

Consulting and Design, LLC.

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consultinganddesign@roadrunner.com

Sept.14, 2017

South Hadley Planning
116 Main St.
South Hadley, Mass 01075

Re: **Site Plan Review Freestanding Sign Illumination**
489 Granby Rd.
South Hadley, Ma. (01075)

Planning Board Members

At this time we are requesting the approved "freestanding sign" location per SPR submission plan Dated 3-22-2017 to be illuminated, which was absent at submission. Plan note #6 states a 36 square foot sign. See also photos enclosed. A Two sided solid granite sign installed perpendicular to the road resting on two granite uprights will be 4'x 9' and not to exceed 10' in total height.

Lighting Details

- Illumination to be by LED Pedestal Lights
- Lighting to be from Dusk to Midnight. -

Hours of Operation

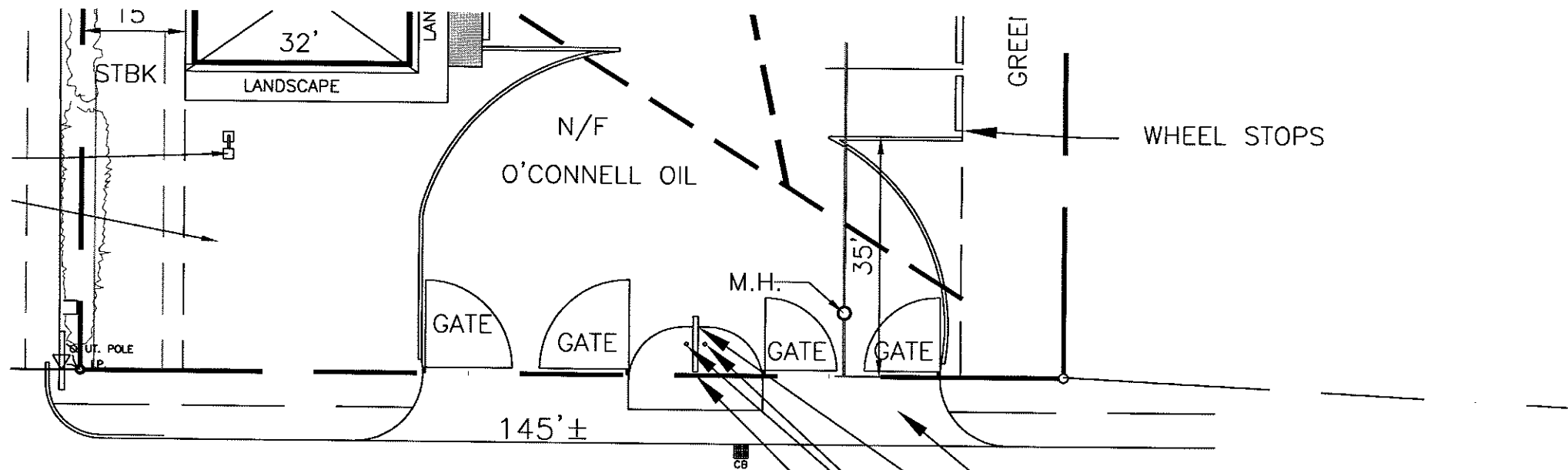
- April through November 7:30 AM.to 4:30 PM. M-F and Sat. 8:00 AM to Noon
- December through March 8:00 AM. To 4:00 PM. with no Sat.

Should you have any questions regarding this material, please feel free to contact me at your convenience.

Sincerely yours,

Ronald J. Fortune

RJF
Enclosure(s)



RANBY ROAD

- EXIST CURB CUTS TO REMAIN
- EXIST FREE STANDING SIGN TO BE UPGRADED TO MONUMENT SIGN
- INSTALL INDIRECT LIGHTING
- SIGN SETBACK AT PROPERTY LINE

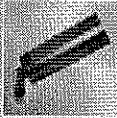
AN LED LANDSCAPE LIGHTING LINEUP TO BRING YOUR PROJECT TO LIFE

LSI offers a complete selection of innovative LED landscape lighting solutions. In the spirit of LSI Greenlee, we are proudly continuing the heritage of elevating the science of outdoor illumination to an art form. Get dramatic, beautiful results backed by the experience and service of LSI.

LINE AND LOW VOLTAGE LIGHTING



XALV AL - LOW
LED Accent



XALV AL - LINE
LED Accent



XALV PL - LOW
LED Pathway



XALV PL - LINE
LED Pathway



XALV SL - LOW
LED Sign



XALV SL - LINE
LED Sign



XALV WCU - LOW
LED Wall Cylinder



XALC WCC - LINE
LED Wall Cylinder

BULLET LIGHTING



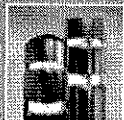
XBAL
LED Large Flood

INGROUND LIGHTING



XIG

BOLLARD LIGHTING



XHYP3
LED Hyper Ion

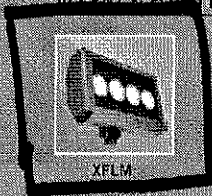


XBVRD
LED Architectural

LSI EXTERIOR ARCHITECTURAL SOLUTIONS

Look to LSI for a complete range of exterior LED options to complement and enhance the beauty of your LED landscape lighting, for an attractive and well-lit site.

ACCENT & FLOOD LIGHTING



XFLM



PFLM
LED Flood

DECORATIVE PEDESTRIAN SCALE & AREA LIGHTING



XCNS
LED Constellation



XLXM3
LED Lexington



XENM3
LED Enterprise



XDLS, XDLM
LED Lifestyle

AREA LIGHTING



XLCS, XLCM
LED Slice



XASU, XAMU
LED AeroMax



XCHM3
LED Challenger
Medium



XGBM



PASU

WALL MOUNT LIGHTING



XCHWM3
LED Challenger



XGBWM3
LED Greenline



PWM



XPWS3
LED Patriot



XAWSU, XAWMU



GREENLEE

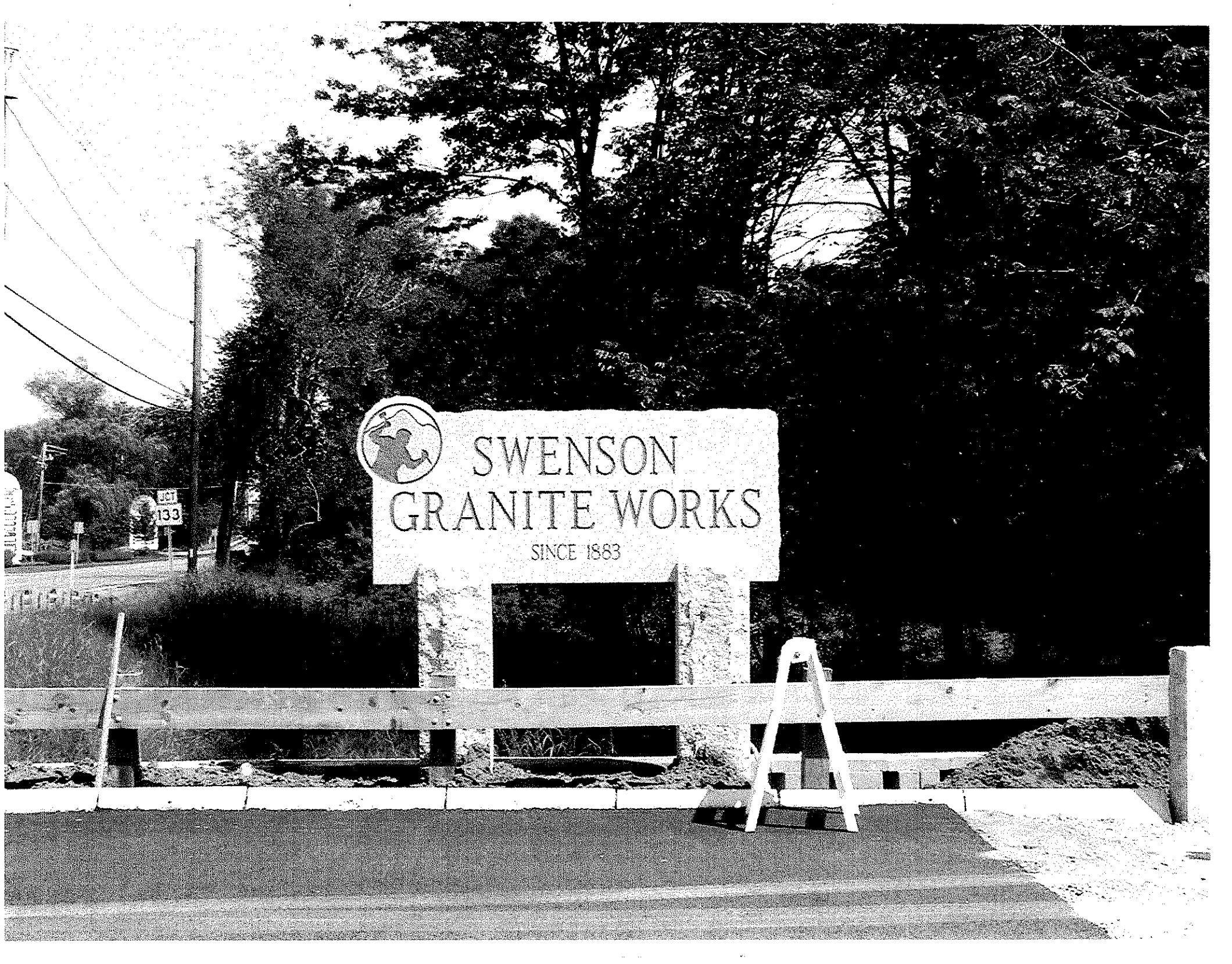
Please consult www.lsi-industries.com for solutions using traditional light sources and specifications for all products.

LSI Industries Inc. · 10000 Alliance Road · Cincinnati, Ohio 45242
Phone 513.793.3200 · Fax 513.984.1335 · www.lsi-industries.com



SWENSON
GRANITE WORKS

SINCE 1883





SWENSON
GRANITE WORKS

SINCE 1883

ZONING FOR BUSINESS A-1 MAP 31 BLOCK 14

PRINCIPAL USE ACCESSORY USE	MIN. LOT AREA (SQ. FT.)	MIN. LOT FRONTAGE (FEET)	MAX. BUILDING COVER (%)	MAX. IMPERV. COVER (%)	MINIMUM YARD SETBACK (FEET)			MAXIMUM HEIGHT	
					FRONT	SIDE	REAR	STORIES	FEET
EXIST	82,757.65± OR 1.9± ACRES	145±	30/0 15/0	80	0/0/0 0/0/0	15/0 15/0	50/0 50/0	3/1 3/1	45/1 45/1

PRINCIPAL USE ACCESSORY USE	MIN. LOT AREA (SQ. FT.)	MIN. LOT FRONTAGE (FEET)	MAX. BUILDING COVER (%)	MAX. IMPERV. COVER (%)	MINIMUM YARD SETBACK (FEET)			MAXIMUM HEIGHT	
					FRONT	SIDE	REAR	STORIES	FEET
PROPOSED	82,757.65± OR 1.9± ACRES	145±	1,536 SQ. FT. 1.85%	GREEN 22.42% PAVEMENT 53.91%	43'-9"	RIGHT 94'-3" LEFT 15'	257'-3"		

NOTES:

- A MINIMUM 8' FEET ABUTTING ANY PUBLIC WAY SHALL BE SEEDED. EGRESS TO THE LOT SHALL BE BY DRIVES LOCATED AT LOCATION DESIGNATED BY GOVERNING PUBLIC AUTHORITY.
- 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.
- TOTAL BUILDING COVERAGE OF PRINCIPAL AND ACCESSORY USES SHALL NOT EXCEED 30%.
- 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 (i.) THE SETBACK REQUIRED BY THE ZONING FOR THE ABUTTING PROPERTY OR (ii.) 25' FEET.
- THERE IS NO MINIMUM FRONT SETBACK FOR BUILDING. THE FRONT SETBACK FOR ANY PARKING LOT, SHALL BE 15' AND THE AREA BETWEEN THE LOT LINE AND THE EDGE OF THE PARKING SHALL BE LANDSCAPED IN ACCORDANCE WITH THE STANDARDS IN SECTION 12 (E) 6.
- HOWEVER, THE HEIGHT LIMITATIONS FOR BUILDINGS ON PARCEL OF LESS THAN ONE ACRE SHALL BE "2" STORES AND "35" FEET, EXCEPT IN THE FALLS OVERLAY DISTRICT WHERE THE MAXIMUM ALLOWED HEIGHT ON ANY PARCEL SHALL BE "3" STORES AND "45" FEET.

GENERAL NOTES:

- PROPERTY LINES TAKEN FROM SCHEDULE (A) DEED FROM BOOK 2754 PAGE 186 DATED JUNE 30, 1988
- EXIST BUILDING TO BE REMOVED.
- INSTALL (1) NEW 1,512 SQ. FT. RANCH STYLE BUILDING
- EXIST FREE STANDING SIGN TO BE UPGRADED
- PARKING REQUIREMENTS OF SECTION 8-0-3-1 (4 CARS PER 1,000 SQ. FT. OF BUILDING)
- BUILDING WALL SIGN 25.6 SQ. FT. PER ZONING REGULATION. FREE STANDING SIGN 36 SQ. FT. PER ZONING REGULATION.
- EXIST BUSINESS USE CLASSIFICATION RESTAURANT (SPR)
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL LIGHTS TO BE SHIELDED AND DIRECTED ONTO THE PREMISES.
- CURB CUTS TO REMAIN UNCHANGED.
- PERMITS MUST BE OBTAINED FOR DEMO, ELECTRICAL, PLUMBING, AND BUILDING.

PROPERTY OWNER: O'CONNELL OIL ASSOCIATES, INC.
545 MERRILL ROAD, P.O. BOX 1387
PITTSFIELD, MA 01201

APPLICANT: CONSULTING AND DESIGN
33 PARK PLAZA
P. O. BOX 258
LEE, MA 01238
(413) 243-4083

LEASEE: SWENSON GRANITE CO. LLC
369 N. STATE STREET
CONCORD, N.H. 03301
TEL: (603) 228-3613
FAX: (603) 228-2915

CONTRACTOR NOTES

PRIOR TO DEMOLITION AND/OR CONSTRUCTION, CONTRACTOR SHALL CALL "DIG-SAFE", 1-811, AND HAVE ALL UTILITIES MARKED ON THE GROUND.

ALL WORK SHALL CONFORM TO TOWN OF SOUTH HADLEY STANDARDS. ANY OFF-SITE LAND DISTURBANCES CAUSED BY THE SITE OR BUILDING CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, RULES, REGULATIONS. WHERE THESE CONFLICT WITH THE PLAN OR THE SPECIFICATIONS FOR THE WORK, THEN SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMPLETING THE WORK.

CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE SITE CONDITIONS PRIOR TO SUBMITTING A PROPOSAL FOR THE WORK.

CONTRACTOR WILL OBTAIN BUILDING AND ELECTRICAL PERMITS AS NECESSARY.

ALL WORK TO BE DONE IN A WORKMANLIKE MANNER, USING NEW MATERIALS APPROVED UNDER OWNERS SPECIFICATIONS.


CONTRACTOR WILL ENSURE THE SITE IS POLICED OF ALL TRASH, AND CONSTRUCTION LITTER ON A DAILY BASIS, AND THE SITE IS SECURE TO VEHICULAR AND PEDESTRIAN ACCIDENT DURING THE WORK DAY AND UPON LEAVING EACH EVENING.

QUESTIONS CONCERNING THIS PROJECT SHOULD BE DIRECTED TO CONSULTING AND DESIGN, TOWN OF SOUTH HADLEY, AND OWNER.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NEUTRALIZE AND STABILIZE SITE DURING ANY DELAYS FOR SHORT OR LONG PERIODS OF TIME.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL PLANS AND SPECIFICATIONS OF THE PLAN SET AS WELL AS ALL APPROVAL DOCUMENTS FROM THE MUNICIPAL AND STATE AUTHORITIES.

REVISED: 07-10-17	HANDICAP RAMP
REVISED: 06-29-17	RELOCATED PIPE LOCATION
REVISED: 06-27-17	RELOCATED PIPE LOCATION
REVISED: 06-12-17	PROPOSED PIPE LOCATION
REVISED: 06-07-17	UNDERGROUND PIPE LOCATION
REVISED: 05-02-17	FENCE, LANDSCAPE, AND INDIRECT LIGHTING
REVISED: 04-19-17	WETLAND LINE

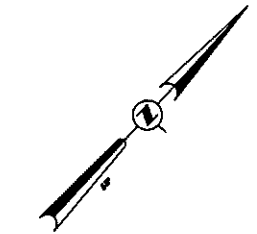
 O'Connell Oil Associates

SITE PLAN
FOR
489 GRANBY ROAD
SOUTH HADLEY, MA.

DATE: 03-22-17
SCALE: 1"=30'-0"
DR. BY: SP
FILE: OC1701

CONSULTING AND DESIGN
33 PARK PLAZA
LEE, MA

D-2

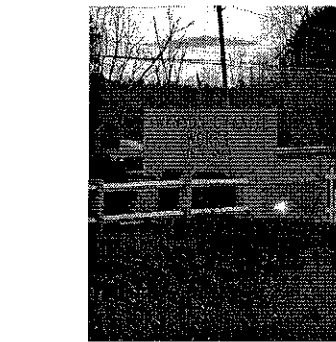
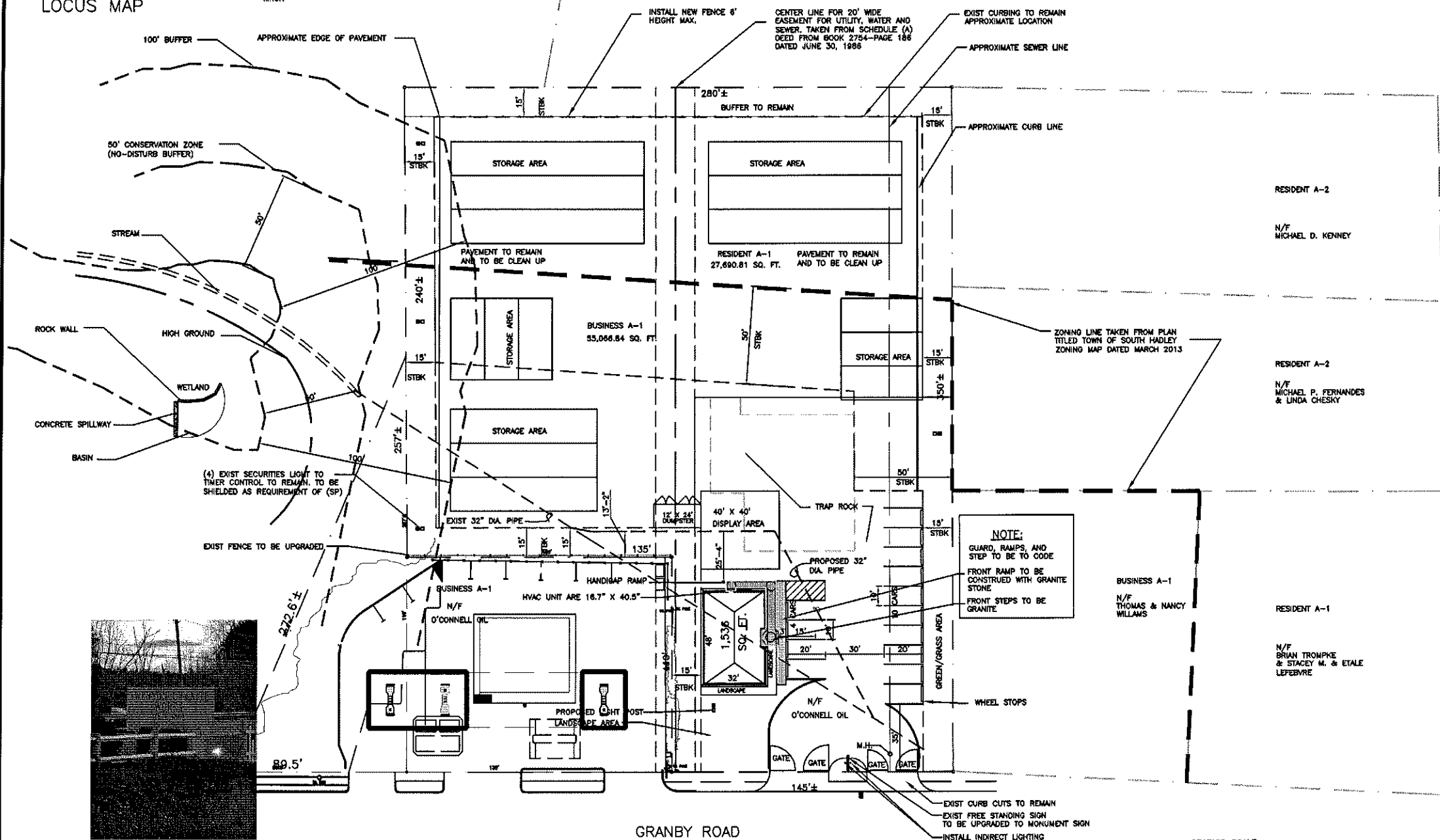


SITE

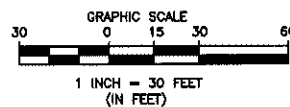
LOCUS MAP

N/F
KENNETH F. &
KATHLEEN A.
MRUK

CARRIAGE LANE



PROPOSED MONUMENT SIGN
NOT TO SCALE



MOUNTAIN VIEW STREET

GRANBY ROAD