

- NOTES -

GENERAL

- Contractor* shall notify "DIG-SAFE" (1-888-344-7233) at least 72 hours before excavating.
- Contractor shall be responsible for site security and job safety. Construction activities shall be in accordance with OSHA standards and local requirements.
- Accessible routes, parking spaces, ramps, sidewalks and walkways shall be constructed in conformance with the Federal Americans With Disabilities Act and with State and local laws and regulations (whichever are more stringent).
- Areas disturbed during construction and not restored with impervious surfaces (building, pavements, walks, etc.) shall receive 6" inches of loam and seed.
- Within the limits of the building footprint, the Site Contractor shall perform earthwork operations required up to subgrade elevations.
- Work within the local Rights-of-Way shall conform to local municipal standards. Work within State Rights-of-Way shall conform to the latest edition of the State Highway Departments standard specifications for highways and bridges.
- Upon award of contract, contractor shall make necessary construction notifications and apply for and obtain necessary permits, pay fees, and post bonds associated with the work indicated on the drawings, in the specifications, and in the contract documents. Do not close or obstruct roadways, sidewalks, and fire hydrants, without appropriate permits.
- Traffic signage and pavement markings shall conform to the manual of uniform traffic control devices.
- Areas outside the limits of proposed work disturbed by the contractors operations shall be restored by the contractor to their original condition at the contractors expense.
- In the event that suspected contaminated soil, groundwater, and other media are encountered during excavation and construction activities based on visual, olfactory, or other evidence, the contractor shall stop work in the vicinity of the suspect material to avoid further spreading of the material, and shall notify the owner immediately so that the appropriate testing and subsequent action can be taken.
- Contact shall prevent dust, sediment, and debris from exiting the site and shall be responsible for cleanup, repairs and corrective action if such occurs.
- Damage resulting from construction loads shall be repaired by the contractor at no additional cost to owner.
- Contractor shall control stormwater runoff during construction to prevent adverse impacts to off site areas, and shall be responsible to repair resulting damages, if any, at no cost to owner.
- This project disturbs more than one acre of land and falls within the NPDES Construction General Permit (CGP) program and EPA Jurisdiction. Prior to the start of construction contractor is to file a CGP notice of intent with the EPA and prepare a stormwater pollution prevention plan in accordance with the NPDES Regulations. Contractor shall confirm the owner has also filed a notice of intent with the EPA.

EROSION CONTROL

- Prior to starting any other work on the site, the contractor* shall notify appropriate agencies and shall install erosion control measures as identified in Federal, State, and local approval documents pertaining to this project.
- Contractor shall inspect and maintain erosion control measures, and remove sediment therefrom on a weekly basis and within twelve hours after each storm event and dispose of sediments in an upland area such that they do not encumber other drainage structures and protected areas.
- Contractor shall be fully responsible to control construction such that sedimentation shall not affect regulatory protected areas, whether such sedimentation is caused by water, wind, or direct deposit.
- Contractor shall perform construction sequencing such that earth materials are exposed for a minimum of time before they are covered, seeded, or otherwise stabilized to prevent erosion.
- Upon completion of construction and establishment of permanent ground cover, contractor shall remove and dispose of erosion control measures and clean sediment and debris from entire drainage and sewer systems.

* NOTE - Contractor is defined as owner, developer, general site contractor, and or its assigns & heirs until project is complete & accepted by the Town of South Hadley.

LOT AREAS -	OWNER OF RECORD -
LOT 6 = 47,653 S.F.	STEPHEN DOYLE
LOT 7 = 95,809 S.F.	LOT 4 / WOODBRIDGE STREET
LOT 8 = 44,533 S.F.	SOUTH HADLEY, MA
LOT 9 = 45,792 S.F.	DEED BOOK 10700, PAGE 76.
R.O.W. = 31,986 S.F.	PLAN BOOK 225, PAGE 105.

- NOTES -

UTILITIES

- The locations, sizes, and types of existing utilities are shown as an approximate representation only. The owner or its representative(s) have not independently verified this information as shown on the plans. The utility information shown does not guarantee the actual existence, serviceability, or other data concerning the utilities, nor does it guarantee against the possibility that additional utilities may be present that are not shown on the plans. Prior to ordering materials and beginning construction, the contractor shall verify and determine the exact locations, sizes, and elevations of the points of connection to existing utilities and, shall confirm that there are no interferences with existing utilities and the proposed utility routes, including routes within the Public Rights of Way.
- Where an existing utility if found to conflict with the proposed work, or existing conditions differ from those shown such that the work cannot be completed as intended, the location, elevation, and size of the utility shall be accurately determined without delay by the contractor, and the information furnished in writing to the owners representative for the resolution of the conflict and contractors failure to notify prior to performing additional work releases owner from obligations for additional payments which otherwise may be warrante to resolve the conflict.
- Set catch basin rims, and inverts of sewers, drains, and ditches in accordance with elevations on the grading and utility plans.

CONSTRUCTION NOTES

- Contractor responsible for occupancy permits from Engineering, Department of Public Works, Town of South Hadley, Commonwealth of Massachusetts, etc..
- Contractor to notify the field inspector prior to construction.
- Approved plan to be on site at all times.
- Changes to this plan may occur as unforeseen conditions arise. All changes to be approved by field inspector.
- Calcium Chloride and/or water for dust control to be available at all times.
- All materials and methods to conform with Town of South Hadley D. P. W. standards.
- Contractor shall ensure the maintenance of safety and traffic on the public and private ways affected by the construction of this project.
- Contractor shall protect all slopes, vegetation, paving, walks and improvements outside the areas to be affected by the construction of this project.
- "As-Built" plans to be submitted to the South Hadley Engineering Department upon completion of this project.
- South Hadley Subdivision Control Approval is not to be construed as an all-inclusive approval as other approvals may be necessary, i.e. Town Engineer, Conservation, Fire Dept., Water Dept. etc.

CONDITIONS OF APPROVAL

- To be determined if any.

LEGEND / SYMBOLS - TYPICALS BY DWTC

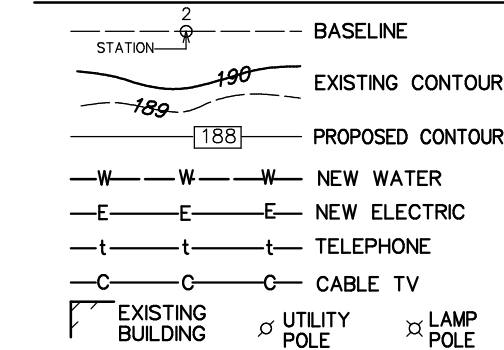
LEGEND -

A.C.	=	AIR CONDITIONER
ADS	=	ADVANCE DRAINAGE SYSTEM
BIT.	=	BITUMINOUS
C.O.	=	CLEAN OUT
CB	=	CATCH BASIN
CONC.	=	CONCRETE
D.I.	=	DUCTILE IRON
D.M.H.	=	DRAIN MANHOLE
E	=	ELECTRIC
E.M.H.	=	ELECTRIC MANHOLE
ELEC.	=	ELECTRIC
G.F.	=	GARAGE FLOOR
G.G.	=	GAS GATE
HH	=	HAND HOLE
HYD.	=	HYDRANT
INV	=	INVERT
L	=	LENGTH
LAT	=	LATERAL
MAX.	=	MAXIMUM
No.	=	NUMBER
NP	=	NO PARKING
PROP.	=	PROPOSED

LEGEND (Cont.) -

R.C.P.	=	REINFORCED CONCRETE PIPE
R.O.W.	=	RIGHT OF WAY
RES.	=	RESIDENCE
S	=	SLOPE
S.F.	=	SQUARE FEET
S.M.H.	=	SANITARY MANHOLE
T.STA.	=	TRAVERSE STATION
TRANS.	=	TRANSFORMER
U.T.	=	UTILITY
V.C.	=	VITRIFIED CLAY
W	=	WATER
W.G.	=	WATER GATE
W.S.O.	=	WATER SHUT OFF
W/	=	WITH

KEY / SYMBOLS



OPERATION AND MAINTENANCE PLAN -

- BMP (S) OWNERS (S)
 - Current owners of the "Best Management Practices"(BMP) will be Kan Real Estate Solutions, Inc.
 - Future owner of the BMP will be any owner(s) in fee of 280 Granby Road / Hampshire County / South Hadley, Massachusetts.
- THE PARTIES RESPONSIBLE FOR OPERATION AND MAINTENANCE -
 - Kan Real Estate Solutions, Inc., its assigns or any future owner(s) in fee.
- SCHEDULE FOR INSPECTION AND MAINTENANCE -
 - On or about April 1st all pavement shall be swept clean of all sand, salt, and debris.
 - On or about April 1st all catch basin surps shall be cleaned of all sand, salt, and debris.
 - At minimum, the pavement shall be swept and the basins shall be cleaned once a year.
- THE ROUTINE AND NON-ROUTINE MAINTENANCE TASKS -
- STREET SWEEPING -
 - Any objectionable material deposited upon the pavement surface during the construction of building shall be cleaned, swept or removed in a timely manner.
 - Objectionable material shall be, but not limited to, soil, lumber, roofing material, paints.
 - Pavement sweepings shall be disposed of properly.
- CATCH BASINS & MANHOLES -
 - On or about April 1st all catch basin surps shall be cleaned of all sand, salts and debris.
 - All catch basin outlet pipes will be constructed with hoods.
 - On or about April 1st all storm manhole(s) shall be cleaned of all sand, salts and debris.
 - Material removed from the basin(s) and manhole(s) shall be disposed of properly.
 - At the time of cleaning, catch basin(s) & storm manholes will be visually inspected for any defects in the grate, cover, frame, joints, hoods, cracks in the main structure, outlet pipe obstructions, etc. Any defects and written notice shall be provided to the party responsible for repair(s), Kan Real Estate Solutions, Inc., its assigns, or any future owner in fee.
- INFILTRATION TRENCHES -
 - All infiltration trenches shall be inspected at minimum once per year. The inspector shall look for obstruction(s) to the inlet, sedimentation near the inlet pipe, and trash or debris.
 - Any sedimentation shall be removed in a timely manner.
 - Any trash or debris will be removed in a timely manner.
 - Material removed from the dry well(s) and infiltration trenches shall be disposed of properly.
 - Trees/plants with root systems that negatively affect the leaching structures shall be removed.
- INFILTRATION AREAS 3 AND 4 -
 - The infiltration areas 3 & 4 shall be inspected at minimum four times per year or after any heavy rains. The inspector shall look for obstruction(s) to the inlet pipe, sedimentation near the inlet pipe, sedimentation anywhere within the retention pond, erosion at the inlet structure, erosion along the slopes, and trash or debris within the retention pond.
 - Any sedimentation shall be removed in a timely manner.
 - Any erosion shall be stabilized in a timely manner.
 - Any trash or debris will be removed in a timely manner.
 - Trees/plants with root systems that negatively affect the leaching structures shall be removed.
- OPERATION, MAINTENANCE & INSPECTION AGREEMENT -
 - Prior to issuance of any building permit for which stormwater management is required, the Planning Board shall require the applicant or owner to execute an operation, maintenance and inspection agreement binding on all subsequent owners of land served by the private stormwater management facility. The agreement shall be designed to ensure that water quality standards are met in all seasons and throughout the life of the system. Such agreement shall provide for access to the facility at reasonable times for regular inspections by the Town or its authorized representative and for regular or special assessments of property owners to ensure that the facility is maintained in proper working condition to meet design standards and any provision established. The agreement shall include:
 - The name(s) of the owner(s) for all components of the system.
 - Maintenance agreements that specify:
 - The names and addresses of the person(s) responsible for operation & maintenance.
 - The person(s) responsible for financing maintenance and emergency repairs.
 - A maintenance schedule for all drainage structures, including swales and ponds.
 - A list of easements with the purpose and location of each.
 - The signature(s) of the owner(s).
 - Stormwater management easements as necessary for:
 - Access for facility inspections and maintenance.
 - Preservation of stormwater runoff conveyance, infiltration, and retention areas and facilities, including flood routes for the 100-year storm event.
 - Direct maintenance access by heavy equipment to structures requiring regular cleanout.
 - Stormwater management easement requirements:
 - The purpose of each easement shall be specified in the maintenance agreement signed by the property owner.
 - Stormwater management easements are required for all areas used for off-site stormwater control, unless a waiver is granted by the town.
 - Easements shall be recorded with the Registry of Deeds prior to issuance of a Certificate of Completion.
 - Changes to Operation and Maintenance Plans:
 - The owner(s) of the stormwater management system must notify the Planning Board of changes in ownership or assignment of financial responsibility.
 - The maintenance schedule in the Maintenance Agreement may be amended to achieve the purposes of this bylaw by mutual agreement of the Planning Board and the responsible parties. Amendments must be in writing and signed by all responsible parties. Responsible parties must include owner(s), persons with financial responsibility, and persons with operational responsibility.

SIGNED _____ OWNER / AGENT _____ DATE _____

ISSUED FOR SOUTH HADLEY SUBDIVISION CONTROL LAW REVIEW AND APPROVAL.

NOT FOR CONSTRUCTION UNTIL REVIEWED AND APPROVED BY THE TOWN OF SOUTH HADLEY.

DATE	NOTES / REVISIONS
NOTE	CONTACT DIG-SAFE PRIOR TO ANY EXCAVATIONS 1-888-344-7233
NOTE	SUBJECT TO EASEMENTS, RESTRICTIONS AND R.O.W.'S OF RECORD, IF ANY AND APPLICABLE.
STORMWATER ENGINEER -	
ANALYTICAL ENGINEERING, INC. WILLIAM A. SHAHEEN Ph.D., P.E. 49 SOUTH STREET GRANBY, MA 01033	
SCALE 1" = 30'	
0' 20' 40' 60' 80' 100' 120'	

ZONING DIMENSIONAL REQUIREMENTS										
ZONE	FRONTAGE	AREA (sq. ft.)	SETBACK			DENSITY / COVERAGE	HEIGHT	MAX. STORIES	CITY BY-LAWS	
			FRONT	SIDE	REAR				TABLE 6(B)	LOT 4, WOODBRIDGE ST. PLAN 225, PAGE 105.
AGR.	150'	40,000	40'	20'	25'	30%	35'	3	TABLE 6(B)	
EXISTING	186.93'	265,774	--VACANT LOT--			--VACANT LOT--		LOT 4, WOODBRIDGE ST. PLAN 225, PAGE 105.		
PROP.	150' (1)	40,000+	40'	20'	25'	<30%	35'	≤3	LOTS - 6, 7, 8 & 9. (MINIMUM REQUIREMENTS)	
NOTE: LOCUS IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. (1) SEE NOTE a, TABLE 6(B) ZONING BY-LAW... MAY BE LESS THAN 150'... MUST BE 150' AT SETBACK LINE										
NOTE -										
NO PUBLIC SEWERS ON SITE. LOTS TO BE SERVICED BY SEPTIC SYSTEMS DESIGNED BY OTHERS.										
SEE TOWN OF SOUTH HADLEY TOPO MAP SHEET 2 of 23, DATED 12/1960.										

BEING A DEFINITIVE SUBDIVISION OF LOT 4, PLAN 225, PAGE 105

PLANNING BOARD DATE: _____
SOUTH HADLEY, MA

APPROVED UNDER THE SUBDIVISION CONTROL LAW.

SIGNED _____

I CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND THAT NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK: _____
DATE: _____

DEFINITIVE SUBDIVISION / CHATHAM ESTATES

INDEXED _____

PLAN OF LAND IN THE TOWN OF SOUTH HADLEY, MASSACHUSETTS
HAMPSHIRE COUNTY - PREPARED FOR
STEPHEN DOYLE

DURKEE, WHITE, TOWNE AND CHAPDELAIN
CIVIL ENGINEERS AND LAND SURVEYORS
356 FRONT STREET
CHICOPEE, MASSACHUSETTS - 01013
PHONE (413) 592-5164

DRAWN BY EJC
CHECKED BY _____
APPROVED BY EJC
SCANNED _____

DATE: 05/12/2012
SCALE AS NOTED

DRAWING No.
131-1104
SH251

SHEET 2 OF 8
FILE SHEET 2,S90