

Site Plan for

20-22 Amherst Rd.

Pelham, Massachusetts Notice of Intent Submission

Prepared For:

Home City Development, Inc.
261 Oak Grove Avenue
Springfield, Massachusetts 01109

Prepared By:



Landscape Architecture
Civil Engineering
Planning
Land Surveying

4 Allen Place Northampton
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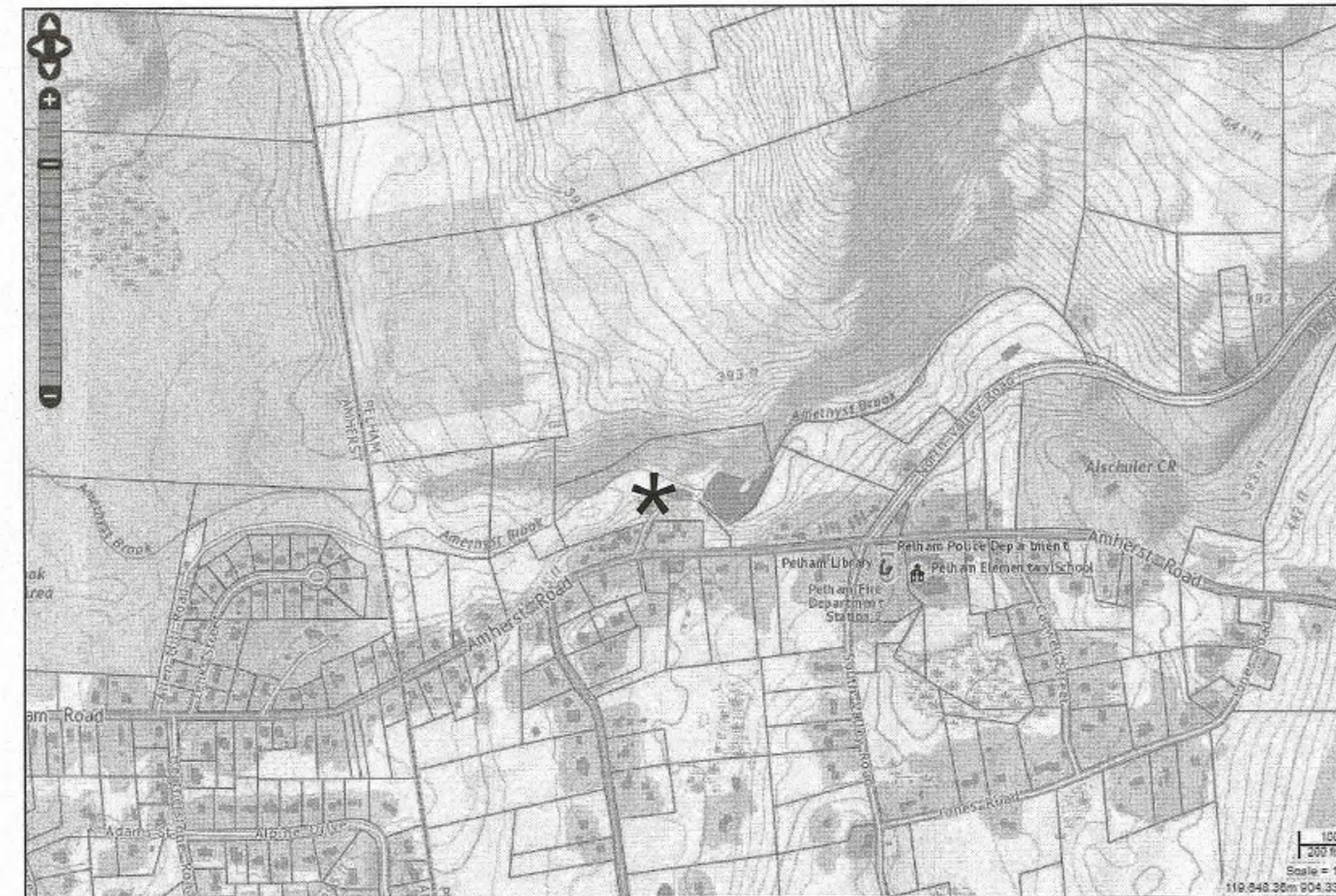
Architect:

Architecture EL
Environment Life Inc.
264 North Main Street, Suite 2
E. Longmeadow, MA 01028

Date:

December 21, 2020

Sheet Index



Locus Map

	COVER
LC-100	EXISTING CONDITIONS PLAN
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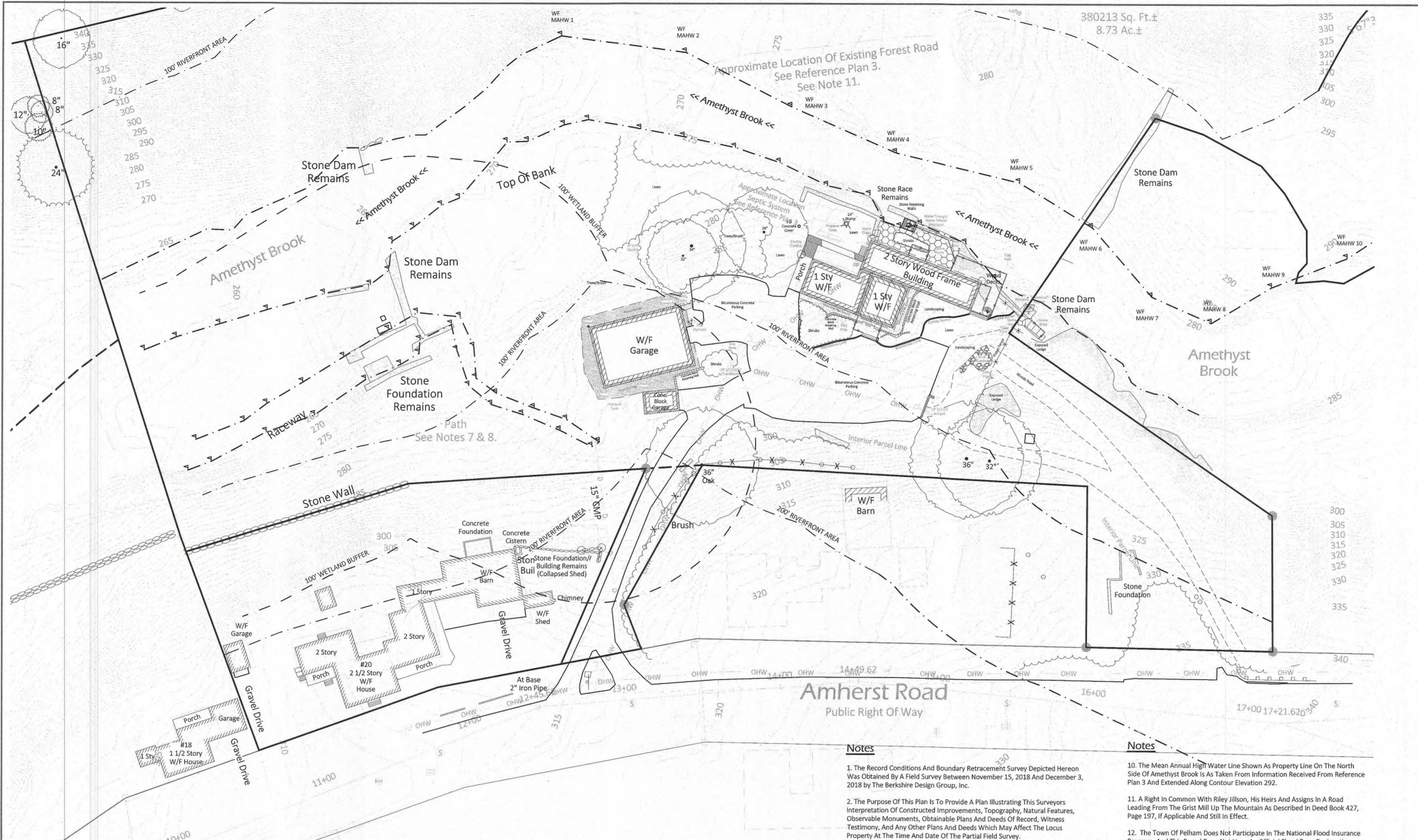
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20-22 AMHERST ROAD
PELHAM, MA

NOTICE OF INTENT
SUBMISSION
Prepared For:
Home City Development
Inc.

EXISTING CONDITIONS
PLAN

Revisions	
Date:	12/21/2020
Scale:	AS NOTED
Drawn By:	CS
Checked By:	JS
Sheet Number	LC - 100



Notes

- The Record Conditions And Boundary Retraacement Survey Depicted Hereon Was Obtained By A Field Survey Between November 15, 2018 And December 3, 2018 by The Berkshire Design Group, Inc.
- The Purpose Of This Plan Is To Provide A Plan Illustrating This Surveyors Interpretation Of Constructed Improvements, Topography, Natural Features, Observable Monuments, Obtainable Plans And Deeds Of Record, Witness Testimony, And Any Other Plans And Deeds Which May Affect The Locus Property At The Time And Date Of The Partial Field Survey.
- This Plan Does Not Show Any Unrecorded Or Unwritten Easements Which May Exist. A Reasonable And Diligent Attempt Has Been Made To Observe Any Apparent, Visible Uses Of The Land; However, This Does Not Constitute A Guarantee That No Such Easements Exist.
- This Plan And Survey Were Prepared Using GNSS And Conventional Survey Methods. A Leica TS15 Total Station Was Used Having An Accuracy Of 5" And 5 PPM. A Leica GS14 Network RTK Was Used Having Subcentimeter Accuracy.
- The Basis Of Bearings, Azimuths, And The North Arrow Shown Hereon Is The Massachusetts State Plane Coordinate System (NAD83). The Basis Of The Elevations Depicted Hereon Is A Grid Separation Calculation Based On Geoid12A Resulting In NAVD88.
- Locus Parcel Is Subject To A Drainage Easement To The Inhabitants Of The Town Of Pelham As Described In Deed Book 1199, Page 244. Reference Schedule B Exception #1 from Chicago Title Insurance Company Title Policy #1391-BE7009-180262-2018.72306-215616358, dated December 6, 2018.
- Access Easement In Favor Of West Abutters As Described In Deed Book 752, Page 315 If Applicable And Still In Effect.
- Access Easement In Favor Of Locus Across Lands To West As Described In Deed Book 3618, Page 58 If Applicable And Still In Effect.
- The Contours Shown Hereon Are Converted Lidar Contours As Taken From The MassGIS Website.

Notes

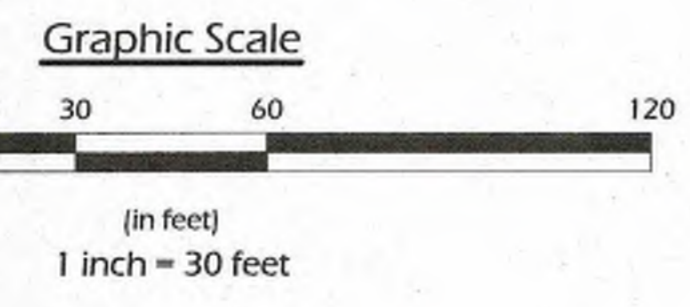
- The Mean Annual High Water Line Shown As Property Line On The North Side Of Amethyst Brook Is As Taken From Information Received From Reference Plan 3 And Extended Along Contour Elevation 292.
- A Right In Common With Riley Jillson, His Heirs And Assigns In A Road Leading From The Grist Mill Up The Mountain As Described In Deed Book 427, Page 197, If Applicable And Still In Effect.
- The Town Of Pelham Does Not Participate In The National Flood Insurance Program, And This Parcel Does Not Have An Official Flood Zone Designation.
- This Parcel Is Zoned Village Center Mixed Use And Lies Within The Water Supply Protection Overlay District.

Reference Plans

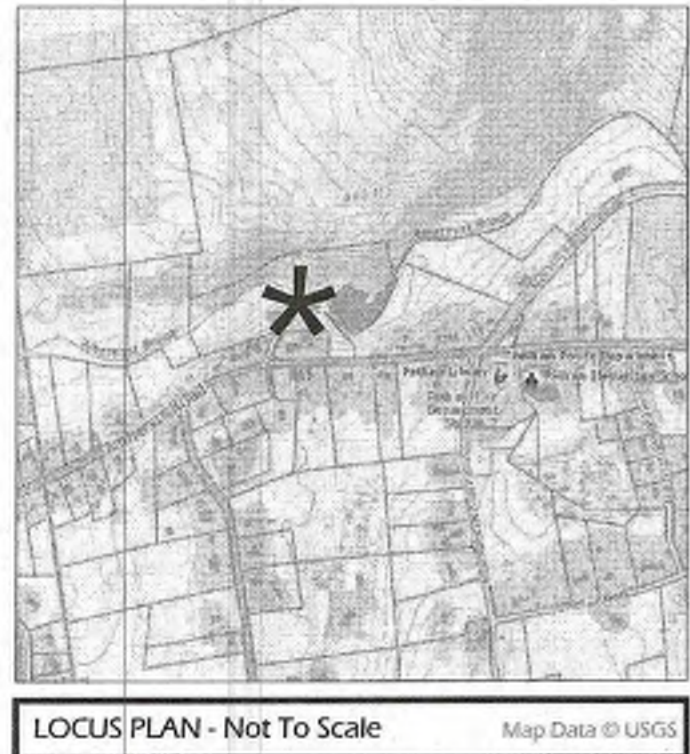
- "Commonwealth Of Massachusetts Hampshire County Plan Of Amherst Road, Pelham 1968 Relocation Of The 1822 County Layout By The Hampshire County Commissioners" Dated: May 13, 1968 By Almer Huntley, Jr. & Associates, Inc. And Recorded In Plan Book 77, Page 83.
- "The Commonwealth Of Massachusetts Plan Of Amherst Road In The Town Of Pelham Hampshire County Laid Out As A Town Way By The Town Of Pelham" Dated: September 18, 2008, Owner: Town Of Pelham And Recorded In Plan Book 221, Page 87.
- "Amethyst Brook Restoration Project / Bartlett Rod Shop Company Dam Removal Pelham, Massachusetts Prepared By Stantec Consulting Services Inc. On Behalf Of The Massachusetts Department Of Fish & Game Division Of Ecological Restoration And Partners" Sheet 2 Of 9, Dated: August 14, 2012, Unrecorded.

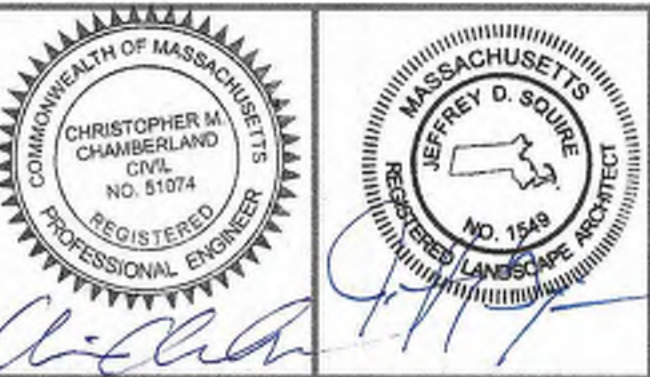
Legend

- | | | | |
|---|--------------------------|---|----------------------------|
| ⊕ | Flag Pole | ⊕ | Drain Manhole |
| ⊕ | Memorial Plaque | ⊕ | Catchbasin, Square |
| ⊕ | Column | ⊕ | Catchbasin, Round |
| ⊕ | Post / Bollard | ⊕ | Roof Drain |
| ⊕ | Sign, Small | ⊕ | Iron Pipe |
| ⊕ | Sign, Large | ⊕ | Iron Rod |
| ⊕ | Gas Valve | ⊕ | Concrete Bound |
| ⊕ | Gas Gauge (Meter) | ⊕ | Concrete Bound/Drill Hole |
| ⊕ | Fire Hydrant | ⊕ | Stone Bound |
| ⊕ | Water Valve | ⊕ | Stone Bound/Drill Hole |
| ⊕ | Standpipe | ⊕ | Stone Bound/Escutcheon Pin |
| ⊕ | Pole | ⊕ | Landscaped Area |
| ⊕ | Pole With Light | ⊕ | Deciduous Tree |
| ⊕ | Pole With Transformer | ⊕ | Coniferous Tree |
| ⊕ | Guy Wire | ⊕ | Overhead Wires |
| ⊕ | Light Pole | | |
| ⊕ | Manhole, Underdetermined | | |
| ⊕ | Sewer Manhole | | |
| ⊕ | Clean Out | | |
| ⊕ | Drain Line Invert | | |



The Location Of All Underground Utilities Shown Are Approximate And Are Based Upon A Field Survey And Compilation Of Plans Of Record. Berkshire Design Group, Inc. Does Not Warrant The Location Of All Utilities Depicted. Only Record Information Provided By The Respective Utility Owner And Independently Verified By Berkshire Design Group, Inc. Is Shown Hereon. The Contractor, Engineer, Or Architect Prior To Commencement Of Construction Or Design, Shall Verify The Location Of All Utilities And Contact Dig Safe At 1-888-344-7233.





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PELHAM, MA

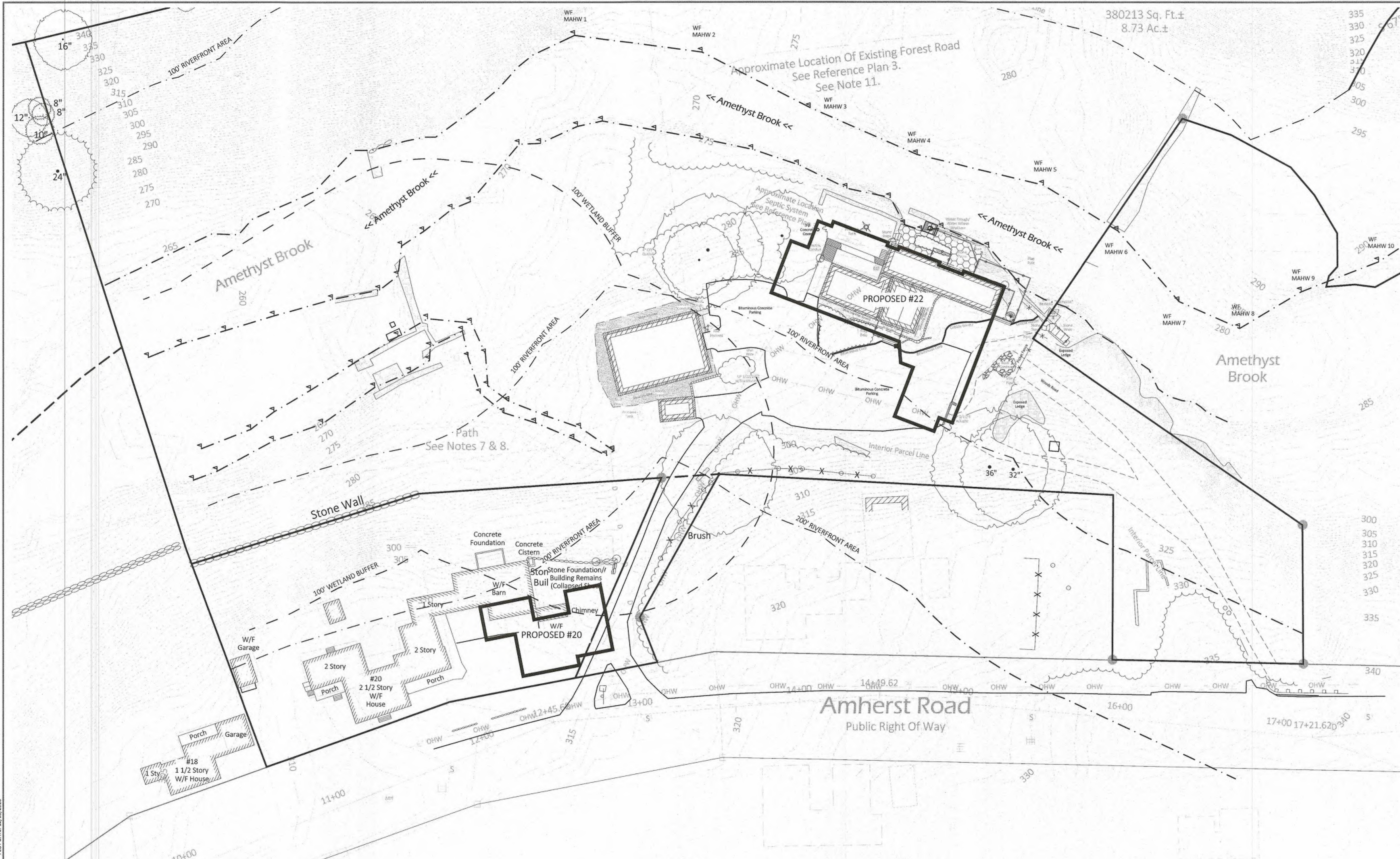
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Prepared For:
Home City Development
Inc.

EXISTING BUILDING
OVERLAY PLAN

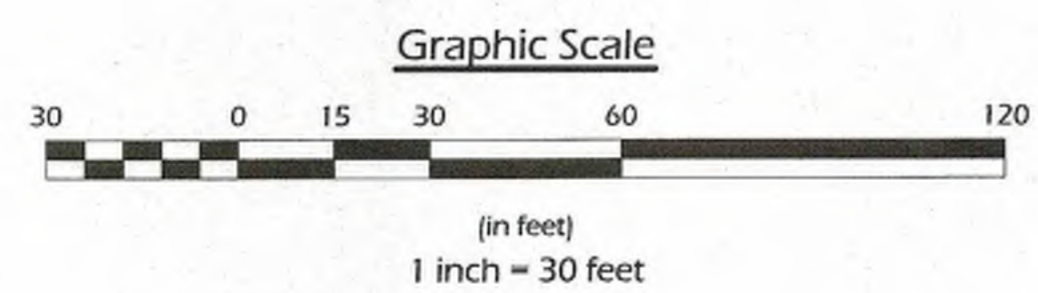
Revisions

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Checked By:	JS	

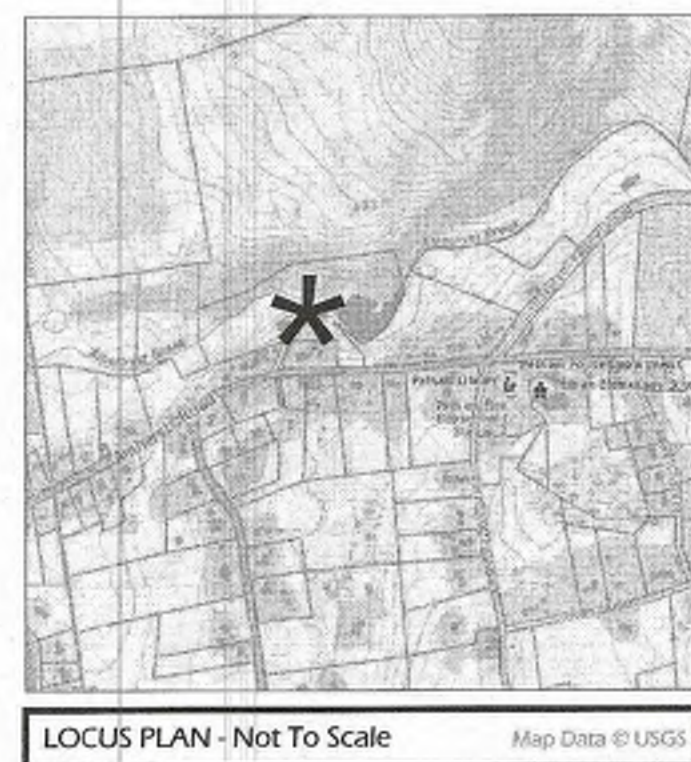


Legend

- | | | | |
|---|--------------------------|---|----------------------------|
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| ⊠ | Column | ⊙ | Catchbasin, Round |
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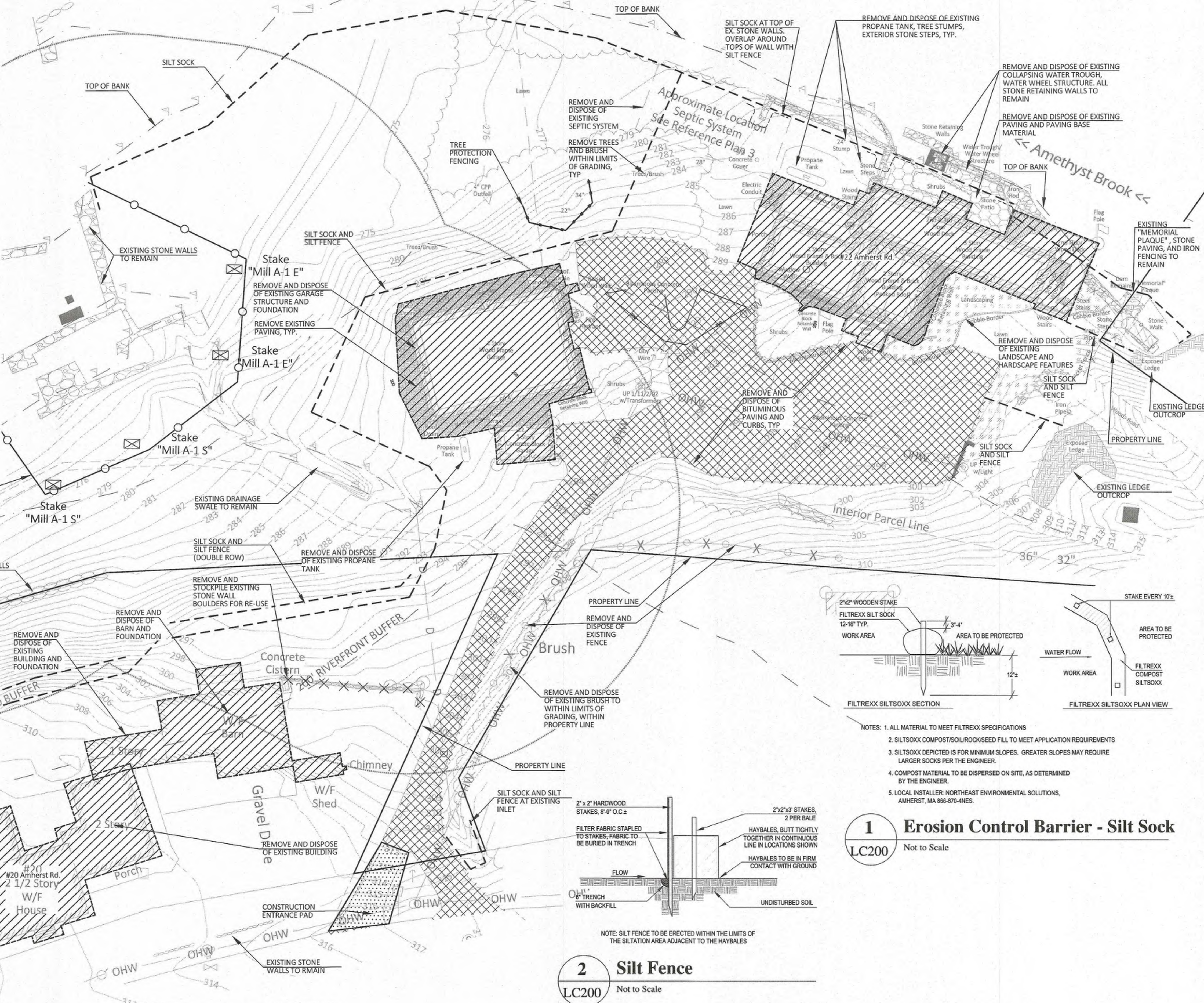
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PELHAM - 22 AMHERST ROAD DESIGN PROCESS DRAWINGS - 01. EXISTING BUILDING OVERLAY PLAN DWG - PLOT DATE: 12/18/2020

PHASING NOTES

1. GENERAL
 - 1.1. THE PROJECT SHALL BE PHASED SO AS TO LIMIT THE TOTAL LAND AREA DISTURBED AT ONE TIME.
 - 1.2. THE WORK UNDER EACH PHASE SHALL NOT BEGIN UNTIL WORK UNDER THE PREVIOUS PHASE HAS BEEN COMPLETED, AND THE DISTURBED AREA HAS BEEN STABILIZED WITH HARDSCAPE OR TEMPORARY/PERMANENT SEEDING.
 - 1.3. WORK UNDER EACH PHASE SHALL PROCEED IN THE FOLLOWING SEQUENCE:
 - 1.3.1. LIMITED CLEARING AS NECESSARY TO INSTALL EROSION CONTROL DEVICES
 - 1.3.2. INSTALL EROSION CONTROL DEVICES INCLUDING, AT A MINIMUM, PERIMETER EROSION CONTROL BARRIER, STABILIZED CONSTRUCTION ENTRANCE, TEMPORARY SEDIMENT TRAPS, AND DRAIN INLET PROTECTION.
 - 1.3.3. INSTALL TREE PROTECTION FOR TREES TO REMAIN, AS PER THE CONSTRUCTION PLANS.
 - 1.3.4. REMOVE TREES AND CLEAR BRUSH WITHIN THE LIMIT OF WORK.
 - 1.3.5. PROCEED WITH GRADING WORK. DISTURBED AREAS SHALL BE STABILIZED AS THE GRADING WORK IS COMPLETED. ROADWAY AND PARKING LOT EMBANKMENT, AND AREAS THAT WILL NOT BE USED FOR FUTURE CONSTRUCTION ACCESS SHALL BE LOAMED AND SEEDED IMMEDIATELY AFTER ACHIEVING FINAL GRADE. PAVEMENT, CONCRETE AND OTHER HARDSCAPE SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER ACHIEVING FINAL GRADE. ALL OTHER AREAS SHALL BE STABILIZED WITH TEMPORARY SEEDING AFTER GRADING WORK IS COMPLETED.
 - 1.4. MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES. INSPECT THE SITE WEEKLY, AND AFTER RAINFALL, FOR DAMAGE TO EROSION CONTROL DEVICES AND REPAIR IMMEDIATELY.
2. PROPOSED PHASING
 - 2.1. PHASE I
 - 2.1.1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROL BARRIER AT THE OVERALL LIMIT OF WORK.
 - 2.1.2. INSTALL TREE PROTECTION ON ALL TREES TO REMAIN WITHIN THE OVERALL LIMIT OF WORK.
 - 2.1.3. REMOVE ALL TREES TO BE REMOVED. CUT AND REMOVE BRUSH AND SHRUBS WITHIN THE LIMIT OF WORK WITHOUT REMOVING STUMPS OR DISTURBING SOIL.
 - 2.1.4. INSTALL SILT FENCE AT STOCKPILE/STAGING AREA.
 - 2.2. PHASE II
 - 2.2.1. REMOVE AND DISPOSE OF ALL BUILDINGS AND FOUNDATIONS NOTED TO BE REMOVED.
 - 2.2.2. PROVIDE TEMPORARY EROSION CONTROL FENCING SURROUNDING AREAS OF EXCAVATION.
 - 2.2.3. LIMIT DISTURBANCE TO EXISTING SURROUNDING AREAS.
 - 2.3. PHASE III
 - 2.3.1. ROUGH GRADE ENTRY DRIVE, PARKING LOTS, AND RETAINING WALLS. CONSTRUCT UTILITY TRUNK LINES FOR BUILDING #20 AND #22: STORM DRAINS, STORMWATER TREATMENT CHAMBER, SANITARY PUMP CHAMBER AND FORCE MAIN; WATER MAIN SERVICES; PRIMARY ELECTRICAL SERVICE.
 - 2.4. PHASE IV
 - 2.4.1. INSTALL SITE RETAINING WALLS
 - 2.4.2. INSTALL ROADWAY CURBING
 - 2.4.3. INSTALL SUB BASE MATERIALS FOR PEDESTRIAN WALKS, RAMP.
 - 2.4.4. INSTALL BUILDING #22
 - 2.5. PHASE V
 - 2.5.1. INSTALL ROADWAY TOP COURSE. INSTALL PEDESTRIAN PAVING
 - 2.5.2. INSTALL SITE IMPROVEMENTS
 - 2.5.3. COMPLETE LANDSCAPING AND PERMANENT STABILIZATION
 - 2.5.4. REMOVE EROSION CONTROLS AND TREE PROTECTION

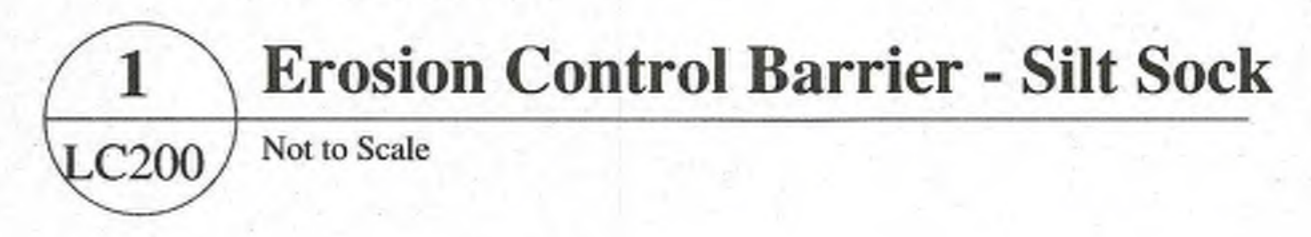


DEMOLITION NOTES

1. The Contractor shall be responsible for a thorough site examination to determine the extent of demolition necessary to prepare the site for construction and shall verify all items to be demolished or salvaged with the Engineer prior to beginning work.
2. Care shall be taken not to damage any items designated to remain; repair or replacement of damaged items designated to remain shall be at the Contractor's expense.
3. Disposal of property designated to be removed shall be at the direction of the Engineer/Owner, and shall conform to all applicable laws and regulations. All salvagable material shall be delivered by the Contractor to storage areas designated by the Engineer. Contractor shall remove all unusable materials from the site.
4. The Contractor shall protect existing trees to remain, as noted on the plan, with 2" x 4" x 6'-0" stakes and snow fencing. Prior to removing trees, Contractor to notify Engineer within 14 days for review of all trees to remain and be removed.
5. All topsoil shall be stripped from grass areas to be removed and stockpiled in an area designated by the Owner.
6. The Contractor shall use temporary fencing to control the site during construction. Prior to the finalization of the project, the Contractor shall remove all temporary fencing and barricades.
7. The locations of existing underground utilities are shown in an approximate way only based on available data and all utilities may not be shown. Prior to construction, the contractor shall contact Dig Safe at 1-800-322-4844 to request utilities to be marked on the ground. The Contractor shall be responsible for determining the exact location of all utilities.
8. All installed and existing drainage structures within limit of work shall be cleaned after the site has been stabilized.

EROSION CONTROL NOTES

1. Erosion control measures shall be incorporated in the sequence of construction to prevent sediment-laden runoff from leaving the site, and shall, where applicable, consist of at least the following procedures:
 - a. A siltation fence along downslope site boundaries prior to commencing any other work. Fence material shall be Miraf 140N, Trevira 1127, or approved equal.
 - b. Temporary barrier of straw around catch basins and drain inlets to prevent sediment-laden runoff from entering drainage system.
 - c. New or regraded slopes of 3:1 or greater shall receive spread straw and/or seed and fertilizer as per plans. New or regraded slopes of 2:1 or greater shall be blanketed with Curlex erosion control matting, or approved equal; provide temporary slope erosion control where required.
 - d. Fill and grading shall be treated with slope stabilization seeding or ground cover and straw mulch upon completion.
2. All straw and silt fence erosion and sedimentation checks shall be placed prior to beginning work as per the plan and as per the appropriate detail specification.
3. Wherever straw or silt fence filters are used, they shall be maintained in good working condition until ground cover is established. Silt fence shall be periodically cleaned as necessary to assure proper and effective functioning. Straw shall also be replaced as necessary, to provide adequate function.
4. Natural vegetation shall be retained wherever feasible up to the scheduled start of construction activity in the area. Where possible, clearing shall immediately precede construction activity.
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. The downhill toe-of-slope of all stockpiled soils shall be protected by staked straw or silt fence.
6. If any questions arise regarding erosion and sedimentation control measures, the Project Engineer shall be consulted immediately.
7. This project requires coverage under the EPA NPDES General Permit for Stormwater Discharges from Construction Activities. Contractor is responsible for creating a Stormwater Pollution Prevention Plan (SWPPP) and filing for the NPDES Permit and for review by the DPW prior to the start of construction. All work shall conform to the requirements of the Permit for this project. All clearing, grading, drainage, construction and development shall be conducted in strict accordance with the SWPPP.
8. All disturbed areas or stockpiles shall be stabilized with temporary seeding if inactive for more than 30 days.



1 Erosion Control Barrier - Silt Sock
LC200 Not to Scale



2 Silt Fence
LC200 Not to Scale

Berkshire Design Group
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Professional Engineer Seal for Christopher M. Charles and Jeffrey D. Squire, No. 51774 and No. 1549.

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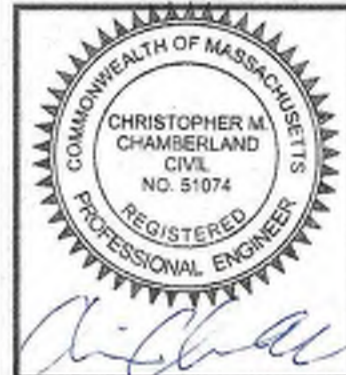
20-22 AMHERST ROAD
PELHAM, MA

NOTICE OF INTENT SUBMISSION

Prepared For:
Home City Development Inc.

DEMOLITION / EROSION CONTROL PLAN

Revisions	
Date:	12/21/2020
Scale:	AS NOTED
Drawn By:	CS, LC
Checked By:	JS
Sheet Number	LC - 200



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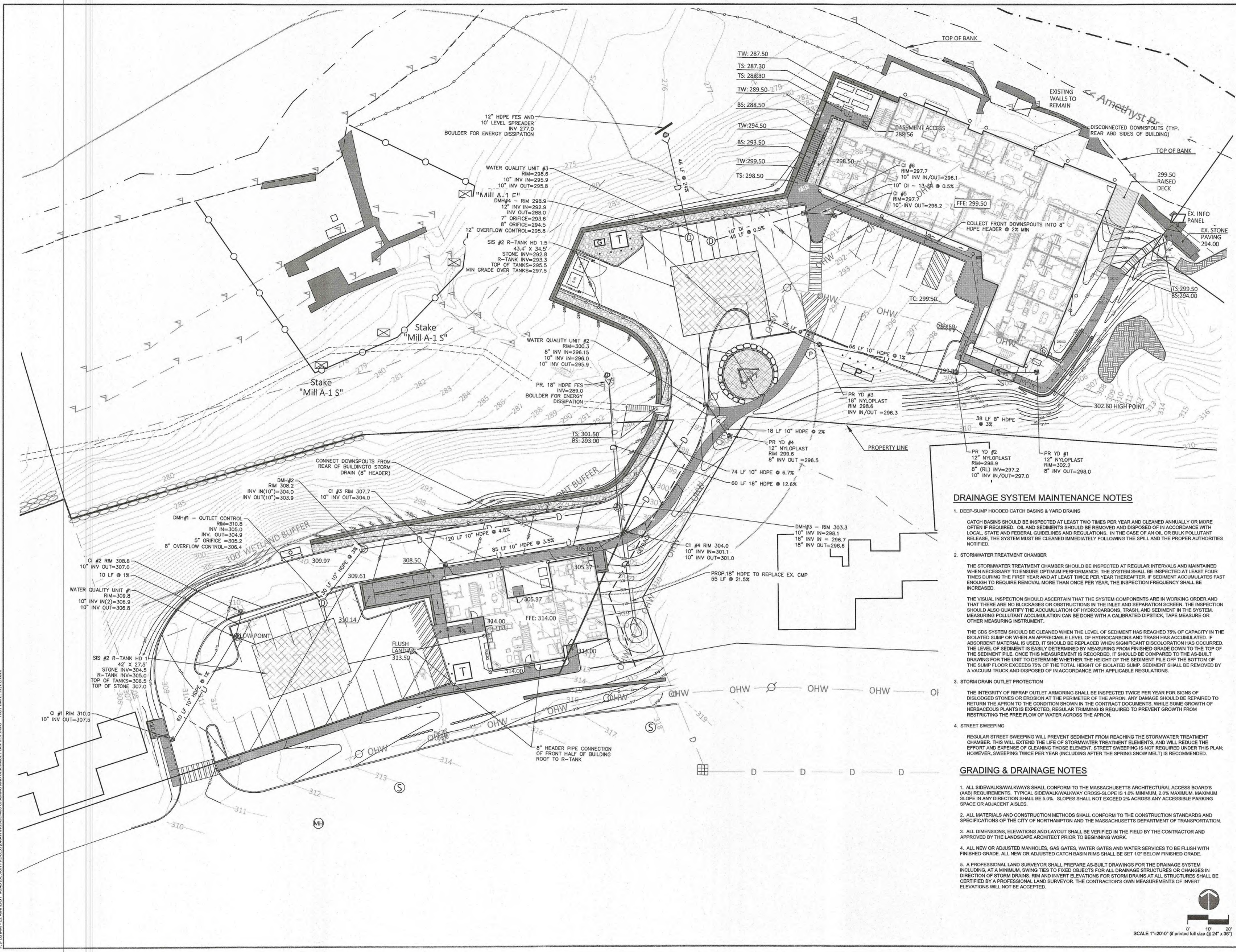
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GRADING AND DRAINAGE PLAN

Revisions	
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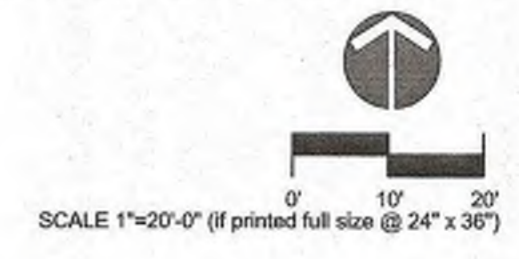


DRAINAGE SYSTEM MAINTENANCE NOTES

- DEEP-SUMP HOODED CATCH BASINS & YARD DRAINS**
CATCH BASINS SHOULD BE INSPECTED AT LEAST TWO TIMES PER YEAR AND CLEANED ANNUALLY OR MORE OFTEN IF REQUIRED. OIL AND SEDIMENTS SHOULD BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL GUIDELINES AND REGULATIONS. IN THE CASE OF AN OIL OR BULK POLLUTANT RELEASE, THE SYSTEM MUST BE CLEANED IMMEDIATELY FOLLOWING THE SPILL AND THE PROPER AUTHORITIES NOTIFIED.
- STORMWATER TREATMENT CHAMBER**
THE STORMWATER TREATMENT CHAMBER SHOULD BE INSPECTED AT REGULAR INTERVALS AND MAINTAINED WHEN NECESSARY TO ENSURE OPTIMUM PERFORMANCE. THE SYSTEM SHALL BE INSPECTED AT LEAST FOUR TIMES DURING THE FIRST YEAR AND AT LEAST TWICE PER YEAR THEREAFTER. IF SEDIMENT ACCUMULATES ENOUGH TO REQUIRE REMOVAL MORE THAN ONCE PER YEAR, THE INSPECTION FREQUENCY SHALL BE INCREASED.
THE VISUAL INSPECTION SHOULD ASCERTAIN THAT THE SYSTEM COMPONENTS ARE IN WORKING ORDER AND THAT THERE ARE NO BLOCKAGES OR OBSTRUCTIONS IN THE INLET AND SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY THE ACCUMULATION OF HYDROCARBONS, TRASH, AND SEDIMENT IN THE SYSTEM. MEASURING POLLUTANT ACCUMULATION CAN BE DONE WITH A CALIBRATED DIPSTICK, TAPE MEASURE OR OTHER MEASURING INSTRUMENT.
THE CDS SYSTEM SHOULD BE CLEANED WHEN THE LEVEL OF SEDIMENT HAS REACHED 75% OF CAPACITY IN THE ISOLATED SUMP OR WHEN AN APPRECIABLE LEVEL OF HYDROCARBONS AND TRASH HAS ACCUMULATED. IF ABSORBENT MATERIAL IS USED, IT SHOULD BE REPLACED WHEN SIGNIFICANT DISCOLORATION HAS OCCURRED. THE LEVEL OF SEDIMENT IS EASILY DETERMINED BY MEASURING FROM FINISHED GRADE DOWN TO THE TOP OF THE SEDIMENT PILE. ONCE THIS MEASUREMENT IS RECORDED, IT SHOULD BE COMPARED TO THE AS-BUILT DRAWING FOR THE UNIT TO DETERMINE WHETHER THE HEIGHT OF THE SEDIMENT PILE OFF THE BOTTOM OF THE SUMP FLOOR EXCEEDS 75% OF THE TOTAL HEIGHT OF ISOLATED SUMP. SEDIMENT SHALL BE REMOVED BY A VACUUM TRUCK AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- STORM DRAIN OUTLET PROTECTION**
THE INTEGRITY OF RIPRAP OUTLET ARMORING SHALL BE INSPECTED TWICE PER YEAR FOR SIGNS OF DISLODGED STONES OR EROSION AT THE PERIMETER OF THE APRON. ANY DAMAGE SHOULD BE REPAIRED TO RETURN THE APRON TO THE CONDITION SHOWN IN THE CONTRACT DOCUMENTS. WHILE SOME GROWTH OF HERBACEOUS PLANTS IS EXPECTED, REGULAR TRIMMING IS REQUIRED TO PREVENT GROWTH FROM RESTRICTING THE FREE FLOW OF WATER ACROSS THE APRON.
- STREET SWEEPING**
REGULAR STREET SWEEPING WILL PREVENT SEDIMENT FROM REACHING THE STORMWATER TREATMENT CHAMBER. THIS WILL EXTEND THE LIFE OF STORMWATER TREATMENT ELEMENTS, AND WILL REDUCE THE EFFORT AND EXPENSE OF CLEANING THOSE ELEMENTS. STREET SWEEPING IS NOT REQUIRED UNDER THIS PLAN; HOWEVER, SWEEPING TWICE PER YEAR (INCLUDING AFTER THE SPRING SNOW MELT) IS RECOMMENDED.

GRADING & DRAINAGE NOTES

- ALL SIDEWALKS/WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (AAB) REQUIREMENTS. TYPICAL SIDEWALK/WALKWAY CROSS-SLOPE IS 1.0% MINIMUM, 2.0% MAXIMUM. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 5.0%. SLOPES SHALL NOT EXCEED 2% ACROSS ANY ACCESSIBLE PARKING SPACE OR ADJACENT AISLES.
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHAMPTON AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
- ALL DIMENSIONS, ELEVATIONS AND LAYOUT SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- ALL NEW OR ADJUSTED MANHOLES, GAS GATES, WATER GATES AND WATER SERVICES TO BE FLUSH WITH FINISHED GRADE. ALL NEW OR ADJUSTED CATCH BASIN RIMS SHALL BE SET 1/2" BELOW FINISHED GRADE.
- A PROFESSIONAL LAND SURVEYOR SHALL PREPARE AS-BUILT DRAWINGS FOR THE DRAINAGE SYSTEM INCLUDING, AT A MINIMUM, SWING TIES TO FIXED OBJECTS FOR ALL DRAINAGE STRUCTURES OR CHANGES IN DIRECTION OF STORM DRAINS. RIM AND INVERT ELEVATIONS FOR STORM DRAINS AT ALL STRUCTURES SHALL BE CERTIFIED BY A PROFESSIONAL LAND SURVEYOR. THE CONTRACTOR'S OWN MEASUREMENTS OF INVERT ELEVATIONS WILL NOT BE ACCEPTED.



FILEPATH: 22 AMHERST ROAD\DESIGN PROCESS\DRAWINGS\400 GRADING AND DRAINAGE PLAN REV.DWG PLOT DATE: 12/21/2020



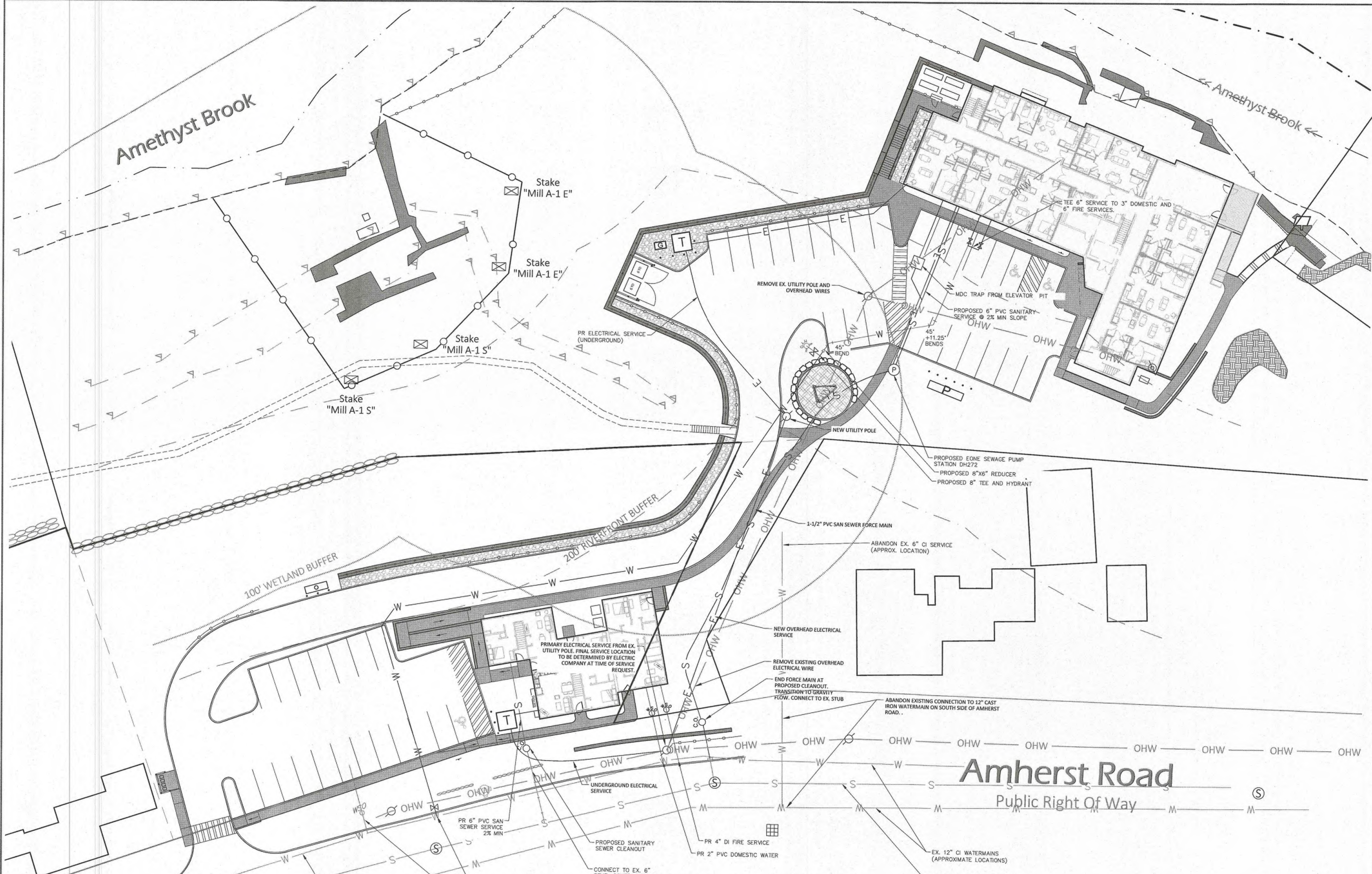
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20-22 AMHERST ROAD
PELHAM, MA

NOTICE OF INTENT SUBMISSION

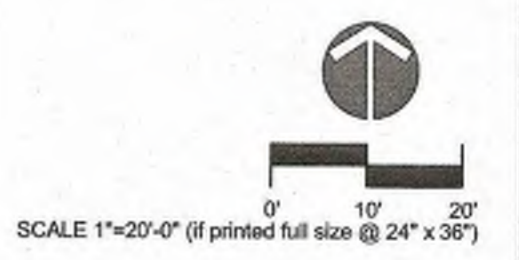
Prepared For:
Home City Development Inc.

UTILITY PLAN



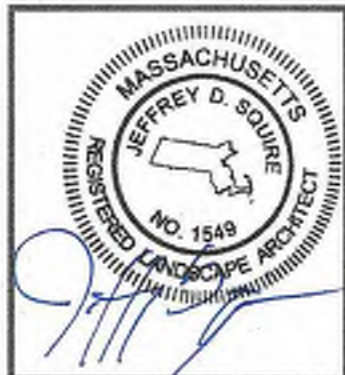
GRADING AND UTILITY NOTES

1. ALL SIDEWALKS AND WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S (AAB) REQUIREMENTS. SIDEWALKS AND WALKWAYS CROSS SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION. MAX SLOPE ALONG THE MAIN PATH OF TRAVEL SHALL NOT EXCEED 5.0%. SLOPES SHALL NOT EXCEED 2% IN ANY DIRECTION IN ACCESSIBLE PARKING SPACES OR ADJACENT AISLES. NO ALLOWABLE CONSTRUCTION TOLERANCE FOR MAXIMUM SLOPES.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF PELHAM AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
3. ALL DIMENSIONS, ELEVATIONS, AND LAYOUTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
4. ALL NEW OR ADJUSTED MANHOLE COVERS, GAS GATE BOXES, WATER GATE BOXES TO BE FLUSH WITH FINISH GRADE.
5. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
6. MEET ALL GRADES AT DOORWAYS FLUSH.
7. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING SHOWING ALL UTILITY INFRASTRUCTURE. DRAINAGE INVERT ELEVATIONS, LOCATION OF UTILITY STRUCTURES (INLETS, MANHOLES, VALVES, ETC.) SHALL BE SHOWN WITH SWING TIES TO PERMANENT FIXED OBJECTS.



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Revisions	
Date: 12/21/2020	Sheet Number
Scale: AS NOTED	LC -500
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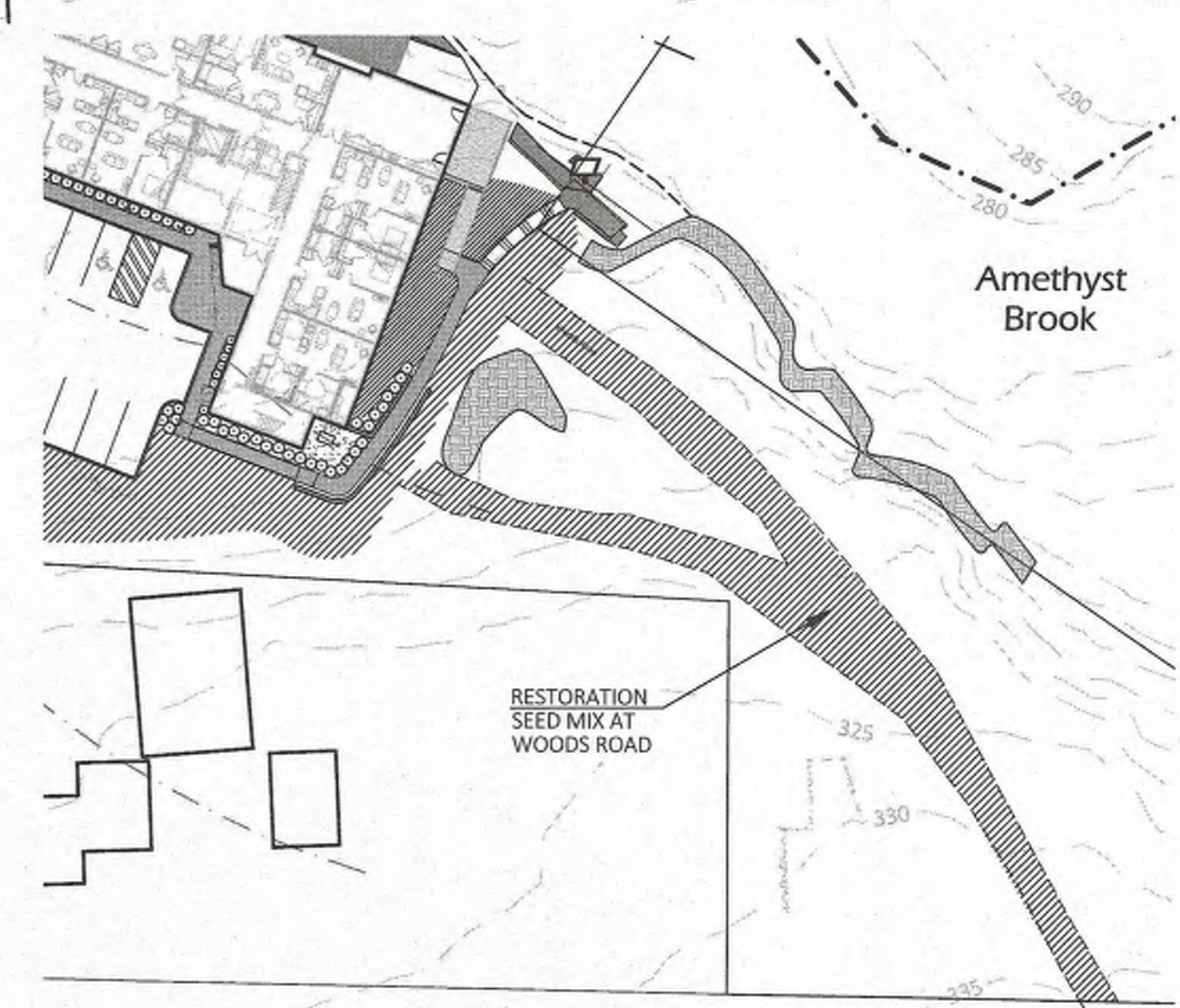
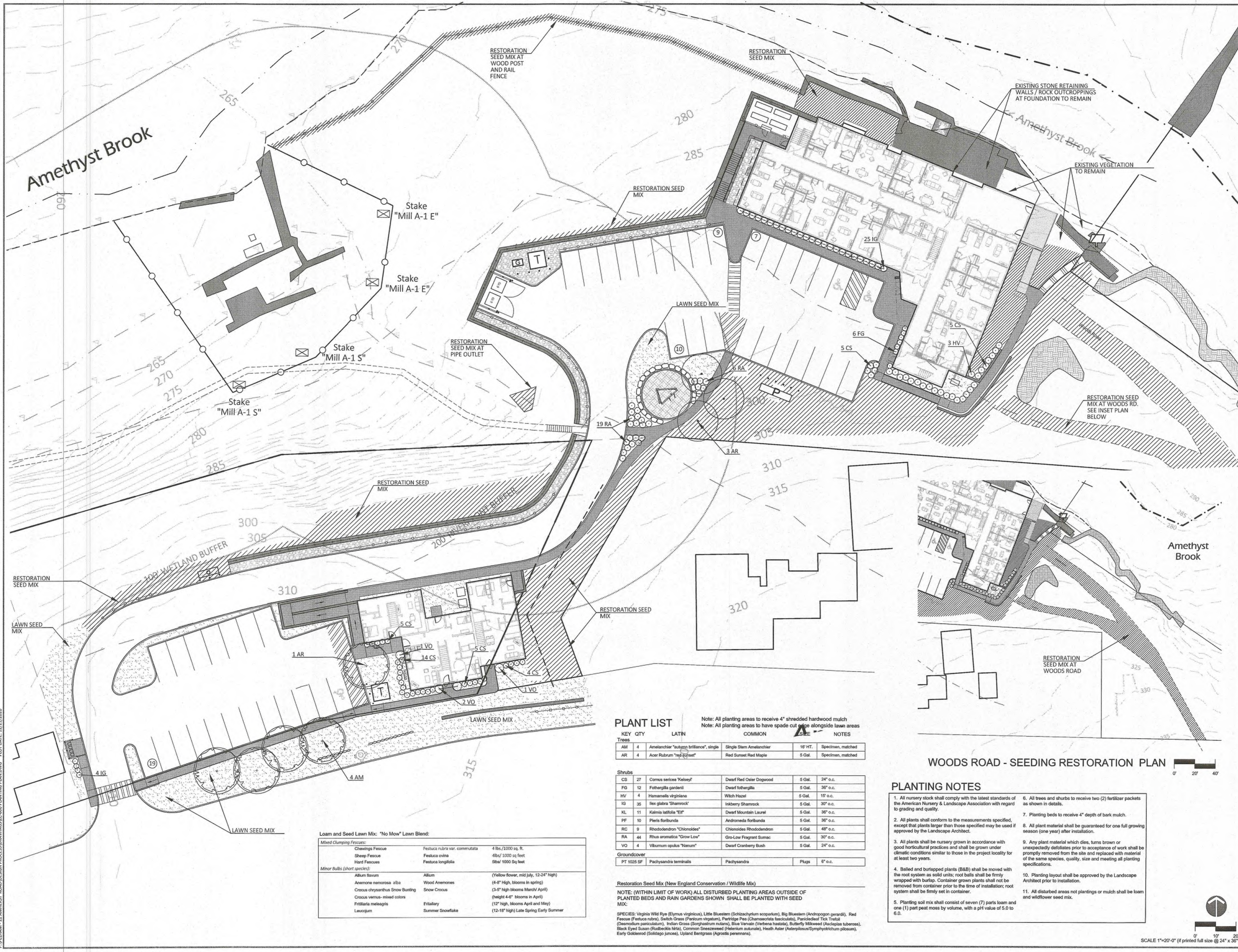
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20-22 AMHERST ROAD
PELHAM, MA

NOTICE OF INTENT
SUBMISSION

Prepared For:
Home City Development
Inc.

PLANTING AND
RESTORATION PLAN



PLANT LIST

Note: All planting areas to receive 4" shredded hardwood mulch
Note: All planting areas to have spade cut edge alongside lawn areas

KEY	QTY	LATIN	COMMON	SIZE	NOTES
Trees					
AM	4	<i>Amelanchier 'autumn brilliance'</i> , single	Single Stem Amelanchier	16' HT.	Specimen, matched
AR	4	<i>Acer Rubrum 'red emperor'</i>	Red Sunset Red Maple	5 Gal.	Specimen, matched
Shrubs					
CS	27	<i>Cornus sericea 'Kelsey'</i>	Dwarf Red Osier Dogwood	5 Gal.	24" o.c.
FG	12	<i>Fothergilla gardenii</i>	Dwarf fothergilla	5 Gal.	36" o.c.
HV	4	<i>Hammamelis virginiana</i>	Witch Hazel	5 Gal.	15" o.c.
IG	35	<i>Ilex glabra 'Shamrock'</i>	Inkberry Shamrock	5 Gal.	30" o.c.
KL	11	<i>Kalmia latifolia 'El'</i>	Dwarf Mountain Laurel	5 Gal.	36" o.c.
PF	10	<i>Pieris floribunda</i>	Andromeda floribunda	5 Gal.	36" o.c.
RC	9	<i>Rhododendron 'Chionoides'</i>	Chionoides Rhododendron	5 Gal.	48" o.c.
RA	44	<i>Rhus aromatica 'Grow Low'</i>	Grow-Low Fragrant Sumac	5 Gal.	30" o.c.
VO	4	<i>Viburnum opulus 'Nanum'</i>	Dwarf Cranberry Bush	5 Gal.	24" o.c.
Groundcover					
PT	1025 SF	<i>Pachysandra terminalis</i>	Pachysandra	Plugs	6" o.c.

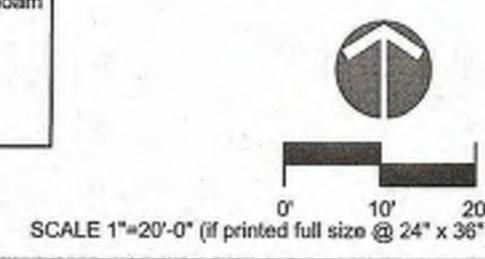
Restoration Seed Mix (New England Conservation / Wildlife Mix)
NOTE: (WITHIN LIMIT OF WORK) ALL DISTURBED PLANTING AREAS OUTSIDE OF PLANTED BEDS AND RAIN GARDENS SHOWN SHALL BE PLANTED WITH SEED MIX:
SPECIES: Virginia Wild Rye (*Elymus virginicus*), Little Bluestem (*Schizachyrium scoparium*), Big Bluestem (*Andropogon gerardii*), Red Fescue (*Festuca rubra*), Switch Grass (*Panicum virgatum*), Partridge Pea (*Chamaecrista fasciculata*), Parasitoid Tick Trail (*Desmodium illinoense*), Indian Grass (*Corgonum miscans*), Blue Vervain (*Verbena hastata*), Butterfly Milkweed (*Asclepias tuberosa*), Black Eyed Susan (*Rudbeckia hirta*), Common Greenweed (*Trielium subarcticum*), Heath Aster (*Aster sp.*), Early Goldenrod (*Solidago juncea*), Upland Bentsgrass (*Agrostis perennans*).

Loam and Seed Lawn Mix: "No Mow" Lawn Blend:

Mixed Clumping Fescues:		
Sheep Fescue	<i>Festuca rubra</i> var. <i>commutata</i>	4 lbs./1000 sq. ft.
Sheep Fescue	<i>Festuca ovina</i>	4lbs./1000 sq feet
Hard Fescues	<i>Festuca longifolia</i>	5lbs/ 1000 Sq feet
Minor Rubis (short species):		
Album Ravum	Album	(Yellow flower, mid July, 12-24" high)
Anemone nemorosa alba	Wood Anemones	(4-6" High, blooms in spring)
Crocus chrysanthus Snow Bunting	Snow Crocus	(3-6" high, blooms March/April)
Crocus verus- mixed colors	Crocus	(height 4-6" blooms in April)
Fritillaria meleagris	Fritillary	(12" high, blooms April and May)
Leucojum	Summer Snowflake	(12-18" high) Late Spring Early Summer

PLANTING NOTES

- All nursery stock shall comply with the latest standards of the American Nursery & Landscape Association with regard to grading and quality.
- All plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the Landscape Architect.
- All plants shall be nursery grown in accordance with good horticultural practices and shall be grown under climatic conditions similar to those in the project locality for at least two years.
- Balled and burlapped plants (B&B) shall be moved with the root system as solid units; root balls shall be firmly wrapped with burlap. Container grown plants shall not be removed from container prior to the time of installation; root system shall be firmly set in container.
- Planting soil mix shall consist of seven (7) parts loam and one (1) part peat moss by volume, with a pH value of 5.0 to 6.0.
- All trees and shrubs to receive two (2) fertilizer packets as shown in details.
- Planting beds to receive 4" depth of bark mulch.
- All plant material shall be guaranteed for one full growing season (one year) after installation.
- Any plant material which dies, turns brown or unexpectedly defoliates prior to acceptance of work shall be promptly removed from the site and replaced with material of the same species, quality, size and meeting all planting specifications.
- Planting layout shall be approved by the Landscape Architect prior to installation.
- All disturbed areas not plantings or mulch shall be loam and wildflower seed mix.



PELHAM - 22 AMHERST ROAD DESIGN PROCESS DRAWING 600 PLANTING PLAN.DWG PLOT DATE: 12/21/2020

Revisions	
Date:	12/21/2020
Scale:	AS NOTED
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Checked By:	JS
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20-22 AMHERST ROAD
PELHAM, MA

NOTICE OF INTENT
SUBMISSION

Prepared For:
Home City Development
Inc.

DETAILS

Revisions

Date: 12/21/2020

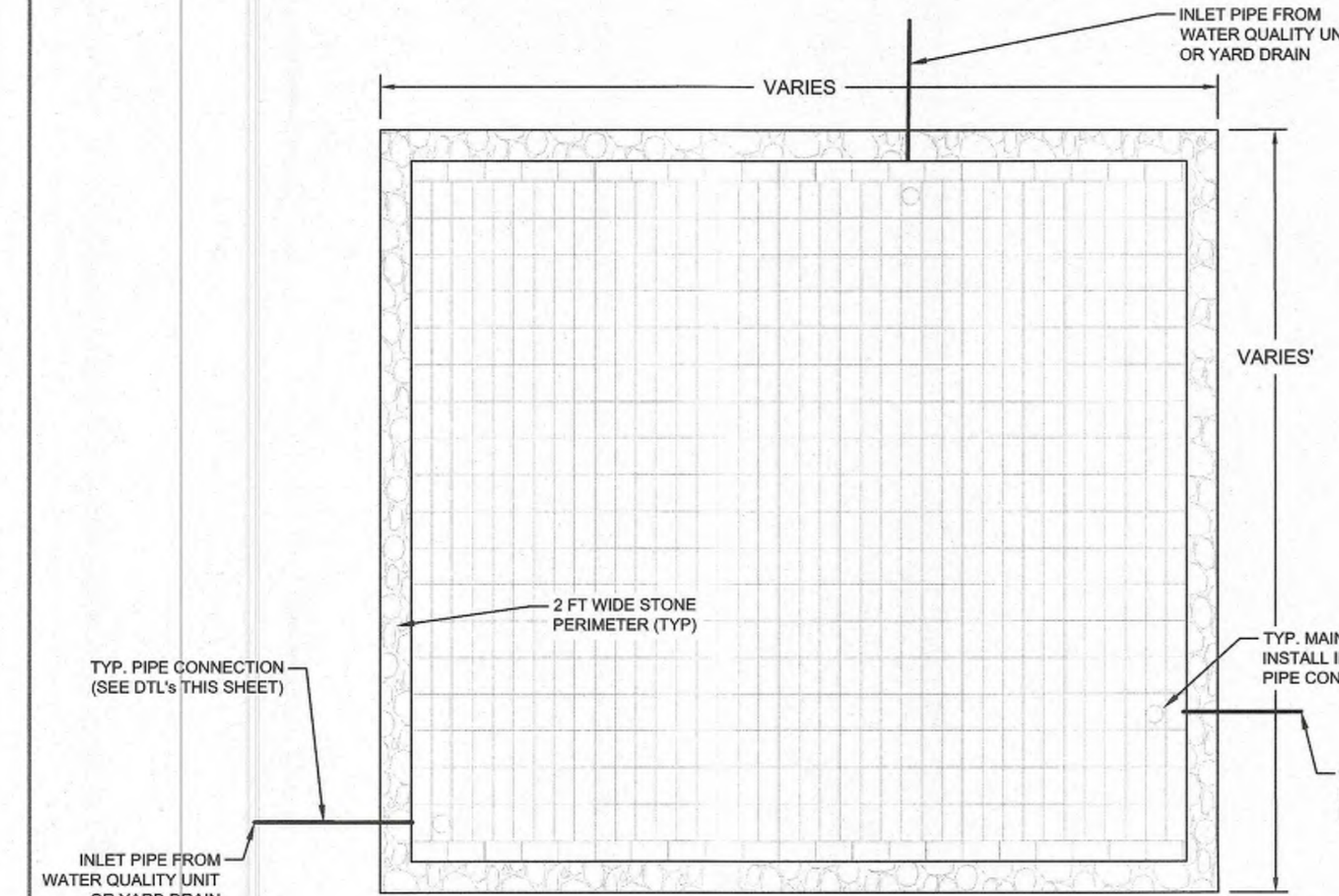
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Drawn By: CS

Checked By: JS

Sheet Number

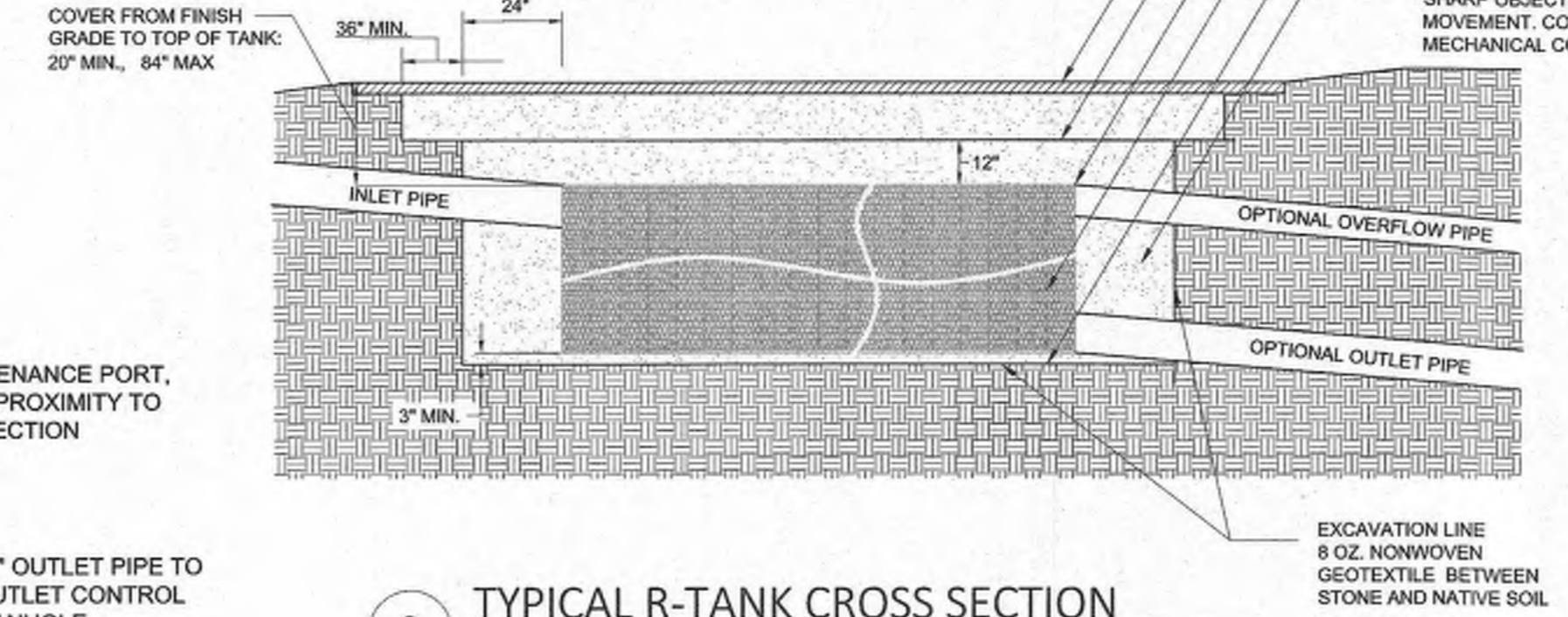
LC-700



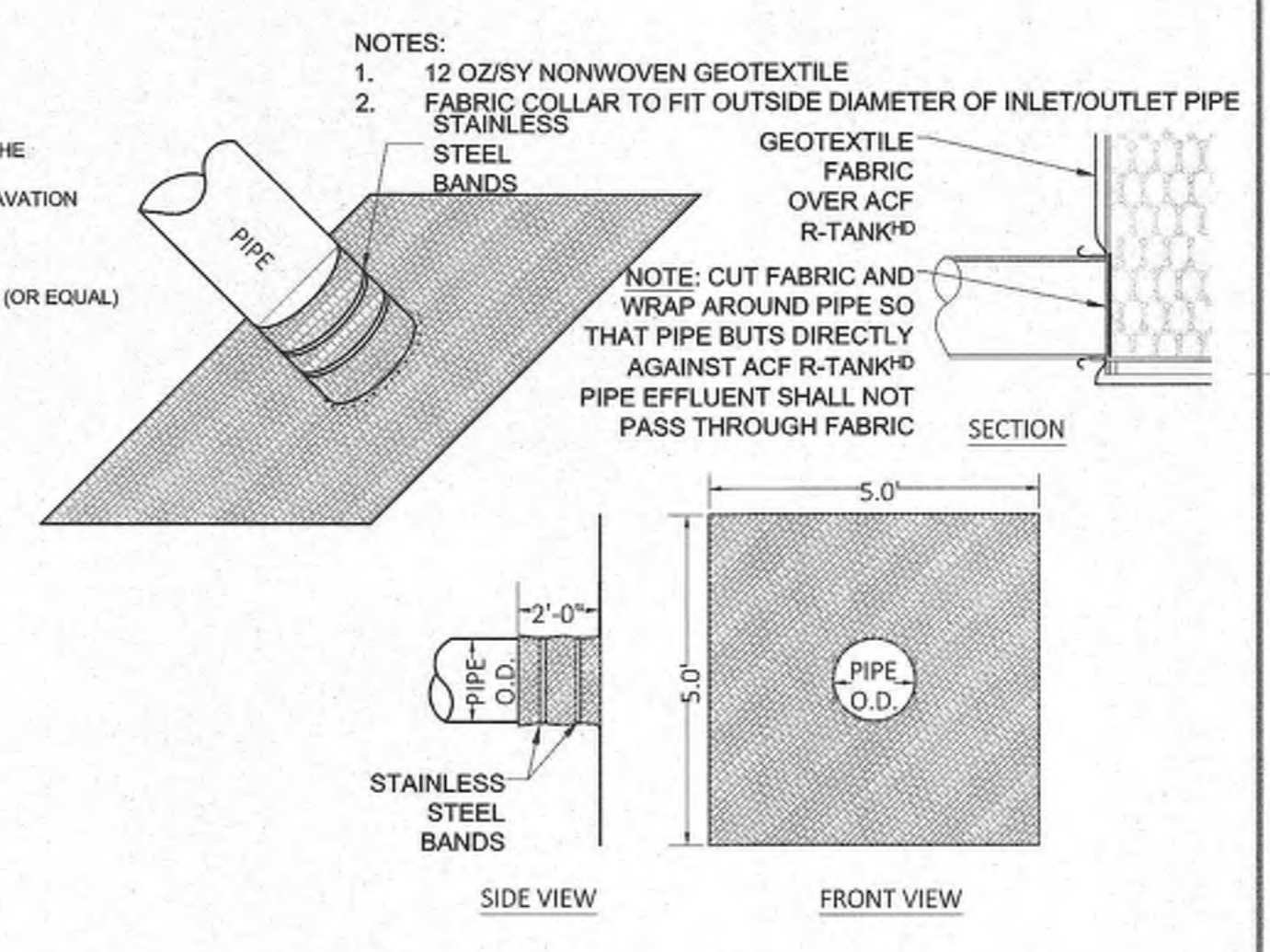
	R-Tank Model and size	Number of chambers	Overall system size W x L x D	Stone Base	Stone Cover	Side Stone	Stone Invert
System #1	HD 1 15.7" W x 17.3"H	290 chambers in 29 rows	42.06 x 27.46' x 2.44'	6"	6"	24"	304.5
System #2	HD 1.5 15.7" W x 26.0"H	390 chambers in 30 rows	43.37' x 34.50' x 3.17'	6"	6"	24"	292.8

1 TYPICAL R-TANK LAYOUT
SCALE: NTS

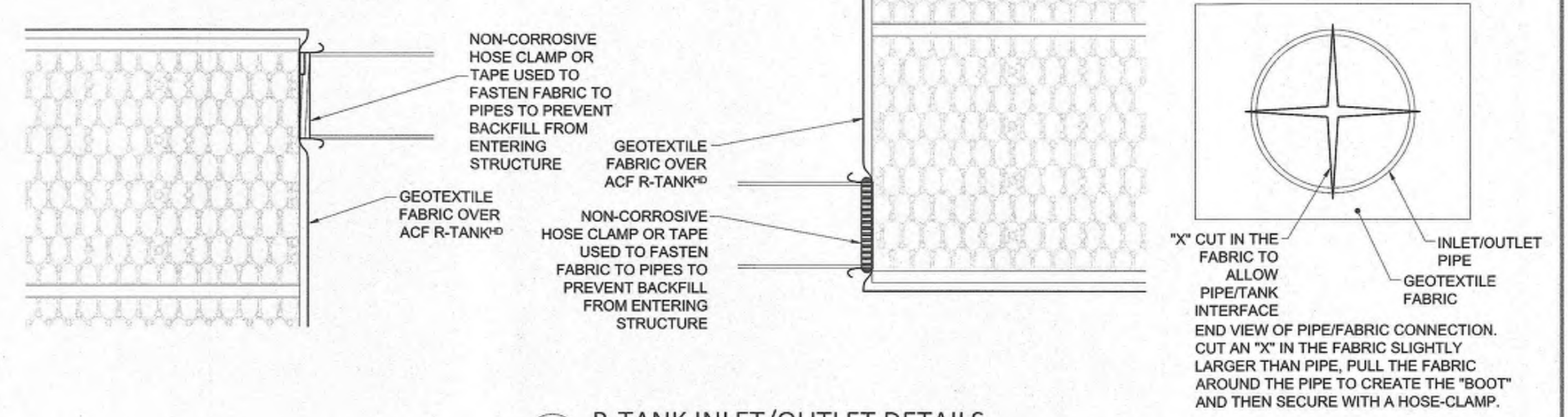
- NOTES:
- FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK® MODULE SHEET.
 - INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF H20 LOADING PER THE 1983, 13TH EDITION OF THE AMERICAN ASSOCIATION OF STATE, HIGHWAY AND TRAFFIC OFFICIALS (AASHTO) STANDARD SPECIFICATIONS.
 - PRE-TREATMENT STRUCTURES NOT SHOWN.
 - TOTAL COVER: 20" MINIMUM AND 64" MAXIMUM.
 - FIRST 12" MUST BE FREE DRAINING BACKFILL (SPEC SECTION 2.03B); STONE <1.5" OR SOIL (USCS CLASS GW, GP, SW OR SP).
 - ADDITIONAL FILL MAY BE STRUCTURAL FILL (SPEC SECTION 2.03C); STONE OR SOIL (USCS CLASS SM, SP, SW, GM, GP OR GW) WITH MAX CLAY CONTENT <10%, MAX 25% PASSING NO. 200 SIEVE, AND MAX PLASTICITY INDEX OF 4.
 - A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK® SYSTEM AT ALL TIMES.
 - TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'. CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 20" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT) TO PROVIDE A LEVEL BASE SURFACE. MUST BE SMOOTH, FREE OF LUMPS OR DEBRIS, AND EXTEND 2' BEYOND R-TANK®.
 - FOOTPRINT: A BEARING CAPACITY OF 2,000 PSF MUST BE ACHIEVED PRIOR TO INSTALLING R-TANK®. NATIVE SOILS MAY BE ACCEPTABLE IF DETERMINED TO BE STABLE BY GEOTECHNICAL ENGINEER.



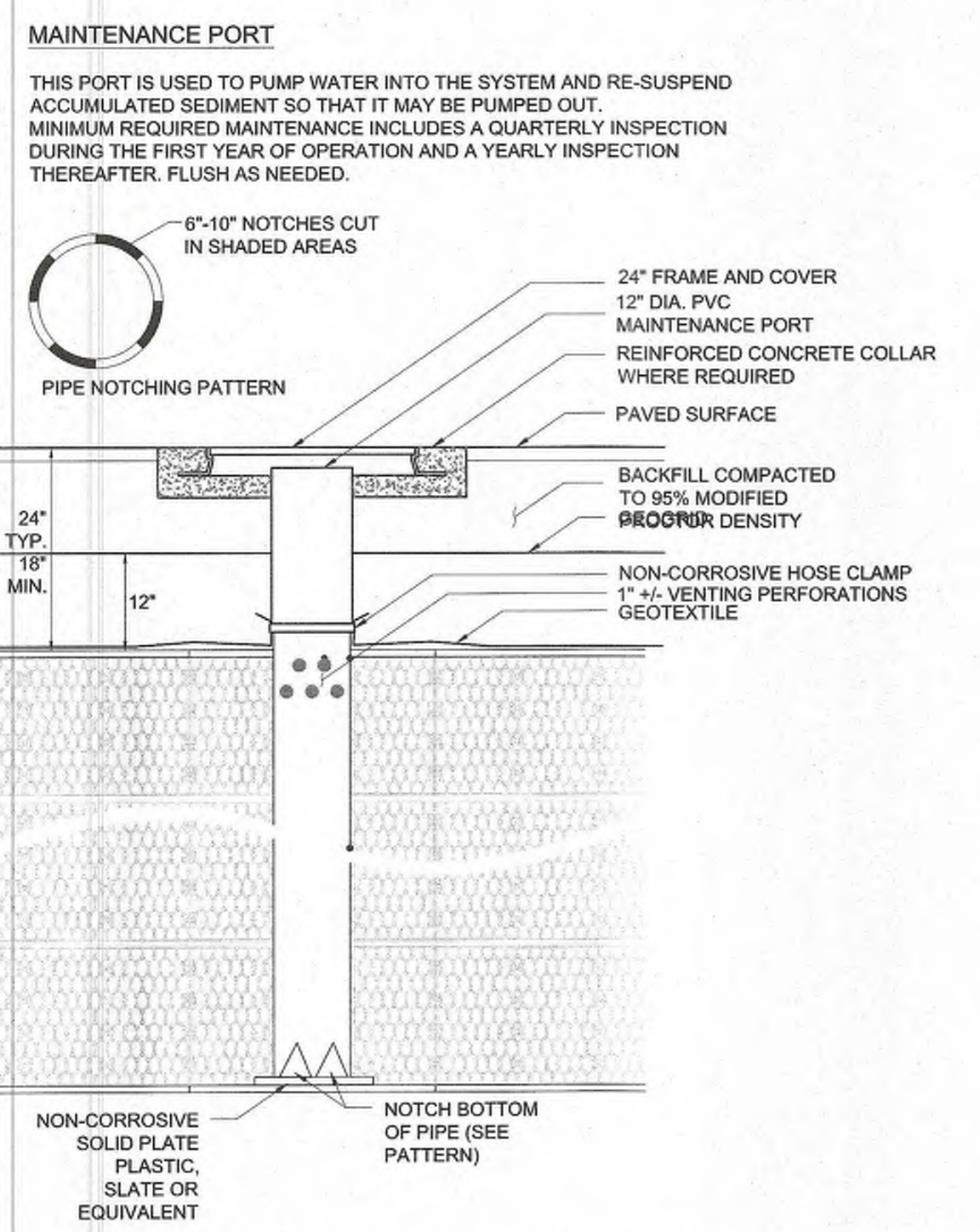
2 TYPICAL R-TANK CROSS SECTION
SCALE: NTS



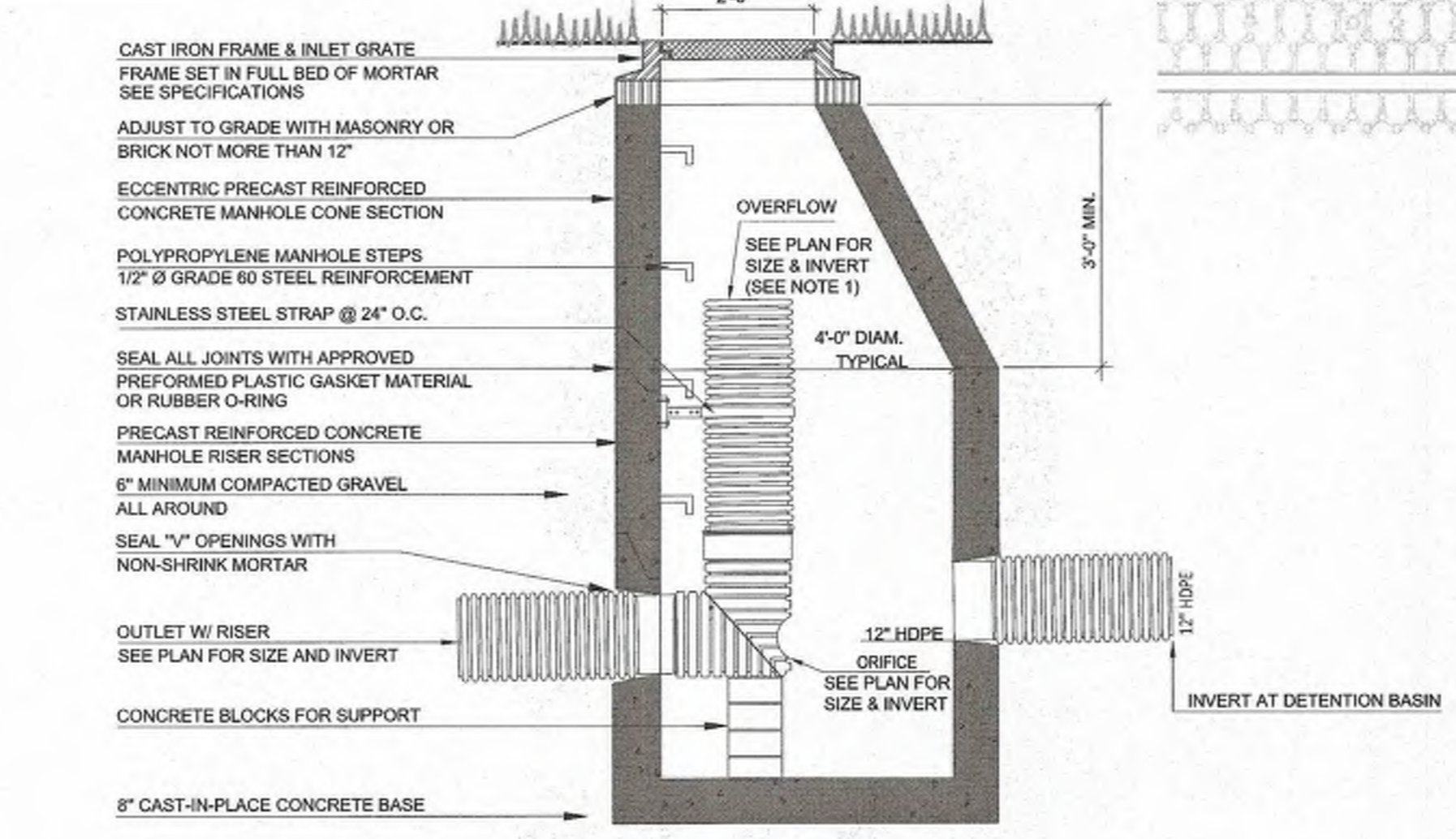
3 FABRIC BOOT FOR R-TANK
SCALE: NTS



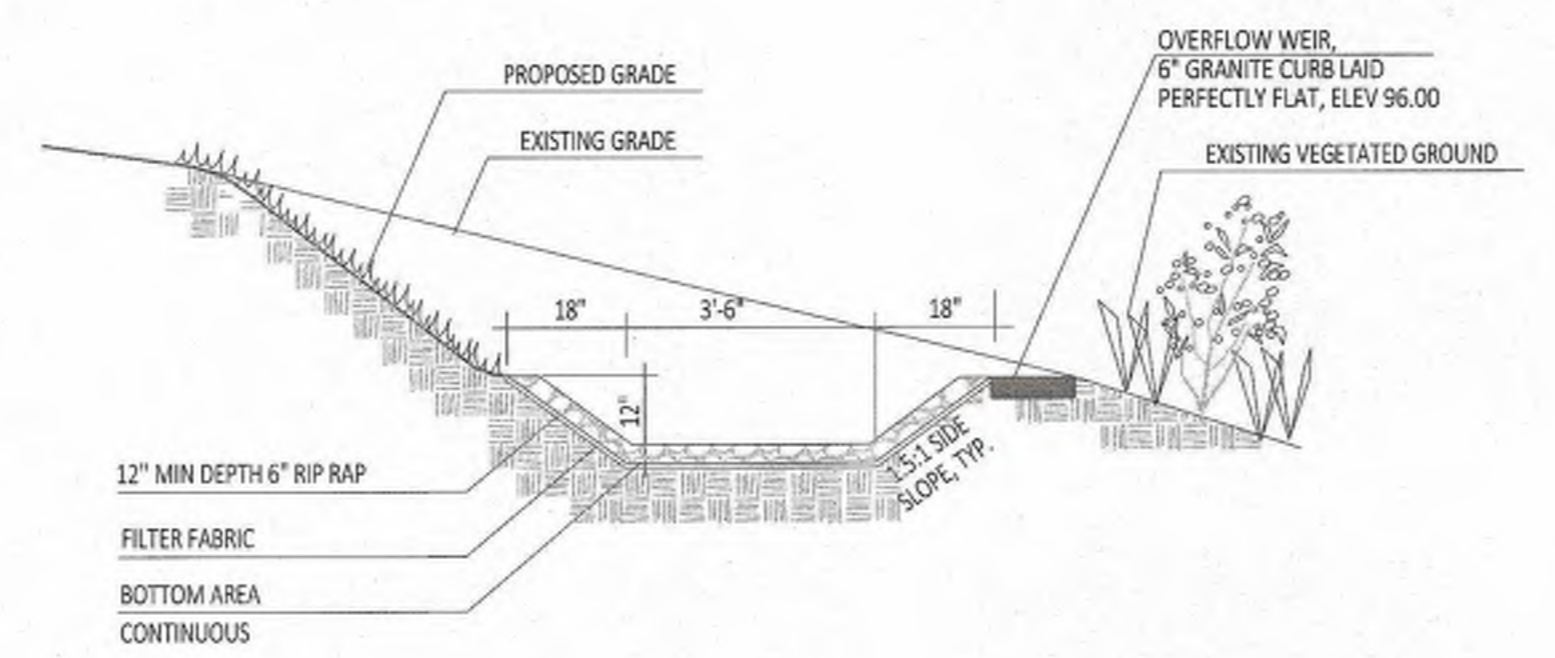
4 R-TANK INLET/OUTLET DETAILS
SCALE: NTS



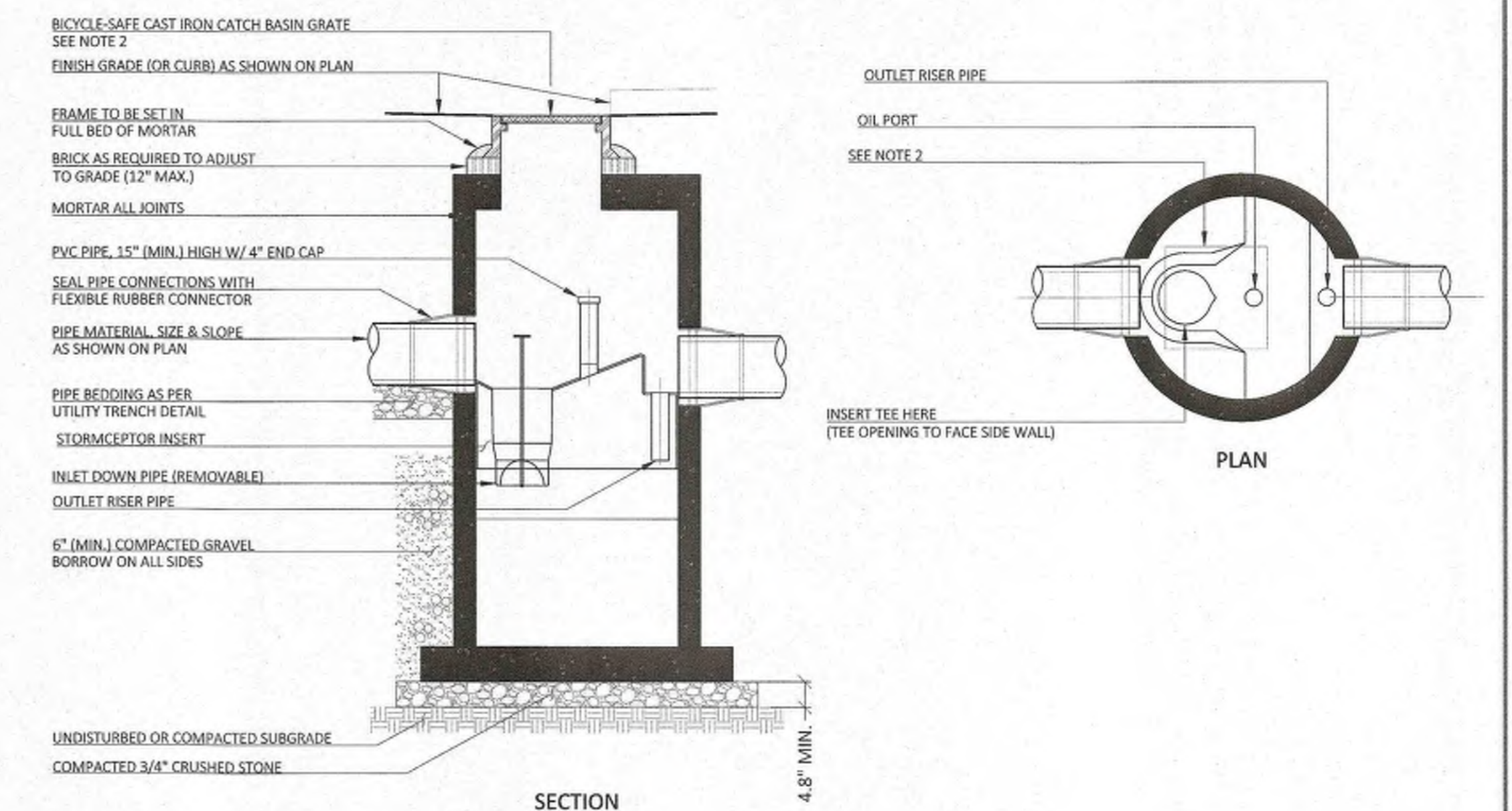
5 TYPICAL R-TANK MAINTENANCE PORT
SCALE: NTS



6 OUTLET CONTROL RISER
SCALE: NTS

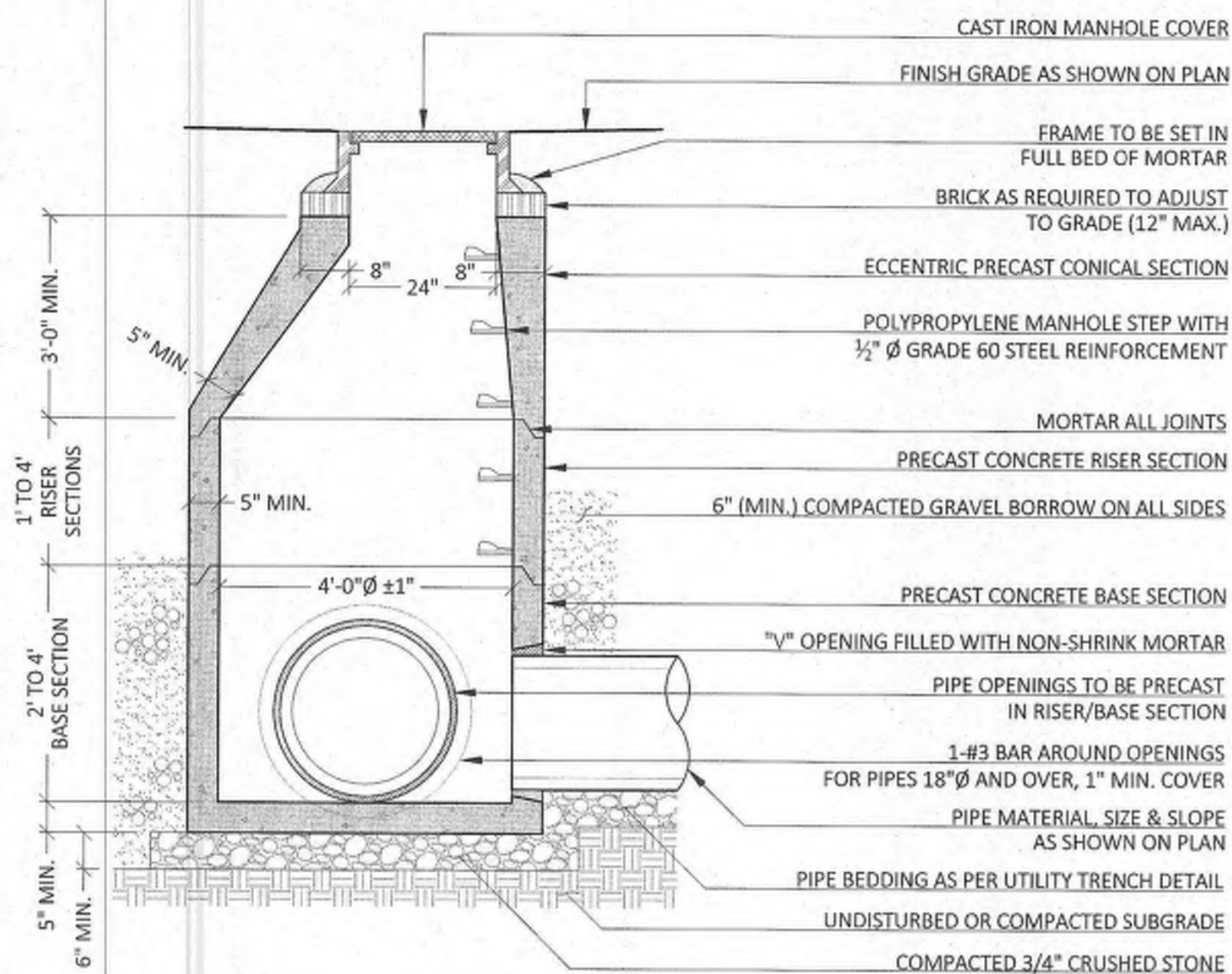


7 LEVEL LIP SPREADER
SCALE: NTS

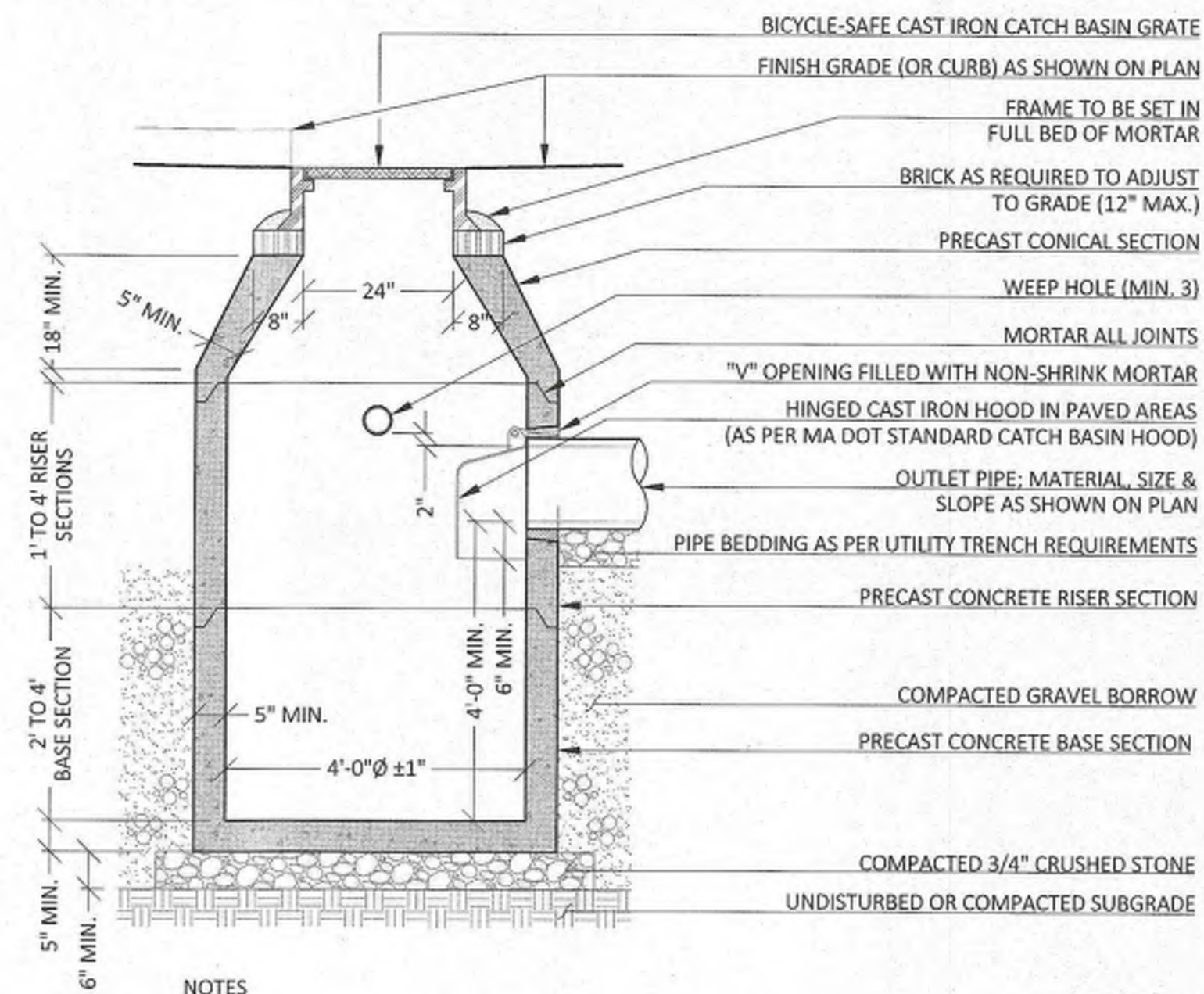


8 STORMWATER TREATMENT CHAMBER - STORMCEPTOR 450-I
SCALE: NTS

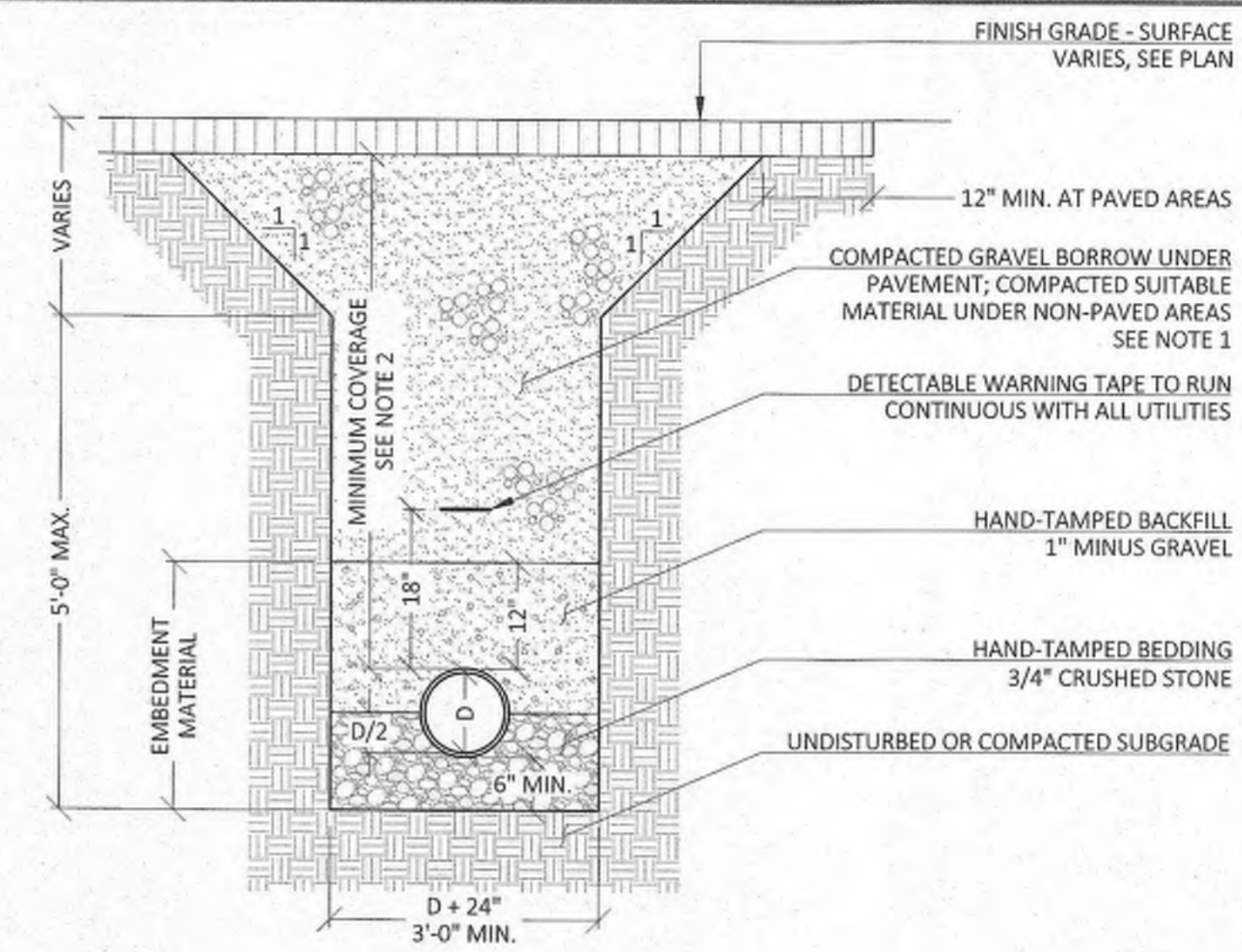
F:\PELHAM - 22 AMHERST ROAD\DESIGN PROCESS\DRAWINGS\LC-700 DETAILS.DWG PLOT DATE: 12/21/2020



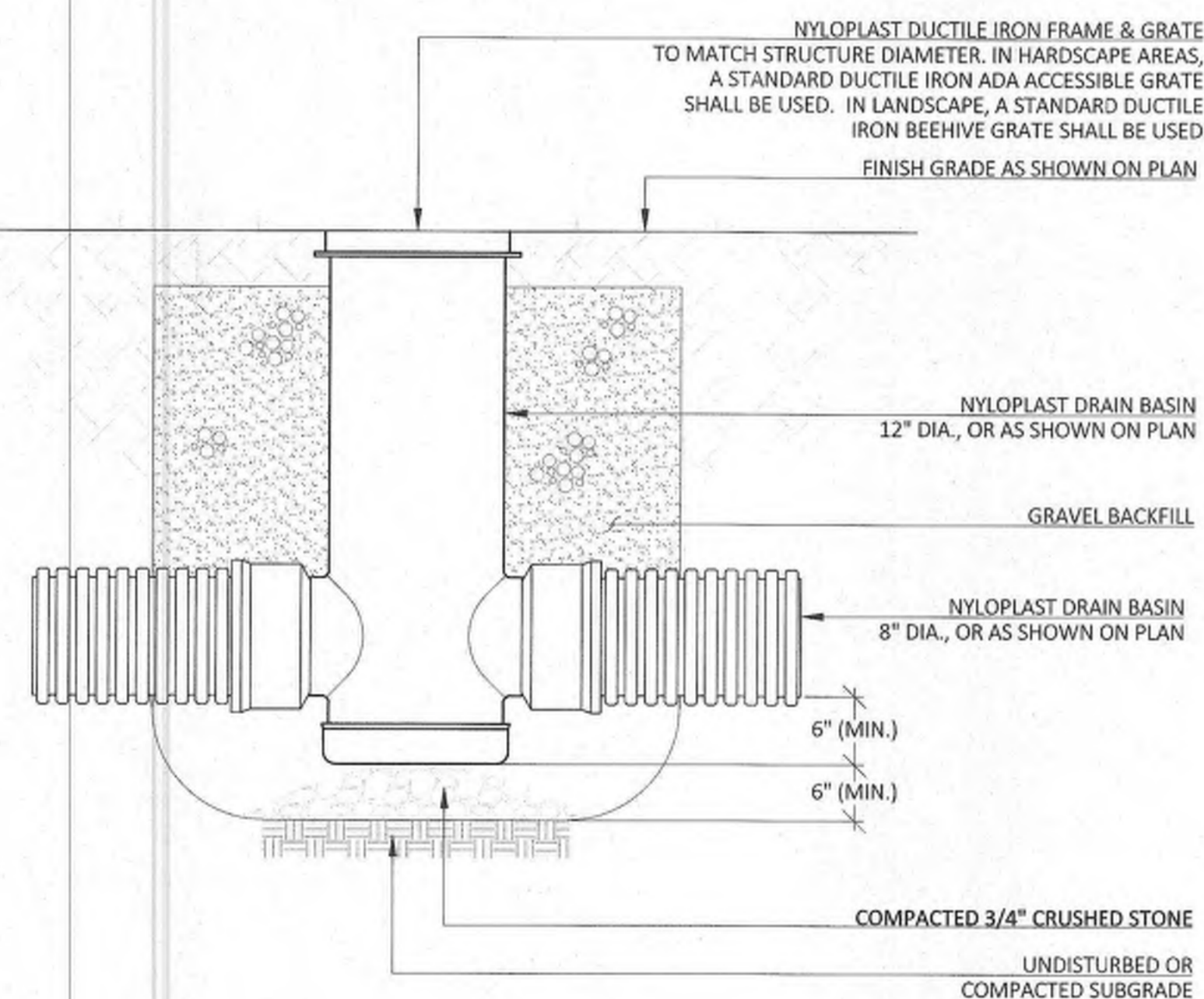
- NOTES
- CONTRACTOR MAY UTILIZE PRECAST FLAT TOP SECTION WHERE DEPTH OF STRUCTURE PROHIBITS THE USE OF CONICAL SECTION.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI (MIN.).
 - STRUCTURE SHALL BE REINFORCED TO MEET OR EXCEED H20 LOADING.



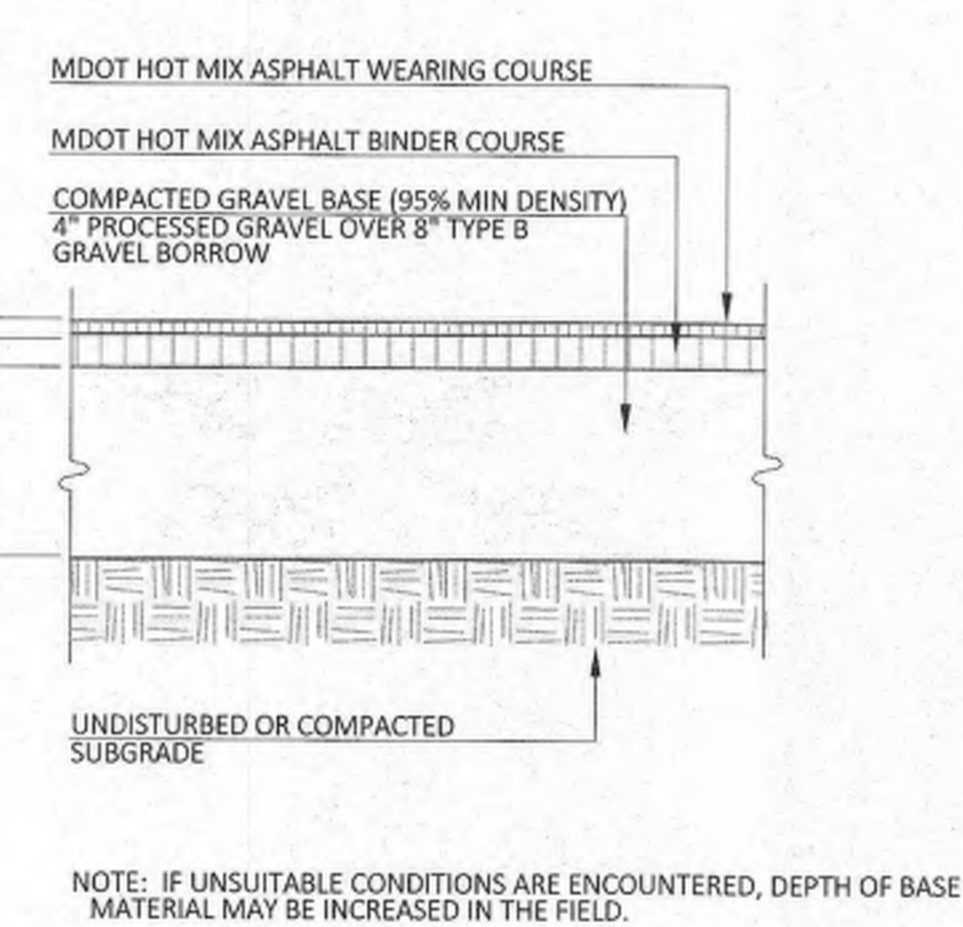
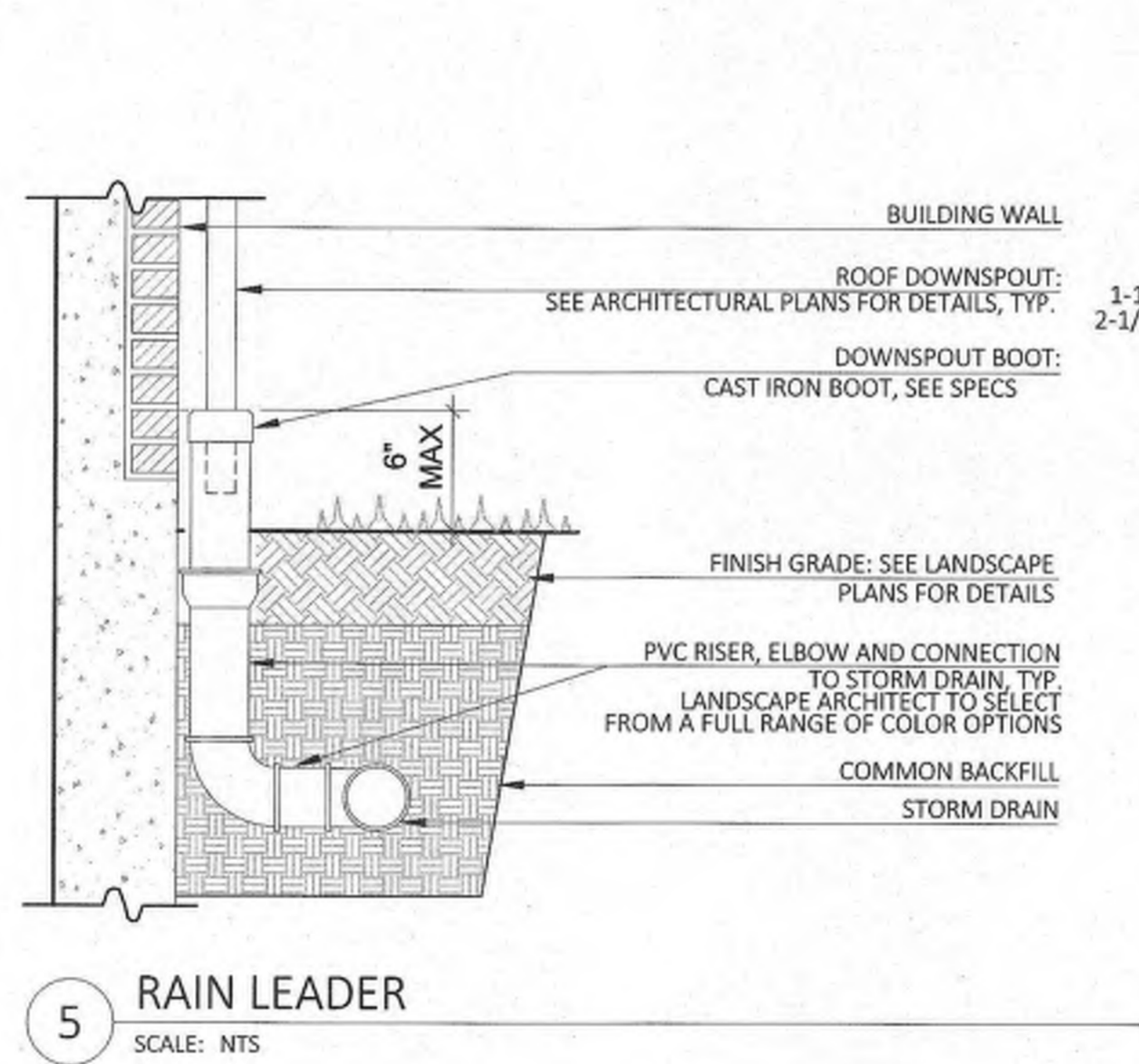
- NOTES
- WEEP HOLES SHALL BE 4" SDR35 PVC PIPE 12" LONG PLACED THROUGH EACH WALL OF CATCH BASIN. OUTSIDE END TO BE COVERED WITH 1/4" MESH GALVANIZED WIRE SCREEN. PLACE 1/4 CUBIC YARD 3/4" CRUSHED STONE AROUND OUTSIDE END OF PIPE. USE MINIMUM OF 3 WEEP HOLES PER BASIN.
 - CONTRACTOR MAY UTILIZE PRECAST FLAT TOP SECTION WHERE DEPTH OF BASIN PROHIBITS THE USE OF CONICAL SECTION.
 - CONCRETE COMPRESSIVE STRENGTH SHALL BE 4,000 PSI (MIN.).
 - STRUCTURE SHALL BE REINFORCED TO MEET OR EXCEED H20 LOADING.



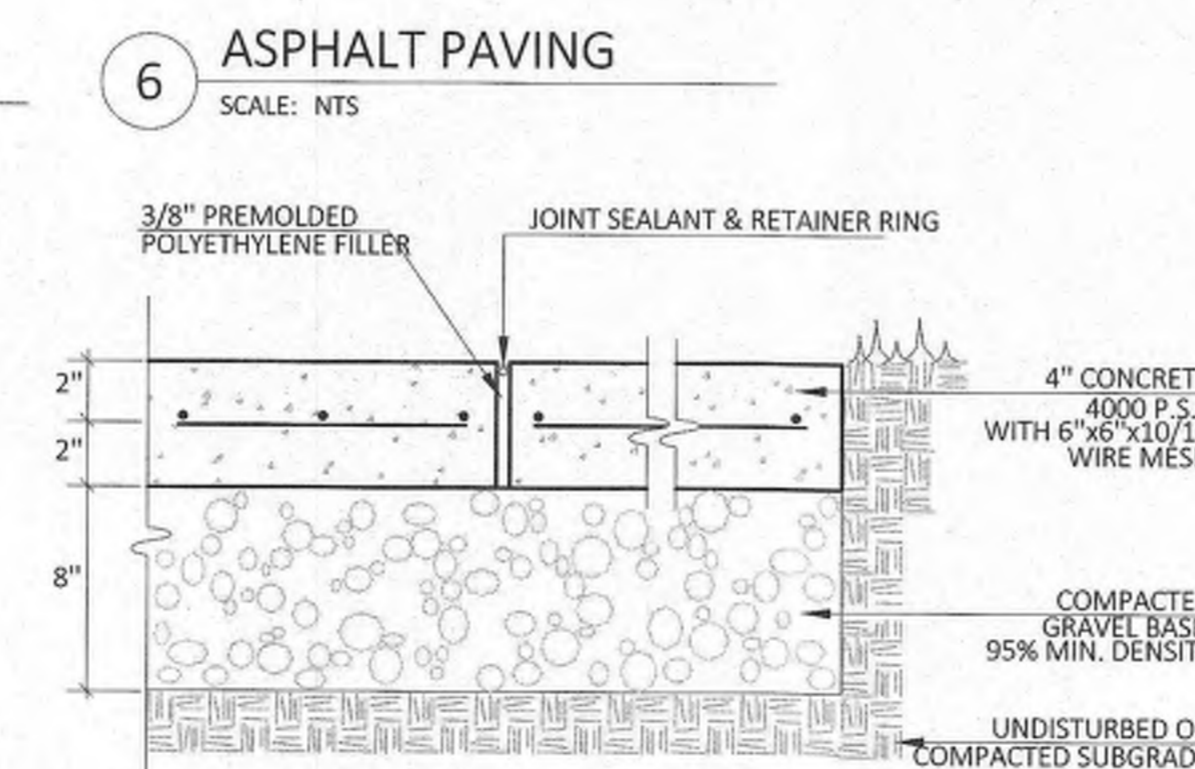
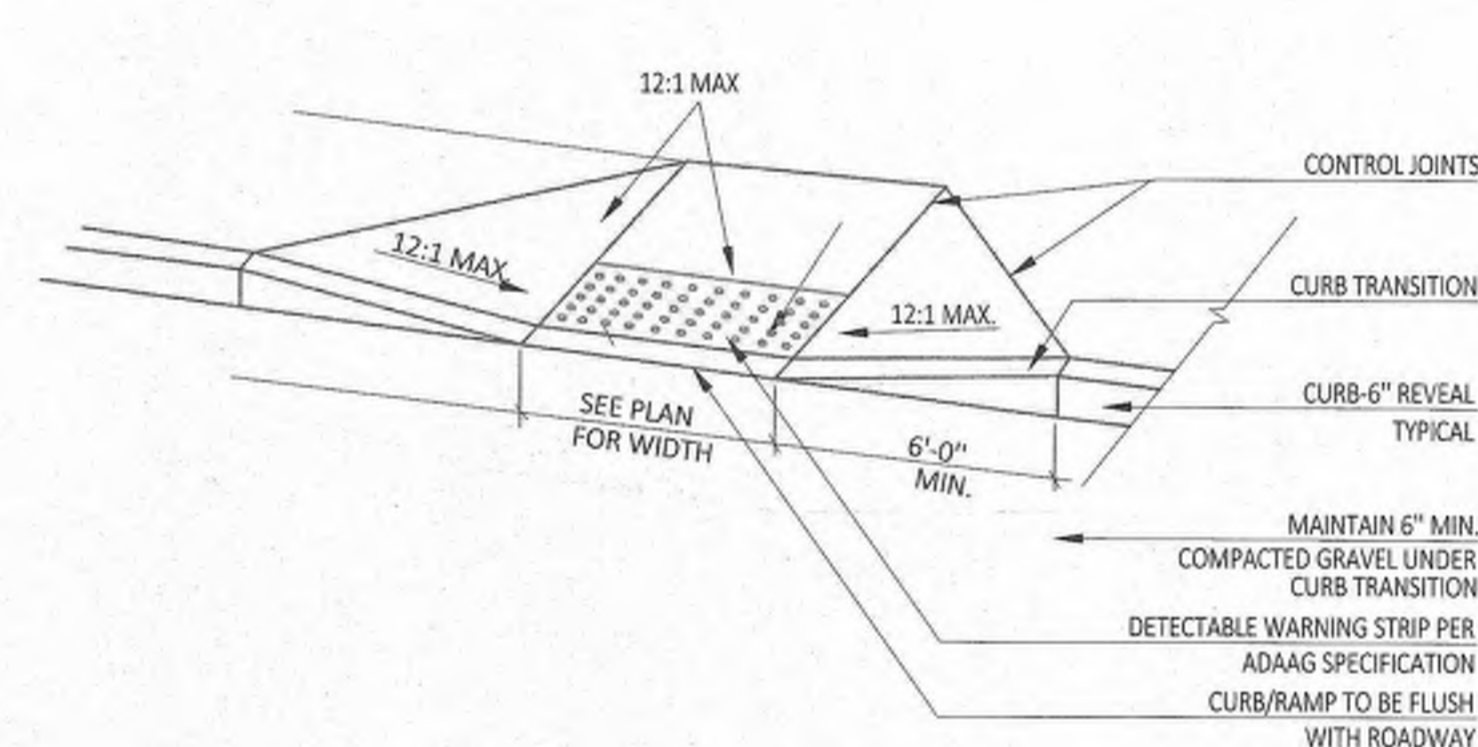
- NOTES
- NATIVE EXCAVATED MATERIAL THAT MEETS THE SPECIFICATIONS FOR SUITABLE FILL MAY BE USED AS BACKFILL IN NON-PAVED AREAS. SUITABILITY SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
 - MINIMUM COVERAGE REQUIREMENTS:
WATER: 5'-0"
SANITARY: 4'-0"
GAS: 2'-6"
ELECTRICAL/COMMUNICATION: 2'-0"
 - ENTIRE PIPE LENGTH SHALL BE FIRMLY SUPPORTED ON BEDDING.



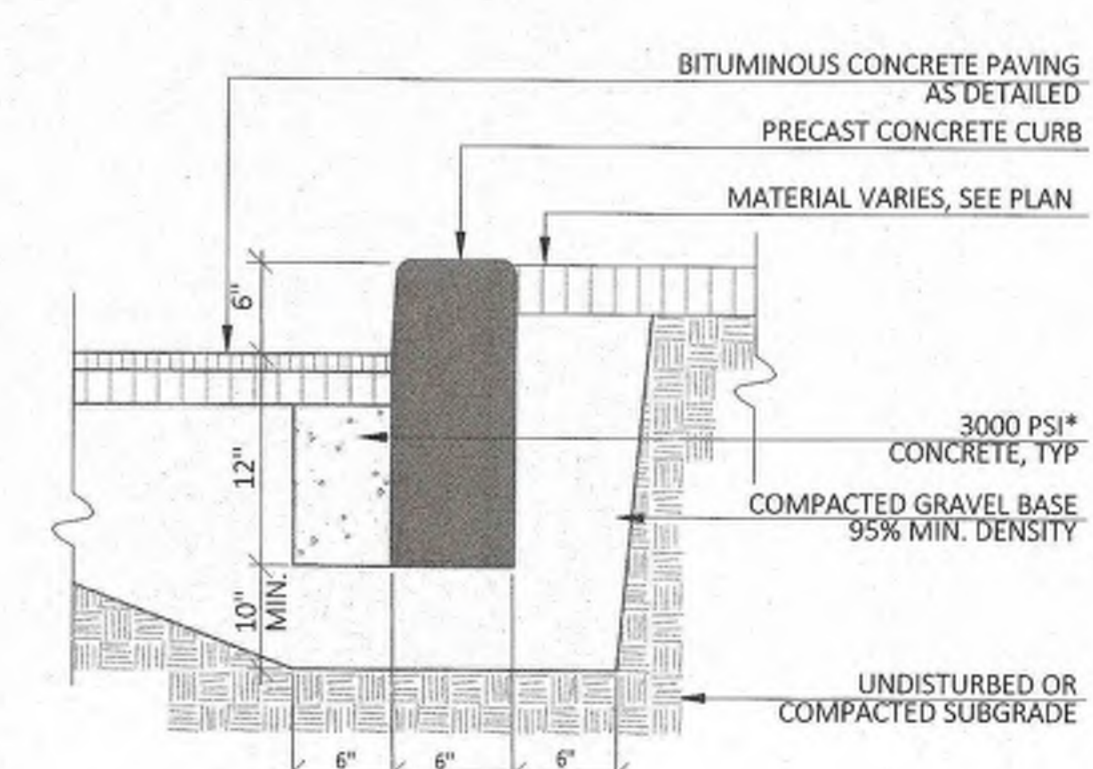
- NOTE
- YARD DRAIN DESIGN BASED ON NYLOPLAST YARD DRAIN STRUCTURE. THE CONTRACTOR MAY SUBMIT AN ALTERNATIVE YARD DRAIN FOR REVIEW BY THE ENGINEER. SUBSTITUTE STRUCTURE SHALL MEET OR EXCEED THE QUALITY OF THE SPECIFIED STRUCTURE, IN THE OPINION OF THE ENGINEER.
 - IN GRASS AREAS, GRATE SHALL BE STANDARD (NON-PEDESTRIAN BEEHIVE STYLE) GRATE. IN HARDSCAPE AREAS (CONCRETE, ASPHALT, PAVER, ETC.) GRATE SHALL BE RATED PEDESTRIAN SAFE FOR ADA ACCESSIBLE ROUTE.
 - ALL GRATES SHALL BE DUCTILE IRON.



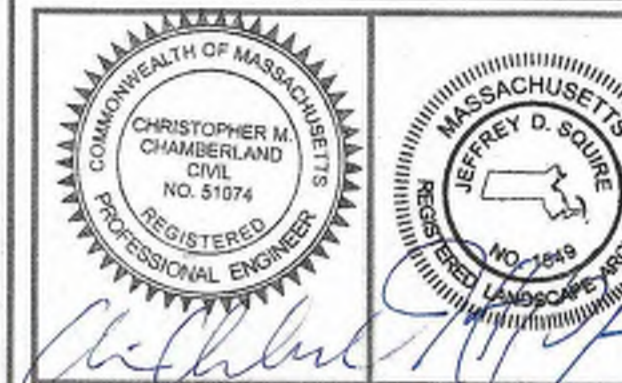
NOTE: IF UNSUITABLE CONDITIONS ARE ENCOUNTERED, DEPTH OF BASE MATERIAL MAY BE INCREASED IN THE FIELD.



NOTE: CONCRETE FINISH TO BE MEDIUM TEXTURE BROOM FINISH PERPENDICULAR TO DIRECTION OF WALK WITH 3" TROWELLED EDGES
WALKWAYS: SCORING EVERY 5', EXPANSION JOINTS EVERY 20'
UNLESS OTHERWISE INDICATED ON PLAN; PROVIDE EXPANSION JOINTS AT ALL VERTICAL WALLS & ISOLATION JOINTS AT ALL FOOTINGS
SCORING LINES TO BE AT LEAST 1/4 THICKNESS OF SIDEWALK



* PROCEDURE DESCRIBED HEREIN IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE AND/OR BINDER COURSES ARE IN PLACE OTHERWISE CONCRETE WILL BE ELIMINATED AND GRAVEL BROUGHT UP TO BOTTOM OF BASE COURSE.



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20-22 AMHERST ROAD
PELHAM, MA

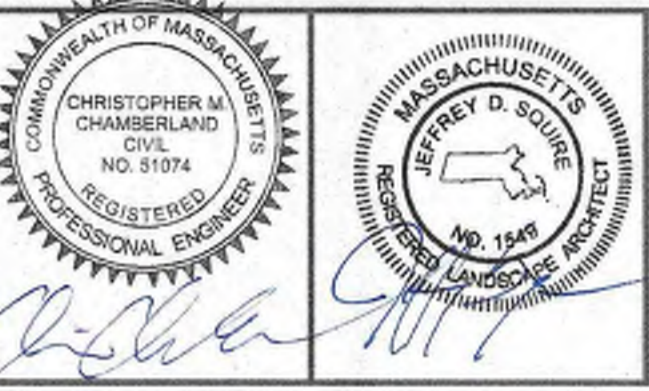
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DETAILS

Revisions	

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Checked By:	JS		
			LC-701



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20-22 AMHERST ROAD
PELHAM, MA

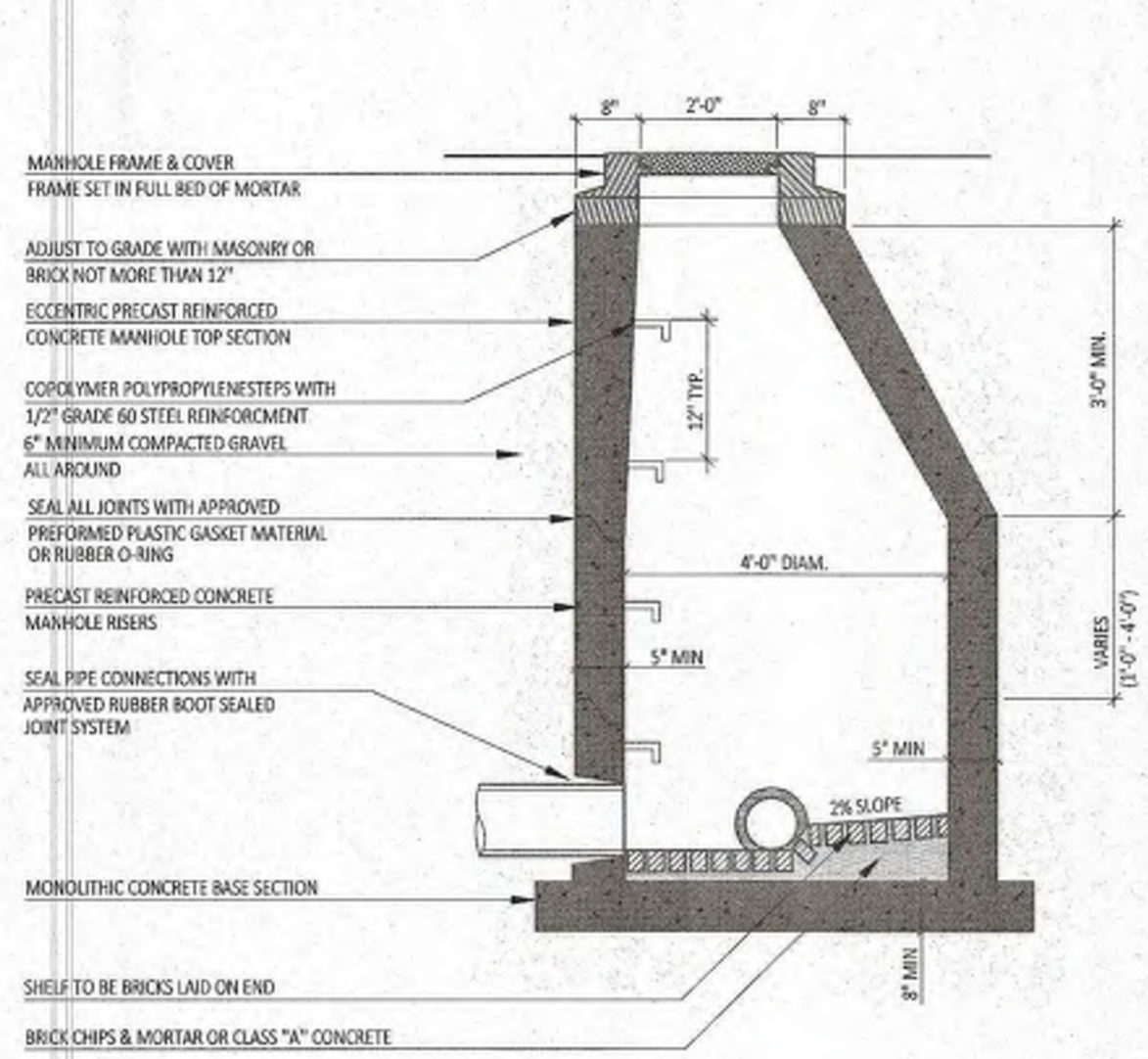
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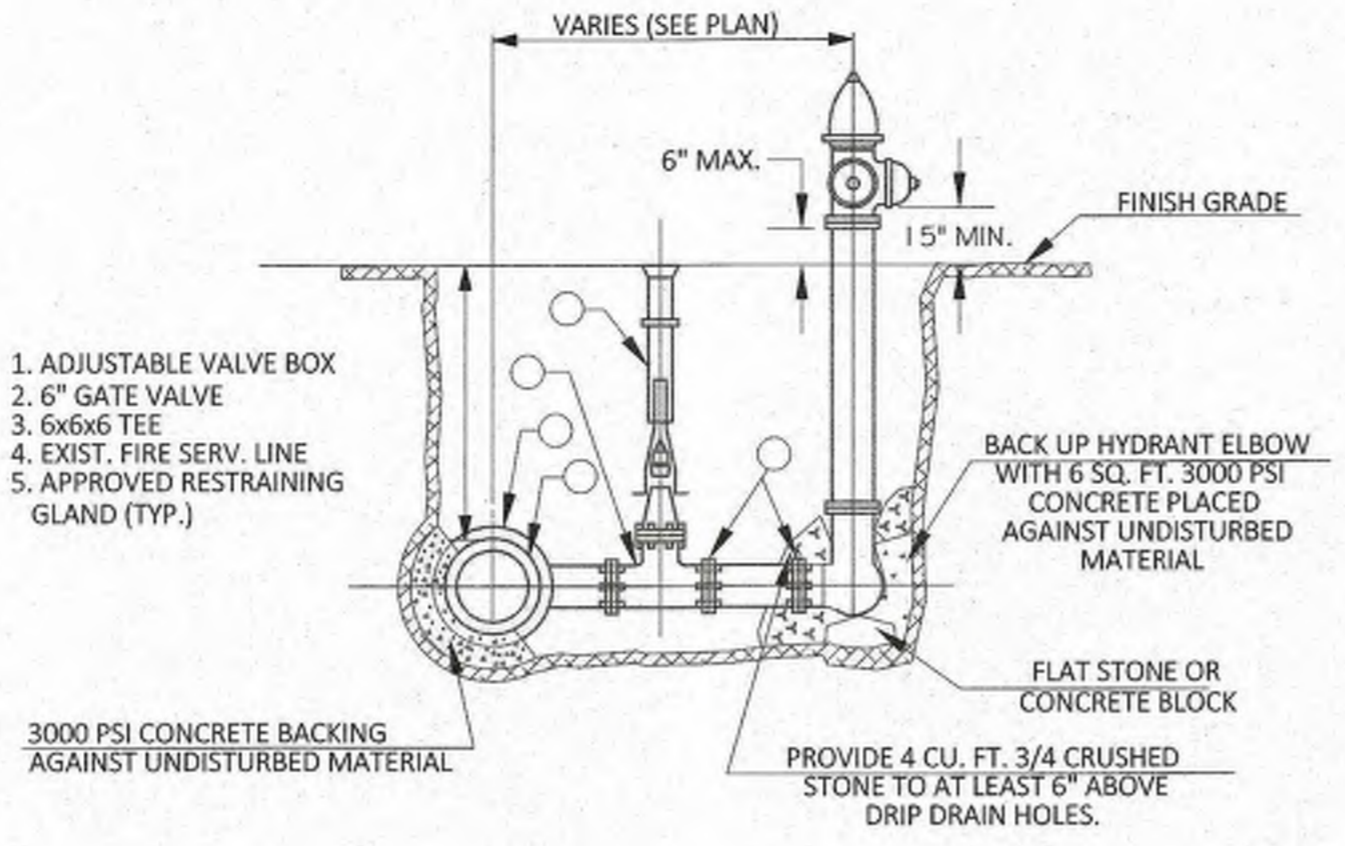
DETAILS

Revisions	

Date: 12/21/2020	Sheet Number
Scale: AS NOTED	LC-702
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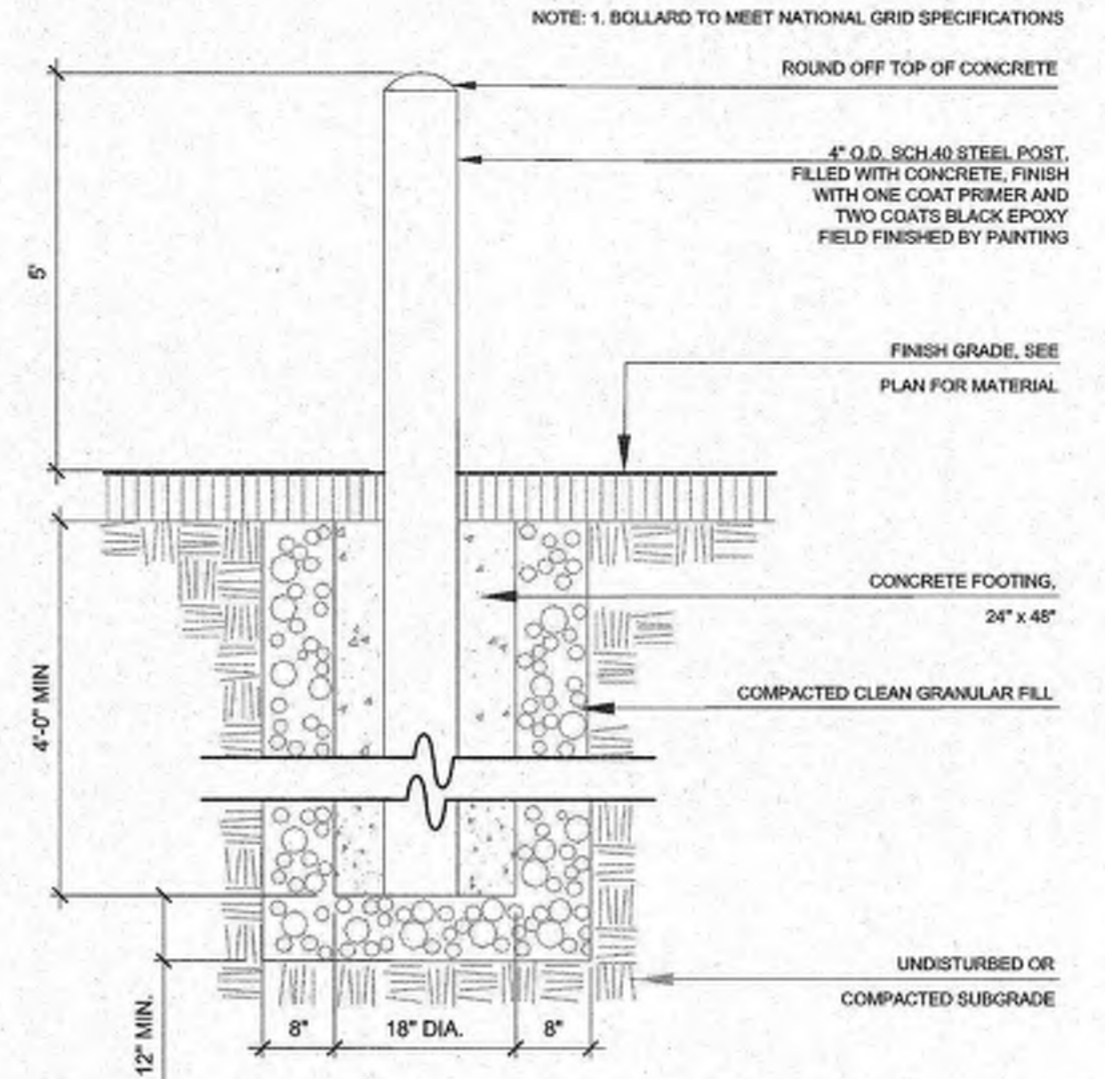


1 SANITARY MANHOLE
SCALE: NTS

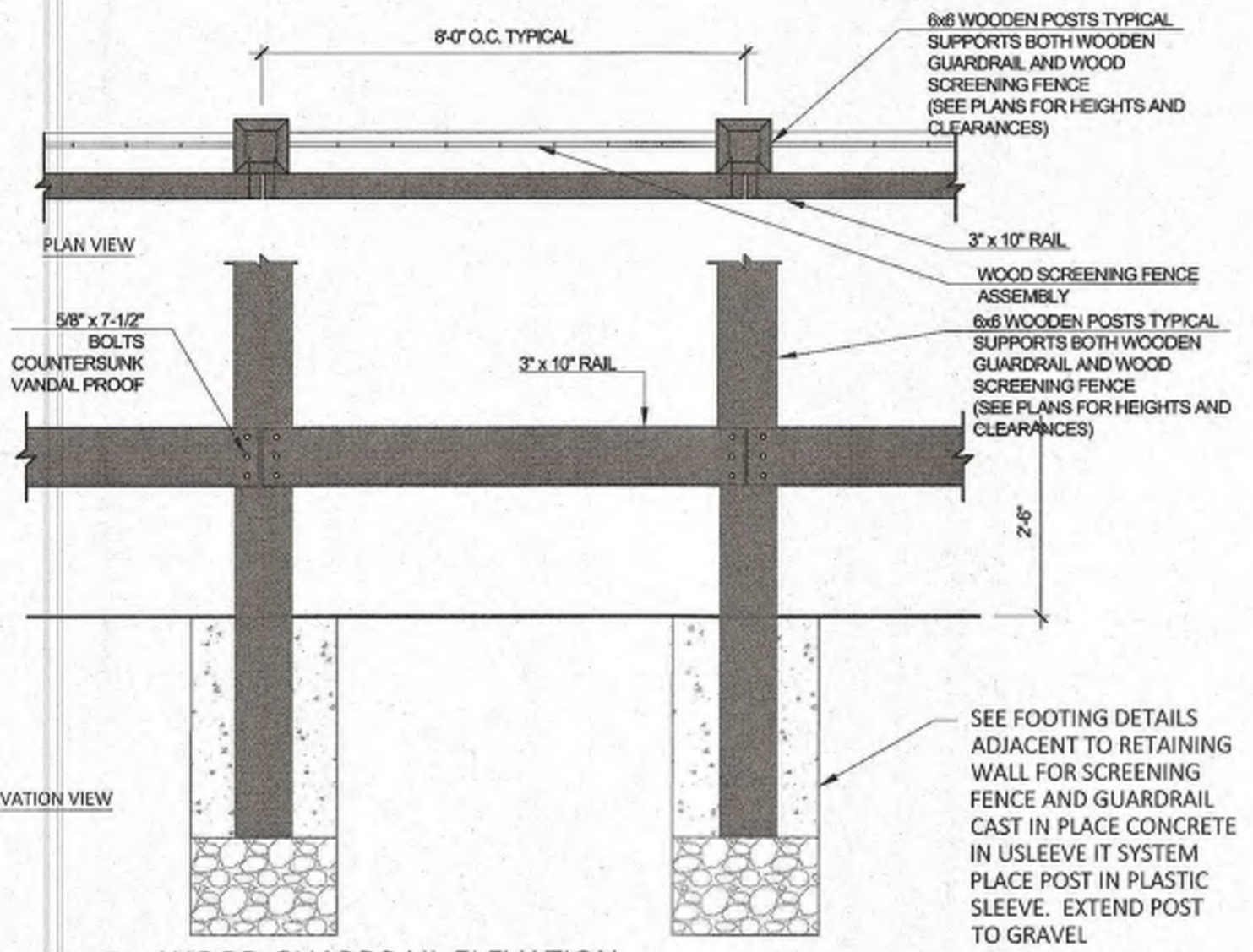


- NOTES:
1. HYDRANT TO BE LOCATED 2FT. MIN. - 5FT. MAX TO CURB.
 2. HYDRANT, VALVE, PIPING, FITTINGS, ETC. SHALL BE INSTALLED IN CONFORMANCE WITH THE STANDARDS AND REQUIREMENTS OF THE AMHERST, MA WATER DEPARTMENT. IN THE EVENT OF CONFLICT BETWEEN TOWN REQUIREMENT AND THIS DETAIL, TOWN REQUIREMENTS SHALL TAKE PRECEDENCE.

2 HYDRANT
SCALE: NTS

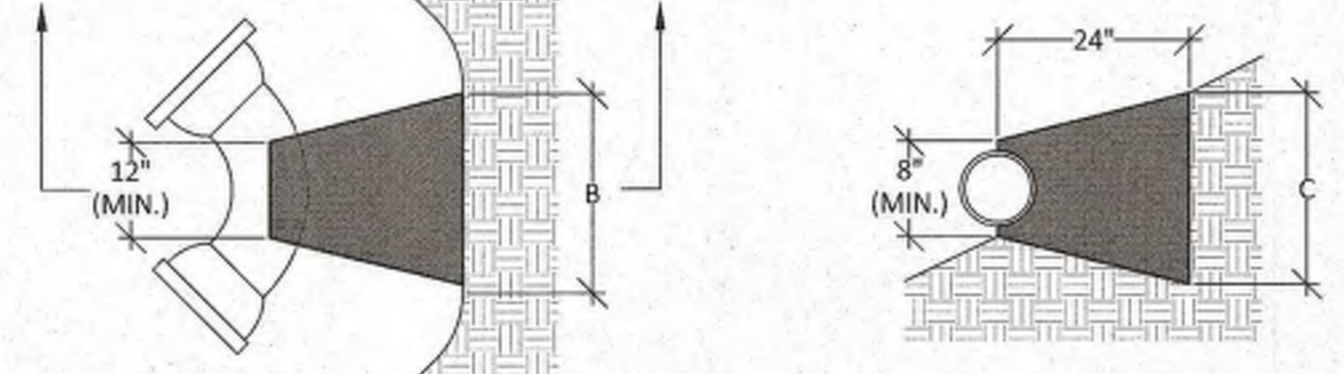


3 SITE BOLLARDS
SCALE: NTS

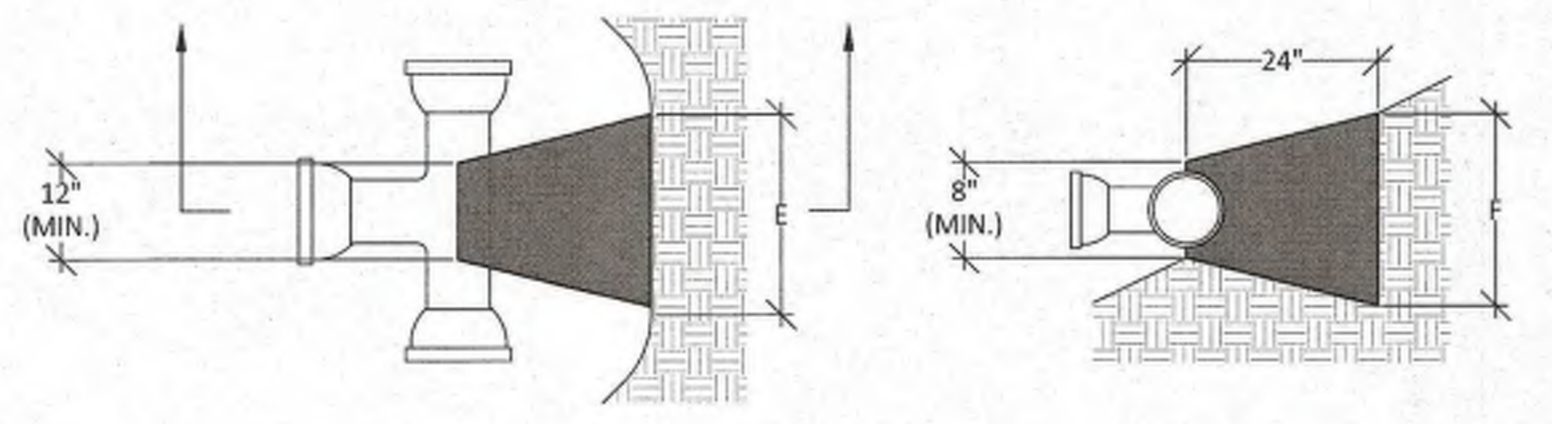


04 WOOD GUARDRAIL ELEVATION
SCALE: NTS

BENDS							
PIPE SIZE	BEND ANGLE	B	C	PIPE SIZE	BEND ANGLE	B	C
4"	11.25°	18"	12"	8"	11.25°	24"	18"
4"	22.5°	18"	12"	8"	22.5°	24"	18"
4"	45°	18"	12"	8"	45°	30"	18"
4"	90°	24"	18"	8"	90°	36"	36"
6"	11.25°	24"	18"	12"	11.25°	24"	18"
6"	22.5°	36"	24"	12"	22.5°	36"	24"
6"	45°	24"	18"	12"	45°	48"	36"
6"	90°	36"	18"	12"	90°	60"	48"

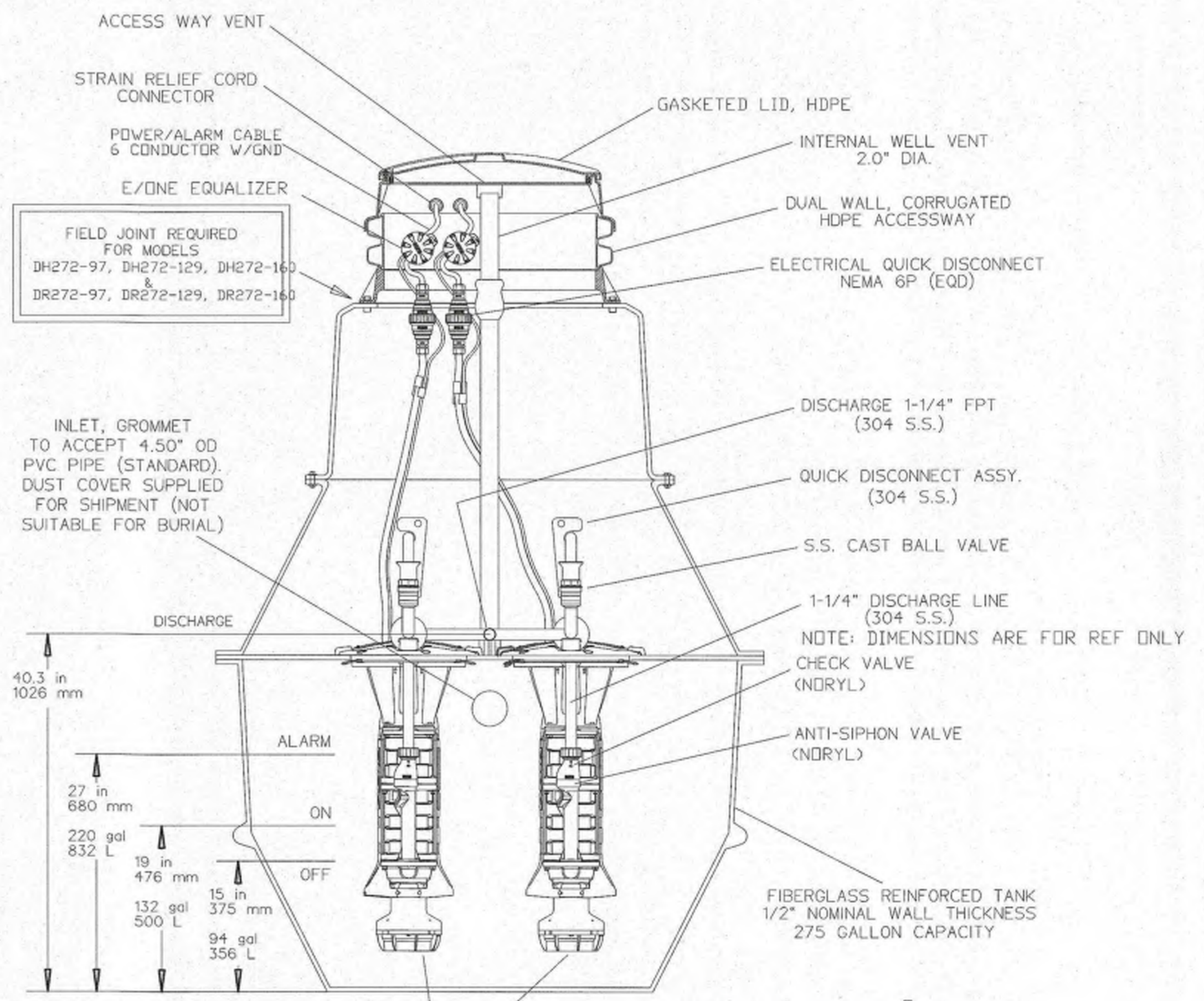


TEES & DEAD ENDS		
PIPE SIZE	E	F
4"	18"	18"
6"	24"	24"
8"	36"	24"
10"	42"	36"
12"	48"	42"



- NOTES:
1. TABLES SHOW THE MINIMUM ACCEPTABLE BEARING DIMENSIONS.
 2. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
 3. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
 4. THRUST BLOCKS SHALL NOT BEAR AGAINST UNSUITABLE SOILS.

6 THRUST BLOCKS
SCALE: NTS



SEMI-POSITIVE DISPLACEMENT TYPE PUMP. EACH DIRECTLY DRIVEN BY A 1 HP MOTOR.

CONCRETE BALLAST MAY BE REQUIRED. SEE INSTALLATION INSTRUCTIONS FOR DETAILS.

eone
SEWER SYSTEMS
MODEL DH272 / DR272

7 DUPLEX GRINDER PUMP STATION DH-272
SCALE: NTS