

--- OO --- EXISTING CONTOUR
 --- OO --- PROPOSED CONTOUR
 x OO.O EXISTING SPOT GRADE
 --- OO.O --- PROPOSED SPOT GRADE
 CONCRETE MONUMENT TO BE SET
 NOTE: MONUMENTS SHALL BE NOT LESS THAN
 A FEET IN LENGTH, 4 INCHES SQUARE AT
 THE TOP AND 6 INCHES SQUARE AT THE
 BOTTOM.
 --- CB --- PROPOSED STORM DRAINAGE
 --- CB --- CATCH BASIN
 --- CB --- DRIWELL
 --- SAN. MH. --- PROPOSED SANITARY SEWER
 --- SAN. MH. --- SANITARY MAN HOLE
 --- W --- PROPOSED WATER MAIN
 --- W --- PROPOSED WATER MAIN
 HYDRANT

The diagram illustrates a cross-section of a construction entrance. It shows a sloped structure with a 60° angle. The top layer is labeled 'BENTONITE DRIVE'. Below this is a layer of 'MAIN STONE'. A 'FILTER FABRIC' is shown at the bottom. A dimension line indicates a '1/4" MINIMUM' depth for the stone layer. The entire structure is shown within a rectangular frame.

CONSTRUCTION ENTRANCE NOTES -

1. THE PURPOSE OF A CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OF FLOWING OF SEDIMENT ON TO EXISTING PREVENTED EROSION.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, CLEAR OF THE ENTRANCE SHOULD BE CLEARING OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE OBJECTS.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ON TO EXISTING PREVENTED EROSION. REGULAR PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LAYERS OF CONSTRUCTION ENTRANCE.

[illegible]

2" Ø BROKEN STONE

15" Ø ADS PERFORATED PIPE

MIRAFLO FABRIC

TOP SOIL

BOTTOM SOIL

26"

26"

6"

6"

6"

6"

15"

20" x 20" x 1/4" HOLES 15" DIA. SURFACE AREA

[illegible]

DETAIL FOR DRIVEWAY #4

1, 2, 3, 5, 6, 7, 8 ONLY

SEE PLAN FOR DIMENSIONS OF DRIVEWAY #4

5'0"

20'0"

13'0"

5'0"

MINI-FABRIC

CRUSHED STONE

REFER TO PLAN FOR GRADE TYPE

CONCRETE SIDEWALK
BITUMINOUS EXPANSION JOINT EVERY 15'-0"
DRIVEWAY 6" THICK

STREET LINE

4' 3/4" PITCH

10' 3" PITCH

1' 15'

5' CROWN

15' 1'

14'

STREET LINE

6" PITCH

6" BASE

BITUMINOUS CONCRETE CURB (TYPICAL OF BOTH SIDES)

WATER MAIN TO BE 20' OFF NORTH-EAST STREET LINES

1" BIT. CONCRETE COMPACTED (TOP)

2" BIT. CONCRETE COMPACTED (BINDER)

12" APPROVED GRAVEL

SUBGRADE PREPARED AS SPECIFIED IN DEPT. OF PUBLIC WORKS RULES AND REGULATIONS

NOTES:-

1. GRAVEL BASE TO BE STABILIZED WITH CALCIUM CHLORIDE AND COMPACTED WITH ROLLER WEIGHING NOT LESS THAN 8 TON, AND OTHERWISE AS SPECIFIED IN DEPT. OF PUBLIC WORKS.
2. ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE STANDARDS OF THE BOARD OF PUBLIC WORKS OF EAST LOMBARD.

A cross-sectional diagram of a trench holding fabric under backfill. The diagram shows a trench with a double thickness Mirafi fabric envelope. The existing ground is shown on the right. The trench is filled with backfill, and the fabric is held under the backfill. Labels include: DOUBLE THICKNESS MIRAFI FABRIC ENVELOPE, EXISTING GROUND, CATCH BASIN - TYPE "C", and TRENCH HOLDING FABRIC UNDER BACK-FILL.

14" 12" 13" 10"

3000 PSI CONCRETE

12# AS CHAINS

COLUMN BEAM JOINT

3000 PSI CONCRETE

12# AS CHAINS

3000 PSI CONCRETE

12# AS CHAINS

14" 12" 13" 10"

3000 PSI CONCRETE

12# AS CHAINS

COLUMN BEAM JOINT

3000 PSI CONCRETE

12# AS CHAINS

3000 PSI CONCRETE

12# AS CHAINS

1. IN ADDITION TO PROPOSED LANDSCAPING SHOWN IN OPEN SPACE AND BERM EACH INDIVIDUAL LOT WILL HAVE ONE TREE, AT LEAST 1 1/2" CALIPER, OF A SPECIES APPROVED BY THE TOWN TREE WARDEN.

2. SUBSTITUTION OF SPECIES IN THE PLANT SCHEDULE MAY BE MADE WITH THE APPROVAL OF THE DESIGN ENGINEER.

CODE	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE
BS	37	BLUE SPRUCE / PICEA PUNGENS 'GLAUCA'	4'-5' TALL
CH	49	CANADIAN HEMLOCK / TSUGA CANADENSIS	3'-4' TALL
D	4	PINK FLOWERING DOGWOOD / CORNUS FLORIDA 'RUBRA'	8'-10' TALL
FF	43	FRASER FIR / ABIES FRASERI	4'-5' TALL
HL	7	HONEY LOCUST / GLIEDISIA TRIACANTHOS INERMIS 'SHADE MASTER'	2" 2 1/2" CAL.
PR	39	PJM RHODODENDRON / RHODODENDRON 'PJM'	2 GALLON
S	17	VAN HOUTTEI SPIREA / SPIREA 'VAN HOUTTEI'	2 GALLON
WS	27	WHITE SPRUCE / PICEA GLAUCA	3'-4' TALL

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH 4" MINIMUM OF TOPSOIL. SEED AS INDICATED BELOW. CONDITION SOIL WITH FERTILIZER AND LIMESTONE AS INDICATED BY SOIL TEST.

PERMANENT VEGETATIVE COVER:
SEEDING DATES- APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO OCTOBER 1

AWN AREAS:
USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN
ENGINEER.

KENTUCKY BLUEGRASS	45%
CREEPING RED FESCUE	45%
PERENNIAL RYEGRASS	10%

APPLY 1-3 LBS./1000 SQ. FT.

TEMPORARY VEGETATIVE COVER:
SEEDING DATES: MARCH 1 TO JUNE 15 & AUGUST 1 TO OCTOBER 1.
USE THE FOLLOWING SEED OR EQUAL AS APPROVED BY DESIGN
ENGINEER-
ANNUAL RYEGRASS 100%
APPLY 1 LB./1000 SQ. FT.

20'

9'

FABRIC SHEET "A"

WOODEN STAKES (TYP)

FABRIC SHEET "B"

FOLD LINE

CUT SLITS

5.5'

12.0'

DRYWELLS SHALL BE LINED WITH MIRAFIL FILTER FABRIC AS SHOWN ABOVE. FABRIC TO BE REMOVED WHEN PROJECT IS COMPLETED.

DRYWELLS SHALL BE LINED WITH MIRAFI FILTER FABRIC AS SHOWN ABOVE. FABRIC TO BE REMOVED WHEN PROJECT IS COMPLETED.

1. PARCEL AREA FOR "THE HOMES AT BENTON ESTATES" = 16.29 ACRES
PARCEL AREA FOR "THE TOWNHOUSES AND RANCHES AT BENTON
ESTATES" = 3.84 ACRES
-
- TOTAL PARCEL AREA = 20.13 ACRES.
2. ZONING DISTRICT IS "RESIDENCE A".
- PROPOSAL FOR "THE HOMES AT BENTON ESTATES" -
- NUMBER OF LOTS = 67
 - MINIMUM LOT SIZE = 4,000 SQ. FT.
 - MINIMUM LOT FRONTAGE = 50 FT. (THIS IS MEASURED AT THE
STREET RIGHT OF WAY LINE OR IN
THE CASE WHERE THE SIDE LINES
ARE DIVERGING TOWARDS THE REAR
LINE, THE 50' IS MEASURED AT THE
FRONT YARD SETBACK)
- MINIMUM FRONT YARD SETBACK = 20 FT.
MINIMUM SIDE YARDS = 5 FT. ONE SIDE AND 15 FT. THE
OTHER
MINIMUM REAR YARD = 20 FT.

1. BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED - "PLAN OF LAND IN EAST LONGMEADOW, MASS. OWNED BY ALFRED A & ARTHUR M. ARENIUS TRUSTEES, SCALE: 1"=100', FEB. 22, 1985, JOHN W. DELAND AND ASSOCIATES, INC.", RECORDED IN PLAN BOOK 223, PAGES 80-81.
2. IN THE AREAS OF PROPOSED ROADWAYS THE GRADES HAVE BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN MARCH, 1992.
3. OTHER TOPOGRAPHY INFORMATION HAS BEEN TAKEN FROM A PLAN ENTITLED, "TOPOGRAPHICAL SURVEY, BENTON DRIVE, EAST LONGMEADOW, MASS., OWNED BY JOHN HAYES REAL ESTATE, SMITH ASSOCIATES, ENGINEERING INC., ENGINEERS-SURVEYORS, 602 WHITE ST., SPRINGFIELD, MASS. 01108, SCALE: 100 FT./IN, DATE- AUG. 1985, UP-DATED 12/17/85 (ZONES ADDED)".
4. ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE STANDARDS OF THE BOARD OF PUBLIC WORKS OF EAST LONGMEADOW.
5. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
6. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING.
7. PARCEL IS LOCATED IN THE COUNTY OF HAMPDEN.
8. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY, AS VERIFIED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., IN MARCH, 1992.
9. PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
10. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
11. ALL CONSTRUCTION MATERIALS AND PRACTICES SHALL CONFORM TO THE MINIMUM STANDARDS AS SPECIFIED IN THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, THE LATEST EDITION.
12. PROPOSED PAVEMENT SHALL MAKE A SMOOTH TRANSITION WITH EXISTING PAVEMENT.
13. ALL CATCH BASINS SHALL HAVE 2'0" SUMPS.
14. FOUNDED TOPS AND TOES OF ALL PAVED AND PLANTED SLOPES.
15. PROPOSED LIGHTS SHALL BE SITUATED TO PROVIDE ILLUMINATION TO THE SUBJECT SITE.
16. DURING CONSTRUCTION, AREA AROUND CATCH BASIN TO BE DEPRESSED AND CATCH BASIN TOP SHALL BE WRAPPED WITH MIAMI FABRIC, AS SHOWN IN DETAIL.
17. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED FOR ONE YEAR AFTER COMPLETION OF THE APPROVED SUBDIVISION, OR UNTIL SUCH MEASURES ARE PERMANENTLY STABILIZED AS DETERMINED BY THE TOWN ENGINEER OR BY A CONSULTANT OF THE PLANNING BOARD.
18. OWNER OF SUBJECT PARCEL - ROBERT A. SIMONS AND GERALD M. STEINBERG
433 SOUTH MAIN STREET, WEST HARTFORD, CT 06110
RECORDED IN THE HAMPDEN COUNTY REGISTRY OF DEEDS, BOOK 7090, PAGE 597
DEVELOPER OF PROPERTY - BENTON ASSOCIATES
433 SOUTH MAIN STREET, WEST HARTFORD, CT 06110
19. OPEN SPACE INCLUDING RECREATION AREA WITHIN THE OPEN SPACE SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEBOWNER'S ASSOCIATION.
20. REFERENCE MAP: "TOWN OF EAST LONGMEADOW MASSACHUSETTS, DEPARTMENT OF PUBLIC WORKS, BENTON DRIVE, ALTERATIONS FROM DENSLOW ROAD TO CHESTNUT STREET, SCALE: 1"=100', DATE: DEC. 19, 1981, ALFRED A. MELIEN, SHEET 2 OF 2"
21. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER OR OTHER ACCEPTABLE METHOD AT ALL TIMES DURING CONSTRUCTION.
22. PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
23. SANITARY SEWER LINES SHALL BE INSTALLED AT LEAST 10 FEET FROM, AND 18 INCHES BELOW WATER SUPPLY LINES. WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE AND SHOULD BE PRESSURE TESTED TO ASSURE WATERTIGHTNESS.

APPROVED BY
THE EAST LONGMEADOW ZONING BOARD OF APPEALS

6/24/92 Keith
DATE CHAIRMAN

5/10/92	REVISE PER DINO SPALOI	
5/11/92	REVISE PER TOWN ENGINEER	
5/14/92	PER TOWN TRENCH SPEC.	
DATE	REVISION	



I HEREBY CERTIFY
THIS MAP TO BE
SUBSTANTIALLY CORRECT
With h. copy

Alford
ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
●
WILSON M. ALFORD, JR., P.E. & L

DATE: MARCH 30, 1991

SCALE: AS NOTED

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PREPARED FOR
BENTON ASSOCIATES

NOTES AND DETAILS

THE HOMES AT BENTON ESTATES - DEFINITIVE PLANS

EV

Sheet

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DISP **5D-243** FOLDER FILE