

# PROPOSED RIVERCREST CONDOMINIUM COMMUNITY

## FERRY STREET SOUTH HADLEY, MA SITE PLANS

AS PREPARED FOR

Ferry Street Nominee Trust

P.O. Box 13  
510 New Ludlow Road  
South Hadley, MA 01075

### Dial Before You Dig

Gas, electric, telephone and cable television companies have underground pipes and cables in places you'd least expect.

So it's a good idea for anyone who does any excavating to check beforehand to make sure there is no danger of damaging these facilities.

In fact, state laws in Massachusetts, New Hampshire, Rhode Island and Vermont make it mandatory for anyone doing excavating work to notify utility companies well ahead of time. (Rhode Island and Vermont require 48 hours prior notice and the other two states require 72 hours.)

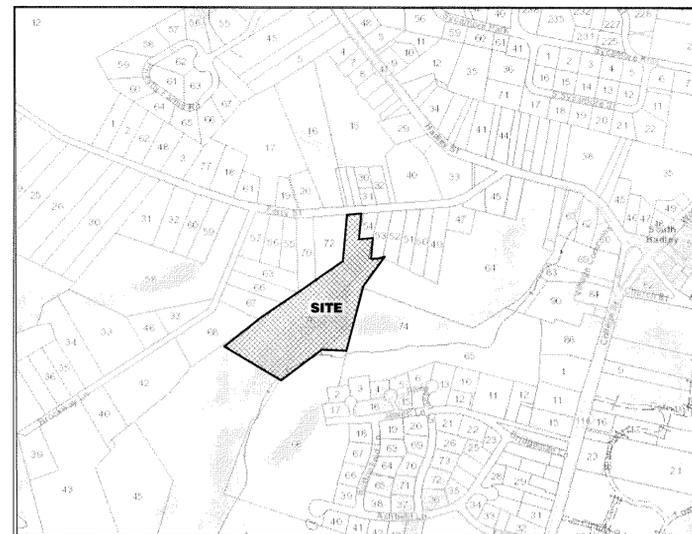
The utility companies have simplified this notification process by providing a toll-free number. One call to this "Dig Safe" line satisfies the law and enables all of the utilities to receive the information. In Massachusetts, the number is 1-888-344-7233.

In Maine, New Hampshire, Vermont and Rhode Island, the number is 1-888-344-7233.

If there are underground facilities in your area, the utility company will identify their location for you. This will eliminate the possibility of damage and save you the expense of costly repairs.

So be on the safe side and dial before you start to dig.

**DIGSAFE**



SOURCE: Municipal GIS web site

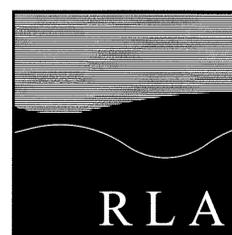


**February 4, 2014**

### DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
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C-2	SITE GRADING & DRAINAGE PLAN	02/04/14	
C-3	SITE UTILITY PLAN	02/04/14	
C-4	SITE LANDSCAPING PLAN	02/04/14	

BY



**RLA**  
R LEVESQUE ASSOCIATES, INC  
Land Surveying, Site Design,  
Landscape Architecture, Planning  
Environmental Permitting  
ph: 413.568.0985 fax: 413.568.0986

40 School Street · P.O. Box 640  
Westfield, MA 01086  
rlaland.com

**PERMITTING**

- NOTES:
- FOR REFERENCE TO ENCLOSED PERIMETER SEE BOOK 9221, PAGE 293. CURRENT OWNERSHIP IS FERRY STREET NOMINEE TRUST.
  - THE ABUTTING HOUSES ON THIS PLAN WERE TAKEN FROM MASS GIS ORTHO IMAGERY AND NOT THE RESULT OF A SURVEY BY THIS OFFICE.
  - 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 & JUNE 29, 2011.
  - WETLAND BOUNDARIES SHOWN HEREON WERE REVISED BASED ON A DELINEATION BY CHARLES H. DAUCHY, ON JUNE 29, 2011. NEW WETLAND FLAGS ARE THE Y SERIES AND THE X SERIES AND FLAG A15 WAS REMOVED.
  - A SECTION OF THE MEAN HIGH WATER LEVEL WAS ADJUSTED BASED ON SITE VISIT WITH CONSERVATION AGENT ON JUNE 11, 2011.

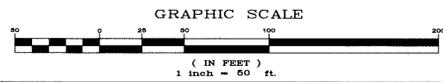
ZONING REVIEW - RESIDENCE A-1

CATEGORY	REQUIRED	PROVIDED
MINIMUM LOT FRONTAGE	125.00'	101.84'
MINIMUM LOT AREA	22,500 S.F.	471,820 S.F.
MINIMUM BUILDING SETBACKS		
- FRONT	40 FT.	40.5'
- SIDE	20 FT.	20.5'
- REAR	25 FT.	280'
MAXIMUM LOT COVERAGE	30%	12.6%
MAXIMUM HEIGHT	3 STORIES	2 STORIES



LEGEND

IRON PIPE FOUND	○
IRON BAR FOUND	□
BOUND FOUND	■
CHAIN LINK FENCE	—○—○—○—
STOCKADE FENCE	—□—□—□—
BARBED WIRE FENCE	—x—x—x—
1' CONTOUR INTERVAL	—
5' CONTOUR INTERVAL	—
SPOT ELEVATION	•
WATER MAIN/GATE	—W—
GAS MAIN/GATE	—G—
OVERHEAD UTILITIES	—
ELECTRIC LINE	—
CABLE TV	—
STORM DRAIN/MANHOLE	—S—
SANITARY SEWER/MANHOLE	—
BERM/CURB	—
TELEPHONE	—
CATCH BASIN	□
UTILITY POLE	○
LIGHT POLE	○
HYDRANT	⊕
SIGN	⊕
TEST PIT LOCATION	⊕
WETLAND	△
WETLAND DELINEATION FLAG	△
WETLAND BOUNDARY	—
100' BUFFER ZONE BOUNDARY	—
50' BUFFER ZONE	—
200' RIVERFRONT ZONE LINE	—
LIMIT OF WORK LINE	—



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**Site Layout Plan**

**RIVERCREST CONDOMINIUMS  
ASSESSORS MAP 47, PARCEL 76 - FERRY STREET  
SOUTH HADLEY, MA**



PREPARED FOR:

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SCALE: 1" = 50'

RLA PROJ. NUMBER: 131119

DRAWING# REV.

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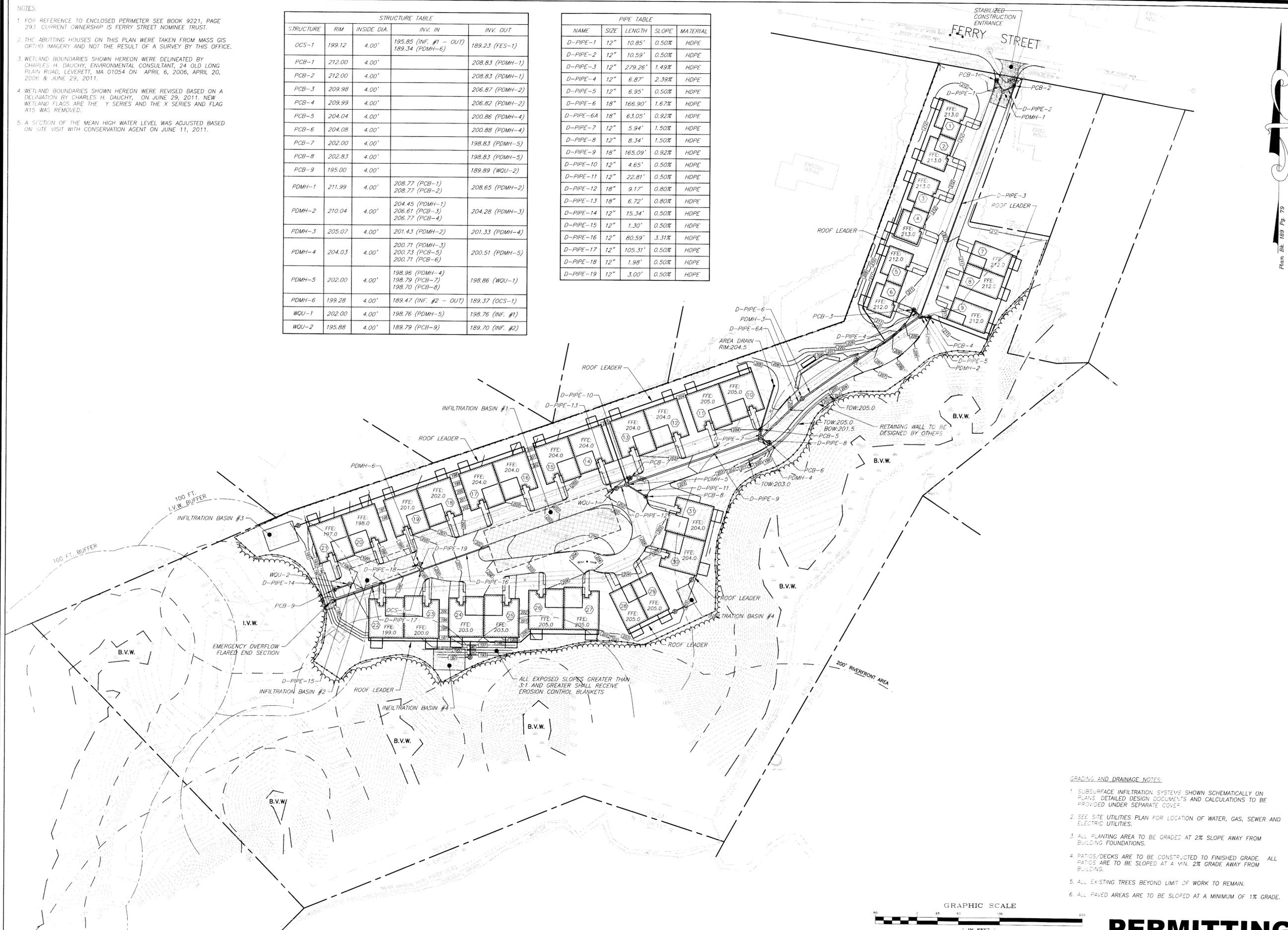
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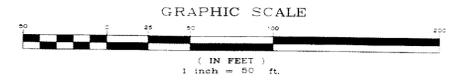
STRUCTURE TABLE				
STRUCTURE	RIM	INSIDE DIA.	INV. IN	INV. OUT
OCS-1	199.12	4.00'	195.85 (INF. #1 - OUT) 189.34 (PDMH-6)	189.23 (FES-1)
PCB-1	212.00	4.00'		208.83 (PDMH-1)
PCB-2	212.00	4.00'		208.83 (PDMH-1)
PCB-3	209.98	4.00'		206.87 (PDMH-2)
PCB-4	209.99	4.00'		206.82 (PDMH-2)
PCB-5	204.04	4.00'		200.86 (PDMH-4)
PCB-6	204.08	4.00'		200.88 (PDMH-4)
PCB-7	202.00	4.00'		198.83 (PDMH-5)
PCB-8	202.83	4.00'		198.83 (PDMH-5)
PCB-9	195.00	4.00'		189.89 (WOU-2)
PDMH-1	211.99	4.00'	208.77 (PCB-1) 208.77 (PCB-2)	208.65 (PDMH-2)
PDMH-2	210.04	4.00'	204.45 (PDMH-1) 206.61 (PCB-3) 206.77 (PCB-4)	204.28 (PDMH-3)
PDMH-3	205.07	4.00'	201.43 (PDMH-2)	201.33 (PDMH-4)
PDMH-4	204.03	4.00'	200.71 (PDMH-3) 200.73 (PCB-5) 200.71 (PCB-6)	200.51 (PDMH-5)
PDMH-5	202.00	4.00'	198.96 (PDMH-4) 198.79 (PCB-7) 198.70 (PCB-8)	198.86 (WOU-1)
PDMH-6	199.28	4.00'	189.47 (INF. #2 - OUT)	189.37 (OCS-1)
WOU-1	202.00	4.00'	198.76 (PDMH-5)	198.76 (INF. #1)
WOU-2	195.88	4.00'	189.79 (PCB-9)	189.70 (INF. #2)

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
D-PIPE-1	12"	10.85'	0.50%	HDPE
D-PIPE-2	12"	10.59'	0.50%	HDPE
D-PIPE-3	12"	279.26'	1.49%	HDPE
D-PIPE-4	12"	6.87'	2.39%	HDPE
D-PIPE-5	12"	6.95'	0.50%	HDPE
D-PIPE-6	18"	166.90'	1.67%	HDPE
D-PIPE-6A	18"	63.05'	0.92%	HDPE
D-PIPE-7	12"	5.94'	1.50%	HDPE
D-PIPE-8	12"	8.34'	1.50%	HDPE
D-PIPE-9	18"	165.09'	0.92%	HDPE
D-PIPE-10	12"	4.65'	0.50%	HDPE
D-PIPE-11	12"	22.81'	0.50%	HDPE
D-PIPE-12	18"	9.17'	0.80%	HDPE
D-PIPE-13	18"	6.72'	0.80%	HDPE
D-PIPE-14	12"	15.34'	0.50%	HDPE
D-PIPE-15	12"	1.30'	0.50%	HDPE
D-PIPE-16	12"	80.59'	3.31%	HDPE
D-PIPE-17	12"	105.31'	0.50%	HDPE
D-PIPE-18	12"	1.98'	0.50%	HDPE
D-PIPE-19	12"	3.00'	0.50%	HDPE



ALL EXPOSED SLOPES GREATER THAN 3:1 AND GREATER SHALL RECEIVE EROSION CONTROL BLANKETS

- GRADING AND DRAINAGE NOTES:**
- SUBSURFACE INFILTRATION SYSTEMS SHOWN SCHEMATICALLY ON PLANS. DETAILED DESIGN DOCUMENTS AND CALCULATIONS TO BE PROVIDED UNDER SEPARATE COVER.
  - SEE SITE UTILITIES PLAN FOR LOCATION OF WATER, GAS, SEWER AND ELECTRIC UTILITIES.
  - ALL PLANTING AREA TO BE GRADED AT 2% SLOPE AWAY FROM BUILDING FOUNDATIONS.
  - PATIOS/DECKS ARE TO BE CONSTRUCTED TO FINISHED GRADE. ALL PATIOS ARE TO BE SLOPED AT A MIN. 2% GRADE AWAY FROM BUILDING.
  - ALL EXISTING TREES BEYOND LIMIT OF WORK TO REMAIN.
  - ALL PAVED AREAS ARE TO BE SLOPED AT A MINIMUM OF 1% GRADE.

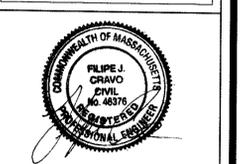


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Plan Bk. 189 Pg. 79

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**SITE GRADING & DRAINAGE PLAN**  
 Rivercrest Condominiums  
 Ferry Street  
 South Hadley, Massachusetts



PREPARED FOR:  
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 Nominee Trust  
 P.O. Box 13  
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REVISIONS:	DATE:

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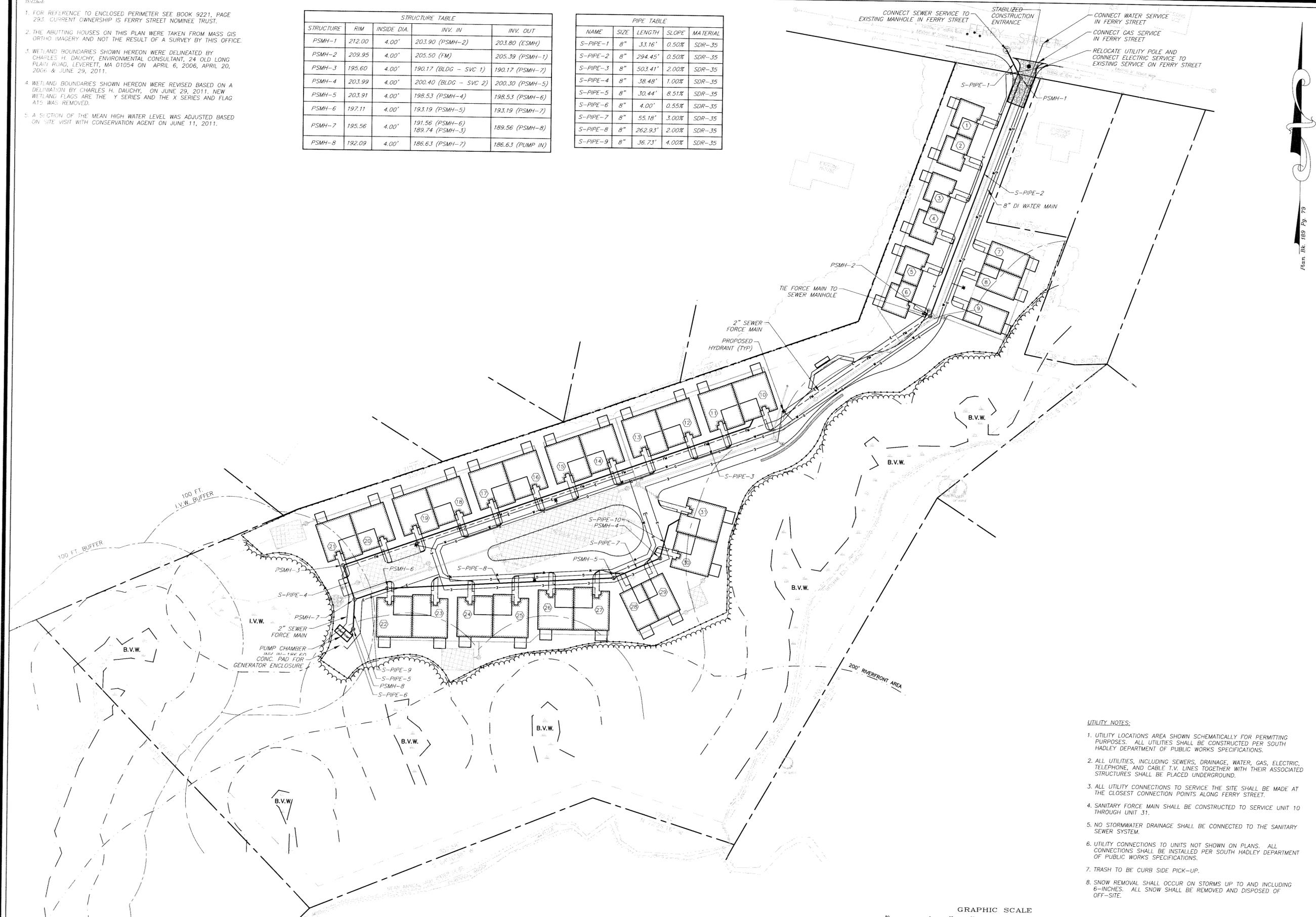
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**NOTES:**

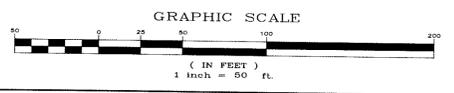
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PSMH-1	212.00	4.00'	203.90 (PSMH-2)	203.80 (ESMH)
PSMH-2	209.95	4.00'	205.50 (FM)	205.39 (PSMH-1)
PSMH-3	195.60	4.00'	190.17 (BLDG - SVC 1)	190.17 (PSMH-7)
PSMH-4	203.99	4.00'	200.40 (BLDG - SVC 2)	200.30 (PSMH-5)
PSMH-5	203.91	4.00'	198.53 (PSMH-4)	198.53 (PSMH-6)
PSMH-6	197.11	4.00'	193.19 (PSMH-5)	193.19 (PSMH-7)
PSMH-7	195.56	4.00'	191.56 (PSMH-6)	189.56 (PSMH-8)
PSMH-8	192.09	4.00'	186.63 (PSMH-7)	186.63 (PUMP IN)

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
S-PIPE-1	8"	33.16'	0.50%	SDR-35
S-PIPE-2	8"	294.45'	0.50%	SDR-35
S-PIPE-3	8"	503.41'	2.00%	SDR-35
S-PIPE-4	8"	38.48'	1.00%	SDR-35
S-PIPE-5	8"	30.44'	8.51%	SDR-35
S-PIPE-6	8"	4.00'	0.55%	SDR-35
S-PIPE-7	8"	55.18'	3.00%	SDR-35
S-PIPE-8	8"	262.93'	2.00%	SDR-35
S-PIPE-9	8"	36.73'	4.00%	SDR-35



- UTILITY NOTES:**
- UTILITY LOCATIONS AREA SHOWN SCHEMATICALLY FOR PERMITTING PURPOSES. ALL UTILITIES SHALL BE CONSTRUCTED PER SOUTH HADLEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
  - ALL UTILITIES, INCLUDING SEWERS, DRAINAGE, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV, LINES TOGETHER WITH THEIR ASSOCIATED STRUCTURES SHALL BE PLACED UNDERGROUND.
  - ALL UTILITY CONNECTIONS TO SERVICE THE SITE SHALL BE MADE AT THE CLOSEST CONNECTION POINTS ALONG FERRY STREET.
  - SANITARY FORCE MAIN SHALL BE CONSTRUCTED TO SERVICE UNIT 10 THROUGH UNIT 31.
  - NO STORMWATER DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.
  - UTILITY CONNECTIONS TO UNITS NOT SHOWN ON PLANS. ALL CONNECTIONS SHALL BE INSTALLED PER SOUTH HADLEY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
  - TRASH TO BE CURB SIDE PICK-UP.
  - SNOW REMOVAL SHALL OCCUR ON STORMS UP TO AND INCLUDING 6-INCHES. ALL SNOW SHALL BE REMOVED AND DISPOSED OF OFF-SITE.

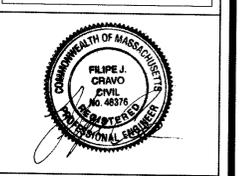


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**SITE UTILITY PLAN**  
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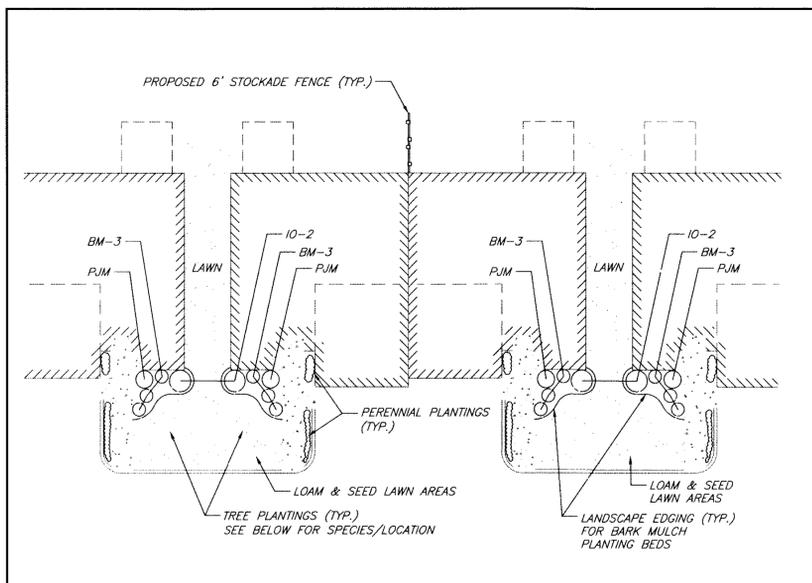
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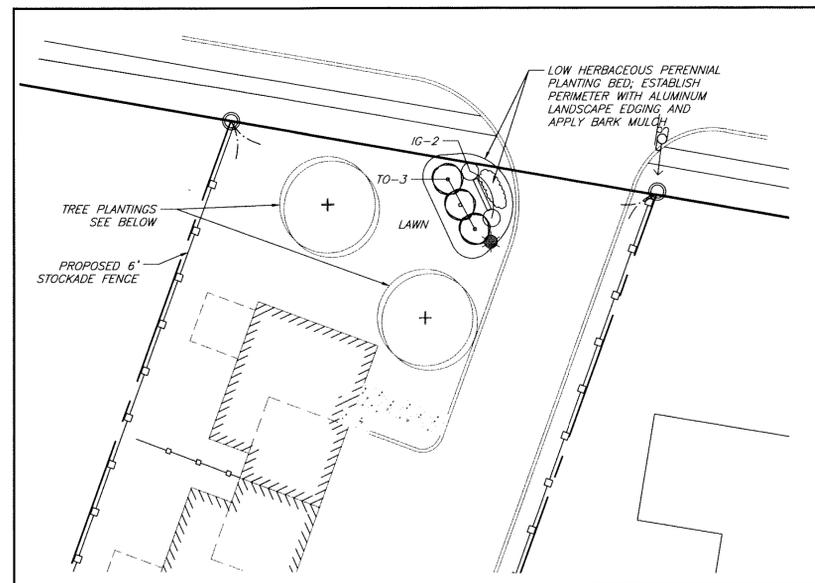
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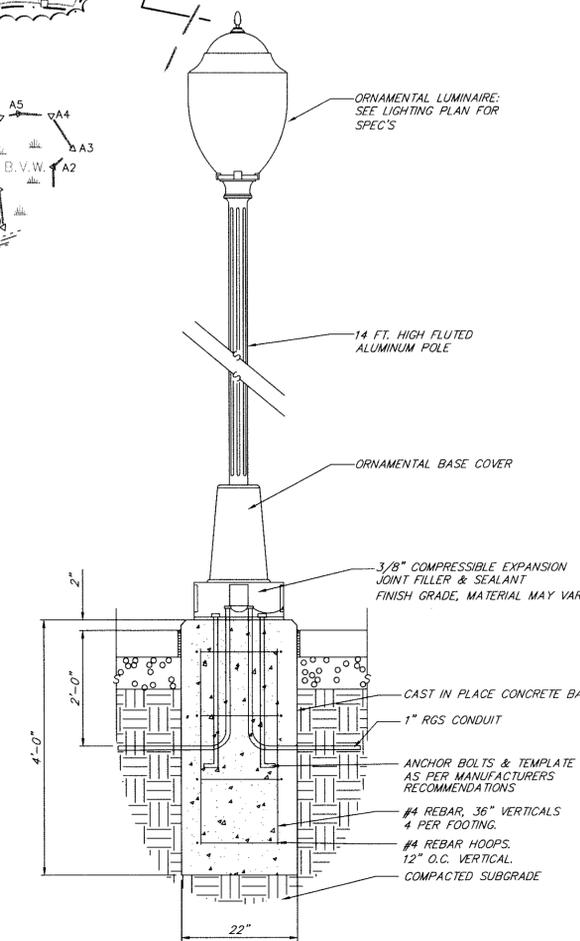
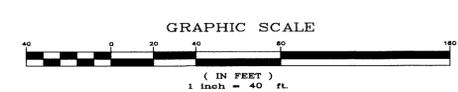
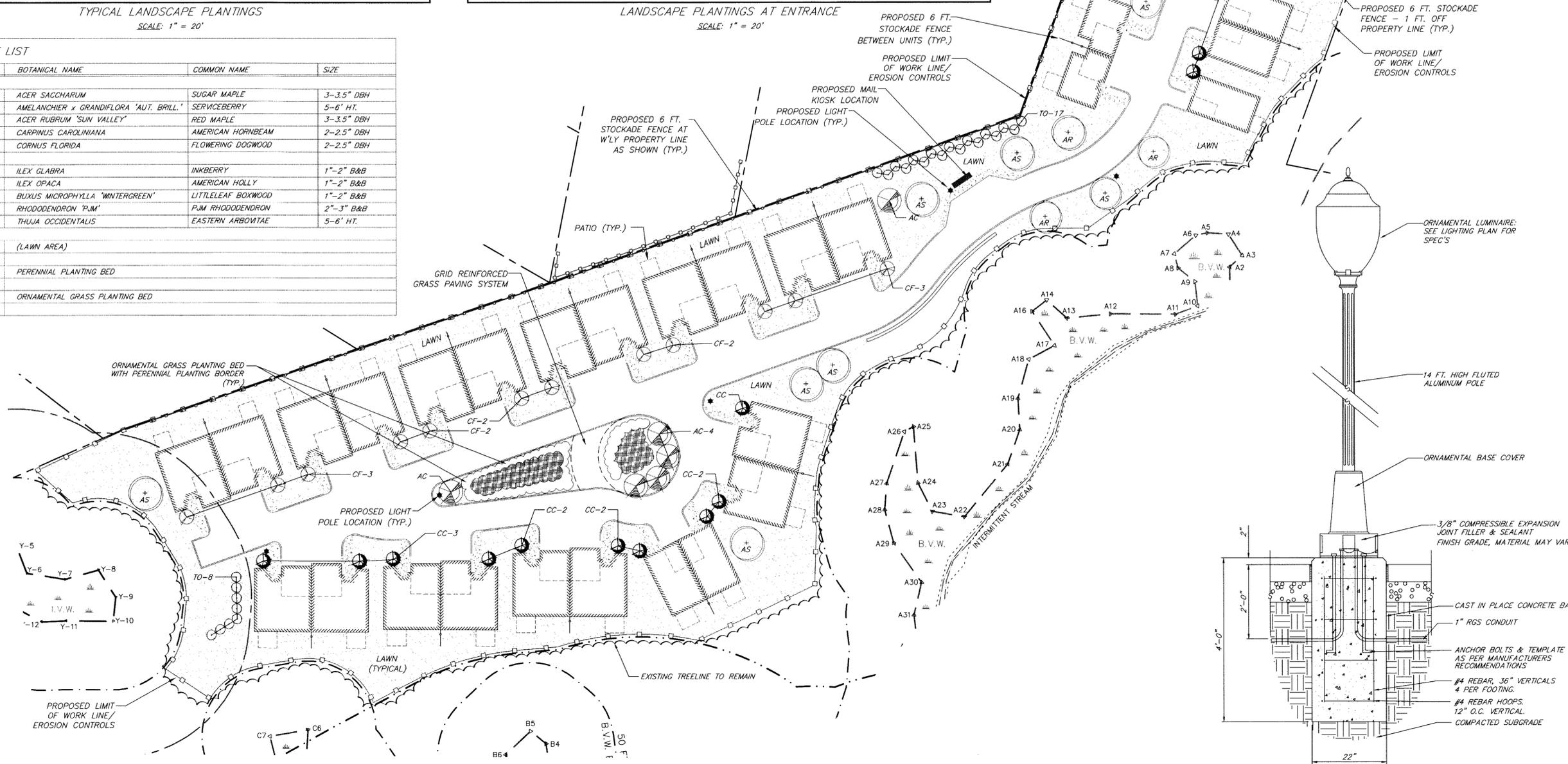


TYPICAL LANDSCAPE PLANTINGS  
SCALE: 1" = 20'



LANDSCAPE PLANTINGS AT ENTRANCE  
SCALE: 1" = 20'

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AS	11	ACER SACCHARUM	SUGAR MAPLE	3-3.5" DBH
AC	6	AMELANCHIER x GRANDIFLORA 'AUT. BRILL.'	SERVICEBERRY	5-6' HT.
AR	3	ACER RUBRUM 'SUN VALLEY'	RED MAPLE	3-3.5" DBH
CC	10	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-2.5" DBH
CF	12	CORNUS FLORIDA	FLOWERING DOGWOOD	2-2.5" DBH
<b>SHRUBS</b>				
IG	2	ILEX GLABRA	INKBERRY	1"-2" B&B
IO	-	ILEX OPACA	AMERICAN HOLLY	1"-2" B&B
BM	-	BUXUS MICROPHYLLA 'WINTERGREEN'	LITTLELEAF BOXWOOD	1"-2" B&B
PJM	-	RHODODENDRON 'PJM'	PJM RHODODENDRON	2"-3" B&B
TO	28	THUJA OCCIDENTALIS	EASTERN ARBOVITAE	5-6' HT.
<b>GROUNDCOVERS</b>				
		(LAWN AREA)		
		PERENNIAL PLANTING BED		
		ORNAMENTAL GRASS PLANTING BED		



DECORATIVE LIGHT STANDARD  
NO SCALE

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**Site Landscaping Plan**  
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