

Site Plans

# Proposed Multi-Family Development

**0 Lockhouse Road  
Westfield, MA.  
Parcel 230 Map 18-1A**

AS PREPARED FOR

**Lockhouse Development, LLC  
c/o Mr. Joe Kelley**

**632 Westfield Street  
West Springfield, MA 01089**



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BY



**R LEVESQUE  
ASSOCIATES INC**  
A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA · 01085  
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www.rlaland.com

**NOTES**

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS LOCKHOUSE DEVELOPMENT, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24358 PAGE 213.
2. THE PROPERTY LINES SHOWN HEREON ARE DERIVED FROM PLAN BOOK 368 PAGE 62.
3. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
4. SUBJECT PARCEL CONTAINS 3.87 ACRES ACCORDING TO THE ABOVE MENTIONED PLAN.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
6. THE EXISTING TOPOGRAPHIC INFORMATION SHOWN IS DERIVED FROM AN ON-GROUND SURVEY BY R. LEVESQUE ASSOCIATES INC. PERFORMED BETWEEN JUNE 29-30, 2022.
7. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE CITY OF WESTFIELD MUNICIPAL GIS WEBSITE.
8. SUBJECT PARCEL IS ZONED RESIDENCE C PER ZONE CHANGE PLAN PREPARED BY THIS OFFICE DATED APRIL 2022.
9. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0190F - EFFECTIVE DATE: 09/17/2014.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

**RLA**

**R LEVESQUE ASSOCIATES INC**

Landscape Architects  
Civil Engineers - Land Surveyors  
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40 School Street  
Westfield, MA 01085

rlaland.com

**EXISTING CONDITIONS PLAN**

O Lockhouse Road  
Westfield, MA  
Map 230 Parcel 18-1A



PREPARED FOR:

Mr. Joe Kelley

Lockhouse Development, LLC  
632 Westfield Street  
West Springfield, MA 01109

ISSUANCE DATE: August 3, 2023

REVISIONS:                      DATE:

DRAFTED BY: t.o.

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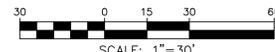
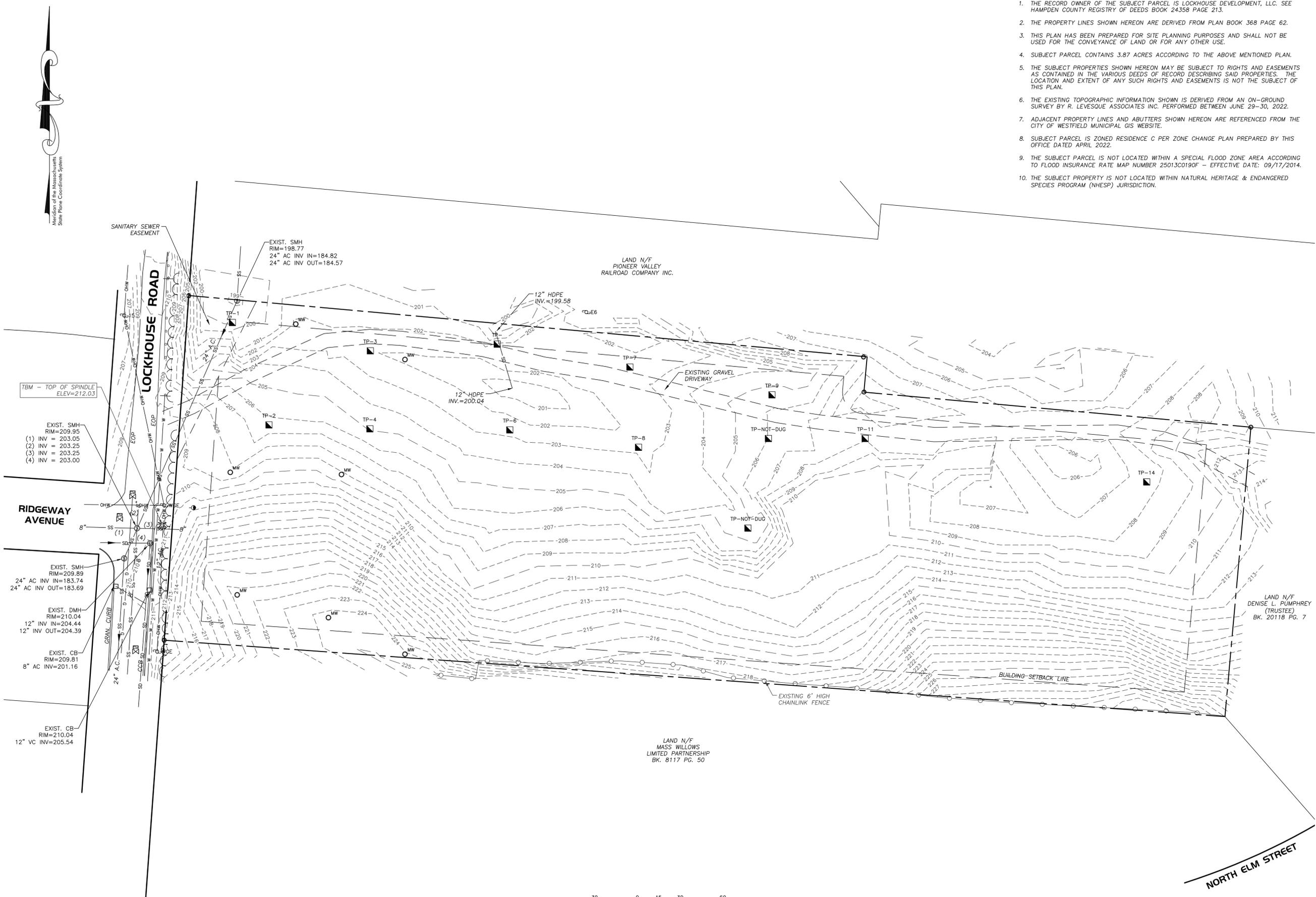
SCALE: As Noted

RLA PROJ. NUMBER: 220103

DRAWING#                      REV.

**EX-1**                      -

S:\Projects\2022\220103 - Kelley - 0 Lockhouse Rd. Westfield\Civil 3D\220103 - EXIST.dwg



Meridian of the Massachusetts State Plane Coordinate System

TBM - TOP OF SPINDLE  
ELEV=212.03

EXIST. SMH  
RIM=209.95  
(1) INV = 203.05  
(2) INV = 203.25  
(3) INV = 203.25  
(4) INV = 203.00

EXIST. SMH  
RIM=209.89  
24" AC INV IN=183.74  
24" AC INV OUT=183.69

EXIST. DMH  
RIM=210.04  
12" INV IN=204.44  
12" INV OUT=204.39

EXIST. CB  
RIM=209.81  
8" AC INV=201.16

EXIST. CB  
RIM=210.04  
12" VC INV=205.54

EXIST. SMH  
RIM=198.77  
24" AC INV IN=184.82  
24" AC INV OUT=184.57

12" HDPE  
INV.=199.58

12" HDPE  
INV.=200.04

EXIST. SMH  
RIM=209.81  
8" AC INV=201.16

EXIST. CB  
RIM=210.04  
12" VC INV=205.54

LAND N/F  
MASS WILLOWS  
LIMITED PARTNERSHIP  
BK. 8117 PG. 50

LAND N/F  
PIONEER VALLEY  
RAILROAD COMPANY INC.

LAND N/F  
DENISE L. PUMPHREY  
(TRUSTEE)  
BK. 20118 PG. 7

BUILDING SETBACK LINE

EXISTING 6' HIGH  
CHAINLINK FENCE

EXISTING GRAVEL  
DRIVEWAY

SANITARY SEWER  
EASEMENT

LOCKHOUSE ROAD

RIDGWAY AVENUE

NORTH ELM STREET

**SYMBOL & LINE LEGEND**

○	IRON PIPE FOUND
●	IRON PIPE TO BE SET
■	CONCRETE BOUND FOUND
■	CONCRETE BOUND TO BE SET
▲	COMPUTED POINT
+	EXISTING SIGN
MB	EXISTING MAILBOX
MW	EXISTING MONITORING WELL
☆	EXISTING LIGHT POLE
⊕	UTILITY POLE
⊕	GUY ANCHOR
⊕	EXISTING ELECTRIC MANHOLE
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING CABLE TV BOX
⊕	EXISTING WELL LOCATION
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER SHUT-OFF
⊕	EXISTING HYDRANT
⊕	PROPOSED WATER VALVE
⊕	PROPOSED HYDRANT
⊕	EXISTING GAS VALVE
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING CATCH BASIN
⊕	EXISTING DRAIN MANHOLE
⊕	PROPOSED CATCH BASIN
⊕	PROPOSED MANHOLE
⊕	SOIL BORING LOCATION
⊕	TEST PIT LOCATION
⊕	PERC TEST LOCATION
⊕	WETLAND FLAG LOCATION
⊕	M.A.H.W. FLAG LOCATION
⊕	EXISTING STONE WALL
⊕	TREE LINE
⊕	EXISTING SPOT GRADE
⊕	EXISTING CONTOUR
⊕	PROPOSED SPOT GRADE
⊕	PROPOSED CONTOUR
⊕	EDGE OF WETLAND
⊕	FENCE LINE
⊕	GUARDRAIL
⊕	EXISTING OVERHEAD WIRES
⊕	EXISTING UNDERGROUND ELECTRIC
⊕	EXISTING TELEPHONE LINE
⊕	EXISTING GAS LINE
⊕	EXISTING WATER LINE
⊕	EXISTING STORM DRAIN
⊕	EXISTING SANITARY SEWER
⊕	LIMIT OF WORK LINE
⊕	SILT FENCE LINE

**ABBREVIATIONS**

A.F.F.	- ABOVE FINISHED FLOOR
A.F.S.	- ABOVE FINISHED SLAB
APPROX.	- APPROXIMATE
A.T.F.	- ABOVE TOP OF FOUNDATION
BLDG.	- BUILDING
BLK.	- BLOCK
BOT.	- BOTTOM
B.O.W.	- BOTTOM OF WALL
BRG.	- BEARING
CB.	- CATCH BASIN
CL.	- CENTERLINE
C.I.	- CAST IRON
CLR.	- CLEAR
CONC.	- CONCRETE
CONT.	- CONTINUOUS
CONTR.	- CONTRACTOR
DBL.	- DOUBLE
DET.	- DETAIL
D.I.	- DUCTILE IRON
DIA.	- DIAMETER
DIM.	- DIMENSION
D'T'L.	- DETAIL
DWG.	- DRAWING
EA.	- EACH
ELEC.	- ELECTRIC
ELEV.	- ELEVATION
EXIST.	- EXISTING
EXT.	- EXTERIOR
FFE	- FINISH FLOOR ELEVATION
FIN.	- FINISH
FLR.	- FLOOR
FOUND.	- FOUNDATION
FT.	- FOOT OR FEET
INSTL.	- INSTALLED
LT.	- LIGHT
MAX.	- MAXIMUM
M.A.H.W.	- MEAN ANNUAL HIGH WATER
MH.	- MANHOLE
MIN.	- MINIMUM
MISC.	- MISCELLANEOUS
N.T.S.	- NOT TO SCALE
O.A.	- OVERALL
O.C.	- ON CENTER
PCB	- PROPOSED CATCH BASIN
PDMH	- PROPOSED DRAIN MANHOLE
PFES	- PROP. FLARED END SECTION
POCS	- PROP. OUTLET CONTROL STRUCT.
PROP.	- PROPOSED
PSMH	- PROP. SANITARY SEWER MANHOLE
PWQU	- PROP. WATER QUALITY UNIT
P.S.I.	- POUNDS PER SQUARE INCH
REINF.	- REINFORCING
R.H.	- RIGHT HAND
SHT.	- SHEET
SPEC.	- SPECIAL OR SPECIFICATIONS
SQ.	- SQUARE
ST.	- STEEL
STA.	- STATION
T.O.F.	- TOP OF FOUNDATION
T.O.W.	- TOP OF WALL
T.S.	- TOP OF STEEL
TYP.	- TYPICAL
W/	- WITH
WTR.	- WATER
W.W.M.	- WELDED WIRE MESH

**EROSION & SEDIMENT CONTROL NOTES**

**MANAGEMENT STRATEGIES**

- CONSTRUCTION TRAFFIC SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
- CONSTRUCTION SEQUENCE SHALL BE PHASED TO AVOID LEAVING LARGE AREAS EXPOSED FOR LONG PERIODS OF TIME.
- TEMPORARY SEED AND MULCH SHALL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING.
- SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED CONTINUOUSLY, ESPECIALLY FOLLOWING STORM EVENTS TO LOCATE FAILING CONTROL MEASURES AND CONDUCT ROUTINE MAINTENANCE OPERATIONS.
- THE CONSTRUCTION SUPERINTENDENT SHALL INFORM ALL ON-SITE WORKERS OF THE SEDIMENTATION CONTROL PROGRAM.

**VEGETATIVE CONTROL PRACTICES**

- TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER AND BE WITHIN LIMIT OF WORK.
- TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASIN, TOPSOIL STOCKPILE AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 30 LBS. PER ACRE ANY SOILS THAT ARE LEFT EXPOSED AND UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED.
  - A. SITE PREPARATION
    - COMPLETE ALL ROUGH GRADING ACTIVITIES
    - REMOVE ALL ROCKS AND DEBRIS LARGER THAN 3" IN DIAMETER FROM AREAS TO BE TEMPORARILY SEEDED. -EVENLY APPLY LIME TO ACHIEVE A PH VALUE OF 6.0.
    - EVENLY APPLY 14 LBS. OF 5-10-10 ANALYSIS FERTILIZER TO A DEPTH OF 4" USING SUITABLE EQUIPMENT.
    - SEEDBED IS TO BE LEFT IN FIRM AND SMOOTH CONDITION.
    - THE LAST TILLAGE OPERATION SHALL BE PERFORMED ACROSS THE SLOPE.
  - B. ESTABLISHMENT
    - EVENLY APPLY SEED IN ACCORDANCE WITH THE SPECIES AND RATE INDICATED ABOVE BY MEANS OF BROADCASTING OR HYDROSEEDING.
    - UNLESS HYDROSEEDING, COVER SEED WITH 1/4" TO 1/2" OF TOPSOIL
    - APPLY MULCH OR EROSION CONTROL BLANKET IMMEDIATELY FOLLOWING SEEDING.
    - VERIFY SEEDING DATES WITH ENGINEER/LANDSCAPE ARCHITECT. IF ENGINEER/LANDSCAPE ARCHITECT DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE SOILS UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
    - PERMANENT SEEDING SHALL BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 30. TEMPORARY SEEDING SHALL BE APPLIED TO ALL DISTURBED AREAS OUTSIDE THIS TIME FRAME, UPON APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
  - C. MAINTENANCE
    - ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

**NONSTRUCTURAL CONTROL PRACTICES**

- SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OF SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE.
- STRAW MULCH: STRAW MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 90 LBS. PER 1000 S.F. CONTRACTOR SHALL PERIODICALLY INSPECT AND REAPPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.
- TOPSOIL: DISTURBED AREAS SHALL BE TOPSOILED PRIOR TO SEED APPLICATION. APPLICATION STANDARDS:
  - REMOVE ALL ROCKS AND DEBRIS OVER 1"-1 1/2" IN DIAMETER.
  - SCARIFY SURFACE PRIOR TO SEED APPLICATION.
  - APPLY 4" DEPTH OF TOPSOIL.
- SILT FENCE: SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AT CULVERT OUTLET LOCATIONS, OR AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED (COVER > 70%) BY VEGETATION.

**STRUCTURAL CONTROL PRACTICES**

- RIP-RAP OUTLET PROTECTION: RIP-RAP SHALL BE PROVIDED AT ALL PIPE OUTLETS. MATERIAL SHALL BE HARD, DURABLE FIELD OR QUARRY STONE WHICH IS ANGULAR AND RESISTS BREAKING DOWN WHEN EXPOSED TO WATER OR WEATHERING.
- CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS.
- DUST CONTROL: A WATER TRUCK SHOULD BE LOCATED ON-SITE FOR DUST CONTROL WHILE WORK IS PROCEEDING. MAINTENANCE SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:
  - A. RIP-RAP OUTLET PROTECTION SHALL BE CHECKED REGULARLY FOR SEDIMENT ACCUMULATION. IF SIGNIFICANT AMOUNTS OF SEDIMENT ACCUMULATE, RIP-RAP SHALL BE REMOVED AND REPLACED.
  - B. SILT FENCING SHALL BE INSPECTED REGULARLY FOR UNDERMINING AND DETERIORATION. REMOVE SEDIMENT FROM BEHIND FENCE WHEN IT BECOMES 6 INCHES DEEP.
  - C. SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

**SILT FENCE INSTALLATION NOTES**

- THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
- THE HEIGHT OF THE BARRIER SHALL NOT EXCEED 36 INCHES (HIGHER BARRIERS MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE). IDEALLY THE FILTER FENCE SHALL BE PLACED 10 FEET AWAY FROM THE TOE OF SLOPE.
- WHEN JOINTS ARE NECESSARY, FILTER FABRICS SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT STAKES WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED. SEE MANUFACTURER'S RECOMMENDATION.
- STAKES SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). IN APPLICATIONS WHERE HEAVY FLOWS ARE EXPECTED SUCH AS IN-STREAM INSTALLATIONS STAKE SPACING SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND/OR THE ENGINEERS RECOMMENDATIONS.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 6 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF STAKES AND UPSLOPE FROM THE BARRIER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- THE PRE ASSEMBLED SILT FENCE SYSTEM SHALL BE UNROLLED, POSITION THE STAKES ON THE DOWNHILL SIDE OF THE TRENCH AND HAMMER THE STAKES AT LEAST 12 INCHES INTO THE GROUND.
- THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
- BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
- THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
- INSTALLED SILT FENCE BARRIERS SHALL BE MAINTAINED ON A REGULAR SCHEDULE WHICH MAY BE PRESCRIBED BY THE LOCAL, STATE OF FEDERAL REGULATORY AUTHORITY; BUT, AT MINIMUM SHALL BE CHECKED WEEKLY AS WELL AS AFTER EACH STORM EVENT. MAINTENANCE SHALL CONSIST OF AN INSPECTION OF THE ENTIRE LENGTH OF THE BARRIER TO DETERMINE IF IT IS FUNCTIONING AS INTENDED. ALL BREAKS, DETACHED FABRIC, SLUMPED FABRIC, CLOGGED FABRIC, AND UNDERMINED AREAS SHALL BE FIXED THE DAY THAT THEY ARE DISCOVERED.
- WHEN A MAXIMUM OF SIX (6) INCHES OF SEDIMENT HAS ACCUMULATED BEHIND THE SILT FENCE THIS SEDIMENT SHALL BE REMOVED AND THE FENCE SHALL BE INSPECTED FOR TEARS, CLOGGING OF BREAKS. ALL DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY EITHER BY REPAIR OR REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
- SILT FENCE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN CLEANED OF SILT AND PERMANENTLY STABILIZED.

**HAY BALE INSTALLATION & MAINTENANCE (AS REQ'D)**

- HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
- ALL BALES SHALL BE EITHER WIRE BOUND OR STRING TIES. BALES SHALL BE INSTALLED SO THAT BINDINGS ARE ORIENTED AROUND THE SIDES RATHER THAN ALONG THE TOPS AND BOTTOMS OF THE BALES TO PREVENT DETERIORATION OF THE BINDINGS.
- THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED THE WIDTH OF A BALE AND THE LENGTH OF THE PROPOSED BARRIER TO A MINIMUM DEPTH OF FOUR (4) INCHES AND A MAXIMUM DEPTH OF SIX (6) INCHES. AFTER THE BALES ARE STAKED AND CHINKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AGAINST THE BARRIER. BACKFILL SOIL SHALL CONFORM TO THE GROUND LEVEL ON THE DOWNHILL SIDE AND SHALL BE BUILT UP TO FOUR (4) INCHES AGAINST THE UPHILL SIDE OF THE BARRIER.
- EACH BALE SHALL BE SECURELY ANCHORED BY AT LEAST TWO (2) STAKES OR REBARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER. STAKES OR REBARS SHALL BE DRIVEN DEEP ENOUGH INTO THE GROUND TO SECURELY ANCHOR THE BALES.
- THE GAPS BETWEEN BALES SHALL BE CHINKED (FILLED BY WEDGING) WITH STRAW TO PREVENT WATER FROM ESCAPING BETWEEN THE BALES. (LOOSE STRAW SCATTERED OVER THE AREA IMMEDIATELY UPHILL FROM A STRAW BALE BARRIER TENDS TO INCREASE BARRIER EFFICIENCY.)
- HAY BALES GENERALLY DETERIORATE IN 2-6 MONTHS AND THUS NEED REPLACEMENT.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

**SITE PREP**

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
- CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
- CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS.
- DO NOT DAMAGE EXISTING UTILITIES TO REMAIN WITHIN PROJECT AREA. ALL DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
- THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
- CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
- DEMOLISH AND REMOVE ALL PAVEMENT, SLABS, FOOTINGS, SUBSURFACE ELEMENTS, MISCELLANEOUS DEBRIS, ETC. WITHIN PROPERTY LINES UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST SO THAT DUST DOES NOT CREATE A NUISANCE ON ADJACENT ROADS OR PROPERTIES. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING AND CATCH BASIN CLEANING AFTER EACH PHASE OF CONSTRUCTION AND AS NEED IS DETERMINED BY THE ENGINEER.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY ABANDONED SUBSURFACE SOIL ABSORPTION SYSTEM (SAS) AND MISCELLANEOUS DEBRIS.
- NO ACTIVITY OTHER THAN NORMAL MAINTENANCE SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINES AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1-888-344-7233 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.

**LANDSCAPE NOTES**

- THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR DAMAGE. THE OWNER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- WARRANTEE: FOR A PERIOD OF TWO GROWING SEASONS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS SUBSTANTIALLY COMPLETE, THE CONTRACTOR SHALL: 1) WARRANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2) REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN POOR CONDITION AS DETERMINED BY THE OWNER; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES TOPSOIL OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS. THESE AREAS SHALL BE SEEDED WITH A FINE BLADE LAWN GRASS SEED OR SODDED. ADDITIONAL OFF-SITE TOPSOIL MAY BE REQUIRED.
- ALL AREAS TO BE MULCHED SHALL RECEIVE 4 INCHES MINIMUM 100% SHREDDED BARK MULCH WITHIN 48 HOURS OF PLANTING UNLESS OTHERWISE NOTED IN PLANTING DETAILS.
- ALL TREE AND SHRUB PITS SHALL BE AT LEAST 2 FEET WIDER AND 1 FOOT DEEPER THAN THE TREE OR SHRUB ROOT BALL TO BE PLANTED IN IT. BACKFILL SHALL BE HIGH QUALITY LOAM OF THE PROPER PH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
- EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
- ADJACENT TO THE TOP OF ANY WALLS OVER 36" A FENCE OR WALL SHALL BE CONSTRUCTED PER PLAN THAT MEETS LOCAL BUILDING CODE AND ALL OTHER APPLICABLE STATE AND FEDERAL LAWS.
- SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
- SHOULD GC OR ANY SUBCONTRACTOR ENCOUNTER A DISCREPANCE/CONFLICT IN THE PLAN AN THE ACTUAL LOCATION OF A SITE FEATURE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER IMMEDIATELY.
- ALL AREAS DISTURBED DURING CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED TO A MINIMUM DEPTH OF 4" AND SEEDED IN ACCORDANCE WITH THE FOLLOWING:
  - A. INCORPORATE GROUND LIMESTONE INTO ALL AREAS TO BE SEEDED AT A RATE OF 50 LBS/1,000 S.F.
  - B. APPLY 10-6-4 FERTILIZER TO ALL AREAS TO BE SEEDED AT A RATE OF 2 LBS/1,000 S.F.
  - C. THOROUGHLY INCORPORATE LIME AND FERTILIZER INTO SEED BED TO DEPTH OF 3" BY DISCING OR OTHER APPROVED METHOD.
  - D. SEED WITH THE FOLLOWING MIXTURE, APPLIED AT A RATE OF 10 LBS/1,000 S.F. SEED MIX:
 

NAME OF SEED	% BY WEIGHT IN MIXTURE	MIN. % PURITY	MIN. GERMINATION
POS PRETENSES "BARON"	50	90	75
BARON BLUEGRASS			
FESTUCA RUBRA "PENNLAWN"	25	95	85
PENNLAWN FESCUE			
LOLIUM PERENNE "PENNFINE"	25	98	95
PENNFINE			
  - E. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 5 LBS/1,000 S.F. UNLESS HYDROSEEDING WAS USED.
  - F. ALL SLOPES OF 3:1 OR GREATER AFTER BEING LOAMED, SEEDED AND MULCHED IN ACCORDANCE WITH THE ABOVE SHALL BE SECURED WITH EROSION CONTROL BLANKETS (NO. AMERICAN GREEN S150 OR EQUAL). OVERLAP ALL NETTING JOINTS A MINIMUM OF 6" AND SECURE WITH DOUBLE ROW OF STAPLES.

**NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS**

O Lockhouse Road  
Westfield, MA  
Map 230 Parcel 18-1A



**PREPARED FOR:**

Lockhouse Development, LLC  
c/o Mr. Joe Kelley  
632 Westfield Street  
West Springfield, MA, 01089

**ISSUANCE DATE:** August 3, 2023

**REVISIONS:**      **DATE:**

**DRAFTED BY:** R.E.L.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

**SCALE:** As Noted

**RLA PROJ. NUMBER:** 220103

**DRAWING#**      **REV.**

**C-1**      **-**

GENERAL CONSTRUCTION NOTES

- 1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY/TOWN REPRESENTATIVES, CONSULTING ENGINEER/LANDSCAPE ARCHITECT, UTILITY COMPANY REPRESENTATIVES, AND ANY OTHER AFFECTED PARTIES.
2. THE OWNER, R LEVESQUE ASSOCIATES, INC., AND PAUL S. SMITH LAND SURVEYING AND/OR THEIR REPRESENTATIVES, IN PREPARING THESE PLANS HAVE ATTEMPTED TO LOCATE ALL EXISTING UTILITIES IN THE PROJECT AREA. HOWEVER, THERE MAY BE UTILITIES THAT WERE NOT OR COULD NOT BE LOCATED. UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL APPROPRIATE UTILITY COMPANIES FOR LOCATIONS OF THEIR UTILITIES AT LEAST 48 HOURS BEFORE COMMENCING EXCAVATION. IN THE EVENT THAT A UTILITY IS SITUATED SUCH THAT CONSTRUCTION CANNOT PROCEED AS SHOWN ON THE PLANS, THE PROJECT ENGINEER/LANDSCAPE ARCHITECT AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES.
4. ALL FILL WORK REQUIRED TO BRING THE PROPOSED ROADWAY UP TO SUB-GRADE LEVEL SHALL CONFORM TO MHD SPECIFICATIONS SECTION 150.
5. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
6. ALL WORK IN THE CITY/TOWN RIGHT-OF-WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN SPECIFICATIONS AND MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
7. THE CONTRACTOR SHALL GIVE THE CITY/TOWN A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE CONDITIONS OF APPROVAL OUTLINED IN ALL STATE AND LOCAL PERMITS. COPIES OF THE CONDITIONS ARE INCLUDED WITHIN THE PROJECTS TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THIS INFORMATION PRIOR TO CONSTRUCTION AND CONFORMING TO THE CONDITIONS AS REQUIRED DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. THE WORK AREAS ARE TO BE PICKED UP AT THE END OF EACH WORK DAY.
11. ANY TEMPORARY FACILITIES FOR THE STORAGE OR PROTECTION OF TOOLS, EQUIPMENT OR MATERIALS SHALL CONFORM TO LOCAL REGULATIONS AND SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY.
12. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. NO EXTRAS DUE TO UNFAMILIARITY WITH THE EXISTING SITE OR WORKING CONDITIONS WILL BE ALLOWED.
13. CONTRACTOR SHALL BE REQUIRED TO PERFORM FINAL CLEANUP CONSISTING OF CLEANING THE PROPOSED DRAINAGE AND SEWER SYSTEMS OF ALL DEBRIS PRIOR TO THE ACCEPTANCE BY THE OWNER. ADDITIONALLY, THE PROPOSED ROADWAY SHALL BE CLEANED AND SWEEPED BY THE CONTRACTOR PRIOR TO ACCEPTANCE.
14. ALL EXCAVATION SHALL COMPLY WITH OSHA'S LATEST STANDARDS. ALL REQUIREMENTS OF OSHA'S EXCAVATION STANDARDS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE MANAGER AND ANY REQUIRED DOCUMENTATION THAT MAY REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER. THE OWNER, THROUGH ITS ENGINEER, SHALL EXPRESSLY NOT PROVIDE ANY OF THE ABOVE REQUIREMENTS DESIGNATED BY OSHA'S EXCAVATION STANDARD.
15. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COST OF LAYING OUT ALL ITEMS OF THE WORK BASED ON CERTAIN HORIZONTAL CONTROL AND BENCHMARK SUPPLIED BY THE SURVEYOR OF RECORD. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
16. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, EQUIPMENT, PERMITS AND APPURTENANCES NECESSARY TO PROVIDE A COMPLETE PROJECT AS INDICATED ON THE PLANS AND IN THESE SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION IN ORDER TO PREPARE SITE FOR CONSTRUCTION.
18. ANY AND ALL DEMOLISHED TREES, STRUCTURES AND OTHER RUBBLE MATERIAL PERTAINING TO THIS PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR OFF-SITE AT HIS EXPENSE IN ACCORDANCE WITH ALL OF THE CITY/TOWN ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL ENVIRONMENTAL REGULATIONS.
19. ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
20. ALL STREET EXCAVATIONS SHALL BE COMPLETELY CLOSED AT THE END OF EACH WORKING DAY BY BACKFILLING OR COVERING WITH STEEL PLATES.
21. ALL MATERIALS AND METHODS ARE TO COMPLY WITH THE CITY/TOWN DPW STANDARDS OR MASSACHUSETTS DEPARTMENT OF TRANSPORTATION (MASSDOT) (WHERE APPLICABLE), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
22. PERMITS WILL BE REQUIRED BY CONTRACTOR WHEN WORKING WITHIN OR OCCUPYING PUBLIC WAY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED WORK PERMITS AND MAINTAINING A COPY OF ALL PERMITS IN A THREE RING BINDER OR PROJECT BOOK AND ON-SITE AT ALL TIMES.
23. BACKFILL WILL BE PLACED IN SUCCESSIVE LAYERS NOT MORE THAN TWELVE INCHES IN THICKNESS AND SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY DETERMINED BY STANDARD PROCTOR TEST (ASTM 698) FOR ALL APPLICABLE TYPES OF BACKFILL MATERIAL. NO FROZEN MATERIAL SHALL BE USED AS BACKFILL. IF IN THE OPINION OF THE ENGINEER OR THE DPW, THE EXCAVATED MATERIAL IS UNSUITABLE, THE ENTIRE MATERIAL FOR BACKFILLING SHALL CONSIST OF APPROVED GRAVEL OR APPROVED BORROW, AS DIRECTED. AFTER THOROUGH TAMPING AROUND AND BENEATH THE UTILITY, A SIX-INCH LAYER OF BACKFILL WILL BE THOROUGHLY COMPACTED AS FOLLOWS: IF DRY, SHALL BE WETTED AND THEN COMPACTED WITH MECHANICAL TAMPERS OR BY HAND TAMPERS HAVING A TAMPING FACE NOT EXCEEDING 25 SQUARE INCHES IN AREA. THE FINAL TWELVE INCHES OF FILLING WILL, IN ALL CASES, CONSIST OF APPROVED GRAVEL THOROUGHLY TAMPED.
24. CONTRACTOR SHALL PROVIDE FIELD COMPACTION VERIFICATION UTILIZING ASTM D5195-02, STANDARD TEST METHOD FOR DENSITY OF SOIL & ROCK IN-PLACE AT DEPTHS BELOW THE SURFACE BY NUCLEAR METHODS.
25. CONTRACTOR SHALL PROVIDE FIELD COMPACTION RESULTS TO ENGINEER WITHIN 24-HOURS PRIOR TO PLACEMENT OF INFRASTRUCTURE OR BITUMINOUS BINDER.
26. ALL FILL TO BRING PROPOSED ROADWAY UP TO THE SUB-GRADE LEVEL SHALL EXTEND PAST THE EDGE OF THE RIGHT-OF-WAY AT A 2:1 SLOPE. THIS IS TO PROVIDE ADEQUATE SUPPORT FOR THE RIGHT-OF-WAY.

LAYOUT NOTES

- 1. ALL CONSTRUCTION IN CITY/TOWN RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN STANDARD SPECIFICATIONS.
2. IN THE EVENT OF DISCREPANCIES BETWEEN LOCAL SPECIFICATIONS AND SITE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. SITE CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
4. ALL STRIPING, PAVEMENT MARKINGS, AND TRAFFIC SIGNAGE SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, UNLESS OTHERWISE NOTED ON THE PLANS.
5. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO: AASHTO, OSHA, EPA, DEP, MASSDOT, ETC. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL PERMITS AND SHALL PAY ALL PERMIT RELATED FEES. ALL NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF WORK.
6. ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE TO BE VERIFIED BY THE CONTRACTOR. IF FIELD CONDITIONS VARY SIGNIFICANTLY ENOUGH TO REQUIRE A CHANGE TO THE CONTRACT DOCUMENTS, THE PROJECT PROPONENT AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. THE SITE/GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONTACT THE OWNER AND ENGINEER SHOULD HE FIND ANY CONFLICT OR INCONSISTENCY BETWEEN THE WORK SHOWN ON THE DRAWINGS AND NORMAL ACCEPTED CONSTRUCTION PRACTICES, OR HE SHALL ASSUME RESPONSIBILITY FOR ALL CORRECTIONS.
8. ANY CORRECTIONS REQUIRED FOR REVISIONS TO THE CONTRACT DRAWINGS INITIATED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS WITHOUT PRIOR APPROVAL OF THE OWNER AND OR THE ENGINEER SHALL BE ACCOMPLISHED AT THE CONTRACTORS RISK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL & LEGAL DISPOSAL OF ALL MATERIAL NECESSARY TO PREPARE THE SITE FOR THE NEW CONSTRUCTION AS SHOWN ON THE SITE DRAWINGS.
10. REPAIR DAMAGED CITY/TOWN ROADS AND CURBS IN ACCORDANCE WITH MASSDOT AND/OR THE CITY/TOWN REGULATIONS.
11. CONTRACTOR SHALL SAWCUT PAVEMENT EDGE WHERE PAVEMENT TO REMAIN IS ADJACENT TO PAVEMENT TO BE REMOVED.
12. CONTRACTOR SHALL PREPARE SITE AS NECESSARY FOR CONSTRUCTION SHOWN ON THE PLANS.

EARTHWORK NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. STORM PIPE SHALL BE AS NOTED ON PLANS.
4. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
5. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES FRAMES AND GRATES ARE TO BE SET EQUAL TO FINISH GRADES, AND SHALL HAVE TRAFFIC BEARING RING & COVERS (H20).
10. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
12. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH THE SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET WITHIN A TOLERANCE OF 0.010 FT.
15. CONTRACTOR SHALL LEAVE GRADE BEHIND CURB IN ALL PLANTER AREAS A MINIMUM OF 4" LOW FOR THE PLACEMENT OF SUITABLE TOPSOIL OR PLANTING MIX.

SITE UTILITY NOTES

- GENERAL:
1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. TOPS OF EXISTING MANHOLES SHALL BE SET EQUAL TO FINISH GRADE. IN GRASSED LANDSCAPED AREAS WITH WATER TIGHT LIDS.
3. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
4. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
5. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
6. SITE/GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES AT THE CITY WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
7. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
8. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
9. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY LINES WITH APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
10. CONTRACTOR SHALL COMPLY WITH THE LATEST OSHA STANDARDS OR DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND MAINTENANCE OF ALL SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES WITH LOCAL COMPANIES TO AVOID CONFLICTS AND TO ASSURE THAT PROPER DEPTHS ARE ACHIEVED. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES FOR EXACT LOCATION AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.
12. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER DUE TO THE LACK OF AVAILABLE DOCUMENTATION. ALL UTILITIES, INCLUDING CURB BOXES, MAY NOT BE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL CALL THE "DIG SAFE CENTER" TO HAVE ALL UTILITIES MARKED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR DUE TO HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
14. DO NOT INTERRUPT EXISTING UTILITIES WITHOUT AUTHORIZATION FROM THE OWNER, OWNERS OF ADJACENT PROPERTIES, AND THE CORRESPONDING UTILITY OWNER. CONTRACTOR SHALL ARRANGE TO SHUT OFF UTILITIES, AS REQUIRED, WITH THE UTILITY OWNERS.
15. COORDINATE UTILITY TERMINATION WITH UTILITY OWNERS.

- SEWER:
1. SANITARY SEWER MAINS AND LATERALS SHALL BE PVC PIPE CONFORMING TO ASTM D 3034-SDR35. THE MINIMUM SIZE FOR SEWER MAINS SHALL BE 8", SEWER LATERALS SHALL BE 4" MIN.
2. ALL SANITARY SEWERS, SEWER FORCE MAINS, AND SEWER LATERALS SHALL BE INSTALLED IN FIRST-CLASS BEDDING AND IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS. SEWERS SHALL BE INSTALLED TO THE LINE AND GRADE INDICATED ON THE PLANS.
3. ONLY PRECAST CONCRETE MANHOLES OF A DESIGN APPROVED BY THE TOWN ENGINEER SHALL BE INSTALLED ON A SANITARY SEWER MAIN.
4. NO GROUNDWATER OR SURFACE WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER.
5. WHERE ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF ONE FOOT BELOW THE FLOWLINE OF THE SEWER AND THE PIPE LAID IN A PROPERLY COMPACTED GRANULAR MATERIAL APPROVED BY THE TOWN ENGINEER.
6. ONLY GRANULAR MATERIAL APPROVED BY THE TOWN ENGINEER SHALL BE USED AS BACKFILL IN ANY TRENCH EXCAVATION.

- WATER:
1. CONTRACTOR SHALL CONTACT THE CITY/TOWN WATER DEPARTMENT FOR SPECIFICATIONS AND MAKE OF VALVES, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER WATER LINE APPURTENANCES.
2. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL DPW SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM. CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY WATER DEPARTMENT.
3. ALL WATER MAIN SHALL BE DUCTILE IRON (D.I.), CLASS 52, AWWA C-151 (ANSI A21.40). D.I. PIPE SHALL BE DOUBLE CEMENT LINED WITH A SEAL COAT CONFORMING TO AWWA C-104 (ANSI A-21.4).
4. JOINTS FOR D.I. PIPE SHALL BE PUSH-ON OR OTHERWISE APPROVED, AWWA C151(ANSI A-21.51) WITH GASKETS CONFORMING TO AWWA C-111 (ANSI A-21.11) MAXIMUM LENGTH OF PIPE TO BE 20 L.F.
5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 53 WITH PRESSURE RATING OF 350 PSI AND MECHANICAL JOINTS CONFORMING TO AWWA C-151 (ANSI A21.51).
6. RETAINER GLANDS: RETAINER GLANDS SHALL BE DESIGNED TO IMPART MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASE ITS RESISTANCE AS THE PRESSURE INCREASES. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536-90. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARDNESS OF 370 BHN. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RETAINER GLAND. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARD MECHANICAL JOINT BELL AND TEE-HEADED BOLTS CONFORMING TO ANSI/AWWA A21.1 AND ANSI/AWWA 153/A21.5. THE RETAINER GLAND SHALL HAVE A WORKING PRESSURE OF 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH THE PIPE CLASS AND PIPE MANUFACTURER FOR ALL SIZES PROVIDED ON THE JOB. THE RETAINER GLAND SHALL BE MEGA-LUG AS MANUFACTURED EBAA IRON, INC., OR APPROVED EQUAL.
7. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED WITH A MINIMUM FIVE FEET OF COVER. WHEN CROSSING ABOVE OR BELOW WATER PIPELINES, A MINIMUM VERTICAL SEPARATION OF SIX INCHES SHALL BE PROVIDED. WHEN CROSSING SANITARY SEWERS, A MINIMUM OF 18" SHALL BE PROVIDED.

SITE UTILITY NOTES (CONTINUED)

- 8. THE INSTALLED WATER MAIN SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED BY CONTRACTOR IN ACCORDANCE WITH AWWA C-600 AND AWWA C-651 OR PER CITY/TOWN WATER DEPARTMENT STANDARDS.
9. DUCTILE IRON PIPES SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C-600.
10. ALL MECHANICAL JOINTS ARE TO BE RESTRAINED. FITTINGS SHALL BE RESTRAINED BY MECHANICAL JOINT RESTRAINTS. THE PIPE CONNECTED TO THE FITTING SHALL BE RESTRAINED PER THE MANUFACTURER'S SCHEDULE.
11. THE CONTRACTOR SHALL MARK THE LOCATION OF THE PROPOSED WATER MAIN AT LEAST 48 HOURS PRIOR TO EXCAVATING. EXCAVATION SHALL NOT PROCEED WITHOUT AUTHORIZATION BY THE ENGINEER.
12. ALL WATER MAINS, HYDRANT BRANCHES, AND SERVICES SHALL HAVE UTILITY WARNING TAPE. THE TAPE SHALL BE BURIED APPROXIMATELY 2 FEET BELOW FINISHED GRADE.
13. BACKFILL SHALL BE COMPACTED TO 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698. COMPACTION EQUIPMENT USED MUST BE SPECIFICALLY DESIGNED FOR COMPACTION. TAMPING WITH THE BACK OF THE BACK HOE BUCKET IS UNACCEPTABLE COMPACTION.
14. ALL WATER SERVICES SHALL BE 1" DIA. COPPER TUBING TYPE K, SOFT TEMPER CONFORMING TO ASTM B88 UNLESS OTHERWISE NOTED.
15. DEPRESS WATER MAIN UNDER EXISTING SERVICES AND HYDRANT BRANCHES TO MAINTAIN 5'-0" OF COVER.
16. ALL WATER MAINS SHALL BE LAID PER THE PLANS TO MAINTAIN THE MAXIMUM SEPARATION FROM EXISTING OR PROPOSED SANITARY SEWER. DISTANCE SHALL BE MEASURED EDGE TO EDGE.
17. IDENTIFY EACH PIPE LENGTH & FITTING CLEARLY WITH MANUFACTURE'S NAME & TRADEMARK. NOMINAL PIPE SIZE & MATERIAL DESIGNATION.
18. ALL WATER MAINS & SERVICE PIPES SHALL BE LAID IN A TRENCH SEPARATE FROM ANY OTHER UTILITY (GAS, ELECTRIC, TELEPHONE, ETC.) SHALL BE A MINIMUM NO LESS THAN FIVE (5) FEET FROM ANOTHER UTILITY.
19. ALL MATERIAL SHALL BE IN ACCORDANCE WITH CITY/TOWN WATER DEPARTMENT "RULES & REGULATIONS". ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY/TOWN WATER DEPARTMENT "SPECIFICATIONS". CITY/TOWN WATER DEPARTMENT STANDARDS SHALL TAKE PRECEDENCE OVER ANY REQUIREMENTS LISTED ABOVE.

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CONSTRUCTION NOTES O Lockhouse Road Westfield, MA Map 230 Parcel 18-1A



PREPARED FOR: Lockhouse Development, LLC c/o Mr. Joe Kelley 632 Westfield Street West Springfield, MA. 01089

Table with columns: ISSUANCE DATE: August 3, 2023; REVISIONS; DATE.

DRAFTED BY: R.E.L. UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted RLA PROJ. NUMBER: 220103

Table with columns: DRAWING#, REV. C-2 -

**LAYOUT NOTES**

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING SITE LAYOUT.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH SITE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SAID SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

**SIGNAGE AND PAVEMENT MARKING NOTES**

1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS AND SYMBOLS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
2. STOP BARS SHALL BE 12" WIDE (WHITE).
3. ALL PARKING STALL LINES SHALL BE 4" WIDE (WHITE).
4. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", MASSDOT, STATE BUILDING CODE AND ADA REQUIREMENTS, AND AS SHOWN ON THE PLANS & DETAILS.

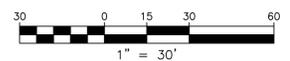
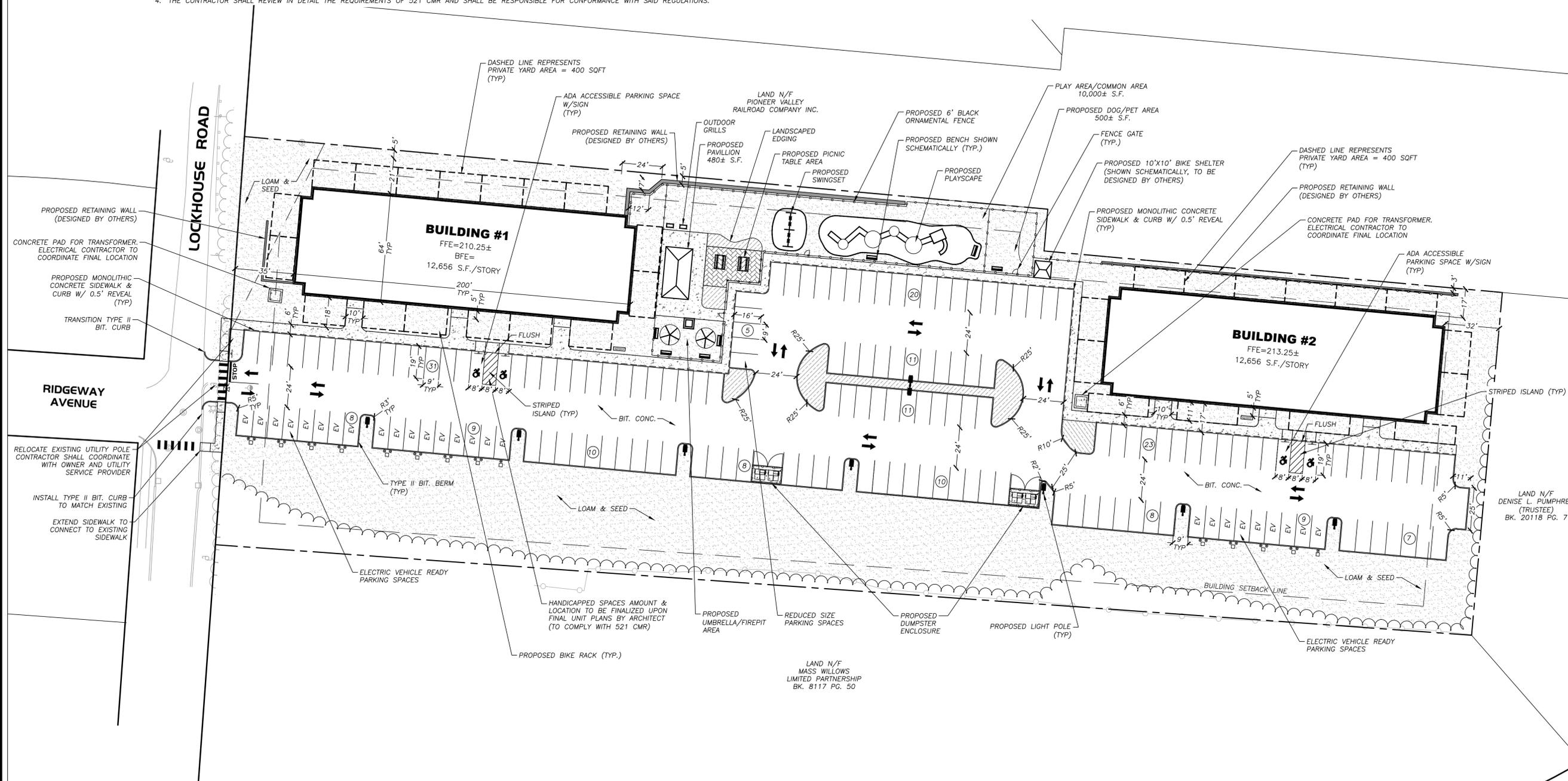
**ACCESSIBILITY NOTES**

1. ALL ACCESSIBLE ROUTES, TRANSITIONS, AND ACCESSIBLE PARKING/LOADING AREAS, INCLUDING ALL ENTRANCES TO BUILDING, SHALL ADHERE TO 521 CMR.
2. SHOULD THE ARCHITECT PROVIDE ADDITIONAL ENTRANCES OR MEANS OF EGRESS, ADDITIONAL ACCESSIBLE ROUTES MAY BE REQUIRED.
3. IT IS THE RESPONSIBILITY OF THE ARCHITECT AND CONTRACTOR TO NOTIFY THE ENGINEER AND LANDSCAPE ARCHITECT OF ANY CHANGES TO THE PROPOSED BUILDING THAT WOULD AFFECT THE ACCESSIBILITY REQUIREMENTS OF THE PROPOSED SITE.
4. THE CONTRACTOR SHALL REVIEW IN DETAIL THE REQUIREMENTS OF 521 CMR AND SHALL BE RESPONSIBLE FOR CONFORMANCE WITH SAID REGULATIONS.

**ZONING REVIEW - Residence C (RC)**

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA *	142,000 SF	164,657 SF
FRONTAGE *	80'	241 FT±
LOT WIDTH *	80 FT	241 FT±
FRONT YARD	25 FT	35 FT±
SIDE YARD	15 FT	17 FT±
REAR YARD	30 FT	32 FT±
HEIGHT (MAX)	35 FT (2.5 STORIES)	39 FT± (3 STORIES)
BUILDING COVERAGE (MAX) †	35%	15%±
PARKING SPACES **	165	169

\* SINGLE FAMILY/TWO FAMILY/MULTI-FAMILY  
 \*\* RESIDENCE C OFF-STREET PARKING REQUIREMENTS: TWO AND TWO-TENTHS (2.2) OFF STREET PARKING SPACES SHALL BE PROVIDED FOR EACH DWELLING UNIT  
 † RESIDENTIAL USE/MULTI-FAMILY



**LAYOUT & MATERIALS PLAN**

0 Lockhouse Road  
 Westfield, MA  
 Map 230 Parcel 18-1A



PREPARED FOR:  
 Lockhouse Development, LLC  
 c/o Mr. Joe Kelley  
 632 Westfield Street  
 West Springfield, MA, 01089

ISSUANCE DATE:	August 3, 2023
REVISIONS:	DATE:
A. Stormwater & City Comments	9/26/23
B. City Comments	10/3/23
C. City Comments	10/17/23

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SCALE: As Noted  
 RLA PROJ. NUMBER: 220103

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C-3	C

S:\Projects\2022\220103 - Kelley - 0 Lockhouse Rd, Westfield\Civil 3D\220103 - SITE.dwg

**SHORT-TERM EROSION CONTROL MAINTENANCE**

1. THE CONTRACTOR/OWNER/DEVELOPER TO BE AWARE THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AN ILLICIT DISCHARGE COMPLIANCE STATEMENT ARE REQUIRED PRIOR TO ANY LAND DISTURBANCE.
2. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
3. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFF-SITE SEDIMENTATION IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
5. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES OF PRECIPITATION DURING ANY 24-HOUR PERIOD, AND THE INSPECTION SHALL BE DOCUMENTED IN WRITING. DAMAGED OR INEFFECTIVE DEVICES SHALL BE REPAIRED OR REPLACED, AS NECESSARY.
6. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
7. SILT SHALL BE REMOVED FROM BEHIND BARRIERS IF GREATER THAN 6-INCHES DEEP OR AS NEEDED. SEDIMENT THAT IS COLLECTED IN STRUCTURES SHALL BE DISPOSED OF PROPERLY AND COVERED IF STORED ON-SITE.

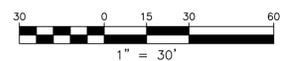
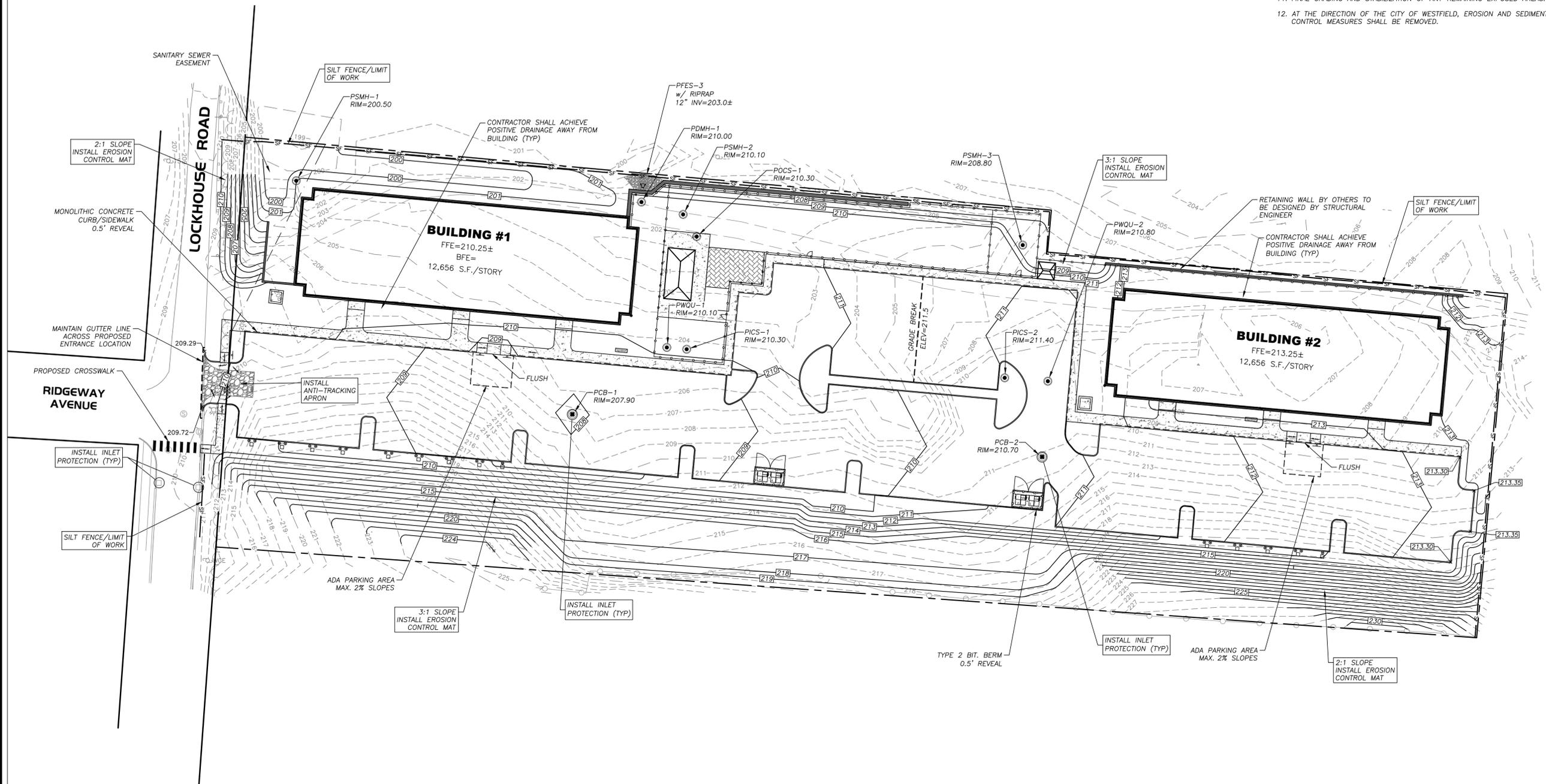
8. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
9. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
10. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES IN A GOOD, WORKING STATE OF REPAIR UNTIL THEIR USE IS NO LONGER WARRANTED. AT THAT TIME, THE EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF SO AS TO CAUSE NO OFF-SITE SILTATION.
11. INSPECT AND MAINTAIN CONSTRUCTION ENTRANCE STONE SUCH THAT SEDIMENT DOES NOT TRACK ONTO THE STREET. ANY SEDIMENT TRACKED ONTO THE STREET SHALL BE CLEANED DAILY.
12. AFTER CATCH BASINS HAVE BEEN CONSTRUCTED AND THE SITE HAS BEEN PAVED, THE CONTRACTOR SHALL PROTECT THE INLETS BY CONSTRUCTING INLET PROTECTION AS SHOWN ON THE PLANS. INLET PROTECTION TO REMAIN IN PLACE AND MAINTAINED UNTIL DISTURBED AREAS HAVE BEEN STABILIZED, LOAMED AND SEEDDED.
13. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN SUBSTANTIALLY STABILIZED. AFTER REMOVAL OF MEASURES, DISTURBED AREAS SHALL BE REGRADED AND STABILIZED AS NECESSARY.
14. THIS PLAN IS PROVIDED AS A BASIS FOR THE INITIAL SEDIMENTATION AND EROSION CONTROL MEASURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO UPDATE AND EXPAND THIS PLAN AS SITE CONDITIONS DICTATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT THE OCCURRENCE OF SILTATION TO WETLAND RESOURCE AREAS AND THE MOVEMENT OF SEDIMENT BEYOND THE SITE BOUNDARIES.

**GRADING & DRAINAGE NOTES**

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH GRADING AND DRAINAGE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
4. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
5. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R LEVESQUE ASSOCIATES, INC. (RLA) TO CONDUCT A POST-CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLA WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
6. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE CITY DEPARTMENT SPECIFICATIONS.

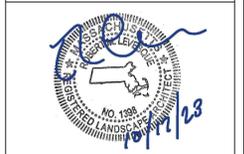
**CONSTRUCTION SEQUENCE**

1. CONTACT THE CITY OF WESTFIELD AT LEAST FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, OR EARTHWORK ACTIVITY ON THIS PROJECT.
2. CONSTRUCT ANTI-TRACKING PAD AT ENTRANCE (AS REQUIRED) AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
3. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
4. UPON COMPLETION OF EROSION CONTROL MEASURES, CLEARING AND GRUBBING AND EARTHWORK MAY COMMENCE.
5. CLEAR AND GRUB SITE. STOCKPILE ANY CHIPPING OR TOPSOIL MATERIAL TO REMAIN ON SITE FOR LONGER THAN 14 DAYS AND INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
6. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
7. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
8. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
9. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
10. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
11. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
12. AT THE DIRECTION OF THE CITY OF WESTFIELD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.



**RLA**  
**R LEVESQUE ASSOCIATES**  
 Landscape Architects  
 Civil Engineers - Land Surveyors  
 Environmental Consultants  
 ph: 413.568.0985 fax: 413.568.0986  
 40 School Street  
 Westfield, MA 01085  
 rland.com

**GRADING, EROSION & SEDIMENTATION CONTROL PLAN**  
 0 Lockhouse Road  
 Westfield, MA  
 Map 230 Parcel 18-1A



PREPARED FOR:  
 Lockhouse Development, LLC  
 c/o Mr. Joe Kelley  
 632 Westfield Street  
 West Springfield, MA, 01089

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<b>C-4</b>	<b>C</b>

**CONSTRUCTION NOTES**

1. THE CONTRACTOR/OWNER/DEVELOPER TO BE AWARE THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AN ILLICIT DISCHARGE COMPLIANCE STATEMENT ARE REQUIRED PRIOR TO ANY LAND DISTURBANCE.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL FIELD LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO NOTIFY DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION ACCORDING TO MA GENERAL LAWS.
4. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
5. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND CITY/TOWN ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
9. CALCIUM CHLORIDE/WATER FOR DUST CONTROL TO BE AVAILABLE AT ALL TIMES.
10. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
11. ALL CONSTRUCTION METHODS TO CONFORM TO EAST LONGMEADOW PLANNING BOARD REGULATIONS AND DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
12. WESTFIELD DEPARTMENT OF PUBLIC WORKS APPROVAL IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL AS OTHER APPROVALS MAY BE NECESSARY, I.E. TOWN ENGINEER, CONSERVATION, FIRE DEPARTMENT, WATER DEPARTMENT, ETC.
13. ALL CATCH BASINS TO HAVE 48" SEALED SUMPS AND HOODS.
14. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

**UTILITY NOTES**

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH GRADING AND DRAINAGE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SPECIFICATIONS WITH THE PROJECT PROPONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
4. UTILITY CONNECTIONS (ELECTRICAL) SHOWN HEREON ARE SCHEMATIC IN NATURE TO DEPICT CONNECTION OF SAID UTILITIES TO THE SUBJECT BUILDING(S). THE RESPECTIVE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE RELEVANT UTILITY.
5. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
6. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R LEVESQUE ASSOCIATES, INC. (RLA) TO CONDUCT A POST-CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLA WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
7. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE WESTFIELD DEPARTMENT SPECIFICATIONS.

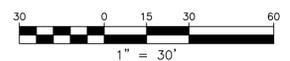
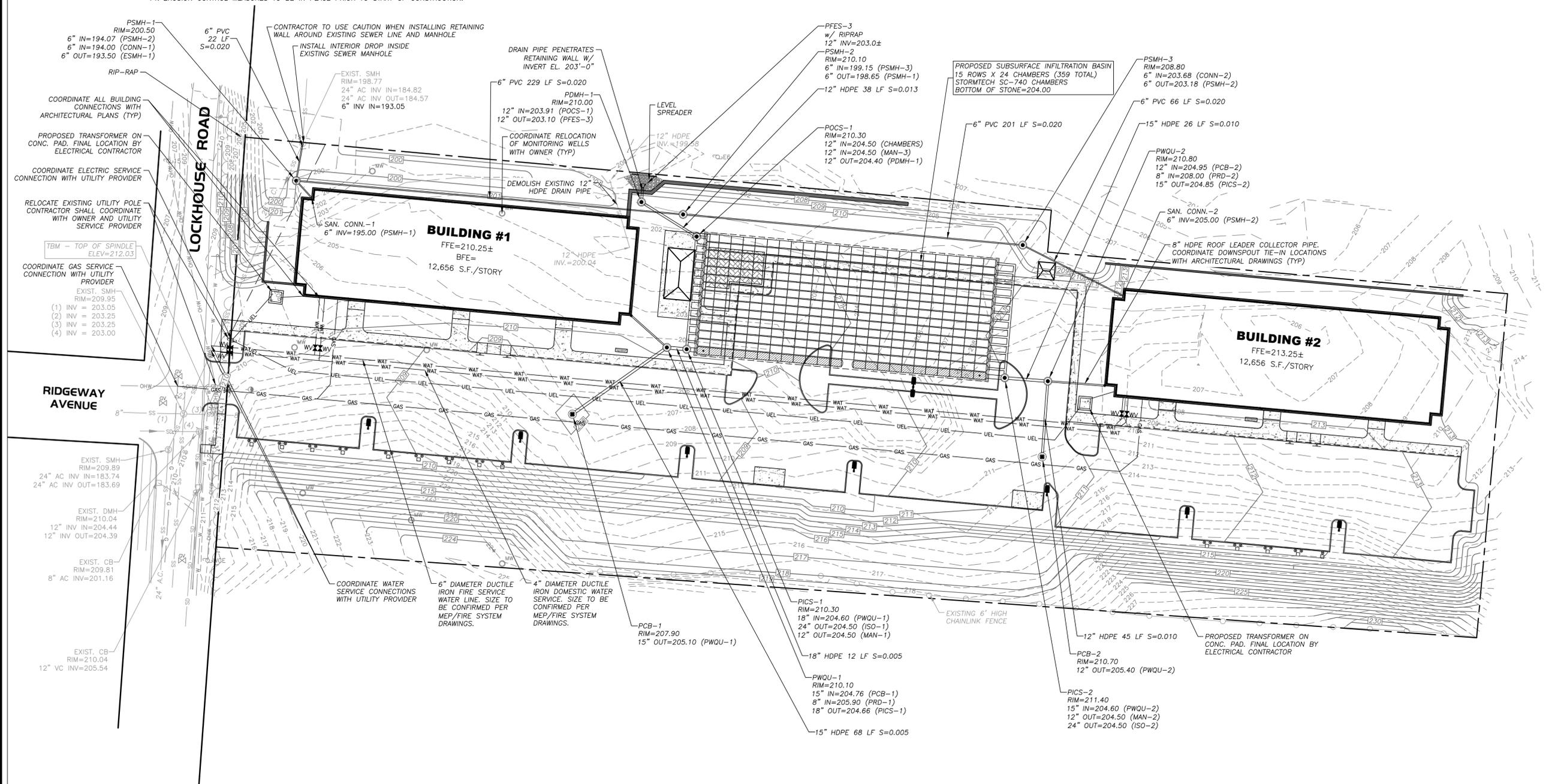
**SUBSURFACE INFILTRATION BASIN CONSTRUCTION NOTE:**

A MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER OR LICENSED SOIL EVALUATOR SHALL INSPECT THE CONSTRUCTION OF THE SUBSURFACE BASIN AT THE MILESTONES LISTED BELOW. THE CONTRACTOR SHALL GIVE NOTICE OF 24 HOURS OR MORE FOR INSPECTION PURPOSES:

1. EXCAVATION OF THE INFILTRATION AREA
2. INSTALLATION OF THE STONE & CHAMBERS PRIOR TO BACKFILL
3. BACKFILL OF INFILTRATION SYSTEM PRIOR TO COVERING WITH FILL

**ROOF LEADER NOTE**

1. ALL ROOF RUNOFF MUST DISCHARGE TO THE STORMWATER MANAGEMENT SYSTEM AS SHOWN.
2. CONTRACTOR SHALL CONTACT RLA IF ALTERNATIVE/ADDITIONAL ROUTING IS REQUIRED OR IF UNEXPECTED CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION.



**DRAINAGE & UTILITIES PLAN**

O Lockhouse Road  
Westfield, MA  
Map 230 Parcel 18-1A



PREPARED FOR:  
Lockhouse Development, LLC  
c/o Mr. Joe Kelley  
632 Westfield Street  
West Springfield, MA, 01089

ISSUANCE DATE:	August 3, 2023
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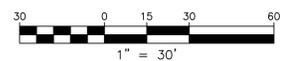
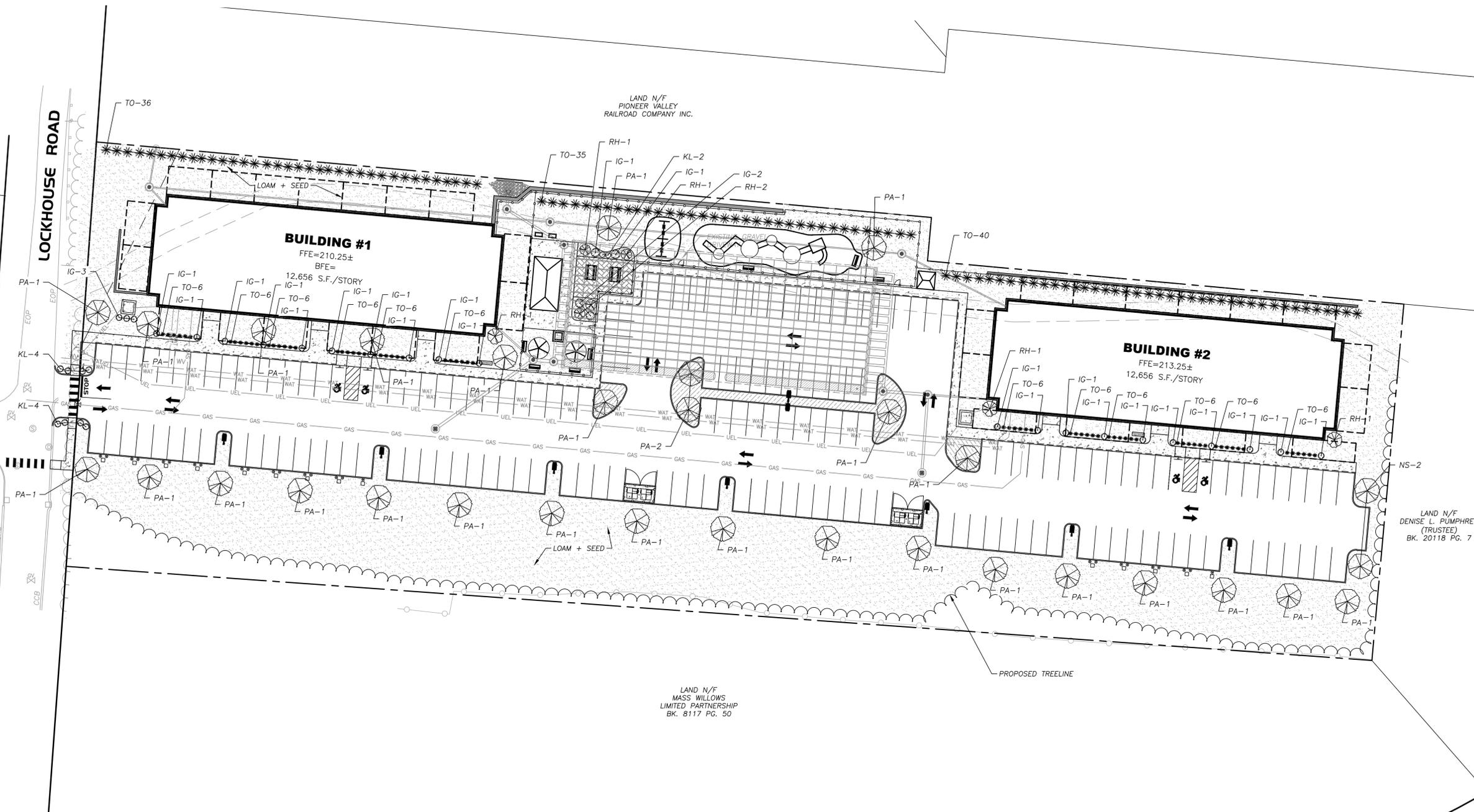
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DRAWING#	REV.
C-5	C

PLANT LIST				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
RH	7	PJM RHODODENDRON	RHODODENDRON	5 GALLON
PA	31	PLATANUS ACERIFOLIA	LONDON PLANETREE	2-2.5" CAL.
NS	2	NYSSA SYLVATICA	BLACK TUPELO	2-2.5" CAL.
TO	183	THUJA OCCIDENTALIS 'NIGRA'	ARBORVITAE 'DARK AMERICAN'	6' HT.
IG	28	ILEX GLABRA 'COMPACTA'	INKBERRY	2'-3' HT. (> 5 GAL CONTAINER)
KL	8	KALMIA LATIFOLIA	MOUNTAIN LAUREL	2'-3' HT. (> 5 GAL CONTAINER)
	-	LAWN AREA (MIN. 4" LOAM & SEED)		RATE PER SUPPLIER REC.

**LANDSCAPE NOTES**

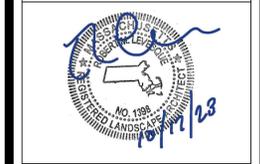
- SITE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPING.
- IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS-REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE LANDSCAPE INFORMATION SHOWN HEREON.
- ALL SITE PLANTINGS ARE TO MEET OR EXCEED THE MINIMUM SPECIFICATIONS DETAILED IN THE AFOREMENTIONED NOTES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SPECIFICATIONS FOR EACH INDIVIDUAL PLANTING AND SOURCE IT APPROPRIATELY.
- PRIOR TO SUBMITTING THEIR BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND SAID SPECIFICATIONS WITH THE PROJECT PROPONENT, LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
- LANDSCAPE CONTRACTOR SHALL HAVE EXCAVATING CONTRACTOR, "DIGSAFE", AND ANY APPLICABLE NON-[DIGSAFE] MEMBER UTILITIES MARK ALL UNDERGROUND UTILITIES AND PRIOR TO ANY PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT AND PROJECT PROPONENT IF ANY CONFLICTS ARISE AND STOP ALL WORK UNTIL CONFLICT IS RESOLVED.



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**RLA**  
**R LEVESQUE ASSOCIATES INC.**  
 Landscape Architects  
 Civil Engineers - Land Surveyors  
 Environmental Consultants  
 ph: 413.568.0985 fax: 413.568.0986  
 40 School Street  
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 rland.com

**SITE LANDSCAPING PLAN**  
 0 Lockhouse Road  
 Westfield, MA  
 Map 230 Parcel 18-1A



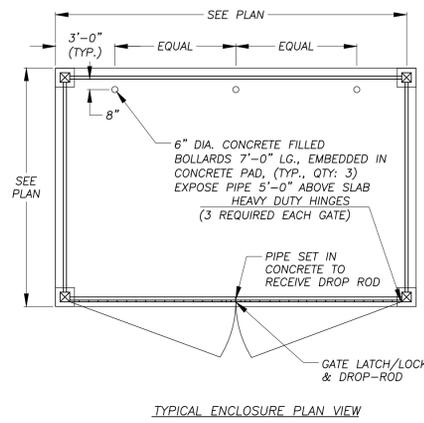
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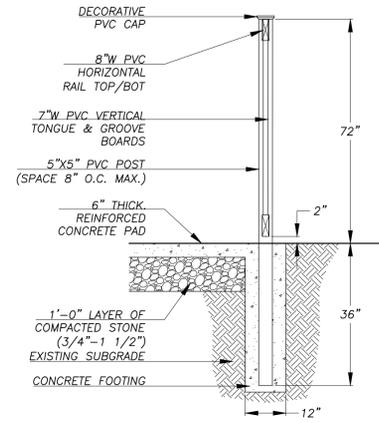
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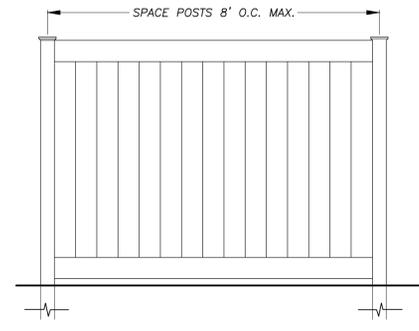




TYPICAL ENCLOSURE PLAN VIEW



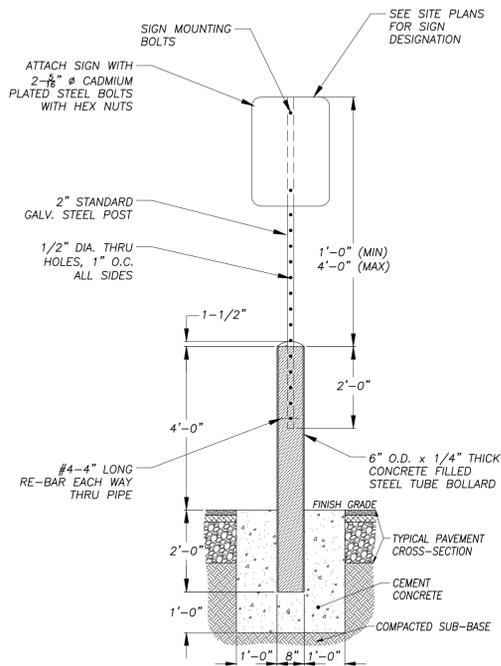
TYPICAL ENCLOSURE DUMPSTER SECTION



TYPICAL DUMPSTER ENCLOSURE ELEVATION

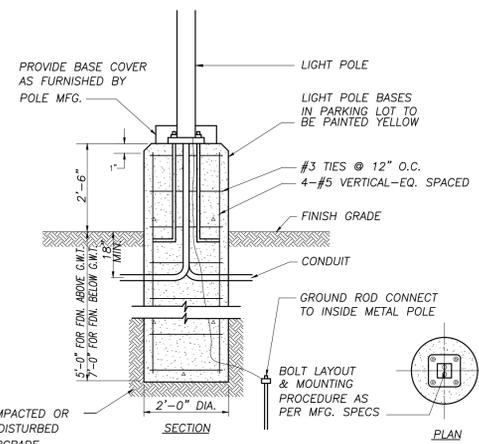
**DUMPSTER ENCLOSURE**

NO SCALE



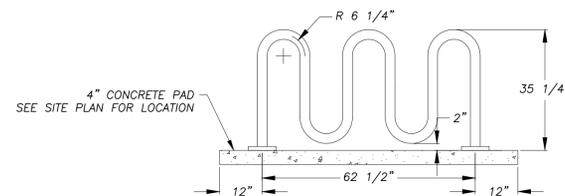
**STEEL BOLLARD WITH SIGN DETAIL**

NO SCALE



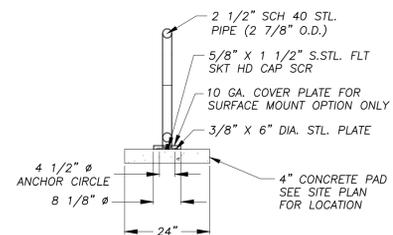
**LIGHT POLE INSTALLATION DETAIL**

NO SCALE



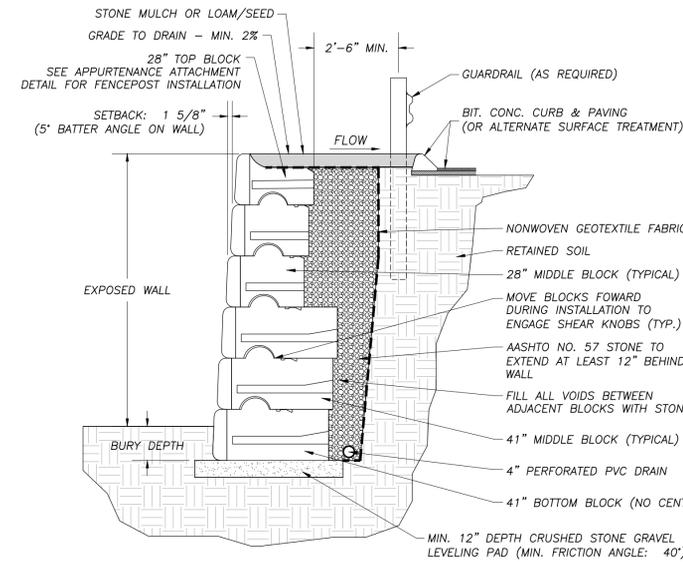
**BIKE RACK**

NO SCALE



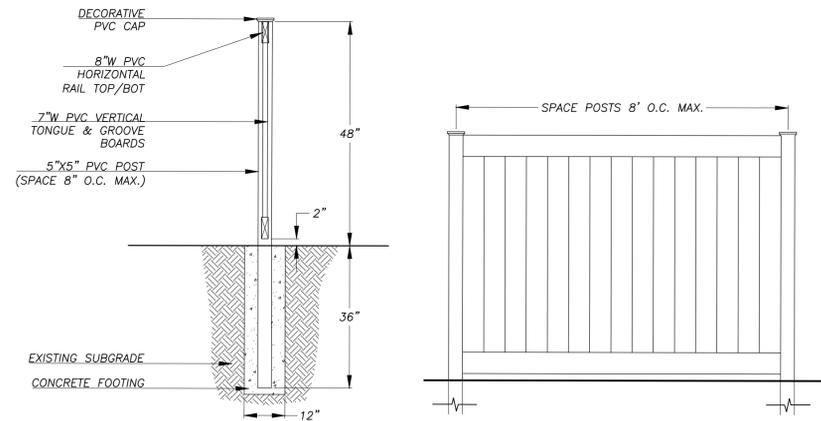
**NOTES:**

1. REFER TO SITE PLAN FOR EXACT LOCATION.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ALL EXPOSED METAL TO BE COATED WITH ZINC RICH EPOXY THEN FINISHED WITH POLYESTER POWDER COATING.
4. DO NOT SCALE DRAWINGS.
5. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS.
6. BIKE RACK TO BE MANUFACTURED BY DUMOR MODEL 125-30.



**TYPICAL SECTION - SEGMENTAL PRECAST CONCRETE RETAINING WALL**

NO SCALE



**TYPICAL STOCKADE FENCE**

NO SCALE

**NOTES:**

1. THIS DETAIL HAS BEEN PROVIDED FOR REFERENCE PURPOSES ONLY. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL PROVIDE FULL CONSTRUCTION DETAILS AND WALL PROFILE STAMPED BY A PROFESSIONAL ENGINEER FOR CITY/RLA APPROVAL.
2. THE INFORMATION SHOWN HEREON IS INTENDED TO CONVEY INFORMATION RELATED TO THE ANTICIPATED GRAVITY RETAINING WALL CONSTRUCTION UTILIZING THE SPECIFIED PRODUCT FOR BIDDING PURPOSES. GEOGRID REINFORCEMENTS, CONCRETE FOOTINGS, AND OTHER SEVERE-DUTY ELEMENTS MAY BE REQUIRED DUE TO EXISTING SOILS, LOADING, WALL HEIGHT, ETC. AT THE PROPOSED SITE.
3. FINAL WALL DETAILS MUST ADDRESS BOTH INTERNAL AND EXTERNAL DRAINAGE, DRAINAGE CONNECTIONS, AND ANY NECESSARY ACCOMMODATION FOR UTILITY CROSSINGS.
4. FINAL WALL DESIGN AND INSTALLATION SHALL CONFORM, AT A MINIMUM, TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT FOUND BOUND INTO THE PROJECT SPECIFICATIONS.

DETAIL & PRODUCT SOURCE:  
REDI-ROCK INTERNATIONAL  
www.redi-rock.com



**R LEVESQUE ASSOCIATES INC.**

Landscape Architects  
Civil Engineers - Land Surveyors  
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street  
Westfield, MA 01085

rlaland.com

**DETAILS**

**O Lockhouse Road  
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Map 230 Parcel 18-1A**



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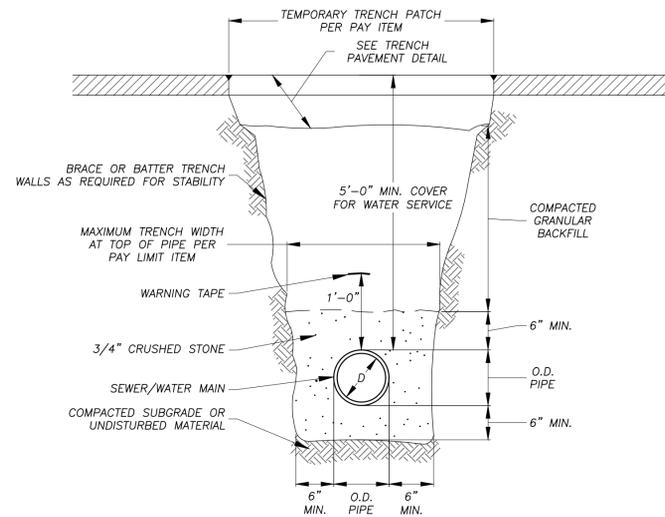
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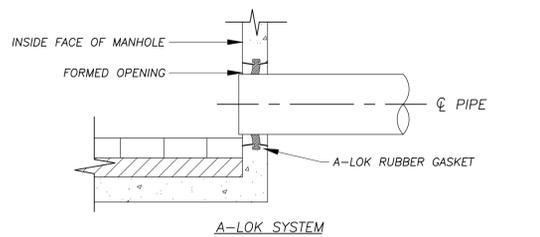
DRAWING#	REV.
D-2	A



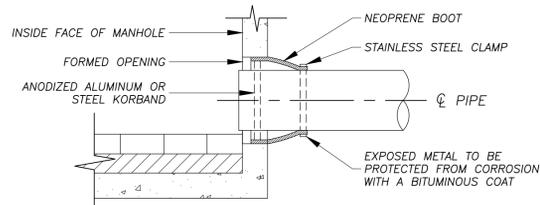
**TYPICAL PIPE TRENCH DETAIL (SEWER & WATER PIPE)**  
NO SCALE

**TRENCH NOTES**

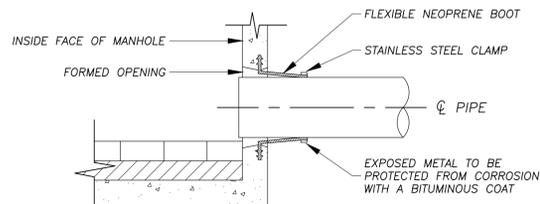
- TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.
- PROVIDE AT LEAST ONE IMPERVIOUS DAM IN CRUSHED STONE BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FT., WHICHEVER IS LESS.
- COMPACT ALL BACKFILL MATERIAL TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
- PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS.
- THE INSTALLATION OF PVC SEWER PIPE SHALL CONFORM TO ASTM STANDARD D-2321.
- AT LOCATIONS WHERE NEW SEWER CROSSES AN EXISTING WATER MAIN, SUPPORT PIPE THROUGH CONSTRUCTION AND BACKFILL TRENCH WITH FLOWABLE FILL. CONTRACTOR SHALL LOCATE NEW SEWER JOINTS AS FAR AWAY FROM CROSSING OF NEW SEWER AND EXISTING WATER MAIN AS POSSIBLE.
- DUCTILE IRON WATER MAIN PIPING TO BE PROTECTED WITH POLYETHYLENE ENCASEMENT.
- BRACING AND SHEETING OR OTHER TRENCH PROTECTION TO BE PROVIDED TO MEET APPLICABLE O.S.H.A. SAFETY REGULATIONS. ALL SUCH TRENCH PROTECTION TO BE RESPONSIBILITY OF CONTRACTOR



**A-LOK SYSTEM**



**KOR-N-SEAL BOOT**



**FLEXIBLE SLEEVE**

**PIPE CONNECTION DETAILS**

NO SCALE

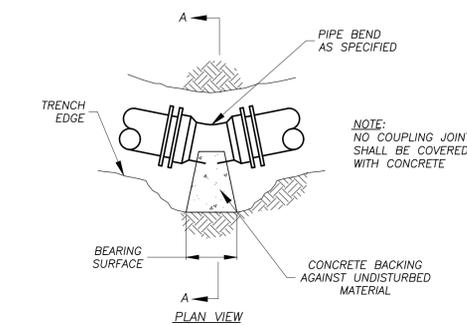
PIPE RESTRAINT SCHEDULE FOR GROUND BURIED PRESSURE PIPES									
DEFLECT. ANGLE	LENGTH OF RESTRAINT REQ'D (FEET)								
	2 1/2°	3 3/4°	45°	5 5/8°	6 7/8°	7 7/8°	90° OR TEE	45°	90° OR TEE
6"	3	6	11	16	23	29	37	2.0	5.0
8"	4	8	15	22	31	41	50	3	9.0
10"	5	11	18	28	38	49	61	4.0	14.0
12"	6	13	22	33	45	59	73	6.0	20.0
14"	7	14	25	37	52	68	84	8.0	28.0
16"	8	16	28	42	59	77	95	11.0	36.0
18"	8	18	31	47	66	86	107	14.0	46.0
20"	9	20	35	53	73	95	118	17.0	57.0
24"	11	23	40	61	85	111	138	24.0	81.0
30"	13	29	50	75	105	136	170	37.0	127.0
36"	15	34	59	88	123	160	199	54.0	183.0
42"	17	39	67	101	141	184	223	73.0	250.0
48"	19	43	75	113	157	206	255	96.0	326.0

- THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE + WATER HAMMER). FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY.
- IN EACH DIRECTION FROM POINT OF DEFLECTION EXCEPT FOR TEE AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE TEE STEM.
- IF TIE RODS ARE USED, USE 4 RODS MINIMUM AND ADD 1/8" TO BAR DIA AS CORROSION ALLOWANCE.

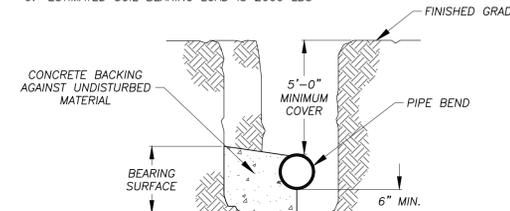
PIPE SIZE (INCHES)	MINIMUM AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET		
	SOIL BEARING 1,000 LBS./SQ. FT.	2,000 LBS./SQ. FT.	4,000 LBS./SQ. FT.
<b>DEAD END, TEE OR HYDRANT</b>			
4 OR LESS	6	3	2
6	11	6	3
8	20	10	5
12	34	17	9
16	60	30	15
<b>1/4 BEND - 90°</b>			
4	8	4	2
6	16	8	4
8	28	14	7
12	56	28	14
16	100	50	25
<b>1/8 BEND - 45°</b>			
4	4	2	1
6	9	4	2
8	14	7	4
12	32	16	8
16	60	30	15
<b>1/16 BEND - 22 1/2° OR LESS</b>			
4	2	1	1
6	4	2	1
8	8	4	2
12	15	8	4
16	30	15	8

NOTES: THRUST BLOCKS

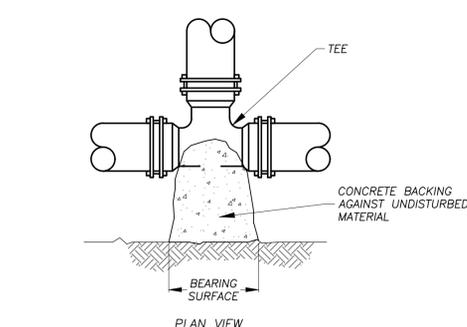
- FIGURES BASED ON 300 PSI OPERATING PLUS SURGE PRESSURE
- CONCRETE SHALL NOT BE DUMPED OVER THE FITTING. THE BLOCK MUST BE FORMED
- RETAINING RODS OR RESTRAINED JOINT PIPE AS APPROVED BY THE ENGINEER MAY BE USED IN PLACE OF THRUST BLOCKS
- PLACE 15 LB ROOF FELT BETWEEN PIPE AND CONCRETE
- CONCRETE SHALL NOT COVER PIPE JOINTS
- ALL BENDS, TEES, HYDRANTS AND DEAD ENDS SHALL BE BRACED WITH CONCRETE THRUST BLOCKS OR SUITABLE RESTRAINING DEVICES
- BEARING AREA IS AREA OF CONCRETE IN CONTACT WITH WALL OF TRENCH = H x L
- HEIGHT (H) AND LENGTH (L) AS REQUIRED TO OBTAIN AREA IN TABLE. LENGTH TO BE 2 TIMES HEIGHT
- ESTIMATED SOIL BEARING LOAD IS 2000 LBS



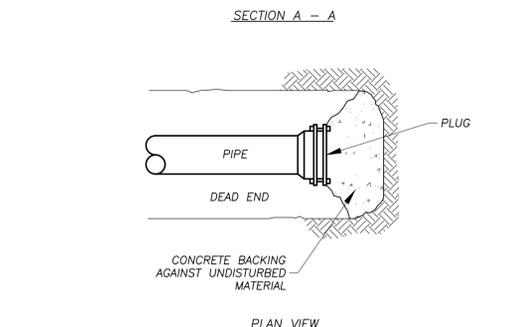
**PLAN VIEW**



**SECTION A - A**



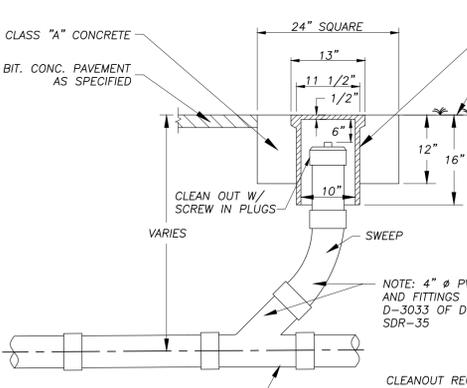
**PLAN VIEW**



**PLAN VIEW**

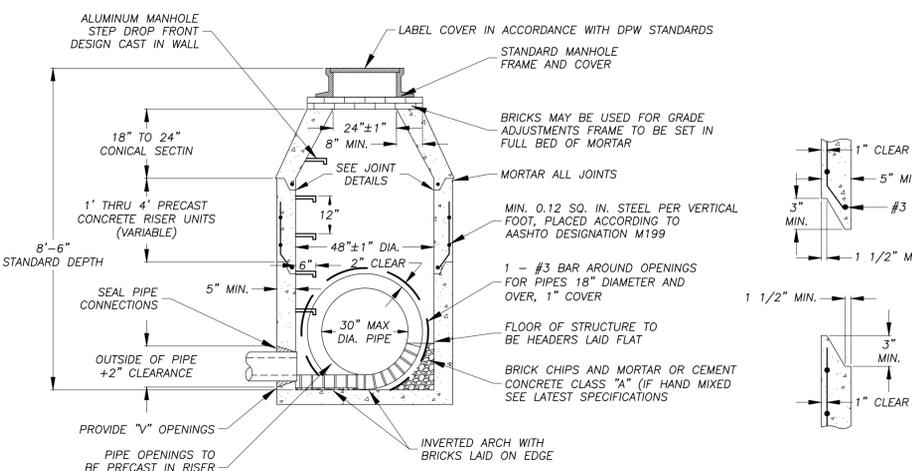
**WATER MAIN - HORIZONTAL THRUST BLOCK DETAILS**

NO SCALE



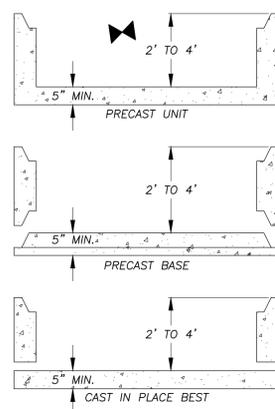
**TYPICAL SANITARY CLEANOUT**

NO SCALE



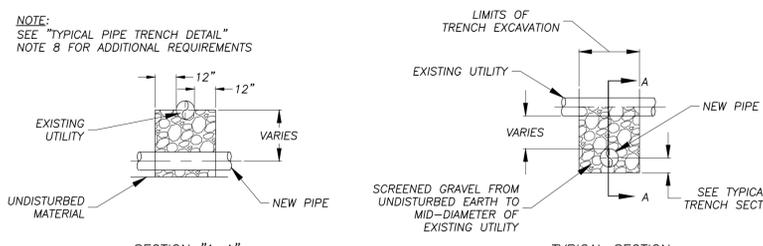
**PRECAST CONCRETE SEWER MANHOLE**

NO SCALE



**JOINT DETAILS**

**BASE DETAILS**



**SECTION 'A-A'**

**TYPICAL SECTION**

**UTILITY CROSSING DETAIL**

NO SCALE

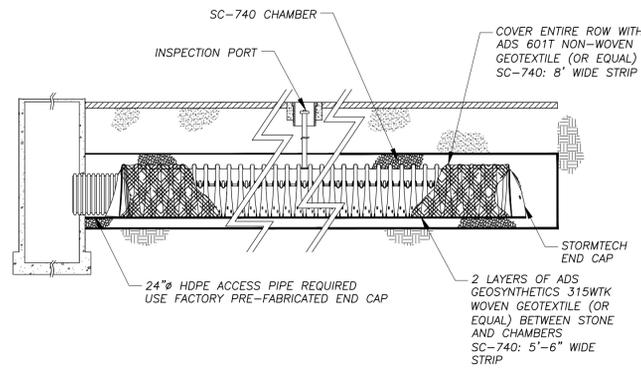
**RLA**  
**R LEVESQUE ASSOCIATES INC.**  
Landscape Architects  
Civil Engineers - Land Surveyors  
Environmental Consultants  
ph: 413.568.0985 fax: 413.568.0986  
40 School Street  
Westfield, MA 01085  
rlaland.com

**DETAILS**  
**O Lockhouse Road**  
**Westfield, MA**  
**Map 230 Parcel 18-1A**

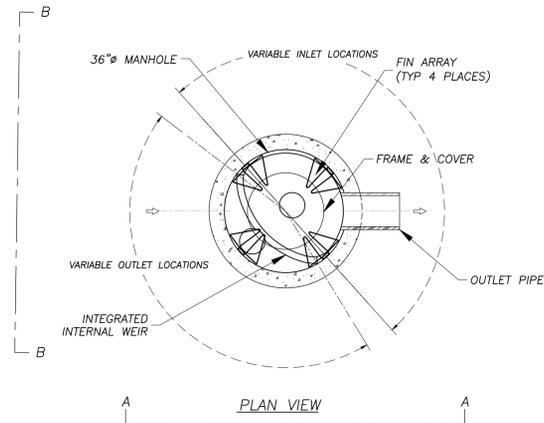
PREPARED FOR:  
Lockhouse Development, LLC  
c/o Mr. Joe Kelley  
632 Westfield Street  
West Springfield, MA. 01089

ISSUANCE DATE: August 3, 2023  
REVISIONS: DATE:  
DRAFTED BY: R.E.L.  
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW  
SCALE: As Noted  
RLA PROJ. NUMBER: 220103  
DRAWING# REV.  
**D-3**

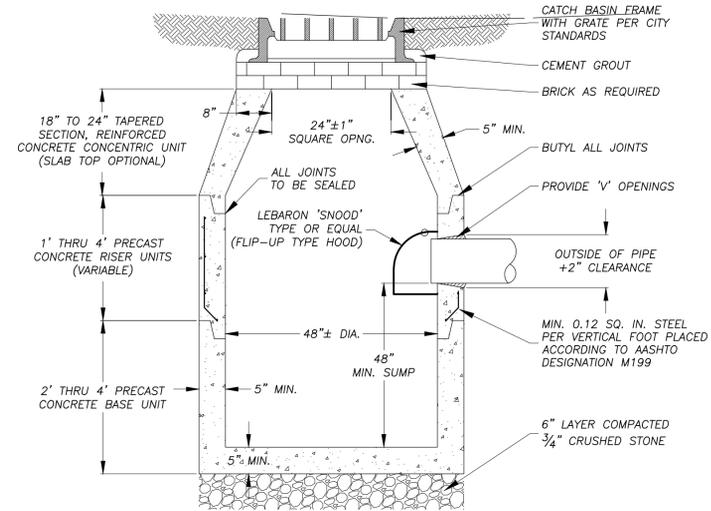
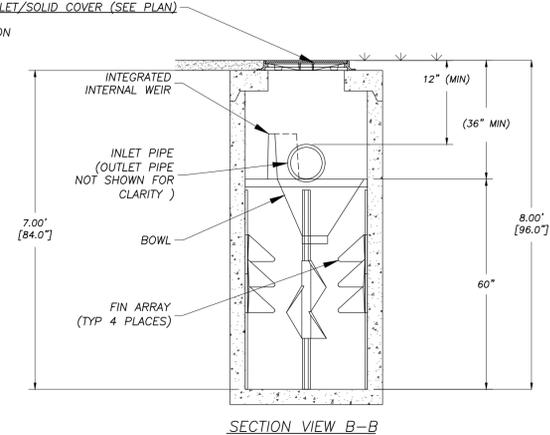
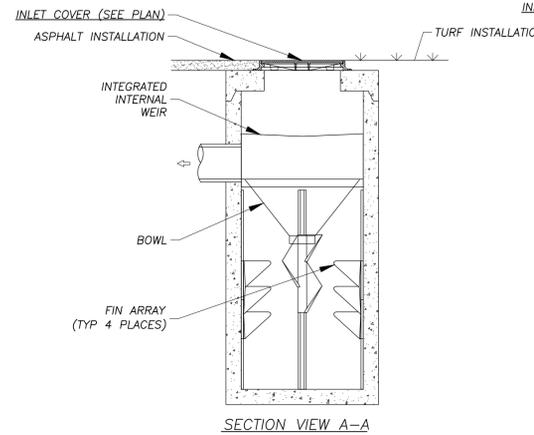
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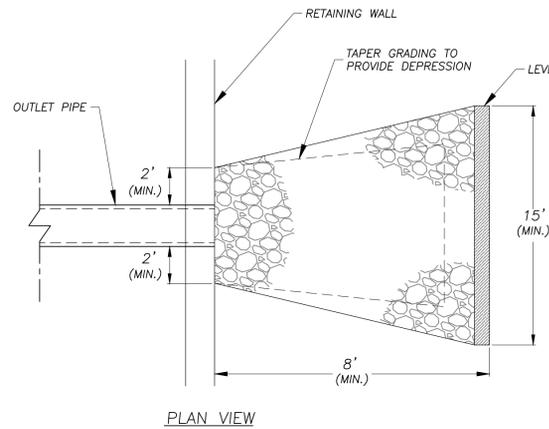
**STORMTECH SC-740 ISOLATOR ROW DETAIL**  
NO SCALE



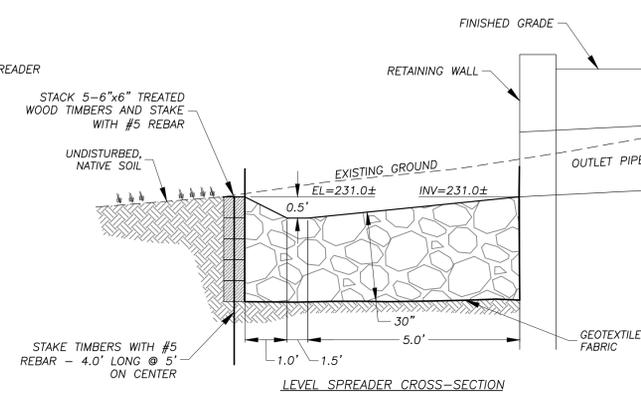
**WATER QUALITY UNIT - BARRACUDA MAX S3 (PWQU-1 & PWQU-2)**  
NO SCALE



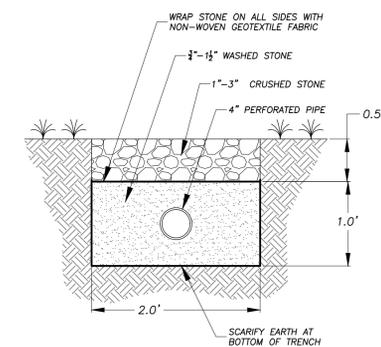
**STANDARD PRECAST CONCRETE CATCH BASIN**  
NO SCALE



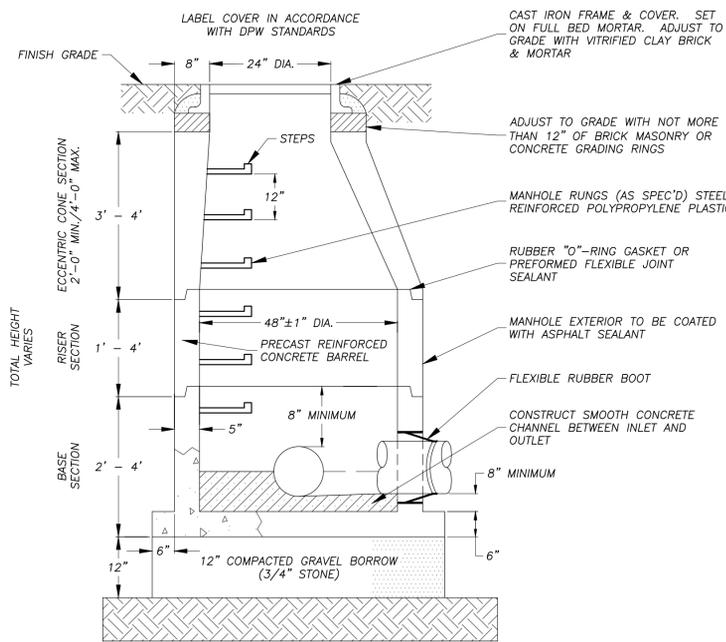
**RETAINING WALL PENETRATION OUTLET PROTECTION WITH LEVEL SPREADER**  
NO SCALE



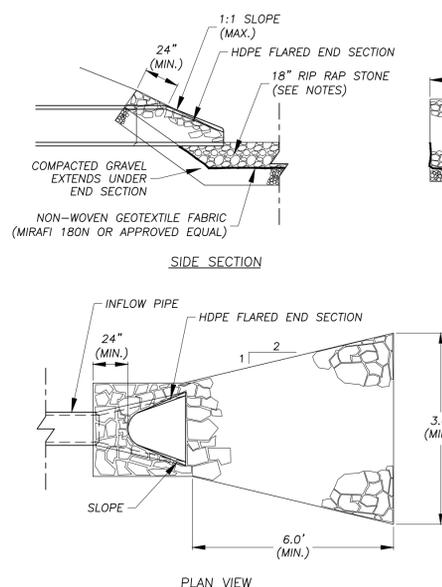
- NOTES**
- 1.) TO ENSURE UNIFORM SHEET FLOW, LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL.
  - 2.) CONSTRUCTION OF LEVEL SPREADER SHALL BE FROM UPHILL SIDE ONLY. LEVEL LIP AND AREA BELOW SPREADER SHALL BE AT EXISTING GRADES AND UNDISTURBED BY EARTHWORK OR EQUIPMENT.
  - 3.) CONSTRUCT SPREADER WITH LIP AT EXISTING GRADE AS SPECIFIED.
  - 4.) DOWNGRADIENT RECEIVING AREA MUST BE NATURALLY WELL VEGETATED.
  - 5.) STONE RIPRAP SHALL NOT BE LESS THAN 200 POUNDS NOR MORE THAN 250 POUNDS WITH AN AVERAGE DIAMETER OF 18".



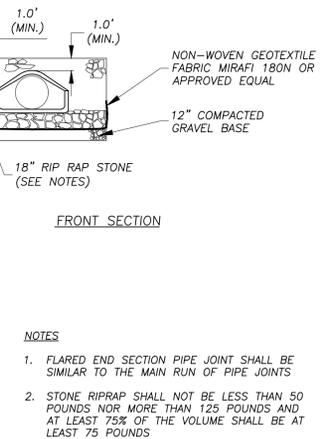
**UNDERDRAIN DETAIL**  
NO SCALE



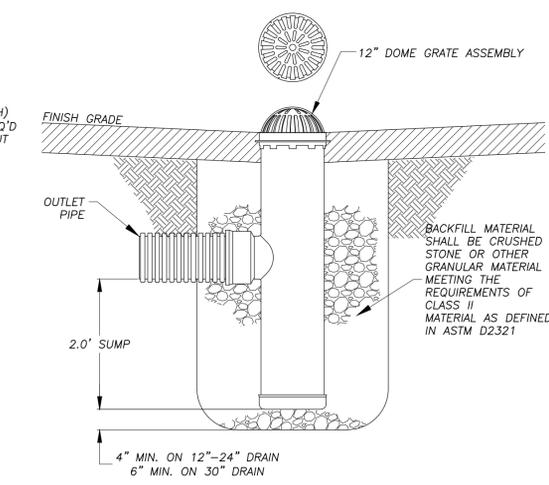
**STANDARD DRAINAGE MANHOLE DETAIL**  
NO SCALE



**STANDARD RIP RAP PIPE OUTLET**  
NO SCALE



**DOWNSPOUT COLLECTOR DETAIL**  
NO SCALE



**ADS NYLOPLAST YARD DRAIN BASIN**  
NO SCALE

**RLA**  
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**ISSUANCE DATE:** August 3, 2023

REVISIONS:	DATE:
A. Stormwater & City Comments	9/26/23

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**SCALE:** As Noted  
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