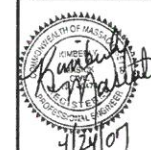


REVISIONS	
MARK	DATE/DRWN DESCRIPTION
△	03/15/07 KEL ADDED PERMANENT WEI/LAND MARKERS
△	03/26/07 KEL PER TOWN REVIEW COMMENTS
△	04/24/07 KEL PER TOWN PLANNING BOARD



ASSOCIATED BUILDERS, INC.
4 INDUSTRIAL DRIVE, SOUTH HADLEY, MA 01075
PHONE (413) 536-0021 FAX (413) 536-0908
EMAIL: abuilders@abuilders.com



MASTER GRADING, UTILITY, & EROSION CONTROL PLAN

Benton Professional Partners, L.L.C.
Professional Office Complex Master Plan
265 Benton Drive, East Longmeadow, MA

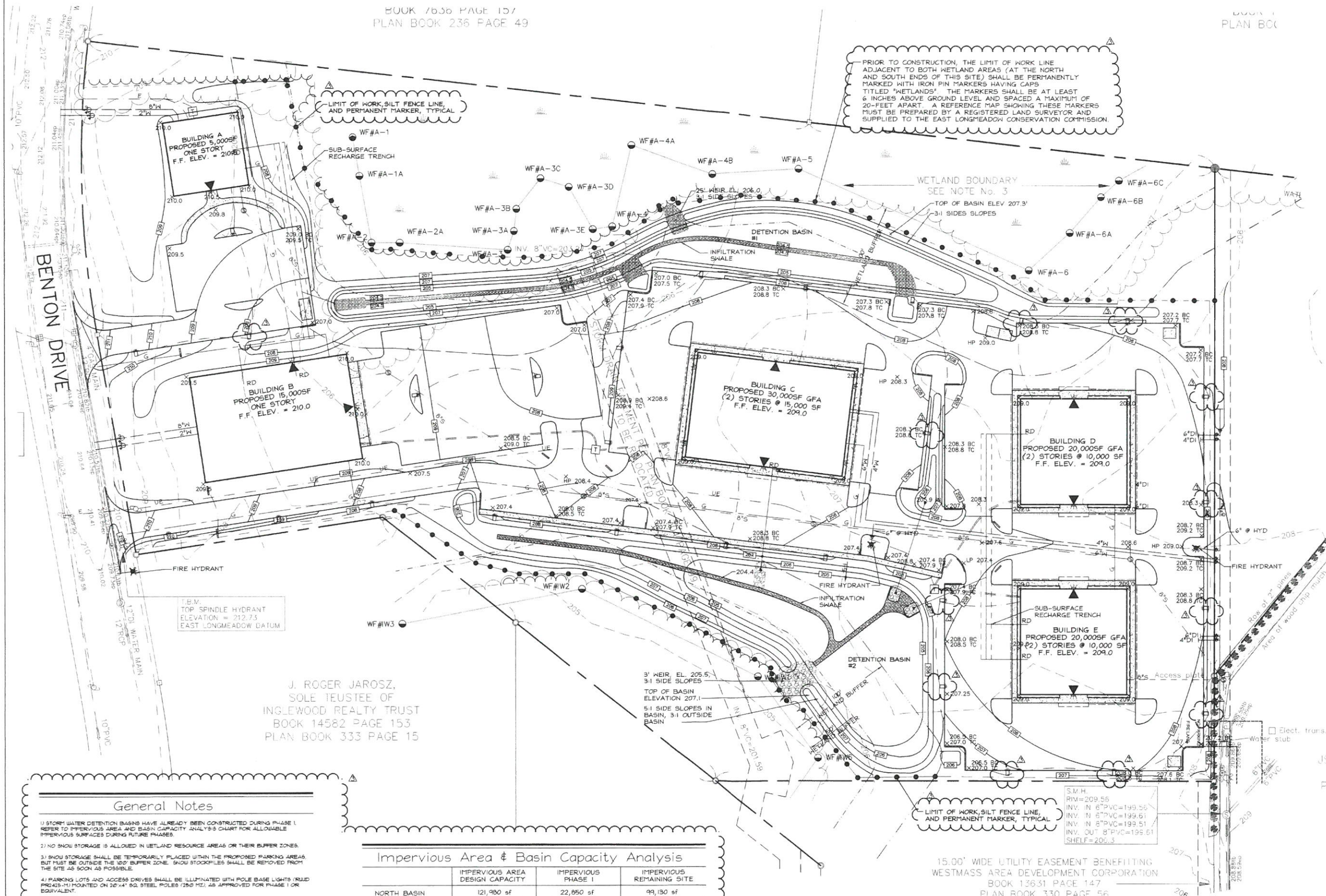
DRAWN BY: STAFF

ISSUED FOR:
TOWN APPROVALS

DATE: 03.09.07

SCALE: 1" = 40'

JOB & SHEET#:
5905 L1.0.2



- 1) STORM WATER DETENTION BASINS HAVE ALREADY BEEN CONSTRUCTED DURING PHASE I. THERE WILL BE NO NEED FOR INTERMEDIATE AREAS AND BASIN CAPACITY ANALYSIS CHART FOR ALLOWABLE INTERMEDIATE SURFACES DURING FUTURE PHASES.
- 2) NO SNOW STORAGE IS ALLOWED IN WETLAND RESOURCE AREAS OR THEIR BUFFER ZONES.
- 3) SNOW STORAGE SHALL BE TEMPORARILY PLACED WITHIN THE PROPOSED PARKING AREAS, BUT MUST BE OUTSIDE THE 100' BUFFER ZONE. SNOW STOCKPILES SHALL BE REMOVED FROM THE SITE AS SOON AS POSSIBLE.
- 4) PARKING LOTS AND ACCESS DRIVES SHALL BE ILLUMINATED WITH POLE BASE LIGHTS (ROUND OR 24"X16" MOUNTED ON 20"X4" SQ. STEEL POLES (250 HZ.) AS APPROVED FOR PHASE I OR EQUIVALENT.
- 5) ALL EXITS SHALL BE ILLUMINATED WITH WALL PACK LIGHTS (ROUND OR 24"X16" MOUNTED FIXTURES (250 HZ.) AS APPROVED FOR PHASE I OR EQUIVALENT.
- 6) REPLACE DISTURBED SURFACING WITH MATERIALS AND THICKNESS TO MATCH EXISTING. ALL DISTURBED AREAS NOT PAVED OR OTHERWISE SURFACED SHALL RECEIVE MINIMUM SIX (6")

	IMPERVIOUS AREA DESIGN CAPACITY	IMPERVIOUS PHASE I	IMPERVIOUS REMAINING SITE
NORTH BASIN	121,980 sf	22,850 sf	99,130 sf
SOUTH BASIN	135,760 sf	60,550 sf	75,210 sf
TOTAL	257,740 sf	83,400 sf	174,340 sf