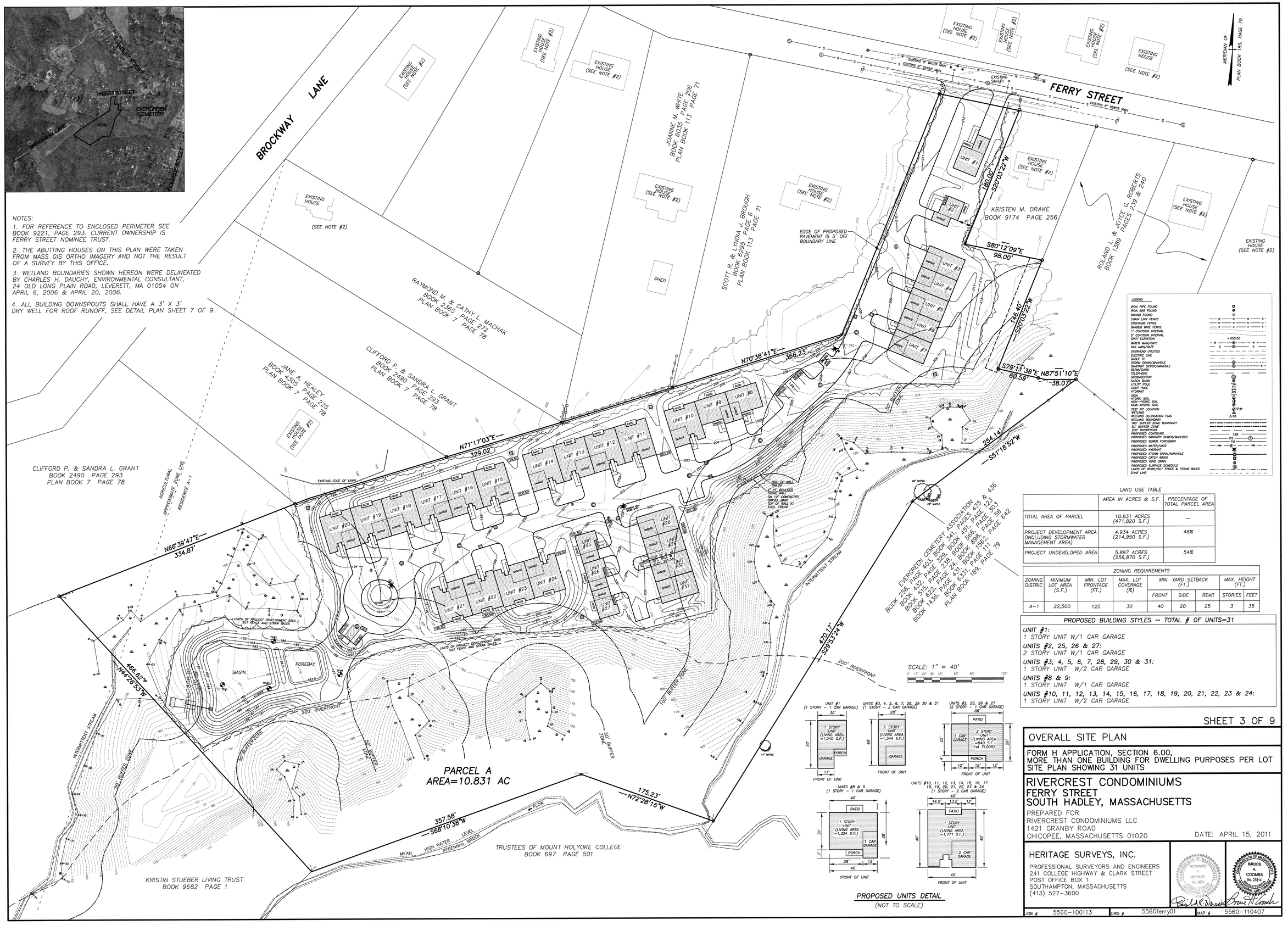
NOTES:

1. FOR REFERENCE TO ENCLOSED PERIMETER SEE BOOK 9221, PAGE 293. CURRENT OWNERSHIP IS FERRY STREET NOMINEE TRUST.
2. THE ABUTTING HOUSES ON THIS PLAN WERE TAKEN FROM MASS GIS ORTHO IMAGERY AND NOT THE RESULT OF A SURVEY BY THIS OFFICE.
3. WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY CHARLES H. DAUCHY, ENVIRONMENTAL CONSULTANT, 24 OLD LONG PLAIN ROAD, LEVERETT, MA 01054 ON APRIL 6, 2006 & APRIL 20, 2006.
4. ALL BUILDING DOWNSPOUTS SHALL HAVE A 3' X 3' DRY WELL FOR ROOF RUNOFF, SEE DETAIL PLAN SHEET 7 OF 9.


BROCKWAY LANE
FERRY STREET
EXISTING 6" WATER MAIN
EXISTING 8" SEWER MAIN
EXISTING 12" SEWER MAIN
EXISTING SMH #1
MERIDIAN OF PLAN BOOK 189, PAGE 79
EXISTING HOUSE (SEE NOTE #2)
JOANNE M. WHITE BOOK 6035 PAGE 206 PLAN BOOK 113 PAGE 71
SCOTT R. & LYNDIA J. BROUGH BOOK 6295 PAGE 206 PLAN BOOK 113 PAGE 71
SHED
RAYMOND M. & CATHY L. MACHAK BOOK 2365 PAGE 272 PLAN BOOK 7 PAGE 78
CLIFFORD P. & SANDRA L. GRANT BOOK 2490 PAGE 293 PLAN BOOK 7 PAGE 78
JANE A. HEALEY BOOK 4305 PAGE 225 PLAN BOOK 7 PAGE 78
KRISTEN M. DRAKE BOOK 9174 PAGE 256
ROLAND L. & JOYCE G. ROBERTS BOOK 1389 PAGES 239 & 240
EDGE OF PROPOSED PAVEMENT IS 5' OFF BOUNDARY LINE
UNIT #1
UNIT #2
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
UNIT #9
UNIT #10
UNIT #11
UNIT #12
UNIT #13
UNIT #14
UNIT #15
UNIT #16
UNIT #17
UNIT #18
UNIT #19
UNIT #20
UNIT #21
UNIT #22
UNIT #23
UNIT #24
UNIT #25
UNIT #26
UNIT #27
UNIT #28
UNIT #29
UNIT #30
UNIT #31
GARAGE
PATIO
S80°12'09"E 98.00'
S20°03'22"W 180.00'
S20°03'22"W 146.40'
S79°11'38"E 60.59'
N87°51'10"E 38.07'
S51°18'52"W 254.14'
S28°53'24"W 470.17'
N70°38'41"E 366.23'
N71°17'03"E 329.02'
N66°39'47"E 334.87'
N44°26'53"W 466.62'
S68°10'38"W 357.58'
N72°28'16"W 175.23'
50' BUFFER ZONE
100' BUFFER ZONE
200' RIVERFRONT
AGRICULTURAL / APPROXIMATE ZONE LINE
RESIDENCE A-1
EXISTING EDGE OF LAWN
LIMITS OF PROJECT DEVELOPMENT AREA SILT FENCE AND STRAW BALES
BASIN
FOREBAY
INTERMITTENT STREAM
FLOW
MEAN HIGH WATER LEVEL
PERENNIAL BROOK
PARCEL A
AREA=10.831 AC
CLIFFORD P. & SANDRA L. GRANT BOOK 2490 PAGE 293 PLAN BOOK 7 PAGE 78
KRISTIN STUEBER LIVING TRUST BOOK 9682 PAGE 1
TRUSTEES OF MOUNT HOLYOKE COLLEGE BOOK 697 PAGE 501
EVERGREEN CEMETERY ASSOCIATION BOOK 258, PAGE 401 BOOK 341, PAGES 435 & 436 BOOK 432, PAGE 329 BOOK 431, PAGE 123 BOOK 515, PAGE 258 BOOK 566, PAGE 503 BOOK 622, PAGE 224 BOOK 696, PAGE 196 BOOK 1436, PAGE 431 BOOK 808, PAGE 642 BOOK 6131, PAGE 111 BOOK 15621, PAGE 79 PLAN BOOK 189, PAGE 79
SILT OF WALL 198.00
6" HT. BOULDER STONE WALL ON 12" COMPACTED CRUSHED GRAVEL BASE TOP OF WALL AT ELEV. 198.00
TOP 202.54 BOT 201.54
TOP 202.54 BOT 201.54
TOP 202.54 BOT 201.54

SCOTT R. & LYNDIA J. BROUGH
BOOK 6295 PAGE 6
PLAN BOOK 113 PAGE 71

MERIDIAN OF PLAN BOOK 189, PAGE 79

MATCH LINE

N70°38'41"E
306.23'

LIMITS OF PROJECT DEVELOPMENT AREA
SILT FENCE AND STRAW BALES

N20°04'52"E
324.16'

S80°12'08"E
101.84'

0-50.30

100' BUFFER ZONE

50' BUFFER ZONE

FERRY STREET

EXISTING SMH#1

PCB#1 RIM=207.66
PDMH#1 RIM=207.65
PCB#2 RIM=207.86
PSMH#1 RIM=209.58
PDMH#2 RIM=206.03
PDMH#3 RIM=204.25

6" SEWER CLEANOUT

GARAGE
PORCH
PATIO

UNIT #1 F.F.=215.0
UNIT #2 F.F.=213.5
UNIT #3 F.F.=213.0
UNIT #4 F.F.=213.0
UNIT #5 F.F.=212.0
UNIT #6 F.F.=212.0
UNIT #7 F.F.=211.0

180.00'
S20°03'22"W

KRISTEN M. DRAKE
BOOK 9174 PAGE 256

STRUCTURES TABLE

PDMH#1
RIM=207.65
INV. 15" HDPE OUT=200.00
INV. 12" IN (PCB#1)=201.80
INV. 12" IN (PCB#2)=201.70

PDMH#2
RIM=206.03
INV. 15" HDPE IN/OUT=199.20

PDMH#3
RIM=204.25
INV. 15" HDPE IN/OUT=198.20

PDMH#4
RIM=203.00
INV. 15" HDPE IN=197.20
INV. 18" HDPE OUT=195.00
INV. 12" HDPE IN (PCB#3 & #4)=195.70

PDMH#5
RIM=201.72
INV. 18" HDPE IN/OUT=193.75
INV. 12" HDPE IN (PCB#7)=196.25
INV. 12" HDPE IN (PCB#8)=196.25

PDMH#6
RIM=198.00
INV. 18" HDPE IN=192.00
INV. 18" HDPE OUT=189.00
INV. 12" HDPE IN (PCB#5)=190.50
INV. 12" HDPE IN (PCB#6)=190.75

PDMH#7
RIM=195.75
INV. 18" HDPE IN/OUT=188.25

PDMH#8
RIM=192.47
INV. 18" HDPE IN=187.25
INV. 18" HDPE OUT=185.25
INV. 12" HDPE IN (DOUBLE PCB'S)=187.30

EXISTING SMH#1
RIM=212.26
INV. EXIST. 8" IN/OUT=203.51
NEW INV. 8" PVC IN=204.00
(FROM PSMH#1)

PSMH#1
RIM=209.58
INV. 8" PVC OUT=205.12
INV. 6" PVC IN=205.25
INV. IN FORCE MAIN=205.50

PCB#1
RIM=207.66
INV. 12" HDPE OUT=202.00
SUMP=198.00

PCB#2
RIM=207.86
INV. 12" HDPE OUT=202.00
SUMP=198.00

PCB#3
RIM=202.93
INV. 12" HDPE OUT=196.00
SUMP=192.00

PCB#4
RIM=202.93
INV. 12" HDPE OUT=196.00
SUMP=192.00

PCB#5
RIM=199.04
INV. 12" HDPE OUT=191.00
SUMP=187.00

PCB#6
RIM=198.38
INV. 12" HDPE OUT=191.00
SUMP=187.00

PCB#7
RIM=201.66
INV. 12" HDPE OUT=196.60
SUMP=192.66

PCB#8
RIM=201.66
INV. 12" HDPE OUT=196.60
SUMP=192.66

DOUBLE PCB'S
RIM=192.40
INV. 12" HDPE OUT=187.50
SUMP=183.50

STORMCEPTOR#1
RIM=193.25
INV. 18" HDPE IN=184.65
INV. 18" HDPE OUT=184.40

PDMH = PROPOSED DRAIN MANHOLE
PSMH = PROPOSED SEWER MANHOLE
PCB = PROPOSED CATCH BASIN

JANE A. HEALEY
BOOK 4305 PAGE 225
PLAN BOOK 7 PAGE 78

CLIFFORD P. & SANDRA L. GRANT
BOOK 2490 PAGE 293
PLAN BOOK 7 PAGE 78

RAYMOND M. & CATHY L. MACIAK
BOOK 2465 PAGE 272
PLAN BOOK 7 PAGE 78

JOANNE M. WHITE
BOOK 6035 PAGE 206
PLAN BOOK 113 PAGE 71

SCOTT R. & LYNDIA J. BROUGH
BOOK 6295 PAGE 6
PLAN BOOK 113 PAGE 71

MERIDIAN OF PLAN BOOK 189, PAGE 79

50' BUFFER ZONE

LIMITS OF PROJECT DEVELOPMENT AREA
SILT FENCE AND STRAW BALES

N71°17'03"E
329.02'

UNIT #8 F.F.=207.0
UNIT #9 F.F.=207.0
UNIT #10 F.F.=206.0
UNIT #11 F.F.=205.0
UNIT #12 F.F.=204.0
UNIT #13 F.F.=204.0
UNIT #14 F.F.=203.0
UNIT #15 F.F.=202.0
UNIT #16 F.F.=200.5
UNIT #17 F.F.=200.5
UNIT #18 F.F.=199.0
UNIT #19 F.F.=199.0
UNIT #20 F.F.=197.5
UNIT #21 F.F.=200.5
UNIT #22 F.F.=200.5
UNIT #23 F.F.=202.0
UNIT #24 F.F.=202.0
UNIT #25 F.F.=205.5
UNIT #26 F.F.=207.5
UNIT #27 F.F.=207.5
UNIT #28 F.F.=205.5
UNIT #29 F.F.=205.5
UNIT #30 F.F.=207.5
UNIT #31 F.F.=207.5

PDMH#1 RIM=207.65
PDMH#2 RIM=206.03
PDMH#3 RIM=204.25
PDMH#4 RIM=203.00
PDMH#5 RIM=201.72
PDMH#6 RIM=198.00
PDMH#7 RIM=195.75
PDMH#8 RIM=192.47
PCB#1 RIM=207.66
PCB#2 RIM=207.86
PCB#3 RIM=202.93
PCB#4 RIM=202.93
PCB#5 RIM=199.04
PCB#6 RIM=198.38
PCB#7 RIM=201.66
PCB#8 RIM=201.66
PSMH#1 RIM=209.58

DOUBLE PCB'S RIM=192.40
STORMCEPTOR#1 RIM=193.25

HYDRANT WITH WATER GATE

TOP OF 2' HT. RET. WALL @ ELEV. 205.54

BOT. OF WALL 196.00

2' HT. BOULDER STONE WALL ON 12" COMPACTED GRAVEL BASE TOP OF WALL AT ELEV. 198.00

ISLAND

SEE SHEET 6 OF 9

MATCH LINE

100' BUFFER ZONE

200' RIVERFRONT

LEGEND

IRON PIPE FOUND
IRON BAR FOUND
BOUND FOUND
CHAIN LINK FENCE
STOCKADE FENCE
BARBED WIRE FENCE
1' CONTOUR INTERVAL
5' CONTOUR INTERVAL
SPOT ELEVATION
WATER MAIN/GATE
GAS MAIN/GATE
OVERHEAD UTILITIES
ELECTRIC LINE
CABLE TV
STORM DRAIN/MANHOLE
SANITARY SEWER/MANHOLE
BERM/CURB
TELEPHONE
CATCH BASIN
UTILITY POLE
LIGHT POLE
HYDRANT
SIGN
HYDRIC SOIL
NON-HYDRIC SOIL
SEMI-HYDRIC SOIL
WETLAND
WETLAND DELINEATION FLAG
WETLAND BOUNDARY
100' BUFFER ZONE BOUNDARY
50' BUFFER ZONE
200' RIVERFRONT
PROPOSED CONTOURS
PROPOSED SANITARY SEWER/MANHOLE
PROPOSED SEWER FORCEMAIN
PROPOSED WATER/GATE
PROPOSED HYDRANT
PROPOSED STORM DRAIN/MANHOLE
PROPOSED CATCH BASIN
PROPOSED YARD DRAIN
PROPOSED SURFACE SCHEDULE
PROPOSED PARKING AREAS
LIMITS OF WORK/SILT FENCE & STRAW BALES

SCALE: 1" = 20'
0' 5' 10' 15' 20' 30' 40' 60'

SHEET 4 OF 9

PAVING PLAN

FORM H APPLICATION, SECTION 6.00,
MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT
SITE PLAN SHOWING 31 UNITS

RIVERCREST CONDOMINIUM
FERRY STREET
SOUTH HADLEY, MASSACHUSETTS

PREPARED FOR
RIVERCREST CONDOMINIUMS LLC
1421 GRANBY ROAD
CHICOPEE, MASSACHUSETTS 01020

DATE: APRIL 15, 2011

HERITAGE SURVEYS, INC.
PROFESSIONAL SURVEYORS AND ENGINEERS
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 1
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COMMONWEALTH OF MASSACHUSETTS
RICHARD P. WEISSE
No. 9623
REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS
BRUCE A. COOMBS
No. 27814
REGISTERED LAND SURVEYOR

JOB # 5560-100113 | DWG # 5560ferry01 | MAP # 5560-110415

SCOTT R. & LYNDIA J. BROUGH
BOOK 6295 PAGE 6
PLAN BOOK 113 PAGE 71

MERIDIAN OF PLAN BOOK 189, PAGE 79

MATCH LINE

N70°38'41"E
366.23'

LIMITS OF PROJECT DEVELOPMENT AREA
SILT FENCE AND STRAW BALES

N20°04'52"E
324.16'

50' BUFFER ZONE

100' BUFFER ZONE

EXISTING SMH#1

FERRY STREET

S80°12'09"E
101.84'

S20°03'22"W
180.00'

0+50.30

STRUCTURES TABLE

PDMH#1
RIM=207.65
INV. 15" HDPE OUT=200.00
INV. 12" IN (PCB#1)=201.80
INV. 12" IN (PCB#2)=201.70

PDMH#2
RIM=206.03
INV. 15" HDPE IN/OUT=199.20

PDMH#3
RIM=204.25
INV. 15" HDPE IN/OUT=198.20

PDMH#4
RIM=203.00
INV. 15" HDPE IN=197.20
INV. 18" HDPE OUT=195.00
INV. 12" HDPE IN (PCB#3 & #4)=195.70

PDMH#5
RIM=201.72
INV. 18" HDPE IN/OUT=193.75
INV. 12" HDPE IN (PCB#7)=196.25
INV. 12" HDPE IN (PCB#8)=196.25

PDMH#6
RIM=198.00
INV. 18" HDPE IN=192.00
INV. 18" HDPE OUT=189.00
INV. 12" HDPE IN (PCB#5)=190.50
INV. 12" HDPE IN (PCB#6)=190.75

PDMH#7
RIM=195.75
INV. 18" HDPE IN/OUT=188.25

PDMH#8
RIM=192.47
INV. 18" HDPE IN=187.25
INV. 18" HDPE OUT=185.25
INV. 12" HDPE IN (DOUBLE PCB'S)=187.30

EXISTING SMH#1
RIM=212.26
INV. EXIST. 8" IN/OUT=203.51
NEW INV. 8" PVC IN=204.00
(FROM PSMH#1)

PSMH#1
RIM=209.58
INV. 8" PVC OUT=205.12
INV. 6" PVC IN=205.25
INV. IN FORCE MAIN=205.50

PCB#1
RIM=207.66
INV. 12" HDPE OUT=202.00
SUMP=198.00

PCB#2
RIM=207.86
INV. 12" HDPE OUT=202.00
SUMP=198.00

PCB#3
RIM=202.93
INV. 12" HDPE OUT=196.00
SUMP=192.00

PCB#4
RIM=202.93
INV. 12" HDPE OUT=196.00
SUMP=192.00

PCB#5
RIM=199.04
INV. 12" HDPE OUT=191.00
SUMP=187.00

PCB#6
RIM=198.38
INV. 12" HDPE OUT=191.00
SUMP=187.00

PCB#7
RIM=201.66
INV. 12" HDPE OUT=196.60
SUMP=192.66

PCB#8
RIM=201.66
INV. 12" HDPE OUT=196.60
SUMP=192.66

DOUBLE PCB'S
RIM=192.40
INV. 12" HDPE OUT=187.50
SUMP=183.50

STORMCEPTOR#1
RIM=193.25
INV. 18" HDPE IN=184.65
INV. 18" HDPE OUT=184.40

PDMH = PROPOSED DRAIN MANHOLE
PSMH = PROPOSED SEWER MANHOLE
PCB = PROPOSED CATCH BASIN

JANE A. HEALEY
BOOK 4305 PAGE 225
PLAN BOOK 7 PAGE 78

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BOOK 2490 PAGE 293
PLAN BOOK 7 PAGE 78

RAYMOND M. & CATHY L. MACIAK
BOOK 2265 PAGE 272
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JOANNE M. WHITE
BOOK 6035 PAGE 206
PLAN BOOK 113 PAGE 71

SCOTT R. & LYNDIA J. BROUGH
BOOK 6295 PAGE 6
PLAN BOOK 113 PAGE 71

LIMITS OF PROJECT DEVELOPMENT AREA
SILT FENCE AND STRAW BALES

N71°17'03"E
329.02'

UNIT #20 F.F.=197.5
UNIT #19 F.F.=199.0
UNIT #18 F.F.=199.0
UNIT #17 F.F.=200.5
UNIT #16 F.F.=200.5
UNIT #15 F.F.=202.0
UNIT #14 F.F.=203.0
UNIT #13 F.F.=204.0
UNIT #12 F.F.=204.0
UNIT #11 F.F.=205.0
UNIT #10 F.F.=206.0
UNIT #9 F.F.=207.0
UNIT #8 F.F.=207.0
UNIT #21 F.F.=200.5
UNIT #22 F.F.=200.5
UNIT #23 F.F.=202.0
UNIT #24 F.F.=202.0
UNIT #25 F.F.=205.5
UNIT #26 F.F.=207.5
UNIT #27 F.F.=207.5
UNIT #28 F.F.=205.5
UNIT #29 F.F.=205.5
UNIT #30 F.F.=207.5
UNIT #31 F.F.=207.5

PATIO
GARAGE
PORCH
ISLAND

26.7'
25.5'
25.0'

3/4" COPPER WATER SERVICE

PDMH#6 RIM=192.47
STORMCEPTOR#1 RIM=193.25
DOUBLE PCB'S RIM=192.40
15"-18" HDPE PIPE
22"-18" HDPE PIPE
86.5'-18" HDPE PIPE

PDMH#5 RIM=201.72
PDMH#7 RIM=195.75
PDMH#6 RIM=198.00
PDMH#4 RIM=203.00
PDMH#3 RIM=204.25
PCB#5 RIM=199.04
PCB#6 RIM=198.38
PCB#7 RIM=201.66
PCB#8 RIM=201.66
PCB#3 RIM=202.93
PCB#4 RIM=202.93
HYDRANT WITH WATER GATE

8" WATER MAIN
6" WATER MAIN
175'-18" HDPE PIPE
125'-18" HDPE PIPE
51'-12" HDPE
39'-12" HDPE PIPE
54'-12" HDPE

50' BUFFER ZONE
100' BUFFER ZONE
200' RIVERFRONT
MATCH LINE

SEE SHEET 6 OF 9

LEGEND

IRON PIPE FOUND
IRON BAR FOUND
BOUND FOUND
CHAIN LINK FENCE
STOCKADE FENCE
BARBED WIRE FENCE
1' CONTOUR INTERVAL
5' CONTOUR INTERVAL
SPOT ELEVATION
WATER MAIN/GATE
GAS MAIN/GATE
OVERHEAD UTILITIES
ELECTRIC LINE
CABLE TV
STORM DRAIN/MANHOLE
SANITARY SEWER/MANHOLE
BERM/CURB
TELEPHONE
CATCH BASIN
UTILITY POLE
LIGHT POLE
HYDRANT
SIGN
HYDRIC SOIL
NON-HYDRIC SOIL
SEMI-HYDRIC SOIL
WETLAND
WETLAND DELINEATION FLAG
WETLAND BOUNDARY
100' BUFFER ZONE BOUNDARY
50' BUFFER ZONE
200' RIVERFRONT
PROPOSED CONTOURS
PROPOSED SANITARY SEWER/MANHOLE
PROPOSED SEWER FORCEMAIN
PROPOSED WATER/GATE
PROPOSED HYDRANT
PROPOSED STORM DRAIN/MANHOLE
PROPOSED CATCH BASIN
PROPOSED YARD DRAIN
PROPOSED PARKING AREAS
LIMITS OF WORK/SILT FENCE & STRAW BALES

SCALE: 1" = 20'
0' 5' 10' 15' 20' 30' 40' 60'

SHEET 5 OF 9

UTILITY PLAN

FORM H APPLICATION, SECTION 6.00,
MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT
SITE PLAN SHOWING 31 UNITS

RIVERCREST CONDOMINIUM
FERRY STREET
SOUTH HADLEY, MASSACHUSETTS

PREPARED FOR
RIVERCREST CONDOMINIUMS LLC
1421 GRANBY ROAD
CHICOPEE, MASSACHUSETTS 01020

DATE: APRIL 15, 2011

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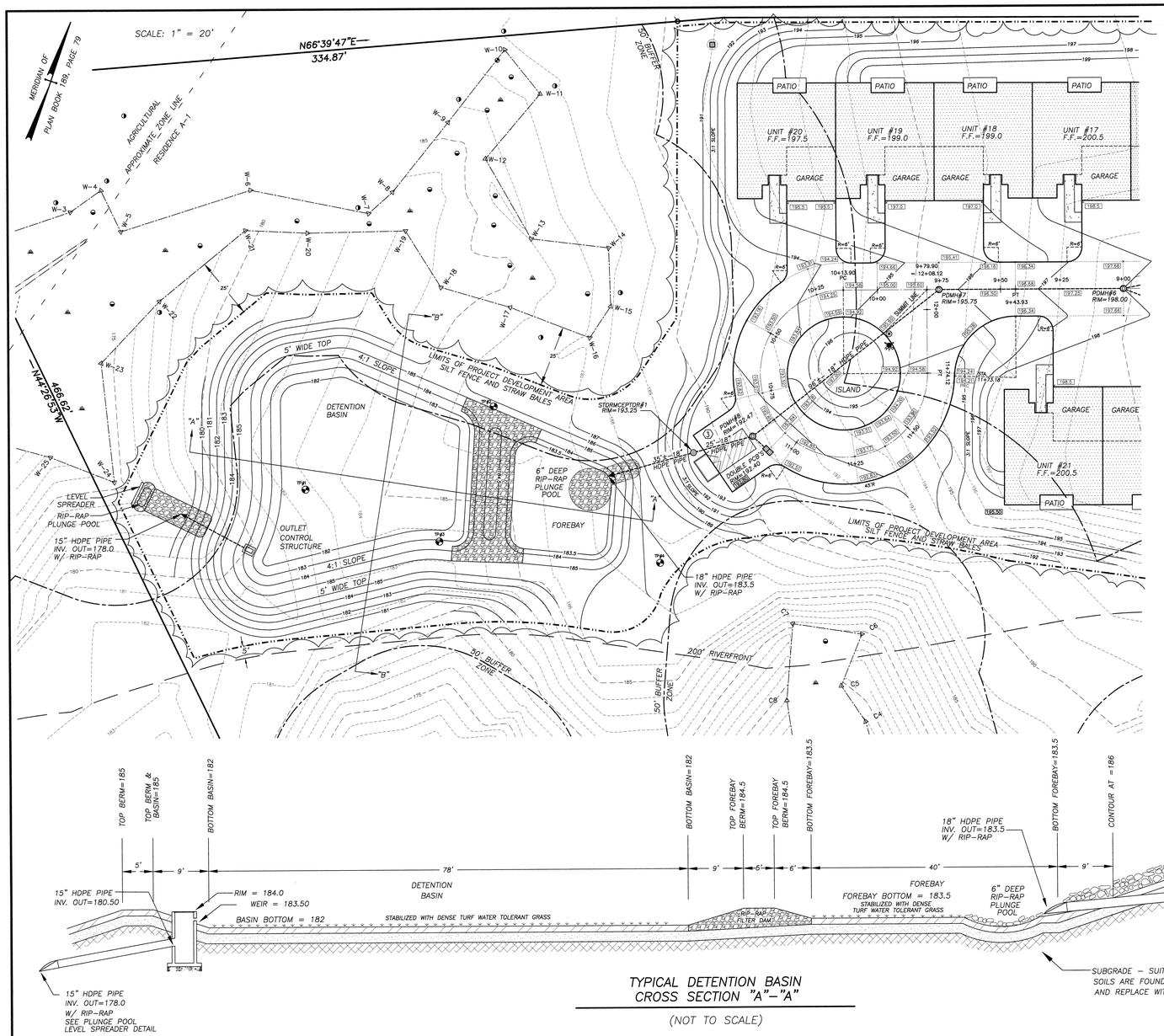
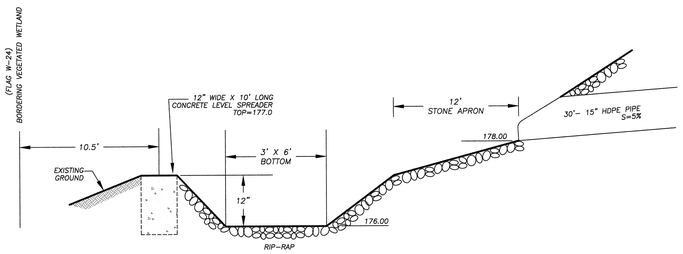
BRUCE A. COOMBS
No. 27814
REGISTERED PROFESSIONAL ENGINEER

JOB # 5560-100113 | DWG # 5560ferry01 | MAP # 5560-110407



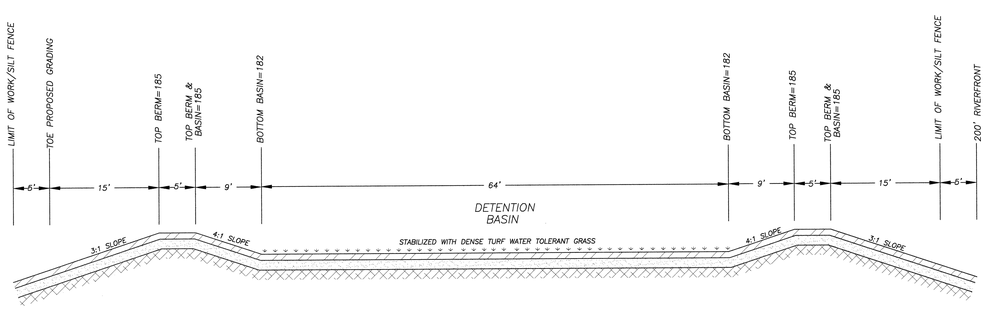
TYPICAL DETENTION BASIN CROSS SECTION "A"–"A"

(NOT TO SCALE)



12' X 18' PLUNGE POOL W/ LEVEL SPREADER

(NOT TO SCALE)



TYPICAL DETENTION BASIN CROSS SECTION "B"–"B"

(NOT TO SCALE)

EROSION CONTROL SPECIFICATIONS

1.) ALL STRAW BALE AND/OR SILT FENCE EROSION AND SEDIMENTATION CHECKS SHALL BE PLACED PRIOR TO BEGINNING WORK AS PER THE 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 BALE OR SILT FENCE FILTERS ARE USED, THEY SHALL BE MAINTAINED IN GOOD WORKING CONDITION UNTIL GROUND COVER IS RE-ESTABLISHED.

4.) THE DOWNHILL TOE-OF-SLOPE OF ALL STOCKPILED SOILS SHALL BE PROTECTED BY STAKED STRAW 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.

VEGETATIVE COVER SPECIFICATIONS

1.) SCARIFY SURFACE OF ALL AREAS TO BE TOPSOILED AND PLACE A MINIMUM OF 4" TOPSOIL ON ALL AREAS TO BE SEEDED.

2.) APPLY LIME AT A RATE OF TWO TONS OF GROUND LIMESTONE PER ACRE. (100 lbs./1,000 sq. ft.)

3.) FERTILIZE:

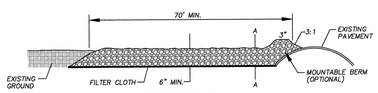
A.) FOR SPRING SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 300 lbs. PER ACRE (7 lbs./1,000 sq. ft.) AND WORK INTO SOIL. SIX TO EIGHT WEEKS LATER, APPLY AN ADDITIONAL 300 lbs. PER ACRE ON THE SURFACE.

B.) FOR FALL SEEDING, APPLY 10–10–10 FERTILIZER AT A RATE OF 600 lbs. PER ACRE (14 lbs./1,000 sq. ft.) AND WORK INTO SOIL.

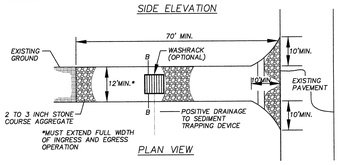
4.) SMOOTH AND FIRM SEEDBED, APPLY SEEDS UNIFORMLY AT THE RATE SPECIFIED FOR THE SEED TYPE AND COVER SEED WITH NOT MORE THAN 1/4" OF SOIL.

5.) MULCH IMMEDIATELY WITH HAY, FREE OF WEED SEEDS, AT A RATE OF 3 BALES PER 1,000 sq. ft.

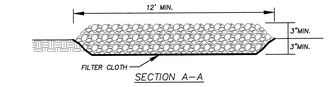
6.) PERMANENT SEEDINGS, WHERE AN AREA WILL BE EXPOSED FOR MORE THAN ONE YEAR, OR WHEN FINAL GRADING IS COMPLETE:



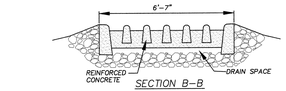
SIDE ELEVATION



PLAN VIEW



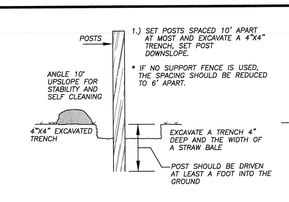
SECTION A–A



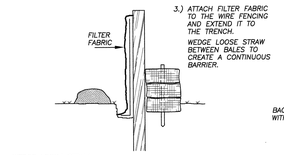
SECTION B–B

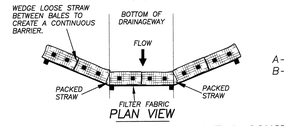
STONE TRACKING MAT AT PROJECT ENTRANCE

(NOT TO SCALE)



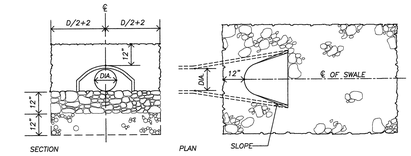
PLAN VIEW





PLAN VIEW

PLACEMENT & CONSTRUCTION OF A SYNTHETIC FILTER & STRAW BALE BARRIER



STONE APRON AT PIPE INLETS & OUTLETS

(NOT TO SCALE)

LEGEND

IRON PIPE FOUND	○
IRON BAR FOUND	●
BOUND FOUND	□
CHAIN LINK FENCE	—o—o—o—
STOCKADE FENCE	—□—□—□—
BARBED WIRE FENCE	—x—x—x—
1' CONTOUR INTERVAL	
5' CONTOUR INTERVAL	
SPOT ELEVATION	×000.00
WATER MAIN/GATE	—W—⊗—W—
GAS MAIN/GATE	—G—⊗—G—
OVERHEAD UTILITIES	
ELECTRIC LINE	
CABLE TV	
STORM DRAIN/MANHOLE	—SD—⊙—
SANITARY SEWER/MANHOLE	—S—⊙—
BERM/CURB	
TELEPHONE	
CATCH BASIN	▣
UTILITY POLE	○
LIGHT POLE	☼
HYDRANT	
SIGN	
HYDRIC SOIL	◒
NON–HYDRIC SOIL	◒
SEMI–HYDRIC SOIL	◒
TEST PIT LOCATION	TP#1
WETLAND	
WETLAND DELINEATION FLAG	△ D6
WETLAND BOUNDARY	
100' BUFFER ZONE BOUNDARY	
50' BUFFER ZONE	
200' RIVERFRONT	
PROPOSED CONTOURS	199
PROPOSED WATER/GATE	—PW—⊗—PW—
PROPOSED HYDRANT	
PROPOSED STORM DRAIN/MANHOLE	—SD—⊙—
PROPOSED CATCH BASIN	▣
PROPOSED YARD DRAIN	▣
PROPOSED PARKING AREAS	①
LIMITS OF WORK/SILT FENCE & STRAW BALES	— · · — · · —

SCALE: AS NOTED

SHEET 6 OF 9

STORMWATER PLAN

FORM H APPLICATION, SECTION 6.00,
MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT
SITE PLAN SHOWING 31 UNITS

RIVERCREST CONDOMINIUM
FERRY STREET
SOUTH HADLEY, MASSACHUSETTS

PREPARED FOR
RIVERCREST CONDOMINIUMS LLC
1421 GRANBY ROAD
CHICOPEE, MASSACHUSETTS

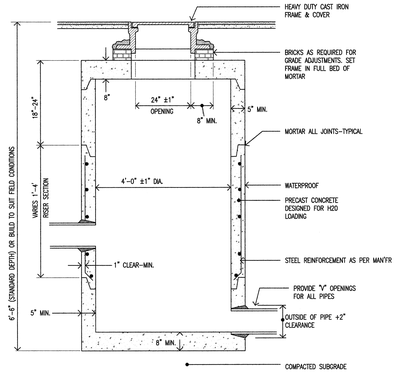
DATE: APRIL 15, 2011

HERITAGE SURVEYS, INC.
PROFESSIONAL SURVEYORS AND ENGINEERS
241 COLLEGE HIGHWAY & CLARK STREET
POST OFFICE BOX 1
SOUTHAMPTON, MASSACHUSETTS
(413) 527–3600

COMMONWEALTH OF MASSACHUSETTS — RICHARD P. WEISSE — No. 9809 — REGISTERED PROFESSIONAL ENGINEER

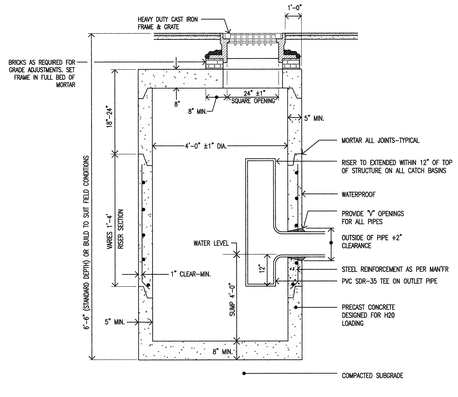
COMMONWEALTH OF MASSACHUSETTS — BRUCE A. COOMBS — No. 27814 — REGISTERED LAND SURVEYOR

JOB # 5560–100113 | DWG # 5560ferry01 | MAP # 5560–110415



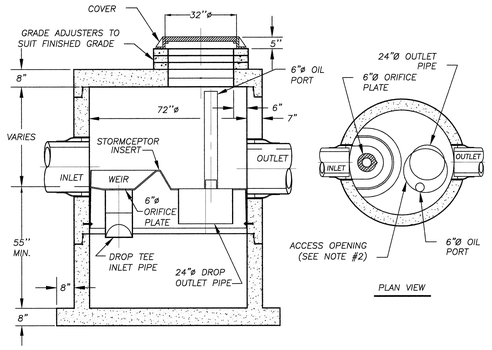
DRAIN MANHOLE

(NOT TO SCALE)



CATCH BASIN

(NOT TO SCALE)



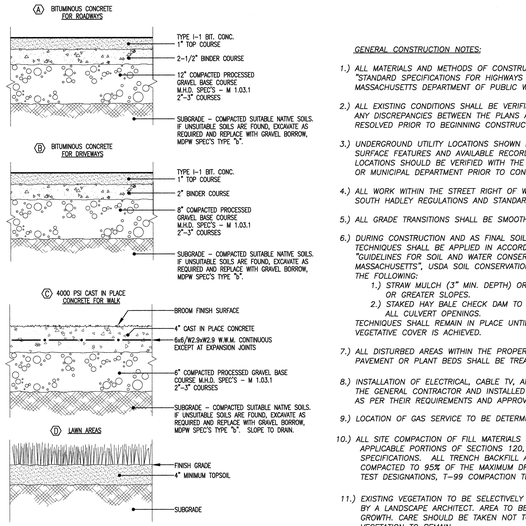
SECTION THRU CHAMBER

NOTES:

1. THE USE OF FLEXIBLE CONNECTION IS RECOMMENDED AT THE INLET AND OUTLET WHERE APPLICABLE.
2. THE COVER SHOULD BE POSITIONED OVER THE OUTLET 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.

STC 900 PRECAST CONCRETE STORMCEPTOR (900 U.S. GALLON CAPACITY)

(NOT TO SCALE)



GENERAL CONSTRUCTION NOTES:

1.) ALL MATERIALS AND METHODS OF CONSTRUCTION WORK SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS, 1977 EDITION, AS AMENDED.

2.) 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.

3.) 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.

4.) ALL WORK WITHIN THE STREET RIGHT OF WAY SHALL CONFORM TO THE TOWN OF SOUTH HADLEY REGULATIONS AND STANDARDS FOR CONSTRUCTION.

5.) ALL GRADE TRANSITIONS SHALL BE SMOOTH AND ROUNDED.

6.) DURING CONSTRUCTION AND AS FINAL SOIL STABILIZATION ANTISILTATION/EROSION TECHNIQUES SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFICATIONS IN "GUIDELINES FOR SOIL AND WATER CONSERVATION IN URBANIZING AREAS OF MASSACHUSETTS", USDA SOIL CONSERVATION SERVICE AMHERST, MA 1975 FOR THE FOLLOWING:
   1.) STRAW MULCH (3" MIN. DEPTH) OR JUTE NETTING ON ALL 3:1 OR GREATER SLOPES.
   2.) STAKED HAY BALE CHECK DAM TO PREVENT SILTATION OF STRUCTURE AT ALL CULVERT OPENINGS.
   TECHNIQUES SHALL REMAIN IN PLACE UNTIL A FULL STAND OF GRASS OR VEGETATIVE COVER IS ACHIEVED.

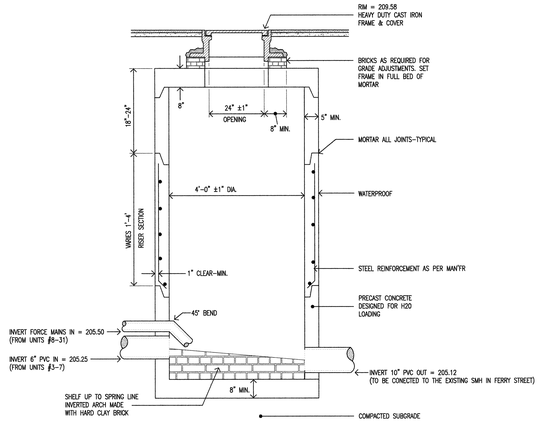
7.) ALL DISTURBED AREAS WITHIN THE PROPERTY LINE NOT INDICATED AS BUILDING, PAVEMENT OR PLANT BEDS SHALL BE TREATED AS LAWN.

8.) INSTALLATION OF ELECTRICAL, CABLE TV, AND TELEPHONE SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND INSTALLED BY THE APPROPRIATE UTILITY COMPANY AS PER THEIR REQUIREMENTS AND APPROVED BY THE TOWN.

9.) LOCATION OF GAS SERVICE TO BE DETERMINED BY LOCAL GAS COMPANY.

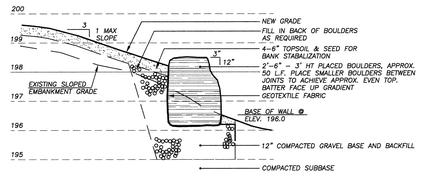
10.) ALL SITE COMPACTION OF FILL MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF SECTIONS 120, 150, & 170 OF THE M.D.P.W. STANDARD SPECIFICATIONS. ALL TRENCH BACKFILL AND FILL BELOW PAVEMENT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY ACCORDING TO STANDARD ASSHO TEST DESIGNATIONS, T–99 COMPACTION TEST METHOD C.

11.) EXISTING VEGETATION TO BE SELECTIVELY CUT, TRIMMED AND PRUNED AS DIRECTED BY A LANDSCAPE ARCHITECT. AREA TO BE CLEANED AND GRUBBED OF SUBSURFACE GROWTH. CARE SHOULD BE TAKEN NOT TO DISRUPT ROOT GROWTH OF EXISTING VEGETATION TO REMAIN.



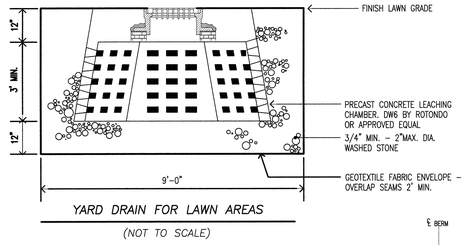
SANITARY MANHOLE PSMH #1 DETAIL

(NOT TO SCALE)



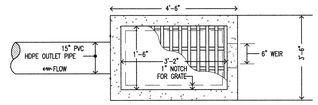
2' HT. BOULDER STONE WALL

(NOT TO SCALE)

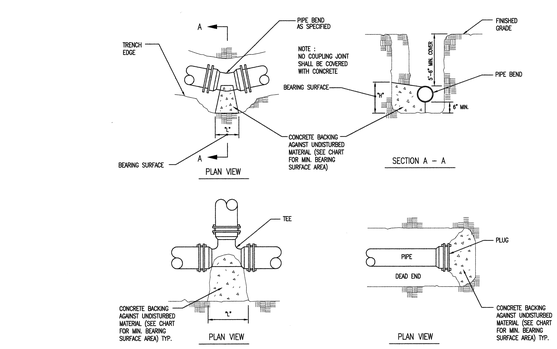


YARD DRAIN FOR LAWN AREAS

(NOT TO SCALE)



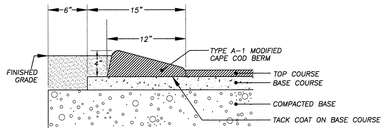
PLAN VIEW



HORIZONTAL THRUST BLOCK DETAILS

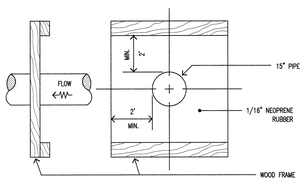
NOT TO SCALE

OUTLET CONTROL STRUCTURE ELEVATION SCHEDULE			
TOP OF STRUCTURE	BOTTOM OF STRUCTURE	15" OUTLET INVERT	6" WEIR INVERT
184.00	176.0	180.50	183.50



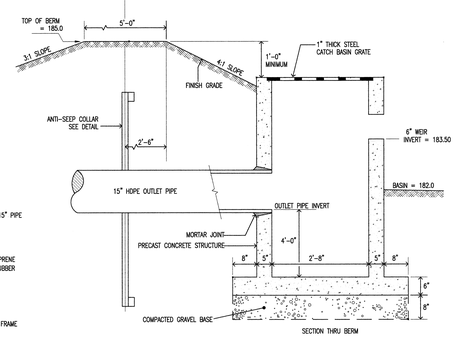
TYPICAL SECTION OF BITUMINOUS CONCRETE BERM

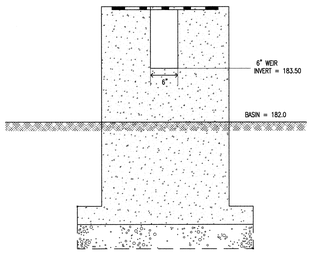
(NOT TO SCALE)



ANTI–SEEP COLLAR DETAIL – NO SCALE

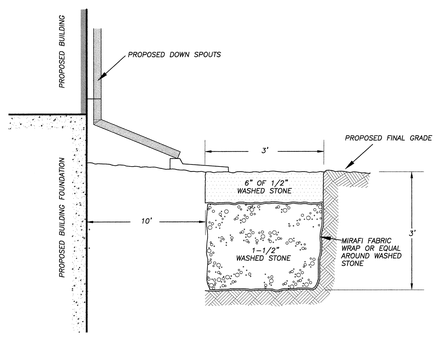
(BY AGRI DRAIN CORP. OR APPROVED EQUAL)





DETENTION BASIN CONTROL STRUCTURE

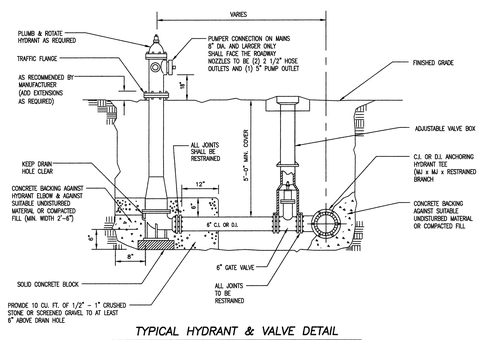
(NOT TO SCALE)



DETAIL OF 3' x 3' DRY WELL FOR ROOF RUNOFF

(NOT TO SCALE)

ALL BUILDING DOWNSPOUTS SHALL HAVE A DRY WELL AS SHOWN ABOVE



TYPICAL HYDRANT & VALVE DETAIL

NOT TO SCALE

SHEET 7 OF 9

DETAIL PLAN

FORM H APPLICATION, SECTION 6.00, MORE THAN ONE BUILDING FOR DWELLING PURPOSES PER LOT SITE PLAN SHOWING 31 UNITS

RIVERCREST CONDOMINIUM
FERRY STREET
SOUTH HADLEY, MASSACHUSETTS

PREPARED FOR
RIVERCREST CONDOMINIUMS LLC
1421 GRANBY ROAD
CHICOPEE, MASSACHUSETTS 01020

DATE: APRIL 15, 2011

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COMMONWEALTH OF MASSACHUSETTS RICHARD P WEISSE No. 9683 REGISTERED PROFESSIONAL ENGINEER

COMMONWEALTH OF MASSACHUSETTS BRUCE A. COOMBS No. 37814 REGISTERED LAND SURVEYOR

JOB # 5560–100113 | DWG # 5560ferry01 | MAP # 5560–110415