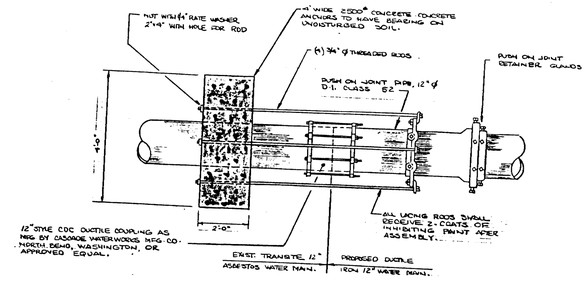
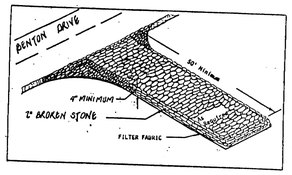
LEGEND -

- 00 — EXISTING CONTOUR
- 00 — PROPOSED CONTOUR
- x 00.0 — EXISTING SPOT GRADE
- 00.0 — PROPOSED SPOT GRADE
- CONCRETE MONUMENT TO BE SET NOTE- MONUMENTS SHALL BE NOT LESS THAN 4 FEET IN LENGTH, 4 INCHES SQUARE AT THE TOP AND 6 INCHES SQUARE AT THE BOTTOM.
- CB — PROPOSED STORM DRAINAGE CATCH BASIN
- DRYWELL
- SAN. MH. — PROPOSED SANITARY SEWER SANITARY MAN HOLE
- W — PROPOSED WATER MAIN — HYDRANT — BLOWOFF — WATER GATE

DUCTIL IRON TO TRANSITE ASBESTOS DETAIL n.t.s.

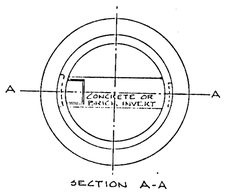


CONSTRUCTION ENTRANCE PAD DETAIL n.t.s.



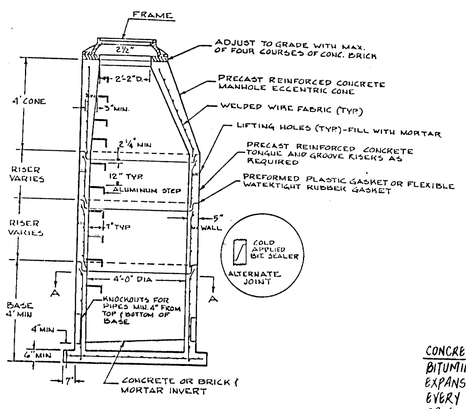
CONSTRUCTION ENTRANCE NOTES-
1. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE THE TRACKING OR FLOWING OF SEDIMENT ON TO EXISTING PAVEMENT.
2. BEFORE CONSTRUCTION ENTRANCE INSTALLATION, THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER UNDESIRABLE MATERIAL.
3. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ON TO EXISTING PAVEMENT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND.

SANITARY SEWER MAN HOLE DETAIL n.t.s

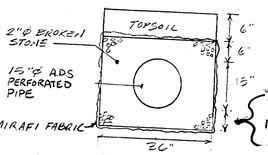


SECTION A-A

5' OR 6' DIA. PRECAST BASES MAY BE USED WHICH REQUIRED DUE TO SIZE OR NUMBER OF PIPES AT THE MANHOLE. PRECAST REDUCERS WILL BE PLACED ABOVE THE 5' AND 6' BASES AS DIRECTED BY THE ENGINEER. WALL THICKNESS TO INCREASE 1" FOR EACH 1' OF INSIDE DIAMETER INCREASE.

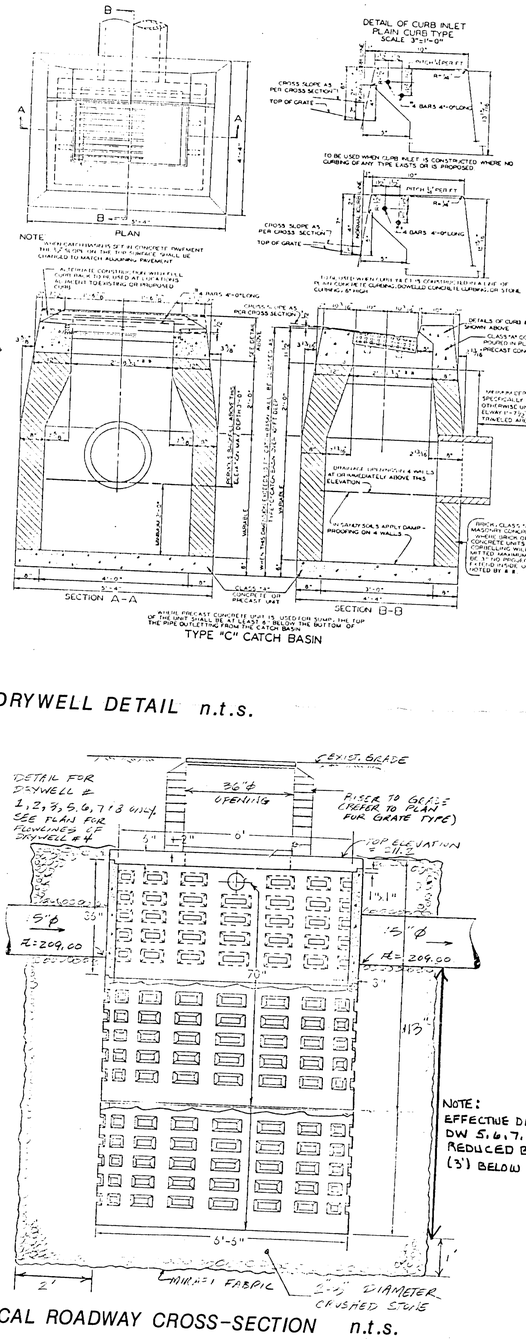


PERFORATED PIPE TRENCH DETAIL n.t.s.



6" FOR TRENCHES LOCATED SOUTHERLY OF BENTON LANE
12" FOR TRENCHES LOCATED NORTHERLY OF BENTON LANE INCLUDING

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

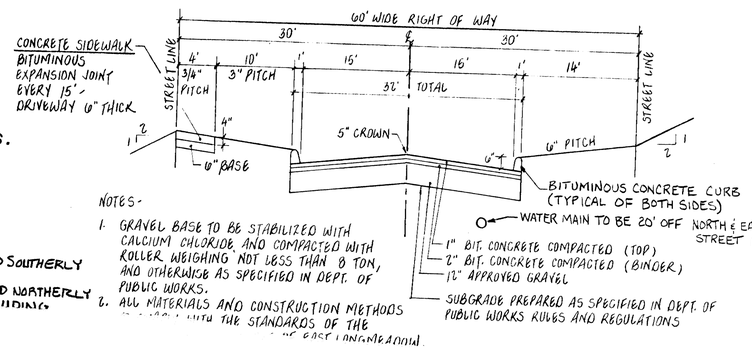


TYPE "C" CATCH BASIN

DRYWELL DETAIL n.t.s.

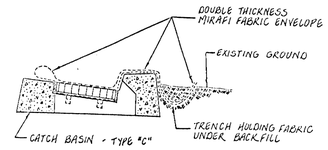
NOTE: EFFECTIVE DEPTH OF DW 5,6,7,8 TO BE REDUCED BY 36" (3') BELOW INLET

TYPICAL ROADWAY CROSS-SECTION n.t.s.

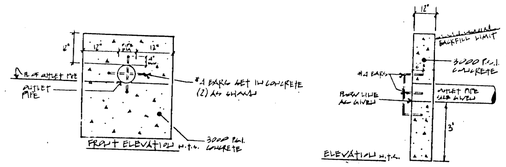


NOTES-
1. GRAVEL BASE TO BE STABILIZED WITH CALCIUM CHLORIDE AND COMPACTED WITH ROLLER WEIGHING NOT LESS THAN 8 TON, AND OTHERWISE AS SPECIFIED IN DEPT. OF PUBLIC WORKS.
2. ALL MATERIALS AND CONSTRUCTION METHODS ... WITH THE STANDARDS OF THE ... EAST LONGMEADOW.

DETAIL OF MIRAFI FABRIC ENVELOPE COVERING CATCH BASIN n.t.s.



DETENTION BASIN OUTLET STRUCTURE DETAIL n.t.s.



PLANTING SCHEDULE - FOR "THE HOMES AT BENTON ESTATES"

NOTES -
1. IN ADDITION TO PROPOSED LANDSCAPING SHOWN IN OPEN SPACE AND BERM, EACH INDIVIDUAL LOT WILL HAVE ONE TREE, AT LEAST 1½" 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 -

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 / GLEDITSIA TRIACANTHOS INERMIS 'SHADE MASTER'	2"-2½" CAL.
PR	39	PJM RHODODENDRON / RHODODENDRON 'PJM'	2 GALLON
S	17	VAN HOUTTEII SPIREA / SPIREA 'VAN HOUTTEII'	2 GALLON
WS	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%

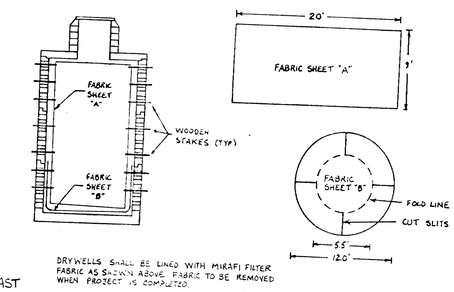
APPLY 1-3 LBS./1000 SQ. FT.

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	100%

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.

NOTES -

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.
3. 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, 1986, JOHN W. DELAND AND ASSOCIATES, INC.", RECORDED IN PLAN BOOK 223, PAGES 80-81.
4. 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)".
5. ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE STANDARDS OF THE BOARD OF PUBLIC WORKS OF EAST LONGMEADOW.
6. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REGULATIONS.
7. CONTRACTOR SHALL VERIFY LAYOUT DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING.
8. PARCEL IS LOCATED IN THE COUNTY OF HAMPDEN.
9. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY, AS VERIFIED BY SOIL SCIENCE AND ENVIRONMENTAL SERVICES, INC., IN MARCH, 1992.
10. 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. ROUND TOPS AND TOES OF ALL PAVED AND PLANTED SLOPES.
16. PROPOSED LIGHTS SHALL BE SHIELDED TO CONFINE ILLUMINATION 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. 10, 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 TO ASSURE WATERTIGHTNESS.

APPROVED BY
THE EAST LONGMEADOW ZONING BOARD OF APPEALS

6/24/92 — DATE
Keith Campbell — CHAIRMAN

5/20/92	REVISE PER DND SPA/LBI	
5/11/92	REVISE PER TOWN ENGINEER	
3/30/92	PLACE LINE TREE IN SHEET.	

COMMONWEALTH OF MASSACHUSETTS W. M. ALFORD No. 21753 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS W. M. ALFORD No. 21799 REGISTERED PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY CORRECT
William M. Alford

THE WORD "CERTIFY", AS USED ON THIS PLAN, IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTY OR WARRANTY.

Alford ASSOCIATES, INC.
CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON M. ALFORD, JR., P.E. & L.S.

DATE: MARCH 30, 1992
SCALE: AS NOTED

PREPARED FOR
BENTON ASSOCIATES

NOTES AND DETAILS

THE HOMES AT BENTON ESTATES - DEFINITIVE PLANS

WEST SIDE - BENTON DRIVE — EAST LONGMEADOW, MASS

Sheet 4

SD-243 A