



FLOOD RATE MAPS  
FLOOD ZONE X  
EFFECTIVE DATE: JULY 16, 2013

# DEFINITIVE SUBDIVISION PLAN

## JEFFREY LANE SOUTH

### East Longmeadow, MA

#### FOR

#### Oak Ridge Custom Home Builders, Inc.

#### Waivers [as petitioned for consideration on April 16, 2019]:

- Waiver petition for the definitive subdivision development for the Definitive Subdivision for Jeffrey Lane South under the RULES AND REGULATIONS FOR THE SUBMISSION OF PETITIONS AND PLANS OF SUBDIVISION FOR THE TOWN OF EAST LONGMEADOW, MASSACHUSETTS, § 7.2.5 Sidewalks was granted for sidewalk construction.
- The motion to grant the waiver of sidewalk construction passed unanimously (5-0).

#### Approved Waivers shall be listed on plans.

#### Conditions for Approval:

- It is understood that Operation and Maintenance of the storm water management systems and Long Term Pollution Prevention Plan [that includes measures to prevent illicit discharges] will be the responsibility of the developer during construction. Operation and Maintenance and Long Term Pollution Prevention Plan [that includes measures to prevent illicit discharges] shall be the responsibility of the lot owners after construction is completed and noted as a deed restriction on those lots created by this approved subdivision for Jeffrey Lane South.
- This approval is subject to the stipulations of the MA Department of Environmental Protection WPA Form 5: Order of Conditions for Mass DEP File 150-0433 filed in Hampden County Registry of Deeds Book 22418, Page 53.
- The project must be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board no later than two (2) years from the date of endorsement of plans as per section 5.4.1 and 5.4.3 of the Town of East Longmeadow Subdivision Regulations.
- Following the completion of construction, the Applicant shall submit As-built plans to the Planning and Community Development Department.
- The Applicant shall ensure that a copy of the Certificate of Action, bearing the certification of Town Clerk signifying no appeal has been made against the project's approval, be provided for the Planning and Community Development Department.
- The applicant shall present any proposed modification from the approved plans for consideration to the Planning and Community Development Director for determination as to whether the modified plan must return before the Planning Board.
- The rights granted by this approval of Subdivision plan must be exercised by the issuance of a Building Permit from the Building Commissioner and acted upon no later than one year from the date the decision was granted by the Planning Board.

#### Prior to the Endorsement of the Definitive Subdivision Plan:

- The Applicant shall submit a Performance Guarantee for review by the Planning and Community Development Director and Town's Legal Counsel.

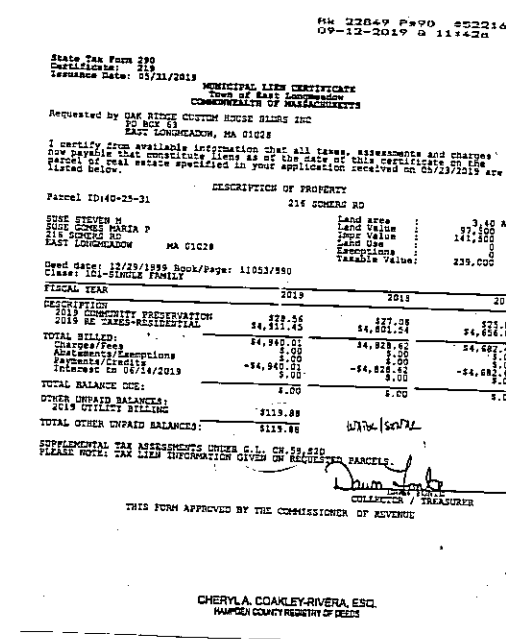
- The Applicant shall submit a municipal lien certificate demonstrating that all taxes for properties in the subdivision are paid in full.
- The Applicant shall submit all drainage and utility easement documents. All documents shall be reviewed and approved by the Town's Legal Counsel and Department of Public Works, evidence which shall be provided by the applicant to the Planning and Community Development Director.
- The final set of plans for endorsement shall incorporate and list all of the conditions from the Certificate of Action.

#### Prior to the Start of Construction:

- The subdivision decision, evidence of performance guarantee, and final approved subdivision plan shall be recorded at Hamden County Registry of Deeds by the Applicant, with proof of recording submitted to the Planning and Community Development Department no later than 90 days of the filing of the decision within the endorsement of the plan by the Planning Board.
- The Applicant shall record the Covenant and all easement documents that have been reviewed and approved by Town's Legal Counsel. The applicant shall submit proof of recording at Hamden County Registry of Deeds to the Planning and Community Development Department.
- The applicant shall submit a construction schedule and attend a pre-construction meeting with the Planning and Community Development Director, Department of Public Works, and the Applicant's General Contractor. Notice of the meeting shall be given to the Conservation Commission, Department of Public Works, and Planning and Community Development Director.
- The Applicant is required to provide the Conservation Commission, Department of Public Works, and Planning and Community Development Director with a minimum of 48 hours prior to notice of start of construction.

#### During Construction:

- All construction activity shall take place between the hours of 7:00 a.m. to 6:00 p.m. Monday thru Friday. There shall be no construction activity on Sunday.
- During construction, the Applicant shall ensure adequate protection against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measure as provisions for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials and indoor storage provisions for corrodible or dissolvable materials.
- The Applicant shall establish a staging area on-site for storage of construction equipment and other vehicles; the staging area shall be located as far away as possible from sensitive resource areas. This area shall be used for the storage of top soil, trucks and heavy equipment. Straw bales and silt fencing shall be installed around any storage stockpiles of



Hamden County Registry of Deeds  
Recorded in Book 387 Page 17  
Attest:  
C. A. Coakley, Esq.,  
Register



SOILS MAP

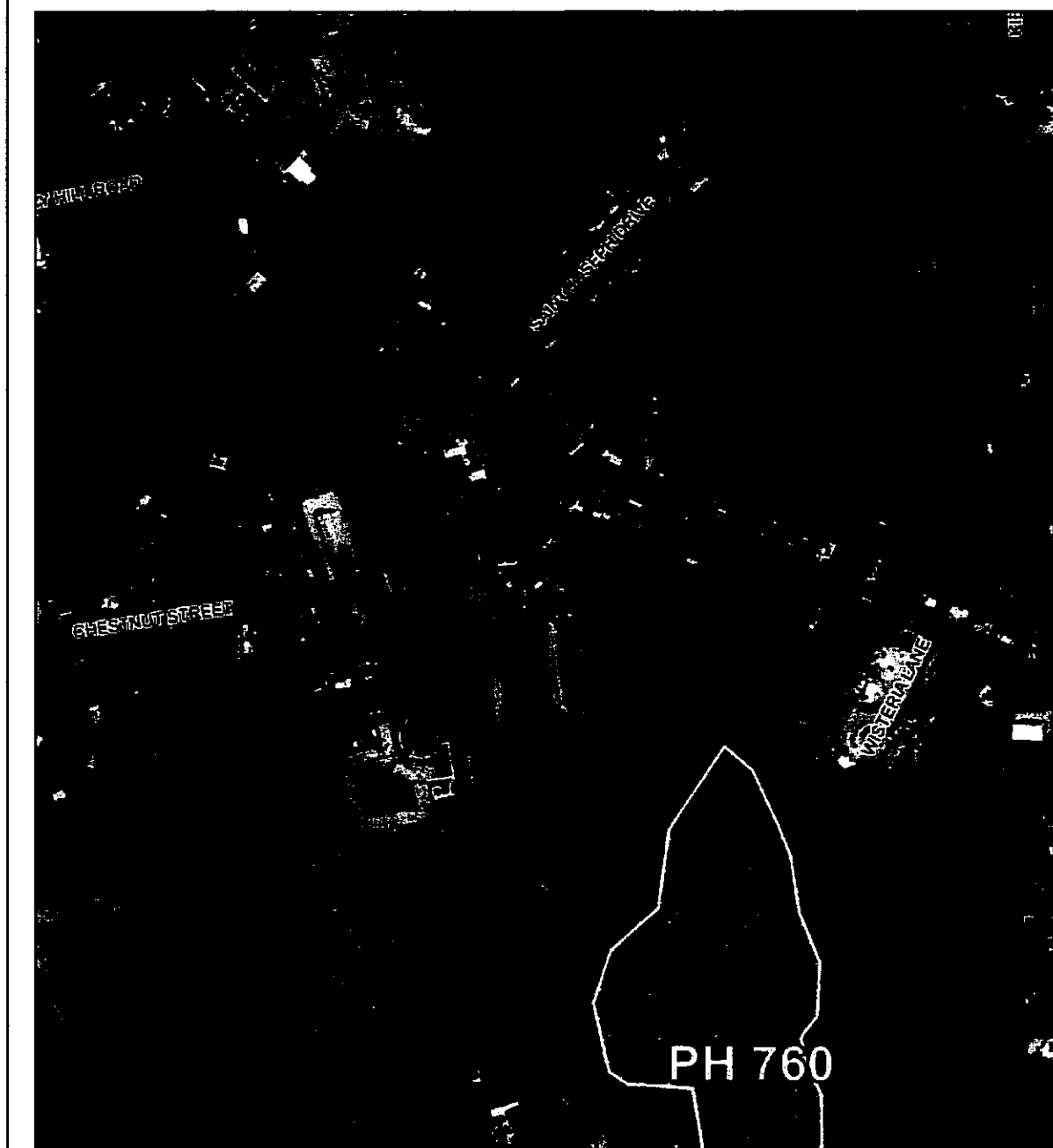
397B - WeB - WETHERSFIELD FINE SANDY LOAM  
734C - RND - ROCK OUTCROP-HOLYOKE COMPLEX, SLOPING  
388B - WmB - WILBRAHAM EXTREMELY STONY SILT LOAM

EAST LONGMEADOW  
PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED

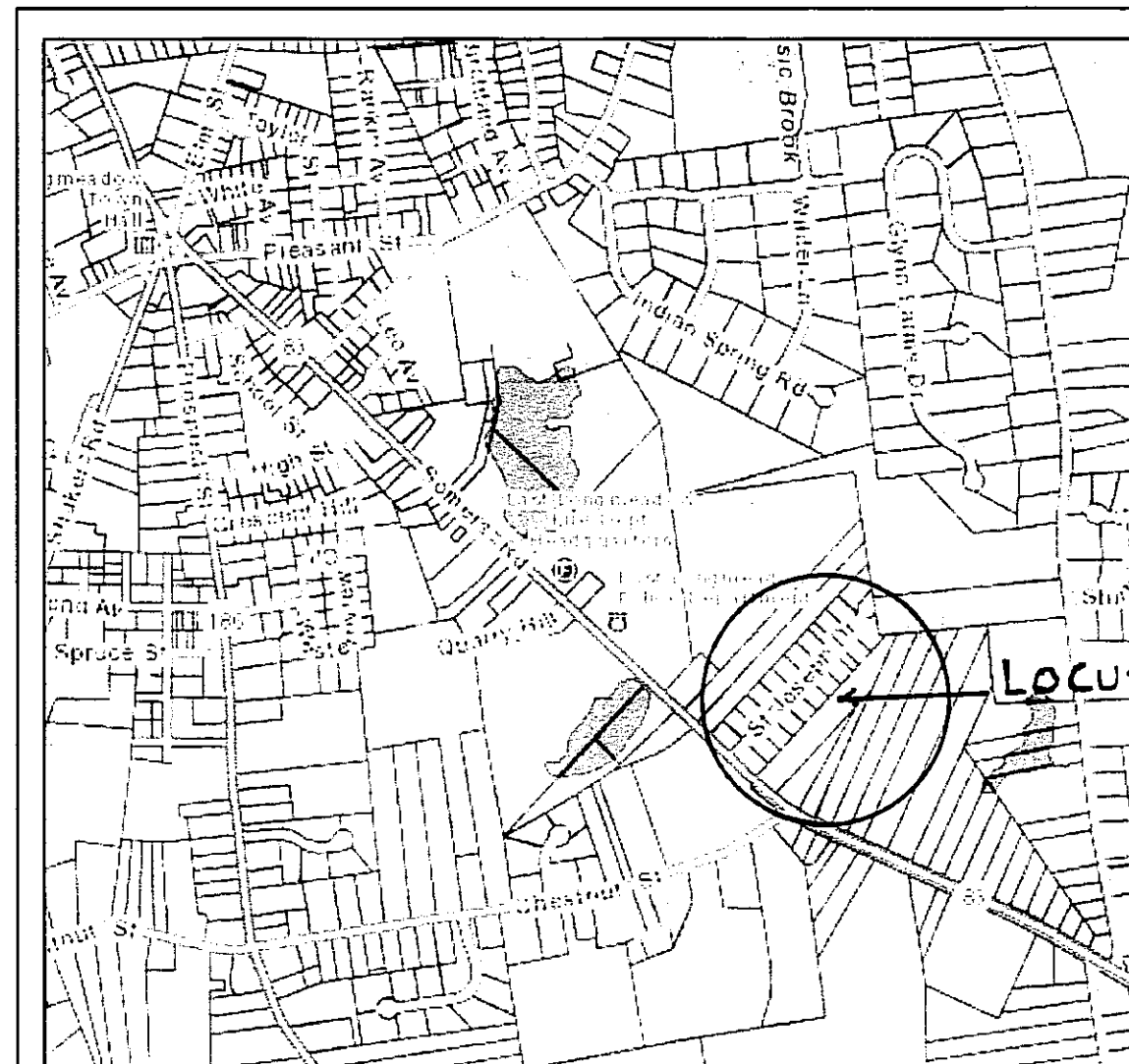
RUSSELL DENVER  
GEORGE KINGSDON  
JON TORCIA  
TYDE RICHARDS  
7-16-2019

ZONING  
RESIDENCE A

Min. Lot Area - 25,000 s.f.  
Min. Frontage - 140'  
Min. Setback - 50'  
Min. Sid Yard - 20'  
Min. Rear Yard - 50'  
Min. Seaback Acc. - 60'  
Max. Height - 35'  
Max. Lot Coverage - 25%



NHESP - MAP

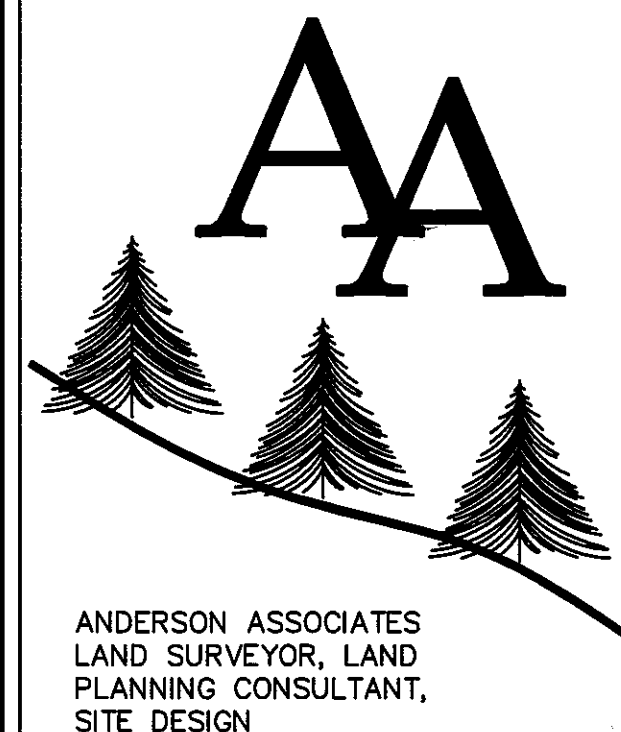
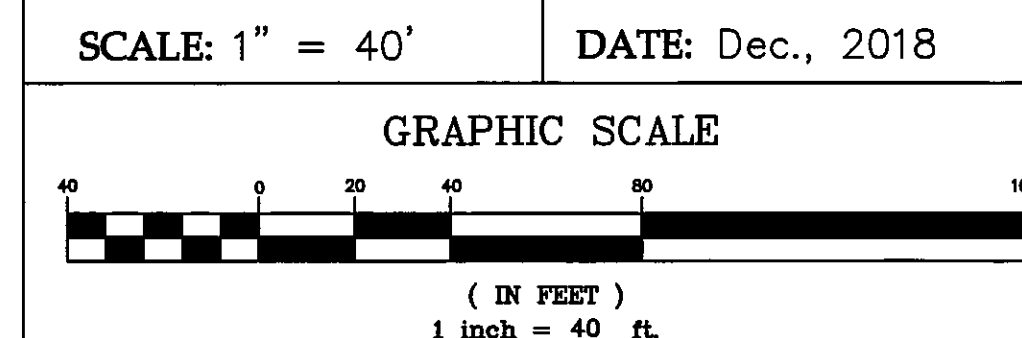


LOCUS MAP  
Scale: 1" = 100'

## Drawing Index

Title Sheet 1 of 7  
Property Plan 2 of 7  
Lot Layout Plan 3 of 7  
Topographic Map 4 of 7  
Plan & Profile Street 5 of 7  
Details & Notes 6 & 7 of 7

Revised: April 8, 2019  
Revised: March 28, 2019



ANDERSON ASSOCIATES  
LAND SURVEYOR, LAND  
PLANNING CONSULTANT,  
SITE DESIGN

375 WALNUT STREET EXTENSION  
P.O. BOX 382  
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145  
Fax 413 273-1776

DEFINITIVE PLANS IN  
EAST LONGMEADOW, MA

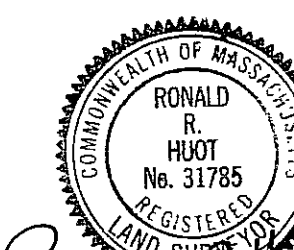
PREPARED FOR:

OWNERS:

Oak Ridge Custom Home Builders Inc.  
Somers Road & Jeffrey Lane  
East Longmeadow, MA

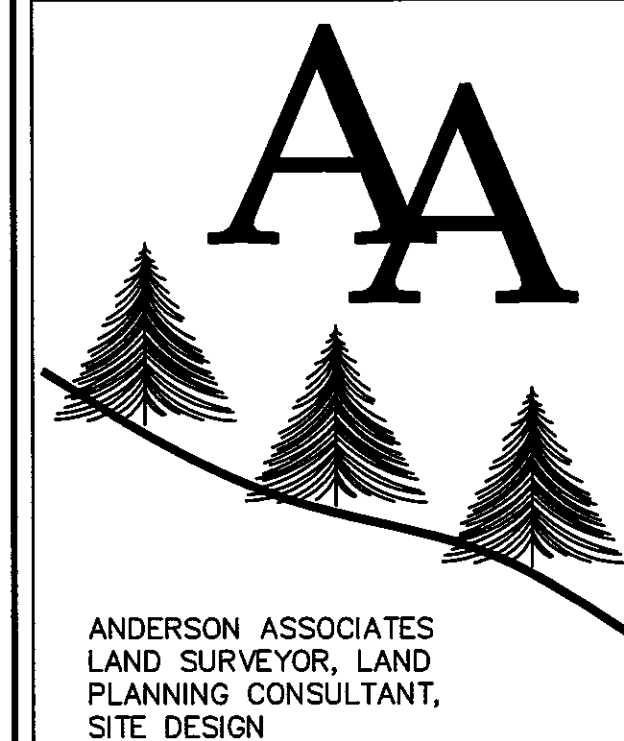
This plan prepared in accordance  
with the rules and regulations of  
the Registry of Deeds.

Date: June 25, 2019



DRAWING NO.  
SHEET 1 of 7





ANDERSON ASSOCIATES  
LAND SURVEYOR, LAND  
PLANNING CONSULTANT,  
SITE DESIGN

375 WALNUT STREET EXTENTION  
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Tel. 413 525-4145  
Fax 413 273-1776

SUBDIVISION OF PARCEL B  
JEFFREY LANE  
EAST LONGMEADOW, MA

PREPARED FOR:

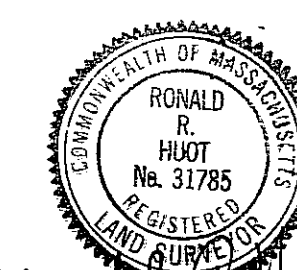
OWNERS:  
Oak Ridge Custom Home Builders Inc.  
Somers Road & Jeffrey Lane  
East Longmeadow, MA

REVISIONS

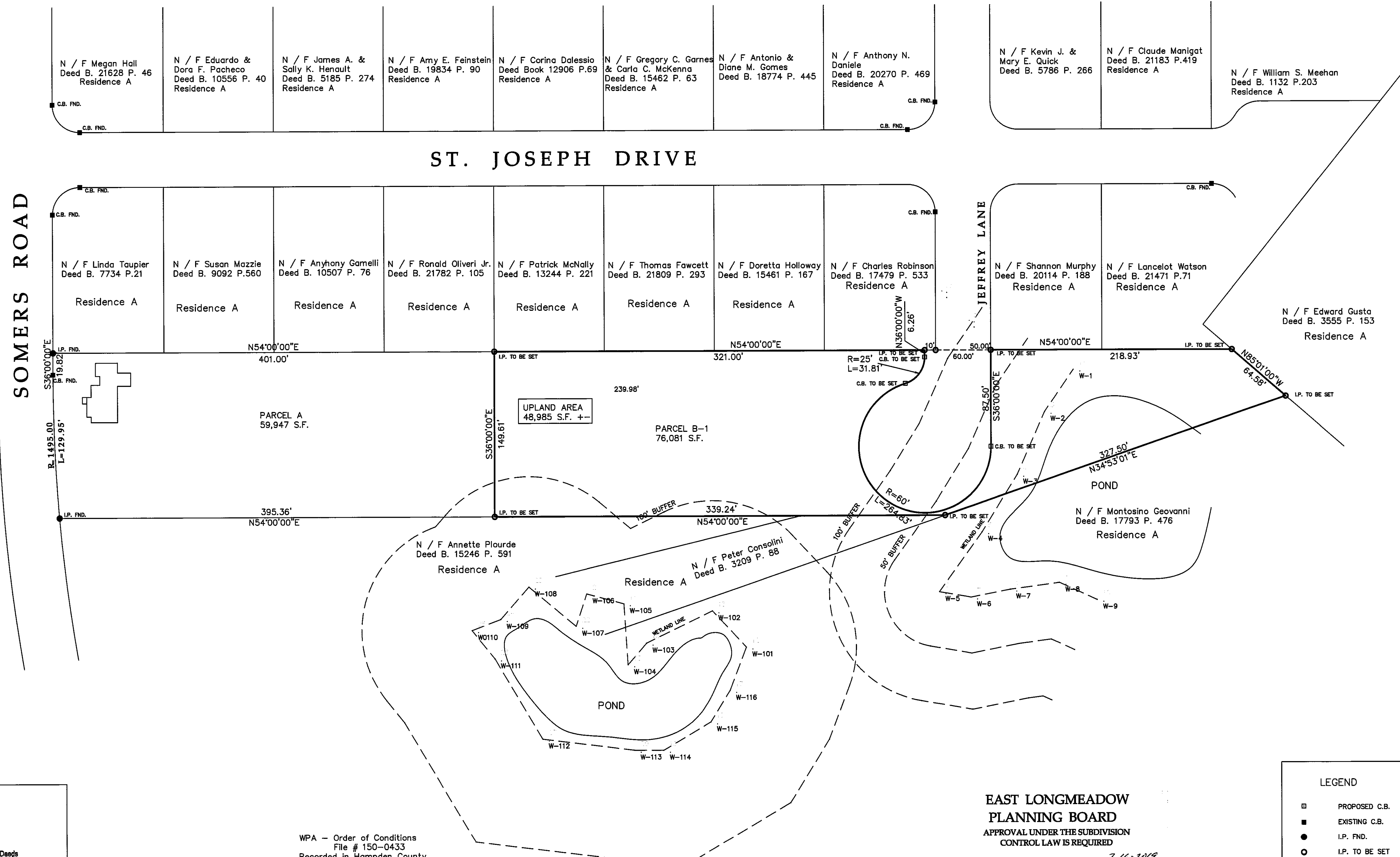
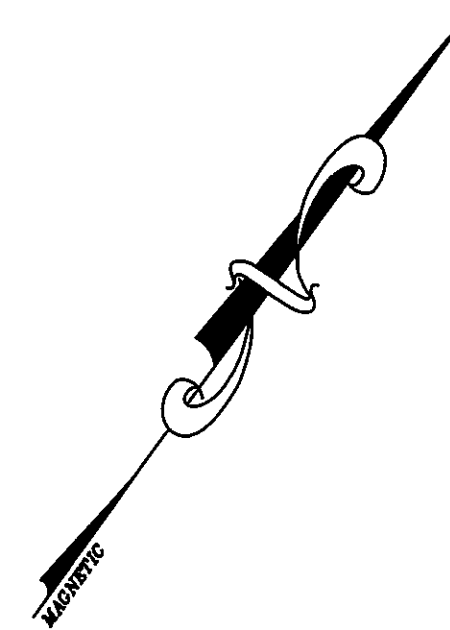
NO.	DATE	DESCRIPTION

This plan prepared in accordance  
with the rules and regulations of  
the Commonwealth of Massachusetts

Date: JUNE 25, 2019



DRAWING NO.  
SHEET 3 of 7



EAST LONGMEADOW  
PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED

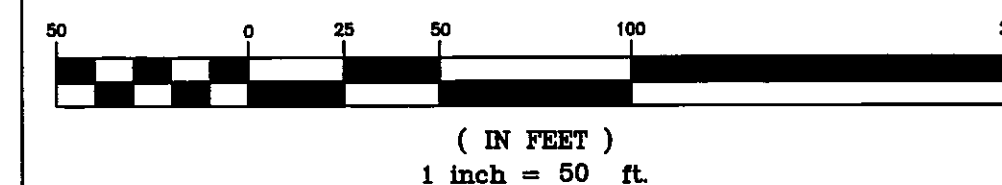
*[Signature]* DATE: 7-16-2019  
*[Signature]* GEORGE R. HANSTON  
*[Signature]* TYDE RICHARDS  
*[Signature]* JONATHAN TORCIA

LEGEND

- PROPOSED C.B.
- EXISTING C.B.
- I.P. FND.
- I.P. TO BE SET

SCALE: 1" = 50' DATE: June 2018

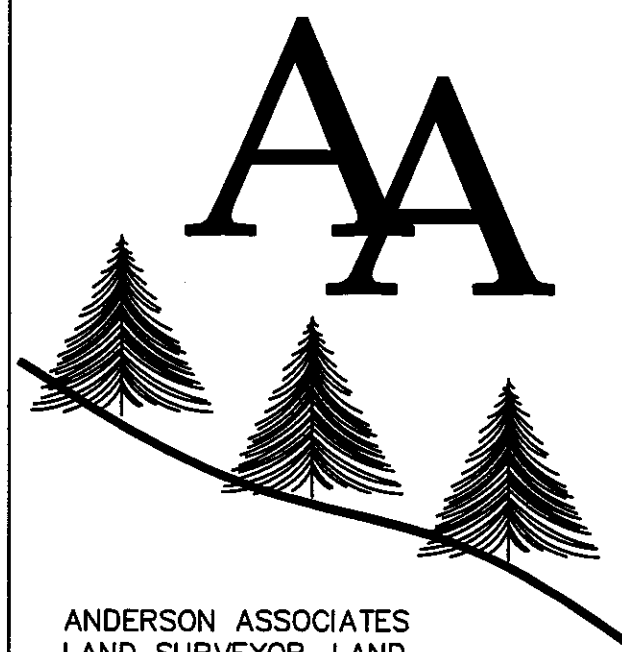
GRAPHIC SCALE



WPA - Order of Conditions  
File # 150-0433  
Recorded in Hampden County  
Registry of Deeds in  
Book 22418 Page 53  
Dated: October 26, 2018

Hampden County Registry of Deeds  
Recorded in Book 22418 at 11:26 A.M.  
of Plans 387 Page 19  
Attest: *[Signature]* Register





ANDERSON ASSOCIATES  
LAND SURVEYOR, LAND  
PLANNING CONSULTANT,  
SITE DESIGN

375 WALNUT STREET EXTENSION  
P.O. BOX 382  
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145  
Fax 413 273-1776

TOPOGRAPHIC MAP AND  
GRADING PLAN FOR  
JEFFREY LANE SOUTH  
EAST LONGMEADOW, MA

PREPARED FOR:

OWNERS:

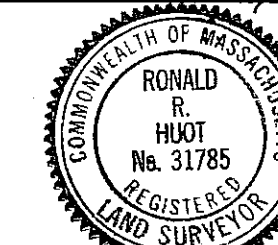
Oak Ridge Custom Home Builders Inc.  
Somers Road & Jeffrey Lane  
East Longmeadow, MA

REVISIONS

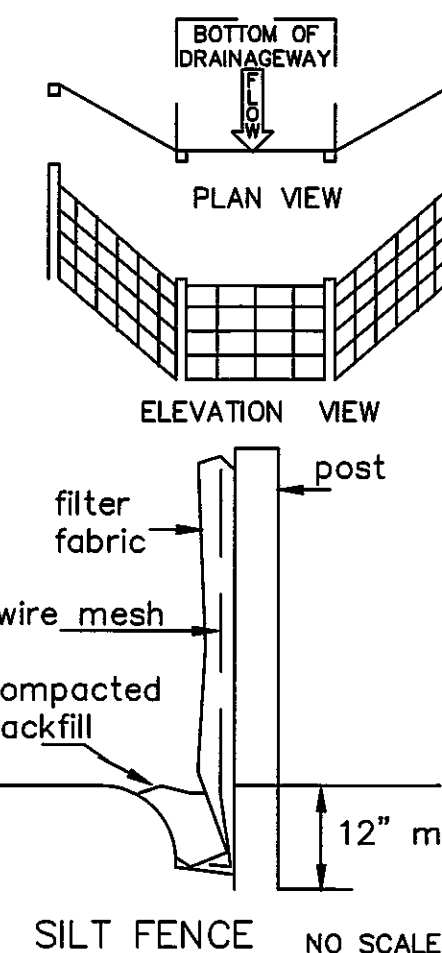
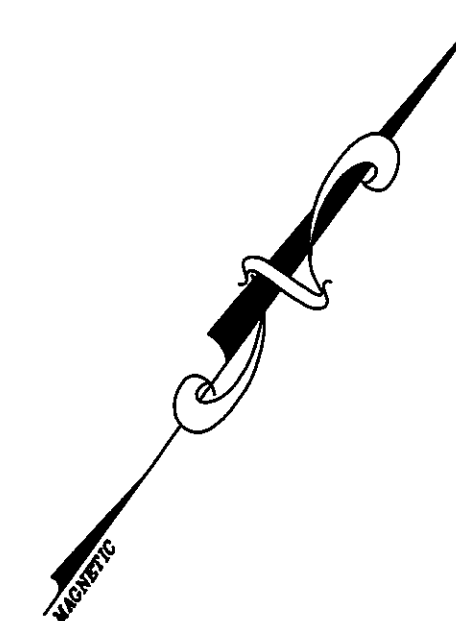
NO.	DATE	DESCRIPTION

This plan prepared in accordance  
with the rules and regulations of  
the Commonwealth of Massachusetts

Date: JUNE 25 2019



DRAWING NO.  
SHEET 4 of 7



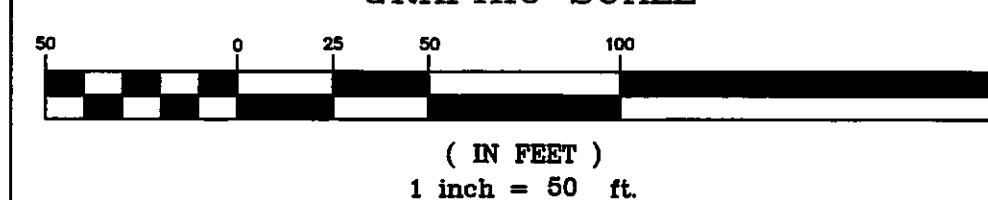
LEGEND

- EXISTING GRADE
- - - PROPOSED GRADE
- PROPOSED C.B.
- EXISTING C.B.
- I.P. FND.
- I.P. TO BE SET

SCALE: 1" = 50'

DATE: June 2018

GRAPHIC SCALE



EAST LONGMEADOW  
PLANNING BOARD  
APPROVAL UNDER THE SUBDIVISION  
CONTROL LAW IS REQUIRED

7/16/2019  
DATE  
GEORGE KINGSTON  
TYDE RICHARDS  
JONATHAN TORCH

Note: All BMP erosion control measures shall be in place prior to demolition or site work.  
Erosion Control BMP's shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion  
and Sedimentation Control Guidelines for Urban and Suburban Areas.  
Maintenance specifications for all proposed erosion and sedimentation control.

WPA - Order of Conditions  
File # 150-0433  
Recorded in Hampden County  
Registry of Deeds in  
Book 22418 Page 53  
Dated: October 26, 2018

Wetland Consultant

Michael Mucka Environmental  
36 Hampden Road  
Stafford Springs, CT 06076

&  
1200 Converse Street  
Longmeadow, MA 01106

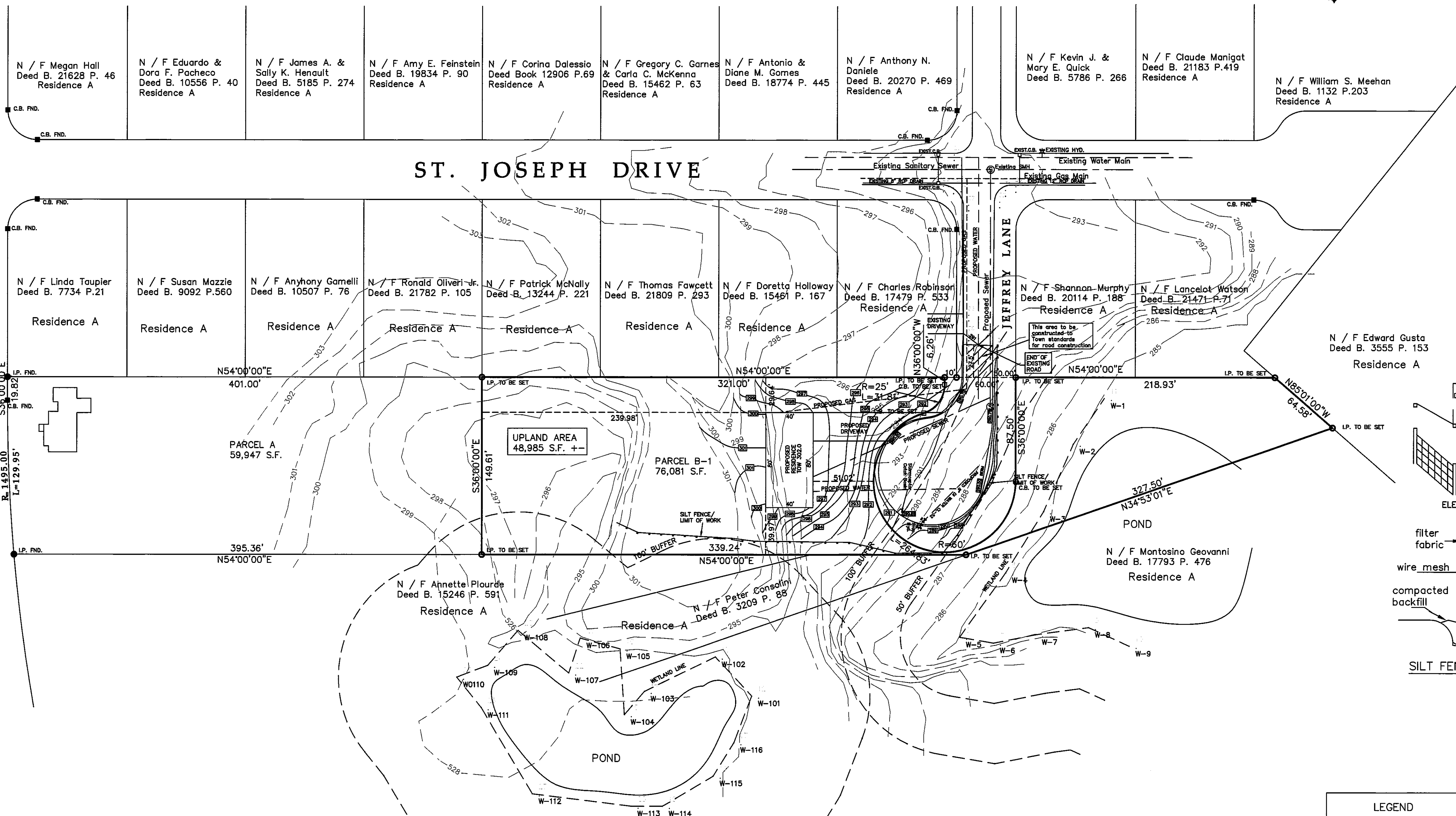
Tel. 860 933-0997

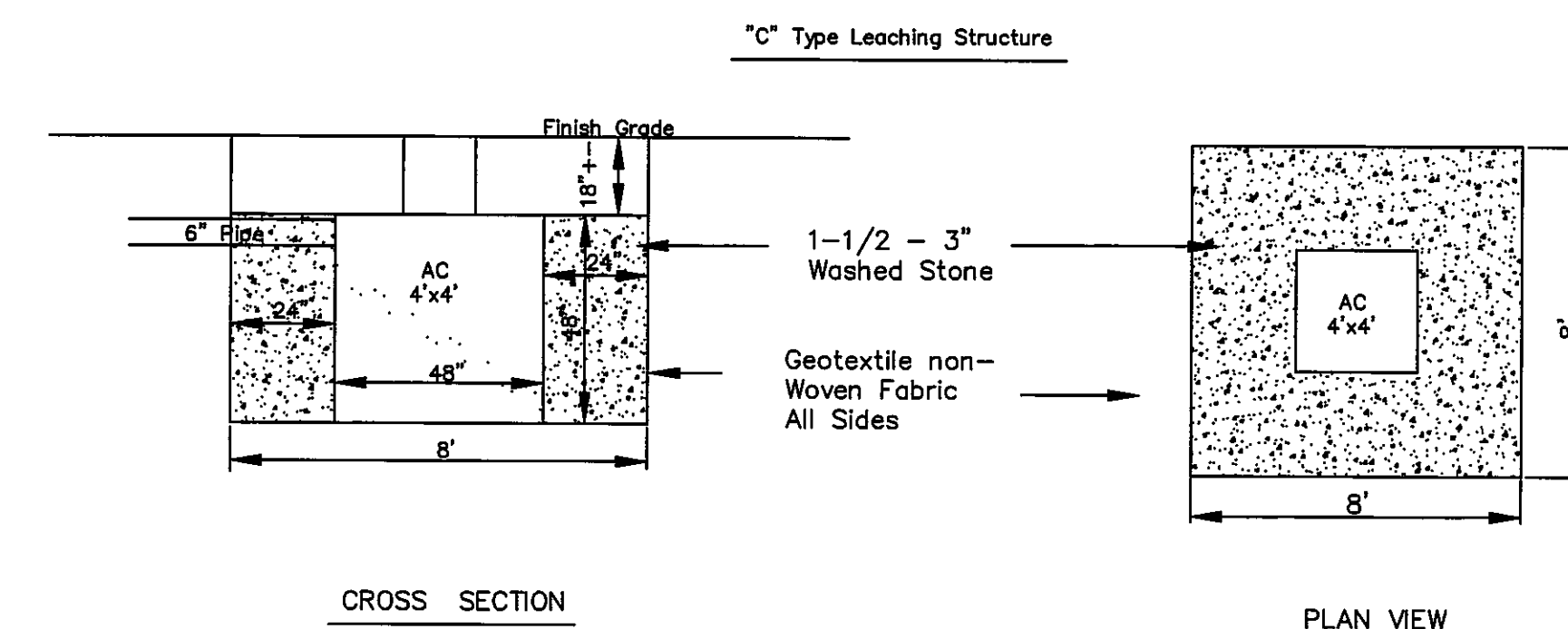
Hampden County Registry of Deeds  
Rec'd 7-12-2019 at 11:36 AM  
Recorded in Book  
of Plans 387 Page 20  
Attest:  
C. A. Cook, Register

SOMERS ROAD

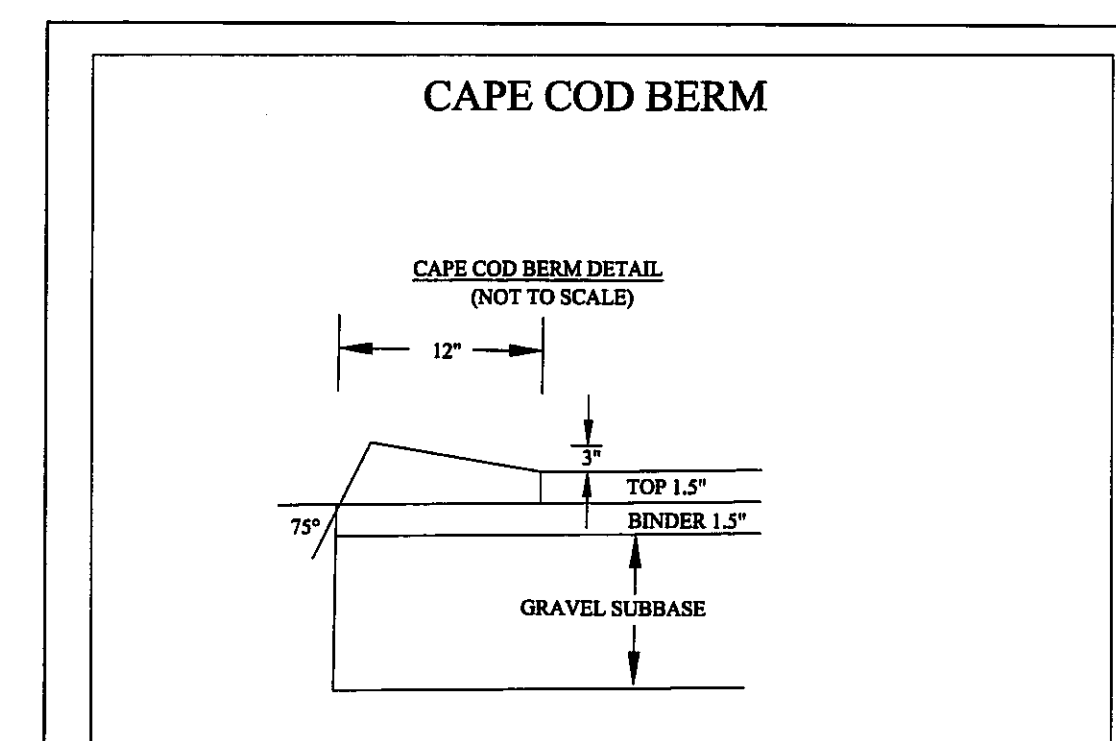
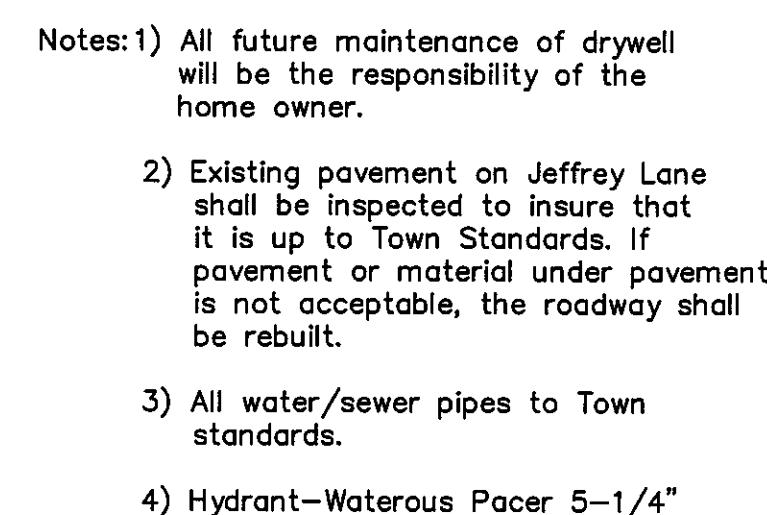
ST. JOSEPH DRIVE

JEFFREY LANE





N / F Antonio & Diane M. Gomes Deed B. 18774 P. 445	N / F Anthony N. Daniele Deed B. 20270 P.
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**Rinker**  
MATERIALS

**Concrete Pipe Division**

**STC 450i Precast Concrete Stormceptor\*  
(450 U.S. Gallon Capacity)**

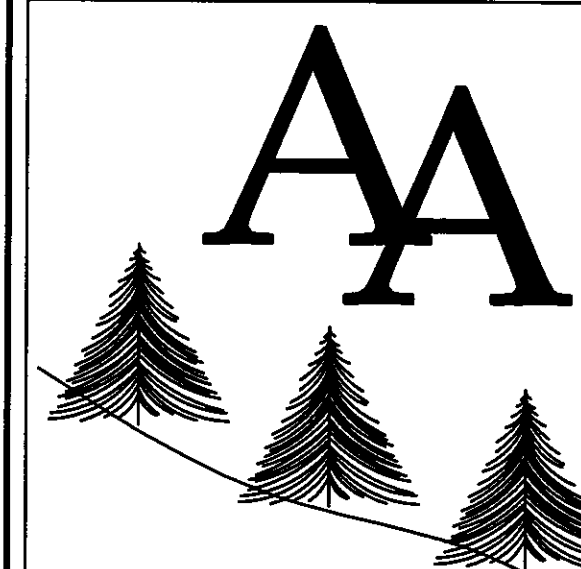
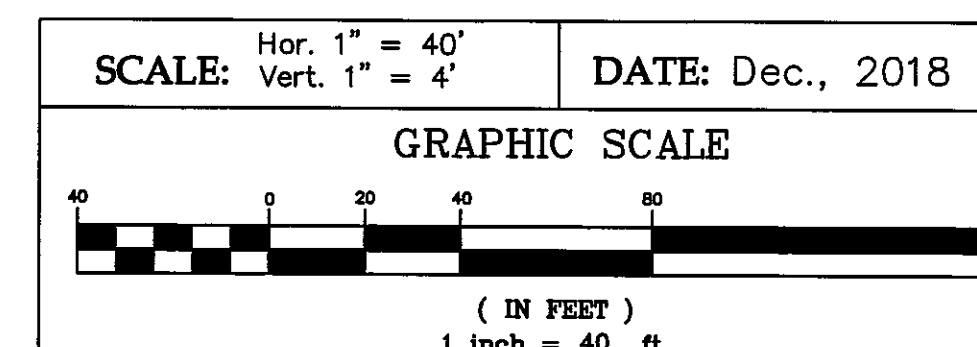
Section Thru Chamber

Plan View

Notes:

1. The Use Of Flexible Connection is Recommended at The Inlet and Outlet Where Applicable.
2. The Cover Should be Positioned Over The Inlet Drop Pipe and The Oil Port.
3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
4. Contact a Concrete Pipe Division representative for further details not listed on this drawing.

Rinker



ANDERSON ASSOCIATES  
LAND SURVEYOR, LAND  
PLANNING CONSULTANT,  
SITE DESIGN

375 WALNUT STREET EXTENTION  
P.O. BOX 382  
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145  
Fax 413 533-9975

PLAN AND PROFILE FOR  
JEFFREY LANE SOUTH  
EAST LONGMEADOW, MA

PREPARED FOR:

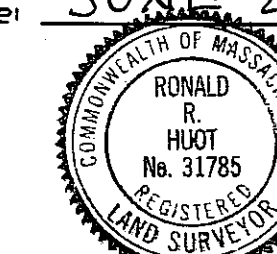
OWNERS:

Oak Ridge Custom Home Builders Inc.  
Somers Road & Jeffrey Lane  
East Longmeadow, MA

NO.	DATE	DESCRIPTION
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This plan prepared in accordance with the rules and regulations of the Registry of Needs.

Date: JUNE 25 2019



*Ronald A. Hunt*  
DRAWING NO.  
SHEET 5 of 7

Revised: April 8, 2019  
Revised: March 28, 2019

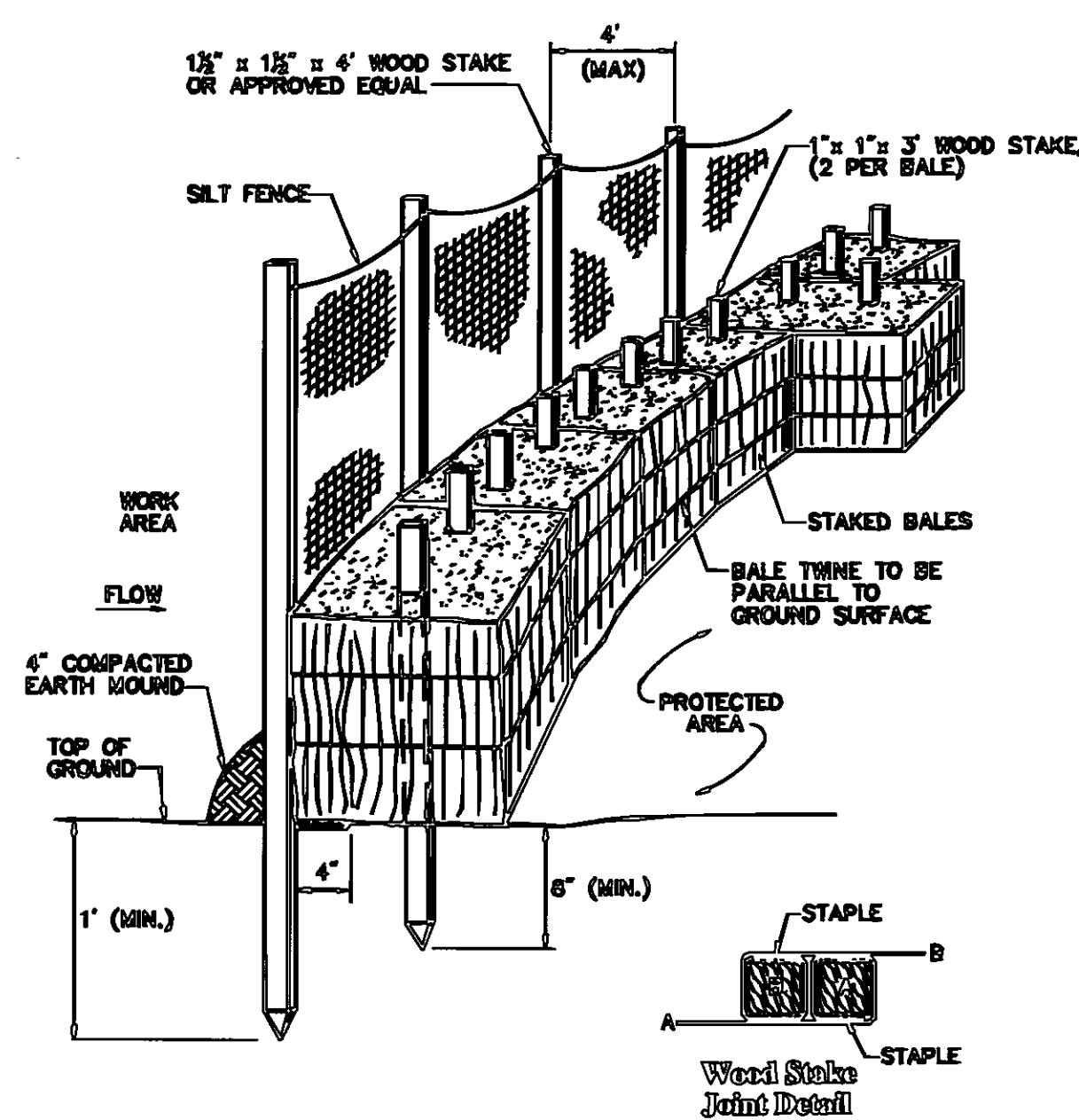


STABILIZE ALL DENUDED AREAS WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. DISTURBED AREAS THAT ARE INACTIVE AND WILL BE EXPOSED TO RAIN FOR 30 DAYS OR MORE SHOULD ALSO BE TEMPORARILY STABILIZED.

- 1.) ALL HAY BALE AND/OR SILT FENCE EROSION AND SEDIMENTATION CHECKS SHALL BE PLACED PRIOR TO BEGINNING WORK AS PER PLAN.
- 2.) ALL SOILS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO GRADE, SEEDED AND MULCHED WITH HAY OR STRAW UNTIL GROWTH IS ESTABLISHED.
- 3.) WHEREVER HAY-BALES OR SILT FENCE FILTERS ARE USED, THEY SHALL BE MAINTAINED IN GOOD WORKING CONDITION UNTIL GROUND COVER IS REESTABLISHED.
- 4.) THE DOWNHILL TOE-OF-SLOPE OF ALL STOCKPILED SOILS SHALL BE PROTECTED BY STAKED HAY BALES OR SILT FENCE.
- 5.) SOIL STOCKPILES SHALL BE SHAPED AND SEEDED WITH TEMPORARY COVER AS PER SEEDING SPECIFICATIONS OR MULCHED IF GRADING IS TO BE DELAYED OVER WINTER.
- 6.) IF ANY QUESTIONS ARISE REGARDING EROSION AND SEDIMENTATION CONTROL MEASURES, THE ENVIRONMENTAL PROFESSIONAL AND/OR PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.

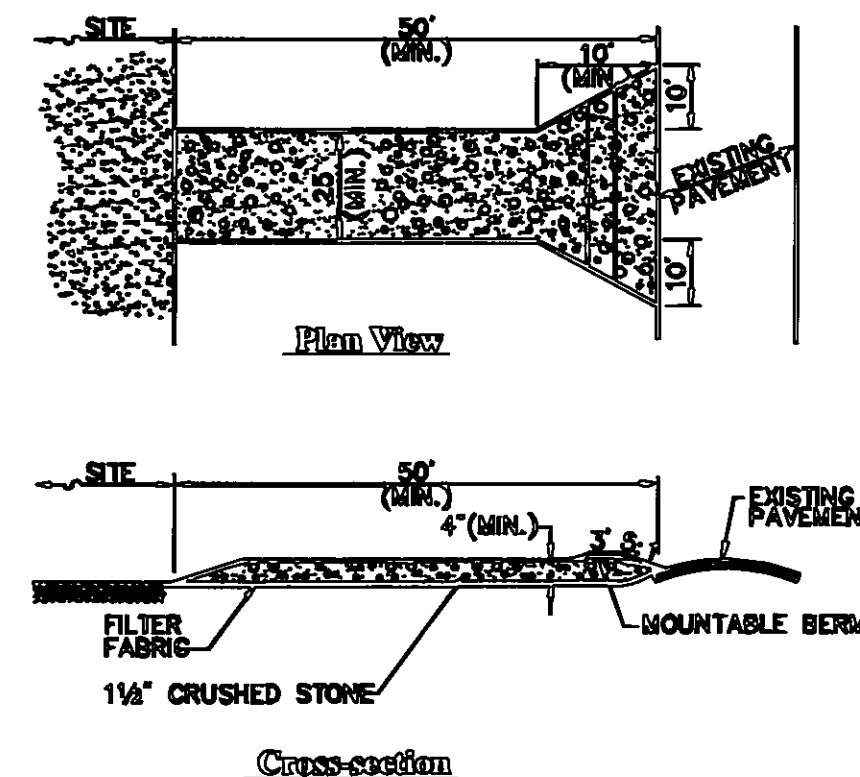
- 1.) SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 4" TOPSOIL AND ALL AREAS TO BE SEEDDED.
- 2.) APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE.  
(100 LBS/1000 SQ. FT.)
- 3.) FERTILIZE
  - A.) FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 S.F.) AND WORK INTO SOIL SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 LBS PER ACRE ON THE SURFACE.
  - B.) FOR FALL SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 600 LBS. PER ACRE (14 LBS/1000 S.F.) AND WORK INTO SOIL.
- 4.) SMOOTH AND FIRM SEEDBED, APPLY SEEDS UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.
- 5.) MULCH IMMEDIATELY WITH HAY FREE FROM WEED SEED, AT A RATE OF 3 BALES PER 1000 SQ. FT.
- 6.) PERMANENT SEEDING, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHEN FINAL GRADING IS COMPLETE.

8.) UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON OBSERVED SURFACE FEATURES AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.



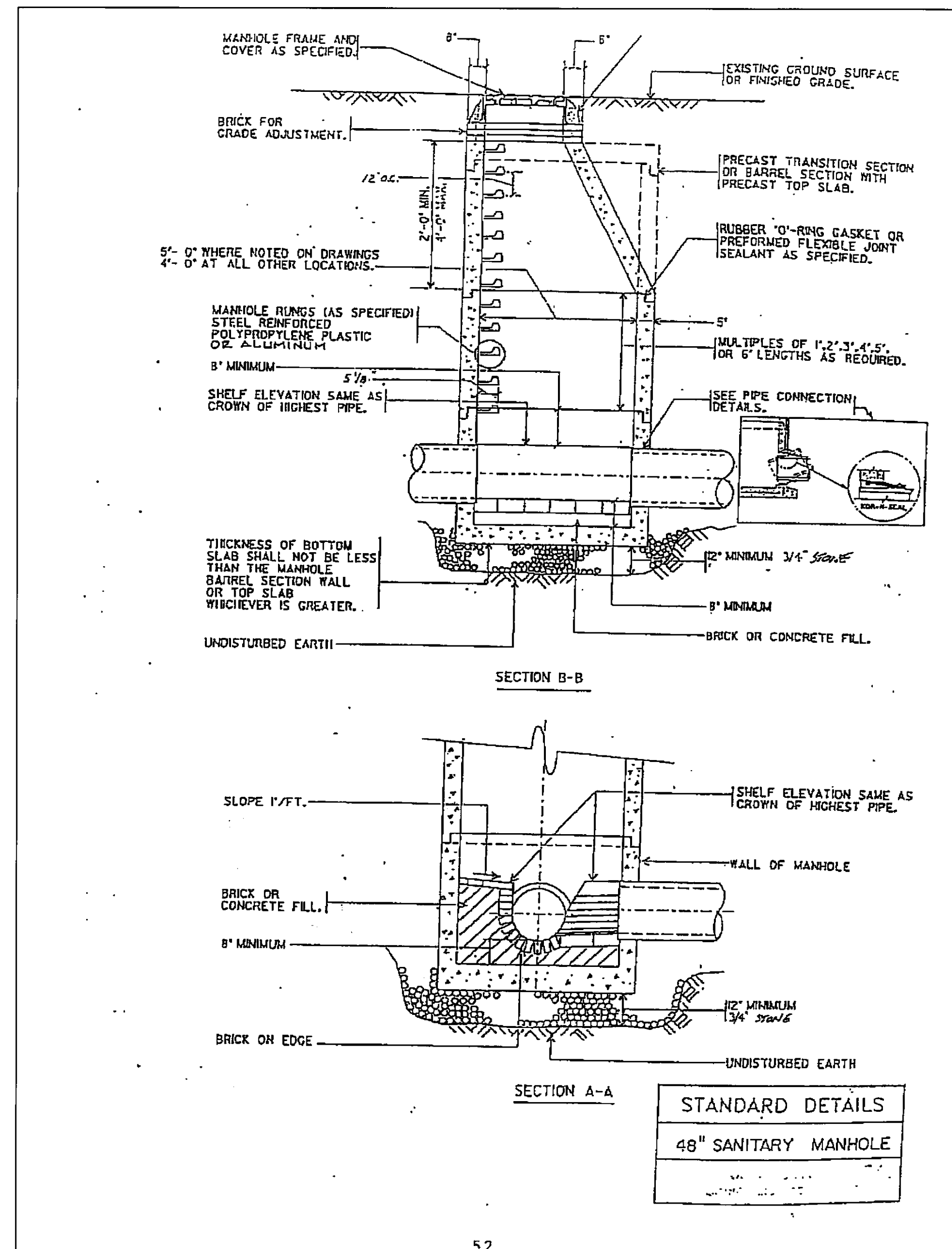
PLACE ONE HAY BALE PERPENDICULAR  
ALONG HAY BALE BARRIER (100' O.C.).

NTS



1. ENTRANCE WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO ADJACENT AREAS. THE ENTRANCE SHALL BE MAINTAINED BY DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO PREVENT TRACKING. THE ENTRANCE SHALL BE MAINTAINED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERMANENT EROSION CONTROL AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION DETAIL SHALL BE REMOVED PRIOR TO FINAL PAVEMENT BEING INSTALLED.

**NTS**

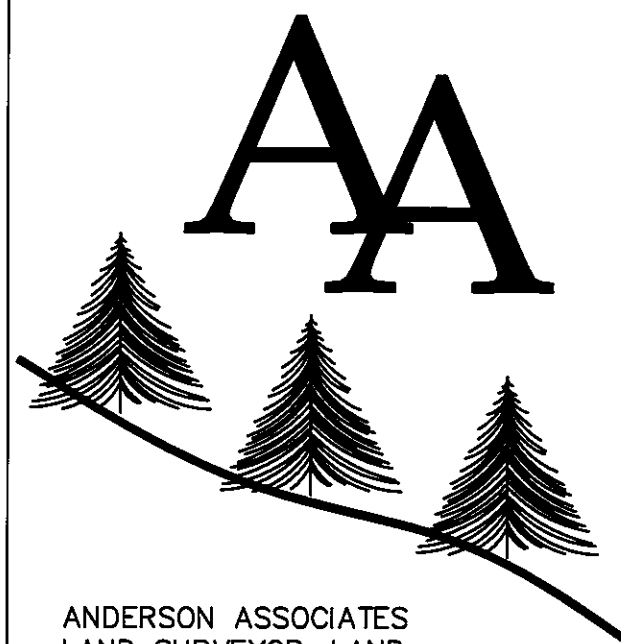


7-16-2019  
DATE  
GEOLOGE KINGSTON  
TYDE RICHARDS  
JONATHAN TORCIA

Hampden County Registry of Deeds  
Rec'd 7-12 2019 at 11 h 26 A m  
Recorded in Book \_\_\_\_\_  
of Plans 387 Page 22  
Attest: \_\_\_\_\_  
Chf. A. Cooley-Purina, Esq.  
Register

DATE: Dec., 2018

( IN FEET )  
1 inch = 40 ft.



ANDERSON ASSOCIATES  
LAND SURVEYOR, LAND  
PLANNING CONSULTANT,  
SITE DESIGN

375 WALNUT STREET EXTENTION  
P.O. BOX 382  
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145  
Fax 413 273-1776

DETAIL PLAN FOR  
JEFFREY LANE SOUTH  
EAST LONGMEADOW, MA

PREPARED FOR:

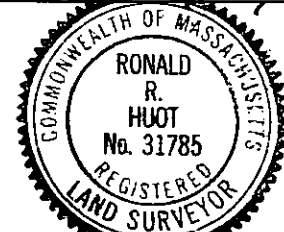
**OWNERS:**

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NO.	DATE	DESCRIPTION
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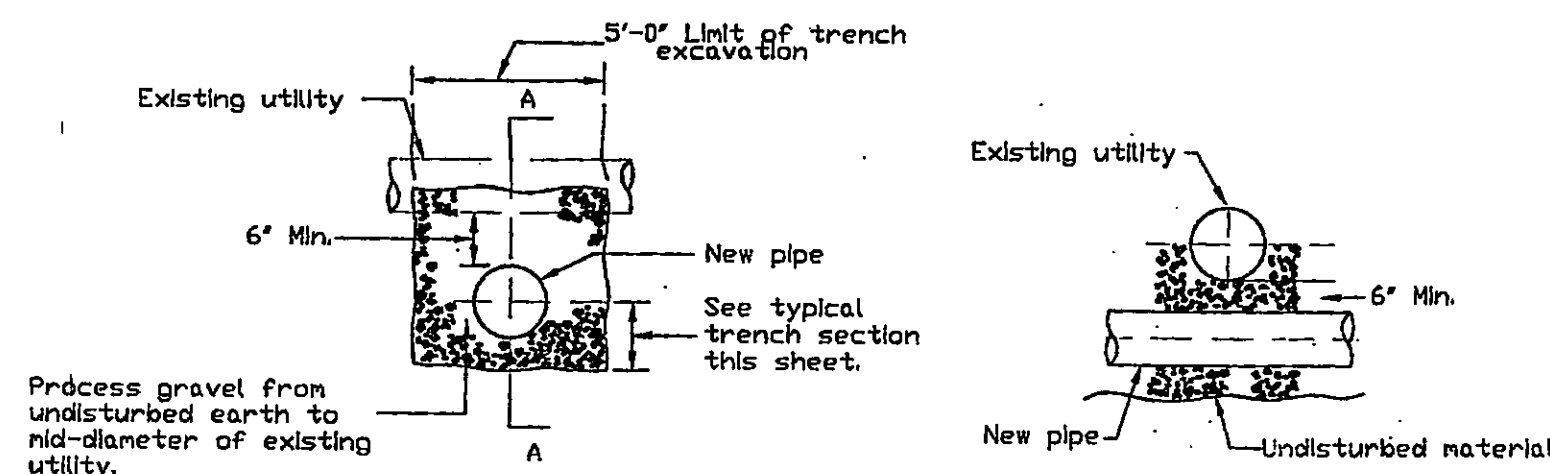
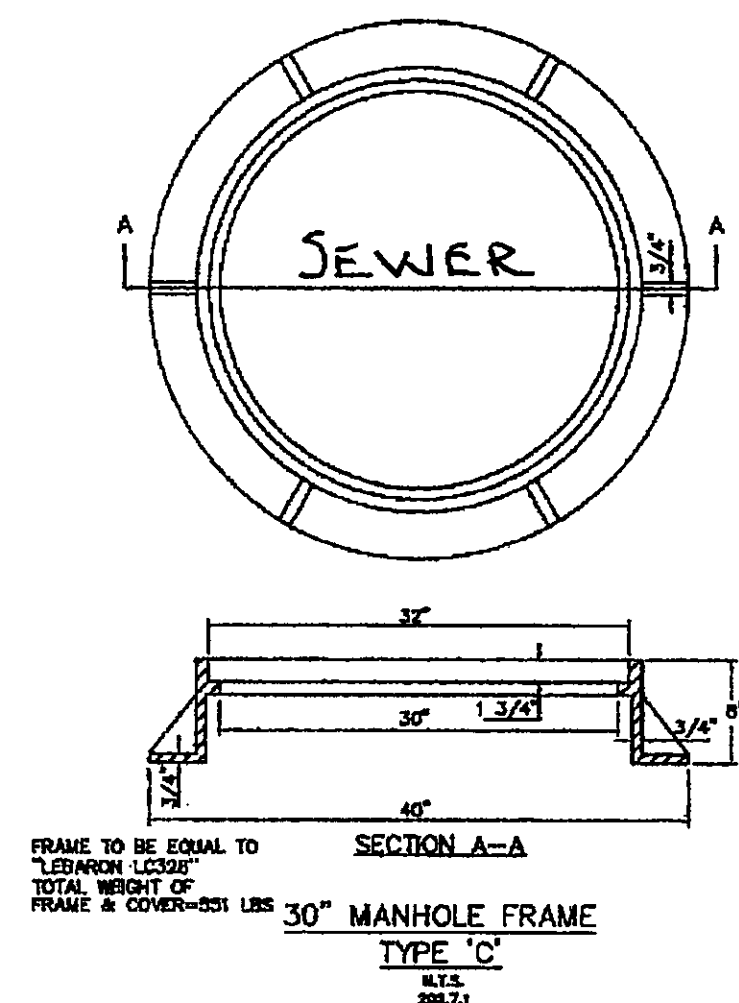
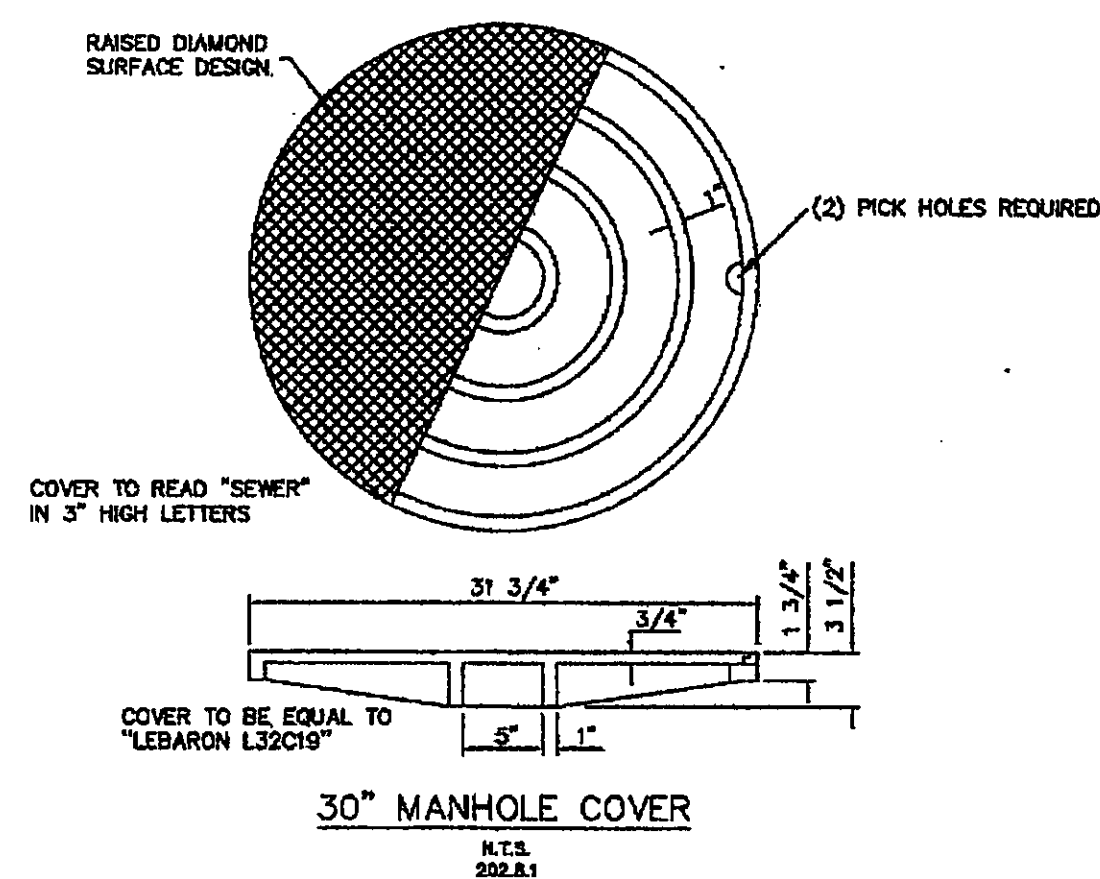
This plan prepared in accordance with the rules and regulations of the Registry of Deeds.

Date: JUNE 25 2019



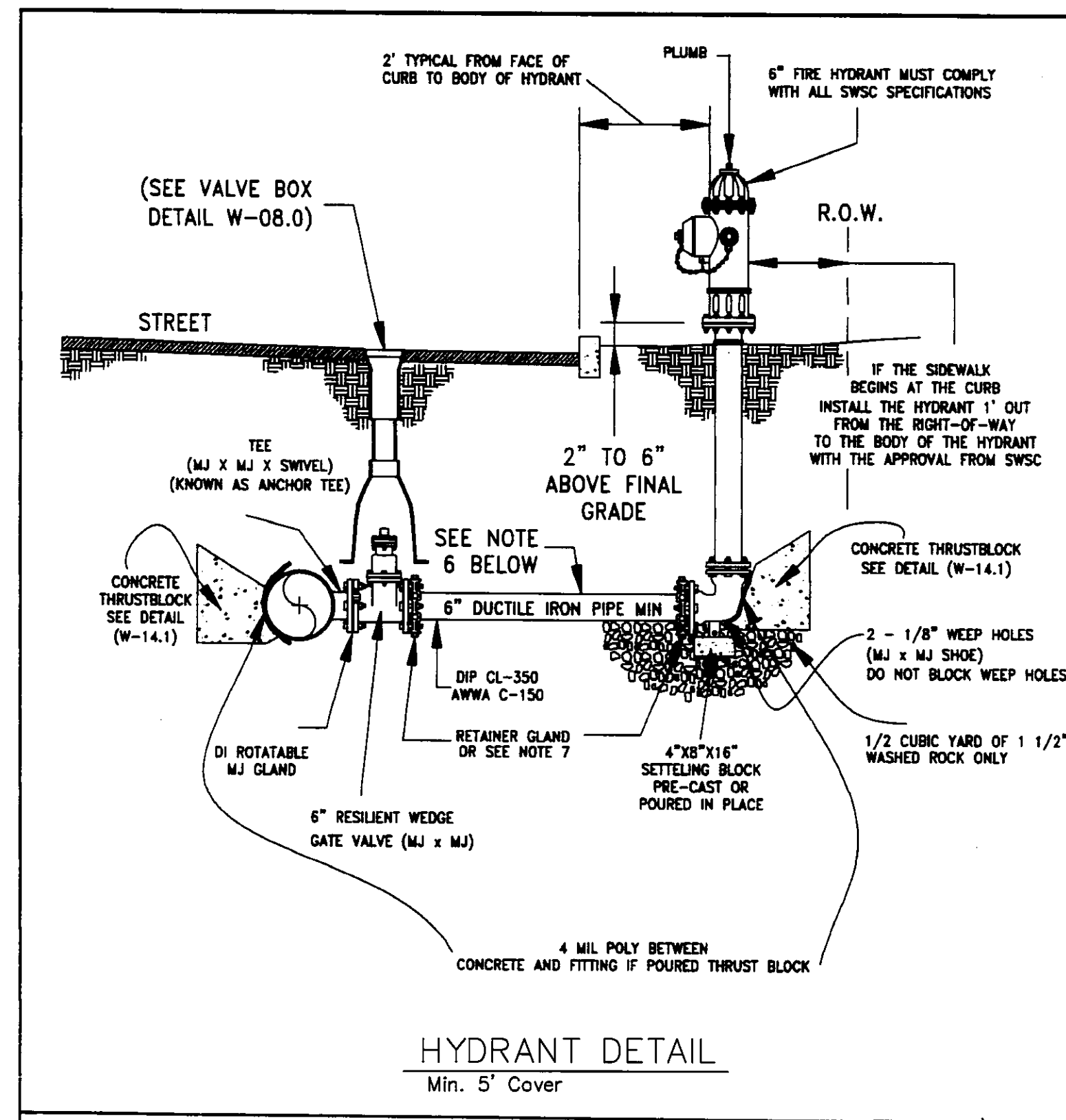
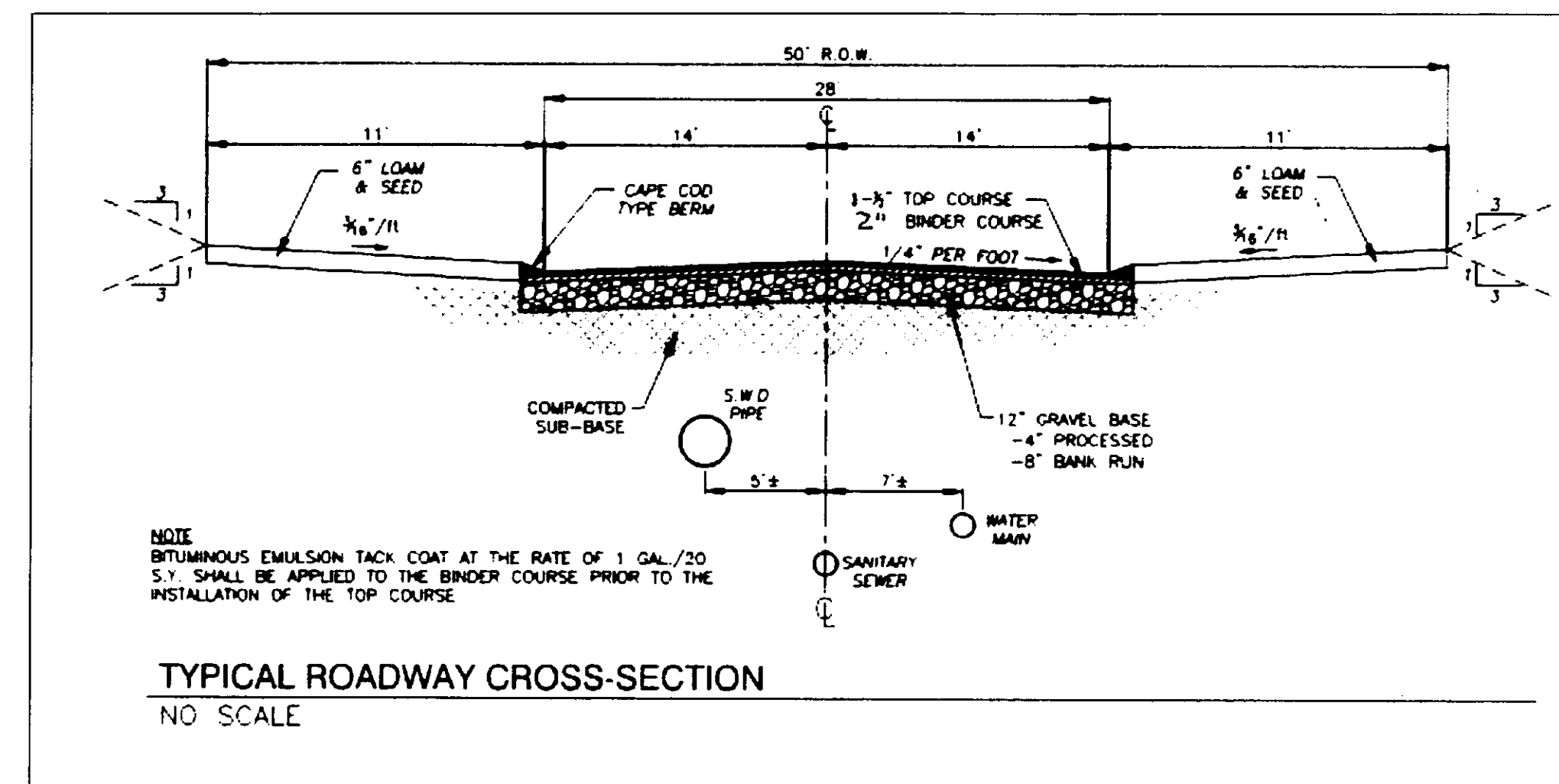
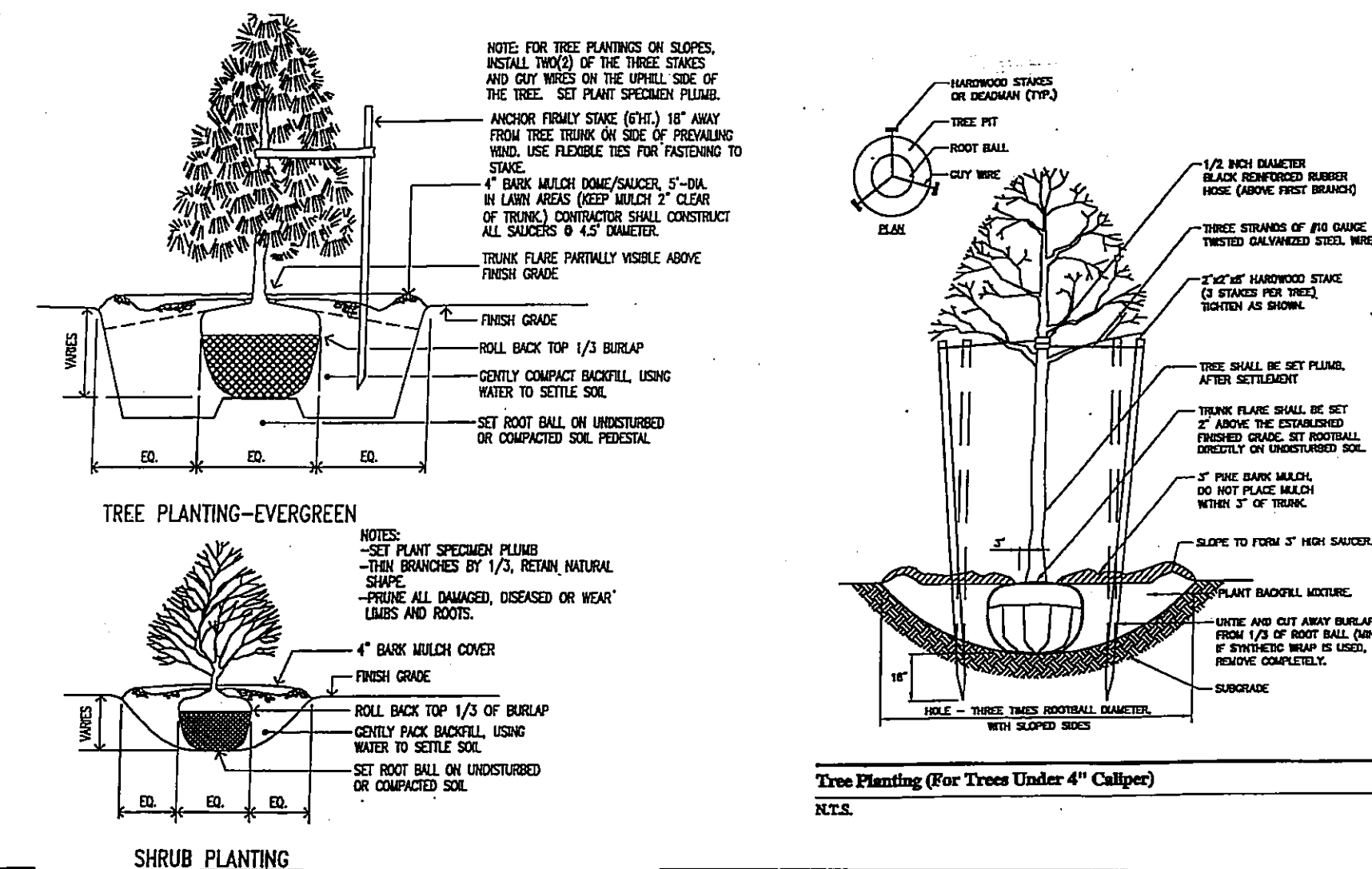
*Ronald A. Hest*  
DRAWING NO.  
**SHEET 6 of 7**

- All cast iron materials including but not limited to: manhole frame and covers, water main valve boxes and covers, curb stop boxes and covers, shall be North American made. Products from Asia will not be accepted.
- Hydrant detail – stone around drain will be covered with a filter fabric.
- Water Main – Brass wedges will be used at all bell and spigot joints.
- All brass fittings (corporations, curb stops, unions etc.) will be lead free.
- Hydrants will be Watrous Pacer 5-1/4" painted yellow. Counter clockwise open, clockwise close.
- Main gate valves will be resilient wedge type; epoxy coated and will be counter clockwise open, clockwise close. All exposed bolts will be Stainless Steel minimum 304 but 316 preferred.
- Metallic Warning tape shall be used installed 12" to 18" above the sewer and water mains and services.
- A complete "as built" plan will be provided to the Town. One paper copy and an electronic copy. The plans must include but are not limited to; ties to all curb boxes and water taps at the main, ties to all water gate boxes, ties to connection points at the sewer main and ties to the sewer stub at each building lot. Finish grade elevations of manholes and catch basins, elevations of sewer and drain pipe inverts.
- Class 52 Ductile Iron pie is the minimum standard we will allow.
- Sewer pipe will be SDR35 PVC. All sewer pipe located in the roadway will be bedded and covered with six inches of 3/4" stone and then covered with a filter fabric.
- Water service pipe shall be 1" copper.



### Utilities Crossing Details

Note: Minimum 12" of separation between utilities.



### EAST LONGMEADOW PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS REQUIRED

7-18-2019  
DATE  
TYPED BY  
JANATHAN TORCIA

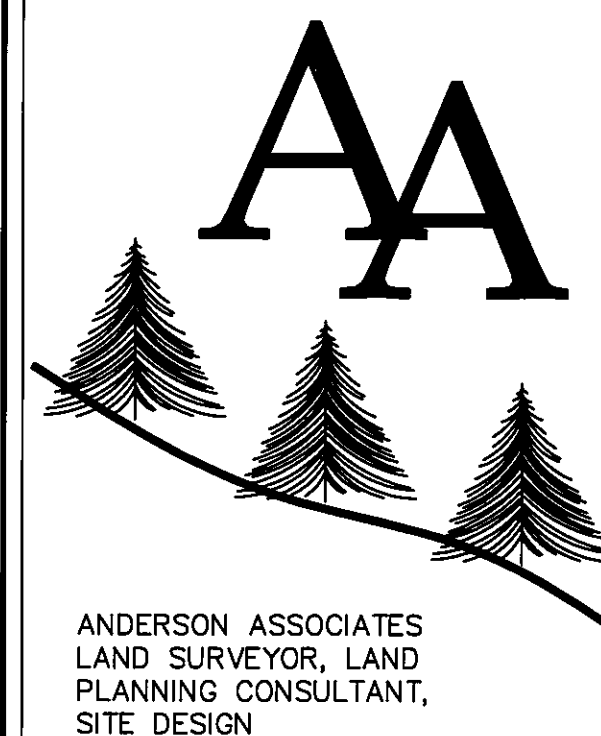
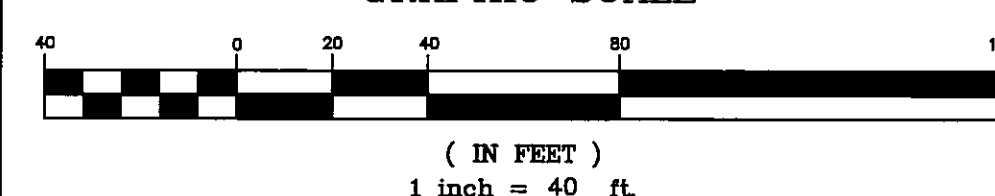
Hamilton County Registry of Deeds  
Filed: 7/22/2019 at 11:26 AM  
Recorded in Book of Plans: 387, Page 23  
Attest:  
C. A. Cooley, Esq., Registrar

Revised: April 8, 2019

SCALE: 1" = 40'

DATE: Dec., 2018

GRAPHIC SCALE



375 WALNUT STREET EXTENTION  
P.O. BOX 382  
AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145  
Fax 413 273-1776

DETAIL PLAN FOR  
JEFFREY LANE SOUTH  
EAST LONGMEADOW, MA

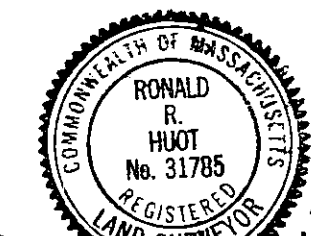
PREPARED FOR:

OWNERS:  
Oak Ridge Custom Home Builders Inc.  
Somers Road & Jeffrey Lane  
East Longmeadow, MA

NO. DATE DESCRIPTION

This plan prepared in accordance with the rules and regulations of the Registry of Deeds.

Date: JUNE 25, 2019



DRAWING NO.

SHEET 7 of 7