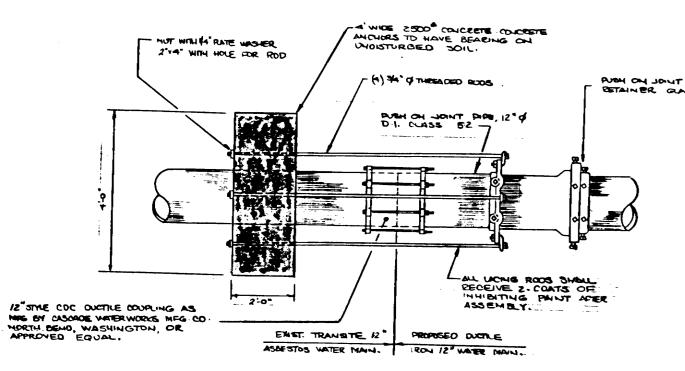
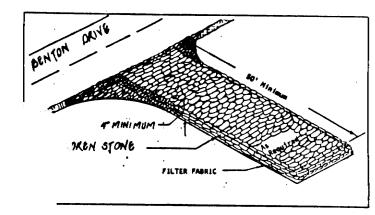
DUCTIL IRON TO TRANSITE ASBESTOS DETAIL n.t.s



CONSTRUCTION ENTRANCE PAD DETAIL n.t.s.

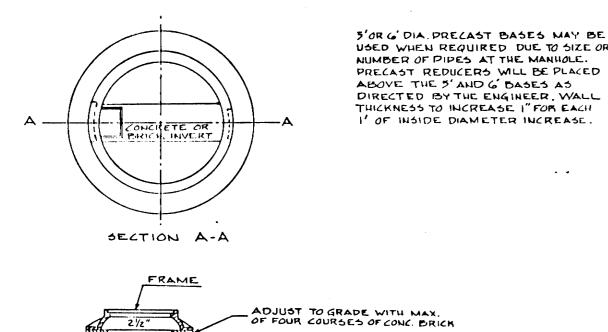


CONSTRUCTION ENTRANCE NOTES -1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SECUMENT ON TO EXISTING PRVENENT.

2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE GLEARED OF ALL WEGETATION, ROOTS AND OTHER UNDESCRIBED. MATERIAL.

3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SECUMENT ON TO EXISTING PAYEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND.

ANITARY SEWER MAN HOLE DETAIL n.t.s

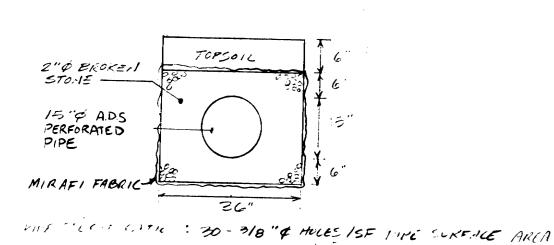


ADJUST TO GRADE WITH MAX, OF FOUR COURSES OF CONC. BRICH PRECAST REINFORCED CONCRETE 4'CONE - WELPED WIRE FABRIC (TYP) - LIFTING HOLES (TYP)-FILL WITH MORTAR 2 4 MIN PRECAST REINFORCED CONCRETE TONGUE AND GROOVE RISERS AS REQUIRED PREFORMED PLASTIC GASKET OR FLEXIBLE 12" TYP VARIES ALUMINUM STEP -----RISER ALTERNATE --- 4'-0" DIA ---PIPES MIN.4" FROM TOP & BOTTOM OF BASE

PERFORATED PIPE TRENCH DETAIL n.t.s.

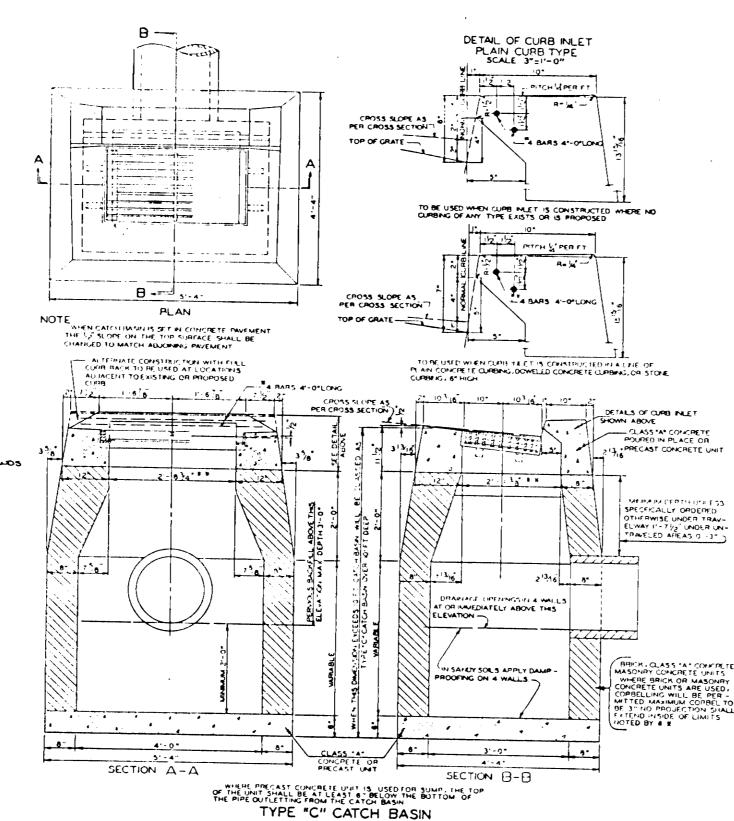
CONCRETE OR BRICK (

MORTAR INVERT

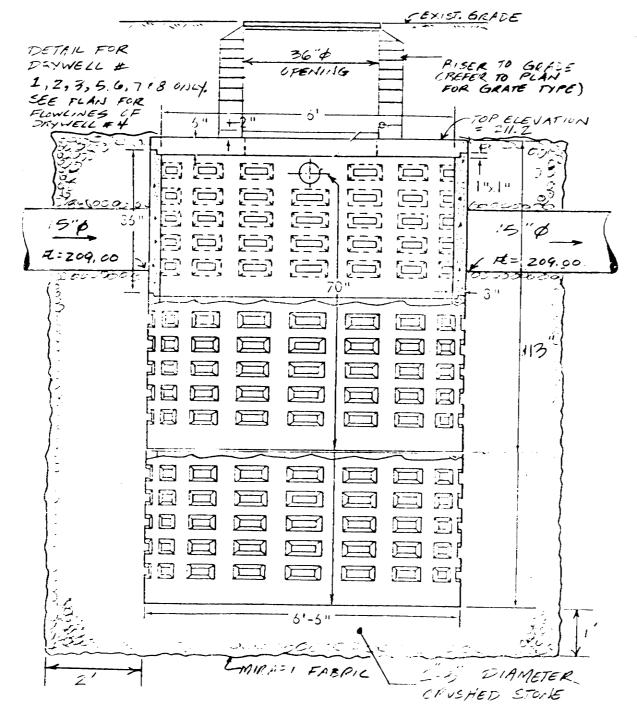


4"MIN -

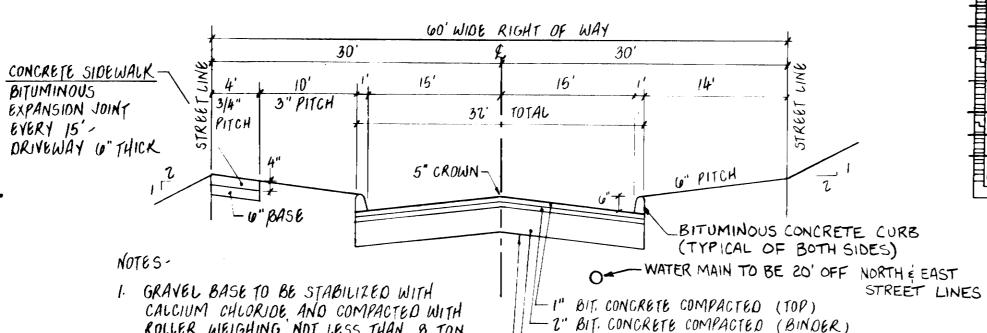
TYPE 'C' CATCH BASIN DETAIL n.t.s.



DRYWELL DETAIL n.t.s.



TYPICAL ROADWAY CROSS-SECTION n.t.s.

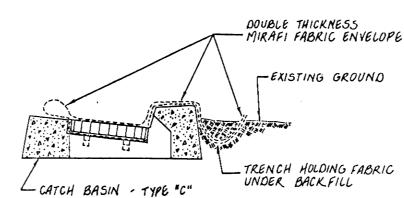


PUBLIC WORKS RULBS AND REGULATIONS

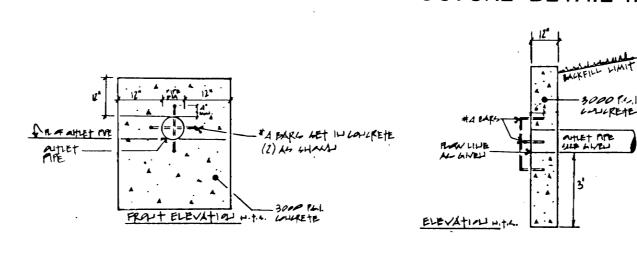
ROLLER WEIGHING NOT LESS THAN 8 TON, - IL" APPROVED GRAVEL AND OTHERWISE AS SPECIFIED IN DEPT. OF PUBLIC WORKS. - SUBGRADE PREPARED AS SPECIFIED IN DEPT. OF

2. ALL MATERIALS AND CONSTRUCTION METHODS 10 COMPLY WITH THE STANDARDS OF THE BOARD OF PUBLIC WORKS OF EAST LONGMEADOW.

DE MIL OF MINNEY PROMISE ENVE COVERING CATCH BASIN n.t.s.



DETENTION BASIN OUTLET STRUCTURE DETAIL n.t.s.



PLANTING SCHEDULE - FOR "THE HOMES AT BENTON ESTATES"

- I. IN ADDITION TO PROPOSED LANDSCAPING SHOWN IN OPEN SPACE AND BERM, EACH INDIVIOUAL LOT WILL HAVE ONE TREE, AT LEAST 11/2" 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.

SCHEDULE -		<u> </u>	
CODE	QUANTITY	COMMON NAME BOTANICAL NAME 5/2E	
B 5	37	BLUE SPRUCE PICEA PUNGENS 'GLAUCA' 4'.5' TA	ILL
CH	49	CANADIAN HEMLOCK/TSUGA CANADENSIS 3'-4' TA	all
Ω	4	PINK FLOWERING DOGWOOD / CORNUS FLORIDA 'RUBRA' 8'-10'	TALL
FF	43	FRASER FIR ABIES FRASERI 4'-5' T	ALL
HL	7	HONEY LOCUST GLEDITSIA TRIACANTHOS 7". 21/2 INERMIS 'SHADE MASTER'	" CAL.
PR	39	PIM RHODODENDRON RHODODENDRON 2 GALL	ON
5	17	VAN HOUFTEII SPIREA SPIREA 'VAN HOUTTEII Z GA	LLON
W5	27	WHITE SPRUCE PICEA GLAUCA 3'-4'	TALL

VEGETATIVE COVER SCHEDULE -

ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL BE LOAMED WITH A 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

LAWN AREAS:

USE THE FOLLOWING MIXTURE OR EQUAL AS APPROVED BY DESIGN

ENGINEER. KENTUCKY BLUEGRASS 45% CREEPING RED FESCUE 45%

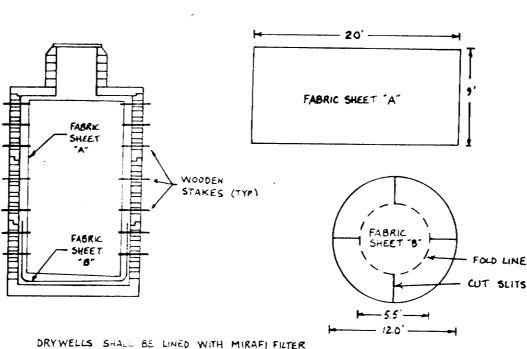
PERENNIAL RYEGRASS 10% APPLY 1-3 LBS./1000 SQ. FT.

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

APPLY 1 LB./1000 SQ. FT.

DRYWELL FILTRATION DETAIL n.t.s.



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.

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

MINIMUM REAR YARD = 20 FT.

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.

IN THE AREAS OF PROPOSED ROADWAYS THE GRADES HAVE BEEN FIELD VERIFIED BY ALFORD ASSOCIATES, INC. IN MARCH, 1992. 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)".

ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE STANDARDS OF THE BOARD OF PUBLIC WORKS OF EAST LONGMEADOW.

CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.

CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING.

PARCEL IS LOCATED IN THE COUNTY OF HAMPDEN

THERE ARE NO WETLANDS LOCATED ON THE PROPERTY, AS VERIFIED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., IN MARCH,

to. PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

11. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.

12. 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.

13. PROPOSED PAVEMENT SHALL MAKE A SMOOTH TRANSITION WITH EXISTING PAVEMENT.

14. ALL CATCH BASINS SHALL HAVE 2'0" SUMPS.

15. POUND TOPS AND TOES OF ALL PAVED AND PLANTED SLOPES.

FROPOSED LIGHTS SHALL BE SHIELDED TO CONTENE HILUMINATION TO THE SUBJECT SITE.

17. DURING CONSTRUCTION, AREA AROUND CATCH BASIN TO BE DEPRESSED AND CATCH BASIN TOP SHALL BE WRAPPED WITH MIRAFI FABRIC, AS SHOWN IN DETAIL.

18. 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.

19. 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 7098, PAGE 597

DEVELOPER OF PROPERTY - BENTON ASSOCIATES 433 SOUTH MAIN STREET, WEST HARTFORD, CT 06110

20. OPEN SPACE INCLUDING RECREATION AREA WITHIN THE OPEN SPACE SHALL BE DEEDED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

21. 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. 18, 1981, ALFRED A. MELIEN, SHEET 2 OF 2".

22. MAINTAIN DUST CONTROL BY USE OF CALCIUM CHLORIDE AND/OR WATER OR OTHER ACCEPTABLE METHOD AT ALL TIMES DURING CONSTRUCTION

23. PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "C" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

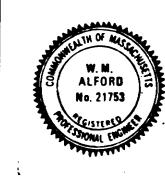
24. SANITARY SEWER LINES SHALL BE INSTALLED AT LEAST 10 FEET FROM, AND 18 INCHES BELOW WATER SUPPLY LINES. WHEREVER SEWER LINES MUST CROSS WATER SUPPLY LINES, BOTH PIPES SHALL BE CONSTRUCTED OF CLASS 150 PRESSURE PIPE AND SHOULD BE PRESSURE TESTED 10 ASSURE WATERTIGHTNESS.

APPROVED BY

THE EAST LONGMEADOW ZONING BOARD OF APPEALS

Klithlankele CHAIRMAN ATE

revise Revise





THIS MAP TO B SUBSTANTIALLY CO With his copet.

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

DATE: MARCH 30, 1992

SCALE: AS NOTED

2 RED SS(OTE

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