

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

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 p

Conditions for Approva

- 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 <u>Mass DEP File 150-0433</u> filed in Hampden County Registry of Deeds <u>Book 22418</u>, <u>Page 53</u>.
- 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 5.43 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
- 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 Hampden County Registry of Deeds to the Planning and Community
- 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

- 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

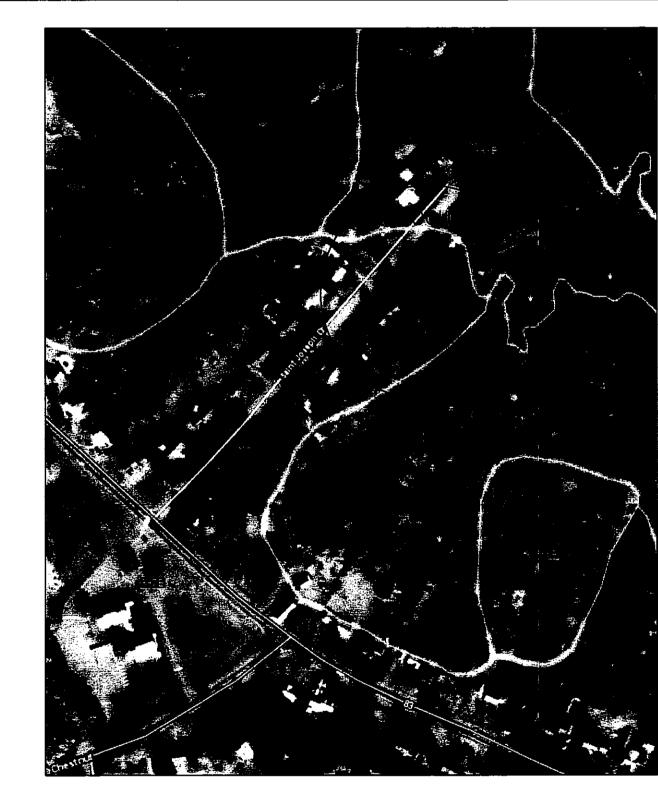
DEFINITIVE SUBDIVISION PLAN

JEFFREY LANE SOUTH

East Longmeadow, MA

FOR

Oak Ridge Custom Home Builders, Inc.

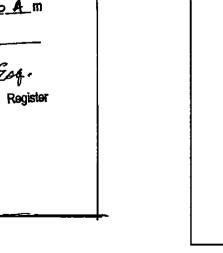


SOILS MAP

397B - WeB - WETHERSFIELD FINE SNDY LOAM

734C - RND - ROCK OUTCROP-HOLYOKE COMPLEX, SLOPING

388B - WmB - WILBRAHAM EXTREMELY STONY SILT LOAM



earth materials or fill. The site construction general contractor shall be provided with a copy of this document at the pre-construction meeting.

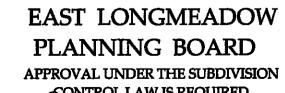
• The Applicant must provide temporary stabilization of all slopes within two business days of initial site grading.

64 22849 Pago 052216 09-12-2019 0 11*424

SPERSE MOTAL TAX MED THEORY WHICH GIVEN ON RECORD PARCELS.

CHERYLA, COAKLEY-RIVERA, ESC.

 During construction the Applicant is required to control erosion. Silt sacs shall be installed in all catch basins and cleaned as needed. All disturbed areas must be stabilized prior to November 30th of every year to prevent erosion during winter months.



GEORGE KINGSTON
TORCIA

CONTROL LAW IS REQUIRED

7-16-2019

DATE

Min. Lot Area — 25,000 s.f.

Min. Frontage — 140'

Min. Setback — 50'

Min. Sid Yard — 20'

Min. Rear Yard — 50'

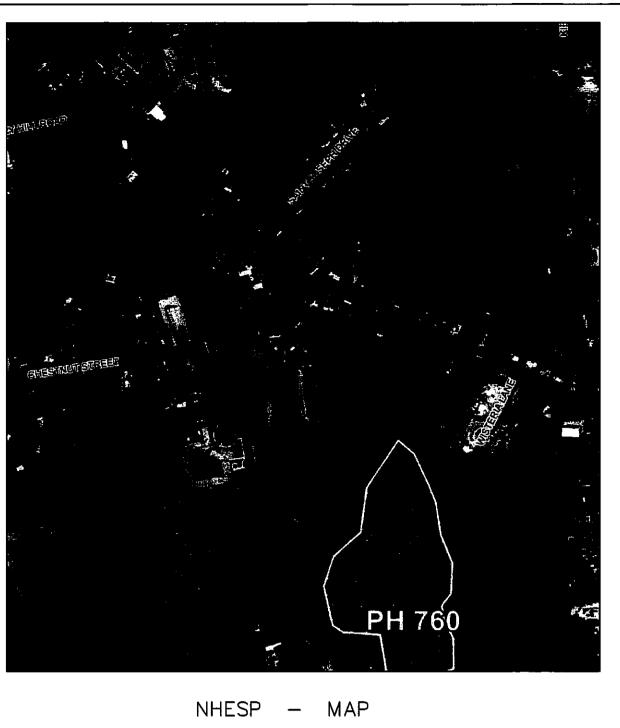
Min. Seback Acc. — 60'

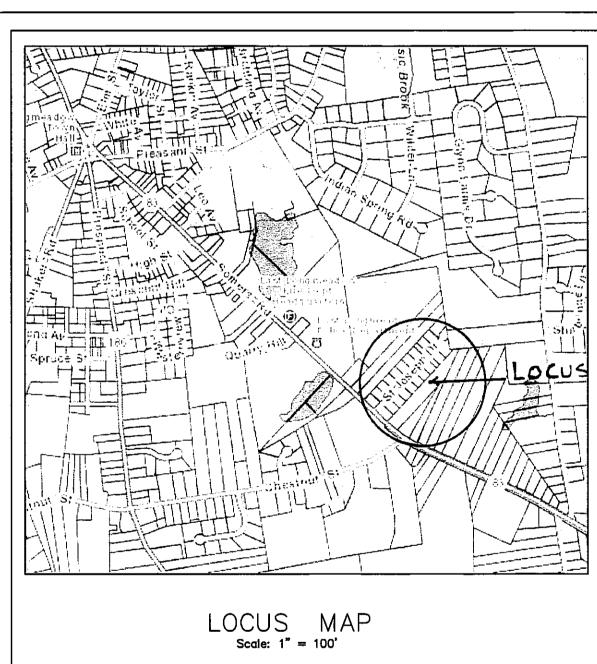
Max. Height — 35'

Max. Lot Coverage — 25%

ZONING

RESIDENCE A

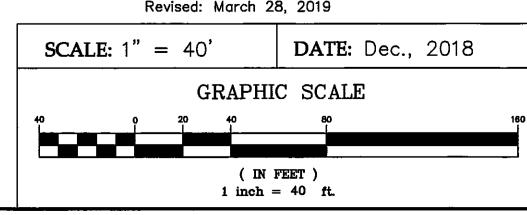


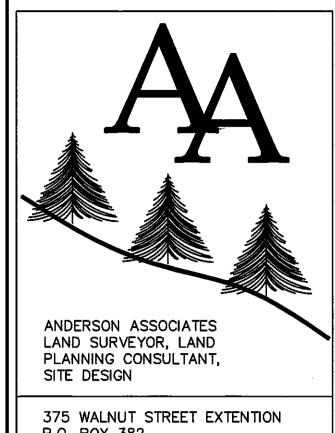


Drawing Index

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





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

Tel. 413 525-4145 Fax 413 273-1776

> EFINITIVE PLANS IN AST LONGMEADOW, MA

PREPARED FOR:

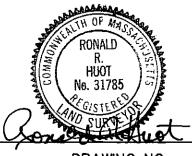
OWNE

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

VO.	DATE	DESCRIPTION

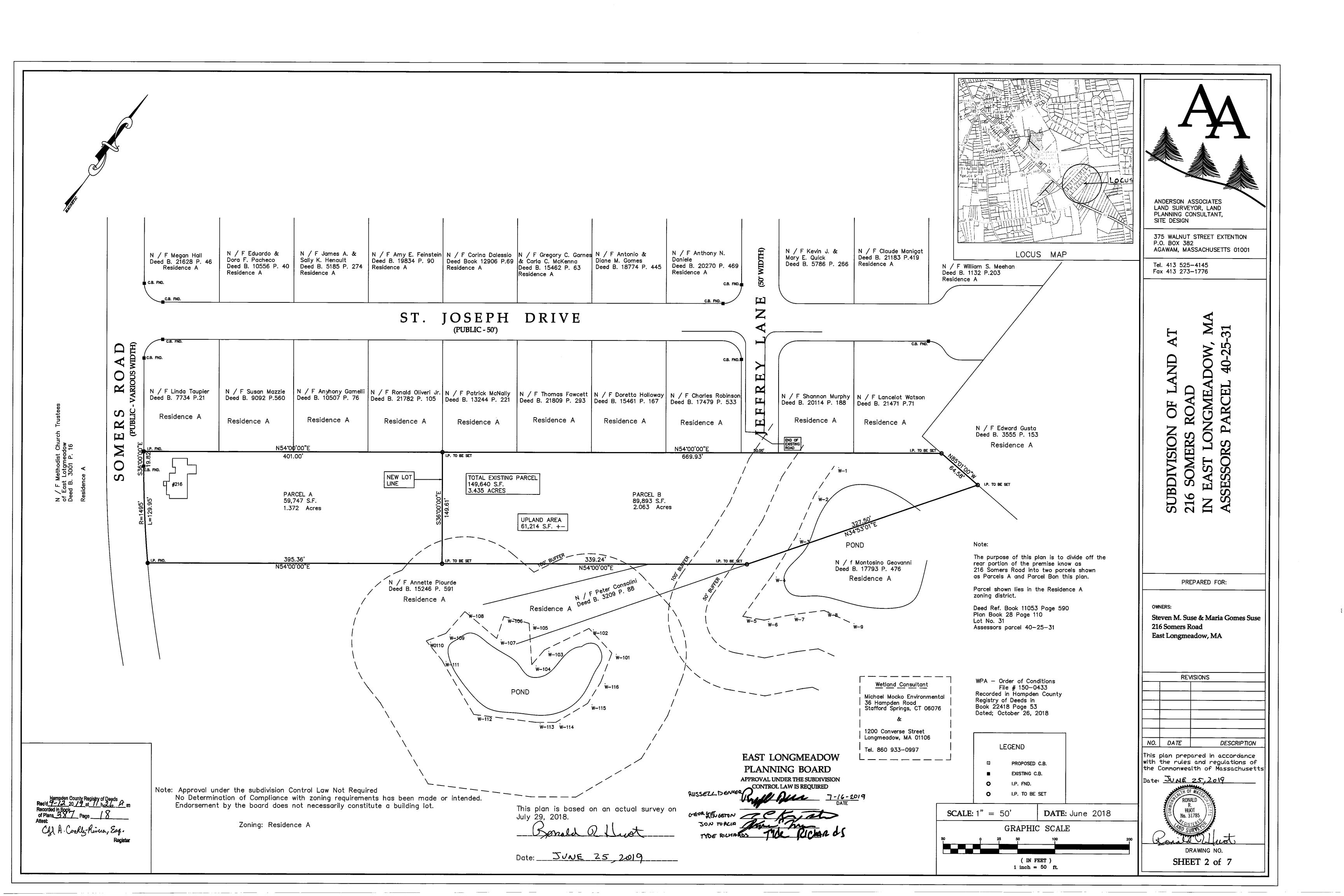
This plan prepared in accordance with the rules and regulations of the Registry of Deeds.

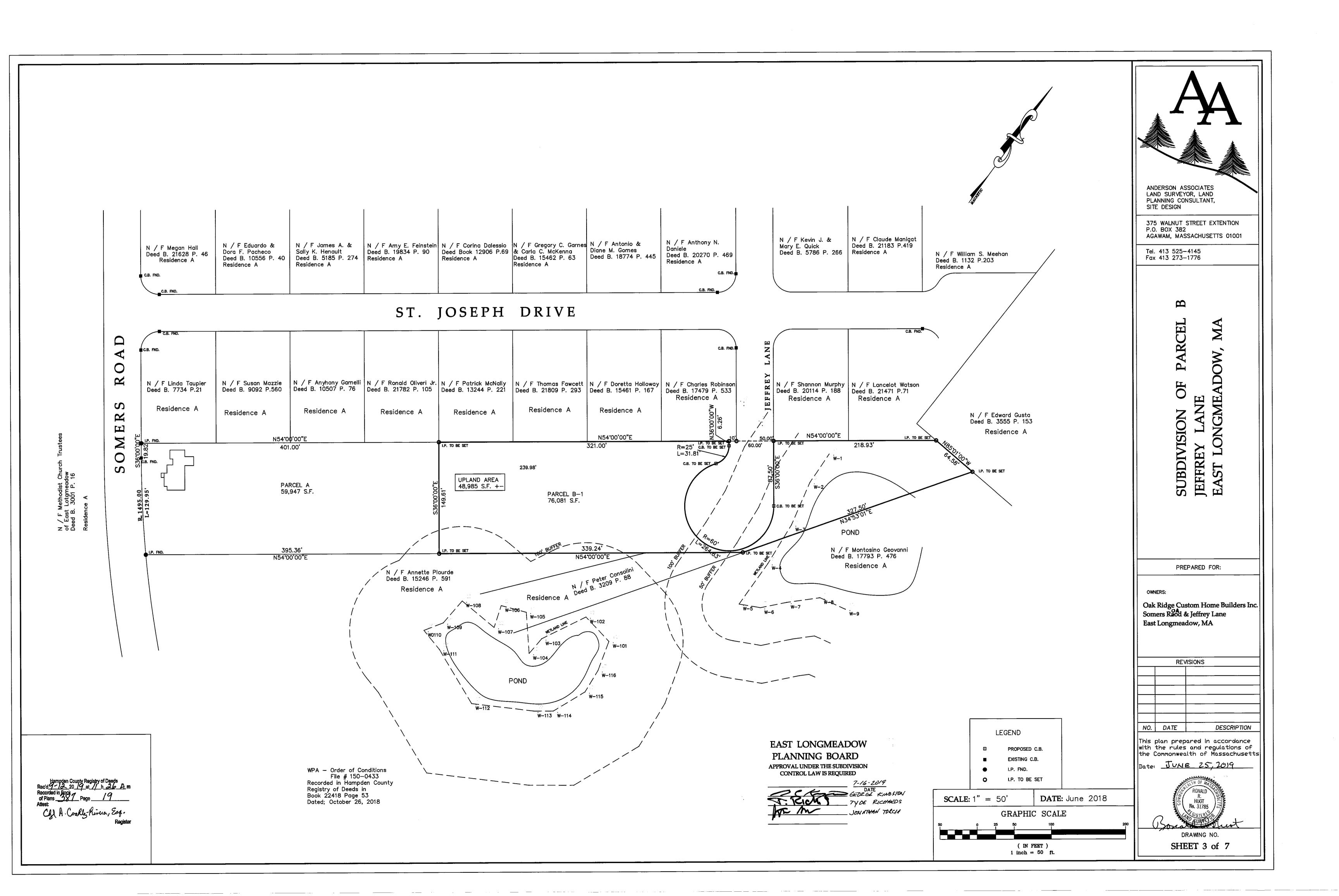
Date JUNE 25, 2019

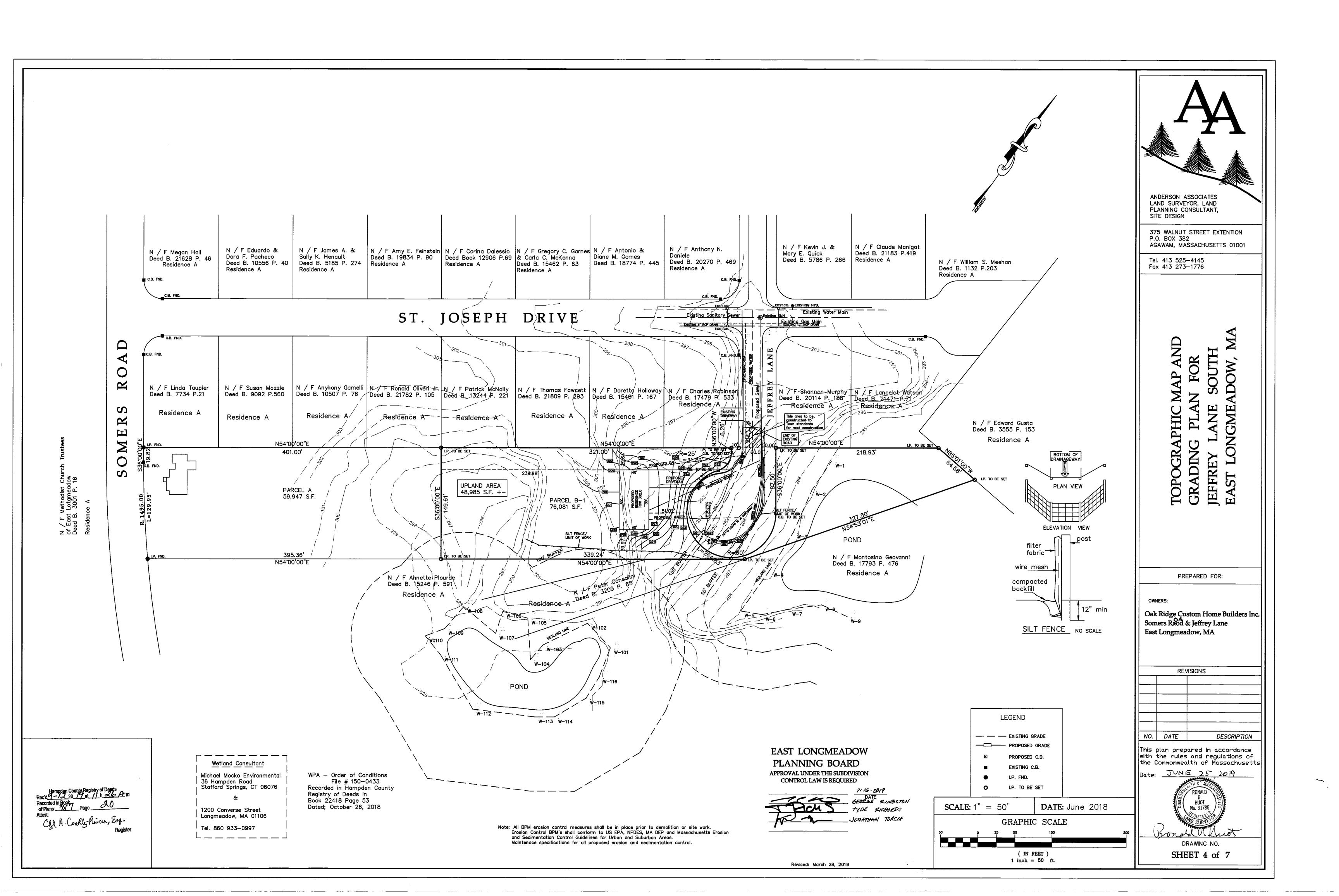


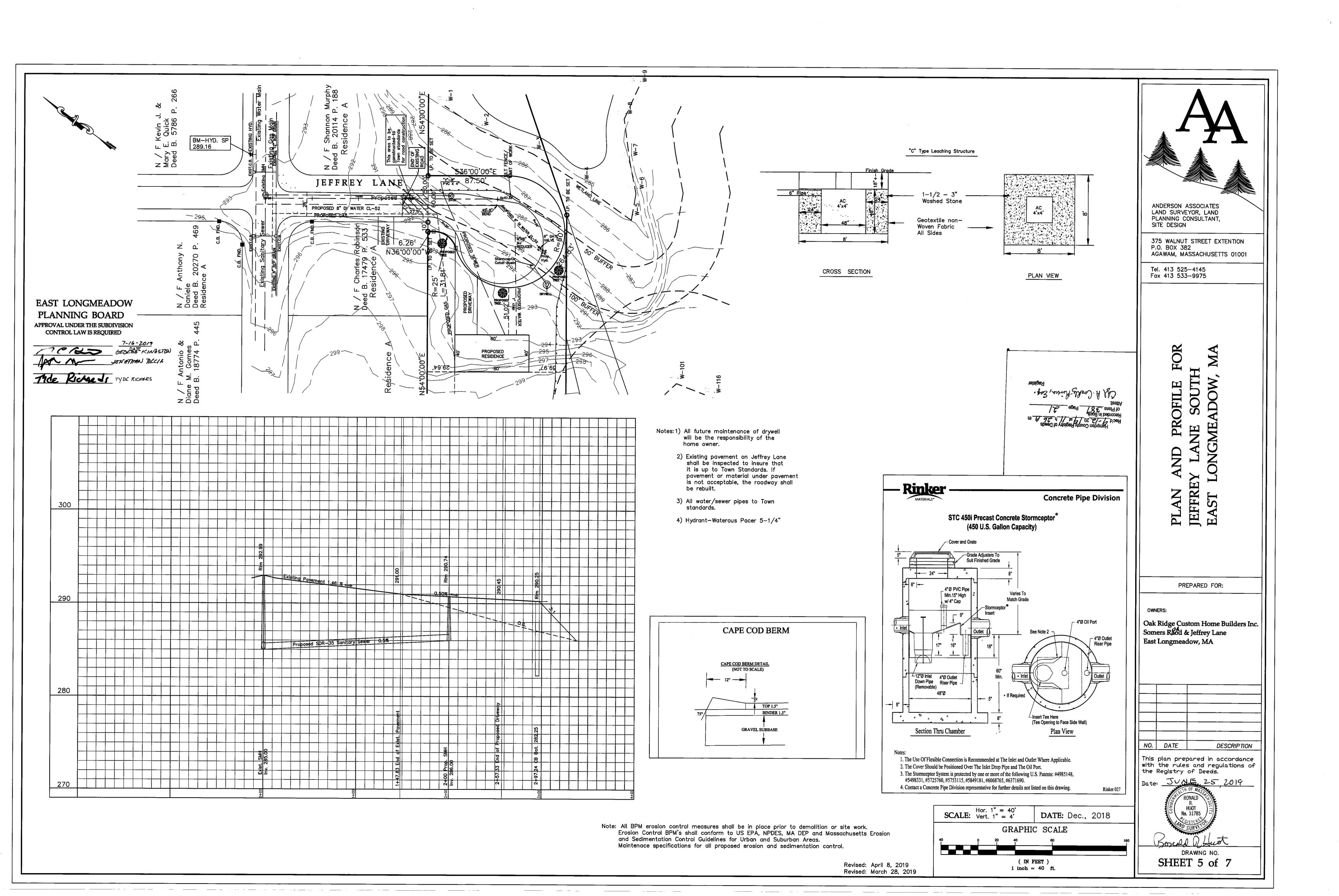
DRAWING NO.

SHEET 1 of 7









CONSTRUCTION SEQUENCE & EROSION AND SEDIMENT CONTROL PLAN

PRE-CONSTRUCTION ACTIONS:

TREE ROOTS SHALL BE PROTECTED FROM COMPACTION BY CONSTRUCTION EQUIPMENT.

VEGETATION AND TREES TO BE PROTECTED DURING CONSTRUCTION SHALL BE DELINEATED WITH CLEAR MARKINGS IN THE FIELD.

IDENTIFY BUFFER ZONE AREAS AND SENSITIVE RESOURCE AREAS.

HOLD A PRE CONSTRUCTION MEETING WITH THE OWNERS, CONTRACTOR, PROJECT CONSULTANT, HIGHWAY DEPARTMENT AND HAMPDEN CONSERVATION COMMISSION TO DISCUSS THE CONSTRUCTION SCHEDULE, AND SPECIFICS FOR EROSION AND SEDIMENT CONTROL MEASURES.

INSTALL SEDIMENT CONTROL MEASURES

THE LIMIT OF CLEARING FOR THE PROPOSED SWALE CONSTRUCTION SHALL BE MARKED BY FIELD SURVEY AS SHOWN ON PLAN. THE OWNER SHALL NOTIFY THE CONSERVATION COMMISSION WHEN THE ABOVE SURVEY WORK IS COMPLETED.

SEDIMENTATION BARRIERS SHALL BE INSTALLED PER PLAN SPECIFICATIONS BEFORE ANY CLEARING OR CONSTRUCTION WORK BEGINS AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.

AVOID DISTURBING VEGETATION ON STEEP SLOPES OR OTHER CRITICAL AREAS AND LOCATE MATERIAL STOCK PILES, BORROWED AREAS, AND ACCESS ROADS AWAY FROM CRITICAL AREAS.

LAND CLEARING AND GRADING:

SCHEDULE PROJECT SO CLEARING AND GRADING ARE DONE DURING THE DRY SEASON OR THE TIME OF MINIMUM EROSION POTENTIAL. CLEARING ONLY THOSE AREAS THAT ARE ESSENTIAL FOR COMPLETING SITE CONSTRUCTION.

TEMPORARY SURFACE STABILIZATION:

STAGE CONSTRUCTION SO THAT ONE AREA CAN BE STABILIZED BEFORE ANOTHER AREA IS DISTURBED THIS REDUCES THE TIME THAT AN AREA IS LEFT UNSTABILIZED.

SEDIMENTATION BARRIERS SHALL BE INSTALLED AS SHOWN ON PLANS, PROPOSED BASIN/SWALE DISTURBED AREAS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.

PERMANENT SURFACE STABILIZATION:

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.

EROSION CONTROL SPECIFICATIONS

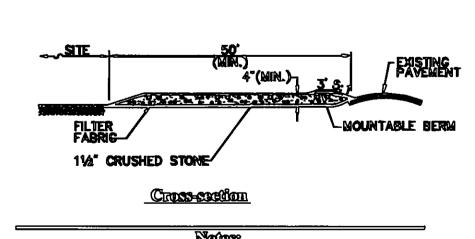
- 1.) ALL HAY BALE AND/OR SILT FENCE EROSION AND SEDIMENTATION CHECKS SHALL BE PLACED PRIOR TO BEGINNING WORK AS PER PLAN.
- 2.) ALL SOILS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO GRADE, SEEDED AND MULCHED WITH HAY OR STRAW UNTIL GROWTH IS ESTABLISHED.
- 3.) WHEREVER HAY-BALES OR SILT FENCE 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.
- IF ANY QUESTIONS ARISE REGARDING EROSION AND SEDIMENTATION CONTROL MEASURES, THE ENVIRONMENTAL PROFESSIONAL AND/OR PROJECT ENGINEER SHALL BE CONSULTED IMMEDIATELY.

VEGETATIVE COVER SPECIFICATIONS

-1"x 1"x 3' WOOD STAKE.

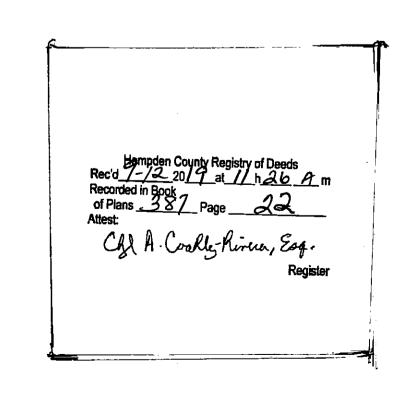
- 1.) SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 4" TOPSOIL AND ALL AREAS TO BE SEEDED.
- 2.) APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 LBS/1000 SQ. FT.)
- A.) FOR SPRING SEEDING, APPLY 10-10-10 FERTILIZER AT A RATE OF 300 LBS. PER ACRE (7 LBS./1000 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.

Plan View



- 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 Public Rights—of—way. This May require periodic top DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
- 3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit



MANHOLE FRAME AND COVER AS SPECIFIED.

GRADE ADJUSTMENT.

5'- 0' WHERE NOTED ON DRAWINGS 4'- 0' AT ALL OTHER LOCATIONS.-

MANHOLE RUNGS (AS SPECIFIED)
STREL REINFORCED
POLYPROPYLENE PLASTIC
OR ALUMINUM

SHELF ELEVATION SAME AS ___

CROWN OF HIGHEST PIPE.

THICKNESS OF BOTTOM
SLAB SHALL NOT BE LESS
THAN THE MANHOLE
BATTEL SECTION WALL
OR TOP SLAB
WHICHEVER IS GREATER.

UNDISTURBED EARTH ----

SLOPE I'/FT.--

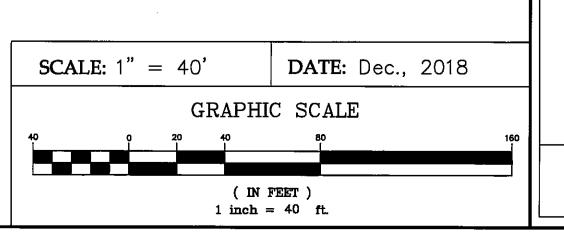
BRICK OR CONCRETE FILL.

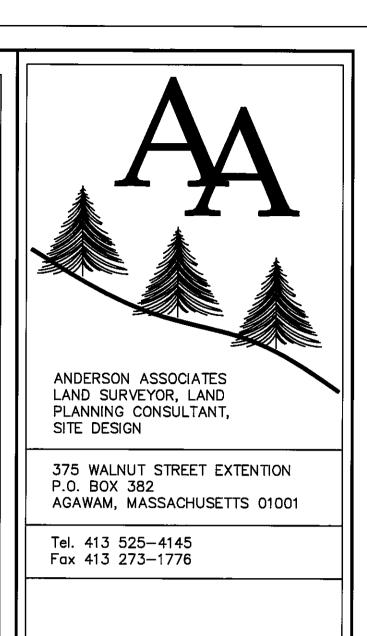
8' MINIMUM ---

102216201

12'05.

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





PRECAST TRANSITION SECTION
OR BARREL SECTION WITH
PRECAST TOP SLAB.

RUBBER 'O'-RING GASKET OR PREFORMED FLEXIBLE JOINT SEALANT AS SPECIFIED.

OR 6' LENGTHS AS REQUIRED.

-SEE PIPE CONNECTION

-BRICK OR CONCRETE FILL.

WALL OF MANHOLE

-UNDISTURBED EARTH

STANDARD DETAILS

48" SANITARY MANHOLE

garden illu offi

SHELF ELEVATION SAME AS CROWN OF HICHEST PIPE.

-- B. MINIMUM

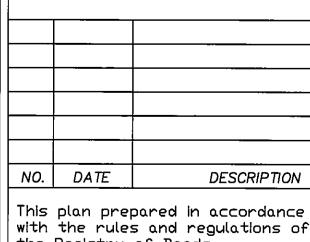
SECTION B-B

SECTION A-A

SOUTH FOR **JEFFRE**

PREPARED FOR:

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



This plan prepared in accordance the Registry of Deeds.

Date: JUNE 25 2019

DRAWING NO.

SHEET 6 of 7

GENERAL CONSTRUCTION NOTES:

- 1.) ALL MATERIAL AND CONSTRUCTION WORK SHALL CONFORM WITH THE APPLICABLE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF EAST LONGMEADOW AND DEPARTMENT OF PUBLIC WORKS CONSTRUCTION STANDARDS AND WITH THE "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES OF THE COMMONWEALTH OF MASSACHUSETTS", WITH THE "COMMONWEALTH OF MASSACHUSETTS 1977 CONSTRUCTION STANDARDS", AS AMENDED, AND WITH ANY CONDITIONS THAT MAY BE PROMULGATED BY THE PLANNING BOARD, BOARD OF HEALTH, OR CONSERVATION COMMISSION OF THE TOWN OF EAST LONGMEADOW.
- 2.) PRIOR TO ORDERING MATERIALS OR STARTING ANY CONSTRUCTION, THE SUBDIVIDER TOGETHER WITH HIS CONTRACTOR AND PLANNING (IF APPLICABLE) SHALL ARRANGE FOR DEPARTMENT TOGETHER WITH HIS CONTRACTOR AND PLANNING (IF APPLICABLE) SHALL ARRANGE IN THE PLANNING DIVISION AND THE CITY PLANNER. AT THIS MEETING THE RULES FOR CONDUCTING CONSTRUCTION OPERATIONS IN THE SUBDIVISION AND ON CITY STREETS WILL BE OUTLINED AND DISCUSSED. NOTICES TO BE GIVEN, METHODS AND funk/46+ MATERIALS TO BE EMPLOYED, HOW UTILITY CONNECTIONS ARE TO BE MADE, FEES REQUIRED COMMUNITY AND OTHER OPERATIONAL MATTERS WILL BE DISCUSSED. DEVELOPMENT DIRECTOR
 - INSTALLATION OF ELECTRICAL, CABLE TV, TELEPHONE, AND WATER CONDUITS AND SERVICE CONNECTIONS SHALL BE IN ACCORDANCE WITH THE TYPICAL ROADWAY SECTION AND REQUIREMENTS OF THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT. ALL UTILITIES TO BE UNDERGROUND.
 - ALL FILL AREAS SHALL CONFORM WITH SECTION 150 (SUB-SECTION 150.20 THRU 150.82) OF THE COMMONWEALTH OF MASSACHUSETTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, AND SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIALS AS DETERMINED BY STANDARD AASHO TEST DESIGNATION T99, COMPACTION METHOD "C":. CONTRACTOR SHALL GRADE SIDE SLOPES ALONG ROADWAY AT THE RATE NO STEEPER THAN THREE FEET HORIZONTALLY TO ONE FOOT VERTICALLY TO THE POINT WHERE THEY COINCIDE WITH SURROUNDING GROUND. SLOPES SHALL BE STABILIZED TO PREVENT THE EROSION OF SOIL INTO THE ROADWAY OR DRAINAGE SYSTEM. GRADING OF LOTS OUTSIDE THE LIMITS OF SIDE SLOPES SHALL BE THE RESPONSIBILITY OF THE LANDOWNER'S).
 - CONTRACTOR SHALL COORDINATE TREE LOCATIONS WITH THE OWNER OR HIS REPRESENTATIVE TO BE CERTAIN THERE ARE NO CONFLICTS WITH UNDERGROUND UTILITIES.

LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND

- DEPARTMENT 6.) ALL TREES SHALL CONFORM TO A.A.N. STANDARDS FOR NORSELT STOOM, ALL TREES SHALL CONFORM TO A.A.N. STANDARDS FOR NORSELT STOOM TO A.A.N. STANDARDS FOR NORSELT STANDARDS FOR NORSELT STOOM TO A.A.N. STANDARDS FOR NORSELT STANDARDS FOR NORSE ALL TREES SHALL CONFORM TO A.A.N. STANDARDS FOR NURSERY STOCK, ANSI 260.1 1973, OF THE HIGHWAY DEPARTMENT, ALL TREE AND PLANTINGS WILL BE INSPECTED BY THE HICHWAY DEPARTMENT. OF PUBLIC WORLYS 7.) ALL EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
 - ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS SHALL BE RESOLVED PRIOR TO BEGINNING CONSTRUCTION. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON OBSERVED SURFACE FEATURES AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL
 - OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.

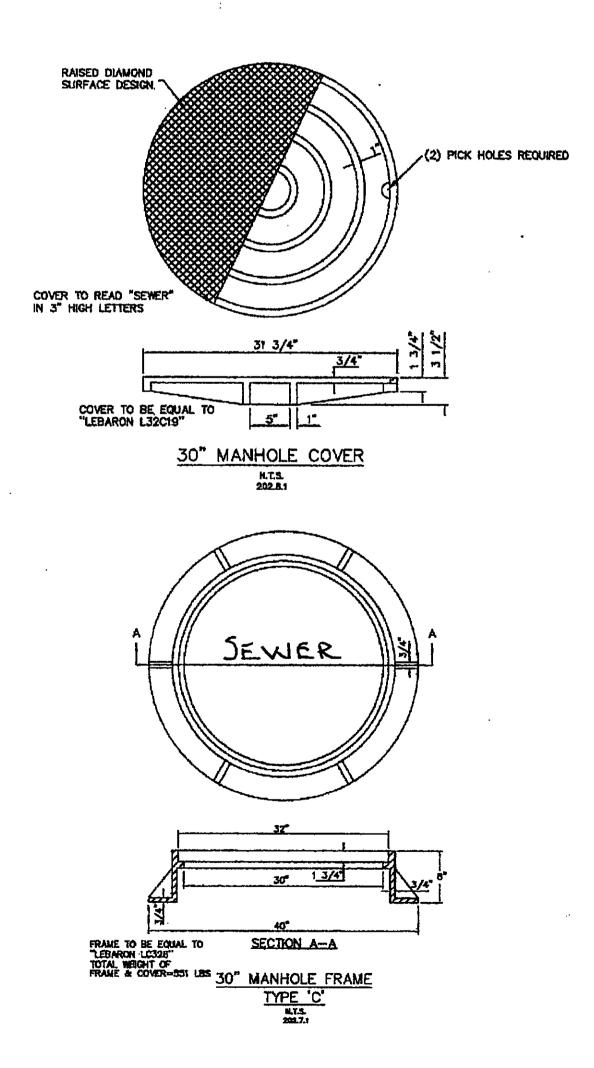
STAKED BALES -BALE TYMNE TO BE PARALLEL TO GROUND SURFACE FLOW 4" COMPACTED EARTH MOUND-I' (MIN.) Word Stake Joint Detail

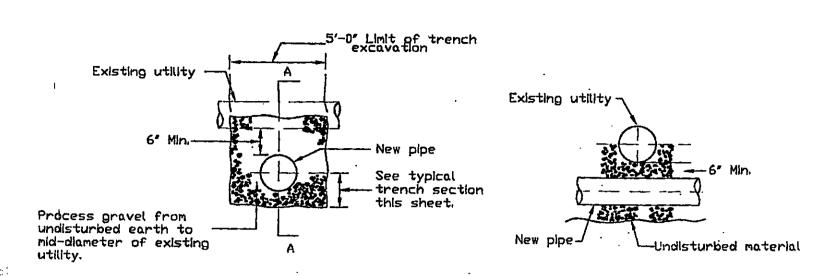
1%" n 1%" n 4' WOOD STAKE OR APPROVED EQUAL

RTS.

PLACE ONE HAY BALE PERPENDICULAR ALONG HAY BALE BARRIER (100' O.C.). Silt Fence / Hay Bale Barrier

- 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 Waterous 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 ¾" stone and then covered with a filter fabric.
- Water service pipe shall be 1" copper.



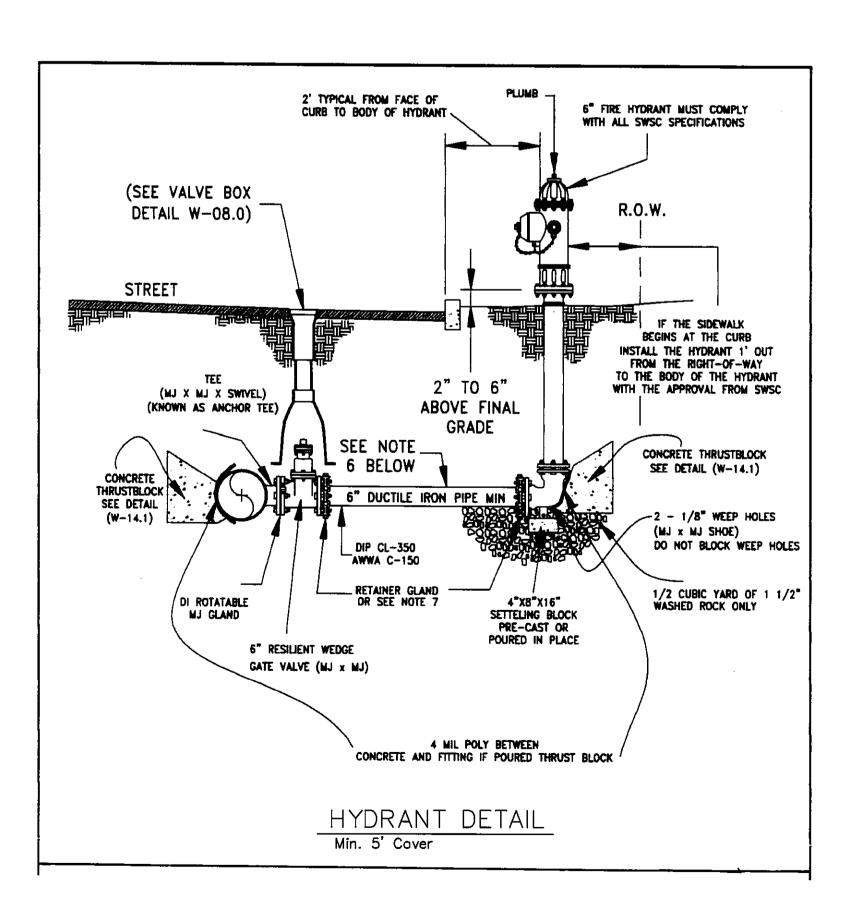


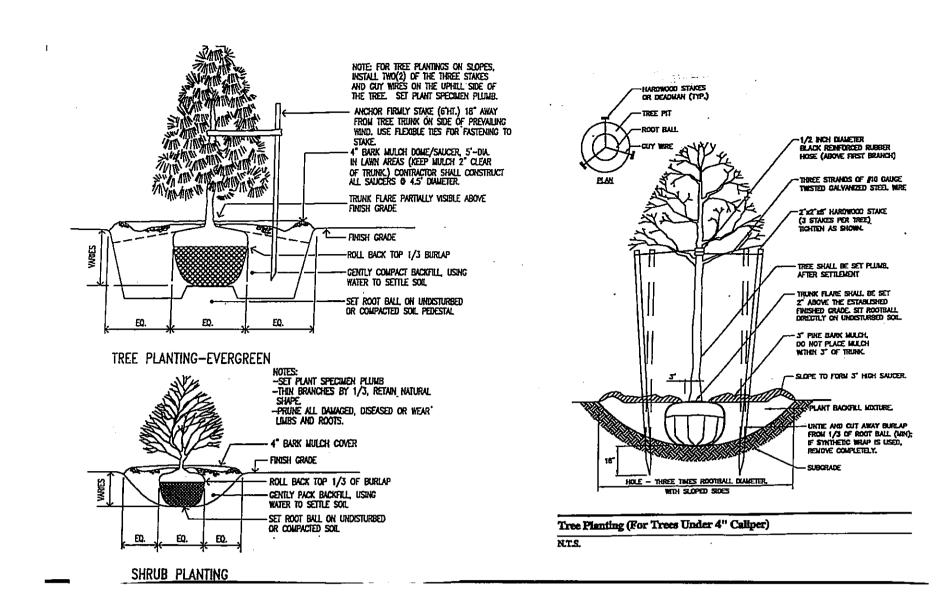
Section "A"-"A"

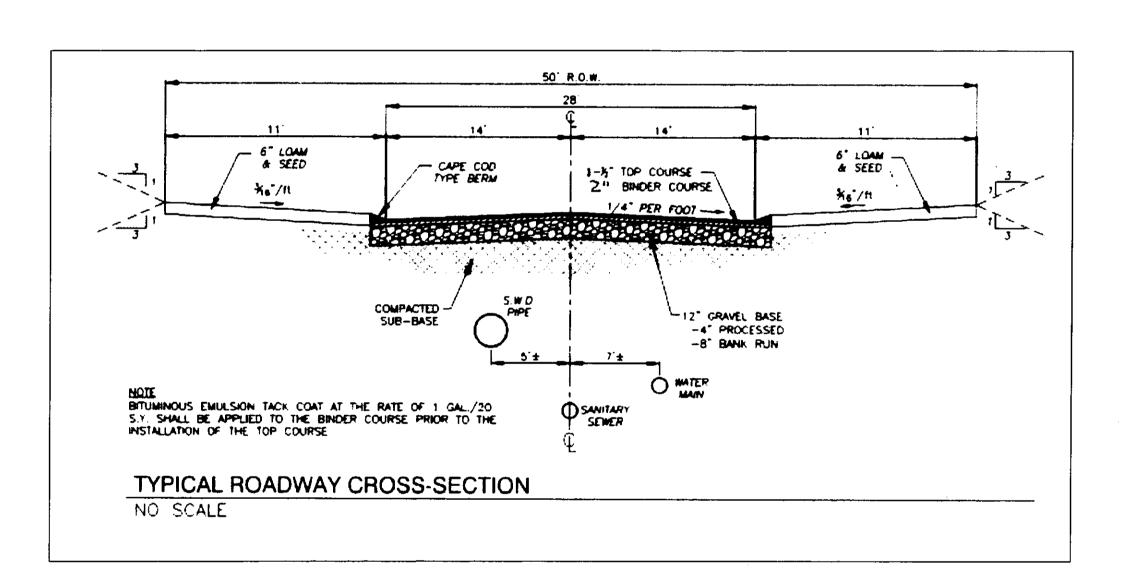
Typical Section

<u>Utilities Crossing Details</u>

Note: Minimun 12" of seperation between utilities.









CONTROL LAW IS REQUIRED

Revised: April 8, 2019 **SCALE:** 1" = 40'

DATE: Dec., 2018 GRAPHIC SCALE 1 inch = 40 ft.



P.O. BOX 382 AGAWAM, MASSACHUSETTS 01001

Tel. 413 525-4145 Fax 413 273-1776

> FOR DETAIL JEFFREY EAST

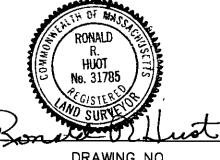
PREPARED FOR:

Oak Ridge Custom Home Builders Inc.
Somers Raod & 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