

**Owner Of Record**  
 PMS 2022 Revocable Trust  
 Patricia Mary Stefanelli, Trustee  
 125 Amherst Road  
 South Hadley, Massachusetts 01075  
 PID: 52-249  
 Deed Book 14903, Page 247  
 Plan Book 104, Plan 62

Now Or Formerly  
 Thomas M. McAuley, Jr.  
 Trustee of the  
 Thomas M. McAuley, Jr. Revocable Trust  
 129 Amherst Road  
 South Hadley, Massachusetts 01075  
 PID: 52-250  
 Deed Book 14584, Page 181  
 Plan Book 104, Page 62

Now Or Formerly  
 Barbara A. Tillman And Joel L. Tillman  
 Trustees of the  
 Barbara A. Tillman Trust  
 133 Amherst Road  
 South Hadley, Massachusetts 01075  
 PID: 52-251  
 Deed Book 8933, Page 54  
 Plan Book 104, Page 62

EXISTING WHITE PINES  
 (6) TO BE REMOVED  
 (4) RED-OSIER DOGWOOD  
 (1) SERVICEBERRY  
 FOLLOWING STUMP REMOVAL, REGRADE TO PROVIDE 'RAIN GARDEN' CAPTURE AREA FOR ROOF WATER.  
 (3) SWAMP AZALEA  
 PROPOSED NEW SEPTIC SYSTEM. DESIGN BY OTHERS.  
 AREA TO BE LOAMED & SEEDED FOLLOWING CONSTRUCTION  
 50' WETLAND SETBACK  
 EXTENT OF EXISTING LAWN

(3) WITCHHAZEL  
 (1) SERVICEBERRY  
 (2) NORTHERN ARROWWOOD  
 WETLAND SEED MIX  
 "NEW ENGLAND WET MIX"  
 EROSION CONTROL BARRIER  
 6" DRAIN LINE  
 PROPOSED CLEARING LIMIT  
 EXISTING SEPTIC TO BE REMOVED  
 NEW BUILDING ADDITION  
 IN 50FT BUFFER: 705 SF±  
 IN 100FT BUFFER: 526 SF±

PREVIOUS PROPOSED BUILDING ADDITION  
 900 SF±  
 EXISTING HOUSE & GARAGE TO REMAIN  
 EXISTING PORCH TO BE REMOVED  
 143 SF±

DRIVEWAY TO REMAIN

**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.

**EROSION CONTROL NOTES**

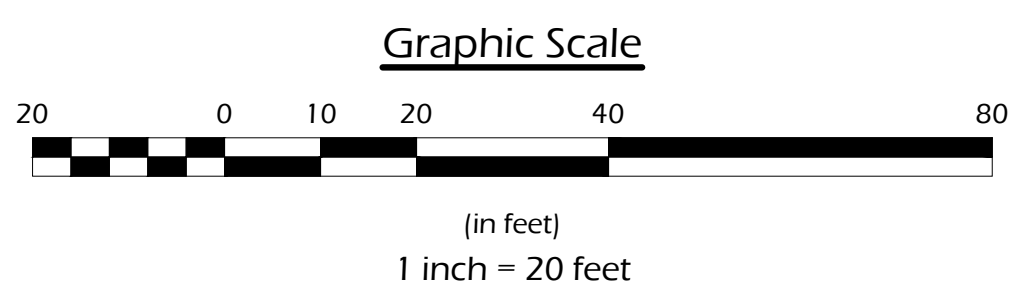
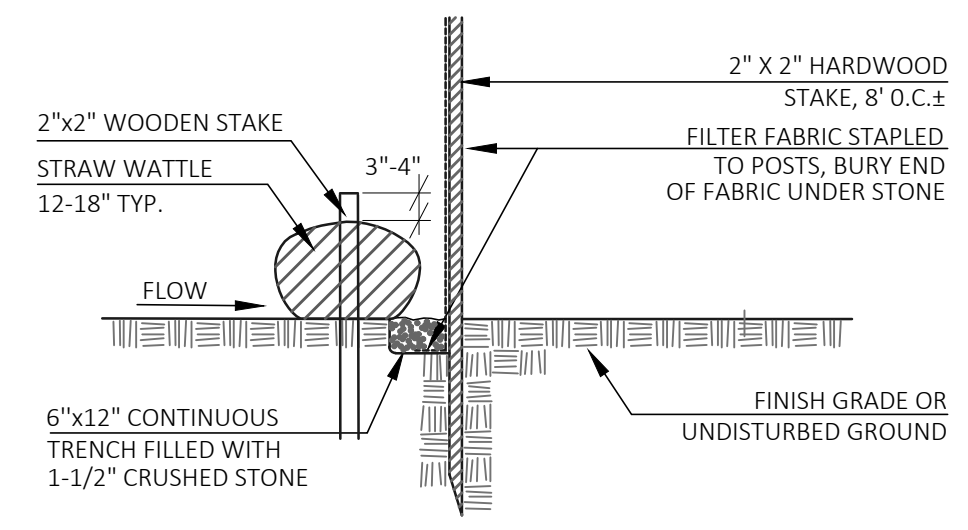
1. THE CONTRACTOR SHALL INSTALL EROSION CONTROL DEVICES AS NECESSARY TO PREVENT EROSION WITHIN THE SITE AND MIGRATION OF SEDIMENT OFF OF THE SITE, OR AS DIRECTED BY BERKSHIRE DESIGN GROUP. ALL DEVICES SHALL COMPLY WITH THE MASSACHUSETTS EROSION AND SEDIMENT CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS, CURRENT VERSION, PUBLISHED BY MASSDEP.
2. THE PROPOSED PROJECT IS SUBJECT TO AN ORDER OF CONDITIONS ISSUED BY THE TOWN OF SOUTH HADLEY CONSERVATION COMMISSION, MASSDEP FILE NUMBER [REDACTED]. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS OF THIS PERMIT.
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.

**NOTES**

1. THE EXISTING CONDITIONS AND BOUNDARY RETRACEMENT SURVEY DEPICED HEREON WAS OBTAINED BY A FIELD SURVEY IN SEPTEMBER 2023 BY BERKSHIRE DESIGN GROUP.
2. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
3. THE BASIS OF BEARINGS, AZIMUTHS, AND THE NORTH ARROW SHOWN HEREON IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83). THE BASIS OF THE ELEVATIONS DEPICED HEREON IS A GRID SEPARATION CALCULATION BASED ON GEOID18 RESULTING IN NAVD88. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

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.
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.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A FIELD SURVEY AND A COMPILATION OF PLANS OF RECORD AND OTHER AVAILABLE DATA. BERKSHIRE DESIGN GROUP DOES NOT WARRANT THE LOCATION OF ALL UTILITIES DEPICED. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR DESIGN, THE CONTRACTOR, ENGINEER, OR ARCHITECT SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. RESOURCE AREA DELINEATION PERFORMED BY WENDELL WETLAND SERVICES ON AUGUST 21, 2023.

Now Or Formerly  
 Adam A. Quenneville And  
 Rebecca F. Quenneville  
 121 Amherst Road  
 South Hadley, Massachusetts 01075  
 PID: 52-248  
 Deed Book 12860, Page 280  
 Plan Book 104, Page 62



- NOTE:**
1. ALL MATERIAL TO MEET SPECIFICATIONS
  2. STRAW WATTLE TO MEET APPLICATION REQUIREMENTS
  3. STRAW WATTLE DEPICED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
  4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE BERKSHIRE DESIGN GROUP.

125 Amherst Road  
 South Hadley, MA

**Site Plan**

**Revisions**

February 20, 2024

Date: November 14, 2023

Scale: 1"=20'

Drawn By: RGY/JDS

Checked By: TDA/JDS

LC-101

DRAFT  
NOT FOR  
CONSTRUCTION

This drawing is not intended nor shall it be used for construction unless the signed seal of a design professional is affixed.

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**Meadows**  
125 Amherst Rd.  
South Hadley, MA

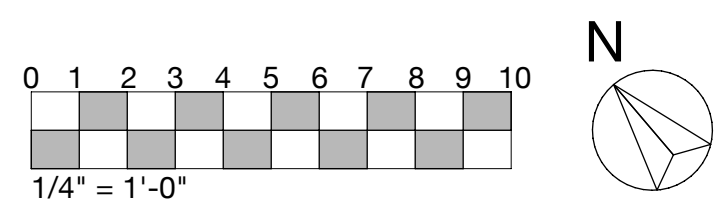
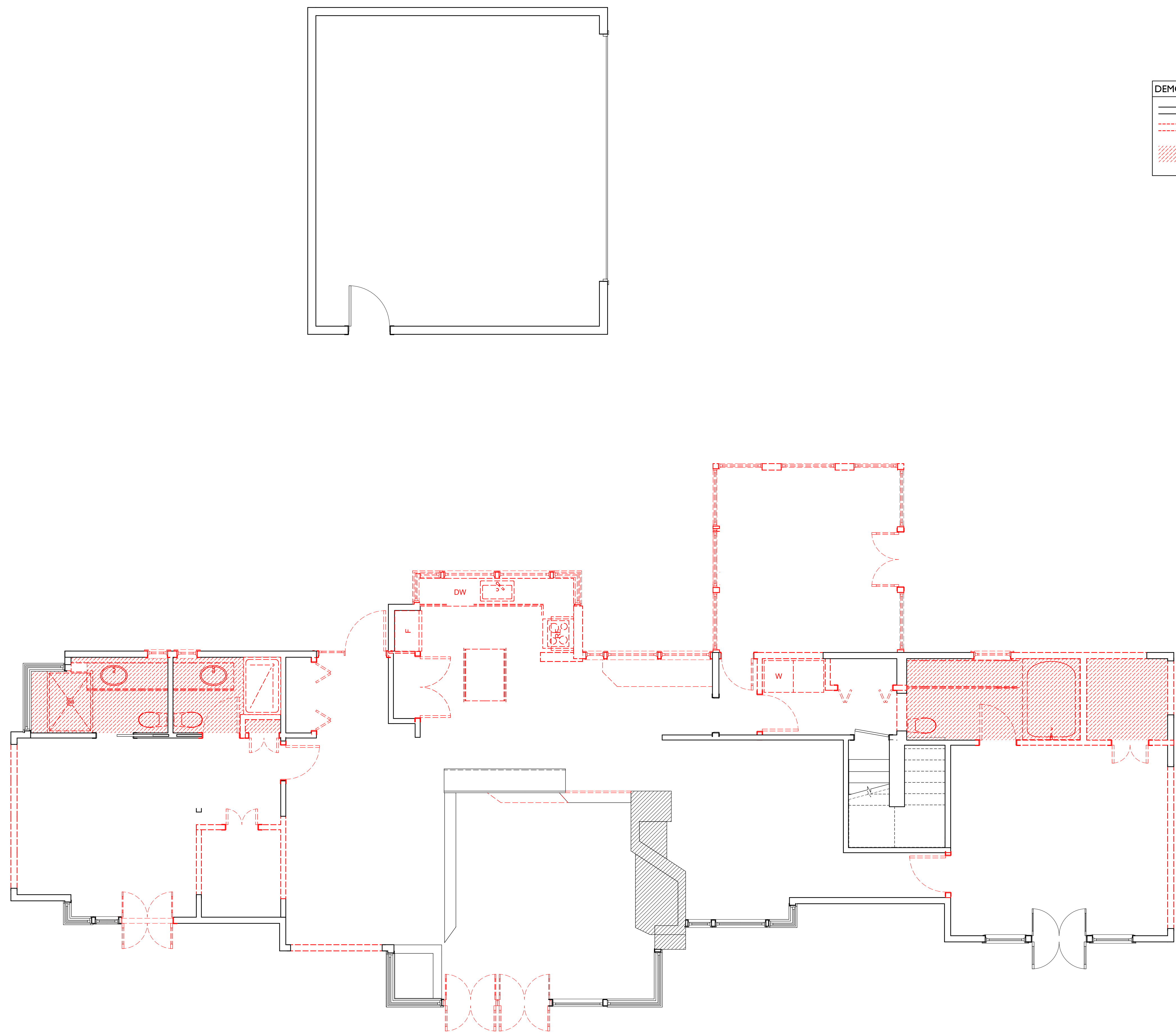
13 February 2024

Project No. 23-13  
Scale: As Noted  
Drawn By: NL  
Checked By: EM

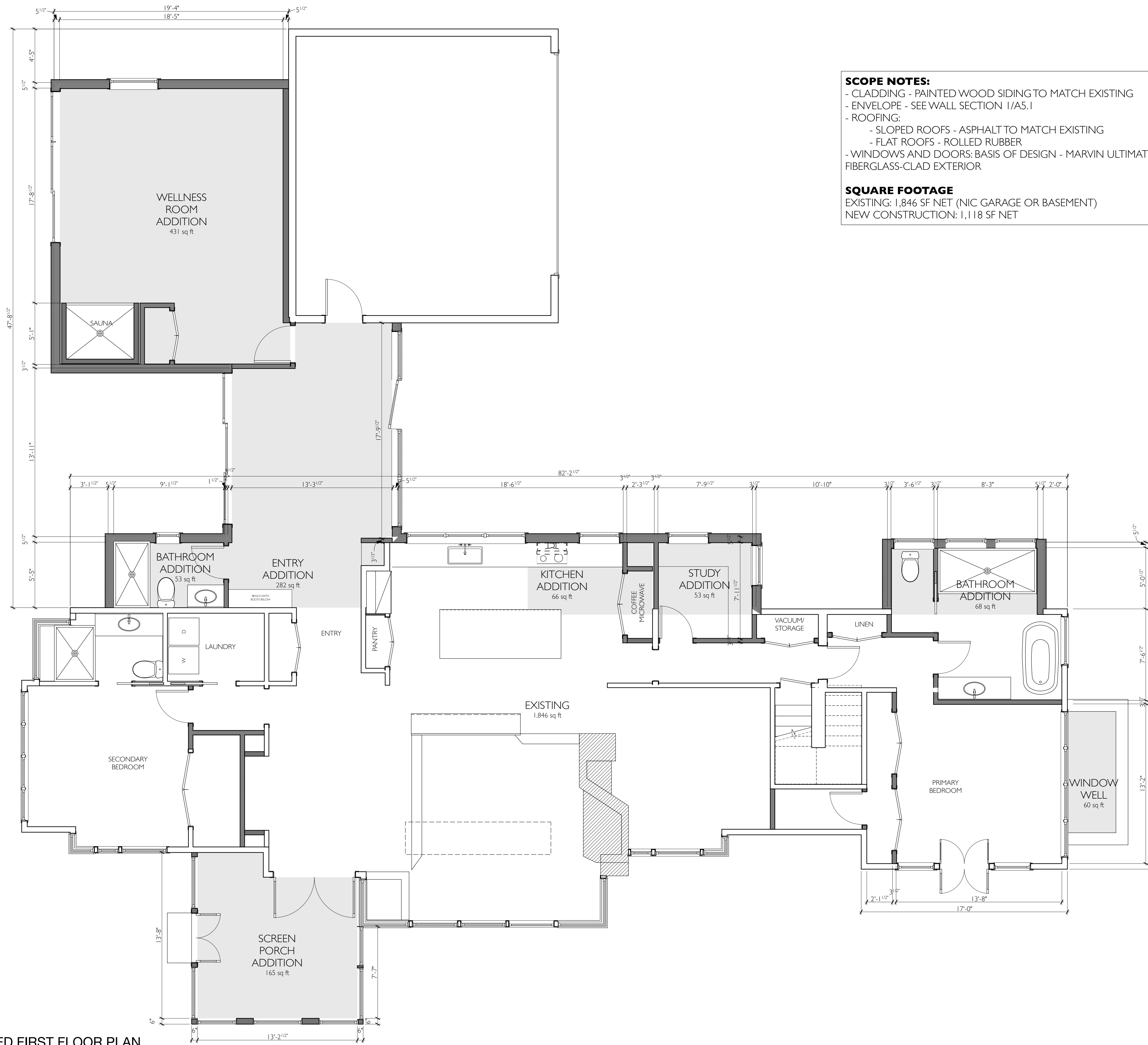
FIRST FLOOR  
DEMOLITION PLAN

D1.1

DEMOLITION PLANS GRAPHIC KEY	
	EXISTING WALLS TO REMAIN
	WALLS AND EXISTING CONSTRUCTION TO BE DEMOLISHED
	AREA OF FLOOR REMOVAL



**1** FIRST FLOOR DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



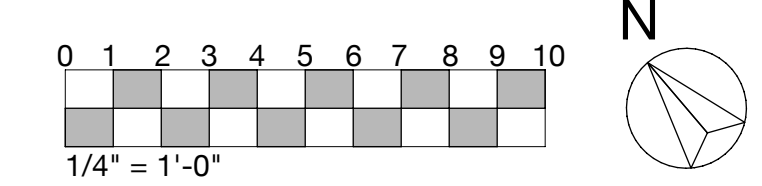
**SCOPE NOTES:**

- CLADDING - PAINTED WOOD SIDING TO MATCH EXISTING
- ENVELOPE - SEE WALL SECTION 1/A5.1
- ROOFING:
  - SLOPED ROOFS - ASPHALT TO MATCH EXISTING
  - FLAT ROOFS - ROLLED RUBBER
- WINDOWS AND DOORS: BASIS OF DESIGN - MARVIN ULTIMATE, WOOD INTERIOR, FIBERGLASS-CLAD EXTERIOR

**SQUARE FOOTAGE**

EXISTING: 1,846 SF NET (NIC GARAGE OR BASEMENT)  
 NEW CONSTRUCTION: 1,118 SF NET

**1 PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



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 125 Amherst Rd.  
 South Hadley, MA

13 February 2024

Project No. 23-13  
 Scale: As Noted  
 Drawn By: NL  
 Checked By: EM

FIRST FLOOR PLAN

A1.1

Fig. 23-13 Meadows 1, Print Date: 2/13/24