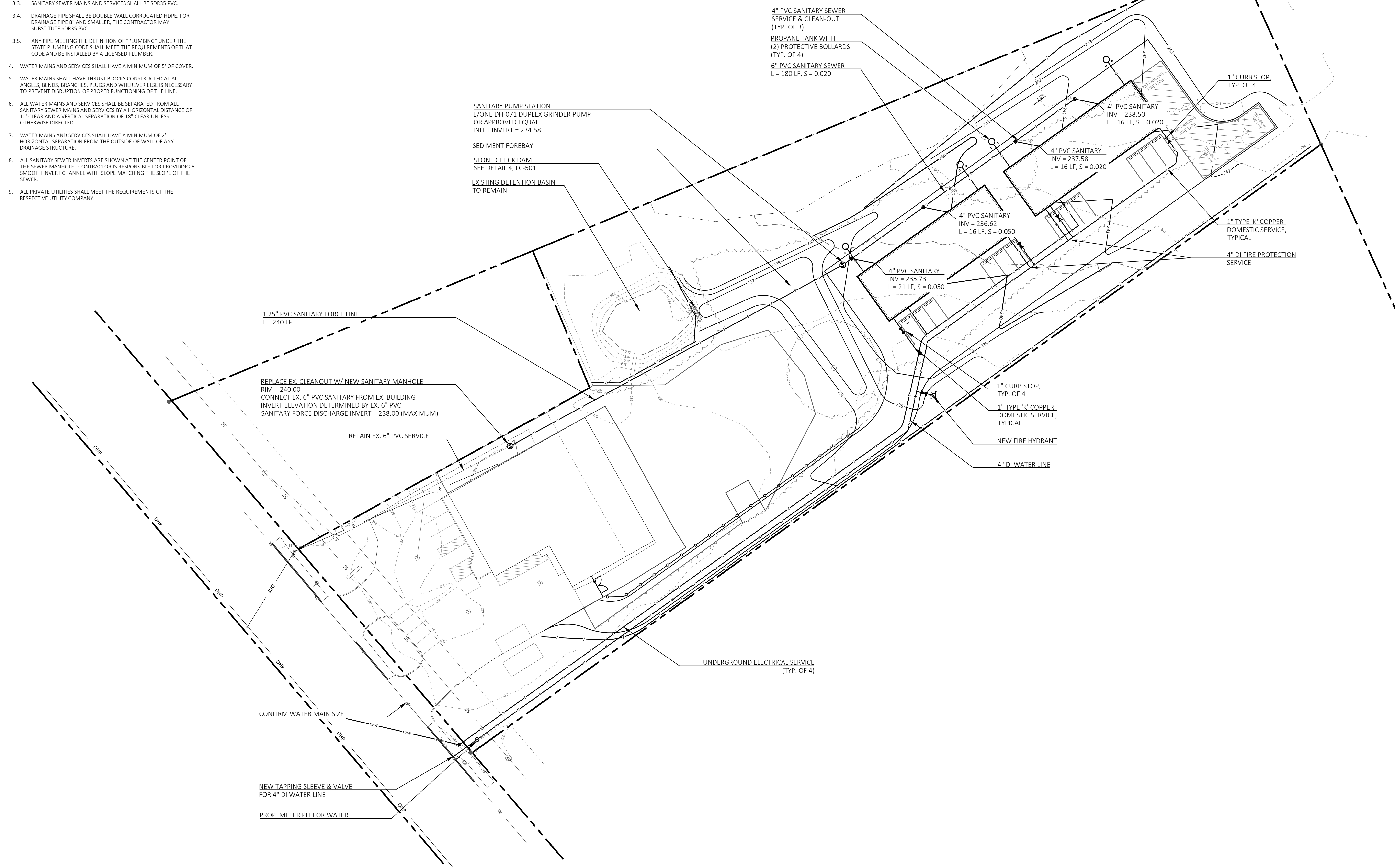
Date:	January 28, 2025	Sheet Number	LC-121
Scale:	1"=30'		
Drawn By:	LM		
Checked By:	JDS		

UTILITY NOTES

1. THE LOCATION, SIZE, AND TYPES OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE UTILITY INFORMATION DEPICTED. PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
2. SURFACE UTILITY STRUCTURES SHALL BE SET TO THE RIM ELEVATION INDICATED ON THE PLANS. IF NO RIM ELEVATION IS PROVIDED, SET ALL NEW OR ADJUSTED CATCH BASIN RIMS IN NON-PEDESTRIAN AREAS 1/4" BELOW FINISHED GRADE. ALL OTHER SURFACE UTILITY STRUCTURES SHALL BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.
3. UTILITY PIPE MATERIALS SHALL BE THE FOLLOWING, UNLESS OTHERWISE NOTED:
 - 3.1. WATER MAINS AND SERVICES 4" AND LARGER SHALL BE PRESSURE CLASS 350, CEMENT-LINED DUCTILE IRON.
 - 3.2. WATER SERVICES SMALLER THAN 4" SHALL BE TYPE K COPPER.
 - 3.3. SANITARY SEWER MAINS AND SERVICES SHALL BE SDR35 PVC.
 - 3.4. DRAINAGE PIPE SHALL BE DOUBLE-WALL CORRUGATED HDPE. FOR DRAINAGE PIPE 8" AND SMALLER, THE CONTRACTOR MAY SUBSTITUTE SDR35 PVC.
 - 3.5. ANY PIPE MEETING THE DEFINITION OF "PLUMBING" UNDER THE STATE PLUMBING CODE SHALL MEET THE REQUIREMENTS OF THAT CODE AND BE INSTALLED BY A LICENSED PLUMBER.
4. WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 5' OF COVER.
5. WATER MAINS SHALL HAVE THRUST BLOCKS CONSTRUCTED AT ALL ANGLES, BENDS, BRANCHES, PLUGS AND WHEREVER ELSE IS NECESSARY TO PREVENT DISRUPTION OF PROPER FUNCTIONING OF THE LINE.
6. ALL WATER MAINS AND SERVICES SHALL BE SEPARATED FROM ALL SANITARY SEWER MAINS AND SERVICES BY A HORIZONTAL DISTANCE OF 10' CLEAR AND A VERTICAL SEPARATION OF 18" CLEAR UNLESS OTHERWISE DIRECTED.
7. WATER MAINS AND SERVICES SHALL HAVE A MINIMUM OF 2' HORIZONTAL SEPARATION FROM THE OUTSIDE OF WALL OF ANY DRAINAGE STRUCTURE.
8. ALL SANITARY SEWER INVERTS ARE SHOWN AT THE CENTER POINT OF THE SEWER MANHOLE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SMOOTH INVERT CHANNEL WITH SLOPE MATCHING THE SLOPE OF THE SEWER.
9. ALL PRIVATE UTILITIES SHALL MEET THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY.

GRADING NOTES

1. ALL SIDEWALKS/WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (MAAB) REQUIREMENTS.
 - 1.1. UNLESS OTHERWISE NOTED:
 - 1.1.1. TYPICAL SIDEWALK/WALKWAY CROSS-SLOPE SHALL BE 1.0% MINIMUM, 2.0% MAXIMUM.
 - 1.1.2. SIDEWALK/WALKWAY RUNNING SLOPE SHALL BE 1.0% MINIMUM, 5.0% MAXIMUM.
 - 1.1.3. SLOPES SHALL NOT EXCEED 2% ACROSS ANY ACCESSIBLE PARKING SPACE AND ACCESS AISLES.
2. THE CONTRACTOR SHALL VERIFY ALL LAYOUT, DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION; REPORT ANY DISCREPANCIES TO BERKSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.



E:\SOUTH HADLEY - 577 GRANBY ROAD\03 DESIGN\PROCESSING\DRAWINGS\03-002 LC-121 GRADING & UTILITIES.DWG - PLOT DATE: 1/28/2025

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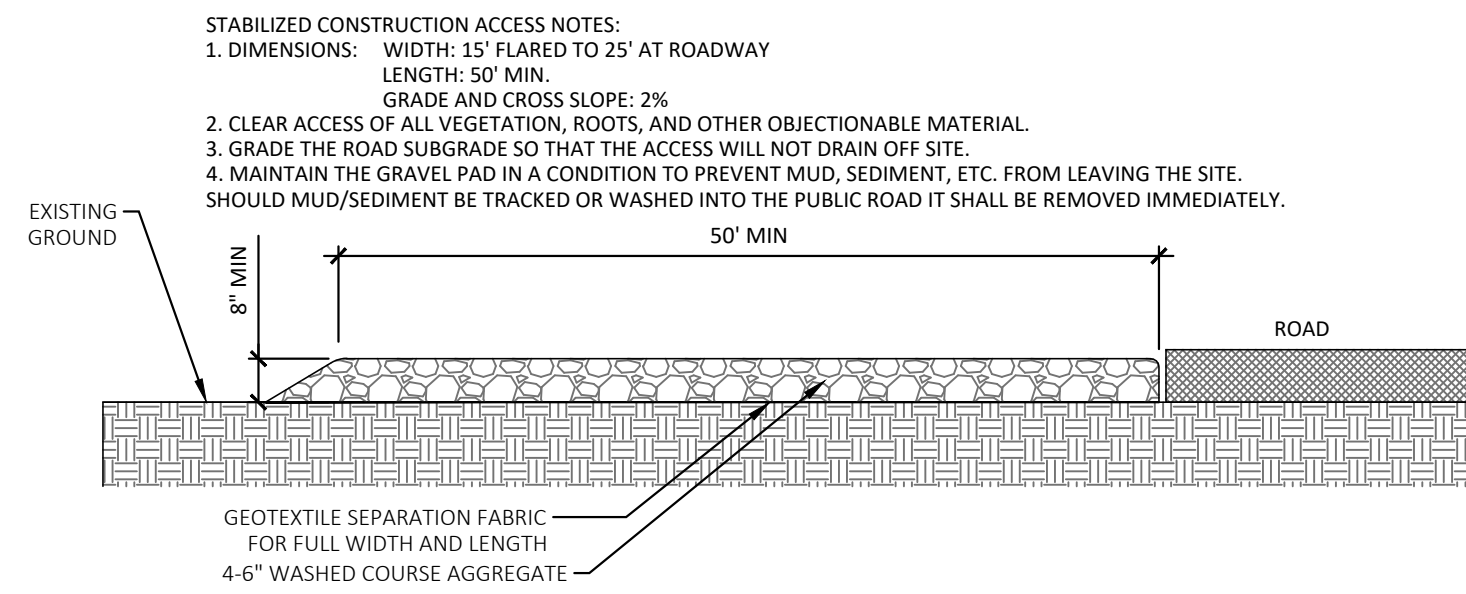
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SITE DETAILS

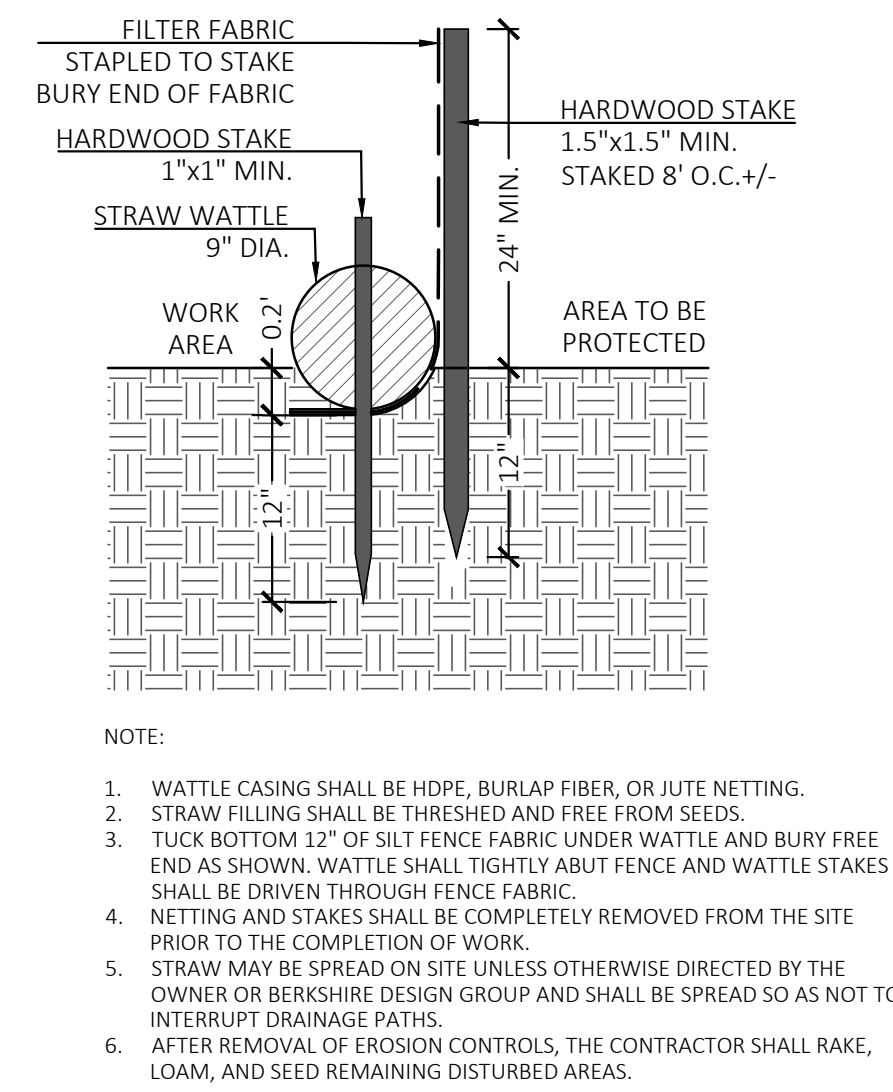
Revisions

Date: January 28, 2026
Scale: AS NOTED
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Checked By: JDS

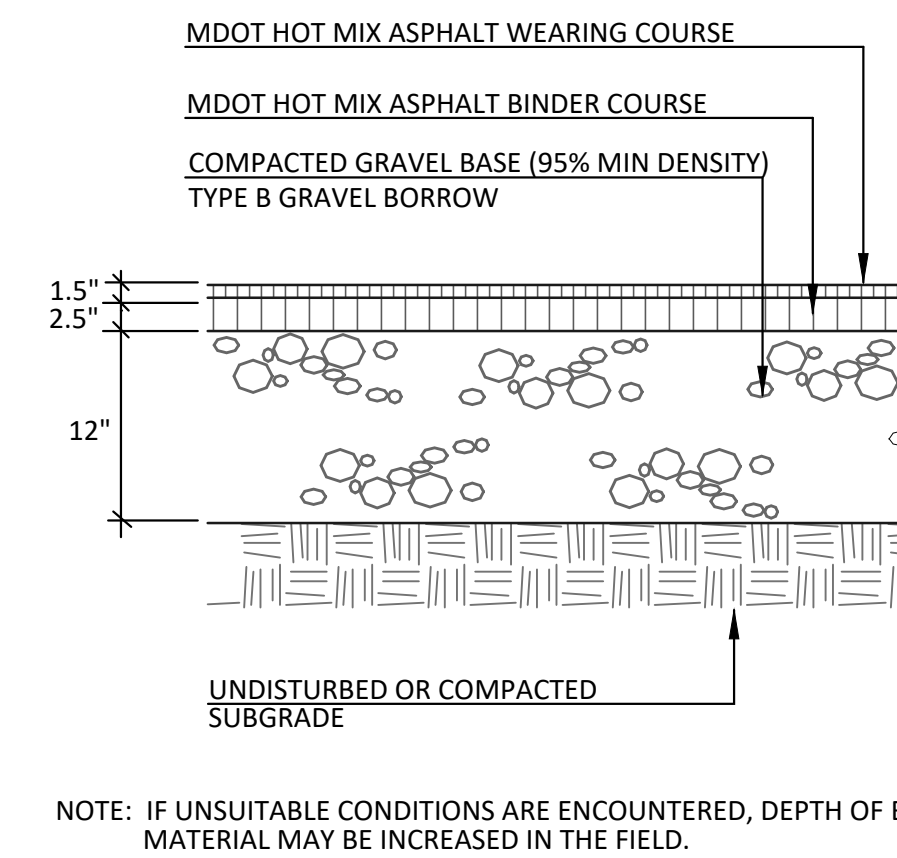
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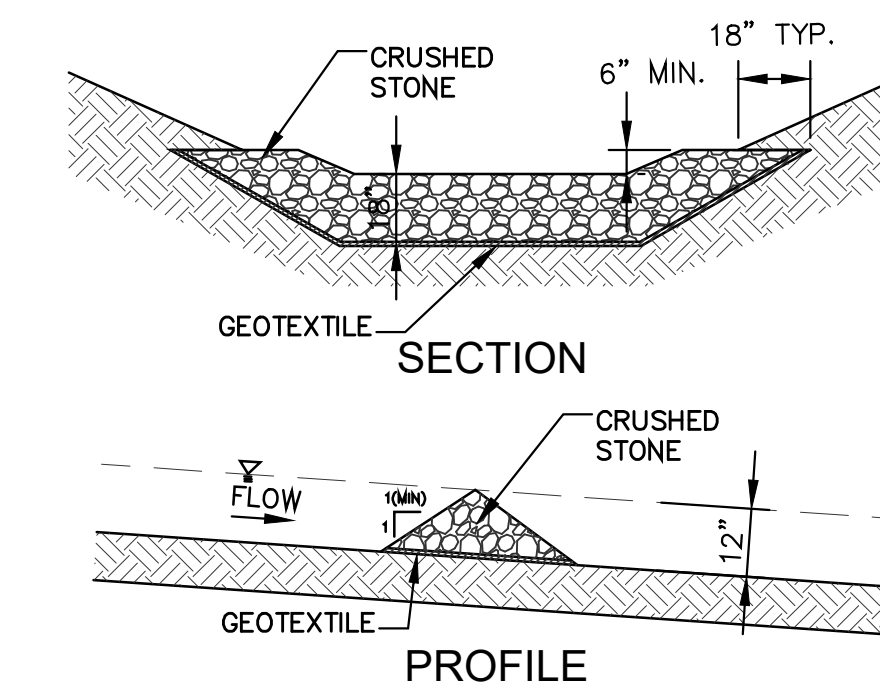
1 TEMPORARY TRACKING PAD
SCALE: NOT TO SCALE



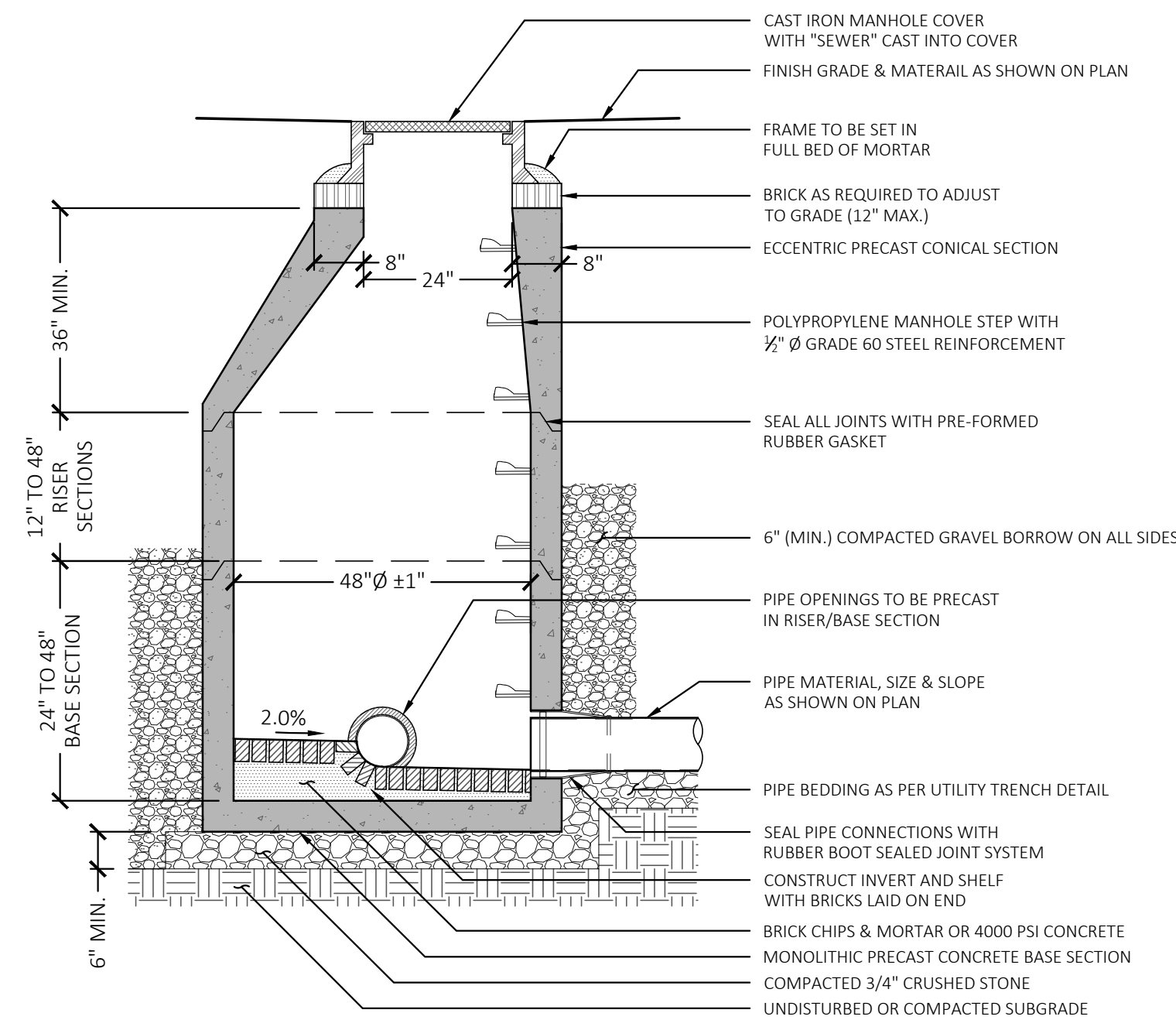
2 SILT FENCE WITH STRAW WATTLE
SCALE: NOT TO SCALE



3 ASPHALT PAVING
SCALE: NOT TO SCALE

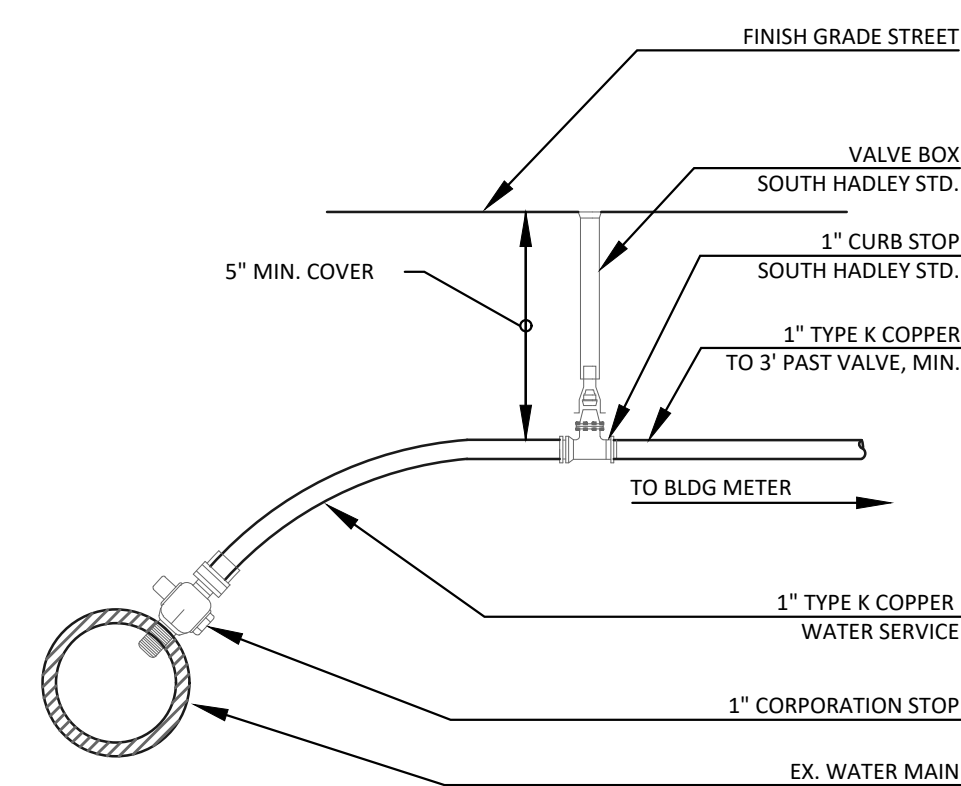


4 STONE-CHECK DAM
SCALE: NOT TO SCALE

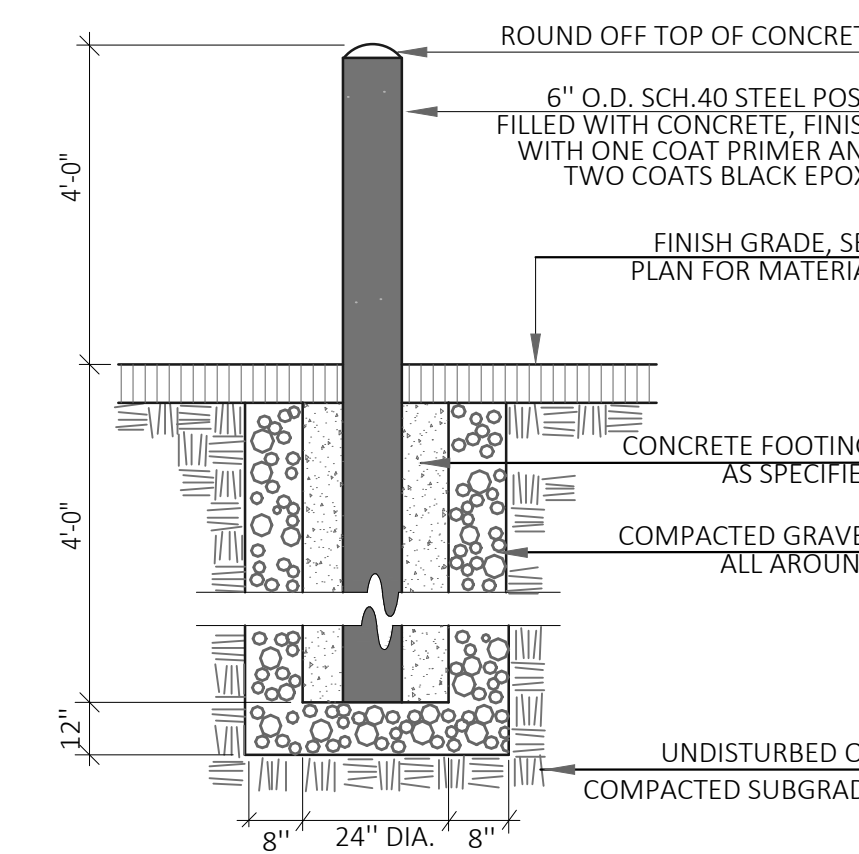


- NOTES**
1. CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI (MIN.).
 2. STRUCTURE SHALL BE REINFORCED TO MEET OR EXCEED H20 LOADING.

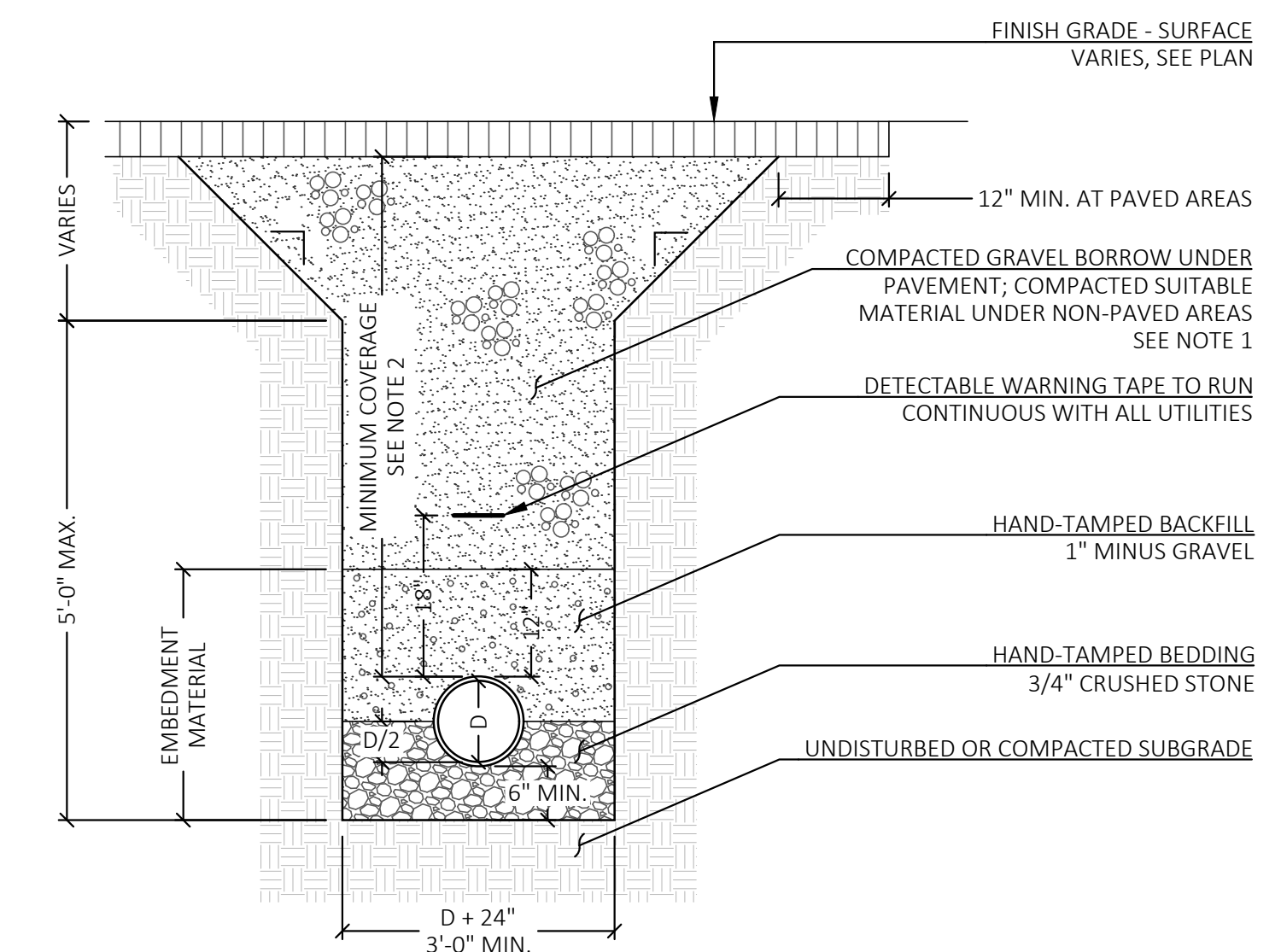
5 SANITARY MANHOLE
SCALE: NOT TO SCALE



6 DOMESTIC WATER SERVICE
SCALE: NOT TO SCALE

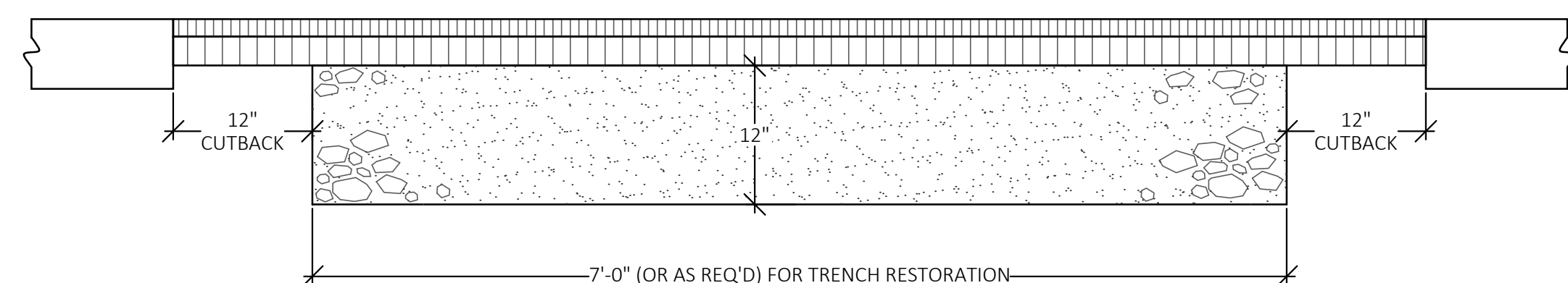


7 STEEL BOLLARD
SCALE: NOT TO SCALE



- NOTES**
1. NATIVE EXCAVATED MATERIAL THAT MEETS THE SPECIFICATIONS FOR SUITABLE FILL MAY BE USED AS BACKFILL IN NON-PAVED AREAS. SUITABILITY SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 2. MINIMUM COVERAGE REQUIREMENTS:
WATER: 5'-0"
SANITARY: 4'-0"
GAS: 2'-6"
ELECTRICAL/COMMUNICATION: 2'-0"
 3. ENTIRE PIPE LENGTH SHALL BE FIRMLY SUPPORTED ON BEDDING.

8 UTILITY TRENCH
SCALE: NOT TO SCALE



9 BITUMINOUS CONCRETE PAVEMENT PATCH
SCALE: NOT TO SCALE

