

**JOSIE LANE**  
Definitive Subdivision Plan  
Pease Road  
East Longmeadow, Massachusetts

Lot 32-34 A-B      Bk: 23085 Pg: 423



**KEY PLAN MAP**  
1"=1000±

*Owner/Applicant*  
**Manny Marino**  
66 Lathrop Street  
West Springfield, MA 01089

*Prepared By*

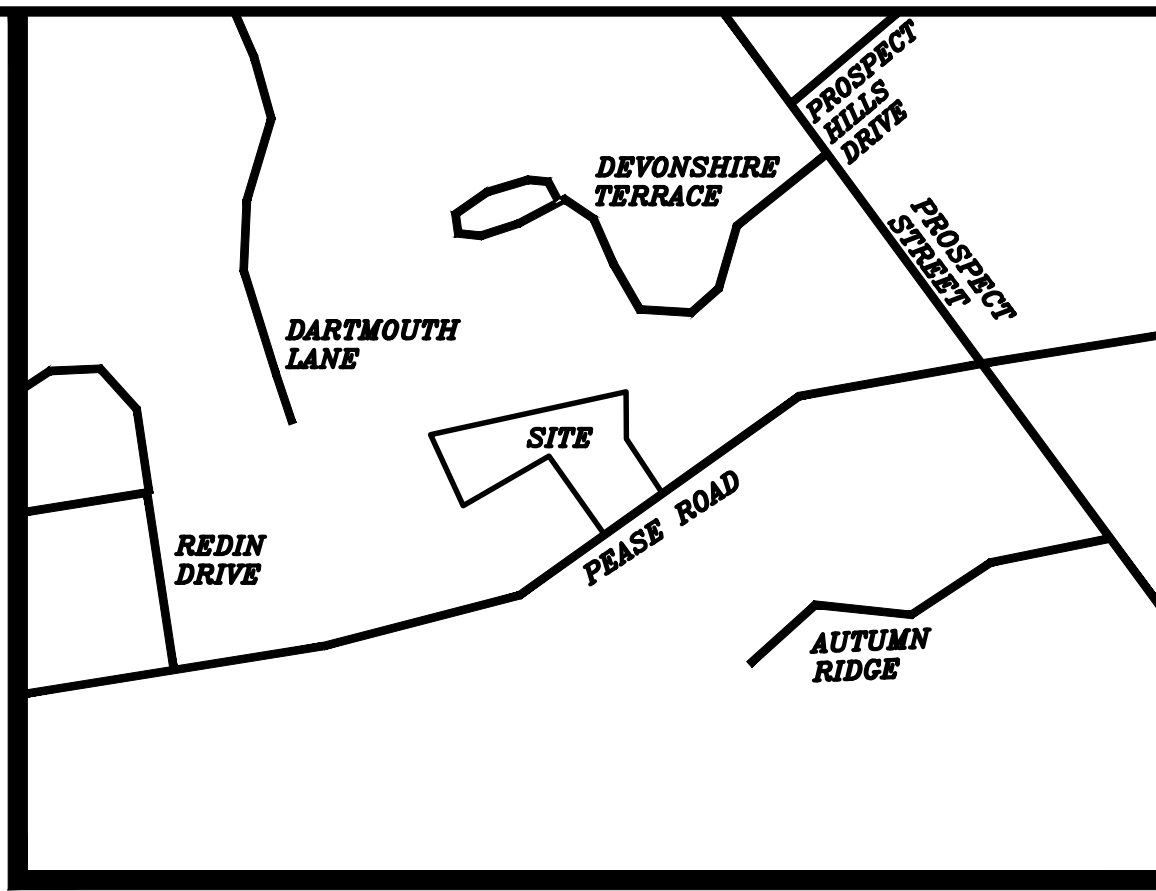
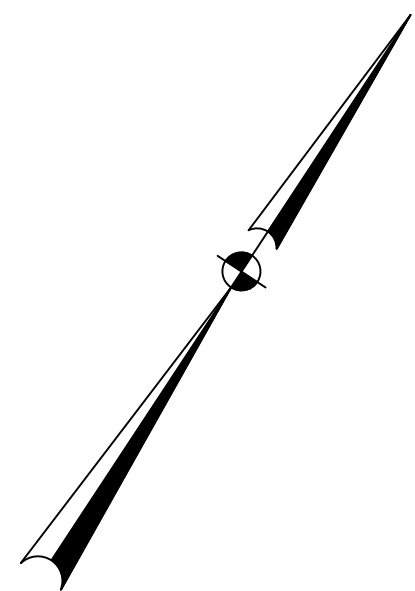


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J.R. Russo & Associates, LLC  
1 Shoham Rd East Windsor CT 06088 • CT 860.623.0569 • MA 413.785.1158  
www.jrusso.com • info@jrusso.com

DRAWING INDEX		
SHEET	TITLE	SHEET NO. LATEST REVISION
<b>CIVIL</b>		
COVER SHEET	1 of 6	7-29-20
EXISTING CONDITIONS & DEMOLITION PLAN	2 of 6	7-29-20
SUBDIVISION PLAN	3 of 6	7-29-20
GRADING & EROSION CONTROL PLAN	4 of 6	7-29-20
PLAN & PROFILE	5 of 6	7-29-20
DETAILS	6 of 6	7-29-20





LOCUS MAP

1"=500±

DATA BLOCK

ZONE:	AA
MIN. LOT AREA:	40,000 S.F.
MIN. FRONTAGE:	175'
MIN. FRONT YARD:	50'
MIN. SIDE YARD:	35'
MIN. REAR YARD:	50'
MAX. BLDG. HEIGHT:	35'
MAX. LOT COVERAGE:	25%

LEGEND

	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING WATER GATE
	EXISTING HYDRANT
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING CATCH BASIN
	EXISTING DRAINAGE MANHOLE
	EXISTING STORM SEWER
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SEWER
	EXISTING IRON PIN (FOUND)
	EXISTING MONUMENT (FOUND)
	EXISTING CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	LIMIT OF WETLANDS
	PROPERTY LINE
	EASEMENT LINE

REVISIONS

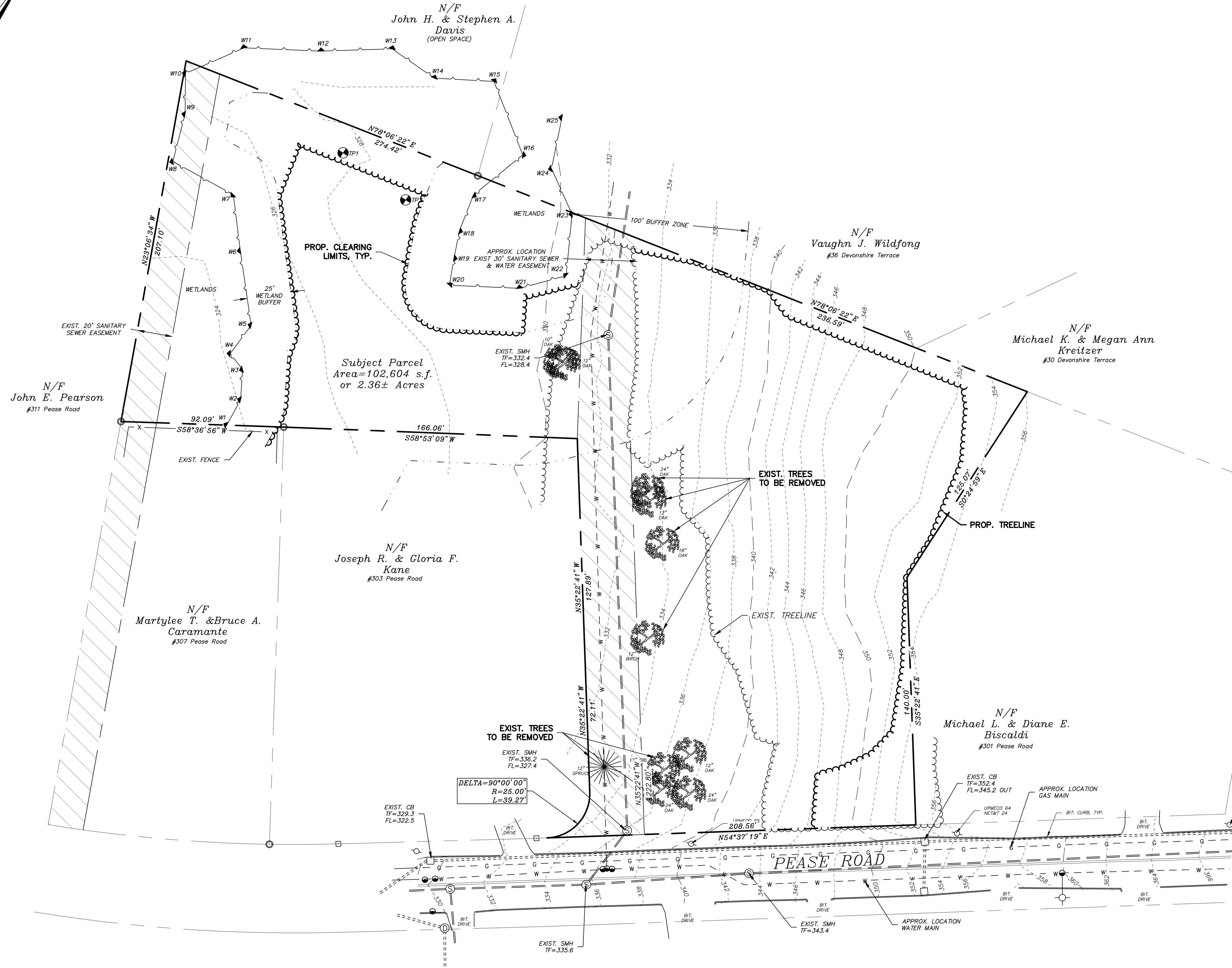
BY: CJC	CHK: TAC/JEU
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Prepared For  
**Manny Marino**  
Pease Road  
East Longmeadow, Massachusetts  
Lot 32-34-B ZONE: AA

Existing Conditions Plan

DATE	6-12-20
SCALE	1"=30'
JOB NUMBER	2020-012
SHEET	2 of 6

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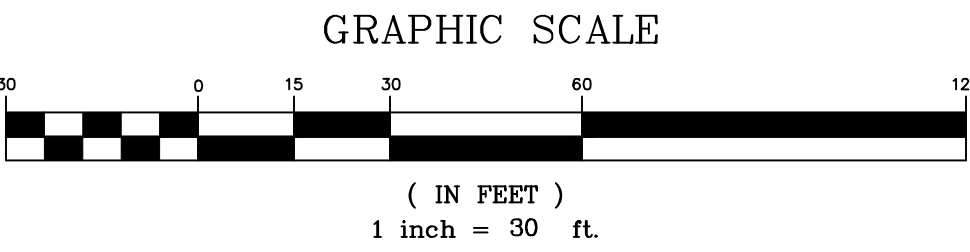
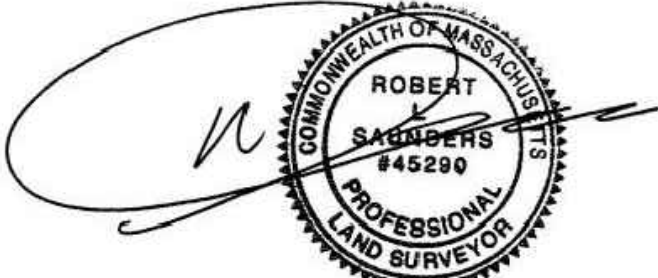
- Book 23085, Page 423

Map References:

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Notes:

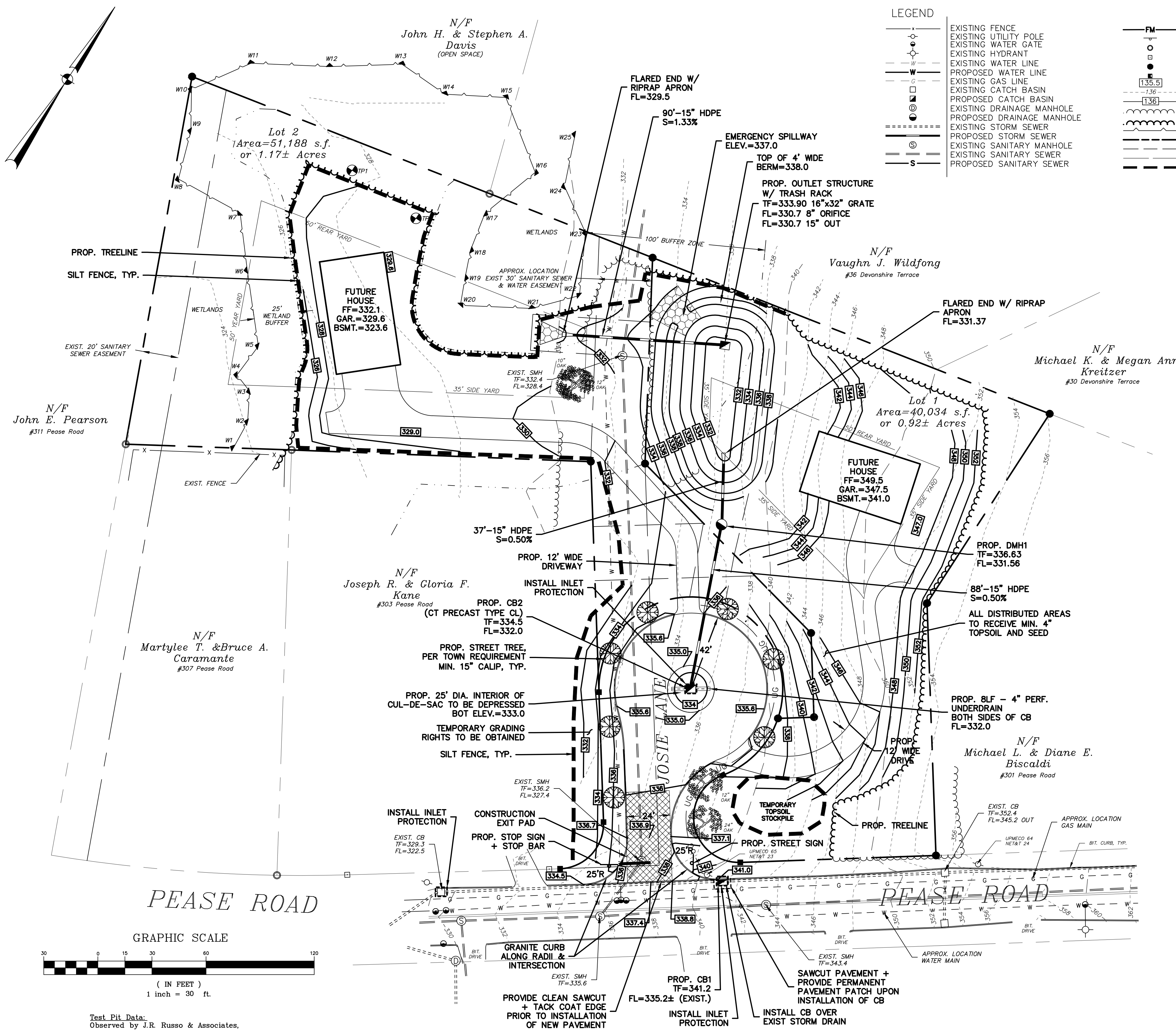
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- Subject parcel is not located within a Special Flood Zone Area. See Flood Insurance Rate Map Number 2501300417E.
- Soils are listed as Broadbrook Gravelly Silt Loam, Wilbraham Silt Loam, and Wilbraham Fine Sandy Loam by the USDA-NRCS. See Stormwater Report for additional information.
- Portion of parcel is located within inland wetlands of delineated by Keith Morris, Environmental Scientist.











WAIVERS TO BE REQUESTED

	STANDARD	PROPOSED
RIGHT OF WAY:	60'	50'
CUL-DE-SAC RIGHT OF WAY DIAMETER:	120'	102'
PAVEMENT WIDTH:	30'	24'
CUL-DE-SAC PAVEMENT DIAMETER:	90'	84'

\*REQUESTING SIDEWALK REQUIREMENT TO BE WAIVERED

Deed References:

1. Book 23085, Page 423

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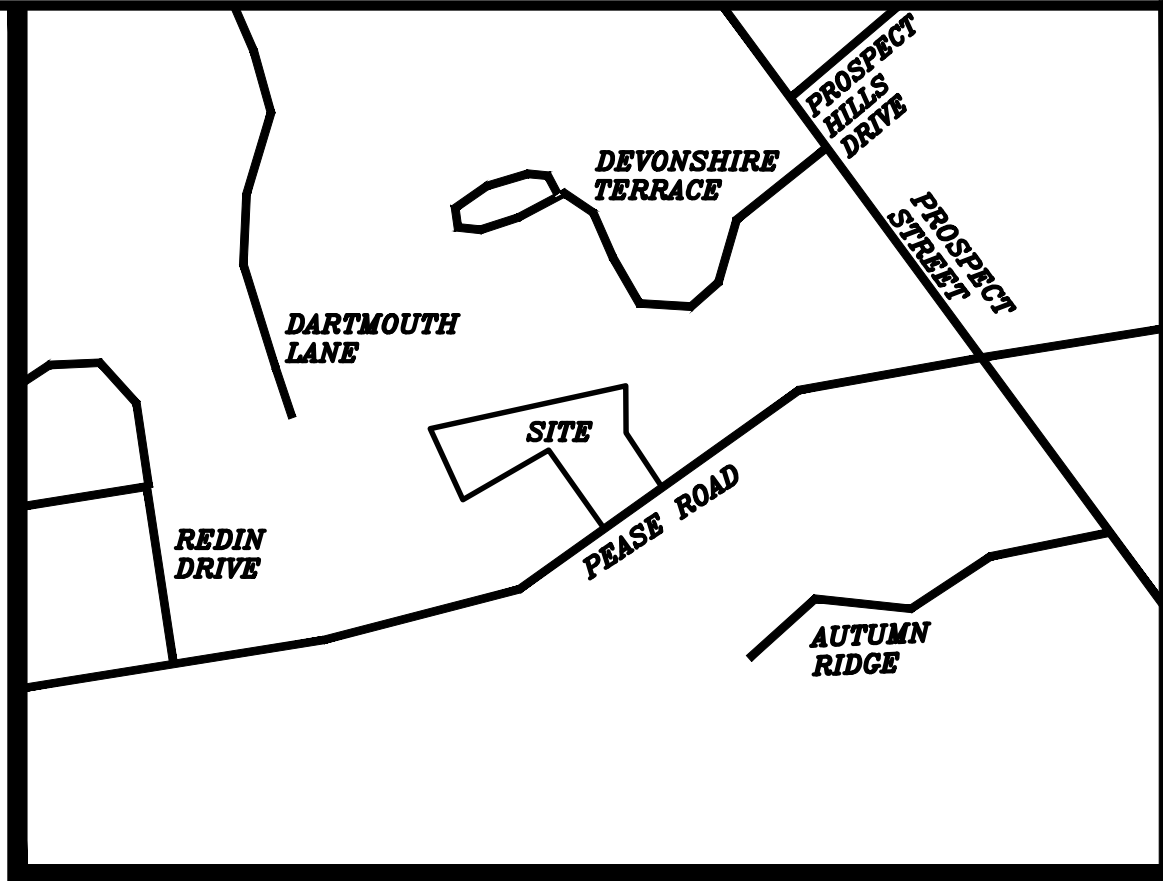
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LEGEND

- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER GATE
- EXISTING HYDRANT
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING GAS LINE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING DRAINAGE MANHOLE
- PROPOSED DRAINAGE MANHOLE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER

- PROPOSED FORCE MAIN
- PROPOSED SIGN
- EXISTING IRON PIN (FOUND)
- EXISTING MONUMENT (FOUND)
- PROPOSED IRON PIN (TO BE SET)
- PROPOSED MONUMENT (TO BE SET)
- PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- LIMIT OF WETLANDS
- PROPERTY LINE
- EASEMENT LINE
- BUILDING LINE
- STAKED HAYBALES OR SILT FENCE



LOCUS MAP

1"=500±

PROJECT NARRATIVE AND CONSTRUCTION SEQUENCE

This project is located at Pease Road in East Longmeadow, Massachusetts. The proposed activity is the construction of a 2 lot subdivision. The suggested schedule of construction is as follows:

- Install sediment barriers at project perimeters where downgradient from site disturbance.
- Install construction entrance at site entrance. Provide sweeping and watering to control dust during construction.
- Strip & stockpile topsoil in areas of road construction. Topsoil stockpiles shall be surrounded by sediment barriers and stabilized with temporary seeding.
- Install inlet protection at existing catch basins.
- Box out and rough grade road and stormwater management basin.
- Install drainage system, sewer laterals, water and other utilities. Provide inlet protection around all new catch basin as they are installed.
- Construct roadway base, pave binder course and install curbing. Shim pavement around structures for winter maintenance, if necessary. Maintain roadway during construction and occupation of residential units until maintenance responsibilities are accepted by the Town.
- Stabilize disturbed areas as soon as possible. Spread topsoil 4" deep to finished grades and stabilize with permanent seeding.
- Begin construction of residential units. Units may be constructed simultaneously with the roadway. Provide perimeter sediment barriers downgradient from each unit once the roadway is completed.
- Remove remaining material stockpiles from the site, fine grade remaining disturbed areas and stabilize with permanent seeding.
- Remove sediment barriers after site is fully stabilized.
- Clean all catch basin sumps, basins, swales, sedimentation structures, and outlet protection areas upon completion of the project.

Construction of this site is anticipated to begin in the Fall of 2020, pending approvals. Site work is anticipated to be completed by November 2020. Temporary erosion control measures shall be installed prior to any soil disturbance and maintained throughout construction until soils have been stabilized with permanent vegetation.

The Contractor shall keep the area of disturbance to a minimum and establish vegetative cover on exposed soils as soon as practical. The developer shall be responsible for the repair/replacement/maintenance of all erosion control measures until all disturbed areas are stabilized in accordance with the procedures outlined in the Stormwater Report.

POST CONSTRUCTION MAINTENANCE NOTES:

- Street Sweeping - The paved road shall be swept annually between April 1st and July 1st.
- Catch Basins - All basin rim areas and sumps shall be kept clear of sediment, trash, and debris. All catch basins shall be inspected annually between May 1st and September 15th and sumps shall be cleaned when the depth of accumulated material exceeds 1 foot. Accumulated sand, dirt and debris shall be disposed of off-site in a proper manner.
- Storm Drainage Pipes and Structures - All storm drainage structures and pipes shall be kept in proper working condition.
- Stormwater Management Basin - Inspect stormwater management basin twice per year. Repair eroded areas and replace riprap and vegetation as required. Remove accumulated sediment every 5 years or when significant volume is observed. Remove sediment when it is dry and readily separates from the floor of the basin to minimize smearing of the basin floor. The remaining soil should be tilled and revegetated. Mow basin side slopes at least twice during the growing season, removing grass clippings and maintaining a tall stand for added filtering of pollutants.
- Outlet Control Structures - Outlet control structure shall be inspected at least semi-annually and after substantial rainfall events. Debris and sediment within the structure shall be removed as needed or at least once per year between May 1st and September 15th.
- Rip-Rap Outlet - The area should be inspected at least semi-annually and after substantial rainfall events. The area shall be cleared of all sediment deposits and invasive plant species. Damage and deterioration of the area shall be repaired immediately.

REVISIONS
7-29-20 ADDRESS CON. COM. COMMENTS
7-17-20 ADDRESS COMMENTS
6-30-20 METES & BOUNDS/LOT AREAS

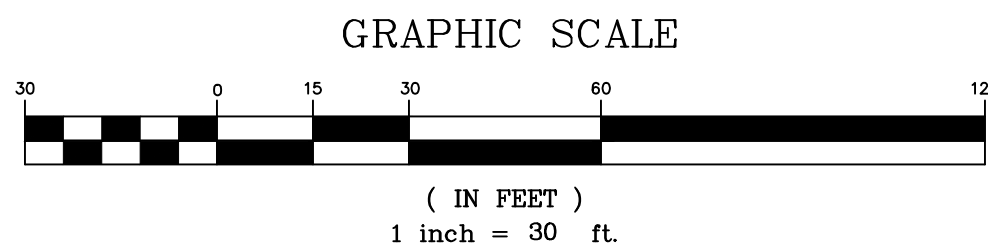
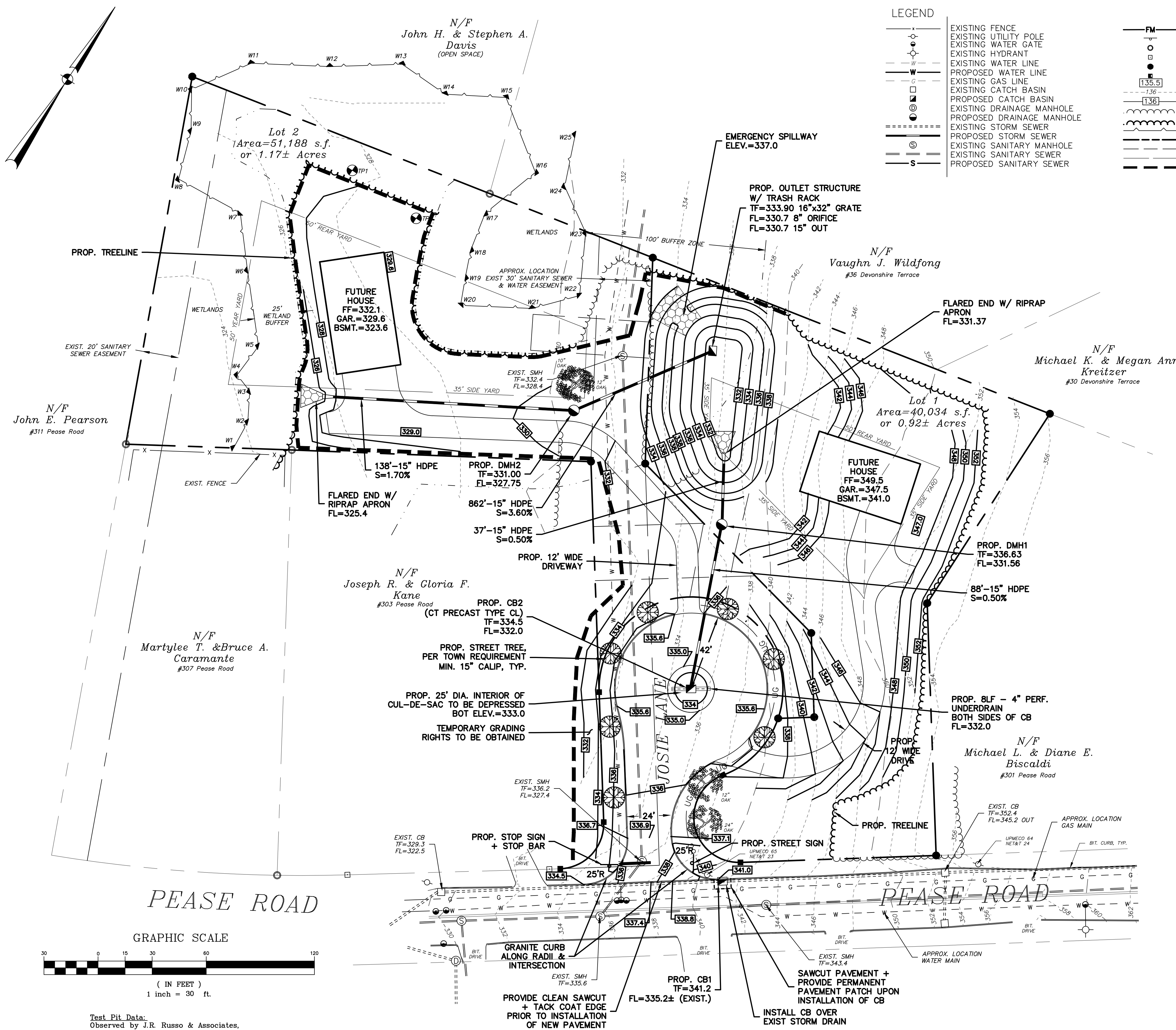
BY: CJC	CHK: TAC/JEU
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Prepared For  
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Pease Road  
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Lot 32-34A-B ZONE: AA

Grading & Erosion Plan  
(ALTERNATE 1)

DATE	6-12-20
SCALE	1"=30'
JOB NUMBER	2020-012
SHEET	4A of 6





Test Pit Data:  
Observed by J.R. Russo & Associates,  
LLC on 7-16-20

TP 1  
0"-5" Topsoil/Organics  
5"-24" Lt. Brn. Fine Sandy Loam  
24"-72" Red Compact Sandy Loam  
w/ Gravel (Till)

Water @ 64"  
No Ledge  
Possible Mottling @ 32"

TP 2  
0"-4" Topsoil/Organics  
4"-32" Lt. Brn. Fine Sandy Loam  
32"-62" Red Compact Sandy Loam  
w/ Gravel (Till)

No Water  
No Ledge  
No Distinct Mottles

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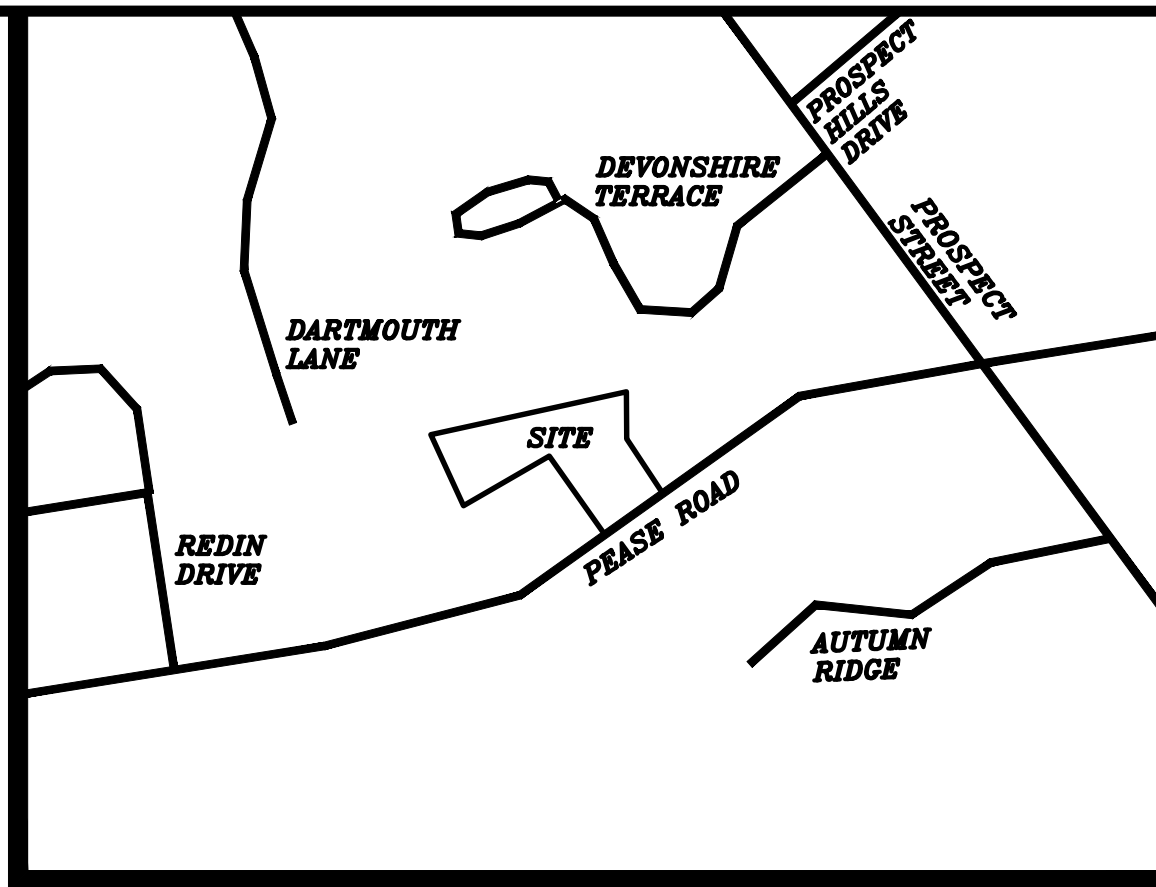
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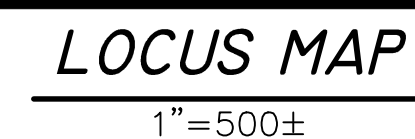
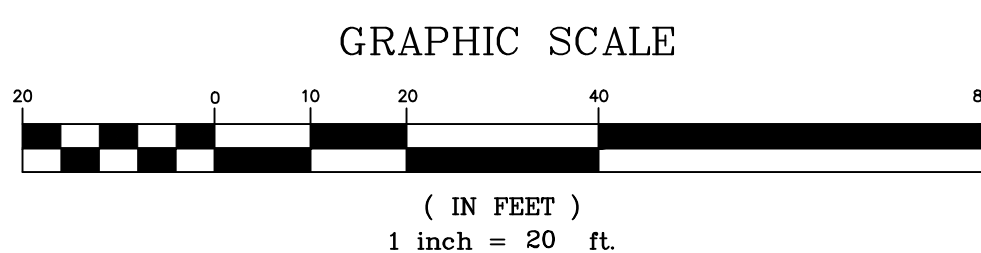
BY: CJC	CHK: TAC/JEU
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Prepared For  
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Lot 32-34A-B ZONE: AA

Grading & Erosion Plan  
(ALTERNATE 2)

DATE	6-12-20
SCALE	1"=30'
JOB NUMBER	2020-012
SHEET	4B of 6





<u>DATE</u>
6-12-20
<u>SCALE</u>
H: 1"=20' / V: 1"=2'
<u>JOB NUMBER</u>
2020-012
<u>SHEET</u>
5 of 6



