Planning Board
AGENDA

Thursday, May 21, 2026 - 6:00 PM

Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

A. Planning Board

1) Site Plan-233 Main Street-HP Hood, LLC

2) Site Plan-195 South Westfield Street-Aljanabi

3) Amended Site Plan-South Westfield Street-Bretta

4) Amended Site Plan-1298 Suffield Street-TCR Properties

5) Approval of Minutes-May 7, 2026

6) Correspondences

Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

May 12, 2026

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 233 Main Street Agawam, MA- HP Hood Inc;

The Building Department has no zoning issues or concerns at this time for the referenced site plan dated April 28, 2026 for the above address.

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030
Telephone (413)786-4767 | FAX (413)786-4821
Eric P. Gillis
Chief of Police

To: Planning Board

From: Sergeant Brian Machos- Safety Officer

Date: May 11, 2026

Re: 233 Main Street

I have reviewed the proposed site plans for the HP Hood building addition. At this time, I do not have any concerns related to this project.

Site Plans

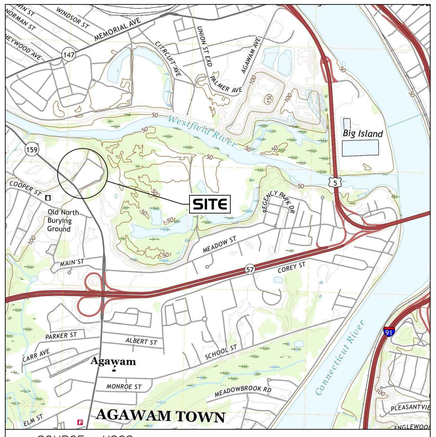
Proposed Building Addition

233 Main Street
Agawam, MA 01001
Parcel ID: K14-2-8

AS PREPARED FOR:

H.P. Hood LLC

Six Kimball Lane
Lynnville, MA 01940



SOURCE: USGS

April 28, 2026

DRAWING INDEX		
SHEET NO.	SHEET NAME	ISSUE DATE
T-1	TITLE SHEET	4/28/26
EX-1	EXISTING CONDITIONS PLAN	4/7/26
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	4/28/26
C-2	CONSTRUCTION NOTES	4/28/26
C-3	DEMOLITION AND REMOVALS PLAN	4/28/26
C-4	LAYOUT AND MATERIALS PLAN	4/28/26
C-6	GRADING, EROSION & SEDIMENTATION PLAN	4/28/26
SL-1	PHOTOMETRIC PLAN	4/16/26
SL-2	LIGHTING FIXTURE DETAILS	4/16/26
D-1	DETAILS	4/28/26

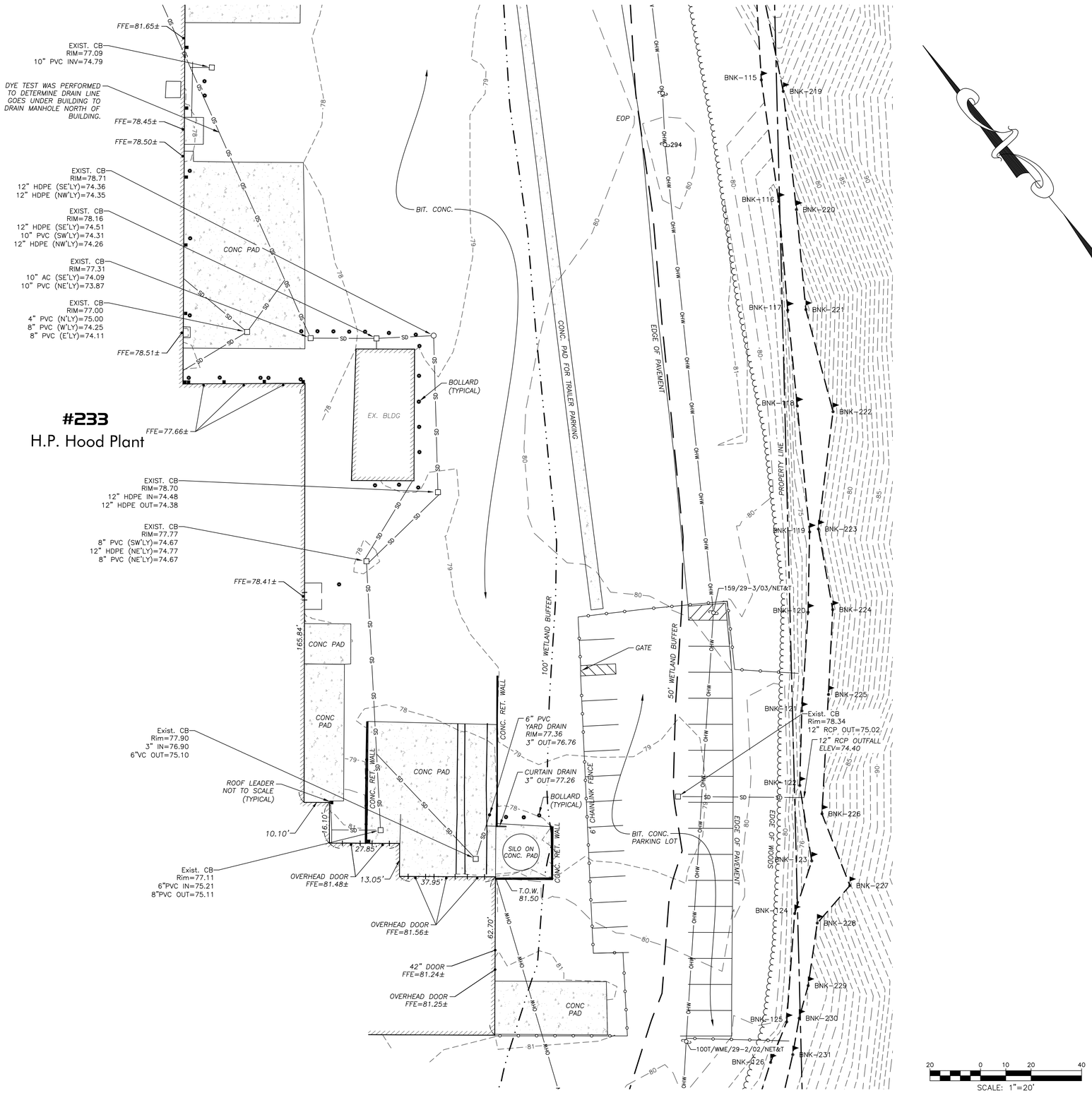
BY

R LEVESQUE ASSOCIATES INC
A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA · 01085
ph 413.568.0985 · fax 413.568.0986
www.rlaland.com

RLA Project Number: 201016

PERMITTING
NOT FOR CONSTRUCTION



NOTES

1. THE RECORD OWNERS OF THE SUBJECT PARCELS ARE:
   265 MAIN STREET – HP HOOD, LLC (L.C. CTF. #39127 & DEED BK. 23606 PG. 527)
   233 MAIN STREET – H.P. HOOD, INC. (L.C. CTF. #25079 & DEED BK. 13330 PG. 509)
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON THE FOLLOWING PLANS:
   LAND COURT PLAN #1369A – #1369E
   PLAN BOOK 305 PAGES 118+119
   AND OTHER UNRECORDED PLANS AS FURNISHED BY THE CLIENT
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCELS CONTAIN APPROXIMATELY 16.74 ACRES (TOTAL).
6. 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.
7. RESOURCE AREA FLAGGING WAS PERFORMED BY R LEVESQUE ASSOCIATES, INC. IN DECEMBER 2020.
8. ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM MUNICIPAL GIS WEBSITE GIS.
9. SUBJECT PARCELS ARE ZONED INDUSTRIAL A (IA) ACCORDING TO THE AGAWAM ZONING MAP.
10. A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN THE ESTABLISHED FLOOD HAZARD ZONE AE ACCORDING TO FLOOD INSURANCE RATE MAP #25013C0403E DATED 07/16/2013. THE FLOOD ZONE ELEVATION FOR THE SITE IS 60.2.
11. 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
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

PARTIAL EXISTING CONDITIONS PLAN

233 MAIN ST.
Paecel ID: K14-2-8
AGAWAM, MA

COMMONWEALTH OF MASSACHUSETTS
MARC E. SHUTE
No. 33610
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:

H.P. Hood, LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 7, 2026

REVISIONS:	DATE:

DRAFTED BY: t.a.

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
EX-1	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - EXIST.dwg

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE BOUND FOUND
- CONCRETE BOUND TO BE SET
- COMPUTED POINT
- EXISTING SIGN
- 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
- WV 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
- SB-1 SOIL BORING LOCATION
- TP-1 TEST PIT LOCATION
- P-1 PERC TEST LOCATION
- WF-1 WETLAND FLAG LOCATION
- R-1 M.A.H.W. FLAG LOCATION
- EXISTING STONE WALL
- TREE LINE
- × 102.4 EXISTING SPOT GRADE
- 219 EXISTING CONTOUR
- × 94.7 PROPOSED SPOT GRADE
- 214 PROPOSED CONTOUR
- EDGE OF WETLAND
- FENCE LINE
- GUARDRAIL
- OHW OHW EXISTING OVERHEAD WIRES
- UEL UEL EXISTING UNDERGROUND ELECTRIC
- TEL TEL EXISTING TELEPHONE LINE
- G G EXISTING GAS LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN
- SS SS EXISTING SANITARY SEWER
- LOW LOW LIMIT OF WORK LINE
- SF SF SF 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
DT'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

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

VEGETATIVE CONTROL PRACTICES

1. 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.
2. 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 HYDROSEEDED, 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

1. 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.
2. 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.
3. 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 6" DEPTH OF TOPSOIL.
4. 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

1. 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.
2. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS.
3. 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

1. THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVIROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
8. BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
9. THE FABRIC SHALL NOT EXTEND MORE THAT 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
10. 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.
11. 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 OF REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
12. 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)

1. HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. 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.
3. 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.
4. 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.
5. 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.)
6. HAY BALES GENERALLY DETERIORATE IN 2-6 MONTHS AND THUS NEED REPLACEMENT.
7. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SITE PREP

1. 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.
2. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
4. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS.
5. 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.
6. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
7. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
8. DEMOLISH AND REMOVE ALL PAVEMENT, SLABS, FOOTINGS, SUBSURFACE ELEMENTS, MISCELLANEOUS DEBRIS, ETC. WITHIN PROPERTY LINES UNLESS NOTED OTHERWISE.
9. 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.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY ABANDONED SUBSURFACE SOIL ABSORPTION SYSTEM (SAS) AND MISCELLANEOUS DEBRIS.
11. NO ACTIVITY OTHER THAN NORMAL MAINTENANCE SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINES AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE ENGINEER.
12. THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1-888-344-7233 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
8. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
9. EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
10. 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.
11. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
12. 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.
13. 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" BARON BLUEGRASS	50	90	75
FESTUCA RUBRA "PENNLAWN" PENNLAWN FESCUE	25	95	85
LOLIUM PERENNE "PENNFINE" PENNFINE	25	98	95

   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 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.

PERMITTING
NOT FOR CONSTRUCTION

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

NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS

233 Main Street
Agawam, MA
Parcel ID: K14-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026

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: 201016

DRAWING#	REV.
C-1	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St. Agawam\Civil 3D\201016 - SITE.dwg

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 AND R LEVESQUE ASSOCIATES, INC. 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 SWEPT 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 MOISTENED 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 WAY ONLY. 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.

PERMITTING
NOT FOR CONSTRUCTION

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

CONSTRUCTION NOTES

233 Main Street
Agawam, MA
Parcel ID: KI4-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:

DRAFTED BY: R.E.L.

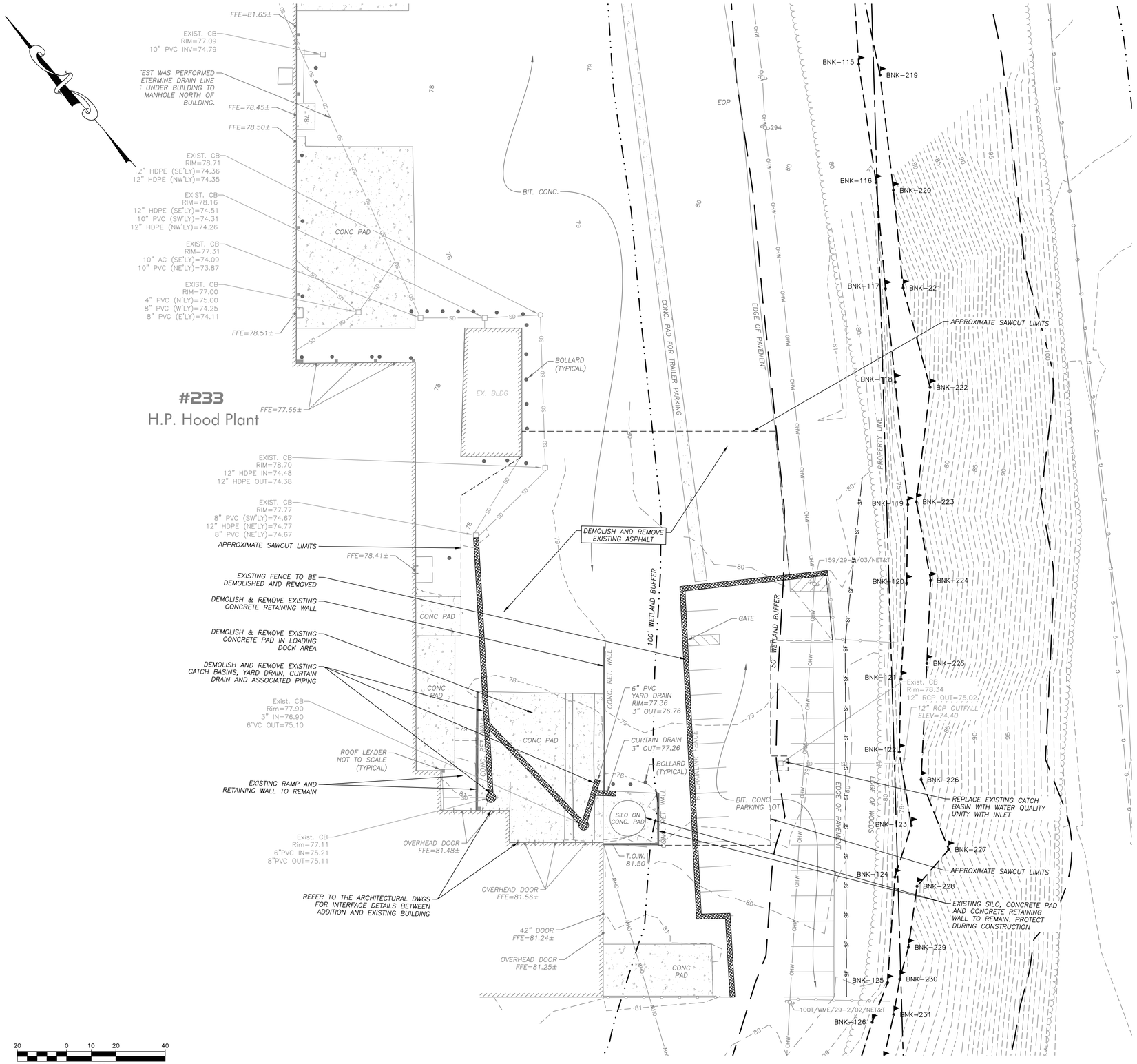
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-2	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - SITE.dwg



DEMOLITION NOTES

1. THE INFORMATION SHOWN HEREON IS NOT INTENDED TO BE AN EXHAUSTIVE SURVEY OF ALL APPURTENANCES THAT MAY OR MAY NOT BE IN PLACE TO SERVE THE EXISTING ON-SITE STRUCTURES AND USE. SEPTIC SYSTEM COMPONENTS, UNDERGROUND TANKS, AND OTHER SUB-SURFACE STRUCTURES MAY BE IN PLACE AND MAY REQUIRE ATTENTION BEFORE CONSTRUCTION MAY PROCEED.
2. CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION SURVEY TO IDENTIFY ANY AND ALL UTILITIES AND UTILITY COMPONENTS TO BE DISCONTINUED, REMOVED, OR DEMOLISHED IN PLACE AND THE PRESENCE OR ABSENCE OF ANY HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL OR 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. ALL COSTS SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES AND LANDSCAPING TO REMAIN.
6. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL UTILITY DISCONNECTION SHALL BE PERFORMED TO THE SATISFACTION OF THE RELEVANT UTILITY COMPANY AND COMPLY WITH ANY LOCAL, STATE AND/OR FEDERAL REGULATORY AGENCIES.
8. CONTRACTOR SHALL PROMPTLY TRANSPORT AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS OFF OWNERS PROPERTY. DO NOT ALLOW DEMOLISHED MATERIAL TO COLLECT ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL.
9. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
10. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
11. 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 LANDSCAPE ARCHITECT/ENGINEER.
12. NO ACTIVITY SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINE AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ENGINEER AND LANDOWNER.
13. THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1-888-344-7233 A MINIMUM OF 72 HOURS (M-F) PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
14. THE LANDSCAPE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE DISCOVERED ON-SITE DURING DEMOLITION OR CONSTRUCTION THAT WAS NOT PREVIOUSLY INDICATED ON THE SURVEYS OR INFORMATION PROVIDED.
15. PAVEMENT SHALL BE SAWCUT AT THE LIMIT OF WORK. ALL PAVING, FOOTINGS, UTILITIES, CURBING AND OTHER EXISTING IMPROVEMENTS SHALL BE REMOVED OR SUITABLY MILLED TO THE SATISFACTION OF THE OWNER AND GENERAL CONTRACTOR.

CONSTRUCTION SEQUENCE

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. CONTACT THE TOWN OF AGAWAM AT LEAST FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, OR EARTHWORK ACTIVITY ON THIS PROJECT.
3. CONSTRUCT ANTI-TRACKING PAD AT ENTRANCES AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
5. UPON COMPLETION OF EROSION CONTROL MEASURES, CLEARING AND GRUBBING AND EARTHWORK MAY COMMENCE.
6. 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.
7. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
9. GRADE THE ALIGNMENT OF THE ROADWAY TO ACCEPT PAVEMENT SECTION MATERIALS.
10. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
11. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE TOWN OF AGAWAM, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

PERMITTING
NOT FOR CONSTRUCTION

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

DEMOLITION & REMOVALS PLAN

233 Main Street
Agawam, MA
Parcel ID: K14-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:

DRAFTED BY: R.E.L.

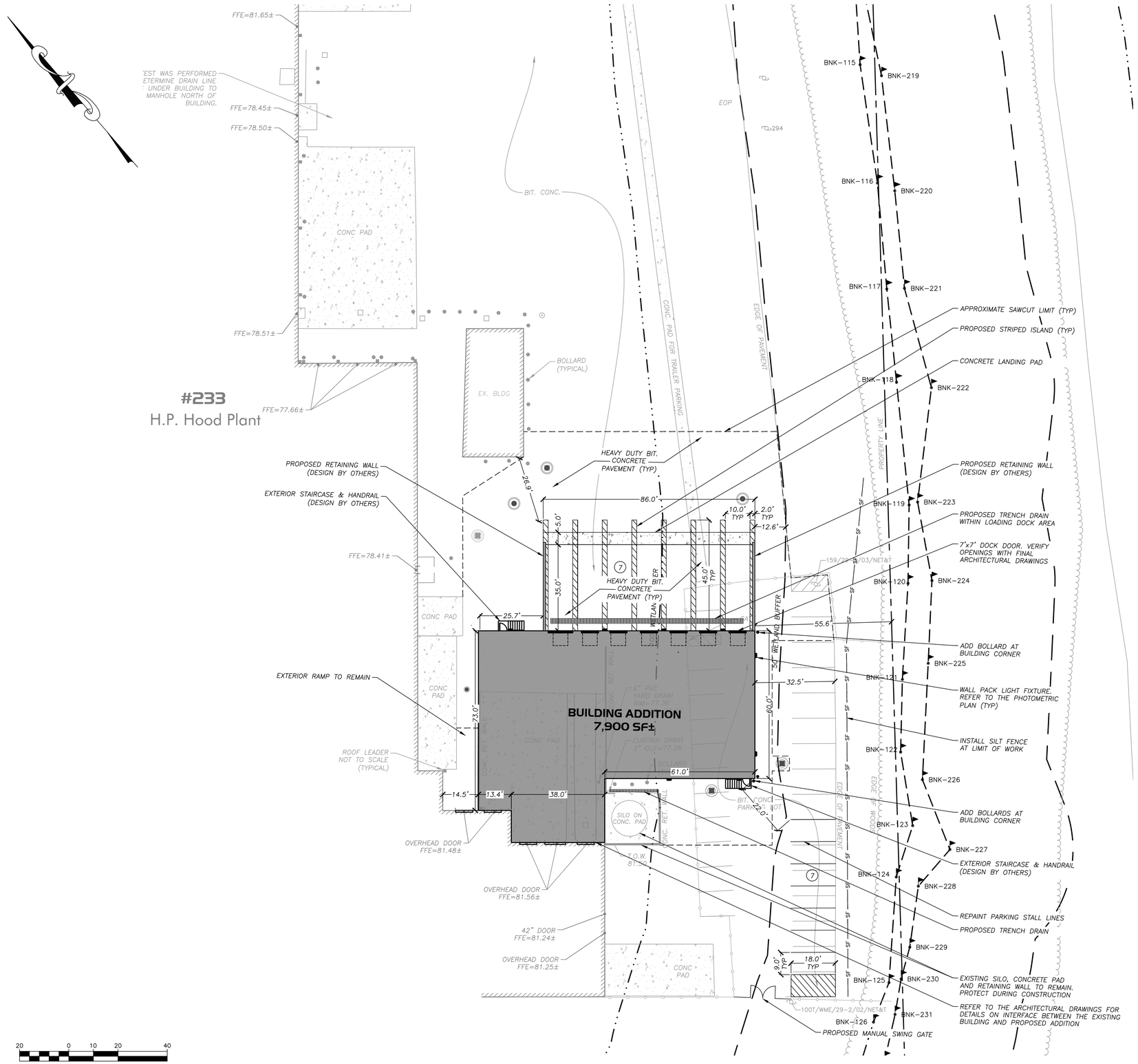
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-3	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - SITE.dwg



ZONING REVIEW - Industrial A (IA)

TYPE (MINIMUM)	REQUIRED	EXISTING/PROPOSED
AREA	40,000 FT^2	729,194 FT^2±
FRONTAGE	100 FT	527.5 FT±
FRONT YARD	40 FT	151 FT±
SIDE YARD	25 FT	55.6 FT±
REAR YARD	25 FT	331 FT±
BUILDING HEIGHT / STORIES (MAX)	40 FT / 2 STORIES	< 30 FT± / 1 STORY
LOT COVERAGE BY BUILDING (MAX)	50%	15.6%±/16.6%±
PARKING*	95	192 / 170

* PARKING CALCULATION
PER THE TOWN OF AGAWAM PARKING GUIDELINES:
ONE (1) PARKING SPACE FOR EACH ONE AND ONE-HALF (1 ½) EMPLOYEES ON MAJOR SHIFT, AND ONE (1) SPACE FOR EVERY VEHICLE USED IN CONNECTION WITH THE BUSINESS, PLUS SUFFICIENT ADDITIONAL PARKING FOR CUSTOMERS AND VISITORS AS REASONABLY DETERMINED BY THE PLANNING BOARD.
1 SPACE X 112 EMPLOYEES/1.5 = 75 SPACES
10 PASSENGER BUSINESS VEHICLES = 10 SPACES
10 VISITOR/CUSTOMER PARKING SPACES
TOTAL REQUIRED PARKING = 95 SPACES

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.

PERMITTING
NOT FOR CONSTRUCTION

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

LAYOUT & MATERIALS PLAN

233 Main Street
Agawam, MA
Parcel ID: K14-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
48376
REGISTERED PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:

DRAFTED BY: R.E.L.

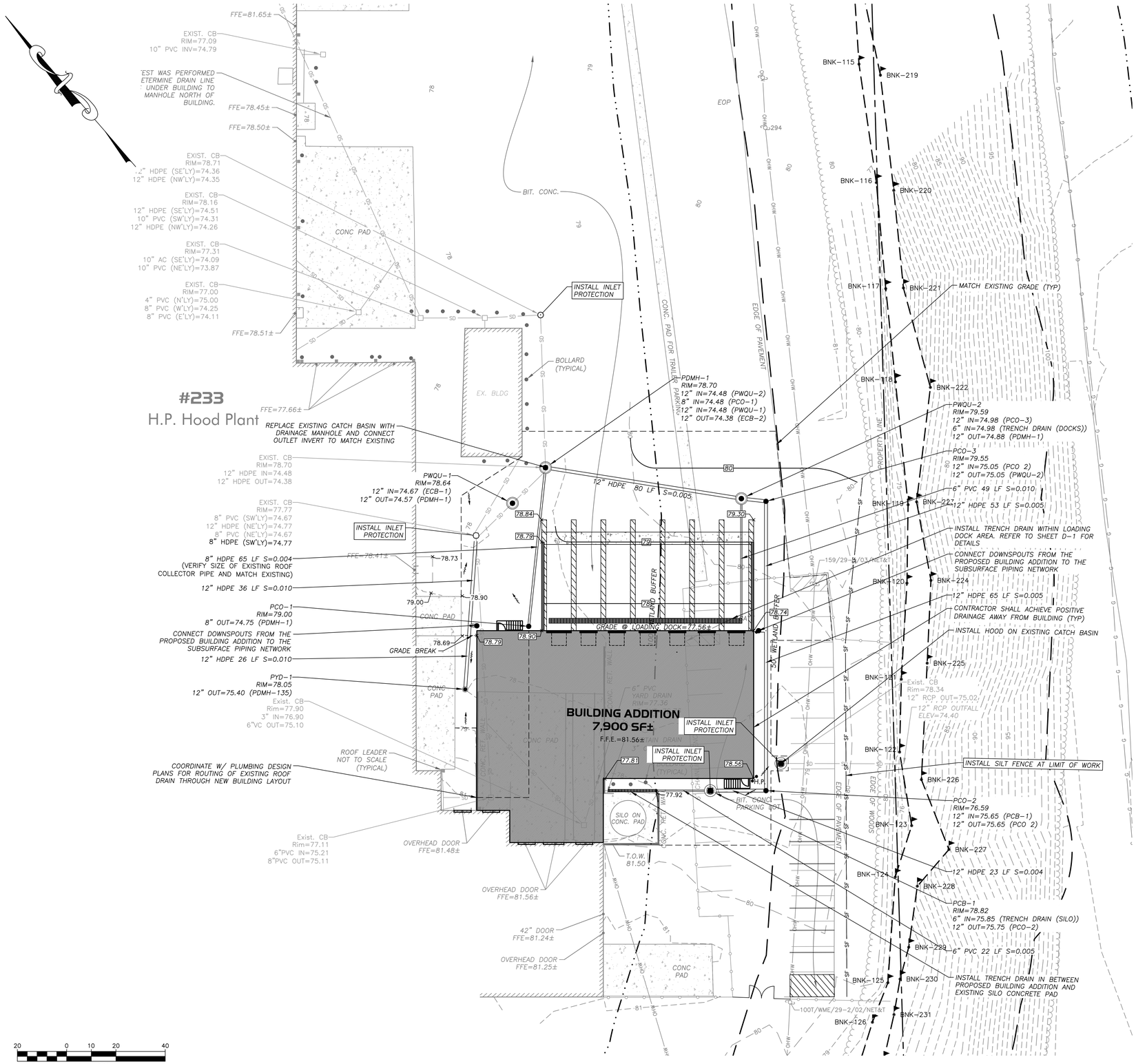
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-4	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - SITE.dwg



SHORT–TERM EROSION CONTROL MAINTENANCE

1. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
2. 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.
3. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
4. 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.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
6. 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.
7. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
8. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
9. 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.
10. 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.
11. 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 SEEDED.
12. 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.
13. 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. 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.
3. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
4. 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.
5. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE CITY/TOWN DEPARTMENT SPECIFICATIONS.

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.

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. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
10. ALL CONSTRUCTION METHODS TO CONFORM TO AGAWAM PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
11. AGAWAM 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.
12. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

PERMITTING
NOT FOR CONSTRUCTION

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

GRADING, EROSION & SEDIMENTATION CONTROL PLAN

233 Main Street
Agawam, MA
Parcel ID: KI4-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
48376
REGISTERED PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:

H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026	
REVISIONS:	**DATE:**
DRAFTED BY: R.E.L.	

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

SCALE: AS NOTED

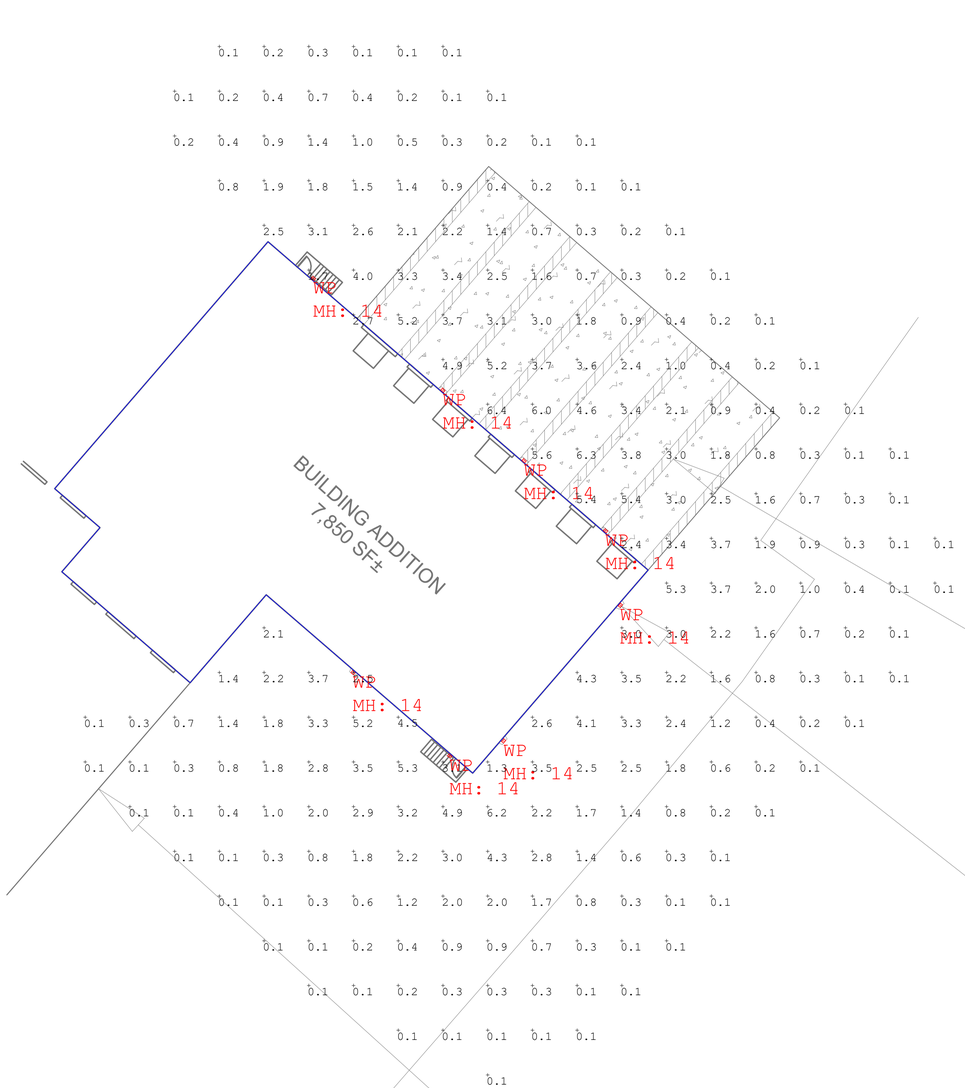
RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-5	-

S:\Projects\2020201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - SITE.dwg

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Height
Building Addition	Fc	1.48	6.4	0.1	14.80	64.00	0

Luminaire Schedule						
Qty	Label	Watts	Arrangement	LLF	Description	Tag
8	WP	46.5	Single	0.900	BEACON RWL1-48L-45-3K7-4W-U-finishTBD	



LOA

Project:
26090 - 233 Main Street, Agawam

Contact:
Myles Simon
Specification Sales
(860) 655-8099
msimon@illuminatene.com

Detail: Photometric Calculation
Date: 4-14-2026
Revision:----
Scale: 3/4" = 1'-0"
Drawn By: SB

illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

SL-1

Sheet 1 of 2

WP - WALL PACK

BEACON design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

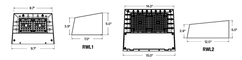
CATALOG #:

MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID+ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





CONTROL TECHNOLOGY

NX | LIGHTGRID+

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct J-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40°C to 40°C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25°C to 40°C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)
- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- Certified to UL 1598 and CSA 22.2#250.0-24 for wet locations
- IP65 rated housing
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- Meets IDA requirements using 3K CCT configuration at 0 degrees or tilt

WARRANTY
- 5 year limited warranty

Current

currentlighting.com/beacon

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

BEACON design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

CATALOG # _____

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
RWL1 Micro Strike Optics	**48L-10** 1,000 Lumens	**3K7** 3000K, 70 CRI	**2** IES TYPE II	**UNV** 120-277V	**BLT** Black Matte Textured
	48L-15 2,000 Lumens	**4K7** 4000K, 70 CRI	**3** IES TYPE III	**120** 120V	**BLS** Black Gloss Smooth
	48L-20 2,500 Lumens [5,6]	**5K7** 5000K, 70 CRI	**4F** IES TYPE IV Forward	**208** 208V	**DBT** Dark Bronze Matte Textured
	48L-25 3,500 Lumens	**3K8** 3000K, 80 CRI	**4W** IES TYPE IV Wide	**240** 240V	**DBS** Dark Bronze Gloss Smooth
	48L-35 4,500 Lumens	**4K8** 4000K, 80 CRI		**277** 277V	**GTT** Graphite Matte Textured
	48L-45 5,500 Lumens [5,6]	**5K8** 5000K, 80 CRI		**347** 347V	**LGS** Light Grey Gloss Smooth
RWL2 Micro Strike Optics	**160L-45** 6,500 Lumens			**480** 480V	**LGT** Light Grey Matte Textured
	160L-50 7,500 Lumens				**PSS** Platinum Silver Smooth
	160L-65 9,500 Lumens				**WHT** White Matte Textured
	160L-80 11,000 Lumens				**WHS** White Gloss Smooth
	160L-95 13,000 Lumens				**VGT** Verde Green Textured
	160L-115 15,000 Lumens				**Color Option**
	160L-135 17,500 Lumens				**CC** Custom Color
	160L-155 19,500 Lumens				
RWL2 Strike Optics	**36L-35** 5,500 Lumens, Strike				
	36L-55 7,500 Lumens, Strike				
	36L-85 10,000 Lumens, Strike				
	36L-105 12,500 Lumens, Strike				
	36L-120 14,000 Lumens, Strike				

Control Options Network	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [5,7,12]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [5,7,12]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [5,7,12]
WIR	LightGRID+ In-Fixture Module [5,8]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor [4,5,6,8]
SCP-20F	Remote control programmable line voltage sensor [4,5,6,8]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4,5,6,7,8]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [4,5,6,7,8]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height [4,5,6,7,8]
Control Options	
7PR_	7-Pin Receptacle [5,9]

Distribution	
F	Fusing [4]
E	Emergency Battery Backup [3,8,9]
EH	Emergency Battery w/ Heater Option [3,8,9]
2DR	Dual Driver [5,9,10]
2PF	Dual Power Feed [5,9,10]
PC	Button Photocontrol [5,9,11]
SP	10kA Surge Protector [10]

Notes:
1. Not available in RWL1
2. Cannot be combined with E, EH, 2DR, 2PF due to space constraints
3. Cannot be combined with Controls due to space constraints
4. Must specify voltage
5. Not available in 347V
6. Not available in 480V
7. Available in 480V in 95W, 115W, 155W only
8. Cannot be combined with 2DR or 2PF
9. Located in integral backbox which will be automatically added to the fixture if selected
10. Not available in RWL1-48L in 10W, 15W, or 20W
11. SP and PC cannot be combined due to space constraints
12. SP and PC cannot be combined due to space constraints
- * Based on space limitations, some options may not be combined. Consult Factory.

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry [1]

Notes:
1 replace "xxx" with color option

Current

currentlighting.com/beacon

© 2025 Current Lighting Solutions, LLC. All rights reserved. Information and specifications subject to change without notice. All values are design or typical values when measured under laboratory conditions.

Project:
26090 - 233 Main Street, Agawam

Contact:
Myles Simon
Specification Sales
(860) 655-8099
msimon@illuminatene.com

Detail: Photometric Calculation
Date: 4-14-2026
Revision:----
Scale:
Drawn By: SB

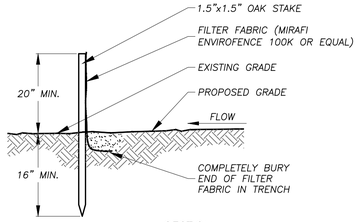
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Drawing Number:

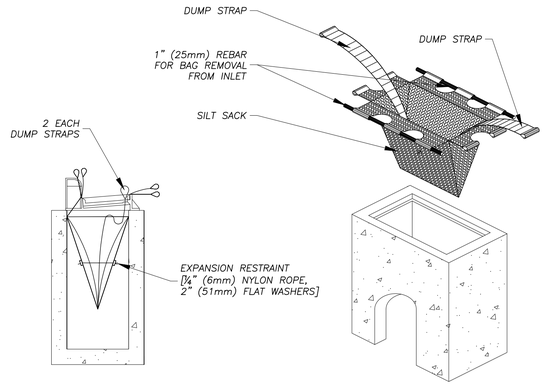
SL-2

Sheet 2 of 2



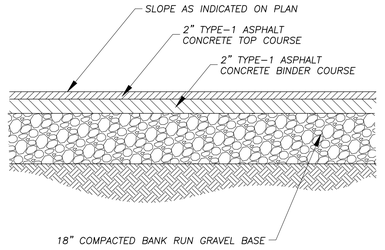
SILT FENCE DETAIL

NO SCALE



INLET PROTECTION - SEDIMENT FILTER SACK

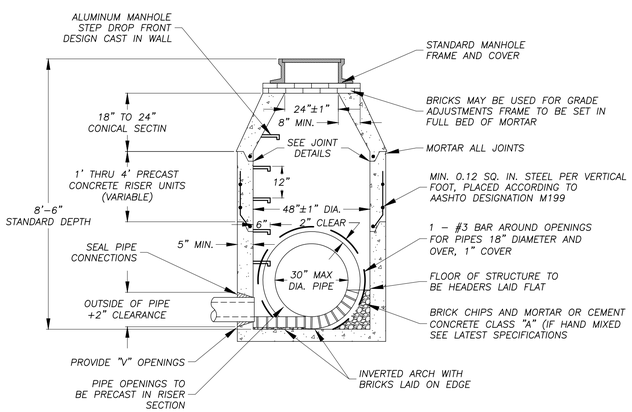
NO SCALE



NOTE:
PAVING CROSS-SECTION TO BE USED IN TRUCK PARKING/ MANEUVERING AREAS - SEE PLAN SET FOR LOCATIONS

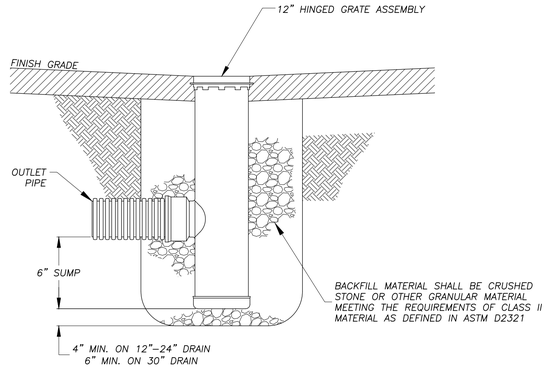
'HEAVY DUTY' BIT. CONC. PAVING DETAIL

NO SCALE



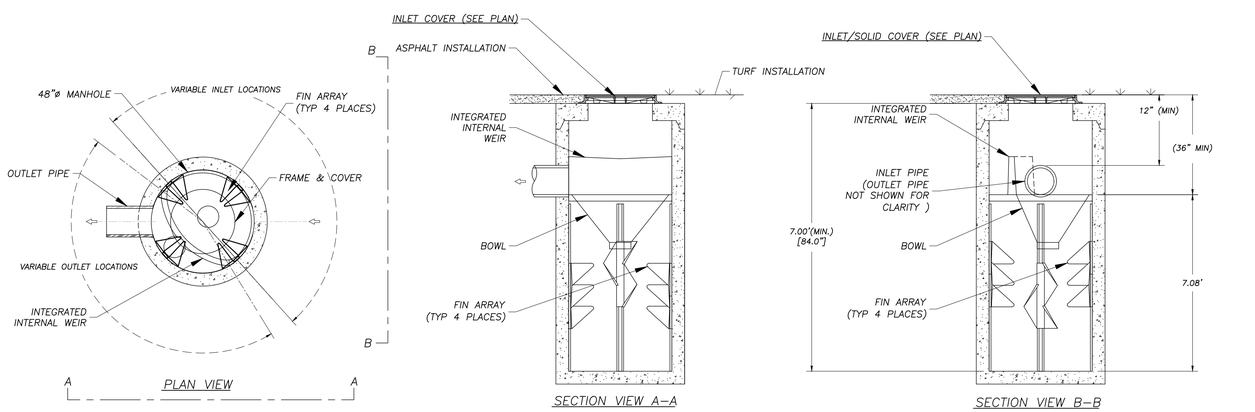
PRECAST CONCRETE MANHOLE

NO SCALE



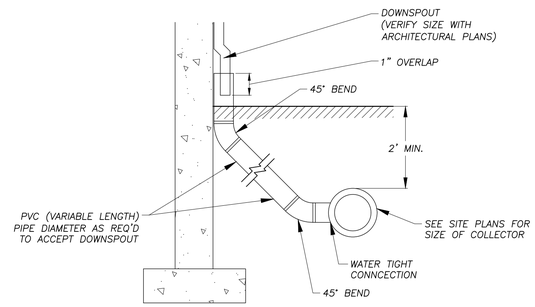
ADS NYLOPLAST YARD DRAIN BASIN

NO SCALE



WATER QUALITY UNIT - BARRACUDA S4 (PWQU-1 & PWQU-2)

NO SCALE



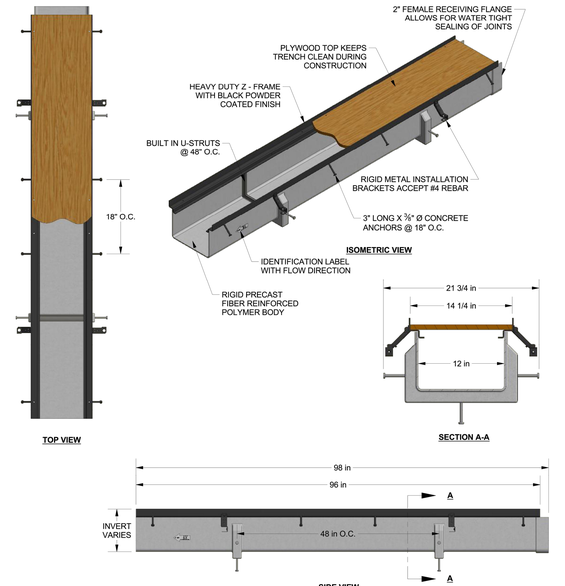
DOWNSPOUT COLLECTOR DETAIL

NO SCALE

DTUTPF12-HDBP15ZJA

12" UTILITY TRENCH

R1



TRENCH MATERIAL	FIBER REINFORCED POLYESTER
FRAME MATERIAL	STEEL PER ASTM A-36
FRAME COATING	BLACK POWDER COATED
ANCHOR STUDS	3" X 3/8" Ø
INSTALL DEVICE	RIGID STAMPED METAL FOR #4 BARS
LOAD RATING	HEAVY DUTY
SLOPE	0.5% TYP (CUSTOM SLOPE AVAILABLE)

STANDARD TOLERANCES
0 +-0.25
0.0 +-0.25
0.00 +-0.13

NOTE:
ALL TRENCHES ARE FACTORY ASSEMBLED AND READY FOR SITE INSTALLATION

Dura Trench manufactured by Ellis Pipe

574c Industrial Way N.
Dallas, GA 30132
PH: 770-505-6575
www.trenchdrain.net

NOTE: CONTRACTOR MAY SUBSTITUTE WITH AN EQUAL PRODUCT

LOADING DOCK - TRENCH DRAIN DETAIL

NOT TO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

233 Main Street
Agawam, MA
Parcel ID: KI4-2-8

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 46576
PROFESSIONAL ENGINEER
4/28/26

PREPARED FOR:

H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

ISSUANCE DATE: April 28, 2026

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: 201016

DRAWING#	REV.
D-1	-

S:\Projects\2020\201016 - Hood - 233 & 265 Main St, Agawam\Civil 3D\201016 - SITE.dwg

Stormwater Drainage Report

Proposed Building Addition

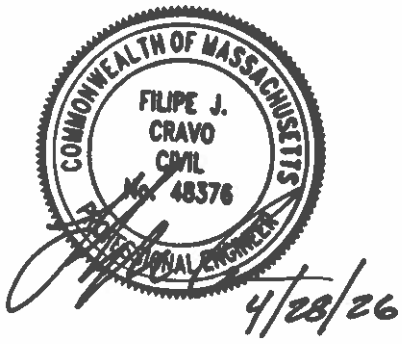
233 Main Street
Agawam, MA 01001
(Parcel ID: K14-2-8)

Submitted To:

Town of Agawam Planning Board
1000 Suffield Street
Agawam, MA 01001

Applicant/Owner:

HP Hood, LLC
6 Kimball Lane
Lynnfield, MA 01940



RLA Project File #:201016
April 28, 2026

R LEVESQUE ASSOCIATES, INC
A LAND PLANNING SERVICES COMPANY
40 School Street · Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

TABLE OF CONTENTS

SECTION PAGE NO.

I. INTRODUCTION....1-1

2. SITE DESCRIPTION....2-1

2.1 Predevelopment Conditions....2-1
2.2 Resource Areas....2-1
2.2.1 Floodplain....2-1
2.2.2 Natural Heritage and Endangered Species Program....2-1
2.2.3 Zone II – Wellhead Protection Area....2-2
2.3 Soils....2-2
2.4 Post Development Conditions....2-3

3. STORMWATER MANAGEMENT SYSTEM....3-1

3.1 Hydraulic Analysis....3-1
3.2 MassDEP Stormwater Management Standards....3-1
3.3 Stormwater Best Management Practices....3-4
3.3.1 Deep Sump Catch Basins....3-4
3.3.2 Proprietary Sedimentation Devices....3-4
3.4 Protection of Stormwater Best Management Practices during Construction....3-4
3.5 Inspection and Maintenance of Stormwater Best Management Practices....3-5
3.6 Illicit Discharge Compliance Statement....3-5

4. CONCLUSION....4-1

List of Tables

Table Page No.

Table 2.4: Hydrologic Soil Group Classification....2-2

List of Figures

Figure

Figure 1: Site Locus – USGS Map
Figure 2: FEMA Flood Map
Figure 3: NHESP & Zone II Map
Figure 4: Inlet Area Plan

Appendices

APPENDIX A: CHECKLIST FOR STORMWATER REPORT
APPENDIX B: SOILS INFORMATION
APPENDIX C: HYDRAULIC ANALYSIS
APPENDIX D: MASSDEP CALCULATIONS
APPENDIX E: CONSTRUCTION PERIOD EROSION CONTROL PLAN
APPENDIX F: LONG-TERM OPERATION AND MAINTENANCE PLAN
APPENDIX G: ILLICIT DISCHARGE COMPLIANCE STATEMENT

I. INTRODUCTION

The applicant, HP Hood, LLC, is proposing to construct an addition to the existing industrial facility on Parcel K14-2-8 in Agawam, Massachusetts. The proposed project will include the construction of a 7,900 square foot building addition at the southeastern corner of the main building, a loading dock area and modifications to the existing stormwater management system to accommodate the building addition and enhance water quality. Parcel K14-2-8 is the current site for Hood and is developed with various buildings, parking areas, drive aisles and other associated site improvements. There are existing stormwater best management practices consisting of catch basins, yard drains, trench drains and subsurface piping networks to mitigate stormwater runoff from the existing impervious areas. For the purposes of this report, reference to the project site shall mean only the area to be improved.

The entirety of the project site has been historically developed and is entirely impervious. Due to the site maintaining existing impervious areas, the project qualifies as a redevelopment project and is only subject to the MassDEP Stormwater Handbook standards to the maximum extent practicable. Under current conditions, stormwater generated from the paved areas in the vicinity of the proposed addition sheet flows to one of several inlet structures at intermediate low points. The existing roof leaders also connect directly into the subsurface stormwater management system. The inlet structures are interconnected via a subsurface piping network which eventually discharge to one of several outfalls tributary to the Westfield River. The proposed site improvements will generally maintain the existing drainage patterns of the site, sending stormwater runoff from the impervious areas to the various surrounding drainage structures. The existing stormwater management system will be modified to enhance water quality through the use of new proprietary sedimentation devices.

The proposed site improvements include:

- Construction of a 7,900± square foot building addition;
- Construction of a loading dock area associated with the building addition within the existing paved area;
- Modifications to the existing stormwater management system to accommodate the building addition and enhance water quality.

The purpose of this report is to present information regarding the technical aspects of the stormwater management system for the proposed project. All work is intended to be in full compliance with the Agawam Stormwater Management Ordinance as well as the Massachusetts Department of Environmental Protection Stormwater Management Handbook. The stormwater management system includes approved best management practices (BMPs) to meet the requirements.

2. SITE DESCRIPTION

2.1 Predevelopment Conditions

The project site is located at 233 Main Street and the area to be redeveloped is in the southeastern corner of Parcel K14-2-8 as listed by the Chicopee Assessor's Office. For the purposes of this report, reference to the project site shall mean only the area to be improved. The entirety of the project site is zoned Industrial A as referenced from the Town of Agawam's GIS database. The parcel is bounded to the north by the Westfield River, to the East and west by industrially developed properties and to the south by Main Street. The total project site is approximately 16.9 acres in size. Figure 1 – USGS Map illustrates the location of the project.

The site has been previously developed with various industrial buildings and associated site improvements including paved driveway and parking areas. Existing utility services including water service, sewer service, gas service, and electric/telecommunication services are connected to the site via frontage on Main Street. The existing topography is characterized by gentle slopes that direct surface runoff away from the buildings and towards the on-site stormwater management systems. Grades range from 78 to 80 in the area to be developed. Please refer to the existing conditions plan submitted herewith for more detailed topographical information and Figure 4 "Pre-Development Watershed Plan" for sub-catchment area boundaries.

2.2 Resource Areas

Portions of the proposed site improvements are located within jurisdictional buffer zone area associated with the intermittent stream located along the base of the slope to the east of the area to be developed. Please refer to the Notice of Intent filing with the conservation commission for additional information pertaining to the on-site resource areas.

2.2.1 Floodplain

R. Levesque Associates, Inc. performed due diligence research on the property in regard to FEMA flood zone mapping. As demonstrated by the most recent FEMA Flood Insurance Rate Maps, portions of the property are located within the flood hazard areas as defined by the most recent FEMA Flood Insurance Rate Maps, see Figure 2 – FEMA FIRM Map. No impact to the flood elevations are proposed as part of this project.

2.2.2 Natural Heritage and Endangered Species Program

R. Levesque Associates, Inc. performed due diligence research on the property in regard to Natural Heritage and Endangered Species Program (NHESP) areas. The parcel is not located within an area delineated by NHESP as priority habitat of endangered species; see Figure 3 – NHESP & Zone II Map.

2.2.3 Zone II – Wellhead Protection Area

R. Levesque Associates, Inc. performed due diligence research on the property in regard to wellhead protection overlay districts. The parcel is not located within an area delineated as a Zone II Wellhead Protection Area; see Figure 3 – NHESP & Zone II Map.

2.3 Soils

R. Levesque Associates, Inc. researched the soils located on site with information readily available by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). Based on a review of the USDA Soil Survey of Hampden County, Massachusetts, Central Part, the site is comprised of the following soil types:

Table 2.4: Hydrologic Soil Group Classification

Soil Description	Map Unit Symbol	Hydrologic Soil Group
Limerick Silt Loam	8A	B/D
Belgrade Silt Loam	225B	C
Unadilla Very Fine Sandy Loam	230B	C
Merrimac Fine Sandy Loam	254C	A
Enfield Silt Loam	265A	B
Urban Land	602	D
Saco Variant Silt Loam	718A	B/D

See Appendix B - Soils Information for supplemental information.

2.4 Post Development Conditions

The proposed project involves the construction of a 7,900-square-foot building addition at the southeastern corner of the existing Hood facility, along with a new loading dock area to support operations. All improvements will occur within the limits of the existing paved footprint; thereby, classifying the proposed site improvements as a redevelopment project. Per the MassDEP Stormwater Handbook, a redevelopment project is required to meet the standards to the maximum extent practicable. Notwithstanding this allowance, the proposed design has been developed with the intent of fully meeting applicable standards wherever feasible.

Redevelopment of this area will incorporate several stormwater management measures designed to control runoff from the disturbed surfaces, improve water quality, and enhance overall site conditions. The proposed stormwater management system will include the following components:

- Trench drains
- Yard drain
- Deep-sump hooded catch basin
- Proprietary sedimentation devices

Construction of the building addition will introduce several new low points around the structure. To address these conditions, a yard drain will be installed at the low point near the base of the existing ramp west of the addition. A trench drain will be installed along the northern side of the addition at the base of the loading dock, and a deep-sump hooded catch basin will be installed on the southern side. In addition, the existing trench drain between the silo area and the southern side of the addition will be replaced with a new trench drain.

All proposed inlet structures will collect and convey runoff to one of two new proprietary sedimentation devices for treatment prior to discharge into the existing stormwater management system. Roof drainage will also be updated, with existing and proposed roof leader connections modified or constructed to tie into the existing system.

Overall, the proposed improvements will maintain the site's general drainage patterns while providing enhanced stormwater treatment and water quality benefits. Additional details are provided in the accompanying site plans.

3. STORMWATER MANAGEMENT SYSTEM

R. Levesque Associates, Inc. has prepared the following drainage system calculations for the proposed project site. These calculations were performed to document compliance with the guidelines set forth by the Agawam Stormwater Management Ordinance as well as the Massachusetts Department of Environmental Protection Stormwater Management Handbook (MassDEP Handbook).

3.1 Hydraulic Analysis

R. Levesque Associates, Inc. utilized the Hydraflow Storm Sewer Extension for AutoCAD Civil 3D 2022 software program, developed by Autodesk, Inc., in order to analyze the hydraulic capacity of the proposed underground infrastructure. The analysis was conducted in order to verify that the proposed conveyance piping has sufficient capacity to convey up to and including the 24-hour, 10-year storm event. The data from the analysis was used to properly size the conveyance piping such that there is no surcharge of stormwater above the rim elevations within the paved areas. As part of the input parameter required for the hydraulic analysis, the tributary inlet areas were delineated based on topography and any additional connected discharges. Additionally, the characteristic land use coverages and flow paths were identified. Please refer to Appendix C for the hydraulic analysis of the proposed stormwater management system.

3.2 MassDEP Stormwater Management Standards

R. Levesque Associates, Inc. has designed the proposed stormwater management system to be in compliance with the MassDEP Stormwater Management Standards. Chapter 1, Volume 3 of the MassDEP Handbook outlines specific calculations, and other information, that must be submitted with each report to document compliance. The following summary highlights elements of the proposed project and how they apply to each standard.

- *Standard #1 - No new stormwater conveyances (e.g., outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.*

  The proposed project provides best management practices designed to the guidelines of the MassDEP Handbook. Therefore, no new untreated stormwater is discharged.

- *Standard #2 – Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.*

  A redevelopment project is required to meet Standard 2 only to the maximum extent practicable. The proposed project replaces existing impervious surfaces with new impervious surfaces of similar extent. As a result, contributing drainage areas and time of concentration

remain effectively unchanged. Therefore, post-development peak discharge rates are expected to be equivalent to pre-development conditions, and the project meets the requirements of this standard.

- *Standard #3 - Loss of annual recharge to groundwater shall be eliminated or minimized through the use of environmentally sensitive site design, low impact development techniques, stormwater BMPs, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required volume as determined in accordance with the Massachusetts Stormwater Handbook.*

  As a redevelopment project, compliance with this standard is required only to the maximum extent practicable. Since there is no new impervious area, no new infiltration practices are proposed as part of the project; however, site constraints associated with the existing developed conditions limit the feasibility of incorporating such measures.

- *Standard #4 – Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of TSS. It is presumed that this standard is met when:*

  a. Suitable practices for source control and pollution prevention are identified in a long term pollution prevention plan, and thereafter are implemented and maintained;

  b. Structural stormwater BMPs practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and

  c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook

  While redevelopment projects are required to comply with Standard 4 only to the maximum extent practicable, measures have been incorporated to improve the quality of runoff from the affected portion of the site. The proposed stormwater management system includes the installation of two proprietary sedimentation devices to provide treatment prior to discharge to the existing system. Refer to Appendix D for the Water Quality Volume calculations.

- *Standard #5 - For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by MassDEP to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land*

uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

This standard is not applicable.

- *Standard #6 – Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater BMPs determined by MassDEP to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A "storm water discharge" as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.*

  This standard is not applicable.

- *Standard #7 – A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural BMPs requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.*

  The proposed site improvements classify as a redevelopment project and proprietary sedimentation devices are being installed to enhance water quality and improve existing conditions.

- *Standard #8 – A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention) shall be developed and implemented.*

  A Construction Period Erosion Control Plan has been provided in Appendix E.

- *Standard #9 – A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.*

A Long-term Operation & Maintenance Plan has been provided in Appendix F.

- *Standard #10 - All illicit discharges to the stormwater management system are prohibited.*

  An illicit discharge statement will be provided prior to discharge of stormwater to post-construction BMPs. See Appendix G for a copy of the Illicit Discharge Statement.

3.3 Stormwater Best Management Practices

The proposed stormwater management system was designed utilizing stormwater best management practices (BMP) as set forth by the MassDEP Handbook. The BMPs utilized as part of the stormwater management system include deep-sump hooded catch basins and proprietary sedimentation devices. All of the BMPs were designed to meet the requirements of the MassDEP Handbook and will provide water quality treatment in order to mitigate the impacts of the proposed site improvements. See Appendix D – MassDEP Calculations for the calculations required to document compliance. The following section provides a description of the best management practices (BMPs) being utilized on site.

3.3.1 Deep Sump Catch Basins

Deep-sump catch basins equipped with an oil/gas hoods are being utilized as structural pretreatment devices within the proposed stormwater management system. The catch basins will be constructed with a 4'-0" deep sumps to act as settling chambers and allow for adequate storage of collected sediments. Catch basins are typically first in the line of water quality treatment.

3.3.2 Proprietary Sedimentation Devices

Proprietary sedimentation devices are being utilized on site for the pretreatment of stormwater runoff, in addition to the catch basins, prior to discharging off-site. Treatment of the stormwater runoff is essential to improve water quality. Maintenance of the proprietary device is crucial to the long-term effectiveness of the stormwater management system. The stormwater management system is utilizing proprietary treatment devices in order to ensure that the amount of sediment reaching the outfalls is minimal.

3.4 Protection of Stormwater Best Management Practices during Construction

Protection of the stormwater best management practices during construction will ensure the proper functioning of the stormwater management system and provide protection to the undisturbed areas until the site has been stabilized. Certain specific erosion and sedimentation controls and good practices to be performed by the site contractor have been documented in a Construction Period Erosion Control Plan. See Appendix E – Construction Period Erosion Control Plan.

3.5 Inspection and Maintenance of Stormwater Best Management Practices

Frequent maintenance of the stormwater best management practices is essential to ensuring that the stormwater management system will function properly long-term. The MassDEP provides guidelines for the regular inspection and maintenance of the proposed stormwater best management practices. A Long-Term Stormwater Operation and Maintenance Plan has been prepared which dictates the inspection frequency and maintenance operations for each BMP. See Appendix F – Long-Term Operation and Maintenance Plan.

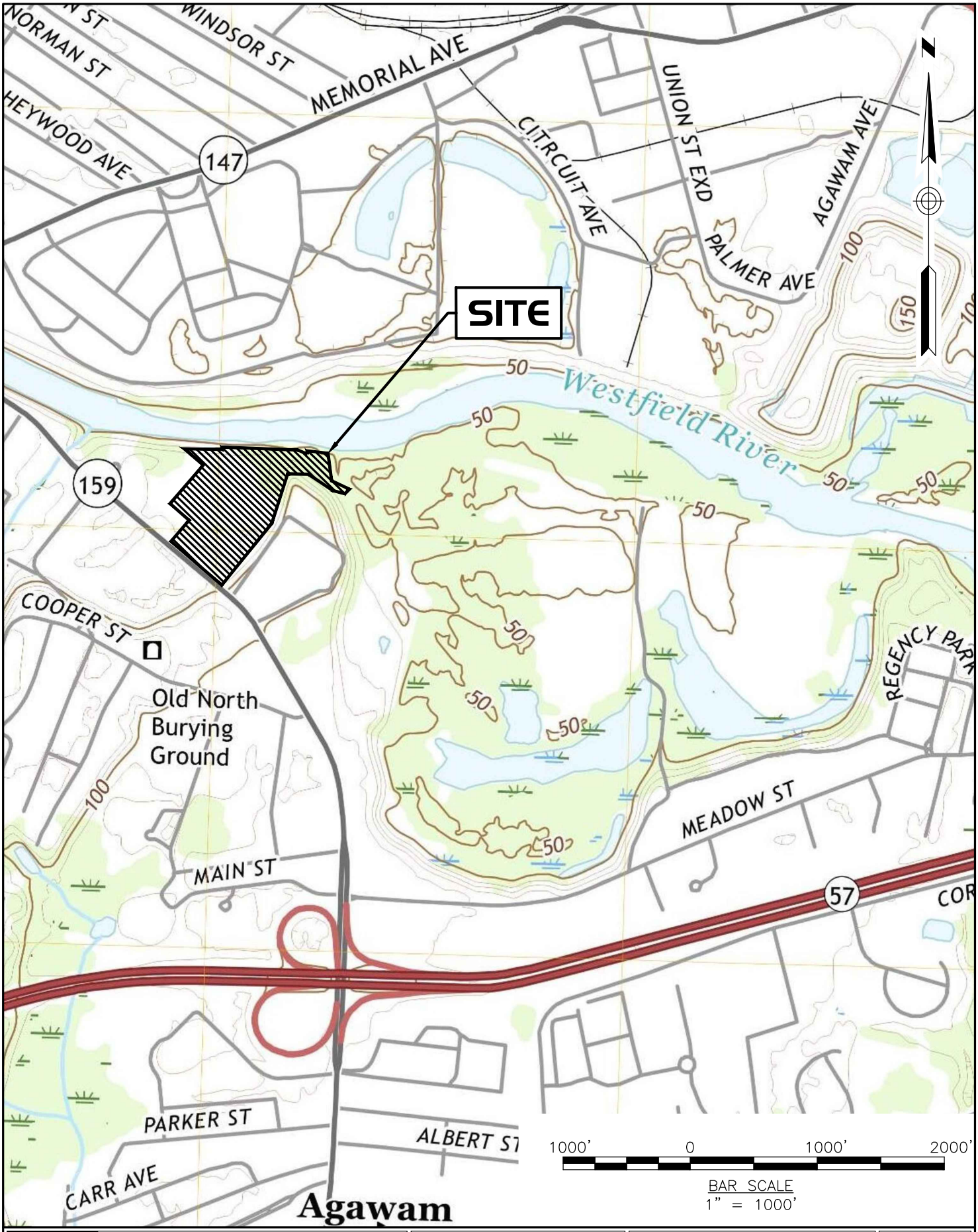
3.6 Illicit Discharge Compliance Statement

RLA has prepared an Illicit Discharge Compliance Statement to document compliance with the Massachusetts Department of Environmental Protection Stormwater Management Handbook, see Appendix G.

4. CONCLUSION

Since all improvements will occur within the limits of the existing paved footprint, this project is classified as a redevelopment project per the MassDEP Stormwater Handbook and is required to meet the standards to the maximum extent practicable. Notwithstanding this allowance, the proposed design has been developed with the intent of fully meeting applicable standards wherever feasible. The proposed modifications to the existing stormwater management system have been designed to mitigate the impacts of the proposed site improvements by providing a control for runoff water quality and water quantity. The proposed site improvements, including the stormwater management system, will utilize best management practices approved by the MassDEP Stormwater Handbook. The best management practices have been incorporated to provide water quality treatment. Implementation of stormwater best management practices such as deep-sump hooded catch basins and proprietary sedimentation devices allow for a stormwater drainage design that is in conformance with the criteria set forth in the Agawam Stormwater Management Ordinance as well as the Massachusetts Department of Environmental Protection Stormwater Management Handbook.

Figure 1: Site Locus – USGS Map



R LEVESQUE ASSOCIATES, INC
A Land Planning Services Company
40 School Street · P.O. Box 640 · Westfield, MA 01085
ph: 413.568.0985 fax: 413.568.0986 rlaland.com

SITE LOCUS
USGS MAP

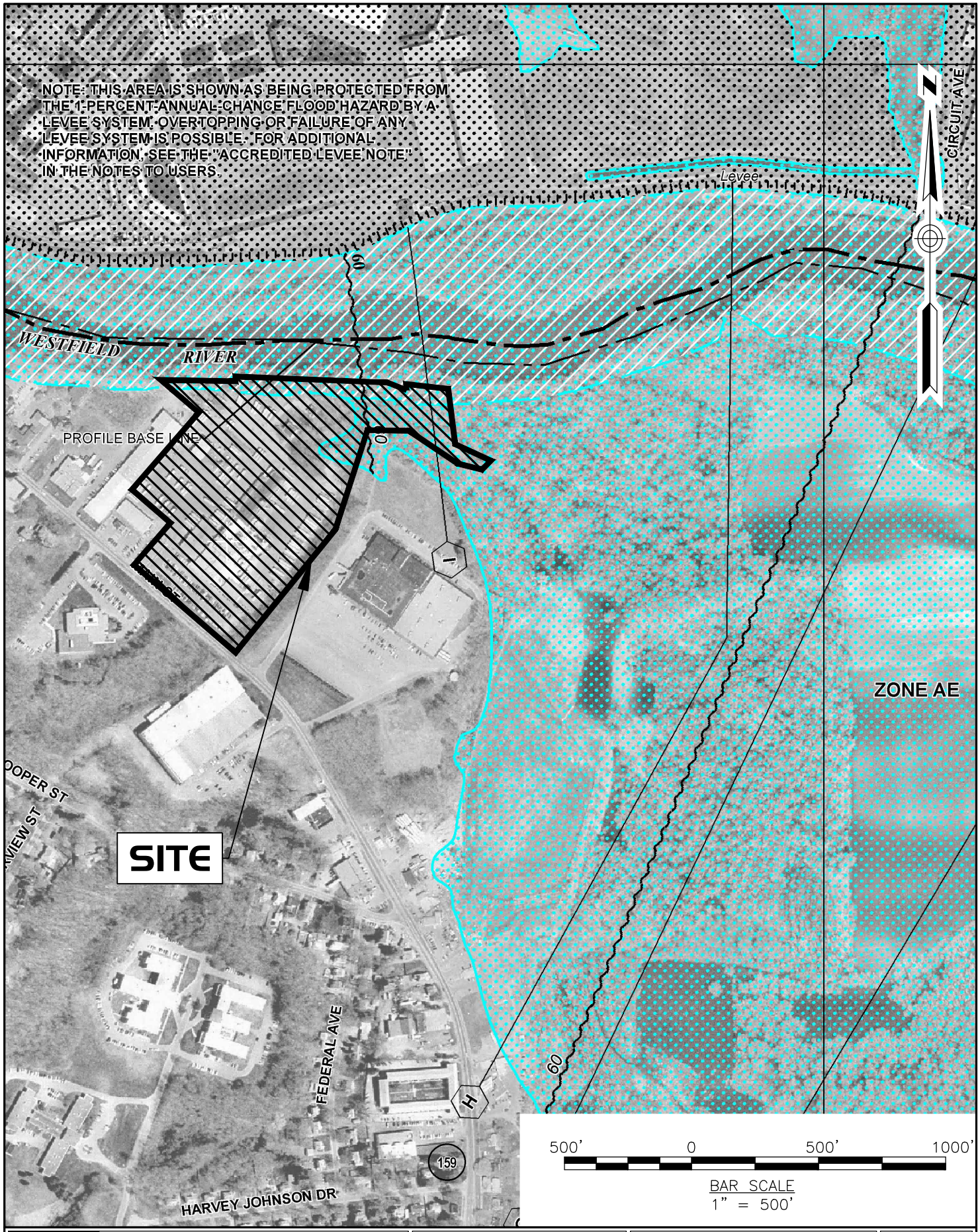
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

Proposed Building Addition
233 Main Street
Agawam, MA

JOB NO: 201016
DATE: 4/28/26
SCALE: AS NOTED

FIG-1

Figure 2: FEMA Flood Map



R LEVESQUE ASSOCIATES, INC
A Land Planning Services Company
40 School Street · P.O. Box 640 · Westfield, MA 01085
ph: 413.568.0985 fax: 413.568.0986 rlaland.com

FLOOD RATE INSURANCE MAP

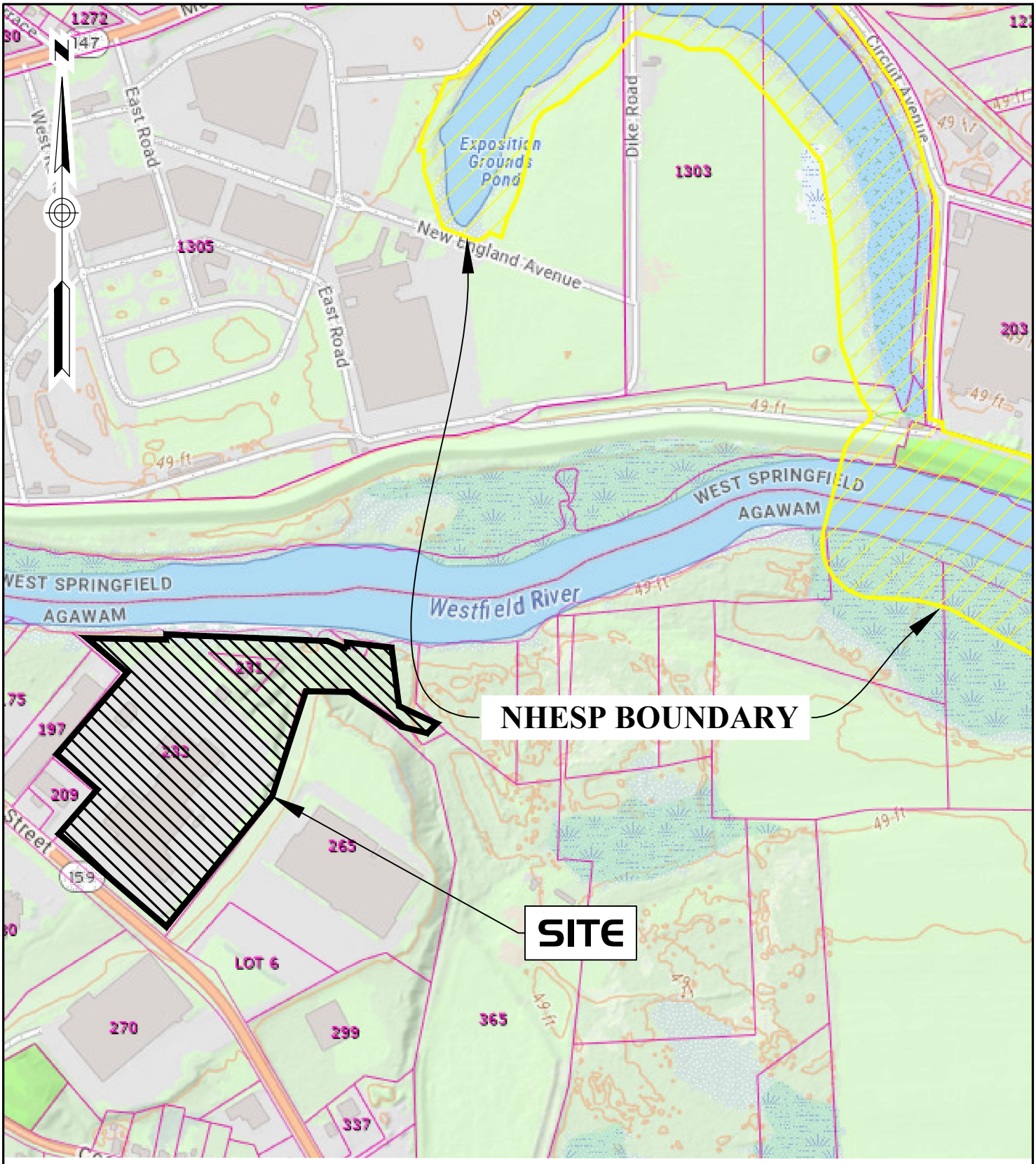
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

Proposed Building Addition
233 Main Street
Agawam, MA

JOB NO: 201016
DATE: 4/28/26
SCALE: AS NOTED

FIG-2

Figure 3: NHESP & Zone II Map

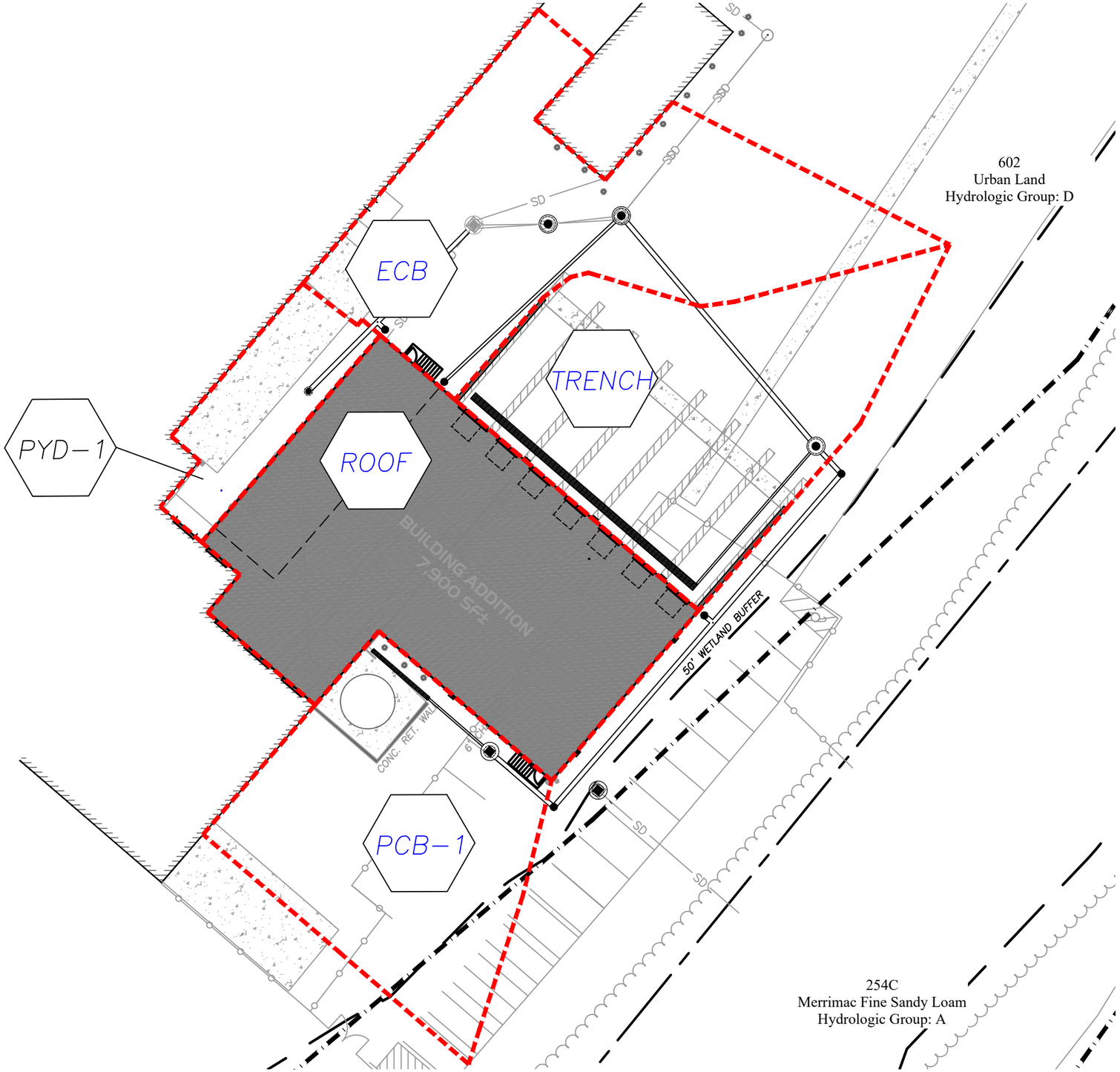


500’ 0 500’ 1000’

BAR SCALE
1” = 500’

R LEVESQUE ASSOCIATES, INC A Land Planning Services Company 40 School Street · P.O. Box 640 · Westfield, MA 01085 ph: 413.568.0985 fax: 413.568.0986 rlaland.com	NHESP & Zone II Map	H.P. Hood LLC Six Kimball Lane Lynnfield, MA 01940 Proposed Building Addition 233 Main Street Agawam, MA	JOB NO: 201016 DATE: 4/28/26 SCALE: AS NOTED FIG-3

Figure 4: Inlet Area Plan



LEGEND

PCB–1 STRUCTURE NAME

INLET AREA BOUNDARY

1" =30'

15 0 30

R LEVESQUE ASSOCIATES, INC
A Land Planning Services Company
40 School Street · P.O. Box 640 · Westfield, MA 01086
ph: 413.568.0985 fax: 413.568.0986 rlaland.com

Inlet Area Plan

Proposed Building Addition
233 Main Street
Agawam, Massachusetts

H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

JOB NO.: 200116

DATE: 4/28/26

SCALE: As Noted

FIG-4

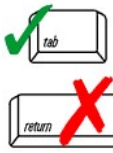
Appendix A: Checklist for Stormwater Report

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



Signature and Date 4/28/26

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

☒ No disturbance to any Wetland Resource Areas

☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)

☐ Reduced Impervious Area (Redevelopment Only)

☒ Minimizing disturbance to existing trees and shrubs

☐ LID Site Design Credit Requested:

- ☐ Credit 1
- ☐ Credit 2
- ☐ Credit 3

☐ Use of "country drainage" versus curb and gutter conveyance and pipe

☐ Bioretention Cells (includes Rain Gardens)

☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)

☐ Treebox Filter

☐ Water Quality Swale

☐ Grass Channel

☐ Green Roof

☒ Other (describe): Proprietary Sedimentation Devices

Standard 1: No New Untreated Discharges

☒ No new untreated discharges

☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth

☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☐ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☐ Soil Analysis provided.

☐ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

- ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
- ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
- ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
- ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☐ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☐ The ½" or 1" Water Quality Volume or
- ☒ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

☐ Limited Project

☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.

☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area

☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff

☐ Bike Path and/or Foot Path

☒ Redevelopment Project

☐ Redevelopment portion of mix of new and redevelopment.

☒ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☒ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☐ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

Standard 10: Prohibition of Illicit Discharges

☐ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

Appendix B: Soils Information

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Hampden County, Massachusetts, Central Part



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....12
Map Unit Descriptions.....12
Hampden County, Massachusetts, Central Part.....14
8A—Limerick silt loam, 0 to 3 percent slopes, frequently flooded.....14
225B—Belgrade silt loam, 0 to 8 percent slopes.....15
230B—Unadilla very fine sandy loam, 3 to 8 percent slopes.....16
254C—Merrimac fine sandy loam, 8 to 15 percent slopes.....17
265A—Enfield silt loam, 0 to 3 percent slopes.....19
602—Urban land.....21
718A—Saco Variant silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded.....21
References.....23

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Map Scale: 1:2,870 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hampden County, Massachusetts, Central Part
Survey Area Data: Version 19, Sep 5, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 15, 2020—Oct 31, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8A	Limerick silt loam, 0 to 3 percent slopes, frequently flooded	0.1	0.5%
225B	Belgrade silt loam, 0 to 8 percent slopes	4.7	26.9%
230B	Unadilla very fine sandy loam, 3 to 8 percent slopes	1.0	5.8%
254C	Merrimac fine sandy loam, 8 to 15 percent slopes	1.9	10.7%
265A	Enfield silt loam, 0 to 3 percent slopes	0.4	2.4%
602	Urban land	9.3	53.4%
718A	Saco Variant silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded	0.1	0.3%
Totals for Area of Interest		**17.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a

given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hampden County, Massachusetts, Central Part

8A—Limerick silt loam, 0 to 3 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2zvdd
Elevation: 50 to 500 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Limerick and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Limerick

Setting

Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty alluvium

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 24 inches: silt loam
H3 - 24 to 60 inches: stratified very fine sand to very fine sandy loam to silt

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 6 to 10 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very high (about 13.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F144AY015NY - Wet Silty Low Floodplain
Hydric soil rating: Yes

Minor Components

Winooski

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Down-slope shape: Linear

Across-slope shape: Linear
Hydric soil rating: No

Saco variant

Percent of map unit: 5 percent
Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

225B—Belgrade silt loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 99mt
Elevation: 50 to 1,800 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Belgrade and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Belgrade

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Friable coarse-silty eolian deposits over soft coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 28 inches: silt loam
H3 - 28 to 60 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 2.00 in/hr)
Depth to water table: About 18 to 42 inches
Frequency of flooding: None
Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F145XY006CT - Semi-Rich Moist Lake Plain
Hydric soil rating: No

Minor Components

Raynham

Percent of map unit: 10 percent
Landform: Depressions
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Unadilla

Percent of map unit: 10 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

230B—Unadilla very fine sandy loam, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 99rn
Elevation: 50 to 1,800 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Unadilla and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Unadilla

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Hard coarse-silty glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: very fine sandy loam
H2 - 10 to 23 inches: very fine sandy loam
H3 - 23 to 60 inches: stratified very fine sand to silt

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F144AY024NY - Well Drained Eolian Outwash
Hydric soil rating: No

Minor Components

Belgrade

Percent of map unit: 10 percent
Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Raynham

Percent of map unit: 10 percent
Landform: Depressions
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

254C—Merrimac fine sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2tyqt
Landscape: Valleys, outwash plains
Elevation: 0 to 1,030 feet
Mean annual precipitation: 36 to 71 inches

Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Merrimac and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Merrimac

Setting

Landscape: Valleys, outwash plains
Landform: Eskers, Outwash plains, Moraines, Kames, Outwash terraces
Landform position (two-dimensional): Backslope, footslope, summit, shoulder
Landform position (three-dimensional): Side slope, crest, riser, tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy glaciofluvial deposits derived from granite, schist, and gneiss over sandy and gravelly glaciofluvial deposits derived from granite, schist, and gneiss

Typical profile

Ap - 0 to 10 inches: fine sandy loam
Bw1 - 10 to 22 inches: fine sandy loam
Bw2 - 22 to 26 inches: stratified gravel to gravelly loamy sand
2C - 26 to 65 inches: stratified gravel to very gravelly sand

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 1.4 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: A
Ecological site: F145XY008MA - Dry Outwash
Hydric soil rating: No

Minor Components

Hinckley

Percent of map unit: 5 percent
Landscape: Outwash plains, valleys
Landform: Deltas, Kames, Eskers, Outwash plains
Landform position (two-dimensional): Summit, shoulder, backslope

Landform position (three-dimensional): Head slope, nose slope, side slope, crest, rise
Down-slope shape: Convex
Across-slope shape: Convex, linear
Hydric soil rating: No

Sudbury

Percent of map unit: 5 percent
Landscape: Lake plains, valleys
Landform: Deltas, Terraces, Outwash plains
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Linear
Hydric soil rating: No

Windsor

Percent of map unit: 5 percent
Landscape: Valleys
Landform: Outwash plains, Dunes, Deltas, Outwash terraces
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Hydric soil rating: No

265A—Enfield silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 99nw
Elevation: 0 to 2,100 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Enfield and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Enfield

Setting

Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Convex

Parent material: Friable coarse-silty eolian deposits over loose sandy and gravelly glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 6 inches: silt loam
H2 - 6 to 25 inches: silt loam
H3 - 25 to 60 inches: stratified sand to very gravelly fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 18 to 40 inches to strongly contrasting textural stratification
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Ecological site: F145XY009CT - Well Drained Outwash
Hydric soil rating: No

Minor Components

Ninigret

Percent of map unit: 10 percent
Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Sudbury

Percent of map unit: 10 percent
Landform: Terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

602—Urban land

Map Unit Setting

National map unit symbol: 99rq
Frost-free period: 150 to 195 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landform position (two-dimensional): Toeslope
Anthropogenic Feature: Urban land

718A—Saco Variant silt loam, frequently ponded, 0 to 2 percent slopes, frequently flooded

Map Unit Setting

National map unit symbol: 2zvdh
Elevation: 0 to 3,280 feet
Mean annual precipitation: 32 to 50 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Saco variant and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Saco Variant

Setting

Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Coarse-silty alluvium

Typical profile

H1 - 0 to 10 inches: silt loam
H2 - 10 to 22 inches: silt loam
H3 - 22 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.60 to 2.00 in/hr)
Depth to water table: About 0 to 2 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water supply, 0 to 60 inches: Very high (about 13.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6w
Hydrologic Soil Group: B/D
Ecological site: F144AY016MA - Very Wet Low Floodplain
Hydric soil rating: Yes

Minor Components

Swansea

Percent of map unit: 10 percent
Landform: Bogs
Down-slope shape: Linear
Across-slope shape: Concave
Hydric soil rating: Yes

Limerick

Percent of map unit: 5 percent
Landform: Alluvial flats
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Appendix C: Hydraulic Analysis

NOAA Atlas 14, Volume 10, Version 3
Location name: Agawam, Massachusetts, USA*
Latitude: 42.0856°, Longitude: -72.618°
Elevation: 78 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sandra Pavlovic, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Orlan Wilhite

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.338** (0.261-0.433)	**0.406** (0.314-0.522)	**0.518** (0.398-0.668)	**0.612** (0.468-0.793)	**0.740** (0.549-1.01)	**0.837** (0.609-1.16)	**0.937** (0.663-1.36)	**1.05** (0.704-1.56)	**1.21** (0.780-1.86)	**1.33** (0.844-2.11)
10-min	**0.478** (0.370-0.614)	**0.576** (0.445-0.739)	**0.735** (0.566-0.947)	**0.867** (0.664-1.12)	**1.05** (0.778-1.42)	**1.18** (0.862-1.65)	**1.33** (0.939-1.92)	**1.49** (0.998-2.21)	**1.71** (1.11-2.64)	**1.89** (1.20-2.98)
15-min	**0.563** (0.435-0.722)	**0.677** (0.523-0.870)	**0.864** (0.666-1.11)	**1.02** (0.780-1.32)	**1.23** (0.915-1.68)	**1.39** (1.01-1.94)	**1.56** (1.10-2.26)	**1.75** (1.18-2.60)	**2.01** (1.30-3.10)	**2.22** (1.41-3.51)
30-min	**0.760** (0.588-0.975)	**0.916** (0.708-1.18)	**1.17** (0.901-1.51)	**1.38** (1.06-1.79)	**1.67** (1.24-2.27)	**1.89** (1.38-2.63)	**2.12** (1.50-3.07)	**2.37** (1.60-3.53)	**2.73** (1.77-4.22)	**3.02** (1.91-4.77)
60-min	**0.958** (0.741-1.23)	**1.16** (0.892-1.48)	**1.48** (1.14-1.90)	**1.74** (1.34-2.26)	**2.11** (1.57-2.87)	**2.39** (1.74-3.32)	**2.68** (1.89-3.87)	**3.00** (2.01-4.46)	**3.45** (2.23-5.33)	**3.81** (2.41-6.02)
2-hr	**1.22** (0.953-1.56)	**1.47** (1.14-1.87)	**1.87** (1.45-2.39)	**2.20** (1.70-2.84)	**2.66** (1.99-3.60)	**3.00** (2.20-4.17)	**3.36** (2.40-4.88)	**3.79** (2.55-5.61)	**4.42** (2.87-6.80)	**4.95** (3.14-7.79)
3-hr	**1.40** (1.10-1.78)	**1.69** (1.32-2.14)	**2.15** (1.67-2.74)	**2.53** (1.96-3.25)	**3.06** (2.30-4.14)	**3.45** (2.55-4.80)	**3.88** (2.79-5.64)	**4.39** (2.97-6.48)	**5.17** (3.36-7.94)	**5.84** (3.71-9.16)
6-hr	**1.76** (1.38-2.21)	**2.13** (1.68-2.69)	**2.75** (2.15-3.48)	**3.26** (2.54-4.16)	**3.96** (3.00-5.35)	**4.48** (3.34-6.21)	**5.05** (3.68-7.35)	**5.76** (3.91-8.48)	**6.89** (4.50-10.5)	**7.88** (5.03-12.3)
12-hr	**2.15** (1.70-2.69)	**2.66** (2.10-3.33)	**3.49** (2.76-4.40)	**4.19** (3.28-5.30)	**5.14** (3.92-6.91)	**5.84** (4.38-8.08)	**6.61** (4.86-9.62)	**7.61** (5.17-11.1)	**9.20** (6.02-14.0)	**10.6** (6.79-16.5)
24-hr	**2.53** (2.02-3.14)	**3.18** (2.53-3.96)	**4.24** (3.37-5.31)	**5.13** (4.05-6.45)	**6.34** (4.88-8.50)	**7.23** (5.46-9.97)	**8.22** (6.09-12.0)	**9.52** (6.50-13.9)	**11.6** (7.63-17.6)	**13.5** (8.67-20.9)
2-day	**2.88** (2.31-3.55)	**3.65** (2.93-4.51)	**4.91** (3.92-6.09)	**5.96** (4.73-7.44)	**7.40** (5.72-9.86)	**8.44** (6.42-11.6)	**9.61** (7.18-14.0)	**11.2** (7.66-16.2)	**13.8** (9.08-20.8)	**16.1** (10.4-24.8)
3-day	**3.15** (2.54-3.87)	**3.99** (3.21-4.91)	**5.36** (4.30-6.63)	**6.50** (5.18-8.09)	**8.07** (6.27-10.7)	**9.20** (7.04-12.6)	**10.5** (7.87-15.2)	**12.2** (8.39-17.7)	**15.1** (9.95-22.7)	**17.7** (11.4-27.1)
4-day	**3.39** (2.74-4.15)	**4.28** (3.46-5.25)	**5.74** (4.62-7.08)	**6.95** (5.56-8.63)	**8.62** (6.72-11.4)	**9.83** (7.53-13.4)	**11.2** (8.41-16.2)	**13.0** (8.96-18.8)	**16.1** (10.6-24.1)	**18.8** (12.1-28.8)
7-day	**4.04** (3.29-4.93)	**5.05** (4.10-6.16)	**6.69** (5.41-8.20)	**8.05** (6.47-9.93)	**9.92** (7.76-13.1)	**11.3** (8.67-15.3)	**12.8** (9.64-18.4)	**14.8** (10.2-21.3)	**18.2** (12.0-27.1)	**21.1** (13.7-32.2)
10-day	**4.70** (3.83-5.70)	**5.76** (4.69-7.00)	**7.49** (6.08-9.15)	**8.94** (7.21-11.0)	**10.9** (8.56-14.3)	**12.4** (9.51-16.7)	**14.0** (10.5-19.9)	**16.1** (11.1-23.0)	**19.4** (12.9-28.9)	**22.4** (14.5-34.1)
20-day	**6.74** (5.54-8.12)	**7.86** (6.46-9.50)	**9.70** (7.94-11.8)	**11.2** (9.12-13.7)	**13.3** (10.5-17.2)	**14.9** (11.4-19.7)	**16.6** (12.4-23.0)	**18.6** (13.0-26.4)	**21.7** (14.5-32.1)	**24.4** (15.9-36.9)
30-day	**8.46** (6.98-10.2)	**9.62** (7.93-11.6)	**11.5** (9.44-13.9)	**13.1** (10.7-15.9)	**15.2** (12.0-19.4)	**16.8** (12.9-22.1)	**18.5** (13.8-25.4)	**20.5** (14.3-28.9)	**23.3** (15.6-34.3)	**25.6** (16.7-38.7)
45-day	**10.6** (8.79-12.7)	**11.8** (9.77-14.1)	**13.8** (11.3-16.5)	**15.4** (12.6-18.6)	**17.6** (13.9-22.3)	**19.3** (14.9-25.1)	**21.1** (15.6-28.4)	**22.9** (16.1-32.2)	**25.3** (17.0-37.1)	**27.2** (17.8-41.0)
60-day	**12.4** (10.3-14.8)	**13.6** (11.3-16.3)	**15.7** (13.0-18.8)	**17.4** (14.3-21.0)	**19.7** (15.6-24.8)	**21.5** (16.5-27.7)	**23.3** (17.2-31.1)	**25.0** (17.6-35.0)	**27.2** (18.3-39.8)	**28.8** (18.8-43.2)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

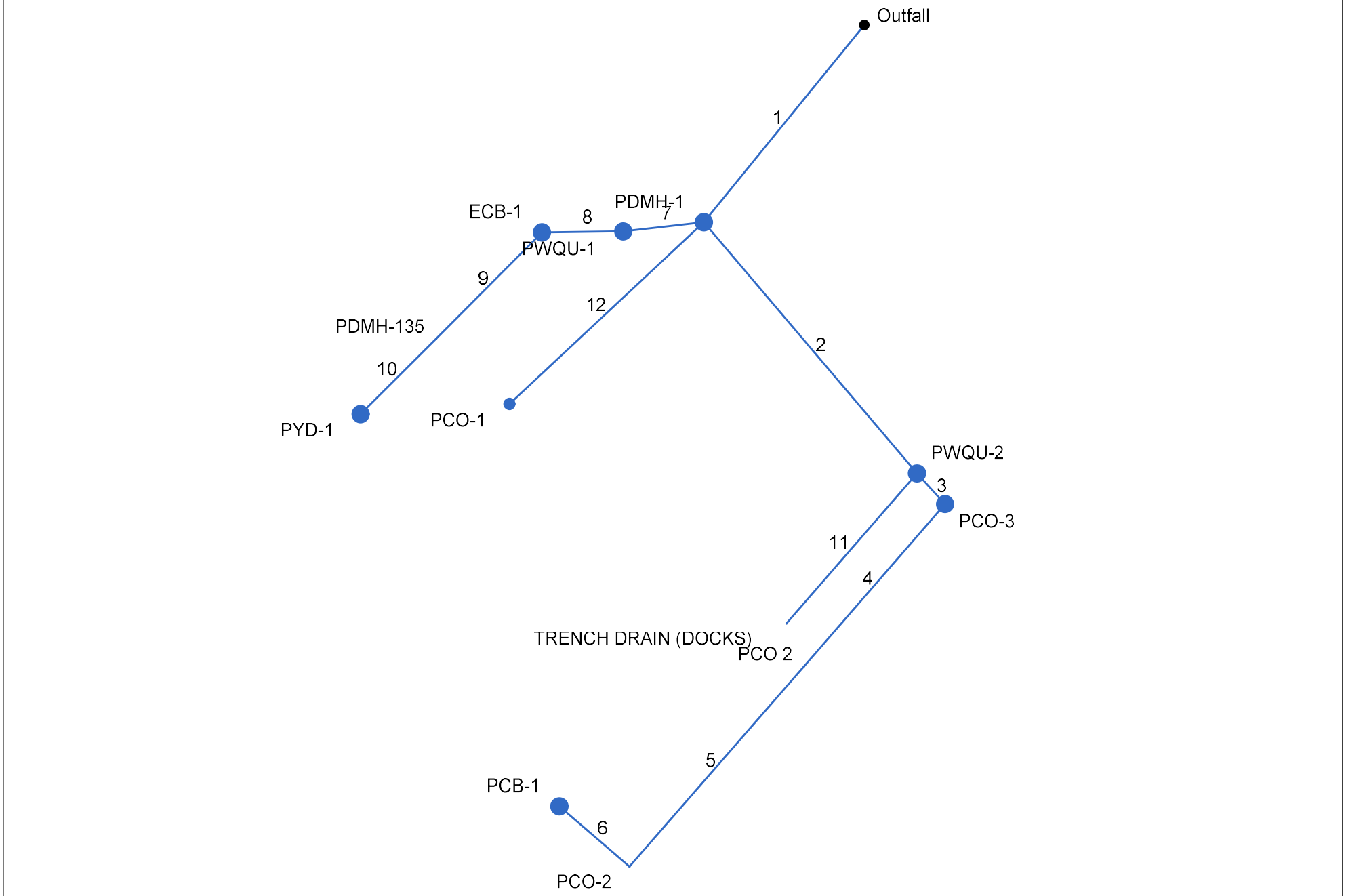
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



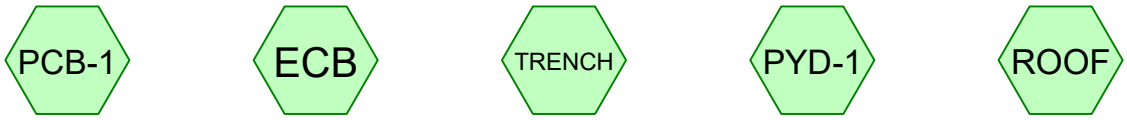
Project File: CAD export.stm	Number of lines: 12	Date: 4/29/2026

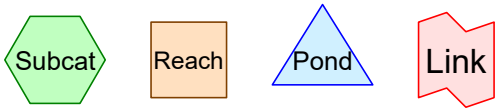
Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	62.092	0.00	0.00	0.00	0.00	0.00	0.0	10.6	0.0	3.20	0.64	4.22	12	0.03	74.36	74.38	75.24	75.76	78.71	78.70	P-D-PIPE-(131)
2	1	80.448	0.00	0.00	0.00	0.00	0.00	0.0	9.3	0.0	1.30	2.51	1.66	12	0.50	74.48	74.88	76.01	76.12	78.70	79.59	P-D-PIPE-(123) (1
3	2	10.060	0.00	0.00	0.00	0.00	0.00	0.0	9.1	0.0	0.60	2.97	0.76	12	0.70	74.98	75.05	76.16	76.16	79.59	79.55	P-D-PIPE-(123)
4	3	52.505	0.00	0.00	0.00	0.00	0.00	0.0	7.9	0.0	0.60	2.55	0.80	12	0.51	75.05	75.32	76.17	76.19	79.55	80.23	P-D-PIPE-(121) (1
5	4	64.937	0.00	0.00	0.00	0.00	0.00	0.0	6.5	0.0	0.60	2.55	1.08	12	0.51	75.32	75.65	76.19	76.21	80.23	76.59	P-D-PIPE-(121)
6	5	22.584	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.60	3.35	2.00	12	0.89	75.65	75.85	76.23	76.17	76.59	78.82	P-D-PIPE-(120)
7	1	19.704	0.00	0.00	0.00	0.00	0.00	0.0	10.4	0.0	1.00	2.41	1.27	12	0.46	74.48	74.57	76.01	76.03	78.70	78.64	P-D-PIPE-(130)
8	7	19.775	0.00	0.00	0.00	0.00	0.00	6.0	10.1	0.0	1.00	2.53	1.27	12	0.51	74.67	74.77	76.03	76.05	78.64	76.87	P-D-PIPE-(129)
9	8	36.497	0.00	0.00	0.00	0.00	0.00	0.0	7.7	0.0	0.20	3.57	0.26	12	1.01	74.77	75.14	76.06	76.07	76.87	80.27	P-D-PIPE-(119) (1
10	9	26.056	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.20	3.56	1.15	12	1.00	75.14	75.40	76.07	75.58	80.27	78.05	P-D-PIPE-(119)
11	2	48.612	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.70	0.72	3.57	6	0.99	74.98	75.46	76.16	76.61	79.59	77.56	P-D-PIPE-(124)
12	1	64.789	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.90	2.54	1.15	12	0.51	74.48	74.81	76.01	76.05	78.70	79.00	P-D-PIPE-(127)

Project File: CAD export.stm | Number of lines: 12 | Run Date: 4/29/2026

NOTES:Known Qs only ; c = cir e = ellip b = box





Routing Diagram for 201016 - INLET
Prepared by R Levesque Associates, Printed 4/28/2026
HydroCAD® 10.20-8a s/n 02175 © 2025 HydroCAD Software Solutions LLC

Summary for Subcatchment ECB:

Runoff = 0.8 cfs @ 12.09 hrs, Volume= 2,829 cf, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.13"

Area (sf)	CN	Description
6,938	98	Paved parking, HSG D
6,938	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PCB-1:

Runoff = 0.6 cfs @ 12.09 hrs, Volume= 2,279 cf, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.13"

Area (sf)	CN	Description
709	98	Paved parking, HSG A
4,881	98	Paved parking, HSG D
5,590	98	Weighted Average
5,590	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment PYD-1:

Runoff = 0.2 cfs @ 12.09 hrs, Volume= 648 cf, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.13"

Area (sf)	CN	Description
1,588	98	Paved parking, HSG D
1,588	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment ROOF:

Runoff = 0.9 cfs @ 12.09 hrs, Volume= 3,221 cf, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.13"

Area (sf)	CN	Description
7,899	98	Roofs, HSG D
7,899	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Summary for Subcatchment TRENCH:

Runoff = 0.7 cfs @ 12.09 hrs, Volume= 2,655 cf, Depth= 4.89"

Runoff by SCS TR-20 method, UH=SCS, Split Pervious/Imperv., Time Span= 0.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Year Rainfall=5.13"

Area (sf)	CN	Description
6,510	98	Paved parking, HSG D
6,510	98	100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Appendix D: MassDEP Calculations

- Water Quality Flow Rate – PWQU-1
- Water Quality Flow Rate – PWQU-2
- Water Quality Flow Rate Conversion Table
- Barracuda Max Info Sheet

Standard 4: Water Quality - PWQU-I

Water Quality Volume Conversion to Flow Rate

Note: Required water quality volume based on 0.5-inch of runoff

$$Q = (qu)\,(A)\,(WQV)$$

where: Q = peak flow rate associated with first 0.5-inch of runoff (c.f.s.)

qu = unit peak discharge (csm/in) - value taken from table based on t_c

A = impervious surface drainage area (sq. mi.)

WQV = water quality volume in watershed inches (0.5-inch)

· Proposed Water Quality Unit (PCB-1)

t_c =	0.100	hrs	
qu =	752	csm/in	(from table)
A =	0.00031	sq. mi.*	
WQV =	0.5	inch	

$Q_{0.5}$ = 0.11 c.f.s

The Barracuda Max Model S4 provides treatment of flows up to 1.52 c.f.s

* Only inlcudes impervious area tributary to PWQU-1

Standard 4: Water Quality - PWQU-2

Water Quality Volume Conversion to Flow Rate

Note: Required water quality volume based on 0.5-inch of runoff

$$Q = (qu)\ (A)\ (WQV)$$

where: Q = peak flow rate associated with first 0.5-inch of runoff (c.f.s.)

qu = unit peak discharge (csm/in) - value taken from table based on t_c

A = impervious surface drainage area (sq. mi.)

WQV = water quality volume in watershed inches (0.5-inch)

· Proposed Water Quality Unit (PCB-1)

t_c =	0.100	hrs	
qu =	752	csm/in	(from table)
A =	0.00043	sq. mi.*	
WQV =	0.5	inch	

$Q_{0.5}$ = 0.16 c.f.s

The Barracuda Max Model S4 provides treatment of flows up to 1.52 c.f.s

* Only inlcudes impervious area tributary to PWQU-2

Figure 2: For First ½-inch of Runoff, Table of qu values for Ia/P Curve = 0.0.058, listed by tc, for Type III Storm Distribution

Tc (Hours)	qu (csm/in)
0.01	821
0.03	821
0.05	813
0.067	794
0.083	773
0.1	752
0.116	733
0.133	713
0.15	694
0.167	677
0.183	662
0.2	646
0.217	632
0.233	619
0.25	606
0.3	572
0.333	552
0.35	542
0.4	516
0.416	508
0.5	472
0.583	443
0.6	437
0.667	417
0.7	408
0.8	383
0.9	361
1	342
1.1	325
1.2	311
1.3	297
1.4	285
1.5	274
1.6	264
1.7	254
1.8	246
1.9	238
2	230
2.1	223
2.2	217
2.3	211
2.4	205
2.5	200
2.6	194
2.7	190
2.8	185
2.9	181
3	176
3.1	173
3.2	169
3.3	165
3.4	162
3.5	158
3.6	155
3.7	152
3.8	149
3.9	147
4	144
4.1	141
4.2	139
4.3	136
4.4	134
4.5	132
4.6	130
4.7	128
4.8	126
4.9	124
5	122
5.1	120
5.2	118
5.3	116
5.4	115
5.5	113
5.6	112
5.7	110
5.8	109
5.9	107
6	106
6.1	104
6.2	103
6.3	102
6.4	100
6.5	99
6.6	98
6.7	97
6.8	96
6.9	94
7	93
7.1	92
7.2	91
7.3	90
7.4	89
7.5	88
7.6	87
7.7	86
7.8	85
7.9	84
8	84
8.1	83
8.2	82
8.3	81
8.4	80
8.5	79
8.6	79
8.7	78
8.8	77
8.9	76
9	76
9.1	75
9.2	74
9.3	74
9.4	73
9.5	72
9.6	72
9.7	71
9.8	70
9.9	70
10	69

Barracuda® Max

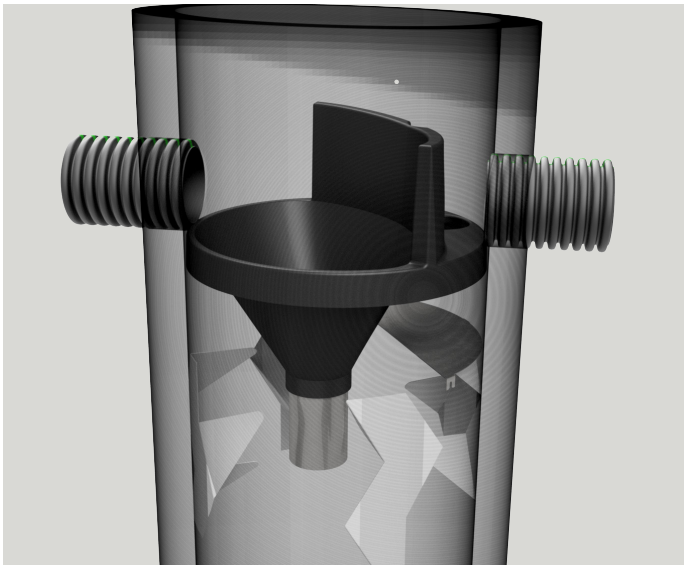
The Barracuda Max is market-changing stormwater quality technology. This high-performance vortex hydrodynamic separator is designed to remove total suspended solids in order to protect our precious receiving waters. The Barracuda Max is also an outstanding value that offers multiple pipe configurations, and quick installation. The “Max” version of the Barracuda is built on the base platform of the original ADS Barracuda with improved removal efficiencies and installation components.

Features

- Single manhole design
- No elevation loss between the inlet and outlet
- Variable inlet/outlet angle configurations (not just 180 degree orientation)
- Internal bypass for inline installation (where applicable)
- Revolutionary, patent pending “teeth” mitigate turbulence in the sump area to prevent resuspension of captured contaminants
- Available with grated drop inlet configuration
- Available with trash and/or oil capture add-ons

Benefits

- Internal components are in stock for quick delivery
- The S3, S4, S6, and S8 can be installed in a standard 36” (900 mm), 48” (1200 m), 72” (1800 m), and 96” (2400 m) precast manhole, respectively
- The S3 & S4 can be provided factory installed within a 36” (900 mm) and 48” (1200 mm) ADS HP manhole and delivered to the jobsite
- The Barracuda Max “teeth” and deflector plate apparatus are fabricated and designed for quick and easy field assembly
- Designed for easy maintenance using a vacuum truck or similar equipment.
- Inspection and maintenance are performed from the surface with no confined space entry





ADS™

Barrucuda Specification

Materials and Design

- Concrete Structures: Designed for H-20 traffic loading and applicable soil loads or as otherwise determined by a Licensed Professional Engineer. The materials and structural design of the devices shall be per ASTM C857 and ASTM C858.
- 36” (900 mm) and 48” (1200 mm) HP Manhole Structures: Made from an impact modified copolymer polypropylene meeting the material requirements of ASTM F2764. The eccentric cone reducer shall be manufactured from polyethylene material meeting ASTM D3350 cell class 213320C. Gaskets shall be made of material meeting the requirements of ASTM F477.
- Separator internals shall be substantially constructed of stainless steel, polyethylene or other thermoplastic material approved by the manufacturer.

Performance

- The stormwater treatment unit shall be an inline unit capable of conveying 100% of the design peak flow. If peak flow rates exceed maximum hydraulic rate, the unit shall be installed offline.
- The Barracuda Max unit shall be designed to remove at least 80% of the suspended solids on an annual aggregate removal basis. Said removal shall be based on full-scale third party testing using OK-110 media gradation or equivalent and 300 mg/L influent concentration. Said full scale testing shall have included sediment capture based on actual total mass collected by the stormwater treatment unit.

  - OR -

  The Barracuda Max unit shall be designed to remove at least 50% of TSS using a media mix with d_{50}=75 micron and 200 mg/L influent concentration.

  - OR -

  The Barracuda Max unit shall be designed to remove at least 50% of TSS per current NJDEP/NJCAT HDS protocol.
- The stormwater treatment unit internals shall consist of (1) separator cone assembly, and (1) sump assembly, which includes the “teeth”.

Barracuda Max Model	Manhole Diameter	OK-110 (80% removal)	Pretreatment for Infiltration[1]
S3	36” (900 mm)	0.86 CFS (24.1 L/s)	1.65 CFS (46.7 L/s)
S4	48” (1200 mm)	1.52 CFS (43.0 L/s)	2.94 CFS (83.3 L/s)
S6	72” (1800 mm)	3.42 CFS (96.8 L/s)	6.62 CFS (187.5 L/s)
S8	96” (2400 mm)	6.08 CFS (172.2 L/s)	11.76 CFS (333.0 L/s)

* Peak bypass flows are dependent on final design

[1] 50% removal of OK-110.

Installation

Installation of the stormwater treatment unit(s) shall be performed per manufacturer’s installation instructions. Such instructions can be obtained by calling Advanced Drainage Systems at 800-821-6710 or by logging on to www.adspipe.com.

ADS “Terms and Conditions of Sale” are available on the website, www.ads-pipe.com . The ADS logo, Barracuda logo, and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2022 Advanced Drainage Systems, Inc. 4/22 CS

Appendix E: Construction Period Erosion Control Plan

Construction Period Erosion Control Plan

Proposed Building Addition

233 Main Street
Agawam, MA 01001
(Parcel ID: K14-2-8)

Submitted To:

Town of Agawam Planning Board
1000 Suffield Street
Agawam, MA 01001

Applicant/Owner:

HP Hood, LLC
6 Kimball Lane
Lynnfield, MA 01940

RLA Project File #:201016
April 28, 2026

R LEVESQUE ASSOCIATES, INC
A LAND PLANNING SERVICES COMPANY
40 School Street · Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

The project shall implement a construction period erosion control plan. The following provides descriptions and guidelines to ensure that the areas surrounding the project site will be protected from excessive sedimentation and runoff during construction.

1.1 Construction Period Pollution Prevention And Erosion Control Measures

1.1.1 Preconstruction Notifications And Meetings

Prior to the start of construction, the contractor shall call together a pre-construction meeting including a representative from the Town, the design engineer, contractor, and any pertinent persons that should be in attendance. These requirements shall be the responsibility of the Contractor to arrange, attend, and document.

1.1.2 Sediment Barrier And Work Limit

Before installation of the sediment barriers, the location shall be staked in the field for review and approval by the owner or their representative. To facilitate sediment barrier installation, woody vegetation may then be removed and any required trench may be cut by machine, provided all other ground cover is left intact. No excavation, grading, filling, or removal of vegetative ground cover shall begin until sediment barriers have been installed as shown on the plans and have been inspected by the owner or their representative.

1.1.3 Silt Fence

The bottom of the fence shall be trenched into the ground a minimum of 6" and back-filled with compacted soil. Where trenching is not feasible, silt fence skirt shall be covered with compacted soil or crushed stone. The top of the fabric shall be stretched as tightly as is practical, with intermediate stakes added to correct excessive sags. Stakes shall be driven at least 12" into the ground. Splices between sections shall be made by rolling end stakes together one complete turn and driving into the ground together.

1.1.4 Straw Bales

Straw bales may be used as temporary and moveable control measures, temporary check dams, or as reinforcement for silt fence in areas of concentrated runoff or high fills. Bales shall be tightly butted and staked 12" into the ground. Where used without silt fence in front, the bales shall be trenched 4" into the ground, back-filled with compacted soil, and the spaces between bales shall be chinked with loose hay.

1.1.5 Filter Sock (Filtrexx Or Equivalent)

In areas of expected sheet flow, filter sock may be placed directly on the ground without trenching or stakes. In areas of expected concentrated flow, mulch or crushed stone shall be placed along the up-slope face to control and filter underflow. Additional layers of Filter Sock may be required for adequate freeboard. The filter sock shall be staked at 10 feet on-center or in cases where they cannot be staked, utilize heavy concrete blocks to hold in place.

1.1.6 Temporary Sedimentation Basins

Temporary sediment basins may be excavations or bermed stormwater detention structures (depending on grading) that will retain runoff for a sufficient period of time to allow suspended soil particles to settle out prior to discharge. These temporary basins will be located based on construction needs as determined by the contractor and outlet devices will be designed to control velocity and sediment. Points of discharge from sediment basins will be stabilized to minimize erosion. If the temporary basin is to be located within an area of future infiltration as part of the stormwater management system, the excavation for the temporary sedimentation basin shall be limited to one foot above final grade of the infiltration structure.

1.1.7 Stocking Additional Materials

A stock of additional erosion control materials shall be available on the site for emergency repairs and temporary measures. Stock shall be replenished when decreased to 50% of the numbers below. Stock shall include:

Straw Bales – 10 (kept dry) with 20 oak stakes

Or

Silt Fence – 30 Linear feet.

Or

Filter Sock – 4 – 8 foot sections (kept dry)

Washed Stone – One (1) cubic yard, ¾" to 2" diameter

1.1.8 Trench Protection

Open trenches shall be protected from accumulation of surface water or groundwater that could result in erosion of the trench and discharge of sediment. Where feasible, spoil shall be stockpiled on the up-slope side of the trench to prevent entrance of surface runoff. Backfill shall be crowned to allow for settlement and to avoid concentration of runoff on top of the trench.

1.1.9 Site Stabilization – Temporary

Where a portion of the site will not be subject to construction activity for over 14 days, measures shall be taken to provide temporary stabilization of that inactive portion of the site, within 14 days of the cessation of construction activity. Stabilization measures may include seeding for temporary cover, mulching, or other measures to protect exposed soil from erosion and prevent sediment movement.

1.1.10 Site Stabilization – Permanent

Within 14 days of completion of loaming and finish grading on any portion of the site, that area shall be seeded or planted for permanent cover (season permitting) in accordance with USDA NRCS guidelines or equivalent.

1.1.11 Roadway Sweeping

The entrance to the site and affected portions of the access drive or paved project areas shall be swept as needed to control sediment runoff into storm drains or waterways and to control blowing dust.

1.2 Short-Term Erosion Control Maintenance

The following provides short-term erosion control maintenance guidelines and requirements.

1. The contractor or subcontractor will be responsible for implementing each control shown on the sedimentation and erosion control plan.
2. 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.
3. Effective erosion control measures shall be initiated prior to the commencement of clearing, grading, excavation, or other operations that will disturb the natural protection.
4. 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.
5. The contractor shall take all reasonable precautions to avoid excess erosion of the site due to the construction of this project.
6. 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
7. Damaged or deteriorated items will be repaired immediately after identification.
8. All ditches shall be stabilized as soon as is practicable to minimize erosion.
9. The contractor shall maintain all erosion control devices in a good, working state of repair. Upon complete stabilization of any tributary areas, the erosion control devices shall be removed and disposed of so as to cause no off-site siltation.
10. Inspect and maintain construction entrance stone such that sediment does not track onto the street. Any sediment tracked onto the street shall be swept daily.
11. After catch basins have been constructed, the contractor shall protect the inlets by constructing inlet protection as shown on the plans.
12. Once the site has been paved, all catch basin inlets shall receive a silt sack type protection.
13. Erosion control measures shall remain in place until all disturbed earth has been substantially stabilized. After removal of structures, disturbed areas shall be regraded and stabilized as necessary.

Appendix F: Long-Term Operation and Maintenance Plan

- Long-Term Operation & Maintenance Plan Narrative
- O&M Checklist
- Barracuda Max Maintenance Guide

Long-Term Operation & Maintenance Plan

Proposed Building Addition

233 Main Street
Agawam, MA 01001
(Parcel ID: K14-2-8)

Submitted To:

Town of Agawam Planning Board
1000 Suffield Street
Agawam, MA 01001

Applicant/Owner:

HP Hood, LLC
6 Kimball Lane
Lynnfield, MA 01940

RLA Project File #:201016

April 28, 2026

R LEVESQUE ASSOCIATES, INC

A LAND PLANNING SERVICES COMPANY

40 School Street · Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com

I. Long-Term Stormwater Maintenance Program:

This Long-Term Operation and Maintenance Plan (O&M) identifies inspection and maintenance requirements for the proposed stormwater management system. The O&M references guidelines set forth by the Stormwater Management Handbook developed by the Massachusetts Department of Environmental Protection.

Owner/Responsible Party*:

HP Hood, LLC
6 Kimball Lane
Lynnfield, MA 01940

*The party listed shall be responsible for implementation and record keeping of the requirements listed in this operation and maintenance plan. Upon sale of property or any other transition of ownership, the responsible party shall be reinstated as the new owner or any other group created as determined by the owner.

2. Inspection and Maintenance Program:

Regular inspection and routine maintenance are necessary to ensure that the stormwater management system continues to control and treat runoff. The following lists the inspection schedule and maintenance procedures for the proposed stormwater Best Management Practices:

BMP	Inspection Schedule	Maintenance Schedule	Maintenance Procedures
Bituminous Concrete Pavement	Four times per year	Twice per year	• Roadway to be swept in March or April following snow melt and again in late November or early December to remove fallen leaves and debris
Deep-Sump Catch Basins	Four times per year	Four times per year	• Remove sediment once deposits reach one half the depth from the bottom sump to the lowest invert.
Stormwater Piping	Once per year	Once per year	• Inspect pipe entrances in catch basins and manholes and remove any blockages
Roof Leaders	Once per year	Once per year	• Inspect downspout connections at grade and remove any blockages • Open and inspect cleanout locations and remove any blockages
Proprietary Sedimentation Device*	As specified by the manufacturer	As specified by the manufacturer	• Clean the unit using the method specified by the manufacturer. Vactor trucks are typically used to clean these units.
Yard Drains	Four times per year	As necessary	• Remove debris from inlet grate; • Inspect and remove sediment from bottom of unit and clear any pipe blockage.
Trench Drain	Four times per year	As necessary	• Remove debris from inlet grate; • Inspect and remove sediment from bottom of trench and clear any pipe blockage.

*See attached Device Operation and Maintenance Guide

See the attached Long-Term O&M Inspection Checklist for record keeping purposes.

3. Additional Long-Term Operation and Maintenance Items

The following is a list of additional operation and maintenance items to be implemented by the owner/governing group to maintain the features proposed in this project.

A. Proper storage, use, and disposal of hazardous chemicals, including automobile fluids, pesticides, paints, solvents, etc. shall be required. Information should be provided on chemicals of concern, proper use, and disposal options. Recycling programs for used motor oil, antifreeze, and other products should be developed.

B. Vehicle Washing. This management measure involves educating the owner on the water quality impacts of the outdoor washing of vehicles and how to avoid allowing polluted runoff to enter the storm drain system. Outdoor vehicle washing has the potential to result in high loads of nutrients, metals, and hydrocarbons which is conveyed by the detergent-rich water into storm drains.

C. Recycling, spill prevention and response plans, and proper material storage and disposal of potentially hazardous materials shall be implemented. It will be the responsibility of the owner to contain and legally remove any materials that are spilled onsite. The use of dry floor cleaners and absorbent materials and limiting the use of water to clean pavement is encouraged. Care should be taken to avoid accidental disposal of hazardous materials.

D. Provisions for storing trash and waste products shall be implemented. The waste materials shall be collected by the owner and all materials shall be properly disposed of.

E. Requirements for routine inspections and maintenance of stormwater best management practices. Routine inspections shall be performed to ensure the correct functioning of stormwater best management practices. See the specific maintenance criteria for detail regarding inspections and maintenance frequency.

F. Requirements for Storage and Use of Fertilizers, Herbicides, and Pesticides. Fertilizers, pesticides, herbicides, lawn care chemicals, or other leachable materials shall be used in accordance with the Lawn Care Regulations of the Massachusetts Pesticide Board, 33 CMR 10.03 (30,31), as amended, with manufacturer's label instructions and all other necessary precautions to minimize adverse impacts on surface and groundwater. The storage of any such materials shall be within structure designed to prevent the escape of contaminated runoff or leachate.

G. Provisions for prevention of illicit discharges to the stormwater management system shall be implemented. Any illicit discharges to the stormwater management system shall be prohibited. It will be the owner's responsibility to ensure compliance with the legal disposal of all materials and containment/cleanup of any illicit discharges.

H. Training for staff or personnel involved with implementation of the Long-Term Pollution Prevention Plan shall be required. The owner/governing group will be responsible for the implementation of the measures set forth in the Long-Term Pollution Prevention Plan. Documentation that personnel and owners involved with the implementation of the Long-Term Pollution Prevention Plan have been trained to conduct such tasks shall be documented.

4. Winter and Snow Conditions

The following is a list of additional operation and maintenance items to be implemented by the owner during winter and snow conditions.

A. Snowfall shall be stored on the grassed areas surrounding the pavement areas, excluding any areas utilized for stormwater management practices. As needed, any snow that cannot be stored on site shall be trucked off site and disposed of properly.

B. Winter road salt and/or sand use and storage restrictions shall be implemented based on any restrictions issued for the project. Sodium chloride for ice control shall be used at the minimum salt to sand ratio which is consistent with the Massachusetts Department of Environmental Protections guidelines. Sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for the removal of ice and snow on roads/drives shall not be stored on site.

5. Public Safety Features

The proposed site design utilizes the following features which have been incorporated to ensure the safety of the public:

A. Control and collection of stormwater runoff through positive drainage and curbing directing it towards the drainage inlets;

B. Heavy-duty stormwater drain manhole covers and catch basin grates have been designed to withstand H20 loading;

C. Reduction of peak discharge rates from the site in the post-development condition as compared to the pre-developed conditions;

D. Development and implementation of an Operations & Maintenance Plan to ensure the stormwater management system continues to function as designed.

6. Estimated Cost of Maintenance

The following budget was prepared as an estimate of inspection and maintenance costs for the stormwater management system. The budget is an estimate only as the costs may vary depending on the level of sediment accumulation and frequency of maintenance tasks required.

BMP Inspections	Number of Occurrences	Maintenance Cost	Number of Structures	Sum
Catch Basin	4/year	$50	1	$200
Proprietary Sedimentation Device	2/year	$100	2	$400
Trench Drain	4/year	$50	2	$400
Yard Drain	4/year	$50	1	$200
Total Estimated Annual Cost of Inspections				$1,200

BMP Maintenance	Number of Occurrences	Maintenance Cost	Number of Structures	Sum
Catch Basin	4/year	$200	1	$800
Proprietary Sedimentation Device	2/year	$200	2	$800
Trench Drain	4/year	$100	2	$800
Yard Drain	4/year	$100	1	$400
Total Estimated Annual Cost of Maintenance				$2,800

Project: Proposed Building Addition

Address: 233 Main Street, Agawam, MA 01001

BPM Name:

Responsible Party:

Date:

Page: 1 of 1

Operation & Maintenance Inspection Checklist

BMP Element:	Potential Problem:	Resolution:	Pass	Fail	Recommended Remediation
Bituminous Concrete Roadway	Build-up of sediment over the winter months and collection of leaves during the fall months.	Sweep roadway using a high-efficiency street sweeper.			
Stormwater Piping	Blockage of inlet/outlet pipes due to debris or sediment accumulation.	Remove any debris and sediment via proper means. Dispose of debris/sediment in accordance with local & state regulations			
Proprietary Treatment Device	Sediment has accumulated to a depth greater than the original design depth for sediment storage.	Remove sediment and disposed of in accordance with local and state regulations.			
Roof Leaders	Downspout connections have been damaged or disconnected.	Repair and reconnect downspout connections.			
	Roof leaders are surcharging at the downspout connections	Open and insepct at cleanout locations and remove any blockages.			
Deep-Sump Catch Basins	Sediment has accumulated to a depth greater than the original design depth for sediment storage, approximately 2-feet of sediment.	Remove the sediment and dispose of in accordance with local and state regulations.			
Yard Drain	Blockage of inlet grate due to debris or vegetation.	Remove debris from inlet grate and cut back vegetation around frame.			

Inspector's Signature

Date

Barracuda® Max & Barracuda Maintenance Guide

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth.

Maintenance should occur when the sediment has reached the levels indicated in the Storage Capacity Chart.

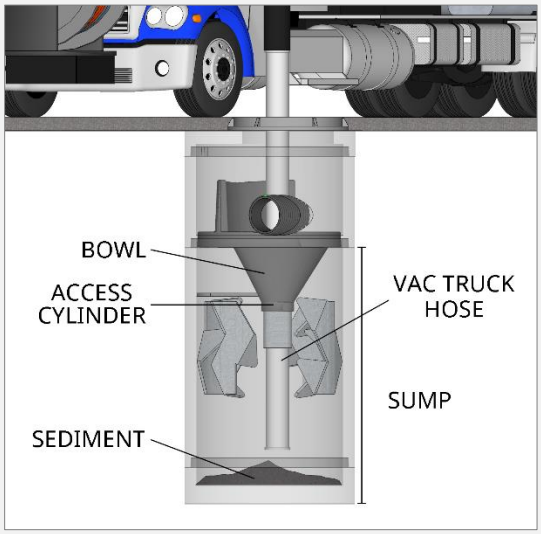
Barracuda Storage Capacities

Model	Manhole Diameter in. (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (20" depth) Yards^3 (meters^3)	NJDEP Sediment Capacity (50% of standard depth) Yards^3 (meters^3)
S3	36 (900)	264 (999)	212 (803)	0.44 (0.34)	0.22 (0.17)
S4	48 (1200)	665 (2517)	564 (2135)	0.78 (0.60)	0.39 (0.30)
S6	72 (1800)	1497 (5667)	1269 (4804)	1.75 (1.34)	0.88 (0.67)
S8	96 (2400)	4196 (15884)	3835 (14517)	3.10 (2.37)	1.55 (1.19)

Maintenance Instructions

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the 8" (200 mm), 10" (250 mm), 15" (375 mm) or 20" (500 mm) diameter access cylinder.
2. Use a vacuum truck or other similar equipment to remove all water, debris, oils and sediment. See figure 1.
3. Use a high pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oils, sediment and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authority to discharge the liquid.
    b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
    c. Additional local regulations may apply to the maintenance procedure.

Figure 1



ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com
The ADS logo, Barracuda® and the Green Stripe are registered trademarks of Advanced Drainage Systems, Inc.
© 2022 Advanced Drainage Systems, Inc. MG1.01 08/22 CS

Appendix G: Illicit Discharge Compliance Statement

Illicit Discharge Compliance Statement

The owners of the land/responsible party will be responsible for prohibiting illicit discharges to the stormwater management system during construction and during its life of operation. The stormwater management system is comprised of the components for conveying, treating, and infiltrating stormwater runoff on-site, including stormwater best management practices and any pipes intended to transport stormwater to the groundwater, a surface water, or municipal separate storm sewer system. An illicit discharge shall constitute any connection or discharge to the stormwater management system including, but not limited to, wastewater discharges, discharge of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

Responsible Party*:

HP Hood, LLC
c/o Bob Hale
6 Kimball Lane
Lynnfield, MA 01940

*The party listed shall be responsible for implementation and record keeping of the requirements listed in this operation and maintenance plan. Upon sale of property or any other transition of ownership, the responsible party shall be reinstated as the new owner or any other group created as determined by the owner.

Signature of Responsible Party Representative — Date: 4/22/26

Signature of Responsible Party Representative** — Date

**Required upon transfer of ownership

Site Plan Approval Application

Under the Town of Agawam Zoning Ordinance Section 180-13 Site Plans

Proposed Building Addition

Project Location:
233 Main Street
Agawam, Massachusetts 01001
(Parcel ID: K14-2-8)

Submitted To:
Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

Applicant:
HP Hood, LLC
6 Kimball Lane
Lynnfield, Massachusetts 01940

Property Owner:
HP Hood, Inc.
6 Kimball Lane
Lynnfield, Massachusetts 01940

RLA Project File No. 201016
April 28, 2026

R LEVESQUE ASSOCIATES, INC.
A LAND PLANNING SERVICES COMPANY
40 School Street, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

TABLE OF CONTENTS

SECTION

1. COVER LETTER
2. ADMINISTRATIVE FORMS
   - 2.1 ZONING DETERMINATION
   - 2.2 FORM D – APPLICATION FOR SITE PLAN APPROVAL
3. PROJECT NARRATIVE
4. LOCUS MAP
5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN SET

APPENDIX B: STORMWATER REPORT

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

April 28, 2026

Violet Baldwin, Chairperson
Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

RE: Site Plan Approval
233 Main Street
Agawam, Massachusetts 01001
(Parcel ID: K14-2-8)
RLA Project File No. 201016

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant, HP Hood, LLC, please find the requisite number of copies of a Site Plan Approval application and supporting documentation. The applicant proposes the construction of a building addition with associated site improvements located at the above-referenced property.

As required, a copy of this application packet has been submitted electronically via email to the Town of Agawam Planning Department.

We are requesting to be placed on the Board's next available agenda. Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.
Nina Fazio
Nina Fazio
Permitting Coordinator

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION

2.2 FORM D – APPLICATION FOR SITE PLAN APPROVAL

The Commonwealth of Massachusetts

Town of Agawam

Inspection Services - Building Department

1000 Suffield Street, Agawam MA 01001 – (413) 821-0632

OFFICE ONLY
Date Filed:
RECEIVED BY BUILDING DEPARTMENT
APR 03 2026
TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A *complete* application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION			
a. Street Address	233 Main Street	**b. Zoning District**	Industrial A
c. Assessor's Map	K14	**d. Lot(s)**	2-8
e. Registry of Deeds Book	13330	**f. Page**	509
g. Overlay Districts	☐Historic Preservation ☐ Mixed-Use Business C		
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site			
Site Plan Approval (2021) and Order of Conditions (DEP File #087-0671)			

2) APPLICANT & OWNER INFORMATION			
a. Applicant Name	HP Hood, LLC	**b. Applicant Phone**	540-868-7760
c. Applicant Email	bob.hale@hphood.com		
d. Applicant Mailing Address	6 Kimball Lane, Lynnfield, MA 01940		
e. Applicant Relationship to Property	☑Owner ☐ Agent ☐Other:		
f. Representative Name *(if any)*	R Levesque Associates, Inc.	**g. Rep. Phone**	413-568-0985
h. Rep. Email	NinaF@rlaland.com		
i. Owner Mailing Address	6 Kimball Lane, Lynnfield, MA 01940		
j. Owner Name *(if different)*	HP Hood, Inc.	**k. Owner Phone**	540-868-7760
l. Owner Email	bob.hale@hphood.com		
m.Owner Mailing Address	6 Kimball Lane, Lynnfield, MA 01940		

3) PROJECT & SITE DETAILS
NOTE: Any omission of requested information may result in an INCOMPLETE determination

	Existing	***Proposed*** ☐ *No changes to building, site or lot*	-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
a. Lot Size	729,194 SF	729,194 SF	LOT SIZE	☐
b. Frontage	**527.5** FT	527.5 FT	FRONTAGE	☐
c. Front Lot Line	**151** FT	151 FT	FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT **76.7** R: 121 FT	L: 55.6 FT R: 55.6 FT	SIDE SB	☐
e. Rear Lot Line	FT 316.8	FT 316.8	REAR SB	☐
f. Building Height	~30 FT	~30 FT	BLDG HT	☐
g. Total BLDG/Res Area	113,554 SF N/A SF	121,404 SF N/A SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	113,554 SF 15.6 % of lot	121,404 SF 16.6 % of lot	LOT COVER	☐
i. Impervious Coverage	474,528 SF 65 % of lot	474,528 SF 65 % of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P: 181 L: **155**	P: **159** L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B: **0** EV: **0**	B: **0** EV: 0	BIKE/EV	☐
l. Signs (Size & Type)	x T: **Ground**	x T: Ground	SIGNS	☐
m. Fence (Size & Type)	LIN FT T: **Chain link**	LIN FT T: Chain link		
n. Wetland Area	7,642 SF	7,642 SF		
o. Utility Services	☑ Town Water ☑ Town Sewer	☑ Town Water ☑ Town Sewer	NON-CONFORMING USE	☐

p. Current Use of Property	Industrial Food Process
q. Proposed Use of Property	Industrial Food Process
r. Project Description	

Proposed Building Addition

s. I have attached additional narrative, plans or supporting materials *(any oversize plans should also be included in an 8.5 x 11" format)*	☑ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. ***If so, CONSERVATION COMMISSION review is required.***	☑ Yes ☐ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT: **[1] Any alteration to sites on parcels of one acre or greater.** **[2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.**	☐ Yes ☑ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☑ Yes ☐ No

4) CERTIFICATION

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. ***Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.***

Signature	Rebecca Li	**Date**	04/03/2026

☐ Applicant ☑ Applicant's Representative

ZONING DETERMINATION - OFFICE USE ONLY

☐ Approved ☐ Denied: ☐ The proposed use is not permitted in the subject zoning district
☐ Only permissible with variance relief from the Zoning Board of Appeals

X Approved ***Pending additional approval:***

Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-13-1	☒ Building Permit(s)	☐ Special Permit(s)	X ☒ Planning Board
	☒ Electrical Permit(s)	X ☒ Site Plan Review	☐ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council

Town Building Official		**Issue Date**	4/6/2026

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: siteplan@agawam.ma.us in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

April 23 20 26

1. Name of Business HP Hood, LLC

   Address 6 Kimball Lane, Lynnfield, MA 01940

   Phone # 540-868-7760 email bob.hale@hphood.com

2. Name of Applicant/Owner Applicant: HP Hood, LLC / Owner: HP Hood, Inc.

   Address 6 Kimball Lane, Lynnfield, MA 01940

   Phone # 540-868-7760 email bob.hale@hphood.com

3. Name of Engineer/Architect R Levesque Associates, Inc.

   Address 40 School Street, Westfield, MA 01085

   Phone # 413-568-0985 email ninaf@rlaland.com

4. Please give a brief description of the proposed project:
   The applicant proposes the construction of a building addition with associated site improvements adjacent to the existing building at 233 Main Street. Please refer to the attached project narrative for greater detail.

3. PROJECT NARRATIVE

PROJECT NARRATIVE

For

PROPOSED BUILDING ADDITION
233 MAIN STREET
AGAWAM, MASSACHUSETTS 0001
(PARCEL ID: K14-2-8)

INTRODUCTION

On behalf of the applicant, HP Hood, LLC, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Site Plan Approval application. The applicant proposes the construction of a building addition with associated site improvements adjacent to the existing building at 233 Main Street.

In accordance with Section 180-13(B)(1), the applicant requests Site Plan Approval from the Planning Board for non-residential construction greater than 2,000 SF.

PROPERTY DESCRIPTION

The subject property is located northeast of Main Street and consists of approximately 16.7 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. The subject property is owned by HP Hood, Inc. and is recorded in the Hampden County Registry of Deeds in Book 13330, Page 509. A copy of the deed reference is included within this application packet under Section 5. According to the Town of Agawam Zoning Map, the subject property is located within the Industrial A (IA) zoning district. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property is currently improved with an existing industrial building with associated site improvements. The subject property is bound by commercial and industrial utilized parcels within the Industrial A (IA) zoning district.

PROJECT DESCRIPTION

The applicant proposes the construction of a building addition with associated site improvements. Associated site improvements include, but are not limited to, stormwater management, utility connections, and site landscaping.

The proposed project work will proceed in the following general sequence:

1. Installation of erosion controls along the permitted limit of work;
2. Demolition and removal of existing site improvements, as needed;
3. Extension of existing utility connections from existing infrastructure;
4. Construction of a 7,900 ± SF building addition;
5. Construction of new concrete truck pad;
6. Restripe existing parking spaces; and
7. Site stabilization and removal of erosion controls at the direction of the Town of Agawam Conservation Commission.

PARKING & SITE CIRCULATION

The following parking regulation is taken directly from the Town of Agawam's Parking Guidelines:

Land Use	Parking Requirement
Manufacturing Establishment	One (1) parking space for each one and one-half (1 ½) employees on major shift, and one (1) space for every vehicle used in connection with the business, plus sufficient additional parking for customers and visitors as reasonably determined by the Planning Board.

The proposed building addition is generally situated over existing parking spaces within the developed portion of the site. While this results in a modest reduction in the total number of parking spaces, the site remains compliant with applicable guidelines for parking. The internal drive aisles have been maintained at sufficient widths to safely accommodate larger vehicles, including service and emergency apparatus, and to ensure continued maneuverability around the building addition. There are no proposed revisions to the existing site access along Main Street. For a detailed breakdown of required and provided parking, refer to the zoning review table on Sheet C-4.

UTILITIES

Utility service to the proposed building addition will be provided through connections extended from the existing structure. Utility demand for the building addition is anticipated to be minimal and primarily limited to electrical service necessary for lighting and basic operational functions. Final utility routing, connection details, and service requirements will

be coordinated as part of the final architectural and mechanical design process. All installations will comply with applicable utility provider standards and local regulations and may be refined as necessary.

LANDSCAPING & LIGHTING

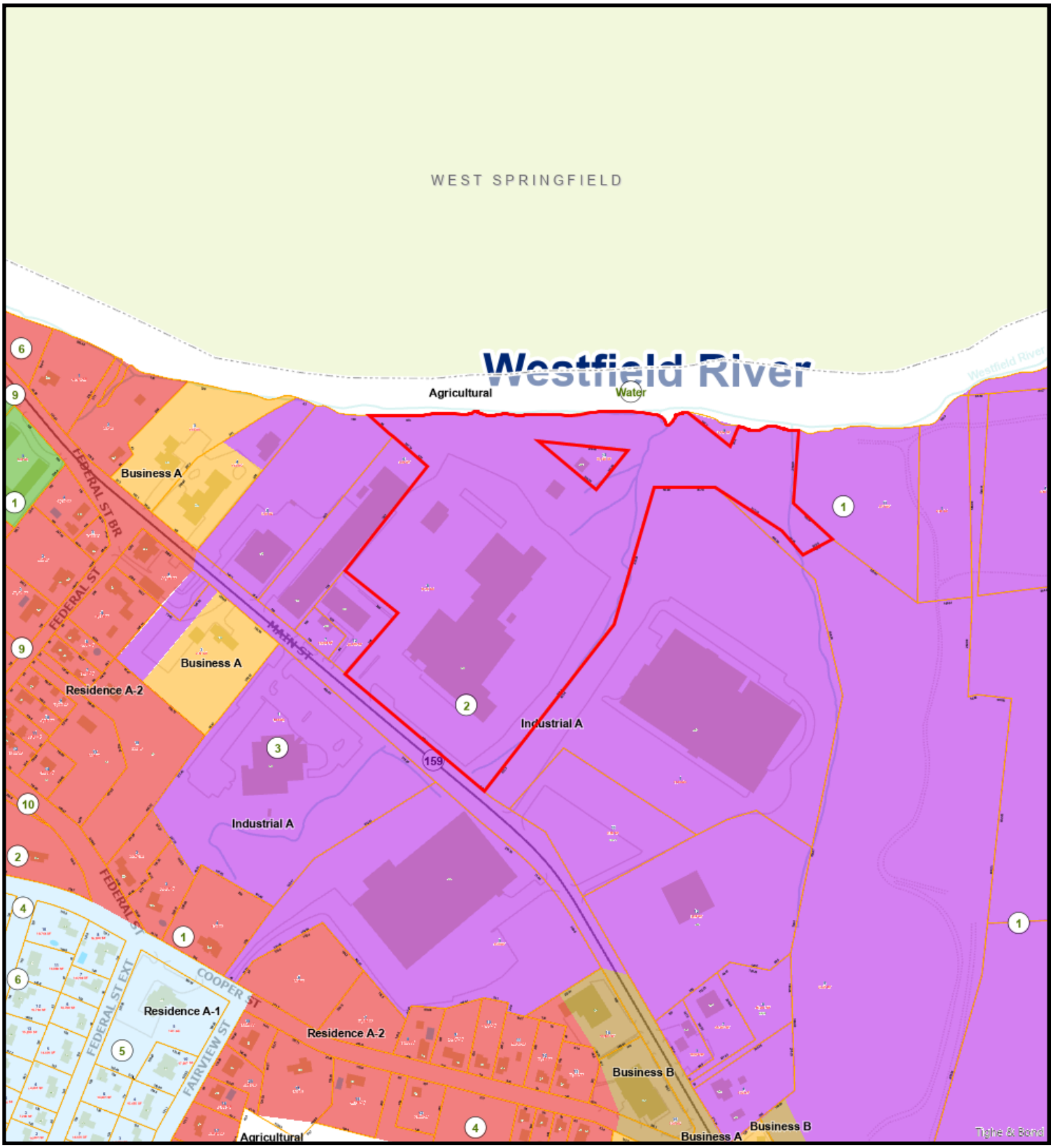
As the proposed building addition is located entirely over existing impervious area, no clearing or grubbing of existing vegetation is required. Accordingly, no new landscaping is proposed as part of this application.

Site lighting will remain consistent with existing conditions, with supplemental fixtures designed to provide adequate illumination for safety and security while minimizing glare and light spill onto adjacent properties. Please refer to the accompanying Photometric Plan.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

2/25/2026 3:17:21 PM

Scale: 1"=400'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

5. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

QUITCLAIM DEED

H.P. Hood & Sons, Inc., a Massachusetts corporation, having a mailing address of 90 Everett Avenue, Chelsea, Massachusetts 02150, for consideration paid and in full consideration of One Dollar and NO/100 ($1.00) does hereby grant to its parent, HP Hood Inc., a Massachusetts corporation, having a mailing address of 90 Everett Avenue, Chelsea, Massachusetts 02150, with *quitclaim covenants*, that certain parcel of land with the buildings thereon situate in Agawam, Hampden County, Massachusetts, now known and numbered as 233 Main Street, further bounded and described on Exhibit A attached hereto and made a part hereof.

The premises are conveyed subject to, and with the benefit of, all rights, reservations, restrictions, easements and other matters of record, insofar as the same are now in force and applicable.

[Remainder of page left blank intentionally.]

EXECUTED as a sealed instrument as of this 27th day of June, 2003.

H.P. Hood & Sons, Inc.

By: _____
John A. Kaneb
President

By: _____
Theresa M. Bresten
Treasurer

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

June 26, 2003

Then personally appeared the above-named John A. Kaneb, President of H.P. Hood & Sons, Inc., and Theresa M. Bresten, Treasurer of H.P. Hood & Sons, Inc., and acknowledged the foregoing to be their free act and deed and the free act and deed of H.P. Hood & Sons, Inc. before me,

_____
Notary Public
Print name: Camille M. DiCocco
My commission expires: 9/25/03

[Affix Official Seal Hereto]

[Agawam, Massachusetts]

EXHIBIT A

UNREGISTERED PARCEL

The land, together with all buildings and improvements thereon, shown as Unregistered Parcel A on a plan of land entitled "Title Insurance Plan of Land in Agawam, Massachusetts, Owned by H.P. Hood & Sons, Inc., Survey at 233 Main Street, Agawam, Massachusetts", dated March 26, 1995, Prepared by Thomas Wilson and Associates and Thompson-Liston Associates, Inc., recorded with the Hampden County Registry of Deeds, Plan Book 305, Pages 118 and 119, bounded and described as follows:

COMMENCING at the northwesterly corner of Unregistered Parcel A; thence

S. 79 degrees 11' 59" E. by Deed Line in 2424/207 "*By the Meadow Road*" 293.94 feet; thence

N. 10 degrees 38' 07" E. by land n/f heirs of Charles L. Goodhue, 21 feet, more or less; thence

SOUTHEASTERLY by the Westfield River (a/k/a Agawam River), 603 feet, more or less; thence

S. 58 degrees 10'08" E. by land n/f Thomas H. Stapleton at "The Noddle", 79 feet more or less; thence

N. 06 degrees 32' 19" E. by land n/f Thomas H. Stapleton at "The Noddle", 24 feet, more or less; thence

SOUTHEASTERLY by the Westfield River (a/k/a Agawam River), 168 feet, more or less; thence

S. 02 degrees 39' 00" W. by land n/f Alfred M. Grasso, 219 feet, more or less; thence

S. 55 degrees 21' 00" E. by land n/f Alfred M. Grasso, 155.00 feet; thence

S. 54 degrees 23' 38" W. by land n/f Frank A. Grasso, 50 feet; thence

N. 65 degrees 58' 00" W. by land n/f Frank A. Grasso, 99.00 feet; thence

N. 46 degrees 20' 00" W. by land of Southworth Company, 231.30 feet; thence

N. 79 degrees 20' 47" W. by land of Southworth Company, 163.02 feet; thence

S. 27 degrees 37' 43" W. by land of Southworth Company, 410.50 feet; thence

N. 39 degrees 37' 49" W. by Parcel 10, 707.52 feet; thence

N. 39 degrees 40' 00" W. by Parcel 5, 197.14 feet to the point and place of beginning.

EXCEPTING from the above-described premises Parcel No. 1 as shown on said Plan, conveyed to the Town of Agawam by Deed, dated June 15, 1992, recorded with said Deeds, Book 8108, Page 27. Unregistered Parcel A containing according to said Plan 7.5 acres more or less.

REGISTERED PARCEL

A certain parcel of land situate in Agawam in the County of Hampden and said Commonwealth bounded and described as follows:

SOUTHWESTERLY by the Northeasterly line of Main Street, 527.49 feet;

NORTHWESTERLY 218 feet;

SOUTHWESTERLY 200 feet by Lot 9 as shown on a plan hereinafter mentioned;

NORTHWESTERLY by Lot No. 5 as shown on plan filed with Certificate of Title No. 7002, 401.18 feet;

NORTHEASTERLY by land now or formerly of Robert W. Day, 707.52 feet; and

SOUTHEASTERLY by Lot No. 11 as shown on first above mentioned plan, 623.39 feet.

Said land is shown as Lot 10 on the first above plan.

All of said boundaries are determined by the Court to be located as shown on subdivision plan numbered 1369-E, Drawn by Durkee, White & Towne, Engineers, dated January, 1958, as approved by the Court, filed in the Land Registration Office, Certificate of Title No. 9049 and being the premises described in Certificate of Title No. 19691.

The within described land is subject to aqueduct provisions set forth in a deed from Charles L. Goodhue to Stetson T. Warner, dated May 23, 1898, and recorded with Hampden Deeds Book 578, Page 93.

Together with the benefit of the covenant as set forth in Document No. 24434.

See CTF # 27210.

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX A: SITE PLAN SET

SITE PLAN SET ENTITLED “PROPOSED BUILDING ADDITION”

PREPARED FOR HP HOOD, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED APRIL 28, 2026

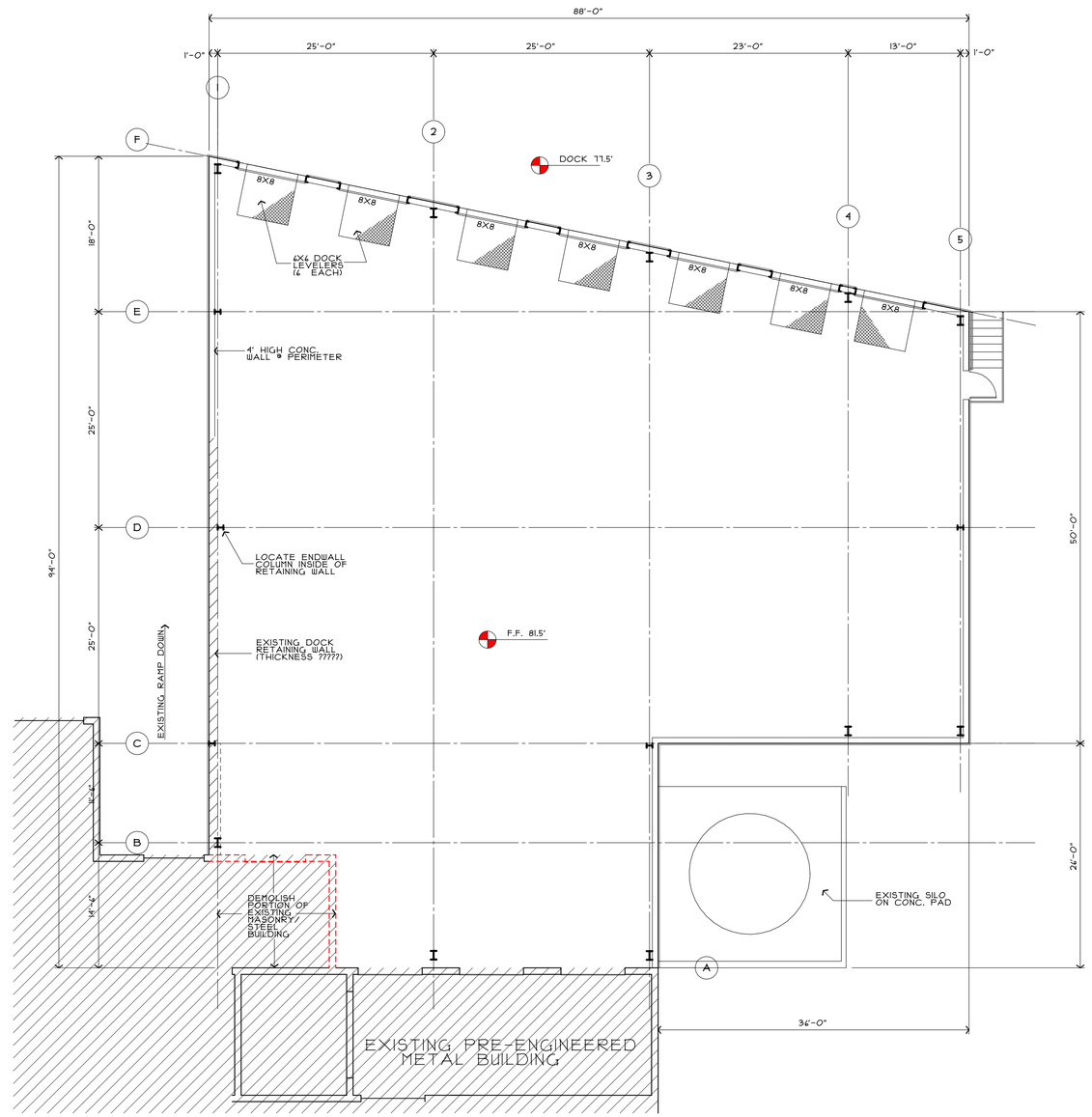
APPENDIX B: STORMWATER REPORT

STORMWATER DRAINAGE REPORT

PREPARED FOR HP HOOD, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED APRIL 28, 2026



16 OVERALL FLOOR PLAN

SCALE: 1/8"=1'-0"

PRELIMINARY

HOOD BLOW MOLD
Building Addition
233 Main Street
Agawam, MA

JOHN LANDRY, RA - ROUTE 9 DESIGN CONSULTING ARCHITECT
104 ELM STREET
NORTHAMPTON, MA 01060

STEVEN T. DRAKULICH ARCHITECTURE
27 JAMES STREET
GREENFIELD, MA 01301
(413) 531-6475

Revisions:

Drawn: JRH

Chkd: STD, JKL

HOOD BLOW MOLD
BUILDING ADDITION
233 MAIN STREET
AGAWAM MA
2602HBM

Architectural Plan

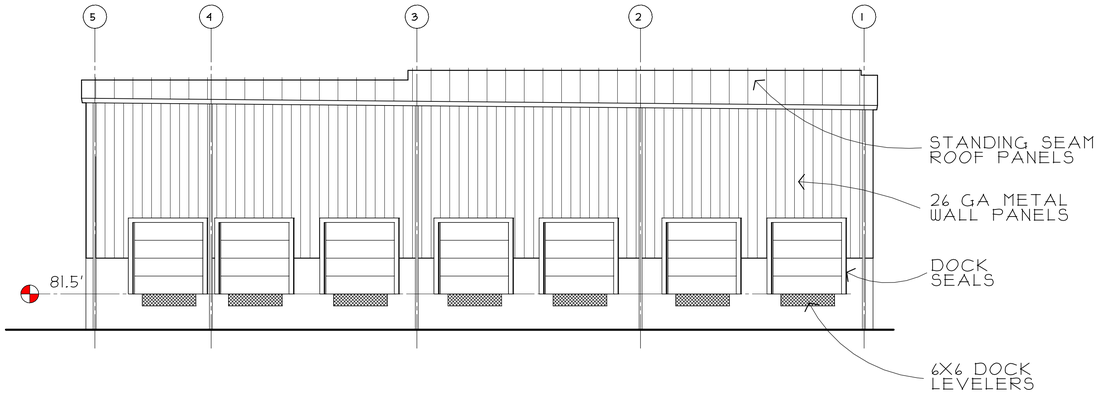
SCALE: 1/8"=1'-0"

Job #: 2602HBM

Date: 2/25/26

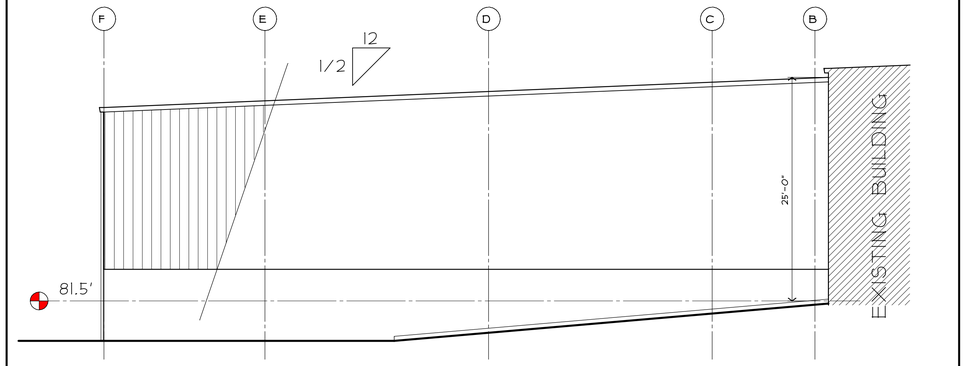
Sheet: A1

X OF X



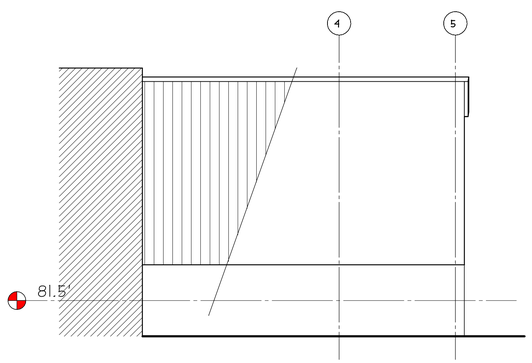
18 NORTH ELEVATION

SCALE: 1/8"=1'-0" 0 16 Ft



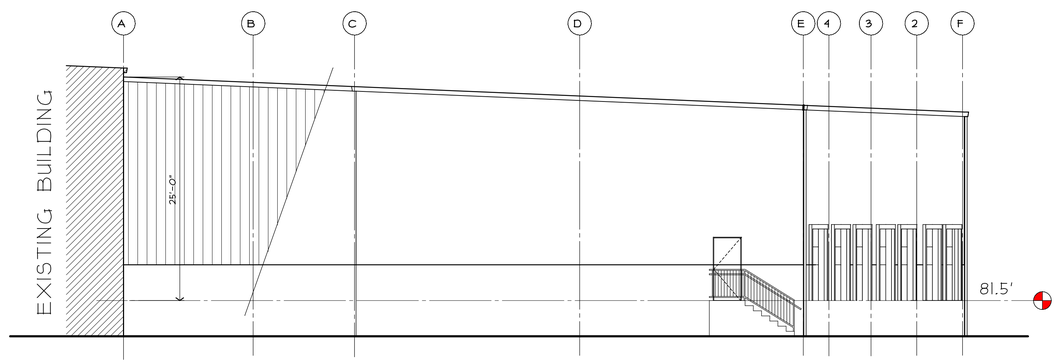
6 WEST ELEVATION

SCALE: 1/8"=1'-0" 0 16 Ft



16 SOUTH ELEVATION

SCALE: 1/8"=1'-0" 0 16 Ft



12 EAST ELEVATION

SCALE: 1/8"=1'-0" 0 16 Ft

PRELIMINARY

HOOD BLOW MOLD
Building Addition
233 Main Street
Agawam, MA

STEVEN T. DRAKULICH
ARCHITECT
27 JAMES STREET
GREENFIELD, MA 01301
(413) 531-6475

Revisions:

Drawn: JRH

Chkd: STD, JKL

HOOD BLOW MOLD
BUILDING ADDITION
233 MAIN STREET
AGAWAM, MA
2602HBM

Exterior Elevations

SCALE: 1/8" = 1'-0"

Job #: 2602HBM

Date: 2/25/26

Sheet: A2

Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

May 13, 2026

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 195 South Westfield Street Feeding Hills, MA;

The Building Department has no zoning issues or concerns at this time for the referenced revised site plan dated April 29, 2026 for the above address.

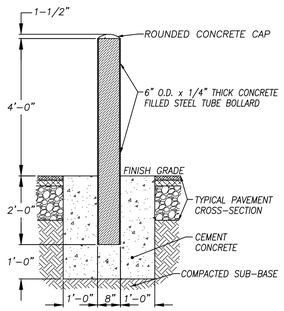
Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

ZONING REVIEW - Business A (BA)

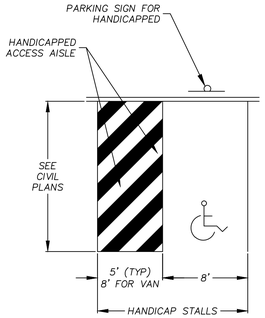
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	N.R.	12,543 S.F.
FRONTAGE	N.R.	211.77' (TOTAL)
FRONT YARD	35 FT	21.6'
SIDE YARD	N.R.	10.7'
REAR YARD	25 FT	-
HEIGHT (MAX)	45 FT / 3 STORIES	1 STORY
BUILDING COVERAGE (MAX)	50%	31.7%

N.R. = NO REQUIREMENT



STEEL BOLLARD DETAIL

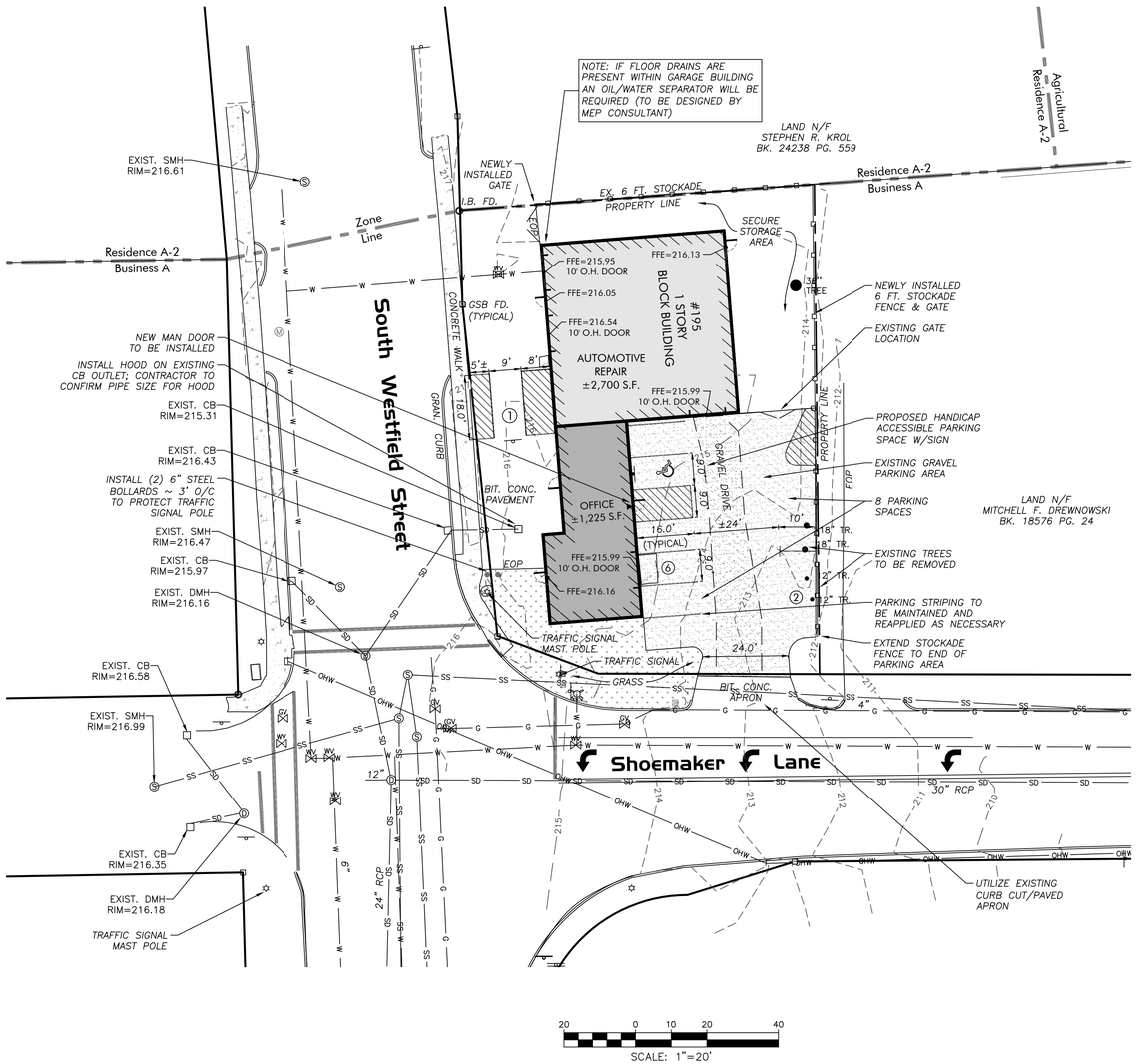
NO SCALE



NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO ENSURE HANDICAP ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 2% OR LESS IN ALL DIRECTIONS.

HANDICAP PARKING STALL

NO SCALE



SCALE: 1"=20'

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.

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS ABDULLAH ALJANABI. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 25729 PAGE 303.
2. SEE ALSO HAMPDEN COUNTY REGISTRY OF DEEDS:
   - PLAN BOOK 51 PAGE 122
   - PLAN BOOK 112 PAGE 33
   - PLAN BOOK 286 PAGE 4
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 12,543 S.F.
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 CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON FEBRUARY 15, 2024.
7. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, DIGSAFE MARKINGS AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.
9. THE SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN ZONING MAP.
10. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0391E – EFFECTIVE DATE: 7/16/2013.
11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE AND ENDANGERED SPECIES (NHESP) PROGRAM JURISDICTION.

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

EXISTING CONDITIONS / SITE PLAN

195 South Westfield Street
Assessors Parcel: 68 3 10
Agawam, Mass.

COMMONWEALTH OF MASSACHUSETTS
ROBERT N. LEVESQUE
NO. 1398
REGISTERED LANDSCAPE ARCHITECT
4/29/26

PREPARED FOR:

Mr. Ahmad Aljanabi

195 South Westfield St.
Agawam, MA 01089

ISSUANCE DATE: June 5, 2024

REVISIONS:	DATE:
A. Proposed shed relocated	06/06/24
B. Proposed shed removed	06/07/24
C. As per on site meeting comments	11/20/24
D. As per meeting w/client	03/19/25
E. As per town comments	06/11/25
F. As per client feedback	04/29/26

DRAFTED BY: J.W.M.

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

SCALE: 1" = 20'

RLA PROJ. NUMBER: 230917

DRAWING#	REV.
SP-1	F

\\RLA-SERVER01\Data\Projects\2023\230917 - Aljanabi - 195 South Westfield Street - Feeding Hills\05 Civil 3D\230917 - Proposed Site Layout - 2025-06-11.dwg

Site Plan Approval Application

Under the Town of Agawam Zoning Ordinance Section 180-13 Site Plans

Proposed Building Reuse

Project Location:

195 South Westfield Street
Agawam, Massachusetts 01001
(Assessor's Parcel ID: E8-3-10)

Submitted To:

Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

Applicant:

Ahmad Aljanabi
133 Upper Beverly Hills
West Springfield, Massachusetts 01089

Property Owner:

Abdullah Aljanabi
133 Upper Beverly Hills
West Springfield, Massachusetts 01089

RLA Project File No. 230917

April 20, 2026

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com

TABLE OF CONTENTS

SECTION

1. COVER LETTER
2. ADMINISTRATIVE FORMS
   - 2.1 ZONING DETERMINATION
   - 2.2 SITE PLAN APPROVAL APPLICATION – FORM D
3. PROJECT NARRATIVE
4. LOCUS MAP
5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

April 30, 2026

Violet Baldwin, Chairperson
Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

RE: Site Plan Approval – Proposed Building Reuse
195 South Westfield Street
Agawam, Massachusetts 01001
(Assessor's Parcel ID: E8-3-10)
RLA Project File No. 230917

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant, Mr. Ahmad Aljanabi, please find the requisite number of copies of a Site Plan Approval application, supporting documentation, and associated site plan set for the above-referenced project. The applicant proposes the reuse of the existing building to be used for office space for a Home-Care facility and an automotive repair garage.

As required, a copy of this Site Plan Approval submission has been submitted electronically via email to the Town of Agawam Planning Department.

Should you have any questions or comments regarding this submission, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.
Nina Fazio
Nina Fazio
Permitting Coordinator

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION

2.2 SITE PLAN APPROVAL APPLICATION – FORM D

The Commonwealth of Massachusetts

Town of Agawam

Inspection Services - Building Department

1000 Suffield Street, Agawam MA 01001 – (413) 821-0632

OFFICE ONLY
Date Filed:
RECEIVED BY
INSPECTION SERVICES
MAR 19 2025
TOWN OF AGAWAM

Application for Zoning Determination

FILING INSTRUCTIONS: Deliver this form (no fee required) to Inspection Services.
For digital submissions, please confirm receipt. A *complete* application will be processed within 30 days.
The applicant must pick-up, or arrange for the receipt of, this processed form.

1) PROPERTY INFORMATION			
a. Street Address	195 South Westfield Street	**b. Zoning District**	Busniess A (BA)
c. Assessor's Map	E8-3	**d. Lot(s)**	10
e. Registry of Deeds Book	25729	**f. Page**	303
g. Overlay Districts	☐Historic Preservation ☐ Mixed-Use Business C		
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site			
Unknown			

2) APPLICANT & OWNER INFORMATION			
a. Applicant Name	Ahmad Aljanabi	**b. Applicant Phone**	413-314-7566
c. Applicant Email	stonemile174@gmail.com		
d. Applicant Mailing Address	133 Upper Beverly Hills, West Springfield, MA 01089		
e. Applicant Relationship to Property	☐Owner ☐ Agent ☑Other: Tenant		
f. Representative Name *(if any)*	R Levesque Associates, Inc.	**g. Rep. Phone**	413-568-0985
h. Rep. Email	NinaF@rlaland.com		
i. Owner Mailing Address	133 Upper Beverly Hills, West Springfield, MA 01089		
j. Owner Name *(if different)*	Abdullah Aljanabi	**k. Owner Phone**	Unknown
l. Owner Email	Unknown		
m.Owner Mailing Address	133 Upper Beverly Hills, West Springfield, MA 01089		

3) PROJECT & SITE DETAILS
NOTE: Any omission of requested information may result in an INCOMPLETE determination

	Existing		***Proposed*** ☑ *No changes to building, site or lot*		-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU	
a. Lot Size	SF		SF		LOT SIZE	☐
b. Frontage	FT		FT		FRONTAGE	☐
c. Front Lot Line	FT		FT		FRONT SB	☐
d. Side Lot Line (Left/Right)	L: FT	R: FT	L: FT	R: FT	SIDE SB	☐
e. Rear Lot Line	FT		*FT*		REAR SB	☐
f. Building Height	FT		FT		BLDG HT	☐
g. Total BLDG/Res Area	SF	SF	SF	SF	AREA LIM	☐
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	LOT COVER	☐
i. Impervious Coverage	SF	% of lot	SF	% of lot	IMPERVIOUS	☐
j. Parking/Loading Spaces	P: **Unstriped**	L:	P: **10**	L:	PARKING	☐
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	BIKE/EV	☐
l. Signs (Size & Type)	x	T:	x	T:	SIGNS	☐
m. Fence (Size & Type)	LIN FT	T:	LIN FT	T:		
n. Wetland Area	SF		SF			
o. Utility Services	☐ Town Water	☐ Town Sewer	☐ Town Water	☐ Town Sewer	NON-CONFORMING USE	☐

p. Current Use of Property	Vacant
q. Proposed Use of Property	Office & Auto Repair Garage

r. Project Description

The applicant proposes the reuse of the existing building for an office and auto repair garage.

s. I have attached additional narrative, plans or supporting materials *(any oversize plans should also be included in an 8.5 x 11" format)*	☑ Yes ☐ No
t. Work is proposed in or within 100' of a wetland or 200' of a stream/river, or construction will occur within the Floodplain district. *If so, CONSERVATION COMMISSION review is required.*	☐ Yes ☑ No ☐ Unsure
u. The following projects shall be required to comply with the requirements of a STORM DRAIN PERMIT: **[1] Any alteration to sites on parcels of one acre or greater.** **[2] Any alteration to individual lots less than one acre, but which are contiguous or are deemed part of a common project which is one acre or greater.**	☐ Yes ☑ No ☐ Unsure
v. The project will affect at least one of the following; additional gross floor area by 2,000 square feet, any change of use, changes to parking and/ or curb cuts.	☑ Yes ☐ No

4) CERTIFICATION

This determination is based only on the information provided, which I represent as accurate. The issuance of a Zoning Determination does not relieve the Applicant of the responsibility to obtain other zoning or non-zoning permits, as may be required, and this determination is based on the zoning in effect at the issue date and grants no protection from any pending or future zoning changes. Additional information may be requested and required to properly process this form. Any non-zoning related comments provided are cursory in nature; Applicants should follow-up with appropriate Town Departments. ***Sec. 1-7 of the Town of Agawam's General Ordinances authorizes the denial of a license or permit where an outstanding debt or obligation to the Town exists.***

Signature	Nina Fazio	**Date**	03-19-2025

☐ Applicant ☑ Applicant's Representative

ZONING DETERMINATION - OFFICE USE ONLY

☐ Approved ☐ Denied: ☐ The proposed use is not permitted in the subject zoning district
☐ Only permissible with variance relief from the Zoning Board of Appeals

☑ Approved ***Pending additional approval:***

Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
180-13-B-4	☐ Building Permit(s)	☐ Special Permit(s)	☑ Planning Board
	☐ Electrical Permit(s)	☑ Site Plan Review	☐ Board of Appeals
	☐ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council

Town Building Official		**Issue Date**	3/20/2025

This determination may be appealable to the Zoning Board of Appeals under the provisions of MGL Ch. 40A Sec. 8.
Revised 09/08/2022

TOWN OF AGAWAM, MASSACHUSETTS

FORM D

Application for Site Plan Approval

Please complete the following form and electronically submit with site plans, completed Zoning Determination and Storm Water Management Report to: siteplan@agawam.ma.us in addition to sending four (4) hard copies of the Site Plan and one (1) hard copy of the Storm Water Management Report and completed Zoning Determination to:

Agawam Planning Department

36 Main Street

Agawam, MA 01001

April 30 2026

1. Name of Business _____

   Address _____

   Phone # _____ email _____

2. Name of Applicant/Owner Ahmad Aljanabi (Owner: Abdullah Aljanabi)

   Address 133 Upper Beverly Hills, West Springfield, MA 01089

   Phone # 413-314-7566 email stonemile174@gmail.com

3. Name of Engineer/Architect R Levesque Associates, Inc.

   Address 40 School Street, Westfield, MA 01085

   Phone # (413) 568-0985 email ninaf@rlaland.com

4. Please give a brief description of the proposed project:

   The applicant proposes the reuse of the existing building for office space and an automotive repair garage. Please refer to the attached project narrative and associated site plan for further detail regarding the proposed project.

3. PROJECT NARRATIVE

PROJECT NARRATIVE

For

195 SOUTH WESTFIELD STREET
AGAWAM, MASSACHUSETTS 01001
(ASSESSOR'S PARCEL ID: E8-3-10)

INTRODUCTION

On behalf of the applicant, Ahmad Aljanabi, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Site Plan Approval application for the proposed reuse of the existing building at the above-referenced property. The applicant proposes to reuse the existing building as an office space for a foster care facility and an automotive repair garage.

PROPERTY DESCRIPTION

The subject property is located east of South Westfield Street and consists of approximately 0.26 ± acres as shown on the associated site plan prepared by R Levesque Associates, Inc. Said property is currently owned by Abdullah Aljanabi and is recorded in the Hampden County Registry of Deeds in Book 25729, Page 303. A copy of the deed reference is included within this application packet under Section 5. The project site lies within the Business A (BA) zoning district according to the Town of Agawam Assessor's Database. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property currently consists of an existing, vacant 1-story block building with associated access drives. In general, the topography of the site can be described as generally flat.

The subject property is bound to the north by Residence A-2 zoned parcels, to the east by Business A (BA) zoned parcels, to the south by Shoemaker Lane, and to the west by South Westfield Street.

DETAILED PROJECT DESCRIPTION

The proposed project includes the reuse of the existing building for office use (1,225 SF) and an automotive repair garage (2,700 SF), as well as associated site improvements, such as proposed parking reconfiguration.

PARKING & SITE CIRCULATION

The following parking calculations are taken from the Town of Agawam Parking Guidelines:

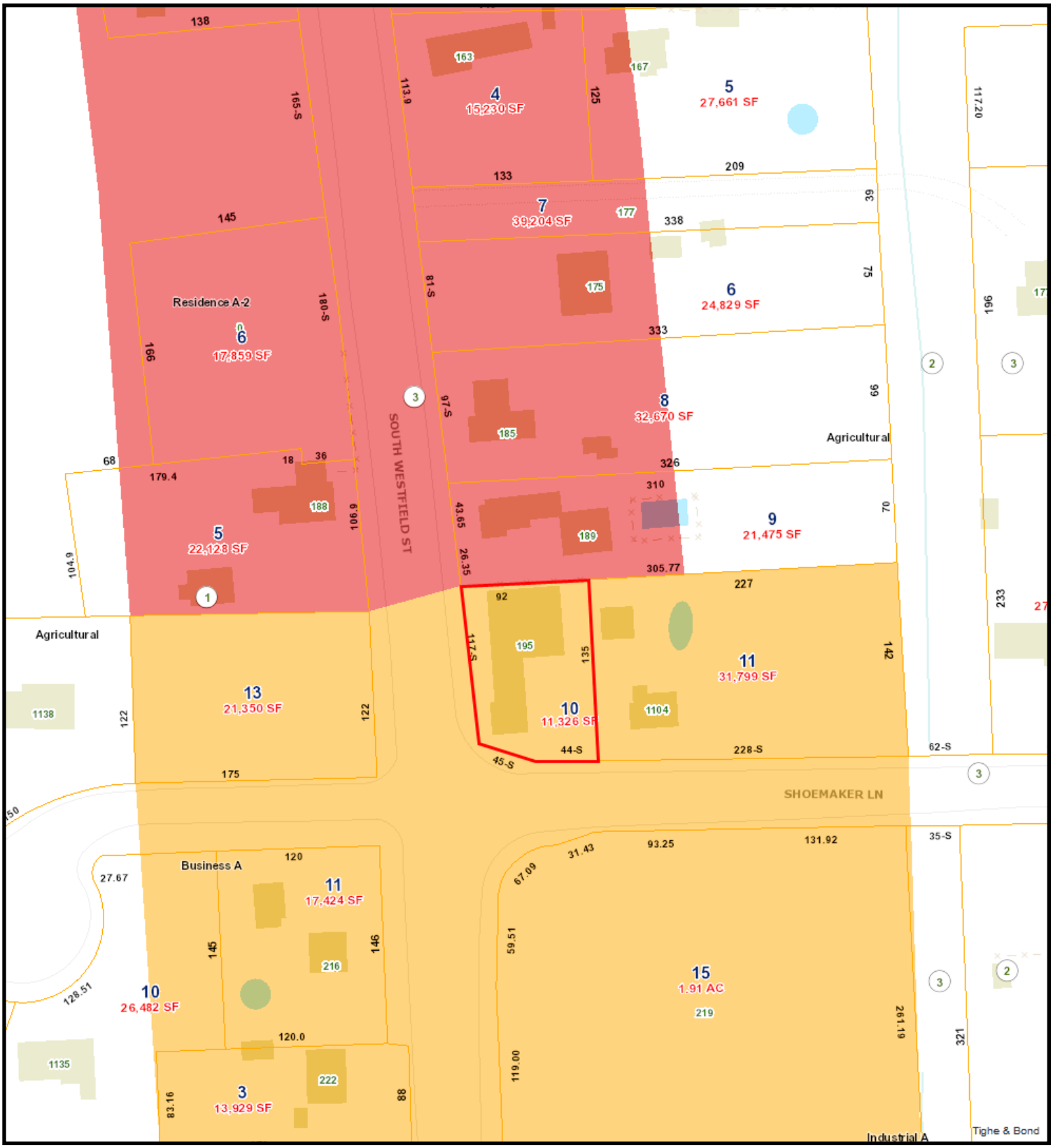
Land Use	Parking Guideline	Parking Calculation
"Office"	One (1) parking space for each 300 SF of floor area	1 space/300 SF x 1,225 SF = 4 spaces
"Automotive Repair Garage"	One (1) parking space for each 300 SF of floor area and one (1) space for each employee	1 space/300 SF x 2,700 SF = 9 spaces 1 space/employee x 2 employees = 2 spaces
		Total = 15 spaces

A total of nine (9) parking spaces are proposed, including one (1) ADA-accessible space. The primary site access is provided via Showmaker Lane, while the South Westfield entrance is designated for employee parking and emergency building access. The Applicant respectfully submits that the proposed parking layout represents an improvement over existing conditions and is appropriately scaled to meet the operational needs of the site, which has limited staff on site. Given the limited size of the parcel, the plan maximizes available parking while maintaining adequate maneuverability and access.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

8/19/2024 10:35:36 AM

Scale: 1"=100'

Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

5. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

Bk 25729 Pg303 #2370
01-16-2025 @ 11:31a
MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 01-16-2025 @ 11:31am
Ctl#: 93 Doc#: 2370
Fee: $.00 Cons: $1.00

Property Address 195 South Westfield Street, Feeding Hills, MA

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Ahmed Aljanabi aka Ahmad Aljanabi, of 133 Upper Beverly Hills, West Springfield, MA,

For consideration paid, and in full consideration of One ($1.00) and NO/100 DOLLARS

Grants to Abdullah Aljanabi, Individually, of 133 Upper Beverly Hills, West Springfield, MA

with QUITCLAIM Covenants

The real estate described in EXHIBIT A attached hereto.

Subject to any and all liens of record.

No title exam was performed.

The grantor herein, hereby states and affirms that I do not have the benefit of a homestead either created automatically pursuant to M.G.L. c. 188, §4, or created by declaration pursuant to M.G.L. c. 188, §3 & 13, for the premises at address 195 South Westfield Street, Feeding Hills, MA, as it is not my primary residence, and that no non-owner spouse, former spouse, or any other person resides in the home and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person is entitled to claim the benefit of an existing estate of homestead.

Being all and the same premises conveyed to Ahmed Aljanabi aka Ahmad Aljanabi by deed of Carol A. Barnes recorded on May 27, 2022 in the Hampden County Registry of Deeds, in Book 24568, Page 307.

Executed as a sealed instrument this 16 day of January 2025.

Ahmed Aljanabi aka Ahmad Aljanabi

Commonwealth of Massachusetts

County of Hampden

On this 16 day of January 2025, before me, the undersigned Notary Public, personally appeared Ahmed Aljanabi aka Ahmad Aljanabi and proved to me through satisfactory evidence of identification which was Mass Lic to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and who acknowledged to me that he signed the document voluntarily for its stated purpose.

Notary Public: Cindy L. E. Deloy
My Commission Expires: 8-18-28

CINDY L. E. DELOY
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES ON 08-18-2028

EXHIBIT A

the land in that part of Agawam, Hampden County, Massachusetts, known as Feeding Hills, bounded and described as follows:

PARCEL II:

Beginning at the southwesterly corner of land formerly of Agnes S. Holt, now or lately of Alvin L. Rising et ux on the easterly side of said South Westfield Steet; and thence running

Southerly	along said South Westfield Street, about One Hundred Fifty (150) feet to Shoemaker Lane; thence
Easterly	along said Shoemaker Lane, about Ninety-Two (92) feet to a point; thence
Northerly	along land formerly of one Packard now or lately of Bernard, about One Hundred Thirty-Five (135) feet to a corner; thence
Easterly	along last-named land, Two Hundred Six and Thirty-Seven hundredths (206.37) feet to a point, land of The Town of Agawam, shown on plan entitled "Plan of Property in Agawam, Mass. Property Annexation to the 'Clifford M. Granger School'..." dated Aug. 1965, as recorded in the Registry of Deeds for said Hampden County in Book of Plans 112, Page 34; thence
Northerly	along last-named land in a straight line about Fifteen (15) feet to the southeasterly corner of said land now or lately of Rising et ux; and thence
Westerly	along land last referred to, about Three Hundred Twenty-Five (325) feet to said South Westfield Street at the place of beginning.

Subject to restrictions of record if any are in force and applicable.
Excepting out property conveyed in Book 1848, Page 57.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED “EXISTING CONDITIONS / SITE PLAN”

PREPARED FOR AHMAD ALJANABI

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JUNE 5, 2024; REVISED APRIL 29, 2026

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

April 29, 2026

Violet Baldwin, Chairperson
Town of Agawam Planning Board
36 Main Street
Agawam, Massachusetts 01001

RE: Response to Town of Agawam Review Comments
195 South Westfield Street
Agawam, Massachusetts 01001
(Assessor's Parcel ID: E8-3-10)
RLA Project File No. 230917

Dear Chairperson Baldwin and Board Members:

On behalf of the applicant, Mr. Ahmad Aljanabi, R Levesque Associates, Inc. is responding to departmental review comments issued for the above-referenced project site. The following text provides the review comment, as received, in italic text followed by an RLA Response in blue, boldface text.

Engineering Department – Michelle C. Chase, P.E., Town Engineer

1. *There is a concern about vehicles backing out into South Westfield Street from the parking space in front of the building. A large vehicle parked in this location will also make it more challenging for the resident at 189 South Westfield Street to leave their driveway.*

   RLA Response: The site plan has been revised to eliminate the parking space in question.

2. *The accessible parking space shall be 9' wide.*

   RLA Response: The site plan has been revised to call out a 9' wide ADA parking space.

3. *A paved apron needs to be installed at the curb cut on Shoemaker Lane to help keep gravel out of the roadway.*

   RLA Response: There is an existing bituminous concrete apron on Shoemaker Lane that will be maintained.

4. *A fenced, arborvitae, or similar buffer shall be placed along the east property line since the trees that are currently in place are being removed.*

   RLA Response: A new 6' stockage fence has been installed along the east side of the property.

5. *Engineering is concerned that stormwater runoff from the roof and new gravel parking area will negatively impact 1104 Shoemaker Lane.*

   RLA Response: Said gravel area exists (installed November 2025) without issue.

6. *Please specify what is being proposed to mark out the parking spaces on the gravel.*

   RLA Response: The site plan has been revised to call out pavement marking details.

7. *An oil/water separator may be required if there is a floor drain in the garage of the building. All floor drains must be connected to the sewer.*

   RLA Response: Understood. The site plan has been revised to add a note that an MEP will need to design an oil/water separator, if needed.

Police Department – Sargeant Brian Machos, Safety Officer

I have reviewed the proposed plans for the property located at 195 South Westfield Street that is proposed to be used as a dual-purpose commercial building. There are a number of issues that are of concern.

First, currently this building is being used for automotive repair. Over recent weeks, I have noticed multiple cars, both registered and unregistered, parked around the two garage door bays that face South Westfield Street, as well as multiple vehicles inside the garage bays. There seems to be a steady flow of vehicles in varying stages of repair, that both come and go, and at varying times of day and night.

RLA Response: Noted, if further concerns remain, please contact the property owner, Mr. Aljanabi.

The proposed handicap parking space would likely get blocked by vehicles being left in front of the bay doors, since there is no parking lot exit other than the one located in front of the garage bay doors.

RLA Response: The handicap parking space has been relocated to the east side of the building (main

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

entrance). The parking space in question will be used for employee parking.

There is a proposed parking space located at the far northwest corner of the property that inhibits the sight line of the neighbor to the immediate north. This property owner's driveway is immediately adjacent to this parking space, and this presents a line of sight issue if this homeowner is attempting to exit their driveway, given the close proximity to the intersection with Shoemaker Lane.

RLA Response: The site plan has been revised to eliminate the parking space in question.

Lastly, given that one of the businesses planned at this location is auto repair, there is not adequate space for vehicles to be left that may come on tow trucks. These could come at any time of the day or night, and these vehicles may not be drivable due to crash damage, or have keys with them to be properly placed in a parking space. I feel that adding a second business to the southern portion of the building would further cause too much congestion with the limited parking available on this property

RLA Response: The applicant acknowledges the site's existing parking limitations. Vehicles delivered by tow trucks will be received and moved by employees on-site during operational hours. In the event that a vehicle arrives overnight, an occurrence not anticipated to be frequent, it will be addressed promptly by staff the following business day to maintain site organization and accessibility.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Robert M. Levesque, RLA, ASLA
President

AGAWAM POLICE DEPARTMENT

681 Springfield Street, Feeding Hills, MA 01030
Telephone (413)786-4767 | FAX (413)786-4821
Eric P. Gillis
Chief of Police

To: Planning Board

From: Sergeant Brian Machos- Safety Officer

Date: May 11, 2026

Re: 195 South Westfield Street

I have reviewed the comments in response to my initial concerns for this project. I am satisfied with the removal of the parking space that was located on the northwest corner of the property, along with the relocation of the handicap parking spot. I understand that the property size limits the amount of vehicles and parking spaces that can be established. Since this car repair business has been operating, I am not aware of any calls for service that have been placed to the Agawam Police Department regarding vehicle congestion or parking complaints.

Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

May 13, 2026

To: Office of Planning and Community Development:

Re: Amended Site Plan Review Comments- 497 South Westfield Street Feeding Hills, MA- Mail Kiosk;

The Building Department has no zoning issues or concerns at this time for the revised site plan amendment dated May 4, 2026 for the above referenced address.

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

May 7, 2027

Via email: tegerton@agawam.ma.us

Violet Baldwin, Chairperson
Town of Agawam Planning Board
1000 Suffield Street
Agawam, Massachusetts 01001

RE: Minor Site Plan Amendment
497 South Westfield Street
(Parcel ID: E6-2-8)
RLA Project File No. 240116

Dear Chairperson Baldwin and Board Members:

On behalf of the property owner, Bretta Construction, LLC c/o Mr. Tom Bretta, R Levesque Associates, Inc. respectfully submits this request for approval of a minor amendment to the approved site plan for the condominium project located at 497 South Westfield Street. The proposed amendment relates to the previously approved mail kiosk and small clubhouse building.

As discussed with Planning staff, the Applicant is proposing to relocate the mail kiosk to the area where the small clubhouse was originally proposed. This modification is intended to minimize impacts adjacent to Taylor Pond while also improving circulation and functionality within the development. Specifically, the proposed changes will:

- Allow for safer and more ample vehicle stacking while residents access their mail;
- Provide nearby parking so residents may exit their vehicles and interact without obstructing access to the rear portion of the development;
- Reduce impacts closer to Taylor Pond; and
- Consolidate mail and community access adjacent to the parking area previously proposed for the clubhouse.

The original clubhouse was intended to provide a small gathering space for residents. However, given the limited size of the structure and the desire to minimize long-term condominium maintenance and

R LEVESQUE ASSOCIATES, INC.
40 School Street, P.O. BOX 640, Westfield, MA 01085
p 413.568.0985 · f 413.568.0986 · www.rlaland.com

operational costs, the Applicant determined that the utility of the building was limited. Eliminating the structure also reduces site infrastructure and associated future condominium fees.

Accordingly, the Applicant respectfully requests approval to:

- Omit the clubhouse building;
- Relocate the mail kiosk;
- Make minor adjustments to the sidewalks and drive aisle near the entrance to maintain access to the rear of the development; and
- Revise the layout as shown on the attached site plan.

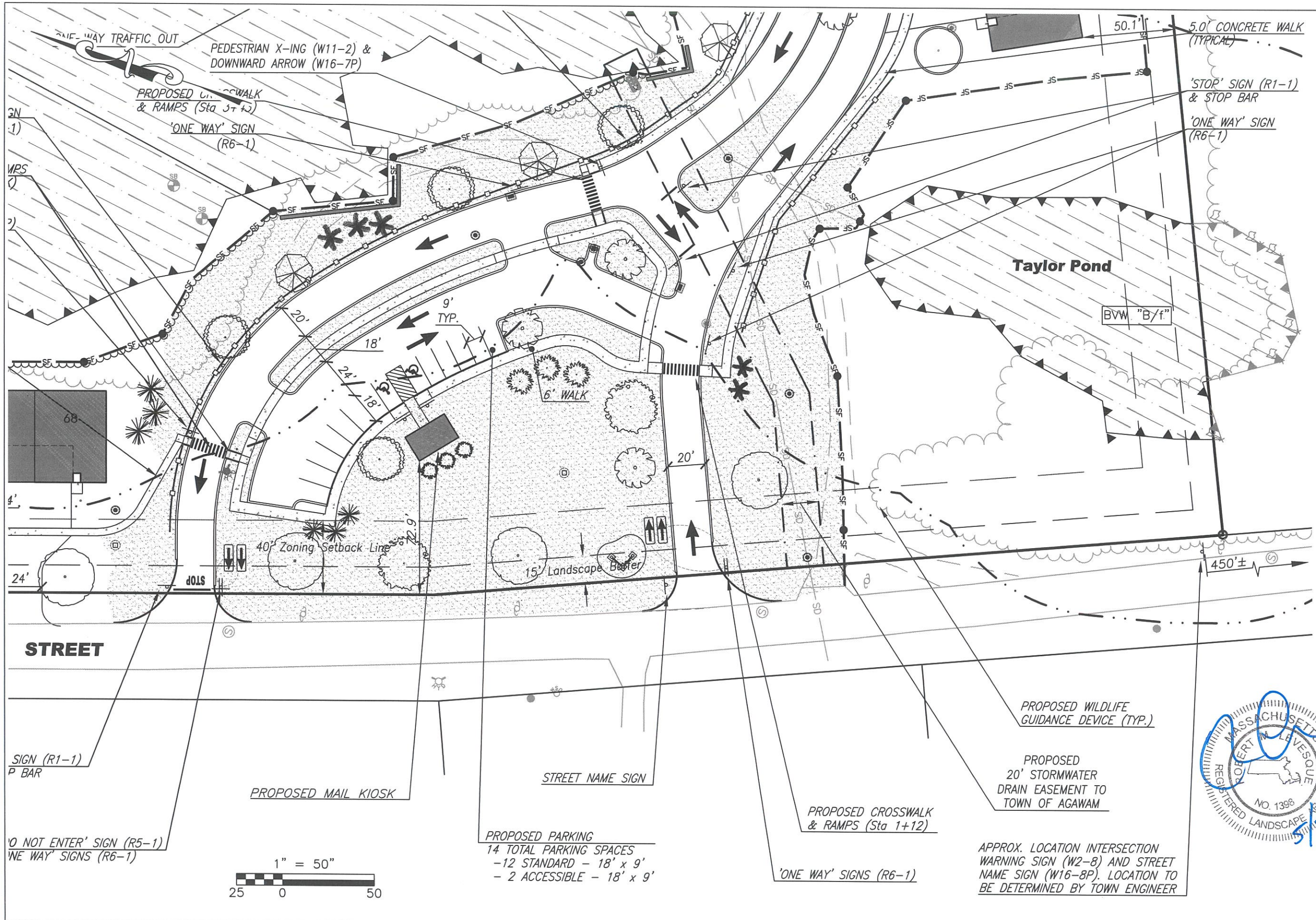
Notably, the proposed modification results in an overall reduction in impervious coverage of approximately 2,000 ± SF.

We respectfully request that the Planning Board place this item on the next available meeting agenda so the Applicant may present the proposed amendment and seek approval of this minor modification.

Thank you for your time and consideration. Please do not hesitate to contact our office should you require any additional information in advance of the meeting.

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Robert M. Levesque, RLA, ASLA
President



R LEVESQUE ASSOCIATES, INC
Landscape Architects · Civil Engineers · Land Surveyors · Environmental Consultants
40 School Street · P.O. Box 640 · Westfield, MA 01086
ph: 413.568.0985 fax: 413.568.0986 rlaland.com

REVISED SITE LAYOUT

497 South Westfield Street
(Map 66, Block 2, Lot 8)
Agawam, MA 01001

Bretta Construction LLC
32 Eastwood Drive
Wilbraham, MA 01095

JOB NO.: 240116
DATE: 5/4/26
SCALE: As noted

S-1

Site Plans

Proposed Condominium Community

Assessor's Map 66, Block 2, Lot 8
497 South Westfield Street · Agawam, MA

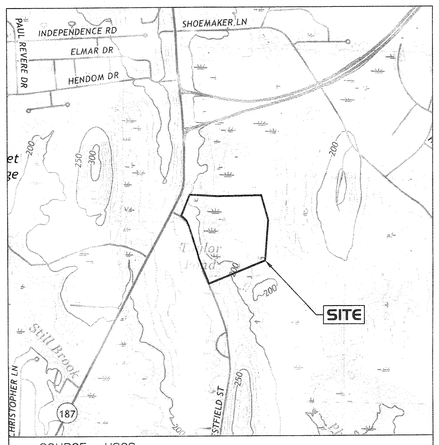
AS PREPARED FOR

Joe Tirone & Ralph Depalma

36 Canterbury Lane
Feeding Hills, MA 01030

SITE INFORMATION		
LOT INFORMATION		
ZONE	RESIDENCE A-3	
SITE PLAN INFORMATION		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	49.81± ACRES
MINIMUM ROAD FRONTAGE	150'	1250'±
MINIMUM FRONT YARD SETBACK	40'	55.0'±
MINIMUM SIDE YARD SETBACK	40'	50.1'±
MINIMUM REAR YARD SETBACK	40'	90.9'±
MAXIMUM BUILDING HEIGHT	2 STORIES/45'	<45'
MAXIMUM BUILDING COVERAGE	40%	7.2% ±
PARKING (2 SPACES PER UNIT)	162	402*
MINIMUM SPACE BETWEEN BUILDINGS	40'	>40.0'
MAXIMUM DENSITY	8 PER ACRE (398)	~1.6/ACRE (80)

*ASSUMES 4 PARKING SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY SPACES) PLUS THE DESIGNATED PARKING AREAS:
81 UNITS x 4 SPACES = 324 SPACES
PARKING ACROSS SITE = 89 SPACES (8 HDCP)
TOTAL = 413 SPACES



SOURCE: USGS

NORTH

September 19, 2022
Revised: 10/26/22

BY

R LEVESQUE ASSOCIATES INC
A LAND PLANNING SERVICES COMPANY
40 School Street · Westfield, MA · 01085
ph 413.568.0985 · fax 413.568.0986
www.rlaland.com

DRAWING INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
T-1	TITLE SHEET	9/19/22	10/26/22
EX-1	EXISTING SITE CONDITIONS	7/28/22	
C-1	NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS	9/19/22	
C-2	CONSTRUCTION NOTES	9/19/22	
C-3	SITE PREPARATION PLAN	9/19/22	
C-4	SITE LAYOUT – Southwesterly Section	9/19/22	10/26/22
C-5	SITE LAYOUT – Northeasterly Section	9/19/22	10/26/22
C-6	OVERALL SITE GRADING	9/19/22	10/26/22
C-7	SITE GRADING & DRAINAGE – Southwesterly Section	9/19/22	10/26/22
C-8	SITE GRADING & DRAINAGE – Northeasterly Section	9/19/22	
C-9	PLAN & PROFILE – Entrance Drive	9/19/22	
C-10	PLAN & PROFILE – Exit Drive	9/19/22	
C-11	PLAN & PROFILE – Cul-de-sac	9/19/22	
C-12	PLAN & PROFILE – Loop Drive	9/19/22	
C-13	PLAN & PROFILE – Along South Westfield Street	9/19/22	10/26/22
C-14	SITE LANDSCAPING PLAN – Southwesterly Section	9/19/22	
C-15	SITE LANDSCAPING PLAN – Northeasterly Section	9/19/22	
C-16	OVERALL SITE UTILITY PLAN	9/19/22	
C-17	CUL-DE-SAC & INTERSECTION DETAILS	9/19/22	
C-18	EROSION & SEDIMENTATION CONTROL & PROJECT PHASING PLAN	9/19/22	
C-19	WETLAND RESTORATION PLAN	10/26/22	
SL-1	SITE LIGHTING PLAN	5/2/22	
D-1	DETAILS	9/19/22	
D-2	DETAILS	9/19/22	
D-3	DETAILS	9/19/22	
D-4	DETAILS	9/19/22	
D-5	DETAILS	9/19/22	
D-6	DETAILS	9/19/22	
D-7	DETAILS	9/19/22	

SITE PLAN APPROVAL
AGAWAM PLANNING BOARD
with conditions
November 3, 2022

RECEIVED
OCT 27 2022
AGAWAM
PLANNING BOARD

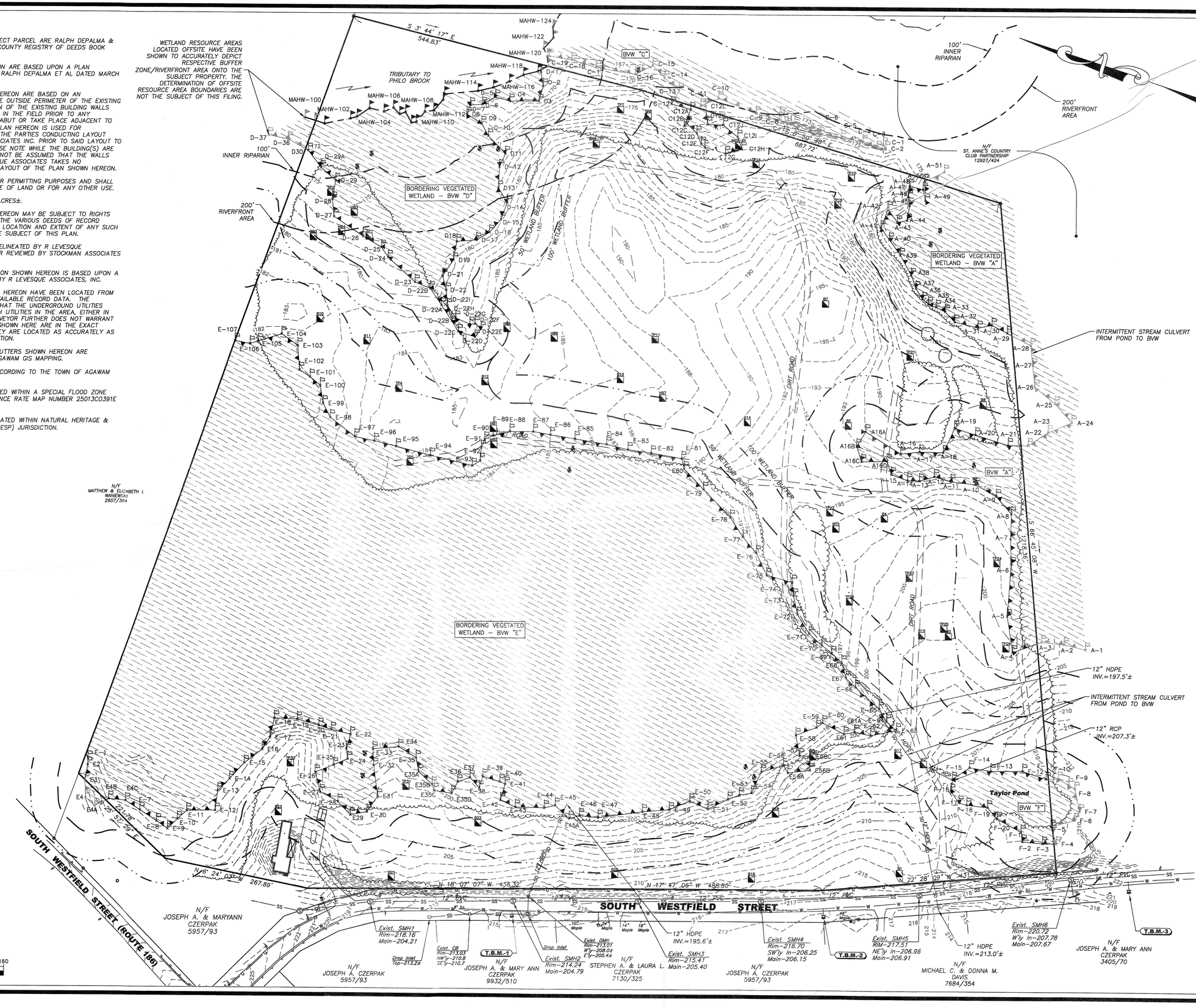
PERMITTING
NOT FOR CONSTRUCTION

RLA Project Number: 090506

NOTES

1. THE RECORD OWNERS OF THE SUBJECT PARCEL ARE RALPH DEPALMA & GIUSEPPE TIRONE. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 14554 PAGE 323.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN PREPARED BY D.L. BEAN, INC. FOR RALPH DEPALMA ET AL DATED MARCH 21, 2005.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT PARCEL CONTAINS 49.81 ACRES±.
6. 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.
7. WETLAND RESOURCE AREAS WERE DELINEATED BY R LEVESQUE ASSOCIATES, INC. IN 2021 AND PEER REVIEWED BY STOCKMAN ASSOCIATES IN JUNE 2022.
8. THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE RECORD DATA. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
11. SUBJECT PARCEL IS ZONED A-3 ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0391E – EFFECTIVE DATE: 7/16/13.
13. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

WETLAND RESOURCE AREAS LOCATED OFFSITE HAVE BEEN SHOWN TO ACCURATELY DEPICT RESPECTIVE BUFFER ZONE/RIVERFRONT AREA ONTO THE SUBJECT PROPERTY. THE DETERMINATION OF OFFSITE RESOURCE AREA BOUNDARIES ARE NOT THE SUBJECT OF THIS FILING.



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

WETLAND RESOURCE AREA PLAN

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
MARC E. SHUTE
No. 39610
REGISTERED LAND SURVEYOR

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: April 22, 2022

REVISIONS:	DATE:
A. Wetland Peer Review	6/17/22
B. Wetland Peer Review	6/22/22
C. Wetland Peer Review	7/26/22
D. Updated Riverfront Area	7/28/22

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 090506

DRAWING# EX-1 REV. D

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - EXIST_revD.dwg

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 AND R LEVESQUE ASSOCIATES, INC. 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. CONTRACTOR SHALL PROVIDE TWO SETS OF AS-BUILT DRAWINGS, PRIOR TO FINAL PAYMENT. AS-BUILT DRAWINGS BY A REGISTERED LAND SURVEYOR SHALL INCLUDE ALL INSTALLED UTILITIES WITH VERTICAL AND HORIZONTAL LOCATIONS AND BE SATISFACTORY TO THE BUILDING OFFICIAL FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. ALL FILL WORK REQUIRED TO BRING THE PROPOSED ROADWAY UP TO SUB-GRADE LEVEL SHALL CONFORM TO MHD SPECIFICATIONS SECTION 150 AND SECTION 159-19C, OF TOWN CODE.
6. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND BE CONSTRUCTED TO SAME.
7. ALL WORK IN THE CITY 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.
8. THE CONTRACTOR SHALL GIVE THE CITY/TOWN A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
9. 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.
10. 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.
11. THE GENERAL 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.
12. 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.
13. 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.
14. 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 SWEPT BY THE CONTRACTOR PRIOR TO ACCEPTANCE.
15. 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.
16. 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.
17. 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.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A THOROUGH SITE EXAMINATION IN ORDER TO PREPARE SITE FOR CONSTRUCTION.
19. 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.
20. ALL PAVEMENT DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.
21. ALL STREET EXCAVATIONS SHALL BE COMPLETELY CLOSED AT THE END OF EACH WORKING DAY BY BACKFILLING OR COVERING WITH STEEL PLATES.
22. ALL MATERIALS AND METHODS ARE TO COMPLY WITH THE CITY/TOWN DPW STANDARDS OR MASSACHUSETTS HIGHWAY (WHERE APPLICABLE), UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
23. 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.
24. 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 MOISTENED 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.
25. 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.
26. CONTRACTOR SHALL PROVIDE FIELD COMPACTION RESULTS TO ENGINEER WITHIN 24-HOURS PRIOR TO PLACEMENT OF INFRASTRUCTURE OR BITUMINOUS BINDER.
27. 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. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY/TOWN STANDARD SPECIFICATIONS.
3. IN THE EVENT OF DISCREPANCIES BETWEEN LOCAL SPECIFICATIONS AND SITE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
4. SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL DETAILS AND SPECIFICATIONS FOR REQUIREMENTS OF CONSTRUCTION AND JOINT SPACING OF SIDEWALKS, RAMPS, AND CURBING ADJACENT TO BUILDING.
5. SITE CONTRACTOR SHALL PROTECT ALL BENCHMARKS AND PROPERTY MONUMENTATION AND SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, BENCHMARKS AND MONUMENTATION DISTURBED DURING CONSTRUCTION.
6. SITE CONTRACTOR SHALL PAINT ALL LIGHT POLE BASES, CURBS, FIRE HYDRANTS, PIPE BOLLARDS SIGN BASES, AND OTHER SITE AND UTILITY APPURTENANCES. CONTRACTOR SHALL PAINT OR REPAINT FIRE LANES WHERE REQUIRED BY LOCAL CODE.
7. 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.
8. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES INCLUDING BUT NOT LIMITED TO: AASHTO, OSHA, EPA, DEP, MASS HIGHWAY, AND THE TOWN OF AGAWAM. 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.
9. 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 LANDSCAPE ARCHITECT/ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
10. THE SITE/GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL CONTACT THE OWNER AND LANDSCAPE ARCHITECT/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.
11. 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 LANDSCAPE ARCHITECT/ENGINEER SHALL BE ACCOMPLISHED AT THE CONTRACTORS RISK.
12. 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.
13. REPAIR DAMAGED CITY/TOWN ROADS AND CURBS IN ACCORDANCE WITH MASS HIGHWAY AND/OR THE CITY/TOWN REGULATIONS.
14. CONTRACTOR SHALL SAWCUT PAVEMENT EDGE WHERE PAVEMENT TO REMAIN IS ADJACENT TO PAVEMENT TO BE REMOVED.
15. 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). LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN.
12. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
13. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
14. TOPOGRAPHIC INFORMATION TAKEN FROM A EXISTING CONDITIONS PLAN BY R LEVESQUE ASSOCIATES, INC. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
15. 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.
16. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
17. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
18. IF CONTRACTOR RELOCATES OR SETS NEW BENCHMARKS, THE VERTICAL ELEVATIONS OF THE BENCHMARKS SHALL BE SET WITHIN A TOLERANCE OF 0.010 FT. ALL FOOTINGS AND FOUNDATIONS FOR PROPOSED STRUCTURES SHALL BE EXCAVATED TO NATIVE SUBGRADE AND COMPACTED PER ARCHITECTURAL SPECIFICATIONS.
19. CONTRACTOR SHALL LEAVE GRADE BEHIND CURB IN ALL PLANTER AREAS A MINIMUM OF 4" LOW FOR THE PLACEMENT OF SUITABLE TOPSOIL OR PLANTING MIX.
20. CONTRACTOR TO SPREAD ON-SITE STOCKPILE TO A 4" DEPTH ON ALL AREAS TO BE SODED/SEEDED AS SHOWN ON LANDSCAPE DRAWINGS. SITE CONTRACTOR FINE GRADE OF INSTALLED TOPSOIL PRIOR TO HYDROMULCHING BY LANDSCAPE SUB-CONTRACTOR.

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. PRIOR TO CONSTRUCTION OF UTILITIES REFER TO ARCHITECTURAL INTERIOR PLUMBING DRAWINGS FOR ALL TIE-INS.
7. 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.
8. 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.
9. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
10. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
11. CONTRACTOR SHALL COORDINATE INSPECTION OF UTILITY LINES WITH APPROPRIATE AUTHORITIES PRIOR TO BACKFILLING TRENCHES.
12. 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.
13. 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.
14. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, 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
15. 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.
16. 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.
17. 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 SHAL 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.
7. ALL SANITARY SEWER MANHOLE INVERTS ARE TO BE BRICK AS SHOWN IN THE TOWN OF AGAWAM SEWER MANHOLE DETAIL.

WATER:
1. CONTRACTOR SHALL CONTACT THE CITY WATER RESOURCE 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 A536-80. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARNESS 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/WWA 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 TOWN OF AGAWAM 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 RESTRAINT SCHEDULE. (SEE DETAIL SHEETS)
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 AT LEAST TEN (10) FEET HORIZONTALLY 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 RESOURCE DEPARTMENT "RULES & REGULATIONS". ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY/TOWN WATER RESOURCE DEPARTMENT "SPECIFICATIONS". CITY/TOWN WATER RESOURCE DEPARTMENT STANDARDS SHALL TAKE PRECEDENCE OVER ANY REQUIREMENTS LISTED ABOVE.

PERMITTING
NOT FOR CONSTRUCTION

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

CONSTRUCTION NOTES

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
NO. 48376
REGISTERED PROFESSIONAL ENGINEER
9/11/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-1	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE BOUND FOUND
- CONCRETE BOUND TO BE SET
- COMPUTED POINT
- EXISTING SIGN
- MW — EXISTING MONITORING WELL
- EXISTING LIGHT POLE
- UTILITY POLE
- GUY ANCHOR
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING WELL LOCATION
- EXISTING WATER VALVE
- EXISTING WATER SHUT-OFF
- EXISTING HYDRANT
- PROPOSED WATER VAVLE
- PROPOSED HYDRANT
- GV — EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED YARD DRAIN
- PROPOSED MANHOLE
- SB-1 — SOIL BORING LOCATION
- OBS-1 — OBSERVATION HOLE LOCATION
- P-1 — PERC TEST LOCATION
- WF-1 — WETLAND FLAG LOCATION
- R-1 — M.A.H.W. FLAG LOCATION
- WETLAND
- EXISTING STONE WALL
- TREE LINE
- × 102.3 — EXISTING SPOT GRADE
- 219 — EXISTING CONTOUR
- • 99.4 — PROPOSED SPOT GRADE
- PROPOSED CONTOUR
- OHW — EXISTING OVERHEAD WIRES
- UEL — EXISTING UNDERGROUND ELECTRIC
- TEL — EXISTING TELEPHONE LINE
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- SD — EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- LOW — LIMIT OF WORK LINE
- SF — DOUBLE EROSION CONTROL BARRIER

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
DT'L.	–	DETAIL
DWG.	–	DRAWING
EA.	–	EACH
ELEC.	–	ELECTRIC
ELEV.	–	ELEVATION
EXIST.	–	EXISTING
EXT.	–	EXTERIOR
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
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

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

VEGETATIVE CONTROL PRACTICES

1. 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/LANDSCAPE ARCHITECT AND BE WITHIN LIMIT OF WORK.
2. 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 HYDROSEEDED, 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

1. 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.
2. 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.
3. 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 6" DEPTH OF TOPSOIL.
4. 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

1. RIP-RAP OUTLET PROTECTION: RIP-RAP SHALL BE PROVIDED AT ALL PIPE OUTLETS TO THE WETLAND. MATERIAL SHALL BE HARD, DURABLE FIELD OR QUARRY STONE WHICH IS ANGULAR AND RESISTS BREAKING DOWN WHEN EXPOSED TO WATER OR WEATHERING.
2. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS.
3. 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

1. THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVIROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. 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.
3. 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.
4. STAKES SHALL NE 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 ENVIRONMENTAL PROFESSIONALS RECOMMENDATIONS.
5. 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.
6. 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.
7. THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
8. BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
9. THE FABRIC SHALL NOT EXTEND MORE THAT 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
10. 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.
11. 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 OF REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
12. 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

1. HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. 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.
3. 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.
4. 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.
5. 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.)
6. HAY BALES GENERALLY DETERIORATE IN 2-6 MONTHS AND THUS NEED REPLACEMENT.
7. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

DEMO NOTES

1. 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. ALL COST SHALL BE INCLUDED IN BASE BID.
2. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
5. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS.
6. 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.
7. CONTRACTOR SHALL PROMPTLY TRANSPORT DEMOLISHED MATERIALS OFF OWNERS PROPERTY AND LEGALLY DISPOSE OF. DO NOT ALLOW DEMOLISHED MATERIAL TO COLLECT ON SITE. CONTRACTOR SHALL PAY ANY DUMPING FEES.
8. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
9. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
10. DEMOLISH AND REMOVE ALL PAVEMENT, SLABS, LIGHT POLE BASES, FOOTINGS, SUBSURFACE ELEMENTS, MISCELLANEOUS DEBRIS, ETC. WITHIN PROPERTY LINES UNLESS NOTED OTHERWISE.
11. 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 LANDSCAPE ARCHITECT/ENGINEER.
12. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY ABANDONED SUBSURFACE SOIL ABSORPTION SYSTEM (SAS) AND MISCELLANEOUS DEBRIS.
13. NO ACTIVITY OTHER THAN NORMAL MAINTENANCE SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINES AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ENGINEER.
14. THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1-888-344-7233 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
8. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
9. EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
10. FINAL FOUNDATION PLANTINGS PLANS AND LISTS TO BE PROVIDED BY LANDSCAPE CONTRACTOR AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
11. 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.
12. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
13. DURING THE INSTALLATION OF PLANT MATERIAL AND OTHER LANDSCAPE FEATURES LANDSCAPE/SITE/IRRIGATION CONTRACTORS SHALL PAY SPECIAL ATTENTION TO THE LOCATION OF PRE-EXISTING, AS WELL AS, NEWLY INSTALLED UTILITIES. CONTRACTOR SHALL REFER TO THE APPLICABLE SHEETS HEREIN AND KEEP A RECORD OF ON-SITE CHANGES AND PLAN/SKETCH REVISIONS THAT MAY AFFECT UTILITY AND DRAINAGE LOCATIONS.
14. 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.
15. 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 RAT 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" BARON BLUEGRASS	50	90	75
FESTUCA RUBRA "PENNLAWN" PENNLAWN FESCUE	25	95	85
LOLIUM PERENNE "PENNFINE" PENNFINE	25	98	95

   - 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 MULCHE IN ACCORDANCE WITH THE ABOVE SHALL 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.
16. ALL SLOPES STEEPER THAN 1:5 SHALL BE BLANKETED W/ EROSION CONTROL FABRIC AND /OR HYDROSEEDED AND INSPECTED BY THE LANDSCAPE ARCHITECT.

MATERIALS CONSTRUCTION NOTES

1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
2. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 40, UNLESS OTHERWISE SPECIFIED.
3. PROVIDE A MINIMUM CLEARANCE OF 2" BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE. UNLESS CAST AGAINST EXPOSED SOIL, IN WHICH CASE A MINIMUM OF 3" OF CLEARANCE IS REQUIRED.

PERMITTING
NOT FOR CONSTRUCTION

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

NOTES, SYMBOL & LINE LEGEND AND ABBREVIATION

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT LEVESQUE
REGISTERED LANDSCAPE ARCHITECT
NO. 1398
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-1	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

CONSTRUCTION SEQUENCE

1. THE OWNER, CONTRACTOR, TOWN ENGINEER AND MEMBERS OF THE CONSERVATION COMMISSION TO HOLD A PRE-CONSTRUCTION MEETING ON-SITE PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, OR EARTHWORK ACTIVITY ON THIS PROJECT.
2. 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.
3. CONSTRUCT ANTI-TRACKING PAD AT ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
5. UPON COMPLETION OF EROSION CONTROL MEASURES, CLEARING AND GRUBBING AND EARTHWORK MAY COMMENCE.
6. 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.
7. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
9. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
10. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
11. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE TOWN OF AGAWAM, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

WETLAND RESOURCE AREAS LOCATED OFFSITE HAVE BEEN SHOWN TO ACCURATELY DEPICT RESPECTIVE BUFFER ZONE/RIVERFRONT AREA ONTO THE SUBJECT PROPERTY. THE DETERMINATION OF OFFSITE RESOURCE AREA BOUNDARIES ARE NOT THE SUBJECT OF THIS FILING.

MAHW-100 MAHW-102 MAHW-104 MAHW-106 TRIBUTARY TO PHILO BROOK MAHW-108 MAHW-110 MAHW-112 MAHW-114 MAHW-116 MAHW-118 MAHW-120

100' INNER RIPARIAN

200' RIVERFRONT AREA

APPROXIMATE LIMIT OF TREE CLEARING

SILT FENCE/ LIMIT OF WORK

50' WETLAND BUFFER

100' WETLAND BUFFER

INTERMITTENT STREAM CULVERT FROM POND TO BVW

LAST SECTION OF PIPE TO ABANDONED IN PLACE

EXISTING 12" HDPE DRAIN PIPE TO BE REMOVED

EXISTING DRAIN MANHOLE TO BE REPLACED WITH OIL/SEDIMENT SEPARATOR

EXISTING DRIVEWAY TO BE REMOVED

EXISTING HOUSE & FOUNDATION TO BE REMOVED

APPROX. SAW CUT LINES/ LIMITS OF FULL OVERLAY (SEE DETAIL, SHEET D-4)

LAST FEW SECTIONS OF PIPE TO REMAIN IN PLACE (40'±)

12" HDPE INV.=197.5'±

12" RCP INV.=207.3'±

EXISTING 12" DRAIN PIPES TO BE RELAYED

INSTALL ANTI-TRACKING PAD

SOUTH WESTFIELD STREET (ROUTE 186)

SOUTH WESTFIELD STREET

Exist. SMH1 Rim-218.16 Main-204.21

Drop Inlet Top-213.2±

Exist. CB Rim-213.03 NW'ly-210.8 SE'ly-210.7

Drop Inlet

Exist. SMH2 Rim-214.24 Main-204.79

Exist. DMH Rim-213.01 W'ly-208.0± E'ly-205.4±

12" HDPE INV.=195.6'±

Exist. SMH3 Rim-215.41 Main-205.40

Exist. SMH4 Rim-216.70 SW'ly In-206.25 Main-206.15

Exist. SMH5 RIM-217.51 NE'ly In-206.96 Main-206.91

12" HDPE INV.=213.0'±

Exist. SMH6 Rim-220.72 W'ly In-207.78 Main-207.67

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

DEMOLITION & REMOVALS PLAN

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS ROBERT J. LEVESQUE NO. 1395 REGISTERED LANDSCAPE ARCHITECT

9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-3	-

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.
4. INDIVIDUAL DRIVEWAY PERMITS WILL BE REQUIRED FOR EACH DRIVEWAY ALONG SOUTH WESTFIELD STREET. PROPOSED DRIVEWAYS TO MEET TOWN STANDARDS. SEE CROSS-SECTION ON SHEET C-7 AND RESIDENTIAL DRIVEWAY DETAIL ON SHEET D-5.
5. ALL SIGNAGE AND PAVEMENT MARKINGS SHOWN ON PLAN SHALL MEET U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATIONS'S GUIDELINES AS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC DEVISES (MUTCD) FOR STREETS AND HIGHWAYS" AND TOWN OF AGAWAM DESIGN STANDARDS.

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.

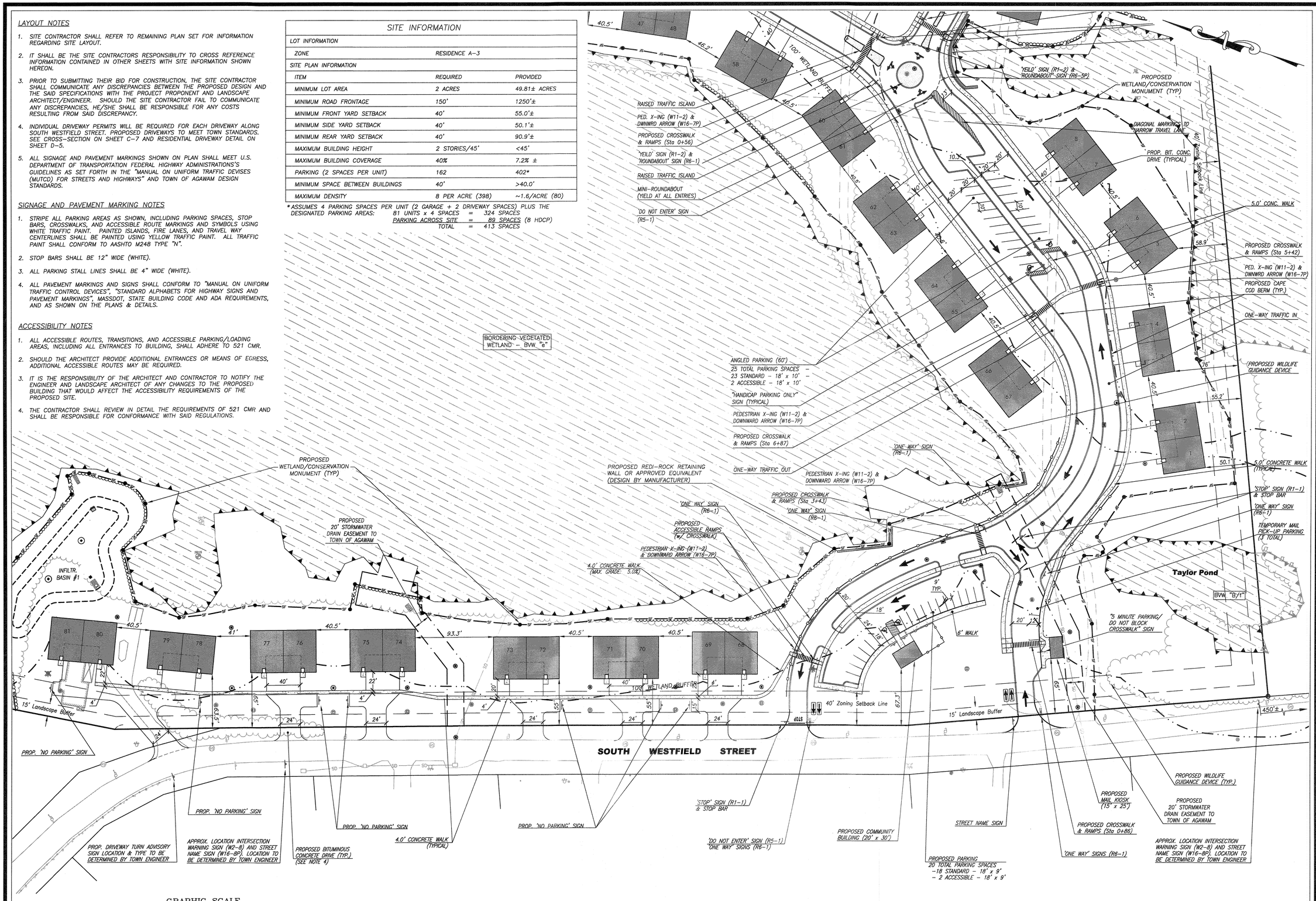
ACCESSIBILITY NOTES

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.

SITE INFORMATION

LOT INFORMATION		
ZONE	RESIDENCE A-3	
SITE PLAN INFORMATION		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	49.81± ACRES
MINIMUM ROAD FRONTAGE	150'	1250'±
MINIMUM FRONT YARD SETBACK	40'	55.0'±
MINIMUM SIDE YARD SETBACK	40'	50.1'±
MINIMUM REAR YARD SETBACK	40'	90.9'±
MAXIMUM BUILDING HEIGHT	2 STORIES/45'	<45'
MAXIMUM BUILDING COVERAGE	40%	7.2% ±
PARKING (2 SPACES PER UNIT)	162	402*
MINIMUM SPACE BETWEEN BUILDINGS	40'	>40.0'
MAXIMUM DENSITY	8 PER ACRE (398)	~1.6/ACRE (80)

*ASSUMES 4 PARKING SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY SPACES) PLUS THE DESIGNATED PARKING AREAS:
81 UNITS x 4 SPACES = 324 SPACES
PARKING ACROSS SITE = 89 SPACES (8 HDCP)
TOTAL = 413 SPACES



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PERMITTING
NOT FOR CONSTRUCTION

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

LAYOUT & MATERIALS PLAN
(Southwesterly Section)

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

ROBERT M. LEVESQUE REGISTERED LANDSCAPE ARCHITECT NO. 1398
10/26/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022	
REVISIONS:	**DATE:**
A. Wetland monuments added	10/26/22

DRAFTED BY: JT, JM & CK

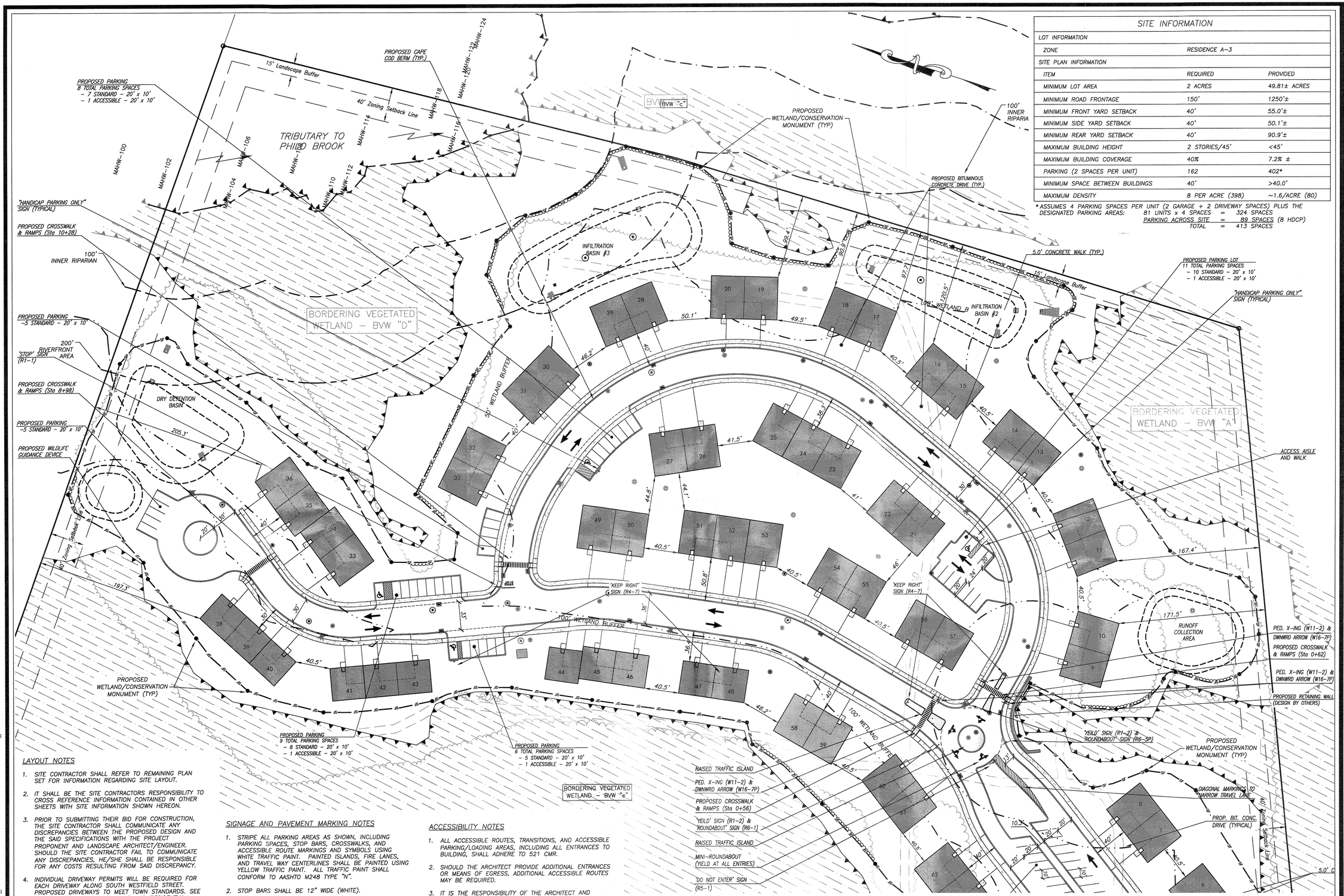
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-4	A

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg



SITE INFORMATION		
LOT INFORMATION		
ZONE	RESIDENCE A-3	
SITE PLAN INFORMATION		
ITEM	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	49.81± ACRES
MINIMUM ROAD FRONTAGE	150'	1250'±
MINIMUM FRONT YARD SETBACK	40'	55.0'±
MINIMUM SIDE YARD SETBACK	40'	50.1'±
MINIMUM REAR YARD SETBACK	40'	90.9'±
MAXIMUM BUILDING HEIGHT	2 STORIES/45'	<45'
MAXIMUM BUILDING COVERAGE	40%	7.2% ±
PARKING (2 SPACES PER UNIT)	162	402*
MINIMUM SPACE BETWEEN BUILDINGS	40'	>40.0'
MAXIMUM DENSITY	8 PER ACRE (398)	~1.6/ACRE (80)

* ASSUMES 4 PARKING SPACES PER UNIT (2 GARAGE + 2 DRIVEWAY SPACES) PLUS THE DESIGNATED PARKING AREAS:
81 UNITS x 4 SPACES = 324 SPACES
PARKING ACROSS SITE = 89 SPACES (8 HDCP)
TOTAL = 413 SPACES

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.
4. INDIVIDUAL DRIVEWAY PERMITS WILL BE REQUIRED FOR EACH DRIVEWAY ALONG SOUTH WESTFIELD STREET. PROPOSED DRIVEWAYS TO MEET TOWN STANDARDS. SEE CROSS-SECTION ON SHEET C-7 AND RESIDENTIAL DRIVEWAY DETAIL ON SHEET D-5.
5. ALL SIGNAGE AND PAVEMENT MARKINGS SHOWN ON PLAN SHALL MEET U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATIONS'S GUIDELINES AS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC DEVISES (MUTCD) FOR STREETS AND HIGHWAYS" AND TOWN OF AGAWAM DESIGN STANDARDS.

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.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

LAYOUT & MATERIALS PLAN
(Northeasterly Section)

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FREDERICK R. LEVESQUE
REGISTERED LANDSCAPE ARCHITECT
NO. 1395
10/26/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022	
REVISIONS:	DATE:
A. Wetland monuments added	10/26/22

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-5	A

CONSTRUCTION NOTES

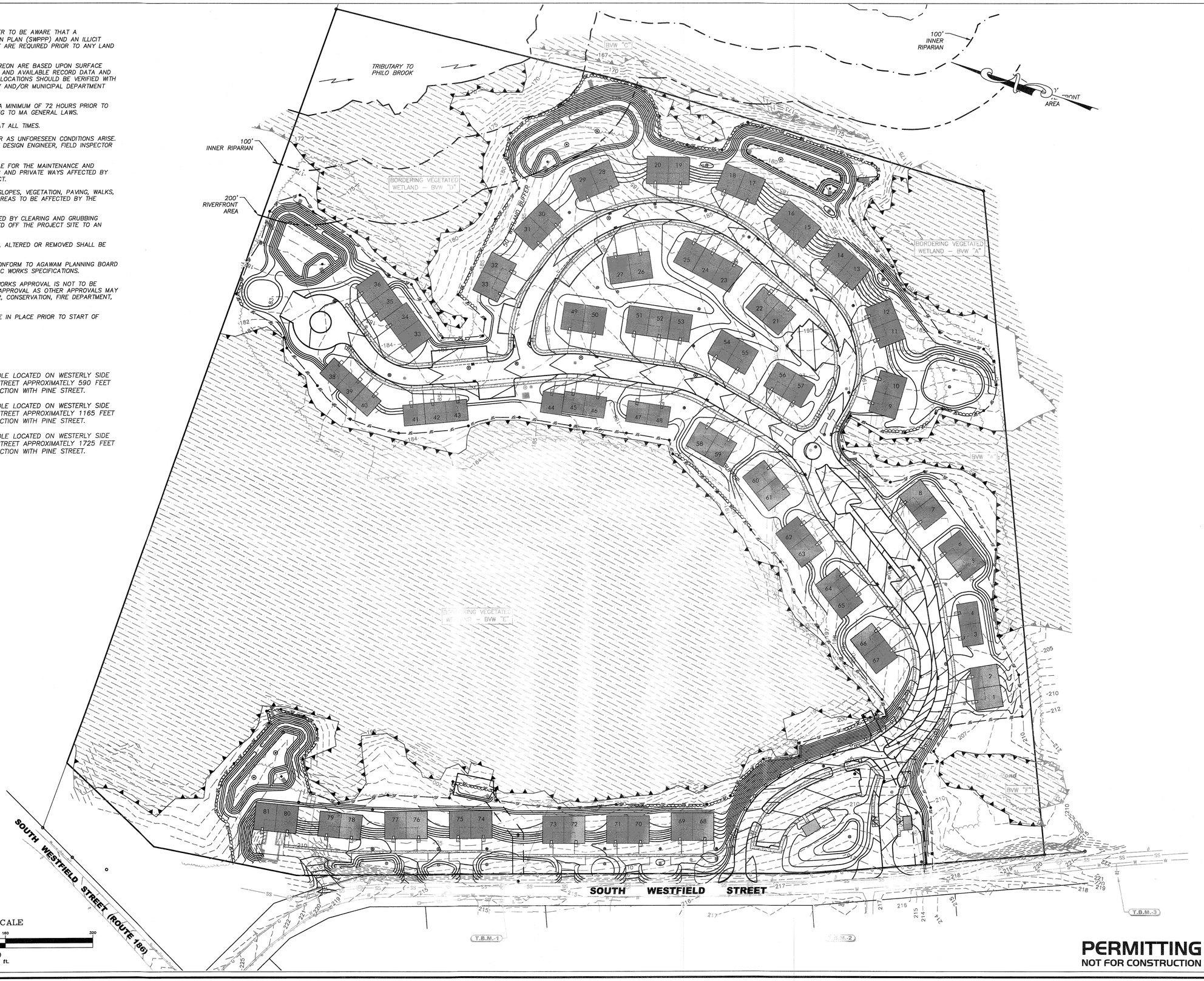
1. THE CONTRACTOR/OWNER/DEVELOPER TO BE AWARE THAT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AN ILLICIT DISCHARGE COMPLIANCE STATEMENT ARE REQUIRED PRIOR TO ANY LAND DISTURBANCE.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA 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. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
10. ALL CONSTRUCTION METHODS TO CONFORM TO AGAWAM PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
11. AGAWAM 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.
12. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

BENCHMARKS

T.B.M.–1 TOP OF HYDRANT SPINDLE LOCATED ON WESTERLY SIDE OF SOUTH WESTFIELD STREET APPROXIMATELY 590 FEET SOUTHERLY OF INTERSECTION WITH PINE STREET.
ELEVATION – 216.65

T.B.M.–2 TOP OF HYDRANT SPINDLE LOCATED ON WESTERLY SIDE OF SOUTH WESTFIELD STREET APPROXIMATELY 1165 FEET SOUTHERLY OF INTERSECTION WITH PINE STREET.
ELEVATION – 219.68

T.B.M.–3 TOP OF HYDRANT SPINDLE LOCATED ON WESTERLY SIDE OF SOUTH WESTFIELD STREET APPROXIMATELY 1725 FEET SOUTHERLY OF INTERSECTION WITH PINE STREET.
ELEVATION – 224.29



GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

PERMITTING
NOT FOR CONSTRUCTION

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

OVERALL SITE GRADING

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT N. LEVESQUE
NO. 1388
REGISTERED LANDSCAPE ARCHITECT
10/26/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:
A. Drainage revisions	10/26/22

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-6	A

SHORT–TERM EROSION CONTROL MAINTENANCE

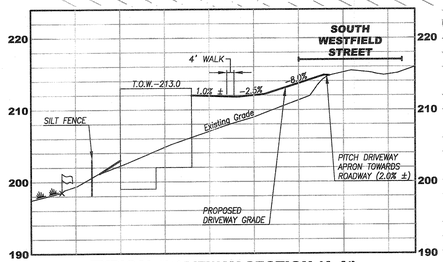
1. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
2. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND 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.
3. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
4. 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.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
6. 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.
7. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
8. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
9. 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.
10. 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.
11. 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 SEEDED.
12. 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.
13. 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.

NOTES

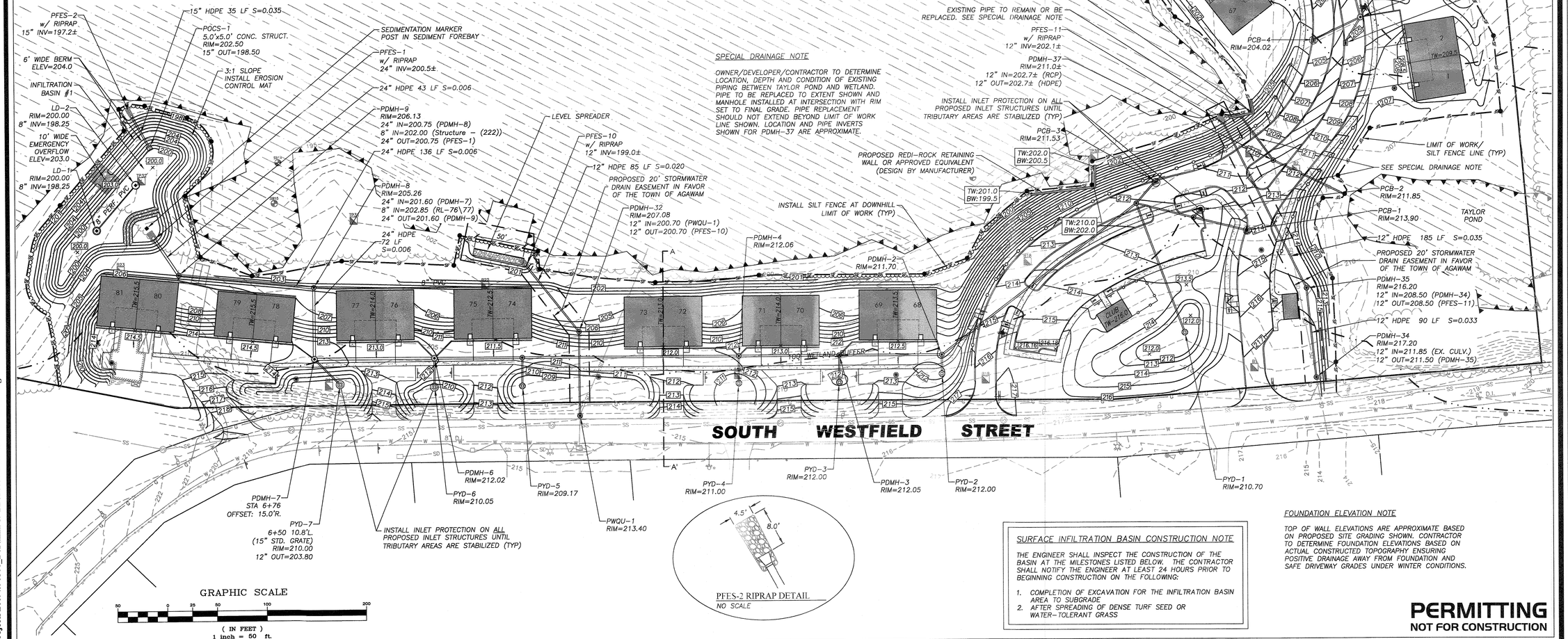
1. CONTRACTOR TO PROVIDE SANITARY SEWER CLEAN OUT AT BENDS IN PIPING AS WELL AS FOR EVERY 100 FEET OF LATERAL.
2. CONTRACTOR TO CONFIRM EXISTING SANITARY SEWER MAIN IN ROAD PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO PROVIDE CLEAN OUTS AT EACH BEND FOR THE PROPOSED ROOF DRAIN PIPES.
4. ALL UNDERGROUND PIPING CONNECTING ROOF LEADERS SHALL BE 8" DIA. PVC WITH A MINIMUM 1% SLOPE.
5. EMERGENCY OVERFLOW TO BE LINED WITH NORTH AMERICAN GREEN "SHOREMAX" SCOUR PROTECTION MAT. INSTALL PER MANUFACTURERS GUIDELINES.

CONSTRUCTION SEQUENCE

1. THE OWNER, CONTRACTOR, TOWN ENGINEER AND MEMBERS OF THE CONSERVATION COMMISSION TO HOLD A PRE–CONSTRUCTION MEETING ON–SITE PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION, OR EARTHWORK ACTIVITY ON THIS PROJECT.
2. 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.
3. CONSTRUCT ANTI–TRACKING PAD AT ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
5. UPON COMPLETION OF EROSION CONTROL MEASURES, CLEARING AND GRUBBING AND EARTHWORK MAY COMMENCE.
6. 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.
7. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
9. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
10. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
11. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE TOWN OF AGAWAM, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.



TYPICAL DRIVEWAY SECTION (A-A')
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



PFES–2 RIPRAP DETAIL
NO SCALE

SPECIAL DRAINAGE NOTE

OWNER/DEVELOPER/CONTRACTOR TO DETERMINE LOCATION, DEPTH AND CONDITION OF EXISTING PIPING BETWEEN TAYLOR POND AND WETLAND. PIPE TO BE REPLACED TO EXTENT SHOWN AND MANHOLE INSTALLED AT INTERSECTION WITH RIM SET TO FINAL GRADE. PIPE REPLACEMENT SHOULD NOT EXTEND BEYOND LIMIT OF WORK LINE SHOWN. LOCATION AND PIPE INVERTS SHOWN FOR PDMH–37 ARE APPROXIMATE.

SURFACE INFILTRATION BASIN CONSTRUCTION NOTE

THE ENGINEER SHALL INSPECT THE CONSTRUCTION OF THE BASIN AT THE MILESTONES LISTED BELOW. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION ON THE FOLLOWING:

1. COMPLETION OF EXCAVATION FOR THE INFILTRATION BASIN AREA TO SUBGRADE
2. AFTER SPREADING OF DENSE TURF SEED OR WATER–TOLERANT GRASS

FOUNDATION ELEVATION NOTE

TOP OF WALL ELEVATIONS ARE APPROXIMATE BASED ON PROPOSED SITE GRADING SHOWN. CONTRACTOR TO DETERMINE FOUNDATION ELEVATIONS BASED ON ACTUAL CONSTRUCTED TOPOGRAPHY ENSURING POSITIVE DRAINAGE AWAY FROM FOUNDATION AND SAFE DRIVEWAY GRADES UNDER WINTER CONDITIONS.

PERMITTING
NOT FOR CONSTRUCTION

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

GRADING & DRAINAGE PLAN (Southwesterly Section)

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

FILIPE J. CRAVO CIVIL No. 48376 REGISTERED PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:
A. Drainage revisions	10/26/22

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-7	A

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

RIVERFRONT AREA

RIVERFRONT AREA ON SITE	168,123 SF ±
PROPOSED INNER RIPARIAN DISTURBANCE (0-100)	0 SF ±
PROPOSED RIVERFRONT AREA DISTURBANCE (100-200) *THIS DISTURBANCE (STORMWATER MANAGEMENT RELATED ACTIVITIES) IS EXCEMPT FROM RIVERFRONT AREA ALTERATION CALCULATIONS UNDER 310 CMR 10.58(4)(d)(1)	27,554 SF ±

PFES-12 DETAIL
NO SCALE

PFES-8 DETAIL
NO SCALE

PFES-3A & 4A DETAIL
NO SCALE

TRIBUTARY TO PHILO BROOK

BORDERING VEGETATED WETLAND – BVW "D"

BORDERING VEGETATED WETLAND – BVW "A"

BVW "C"

BVW "A"

100' INNER RIPARIAN

200' RIVERFRONT AREA

RIVERFRONT AREA DISTURBANCE 3,660 SF

RIVERFRONT AREA DISTURBANCE 23,884 SF

DRY DETENTION BASIN

SPILLWAY ELEV=182.5

BIORETENTION AREA

12" WIDE GRAVEL STRIP

INFILTRATION BASIN #3

INFILTRATION BASIN #2

50' WETLAND BUFFER

100' WETLAND BUFFER

PINE ROAD

PROPOSED RETAINING WALL (DESIGN BY OTHERS)

RUNOFF COLLECTION AREA

FOUNDATION ELEVATION NOTE

TOP OF WALL ELEVATIONS ARE APPROXIMATE BASED ON PROPOSED SITE GRADING SHOWN. CONTRACTOR TO DETERMINE FOUNDATION ELEVATIONS BASED ON ACTUAL CONSTRUCTED TOPOGRAPHY ENSURING POSITIVE DRAINAGE AWAY FROM FOUNDATION AND SAFE DRIVEWAY GRADES UNDER WINTER CONDITIONS.

SURFACE INFILTRATION BASIN CONSTRUCTION NOTE

THE ENGINEER SHALL INSPECT THE CONSTRUCTION OF THE BASIN AT THE MILESTONES LISTED BELOW. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION ON THE FOLLOWING:

1. COMPLETION OF EXCAVATION FOR THE INFILTRATION BASIN AREA TO SUBGRADE.
2. AFTER SPREADING OF DENSE TURF SEED OR WATER-TOLERANT GRASS

SHORT-TERM EROSION CONTROL MAINTENANCE

1. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
2. 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.
3. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
4. 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.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
6. 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.
7. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
8. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
9. 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.
10. 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.
11. 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 SEEDED.
12. 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.
13. 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.

NOTES

1. CONTRACTOR TO PROVIDE SANITARY SEWER CLEAN OUT AT BENDS IN PIPING AS WELL AS FOR EVERY 100 FEET OF LATERAL.
2. CONTRACTOR TO CONFIRM EXISTING SANITARY SEWER MAIN IN ROAD PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO PROVIDE CLEAN OUTS AT EACH BEND FOR THE PROPOSED ROOF DRAIN PIPES.
4. ALL UNDERGROUND PIPING CONNECTING ROOF LEADERS SHALL BE 8" DIA. PVC WITH A MINIMUM 1% SLOPE.
5. EMERGENCY OVERFLOW TO BE LINED WITH NORTH AMERICAN GREEN "SHOREMAX" SCOUR PROTECTION MAT. INSTALL PER MANUFACTURERS GUIDELINES.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

GRADING & DRAINAGE PLAN
(Northeasterly Section)

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

FILIPE J. CRAVO CIVIL No. 48376 REGISTERED PROFESSIONAL ENGINEER COMMONWEALTH OF MASSACHUSETTS

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022	
REVISIONS:	DATE:

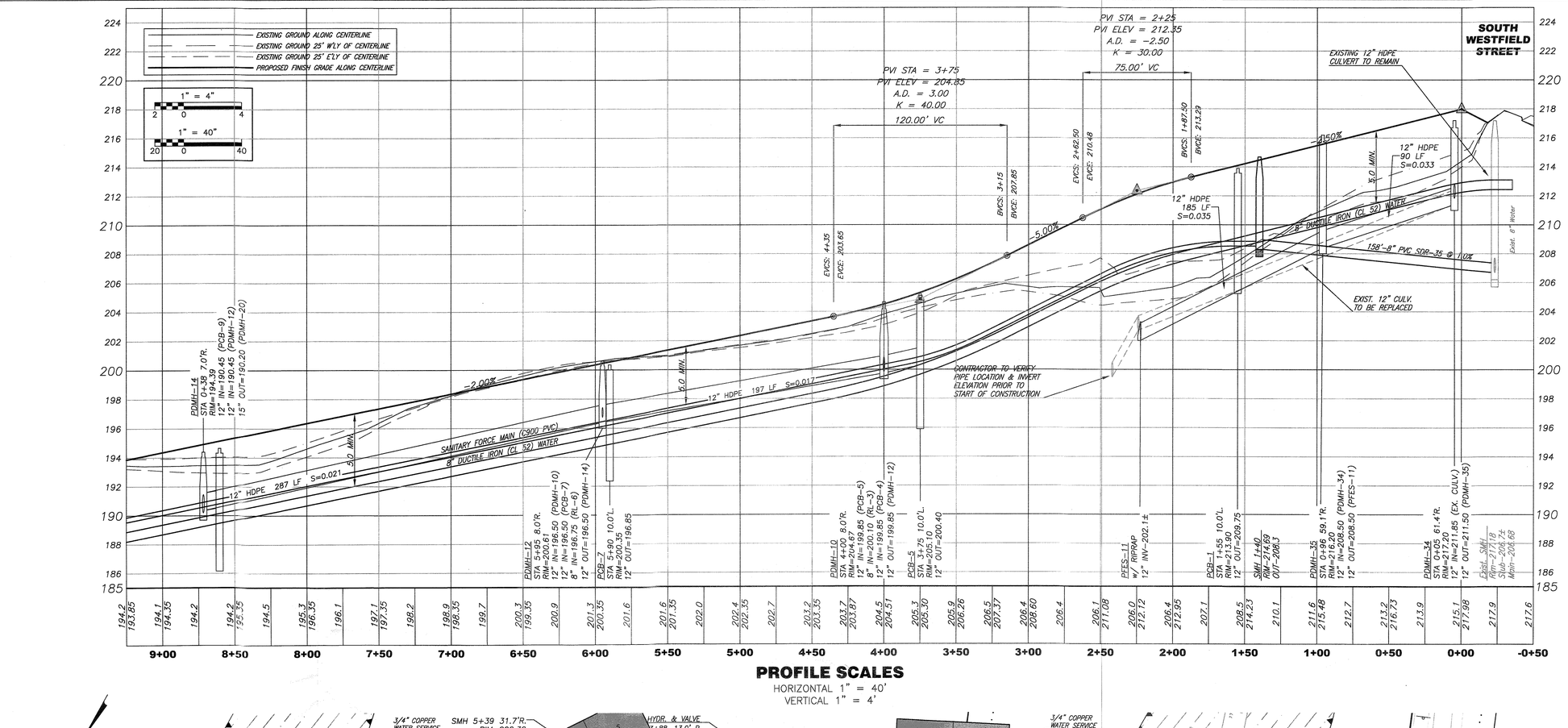
DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

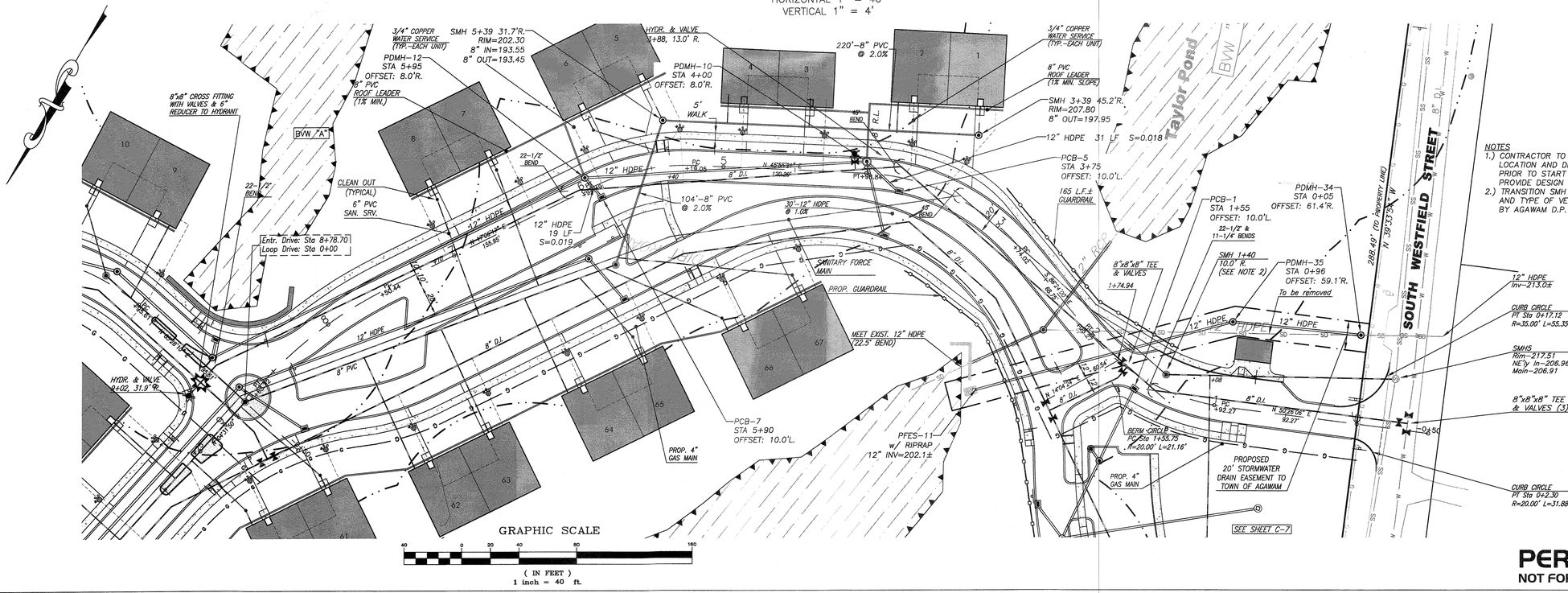
RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-8	-



PROFILE SCALES

HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



NOTES

1.) CONTRACTOR TO DETERMINE SIZE & TYPE, LOCATION AND DEPTH OF EXSITING PIPE PRIOR TO START OF CONSTRUCTION AND PROVIDE DESIGN ENGINEER WITH FINDINGS.
2.) TRANSITION SMH TO BE VENTED. LOCATION AND TYPE OF VENT TO BE APPROVED BY AGAWAM D.P.W. AND TOWN ENGINEER.

PERMITTING
NOT FOR CONSTRUCTION

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

PLAN & PROFILE
ENTRANCE DRIVE
Sta -0+50 to Sta 9+25

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

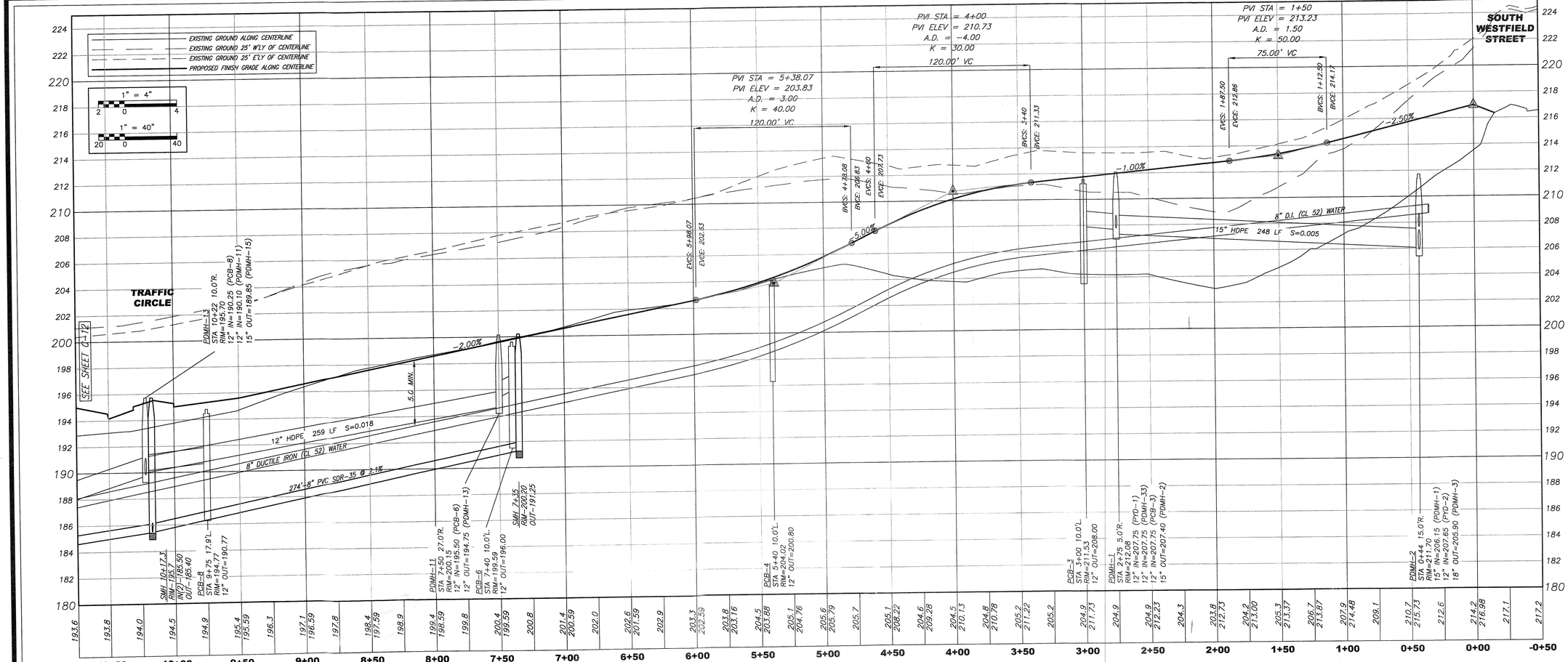
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

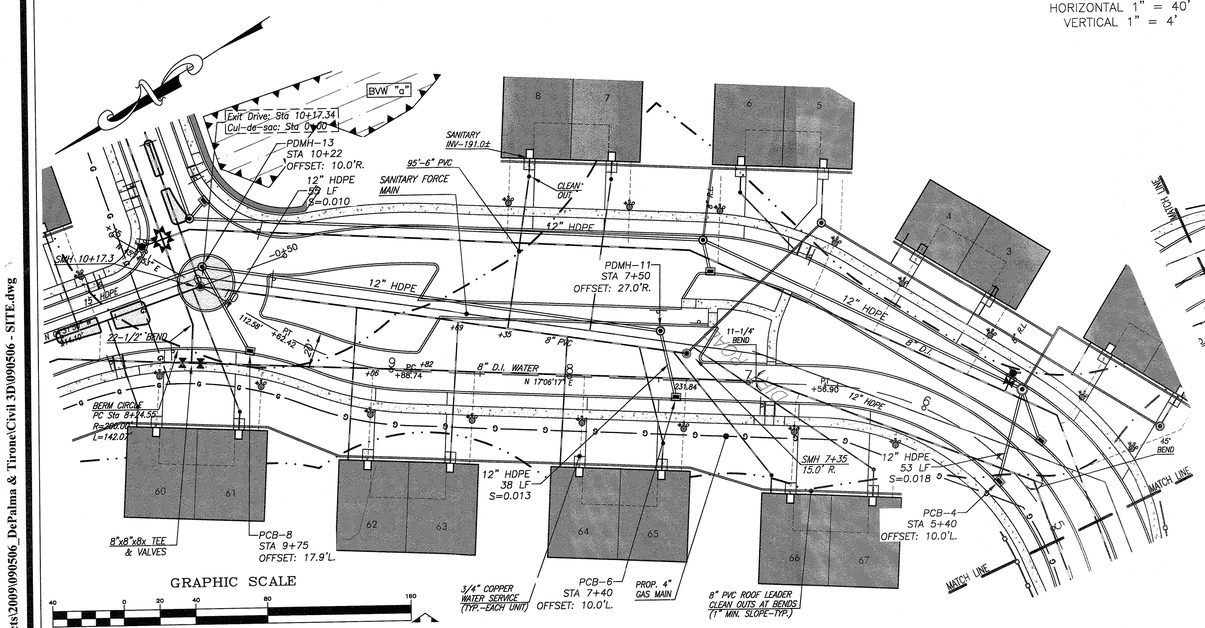
DRAWING#	REV.
C-9	-

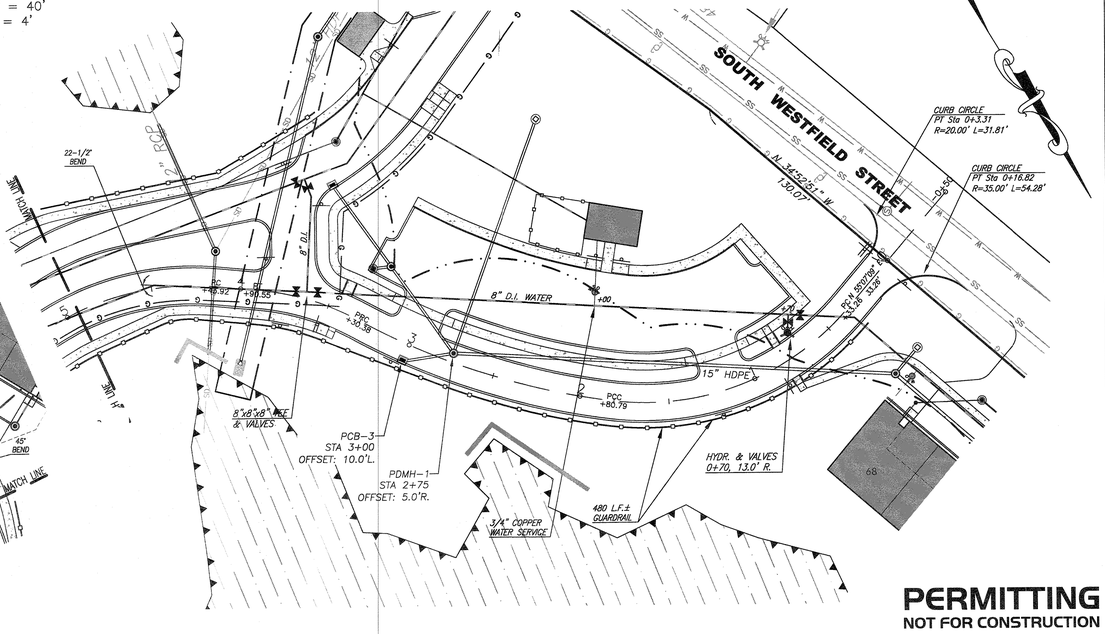
S:\Projects\2009\090506_DePalma & Tirone\Civil\3D\090506 - SITE.dwg



PROFILE SCALES

HORIZONTAL 1" = 40'
VERTICAL 1" = 4'





PERMITTING
NOT FOR CONSTRUCTION

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

PLAN & PROFILE
EXIT DRIVE
Sta -0+50 to Sta 10+75

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. GRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

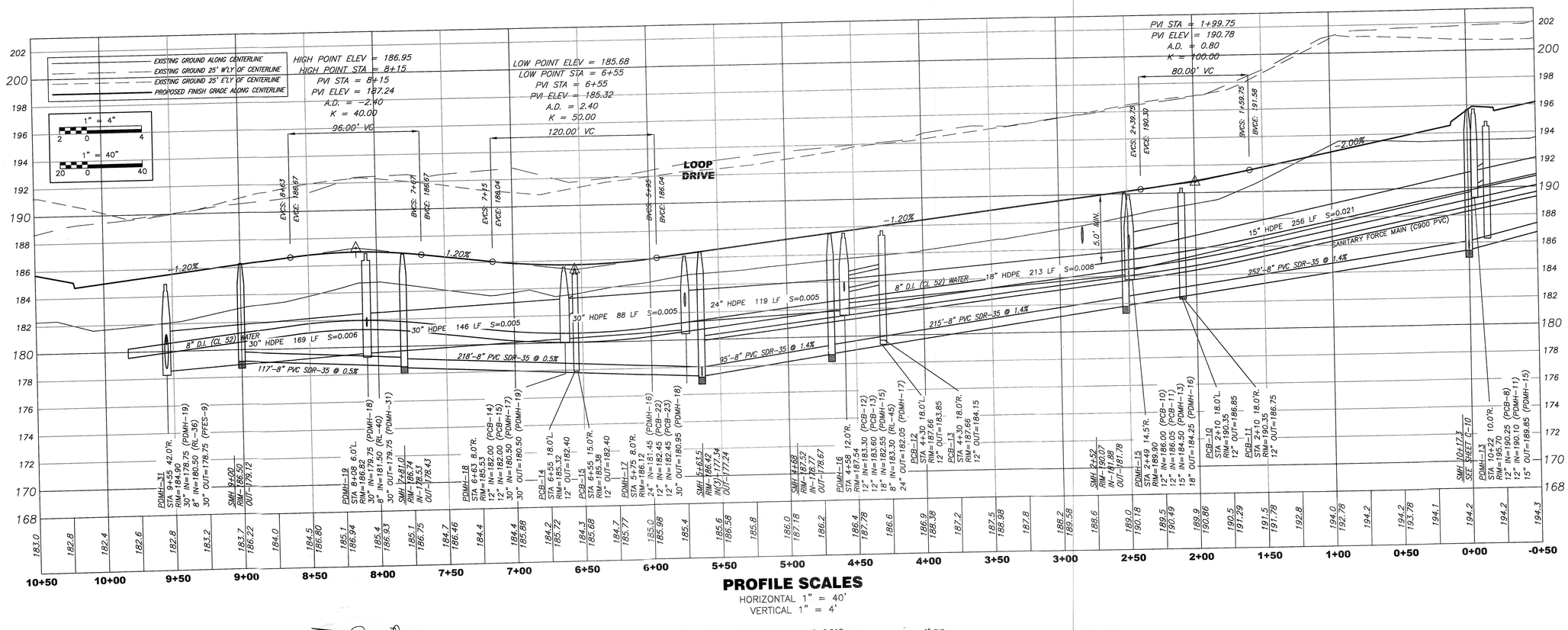
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

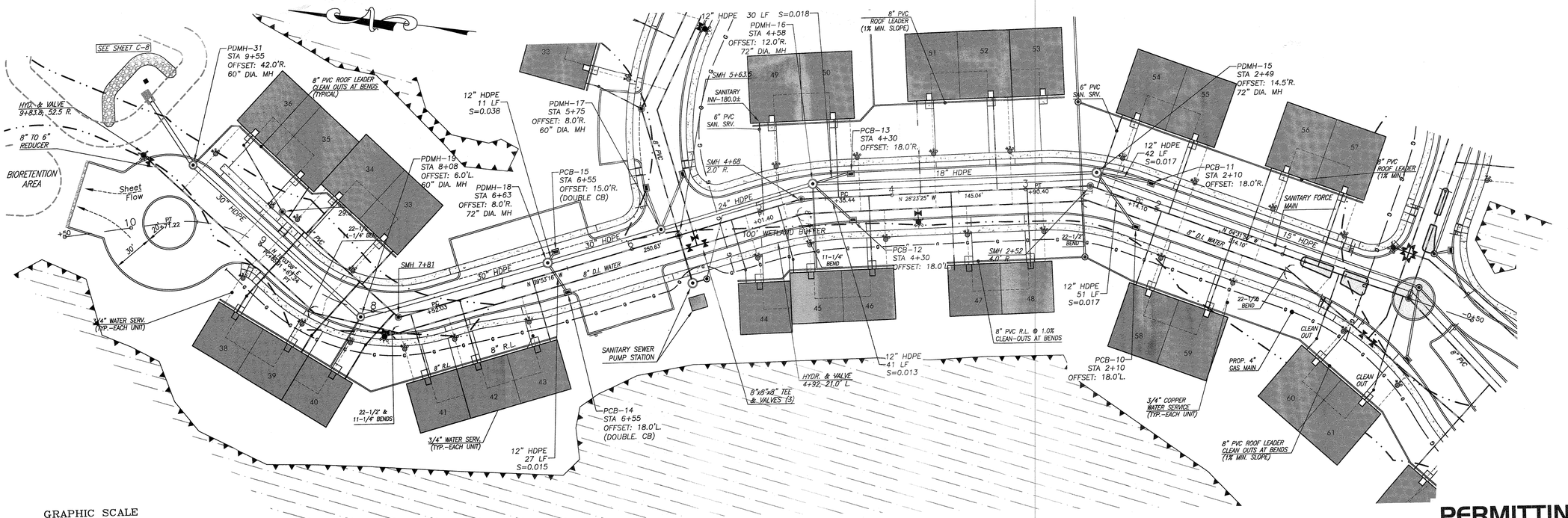
SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING# C-10 | REV. -

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg





PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

PLAN & PROFILE
CUL-DE-SAC DRIVE
Sta 0+00 to Sta 10+50

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

FILIPE J. CRAVO CIVIL No. 48376 REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-11	-

EXISTING GROUND ALONG CENTERLINE
EXISTING GROUND 25' W'LY OF CENTERLINE
EXISTING GROUND 25' E'LY OF CENTERLINE
PROPOSED FINISH GRADE ALONG CENTERLINE

1" = 4"
1" = 40"

PVI STA = 7+63.05
PVI ELEV = 187.58
A.D. = 0.50
K = 100.00
50.00' VC

CUL-DE-SAC DRIVE

TRAFFIC CIRCLE

PCB-23 STA 10+40 15.0'R. RIM=185.90 12" OUT=183.00
PCB-22 STA 10+35 15.2'L. RIM=185.90 12" OUT=183.00
BVCS: 7+88.05 EVCE: 187.46
BVCS: 7+38.05 EVCE: 187.83
PCB-20 STA 7+40 15.0'L. RIM=187.52 12" OUT=183.90 (PDMH-27)
PCB-21 STA 7+40 15.0'R. RIM=187.52 12" OUT=183.90 (PDMH-27)
PDMH-24 STA 4+80 6.3'R. RIM=190.29 12" IN=186.40 (PDMH-23) 12" IN=186.40 (PCB-19) 12" IN=186.60 (PCB-18) 8" IN=186.75 (RL-23) 15" OUT=186.15 (PDMH-25)

-0.50%
-1.00%
5.0' MIN.
5.0' MIN.

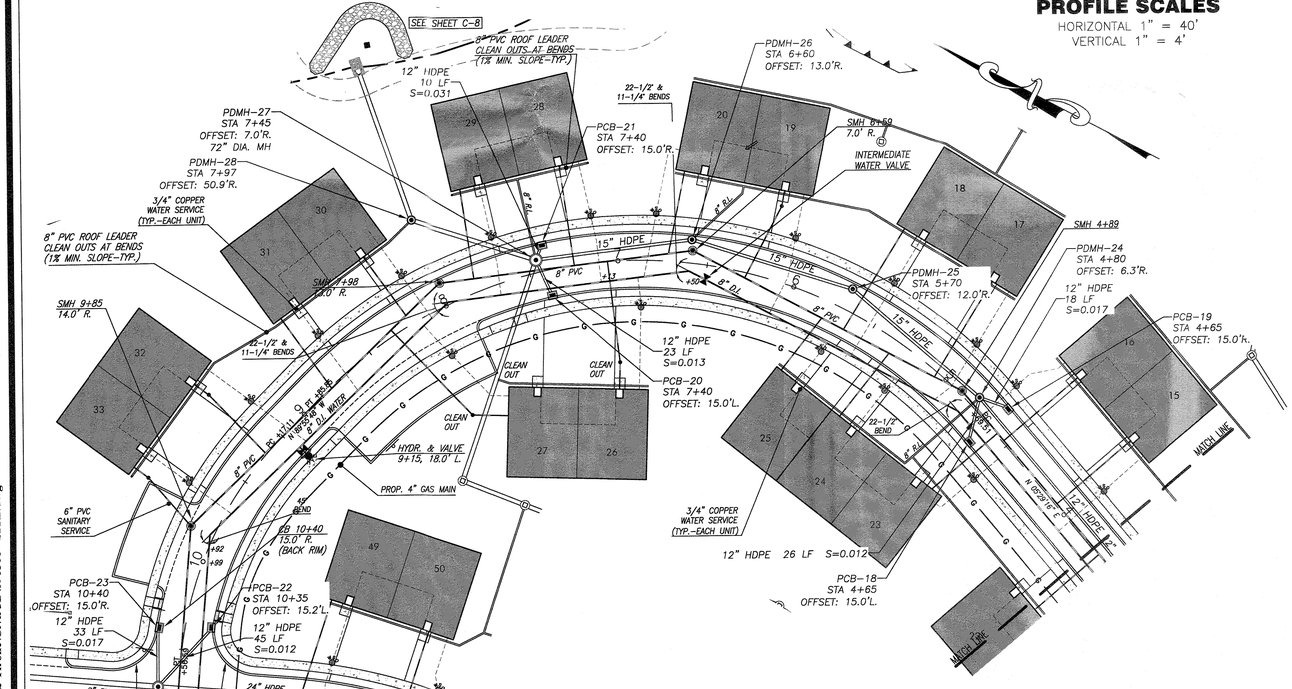
12" HDPE
15" HDPE 88 LF S=0.010
15" HDPE 94 LF S=0.010
15" HDPE 93 LF S=0.010
12" HDPE 150 LF S=0.010
15" HDPE 160 LF S=0.015
15" HDPE 89 LF S=0.010
8" DUCTILE IRON (CL 52) WATER
96'-8" PVC SDR-35 @ 0.5%
192'-8" PVC SDR-35 @ 0.5%
142'-8" PVC SDR-35 @ 0.5%
170'-8" PVC SDR-35 @ 0.5%
226-8" PVC SDR-35 @ 1.0%
115'-8" PVC SDR-35 @ 0.5%

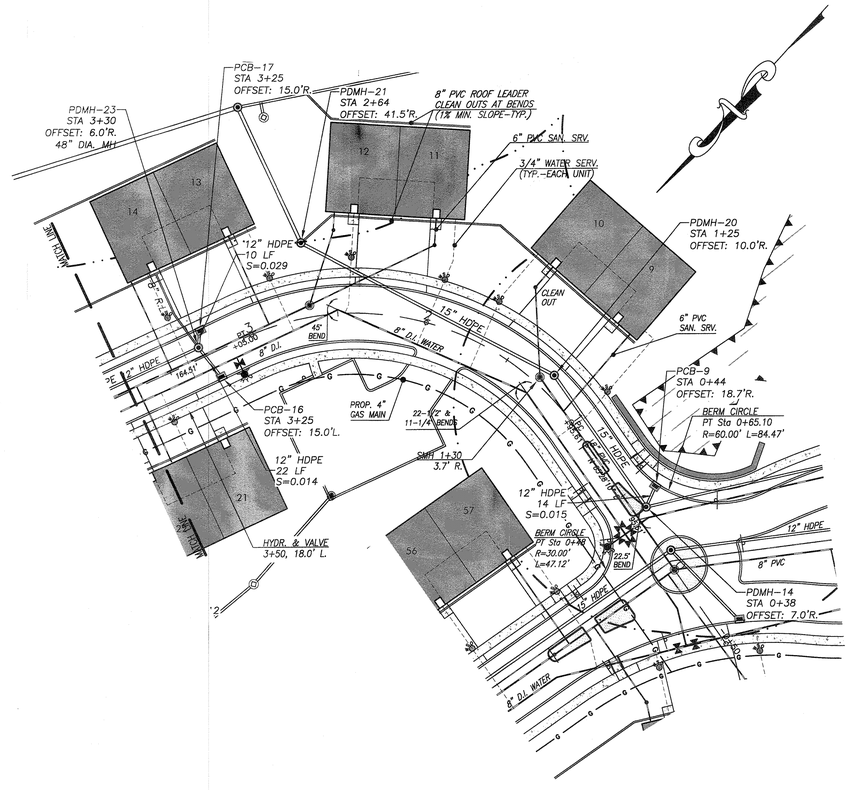
SMH 5+63.5 SEE SHEET C-12
SMH 9+85 RIM=186.18 IN-177.92 OUT-177.82
SMH 7+98 RIM=187.14 IN-178.98 OUT-178.88
PDMH-27 STA 7+45 72" DIA. MH 7.0'R. 15" IN=183.35 (PDMH-28) 12" IN=183.60 (PCB-21) 12" IN=183.60 (PCB-20) 8" IN=184.00 (RL-28) 24" IN=182.80 (PYD-15) 24" OUT=182.60 (PDMH-28)
PDMH-28 STA 7+97 OFFSET: 50.9'R. 15" IN=184.25 (PDMH-25) 8" IN=185.00 (RL-20) 15" OUT=184.25 (PDMH-27)
SMH 6+59 RIM=188.48 IN-179.79 OUT-179.69
PDMH-25 STA 5+70 12.0'R. RIM=189.28 15" IN=185.20 (PDMH-24) 15" OUT=185.20 (PDMH-26)
PCB-19 STA 4+65 15.0'R. RIM=190.22 12" OUT=186.70
SMH 4+89 RIM=190.29 IN=180.70 OUT=180.60
PCB-18 STA 4+65 15.0'L. RIM=190.22 12" OUT=186.70
PDMH-23 STA 3+30 6.0'R. RIM=191.79 12" IN=187.90 (PCB-16) 12" IN=187.90 (PCB-17) 8" IN=188.40 (RL-14) 12" OUT=187.90 (PDMH-24)
PCB-16 STA 3+25 15.0'L. RIM=191.81 12" OUT=188.20
PCB-17 STA 3+25 15.0'R. RIM=191.67 12" OUT=188.20
SMH 2+65 RIM=192.43 OUT=183.00
PDMH-21 STA 2+64 41.5'R. RIM=191.12 15" IN=186.65 (PDMH-20) 8" IN=186.60 (RL-12) 18" OUT=186.65 (PDMH-22)
SMH 1+30 RIM=193.84 OUT=186.15
PDMH-20 STA 1+25 10.0'R. RIM=193.16 15" IN=189.30 (PDMH-14) 15" OUT=189.05 (PDMH-21)
PCB-9 STA 0+44 18.7'R. RIM=194.65 12" OUT=190.65
PDMH-14 STA 0+38 7.0'R. RIM=194.45 12" IN=190.45 (PCB-9) 12" IN=190.45 (PDMH-12) 15" OUT=190.20 (PDMH-20)
SMH 10+17.5 SEE SHEET C-10

185.7 186.0 185.8 185.5 185.2 186.15 185.3 185.7 186.40 186.1 185.90 186.3 186.88 186.7 194.19 187.3 186.90 187.6 188.4 187.15 189.4 190.1 187.40 190.6 187.53 190.6 187.72 190.2 189.2 188.22 187.6 186.3 188.72 185.6 185.1 189.22 185.5 186.4 189.72 187.5 189.0 190.22 190.5 191.6 190.72 192.7 193.9 191.22 195.2 195.9 191.72 196.0 195.9 192.22 195.6 194.7 192.72 194.1 193.2 193.22 192.4 191.8 193.72 192.0 192.2 194.22 192.6 193.3 193.7 194.2 194.7 195.2

11+00 10+50 10+00 9+50 9+00 8+50 8+00 7+50 7+00 6+50 6+00 5+50 5+00 4+50 4+00 3+50 3+00 2+50 2+00 1+50 1+00 0+50 0+00 -0+50

PROFILE SCALES
HORIZONTAL 1" = 40'
VERTICAL 1" = 4'





GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

PLAN & PROFILE
LOOP DRIVE
Sta -0+50 to Sta 11+50
Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

FILIPE J. CRAVO CIVIL No. 48376 REGISTERED PROFESSIONAL ENGINEER
9/9/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

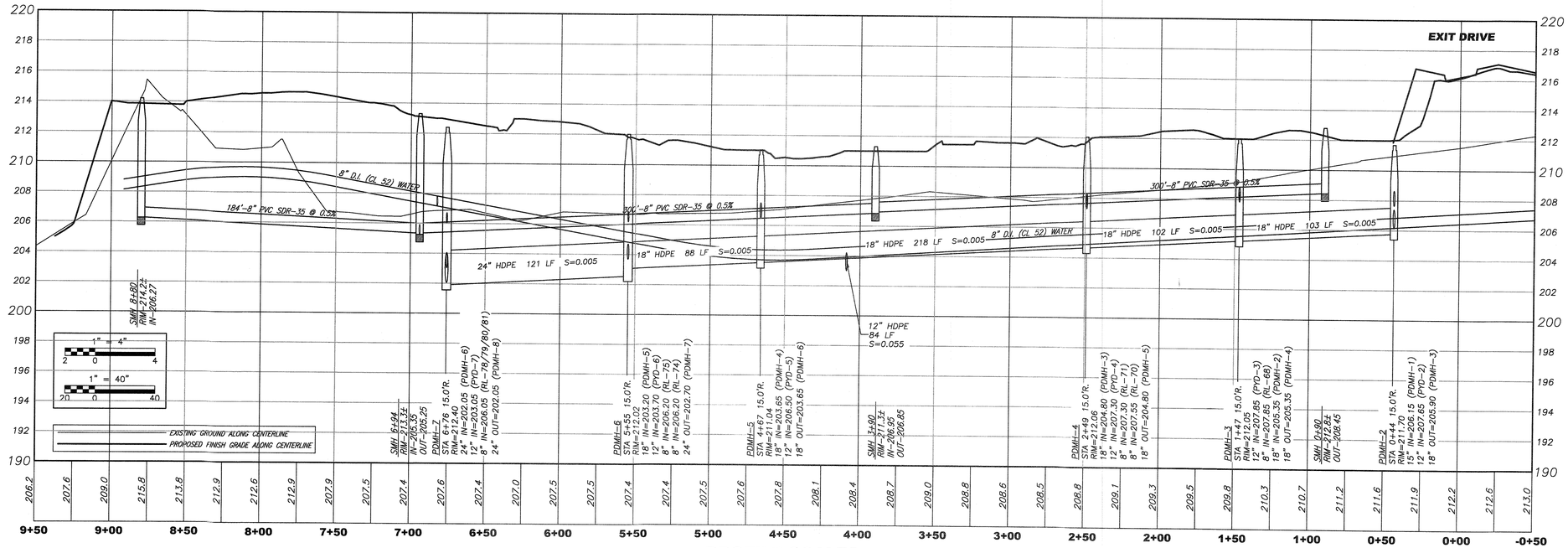
REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

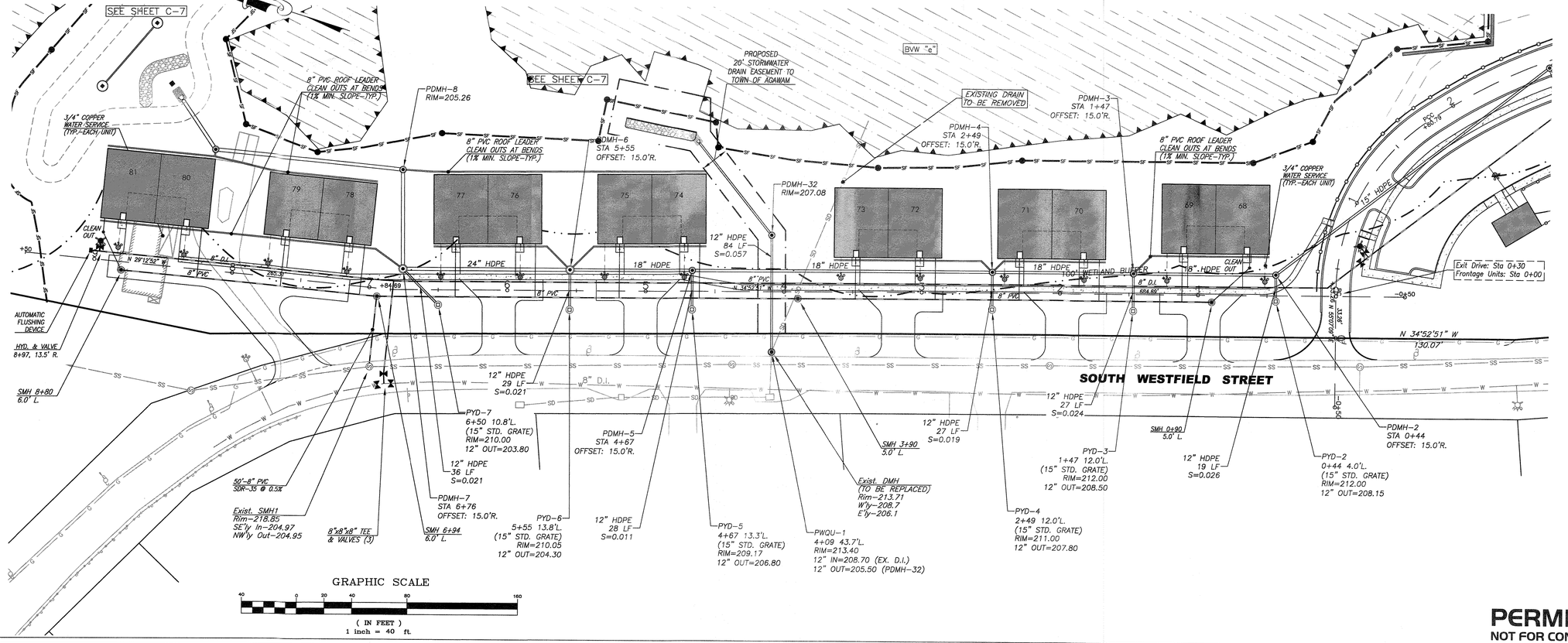
SCALE: As Noted
RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-12	-



PROFILE SCALES

HORIZONTAL 1" = 40'
VERTICAL 1" = 4'



PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

PLAN & PROFILE
ALONG SOUTH WESTFIELD STREET
Sta -0+50 to Sta 10+00
Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
12/6/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:
A. Drainage revisions	10/26/22

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-13	A

LANDSCAPING NOTES

1.) SITE CONTRACTOR SHALL REFER TO SHEET C–1, C–2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPING.

2.) IT SHALL BE THE SITE CONTRACORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN TOERH SHEETS WITH LANDSCAPE INFORMATION SHOWN HEREIN.

3.) ALL SITE PLANTINGS ARE TO MEET OR EXCEED THE MINIMUM SPECIFICATIONS DETAILED IN THE AFOREMENTIONED NOTES. IT IS THE CONTRACTORS RESPONSIBILITY TO ACQUIRE THE SPECIFICATIONS FOR EACH INDIVIDUAL PLANTING.

4.) THE LANDSCAPE PLANTING SCHEME SHOWN REPRESENTS THE MINIMUM NECESSARY TO FULFILL THE INTENTION OF THESE PLANS. ADDITIONAL PLANTING WILL BE REQUIRED TO SELECTIVELY FILL VOIDS. LANDSCAPE ARCHITECT RESERVES THE RIGHT, SHOULD IT BE REQUIRED BY FIELD CONDITIONS TO UPWARDLY MODIFY THE PLANT QUANTITIES.

5.) 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 FIAL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.

6.) LANDSCAPE CONTRACTOR SHALL HAVE EXCAVATION CONTRACTOR MARK ALL UNDERGROUND UTILITIES AS WELL AS DIG–SAFE SITE PRIOR TO ANY PLANTINGS. LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT AND PROJECT PROPONENT IF ANY CONFLICTS ARISE ANS STOP ALL WORK UNTIL CONFLICT IS RESOLVED.

7.) IRRIGATION SYSTEM LIMITS FOR LAWN AREA TO BE DETERMINED BY OWNER.

8.) ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, R LEVESQUE ASSOCIATES, INC. (RLA) WILL CONDUCT 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 ADJUSTMENT TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.

9.) ALL PLANTINGS MUST BE MAINTAINED AND THAT PORTION OF THE PUBLIC WAY ABUTTING THE PARCEL AND INCLUDING THE TREEBELT SHALL BE MAINTAINED IN A SAFE AND ATTRACTIVE CONDITION BY THE OWNER OF THE PARCEL.

10.) SEE SHEETS C–15, D–7 AND D–8 FOR ADDITIONAL LANDSCAPE PLANTINGS, NOTES AND DETAILS.

SIGN PLANTING DETAIL
1" = 10'



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	28±	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2–2.5" CAL.
AS	19±	ACER SACCHARUM	SUGAR MAPLE	2–2.5" CAL.
CK	21±	CORNUS KOUSA	KOUSA DOGWOOD	1.5–2" CAL.
BN	15±	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5–3" CAL.
SR	17±	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	2–2.5 CAL.
PC	17±	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	2–2.5" CAL.
PS	49±	PINUS STROBUS	NORTHERN WHITE PINE	6–8' HT.
FF	63±	ABIES FRASERI	FRASER FIR	6–7' HT.
AC	63±	ABIES CONCOLOR	WHITE FIR	6–7' HT.
PJM	TBD	RHODODENDRON 'PJM'	PJM RHODODENDRON	18–24" HT.
IG	TBD	ILEX GLABRA 'DENSA'	INKBERRY	18–24" HT.
JH	TBD	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	18–24" HT.
KL	TBD	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24–30" HT.
BC	TBD	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2.5 QUART
TM	TBD	TAXUS x MEDIA 'HICKSII'	HYBRID UPRIGHT YEW	24–30" HT.
BM	TBD	BUXUS MICROPHYLLA CULTVARS SEMPERVIRENS	COMMON BOXWOOD	18–24" HT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PERMITTING
NOT FOR CONSTRUCTION

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

SITE LANDSCAPING PLAN
(Southwesterly Section)

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS JAMES A. LEVESQUE REGISTERED LANDSCAPE ARCHITECT NO. 1395
4/14/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

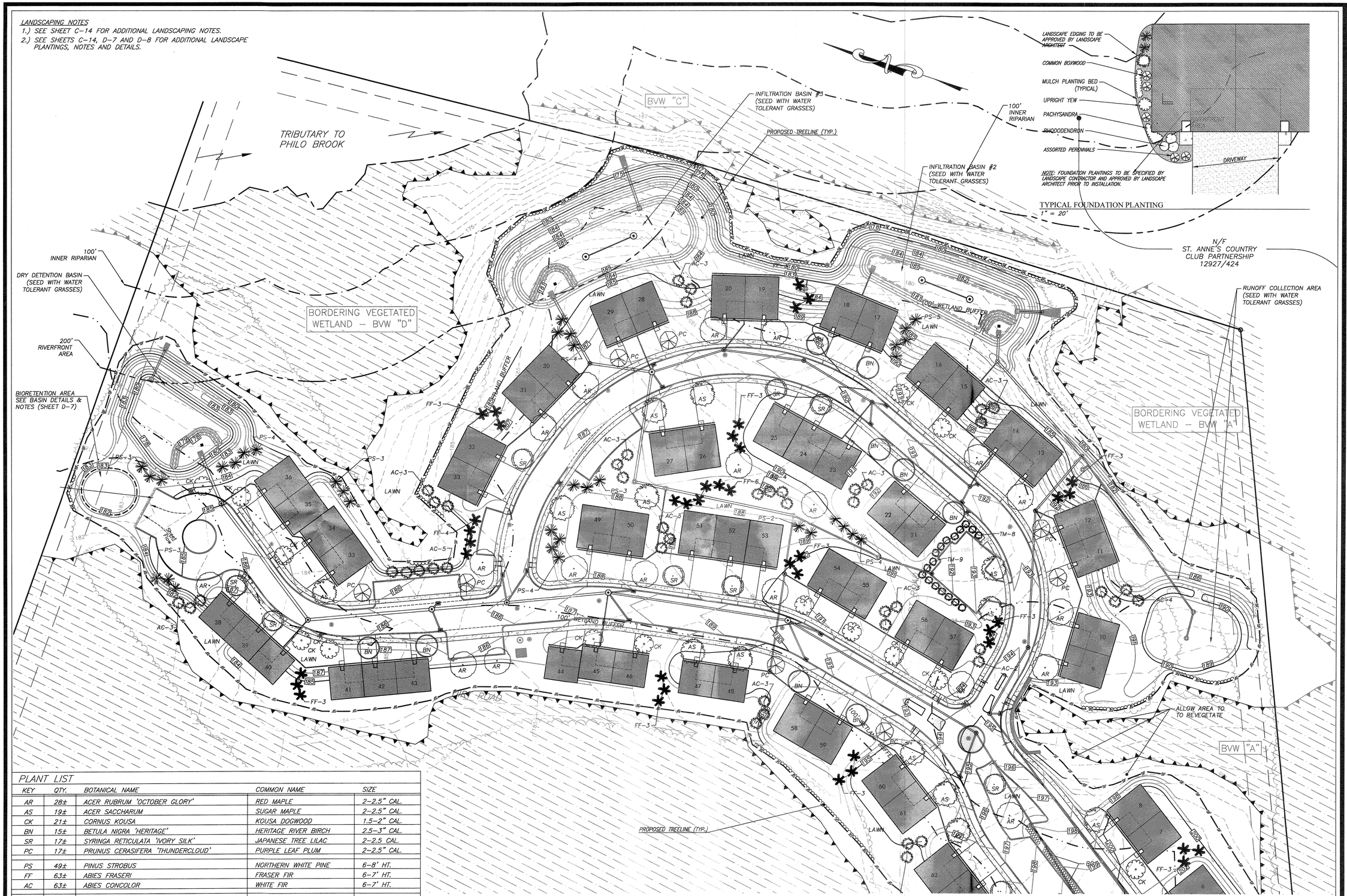
SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-14	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

LANDSCAPING NOTES
1.) SEE SHEET C-14 FOR ADDITIONAL LANDSCAPING NOTES.
2.) SEE SHEETS C-14, D-7 AND D-8 FOR ADDITIONAL LANDSCAPE PLANTINGS, NOTES AND DETAILS.



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	28±	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2-2.5" CAL.
AS	19±	ACER SACCHARUM	SUGAR MAPLE	2-2.5" CAL.
CK	21±	CORNUS KOUSA	KOUSA DOGWOOD	1.5-2" CAL.
BN	15±	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2.5-3" CAL.
SR	17±	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	2-2.5 CAL.
PC	17±	PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	2-2.5" CAL.
PS	49±	PINUS STROBUS	NORTHERN WHITE PINE	6-8' HT.
FF	63±	ABIES FRASERI	FRASER FIR	6-7' HT.
AC	63±	ABIES CONCOLOR	WHITE FIR	6-7' HT.
PJM	TBD	RHODODENDRON 'PJM'	PJM RHODODENDRON	18-24" HT.
IG	TBD	ILEX GLABRA 'DENSA'	INKBERRY	18-24" HT.
JH	TBD	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	COMPACT ANDORRA JUNIPER	18-24" HT.
KL	TBD	KALMIA LATIFOLIA	MOUNTAIN LAUREL	24-30" HT.
BC	TBD	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	2.5 QUART
TM	TBD	TAXUS x MEDIA 'HICKSII'	HYBRID UPRIGHT YEW	24-30" HT.
BM	TBD	BUXUS MICROPHYLLA CULTVARS SEMPERVIRENS	COMMON BOXWOOD	18-24" HT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

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

SITE LANDSCAPING PLAN
(Northeasterly Section)

Map E6, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT LEVESQUE
REGISTERED LANDSCAPE ARCHITECT
NO. 1366
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

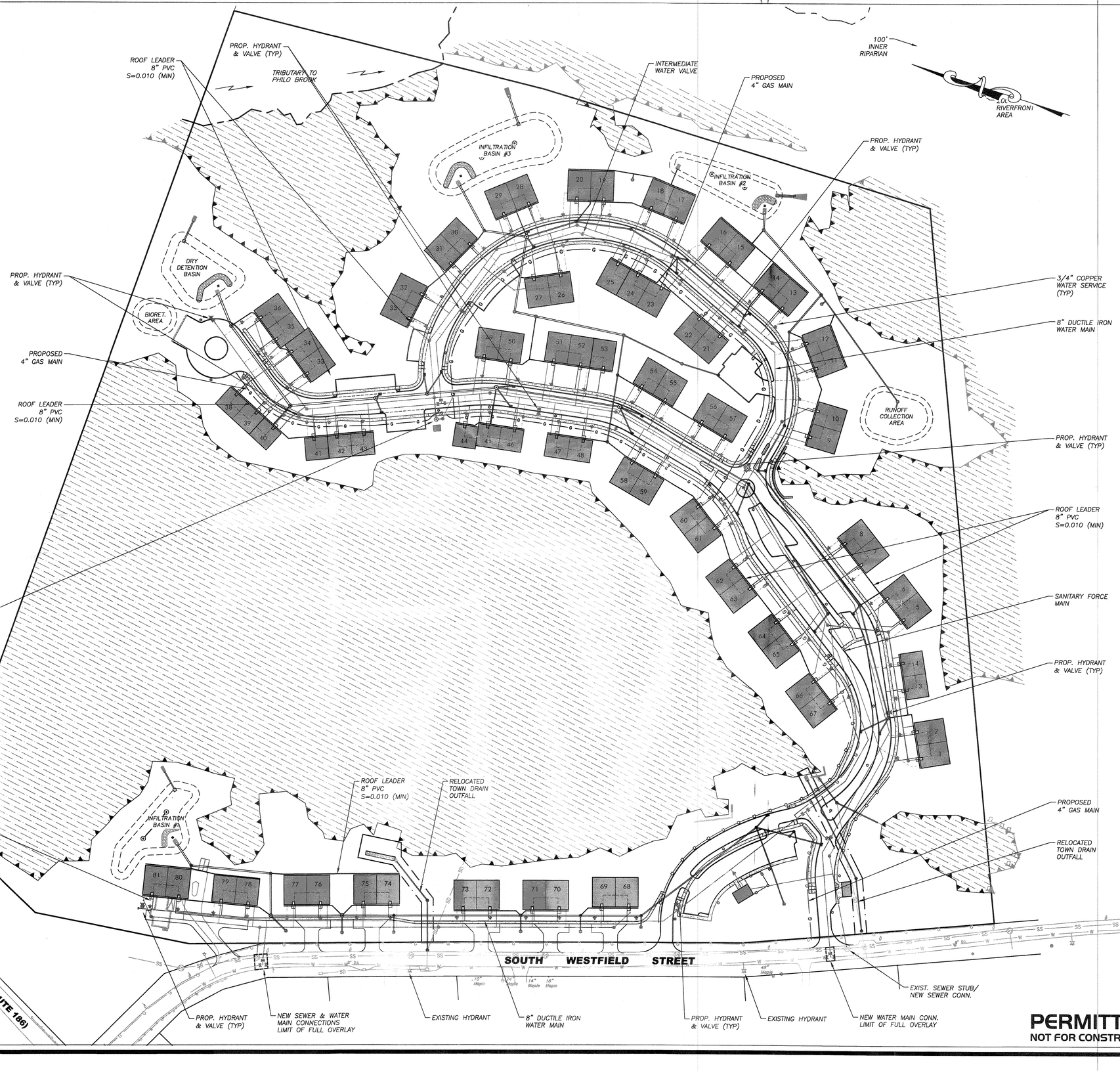
DRAWING#	REV.
C-15	-

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. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
10. ALL CONSTRUCTION METHODS TO CONFORM TO AGAWAM PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
11. AGAWAM 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.
12. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

NOTES

1. CONTRACTOR TO PROVIDE SANITARY SEWER CLEAN OUT AT BENDS IN PIPING AS WELL AS FOR EVERY 100 FEET OF LATERAL.
2. CONTRACTOR TO CONFIRM EXISTING SANITARY SEWER MAIN IN ROAD PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR TO PROVIDE CLEAN OUTS AT EACH BEND FOR THE PROPOSED ROOF DRAIN PIPES.
4. ALL UNDERGROUND PIPING CONNECTING ROOF LEADERS SHALL BE 8" DIA. PVC WITH A MINIMUM 1% SLOPE.
5. EMERGENCY OVERFLOW TO BE LINED WITH NORTH AMERICAN GREEN "SHOREMAX" SCOUR PROTECTION MAT. INSTALL PER MANUFACTURERS GUIDELINES.



GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

PERMITTING
NOT FOR CONSTRUCTION

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

OVERALL SITE UTILITY PLAN

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

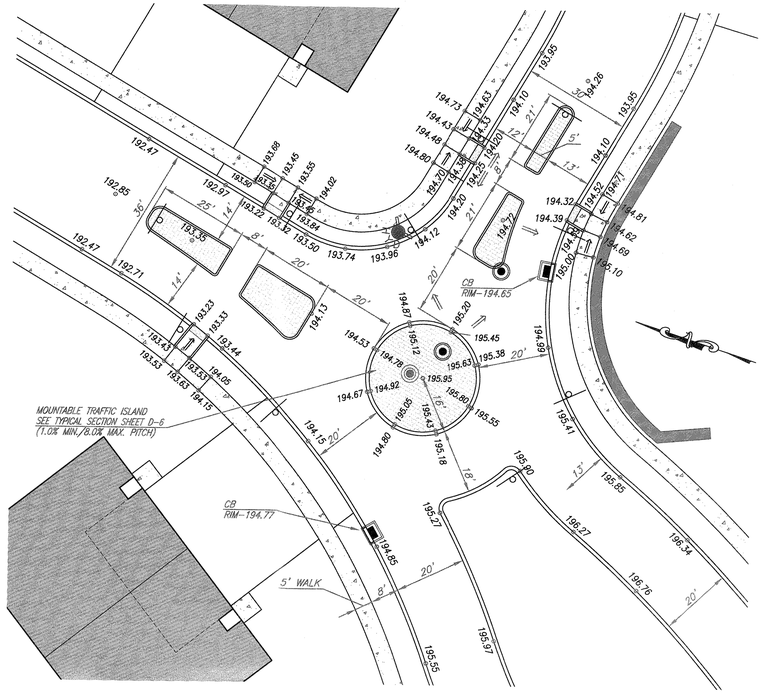
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

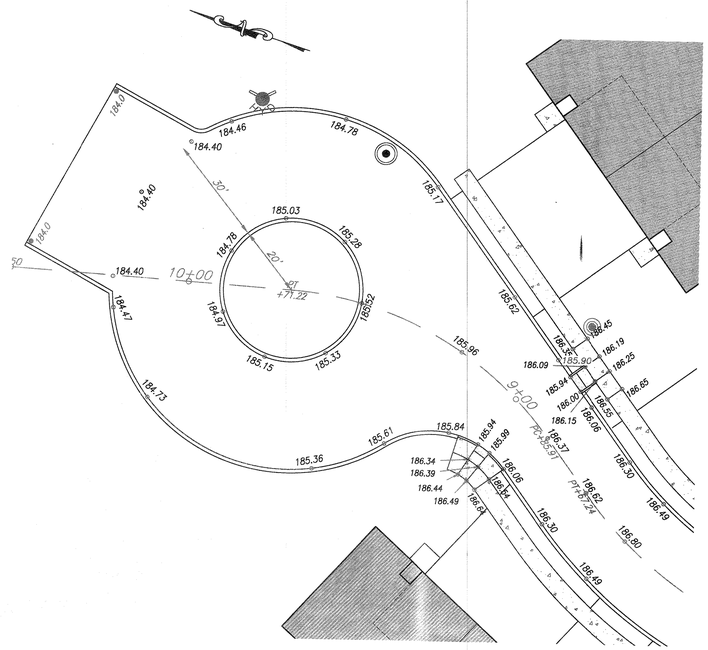
RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-16	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

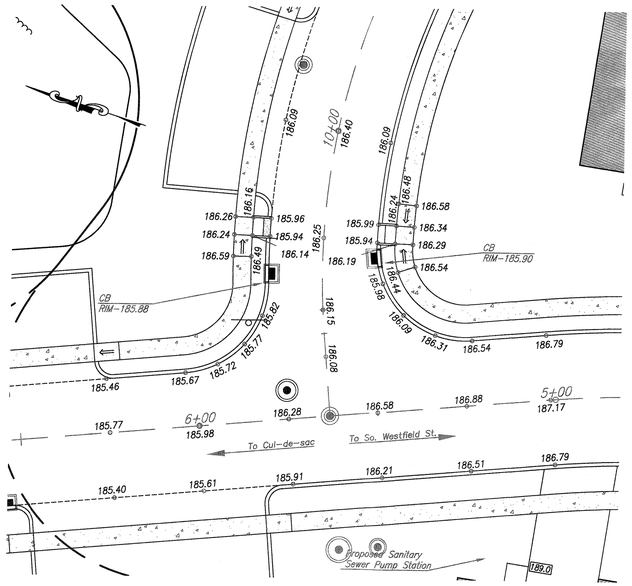


TRAFFIC CIRCLE DETAIL
1"=20'

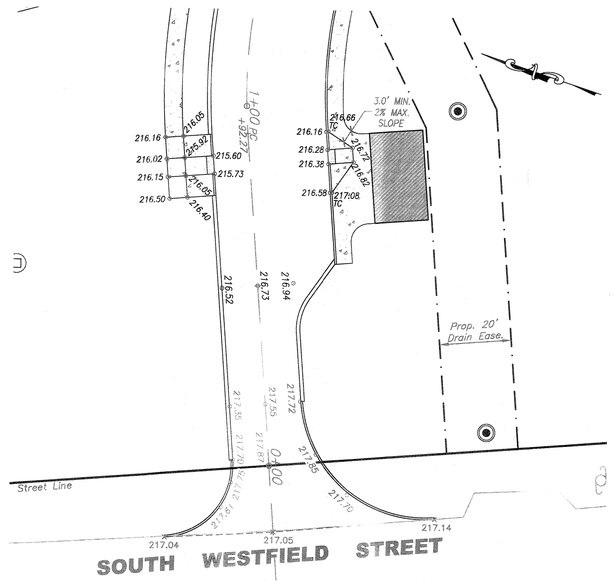


CUL-DE-SAC DETAIL
1"=20'

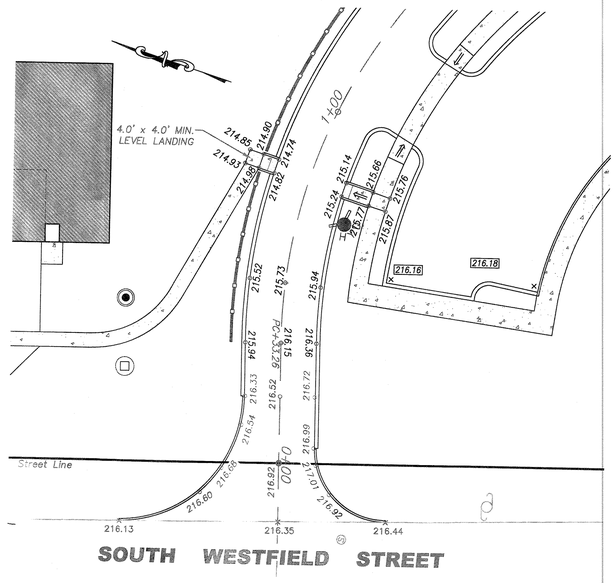
ACCESSIBLE RAMP NOTE
ACCESSIBLE ROUTE RAMPED SECTIONS NOT TO EXCEED 8.0% SLOPE. CROSS-SLOPE NOT TO EXCEED 2.0% IN ANY DIRECTION. SEE SHEET D-5 FOR ADDITIONAL ACCESSIBLE RAMP SPECIFICATIONS.



INTERSECTION DETAIL
1"=20'



CROSSWALK DETAIL - ENTRANCE DRIVE AT MAILBOX
1"=20'



CROSSWALK DETAIL - EXIT DRIVE NEAR S. WESTFIELD STREET
1"=20'

PERMITTING
NOT FOR CONSTRUCTION

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

INTERSECTION & CUL-DE-SAC GRADING DETAILS

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT J. LEVESQUE
No. 1398
REGISTERED LANDSCAPE ARCHITECT
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-17	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

EROSION & SEDIMENTATION CONTROL NOTE

THE EROSION/SEDIMENTATION MEASURES SHOWN HEREON ARE TO BE CONSIDERED THE MINIMUM EFFORT REQUIRED, AND SHOULD ACT AS A GUIDELINE FOR THE ANTICIPATED EROSION/SEDIMENTATION CONTROL EFFORT NECESSARY TO MAINTAIN CONTROL OVER THE PROJECT SITE. ACTUAL SITE CONDITIONS MAY VARY FROM THOSE SHOWN HEREON, AND THE EROSION/SEDIMENTATION CONTROL EFFORT SHALL BE ADJUSTED IN RESPONSE. SHOULD THE EROSION CONTROL PLAN NOT BE FOLLOWED AS THE MINIMUM REQUIREMENT, THE CONTRACTOR SHALL BEAR COMPLETE AND ULTIMATE RESPONSIBILITY FOR THE SITE—SPECIFIC LAYOUT, INSTALLATION, MAINTENANCE, AND — SHOULD FAILURE OCCUR — REPARATIONS TO ANY DAMAGED PROPERTY. R LEVESQUE ASSOCIATES, INC. (RLA) RESERVES THE RIGHT TO MAKE REQUIRED ADJUSTMENTS TO THE EROSION CONTROL PLAN AS SITE CONSTRUCTION EVOLVES AND AS RLA DEEMS NECESSARY.

GENERAL CONSTRUCTION SEQUENCE

1.) LOCATE AND STAKE BY SURVEY THE LIMITS OF WORK LINES, CENTERLINES OF PROPOSED ROADWAYS, PROPOSED DRAINAGE STRUCTURES, SEDIMENTATION BASINS (AS REQUIRED) AND DETENTION BASIN, RAIN GARDENS, ETC. LOCATIONS

2.) INSTALL EROSION CONTROLS AS SPECIFIED ON THESE PLANS AND REVIEW THEM WITH THE PROJECT ENGINEER, LANDSCAPE ARCHITECT AND SITE SUPERINTENDENT. SHOULD ADDITIONAL CONTROLS BE DEEMED REQUIRED THEY SHALL BE INSTALLED.

3.) CONSTRUCT ANTI—TRACKING APRONS AS SHOWN ON THESE PLANS.

4.) REMOVE TREES WITHIN THE ROAD CORRIDOR, DETENTION BASIN LOCATIONS AND BUILDING LOCATIONS TRANSPORTING LOGS AND BRUSH FROM THE SITE.

5.) GRUB AND STUMP THE ROAD CORRIDOR, DETENTION BASIN LOCATIONS AND BUILDING LOCATIONS TRANSPORTING STUMPS FROM THE SITE AND DISPOSING OF THEM IN ACCORDANCE WITH STATE AND LOCAL RULES AND REGULATIONS.

6.) CONSTRUCT THE SEDIMENTATION BASINS (AS REQUIRED) WITH THE OUTLET TEMPORARILY BLOCKED. ONCE THE BASIN HAS BEEN STABILIZED AND THE VERTICAL OVERFLOW STANDPIPE AND FOREBAY SEDIMENT STUMP AREA AT THE BASIN INLET ARE IN PLACE, THE OUTLET CAN BE ACTIVATED.

7.) EXCAVATE FOR THE ROADS AND SIDE SLOPES IN 1000 FOOT INTERVALS. UPON COMPLETING EACH 500 FOOT INTERVAL, ROAD SIDE CHANNELS (WITH STONE CHECK DAMS PLACED EVERY 200 FEET) LEADING TO THE SEDIMENTATION BASINS SHALL BE CONSTRUCTED. SHOULD SIGNIFICANT SEDIMENTATION BE OBSERVED WITHIN THE CHANNEL, SILTATION FENCING SHOULD BE INSTALLED WITHIN THE CHANNEL AT AN INTERVAL OF EVERY 100 FOOT. WATER BARS SHALL BE UTILIZED TO DIRECT STORM FLOWS INTO THE CHANNELS AND SHALL BE SPACED AT 200 FOOT INTERVALS.

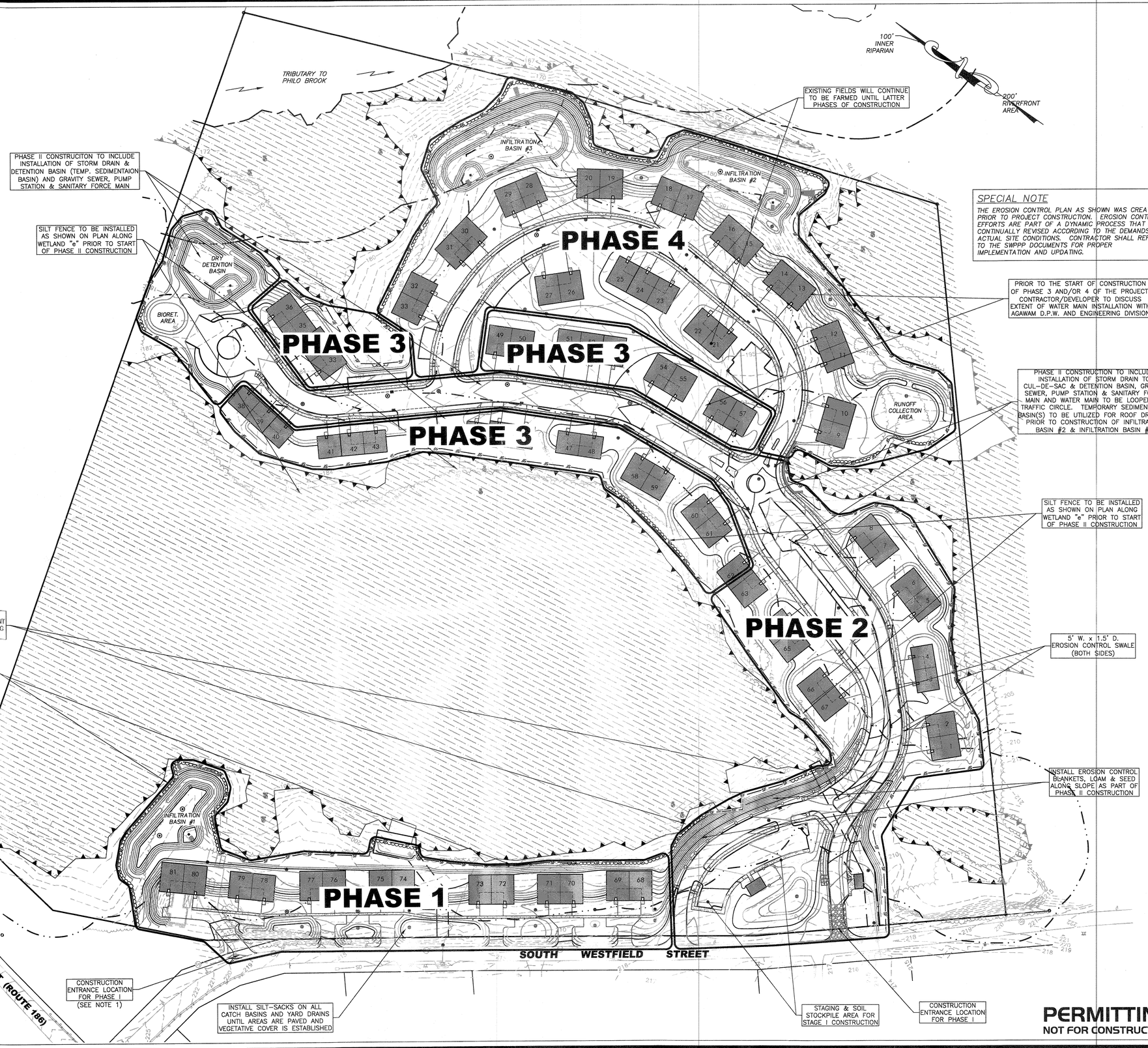
8.) EXCAVATE TO PLAN GRADES THE AREA SHOWN ON PLAN. STOCKPILE LOAM AT LOCATION DESIGNATED BY THE ENGINEER OR LANDSCAPE ARCHITECT. AREAS NOT DESIGNATED FOR PAVEMENT TO BE STABILIZED USING HYDROSEEDING AND EROSION CONTROL BLANKETS IF NECESSARY. GRASS SEED MIXTURES WILL BE DESIGNATED BY THE ENGINEER OR LANDSCAPE ARCHITECT. SUBSTITUTION OF SEED MIXTURE BY THE CONTRACTOR WILL NOT BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OR LANDSCAPE ARCHITECT. EXCESS SOILS REMOVED AND STOCKPILE DURING SITE CONSTRUCTION WILL BE STABILIZED WITH A VEGETATIVE COVER IF SOILS ARE STOCKPILED FOR MORE THAN 14 DAYS.

9.) AT A MINIMUM, ROADWAY DRAINAGE CHANNELS AND THE SEDIMENTATION BASINS SHOULD BE CLEANED EVERY TWO WEEKS OR AFTER EVERY MAJOR RAIN EVENT.

10.) ONCE THE ROADS ARE CONSTRUCTED AND UTILITIES INSTALLED, THE ROADS WILL BE PAVED IN BINDER COURSE. ROAD SIDE CHANNELS WILL BE FILLED AND THE TREEBELT AREA CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS.

NOTE

EXISTING PAVED DRIVEWAY TO BE USED FOR SITE ACCESS. PAVEMENT CONDITION TO BE MONITORED AND SHALL BE REPLACED BY A PROPER ANTI—TRACKING APRON SHOULD DRIVEWAY FAIL TO PROVIDE ADEQUATE ANTI—TRACKING CAPABILITIES.



SPECIAL NOTE

THE EROSION CONTROL PLAN AS SHOWN WAS CREATED PRIOR TO PROJECT CONSTRUCTION. EROSION CONTROL EFFORTS ARE PART OF A DYNAMIC PROCESS THAT IS CONTINUALLY REVISED ACCORDING TO THE DEMANDS OF ACTUAL SITE CONDITIONS. CONTRACTOR SHALL REFER TO THE SWPPP DOCUMENTS FOR PROPER IMPLEMENTATION AND UPDATING.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)

1 inch = 80 ft.

PERMITTING
NOT FOR CONSTRUCTION

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

PROJECT PHASING PLAN

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS — ROBERT M. LEVESQUE — NO. 1396 — REGISTERED LANDSCAPE ARCHITECT

9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

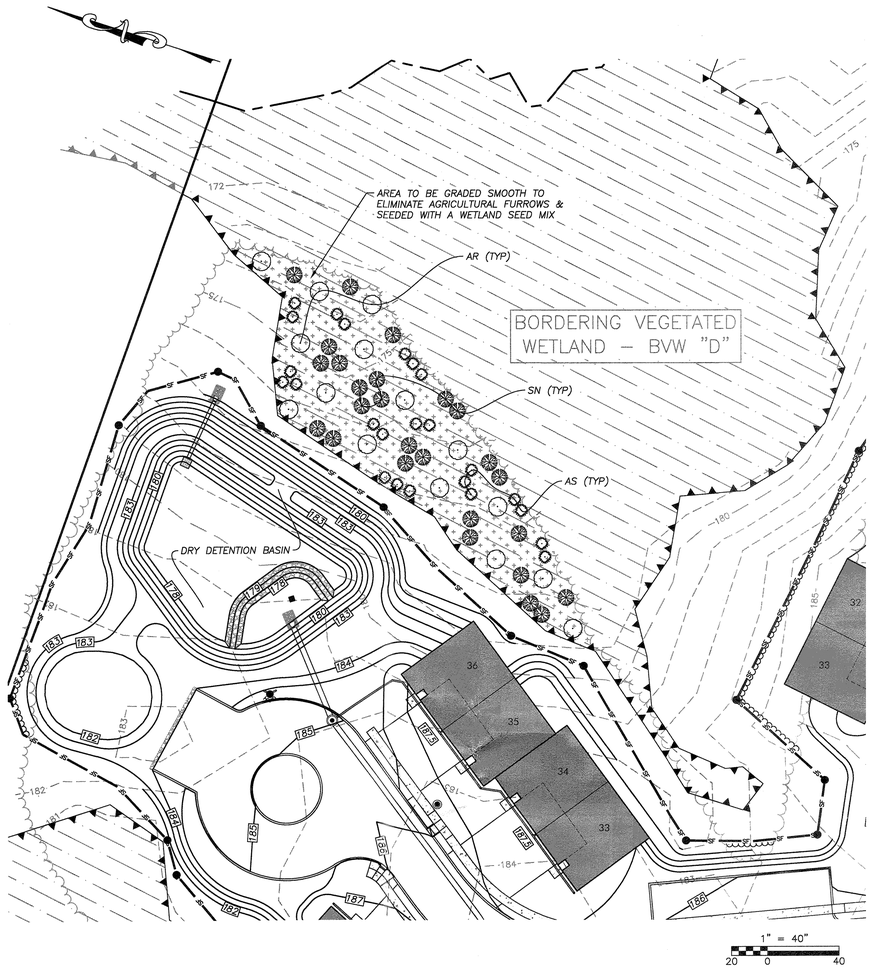
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-18	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg



PLANT LIST				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AR	15	ACER RUBRUM	RED MAPLE	2–2.5" CAL.
AS	24	ALNUS INCANA (RUGOSA)	SPECKLED ALDER	3'–4' HT.
SN	26	SALIX NIGRA	BLACK WILLOW	3'–4' HT.
		NEW ENGLAND WETLAND SEED MIX	RATE PER SUPPLIER REC.	

SCHEDULE:

1. WETLAND REPLICATION WORK SHALL TAKE PLACE DURING THE GROWING SEASON. ONCE BEGUN, WORK WILL BE COMPLETED WITHIN APPROXIMATELY ONE MONTH.
2. THE AGAWAM CONSERVATION COMMISSION (ACC) SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE START OF WORK AND A PRECONSTRUCTION SITE MEETING SHALL BE HELD WITH THE ACC, WETLAND CONSULTANT (RLA), AND THE APPLICANT/CONTRACTOR.
3. THE RLA/WETLAND CONSULTANT, OR HIS REPRESENTATIVE, SHALL BE ON SITE AT THE START OF WORK AND CHECK ON THE PROGRESS OF THE PROJECT REGULARLY DURING WORK IN WETLANDS AND AT OTHER CRITICAL POINTS DURING CONSTRUCTION. AT A MINIMUM, THE RLA/WETLAND SCIENTIST SHALL BE PRESENT: AT THE START OF WORK; TO VERIFY SUBGRADES; AT THE BEGINNING OF PLANTING; AND TO VERIFY THAT WORK IS COMPLETE.
4. AN INSPECTION REPORT SHALL BE SUBMITTED TO THE ACC BY THE RLA DURING THE WETLAND CONSTRUCTION PERIOD.

CONSTRUCTION SEQUENCE:

5. INSTALL EROSION CONTROL AND SILTATION BARRIERS AT LOCATIONS SHOWN ON PLAN, PRIOR TO CONSTRUCTION. NO EQUIPMENT TRAFFIC OR OTHER ALTERATION IS PERMITTED BEYOND SEDIMENT BARRIERS OR IN WETLAND AREAS, EXCEPT FOR EXCAVATION WORK AS SHOWN ON THE PLAN. BARRIERS WITHIN THE WETLAND SHALL BE INSTALLED SO AS TO MINIMIZE DISTURBANCE OF THE WETLAND. STRAW LOGS/FILTER SOCK SHALL BE STAKED IN BY HAND IN WETLAND AREAS. STRAW BALES MAY BE SET DIRECTLY ON THE WETLAND SURFACE WITHOUT TRENCHING, BUT MUST BE WELL STAKED, TIGHTLY BUTTED, AND JOINTS CHINKED WITH LOOSE HAY.
6. A STONE ANTI–TRACKING APRON SHALL BE INSTALLED AT THE CONSTRUCTION SITE ENTRANCE AS SHOWN ON THE PLAN.
7. CONTRACTOR TO DEMOLISH AND REMOVE HOUSE, GARAGE, AND SITE IMPROVEMENTS PRIOR TO WETLAND RESTORATION.
8. CLEAR THE SURFACE OF THE HISTORIC FILL AREA FROM ANY DEBRIS PRIOR TO EXCAVATION. EXCAVATE SOIL FROM THE WETLAND FILL AREA AS SHOWN TO EXPOSE THE NATIVE SOIL "A" OR "O" HORIZON, TO BE DETERMINED BY THE WETLAND CONSULTANT. DO NOT STOCKPILE TOPSOIL, SUBSOIL, STUMPS OR DEBRIS WITHIN RESOURCE AREAS.
9. EXCAVATION WORK SHALL BE DONE FROM FILL AREA, OUTSIDE THE EXISTING WETLAND AND SHALL PROGRESS FROM THE EASTERN EXTENT OF THE FILL AREA AND PROGRESS TO THE WEST.
10. CARE SHALL BE TAKEN TO PRESERVE, WHEN POSSIBLE, EXISTING TREES ON SLOPES ALONG THE EDGE OF THE WETLAND FILL AREA.
11. EXCAVATED SOILS ARE TO EITHER TRANSPORTED OFF–SITE OR IF STORED ON SITE, ARE TO BE STOCKPILED WITHIN THE DESIGNATED STOCKPILE AREAS AS NOTED ON THE PLAN. STOCKPILED MATERIALS SHALL NOT BE PLACED WITHIN WETLAND RESOURCE AREAS OR THE BUFFER ZONE TO WETLAND RESOURCE AREAS. SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF STOCKPILED SOILS.
12. THE GROUNDWATER ELEVATION SHALL BE VERIFIED IN THE WETLAND REPLICATION AREA BY THE RLA ONCE THE REPLICATION AREA HAS BEEN EXCAVATED TO SUB–GRADE. IF SEASONAL HIGH GROUNDWATER IS NOT PRESENT AT OR WITHIN SUFFICIENT DEPTH TO SUPPORT WETLAND VEGETATION, MODIFICATIONS TO THE PROPOSED REPLICATION AREA TOPOGRAPHY SHALL BE MADE IN THE FIELD UNDER THE SUPERVISION OF THE RLA/WETLAND SCIENTIST.
13. ORGANIC SOIL INLAYS TO THE RESTORATION AREA MAY BE REQUIRED, DEPENDING ON WHAT IS DISCOVERED, TO ACHIEVE A SUITABLE MEDIUM FOR WETLAND VEGETATION. ORGANIC SOIL SHALL BE AN ORGANIC FINE SANDY LOAM APPROVED BY THE RLA/WETLAND SCIENTIST.
14. AVOID COMPACTION OF SUBSOILS AND PLACED WETLAND SOILS. EQUIPMENT TRAFFIC IN THE RESTORATION AREA IS TO BE MINIMIZED BY USING TRACK INSTEAD OF WHEEL MACHINES. THERE SHALL BE NO TRAFFIC ON FINISH GRADE WETLAND SOILS.
15. ONCE FINAL GRADES HAVE BEEN ESTABLISHED, TREES AND SHRUBS SHALL BE INSTALLED AS SHOWN ON THE PLANS.
16. FOR THE WETLAND RESTORATION SEED MIX, RLA SUGGESTS "NEW ENGLAND WETLAND SEED MIX" BY NEW ENGLAND WETLAND PLANTS INC., OR AN APPROVED EQUIVALENT.
17. ONCE FINAL GRADES WITHIN THE FILL AREA HAVE BEEN ESTABLISHED, ALL EXPOSED SOILS SHALL BE SEEDED WITH A WETLAND MIXTURE (SEE SPECIFICATION) AND MULCHED WITH WET MEADOW HAY, SALT HAY OR STRAW TO PREVENT EROSION UNTIL VEGETATION IS ESTABLISHED AND APPROVAL IS RECEIVED FROM THE LOCAL CONSERVATION COMMISSION.
18. FINAL WETLAND RESTORATION AREA ELEVATIONS SHALL BE CERTIFIED BY THE RLA/WETLAND SCIENTIST.
19. IMPACT TO ADJACENT WETLAND AREAS SHALL BE AT A MINIMUM. STORAGE OF ANY CONSTRUCTION MATERIALS OR MACHINERY IN ADJACENT WETLAND AREAS IS PROHIBITED. USE OF HEAVY MACHINERY IN ADJACENT WETLAND AREAS IS PERMITTED FOR CONSTRUCTION OF THE RESTORATION AREA ONLY WITHIN THE LIMITS OF THE EROSION CONTROL BARRIERS. ANY ADJACENT WETLAND DISTURBED DURING CONSTRUCTION WILL BE REESTABLISHED TO ITS PRE–CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
20. ALL SLOPES AND FILL AREAS IN BUFFER ZONE SHALL BE SEEDED AND MULCHED UPON COMPLETION OF CONSTRUCTION TO PREVENT ANY POSSIBLE IMPACT TO ADJACENT WETLAND.
21. UPON COMPLETION OF THE CONSTRUCTION PHASE OF THE WETLAND RESTORATION, THE CONTRACTOR SHALL CONTACT THE RLA/WETLAND SCIENTIST FOR AN INSPECTION. THE RLA/WETLAND SCIENTIST SHALL NOTIFY THE LOCAL CONSERVATION COMMISSION AS TO THE COMPLETION DATE.

ESTABLISHMENT & MONITORING:

1. AT THE END OF EACH GROWING SEASON, AND UNTIL COMPLIANCE WITH THE PERFORMANCE STANDARDS SET FORTH IN 310 CMR 10.55(4)(B)1–7 IS ACHIEVED, A PROGRESS REPORT SHALL BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT OR WETLAND SCIENTIST, TO THE LOCAL ISSUING AUTHORITY.
2. ALL WORK SHALL COMPLY WITH 310 CMR 10.55 (4)(B)1–7: WITHIN TWO GROWING SEASONS AFTER COMPLETION, AT LEAST 75% OF THE RESTORATION AREA SHALL BE ESTABLISHED WITH INDIGENOUS WETLAND PLANT SPECIES. IF AT THE END OF THE FIRST OR THE SECOND GROWING SEASON (OR BOTH), THE SUCCESS RATE IS NOT EXPECTED TO BE 75%, PLANTING AND/OR RE–SEEDING OF THE RESTORATION AREA SHALL BE UNDERTAKEN. VEGETATION MAY BE CUT OR REMOVED SELECTIVELY TO ELIMINATE NUISANCE OR INVASIVE PLANTS AND ENCOURAGE WETLAND SPECIES.

MAINTENANCE:

1. AFTER SUCCESSFUL ESTABLISHMENT OF WETLAND VEGETATION AND RECEIPT OF APPROVAL FROM THE LOCAL CONSERVATION COMMISSION, THE AREA SHALL BE PERMITTED TO GROW WITHOUT DISTURBANCE. NO CONTINUING MAINTENANCE IS REQUIRED, EXCEPT FOR THE POSSIBLE SELECTIVE PRUNING OR REMOVAL OF NUISANCE AND/OR INVASIVE SPECIES THAT MAY HAVE INVADED THE REPLICATION AREA.

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE WETLAND CONSULTANT AND OWNER PRIOR TO INSTALLATION.
2. 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.
3. 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.
4. 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.
5. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
6. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
7. EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.

INVASIVE PLANT NOTE:

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT ANY ACCUMULATED SOIL ON EARTHMOVING EQUIPMENT HAS BEEN REMOVED TO LIMIT THE RISK OF INVASIVE PLANT INTRODUCTION TO THE CONSTRUCTION SITE. CONTRACTOR SHALL CONTROL EXISTING INVASIVE PLANT SPECIES WITHIN THE LIMIT OF WORK AND WITHIN CONSERVATION JURISDICTION AFTER COORDINATION WITH THE WETLAND SCIENTIST TO IDENTIFY SAID SPECIES. CONTROL EFFORTS SHALL BE IN ACCORDANCE WITH WETLAND SCIENTIST'S RECOMMENDATIONS AND ANY APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.

PERMITTING
NOT FOR CONSTRUCTION

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

WETLAND RESTORATION PLAN

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT A. LEVESQUE
NO. 1395
REGISTERED LANDSCAPE ARCHITECT
10/26/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: October 26, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
C-19	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ROAD and PARKING_Planar	Illuminance	Fc	1.42	9.2	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Lum. Watts
	14	SL5	Single	0.900	HUBBELL - PRMH2-731-700-3K7-SW	14875	159.1
	13	SL4	Single	0.900	HUBBELL - PRMH2-731-700-3K7-4W-MS	7602	159.1
	19	SL1	Single	0.900	HUBBELL - PRMH2-731-700-3K7-3-MS	7502	159.1

Project:
Agawam Condos

Contact:
Liza Tuttle
Specification Sales
(860) 751-4388
ltuttle@illuminatene.com

Detail: Photometric Calculation
Date: 5/2/2022
Revision:A
Scale: 1" = 60'-0"
Drawn By: AJS

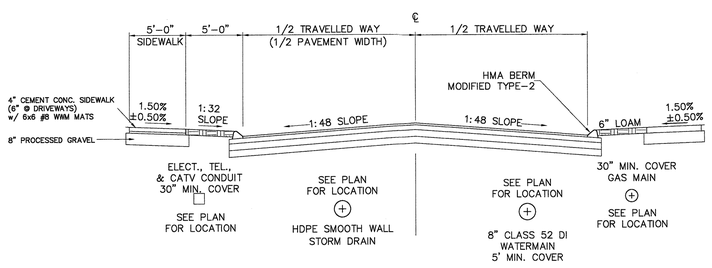
illuminate
44 Sixth Road
Woburn, MA 01801
(781) 935-8500

333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

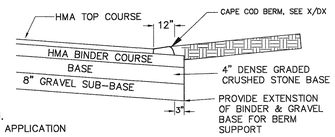
Drawing Number:

SL-1

Sheet 1 of 1



NOTE:
TACK COAT IS REQUIRED BETWEEN ALL COURSES OF HMA AND ON THE HMA BEFORE PLACING HMA BERM



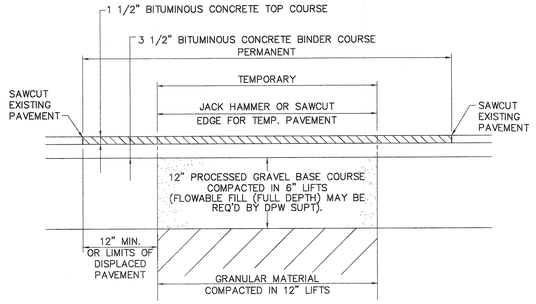
TYPICAL ROADWAY SECTION

N.T.S.

PER MA HIGHWAY – 95% MINIMUM DRY DENSITY COMPACTION
BASED ON STANDARD PROCTOR – ALL ROADWAY CONSTRUCTION.
MODIFIED PROCTOR IS USED ONLY NEAR BRIDGE ABUTMENTS & HEAVY DUTY APPLICATION

TYPICAL ROADWAY SECTION (H-2) [MODIFIED]

NO SCALE



NOTES:

1. TEMPORARY PAVEMENT OVER TRENCHES IN STREET TO REMAIN FOR A MINIMUM OF 60 DAYS. TEMPORARY PAVEMENT 3" BINDER COURSE IN ONE LIFT – COLD PATCH KNOWN AS "QPR" MAYBE USED WHEN TYPE I-1 IS UNAVAILABLE.
2. REMOVE TEMPORARY PAVEMENT AND REPLACE WITH PERMANENT PAVEMENT
3. PAVEMENT THICKNESS TO BE 5" MINIMUM, OR GREATER TO MATCH EXISTING CONDITIONS.
4. WHERE PAVEMENT IS CUT 2'–0" OR LESS FROM EDGE OF ROAD, REPAVING TO EXTEND TO EDGE OF ROAD.
5. EDGE OF EXISTING PAVEMENT SHALL BE TREATED WITH A TACK COAT PRIOR TO PLACEMENT OF THE PERMANENT PATCH.
6. EXCEPT AS OTHERWISE DIRECTED BY THE D.P.W. SUPT., THE EDGE OF PAVEMENT ADJACENT TO PATCH SHALL BE HEATED WITH INFRARED EQUIPMENT TO SEAL THE JOINTS.

PERMANENT PAVEMENT REPLACEMENT PLAN

NO SCALE

MINIMUM THICKNESS FOR PAVEMENT

TYPE OF STREET	HOT MIX ASPHALT			GRAVEL BASE & GRAVEL SUB-BASE	
	SURFACE COURSE (INCHES)	BINDER COURSE (INCHES)	BASE (INCHES)	BASE (INCHES) DENSE GRADED CRUSHED STONE (M 201.7)	SUB-BASE (INCHES) (M 1.03.0 TYPE B, 3" MAX.)
PLACE	1.5"	3.0"	NA	4.0"	8.0"
LANE	1.5"	3.0"	NA	4.0"	8.0"
SUBCOLLECTOR	1.5"	2.0"	3.0"	4.0"	8.0"
COLLECTOR	1.5"	2.0"	4.0"	4.0"	10.0"
NOTE: THE ABOVE THICKNESS DO NOT APPLY TO INDUSTRIAL PARK ROADS					

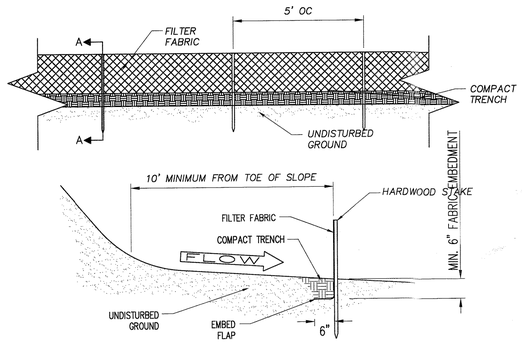
1. THE MATERIAL TO BE USED FOR THE GRAVEL BASE (THE 4" OF MATERIAL DIRECTLY UNDER THE BINDER COURSE OF PAVING) IS TO BE DENSE GRADED CRUSHED STONE (NOT PROCESSED GRAVEL OR OTHER NATURAL STONE PRODUCT. MHD SPECIFICATION M2.01.7, WHICH MUST BE MET, STATES THAT COARSE AGGREGATE (#4 SIEVE AND LARGER) MUST BE CRUSHER RUN.
2. THE LINE, GRADE AND COMPACTION OF THE GRAVEL SUB-BASE (THE 8" LAYER OF GRAVEL BORROW DIRECTLY UNDER THE DENSE GRADED CRUSHED STONE) MUST BE APPROVED BY ENGINEERING BEFORE THE 4" LAYER OF DENSE GRADED CRUSHED STONE IS PLACED. IT IS IMPORTANT THAT ENOUGH TIME IS ALLOWED IN THE CONSTRUCTION SCHEDULE SO THAT FIELD DENSITY TESTS CAN BE MADE.
3. GRAVEL SAMPLES FOR THE SUB-BASE AND BASE WILL BE TAKEN BY THE ENGINEERING DIVISION FOR TESTING. THE SAMPLE MUST MEET ITS RESPECTIVE MHD SPECIFICATION AND BE APPROVED BY THE TOWN ENGINEER BEFORE ANY OF THE GRAVEL CAN BE SPREAD ON-SITE. THE TOWN ENGINEER OR THEIR AGENT ARE SOLELY RESPONSIBLE FOR CHAIN OF CUSTODY OF ALL SAMPLES; ANY TESTING PERFORMED OUTSIDE OF THE TOWN CHAIN OF CUSTODY WILL NOT BE ACCEPTED.
4. FIELD DENSITY TESTING IS TO BE MADE ON BOTH THE GRAVEL SUB-BASE AND GRAVEL BASE SEPARATELY. THE GRAVEL SUB-BASE IS TO BE TESTED BEFORE THE GRAVEL BASE WILL BE ALLOWED TO BE PLACED.
5. WHEN THE GRAVEL FOR THE SUB-BASE AND BASE IS SPREAD OUT, IT IS TO BE SPREAD INTO THE SITE STARTING AT THE SITE'S ENTRANCE AND WORKING INWARDS.
6. THE BINDER COURSE OF PAVING CANNOT BE LAID UNTIL THE ENGINEERING DIVISION HAS APPROVED THE GRADE FOR THE ROADWAY AND THE COMPACTION OF THE GRAVEL BASE.
7. PRIOR TO INSTALLING THE CURB, THE DEVELOPER SHALL HAVE THE LINES OF THE PROPOSED CURBING LAID OUT WITH RED PAINT OR OTHER MARKING AND THEN NOTIFY ENGINEERING THAT MARKING IS READY FOR INSPECTION. AFTER INSPECTION, ENGINEERING WILL NOTIFY THE DEVELOPER THAT CURBING IS EITHER READY FOR LAYING OR CORRECTIONS MUST BE MADE TO THE MARKINGS. IN THE LATTER CASE, THE DEVELOPER MUST MAKE THE CORRECTIONS PRIOR TO APPROVAL AND INSTALLATION. TACK COAT IS REQUIRED BEFORE PLACEMENT OF HMA BERMS.
8. PRIOR TO LAYING THE TOP COURSE OF PAVEMENT, AND AFTER THE CURB IS INSTALLED, THE PAVEMENT MUST BE FLOODED SO THAT ENGINEERING CAN OBSERVE AND SURVEY THE GRADES OF BINDER COURSE TO DETECT ANY DISCREPANCIES IN GRADE. THIS INFORMATION MUST BE FURNISHED TO THE PAVING SUBCONTRACTOR BY THE DEVELOPER SO THAT ANY NECESSARY SHIMMING OF THE PAVEMENT CAN BE MADE. ENGINEERING WILL CHECK SHIMS.
9. AS NOTED IN THE SUBDIVISION REGULATIONS AND STANDARD PERFORMANCE AGREEMENT, THE PRESENCE OF AN INSPECTOR WILL NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS TO PROVIDE A SATISFACTORY INSTALLATION OF ALL FACILITIES WHICH ARE A PART OF THE SUBDIVISION.
10. TACK COAT WILL BE REQUIRED TO BE APPLIED AT A RATE OF 1/20 GAL/SY WHENEVER PLACING HMA OVER EXISTING PAVEMENT, OTHERWISE THE TACK COAT SHALL BE AS SPECIFIED IN SECTION 460.62 OF THE MHD STANDARD SPECIFICATIONS.

STREET DESIGN STANDARDS

TYPE OF STREET	RIGHT OF WAY WIDTH (FEET)	PAVEMENT WIDTH (FEET)
PLACE	46	26
LANE	50	30
SUBCOLLECTOR	60	36
COLLECTOR	66	40

STREET STANDARDS

NO SCALE

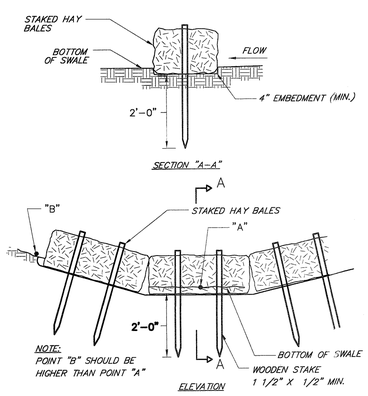


SECTION A–A

NOTES:
1. SILT FENCE IS TO BE INSTALLED BEFORE ANY LAND DISTURBING ACTIVATES START AT THE CONSTRUCTION SITE –OR– AS DIRECTED IN THE SITE'S EROSION AND SEDIMENTATION PLAN.
2. INSPECT SILT FENCE ON WEEKLY BASIS AND AFTER EACH RAIN ANY DETERIORATED/DAMAGED SILT FENCE MUST BE REPLACED IMMEDIATELY.
3. REMOVE SILT FROM FENCE AS NEEDED –OR– WHEN THE SILT HAS ACCUMULATED TO HALF THE ORIGINAL HEIGHT OF THE FENCE.
4. WHEN JOINING TWO SECTIONS OF FENCE, ROLL THE END STAKES TOGETHER SUCH THAT THERE IS NO GAP IN THE FENCE, OVERLAPPING FENCE SECTIONS IS NOT AN ACCEPTABLE ALTERNATIVE

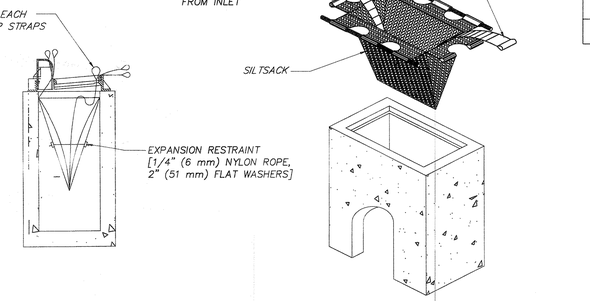
SILT FENCE

NO SCALE



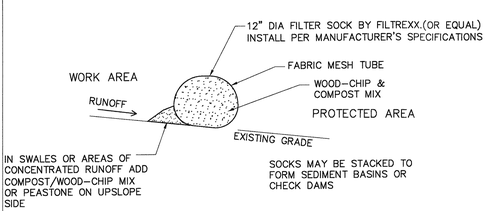
HAY BALE CHECK DAM X-SECTION

NO SCALE



INLET PROTECTION, SEDIMENT FILTER SACK

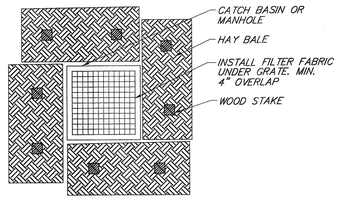
NO SCALE



TYPICAL FILTER SOCK INSTALLATION

SEDIMENT BARRIER ALTERNATIVE - FILTER SOCK

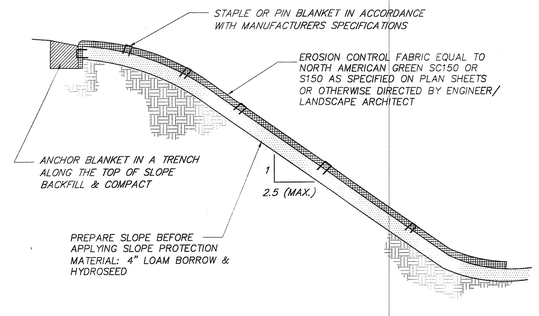
NO SCALE



NOTES:
1. INSTALL BARRIER AT EACH CATCH BASIN AND DRAINAGE BASIN. CATCH BASINS IN PAVEMENT AREAS ARE TO RECEIVE ONLY THE FILTER FABRIC TREATMENT.
2. TWO (2) WOOD STAKES MINIMUM PER HAYBALE. STEEL DOWELS SHALL BE UTILIZED WHERE WOOD STAKES CAN NOR BE DRIVEN INTO GROUND

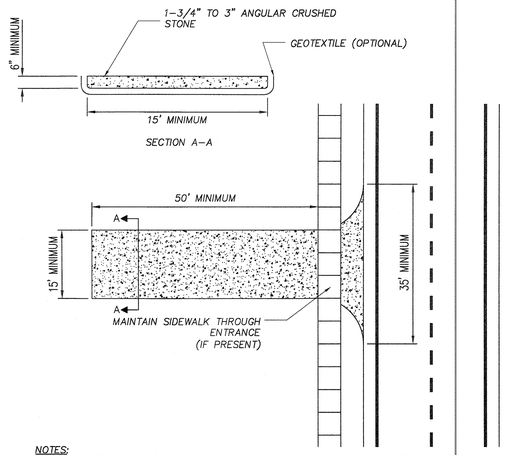
STORM INLET PROTECTION DETAIL

NO SCALE



SLOPE PROTECTION MATERIAL INSTALLATION

NO SCALE



NOTES:
1. EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
2. STONE IS TO BE 1–3/4" TO 3" ANGULAR CRUSHED STONE.
3. ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMEADEITLY.
4. ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
5. ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
6. SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

TEMPORARY CONSTRUCTION ENTRANCE

NO SCALE – AGAWAM DETAIL ES–1

PERMITTING
NOT FOR CONSTRUCTION

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

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

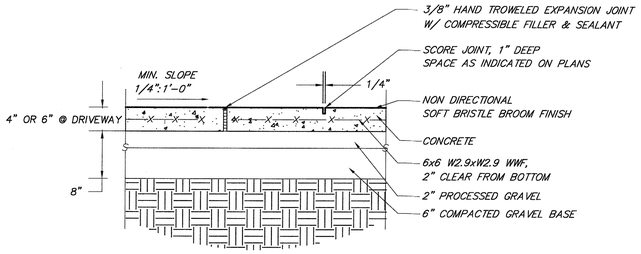
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

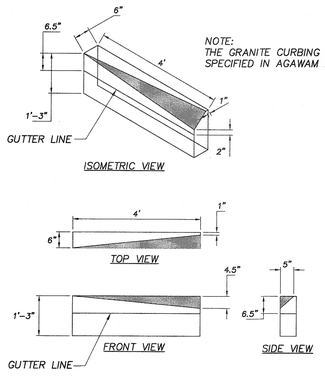
DRAWING#	REV.
D-1	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - DETAILS.dwg



CONCRETE SIDEWALK

NO SCALE

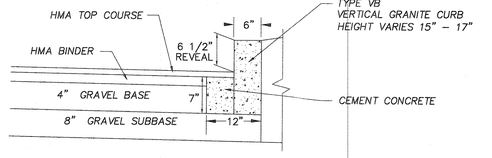


NOTE:
THE GRANITE CURBING SHALL BE INSTALLED AS SPECIFIED IN AGAWAM DETAIL H-4.

SLOPED GRANITE CURB/HMA BERM TO VERTICAL GRANITE CURB

GRANITE TRANSITION CURB DETAIL (H-5)

NO SCALE



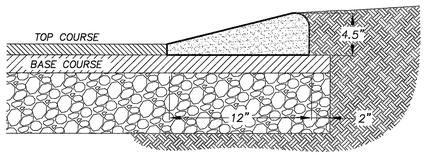
PROCEDURE DESCRIBED HEREIN IS APPLICABLE ONLY IF CURB IS TO BE SET AFTER BASE AND/OR BINDER COURSE ARE IN PLACE. OTHERWISE CEMENT CONCRETE WILL BE ELIMINATED AND GRAVEL WILL BE BROUGHT UP TO THE BOTTOM OF THE BASE COURSE. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHODS, SEE SPECIFICATIONS.

NOTES:
1. CUT NEAT LINE 6" FROM CURB LINE AND REMOVE BINDER, BASE AND STONE, AND REPLACE WITH CEMENT CONCRETE.
2. ACCEPTABLE CEMENT CONCRETE IS ANY CLASS UNDER SECTION M4 OF THE 1988 MHD STANDARD SPECIFICATIONS; ALL TEST REQUIREMENTS ARE WAIVED. HMA IS NOT AN ACCEPTABLE SUBSTITUTE
3. WHEN SET ON RADII, THE CURBING SHALL BE CUT WITH THE REQUIRED RADIUS OF CURVATURE.

VERTICAL GRANITE CURB DETAIL (H-4)

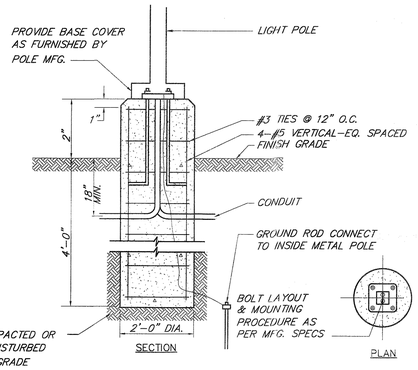
NO SCALE

NOTES:
1. ALL SIDEWALK SLOPES ARE MAXIMUMS, TREE BELT SLOPE IS TO BE MAINTAINED TO THE BEST EXTENT PRACTICABLE.
2. ALL SIDEWALKS ARE TO BE CONSTRUCTED TO THE SAME SPECIFICATION FOUND IN MHD SUPPLEMENTAL SPECIFICATIONS TO THE 1988 STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, ENGLISH UNITS, JUNE 6, 2006 SECTIONS 701.00 TO 701.61 INCLUSIVE, AS AMENDED – UNLESS OTHERWISE SPECIFIED.
3. ALL SIDEWALKS ARE TO BE 4000 PSI (28 DAY) PORTLAND CEMENT CONCRETE, 6%±1% AIR ENTRAINED.
4. CURBING TO BE VERTICAL GRANITE CURB –OR– CAST IN PLACE PORTLAND CEMENT CONCRETE IF SUBMITTED TO AND APPROVED BY DPW. SCORE LINES @ 5'–0" INTERVALS
6. WHEN THE SIDEWALK IS INSTALLED ON A CURVE, THE 5'–0" SCORE LINE INTERVAL IS MEASURE ON ALONG THE INSIDE THE CURVE.
10. TOOL ALL JOINTS AND EDGES
11. WHEN TRANSITIONING FROM VERTICAL GRANITE CURB TO MODIFIED TYPE 2 BERM A 4 FT GRANITE TRANSITION IS REQUIRED. ATTEMPTING TO BLEND THE MODIFIED TYPE 2 BERM TO THE GRANITE CURBING, OR FIELD CUTTING A GRANITE TRANSITION ARE NOT AN ACCEPTABLE ALTERNATIVE.
12. SIDEWALK IS TO BE POURED IN ALTERNATING 20' LENGTHS TO ACCOUNT FOR PANEL CONTRACTION DURING DRYING.
13. INSTALL 1/2" THICK PREFORMED EXPANSION JOINT FILLER (M.9.14.0) AT 20' INTERVALS
14. BROOM FINISH SIDEWALK OPPOSITE TO THE DIRECTION OF TRAVEL
15. SIDEWALK IS REQUIRED TO BE COVERED WITH PLASTIC AND KEPT MOIST FOR MINIMUM OF 72 HOURS AFTER IT HAS SET–UP.
16. DETECTABLE WARNING PANEL ARE TO COMPLY WITH ADA 4.29.2
17. DETECTABLE WARNING PANEL TO BE CAST IN PLACE DETECTABLE WARNING PANEL, 24"X60", FEDERAL YELLOW, ITEM#: 2460IDPADZY, MFD. BY: ADA SOLUTIONS INC.. 1 SURVEY CIRCLE, 2ND FLR, N. BILLERICA, MA 01862, WWW.ADATILE.COM –OR– APPROVED EQUAL.
18. SIDEWALKS ARE TO BE INSTALLED THROUGH DRIVEWAYS. SIDEWALK FINISH IS TO BE BROOM FINISHED, NO ALTERNATE FINISH IS ALLOWED I.E. STAMPED, EPOXY FINISHED, ETC.... THE 1.50% (±0.50%) CROSS SLOPE MUST BE MAINTAINED THROUGH DRIVEWAYS.
19. ANY CHANGES IN BOUNDS, PINS, EASEMENTS, AND FORM–A'S SHOULD BE SHOWN ON AMENDED DEFINITIVE PLANS PRIOR TO THE SIGN OFF OF THE PUNCH LIST.
20. ALL MONUMENTATION IS TO COMPLY WITH AGAWAM TOWN CODE SECTION 159–33



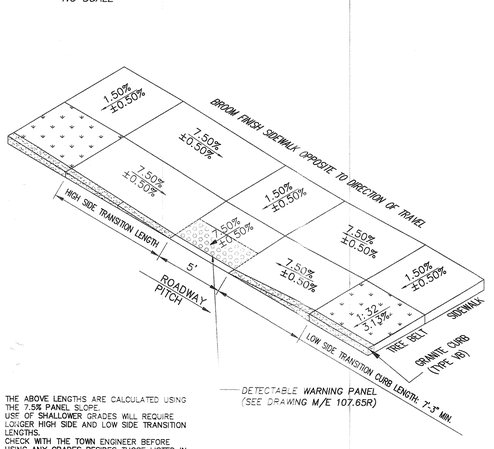
BITUMINOUS CONCRETE BERM (CAPE COD)

NO SCALE



LIGHT POLE INSTALLATION DETAIL

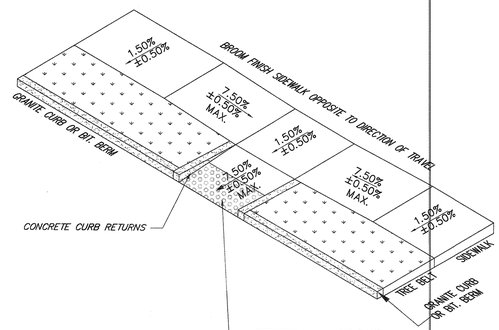
NO SCALE



- THE ABOVE LENGTHS ARE CALCULATED USING THE 7.5% PANEL SLOPE.
- USE OF SHALLOWER GRADES WILL REQUIRE LONGER HIGH SIDE AND LOW SIDE TRANSITION LENGTHS.
- CHECK WITH THE TOWN ENGINEER BEFORE USING ANY GRADES BESIDES THOSE LISTED IN THE TABLE ABOVE.

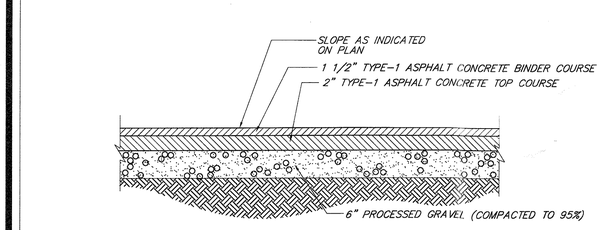
SIDEWALK CURB CUT

NO SCALE



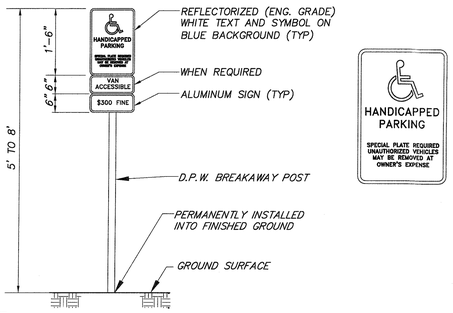
SIDEWALK CURB CUT (ALT. - SEE PLANS)

NO SCALE



TYPICAL DRIVEWAY PAVEMENT DETAIL

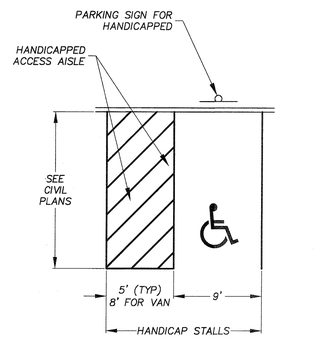
NO SCALE



NOTE:
MAXIMUM MOUNTING DISTANCE FROM HEAD OF STALL IS 10'.
PLEASE SEE: MGL C.40&21–22A, AAB 521 CMR 23.00, AGAWAM CODE &169–28

ACCESSIBLE PARKING SIGN (A-1)

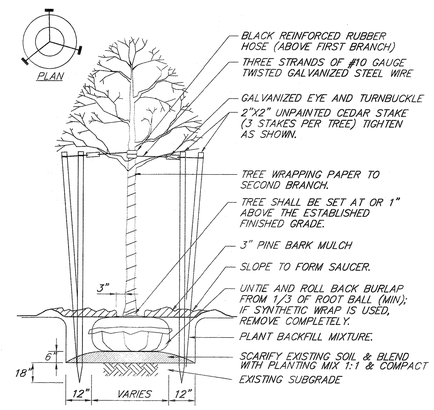
NO SCALE



NOTES:
1. ALL DIMENSIONS TO CENTER OF 4" PAVEMENT STRIPING.
2. ALL STRIPING SHALL BE 4" SOLID WHITE PAVEMENT MARKING PAINT UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO ENSURE HANDICAP ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 2% OR LESS IN ALL DIRECTIONS.
4. SEE AAB 521 CMR 23.00 FOR REQUIRED NUMBER AND PROPORTION OF VAN ACCESSIBLE SPACES.

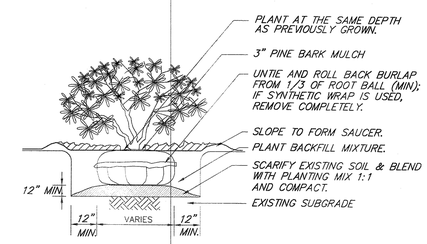
HANDICAP PARKING STALL

NO SCALE



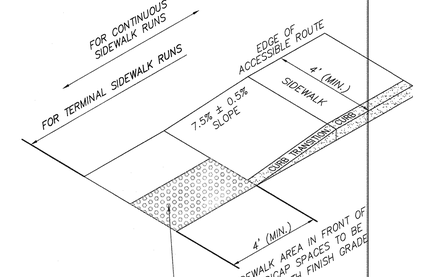
TREE PLANTING

NO SCALE



SHRUB PLANTING

NO SCALE



SIDEWALK CURB CUT (ALT. - SEE PLANS)

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

R LEVESQUE ASSOCIATES
Landscape Architects · Civil Engineers · Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568
40 School Street
Westfield, MA 01085
rlaland.com

DETAILS

Map 66, Block 2, Lot 8
497 South Westfield Street
AGAWAM, MA

COMMONWEALTH OF MASSACHUSETTS
ROBERT J. LEVESQUE
No. 1398
REGISTERED LANDSCAPE ARCHITECT
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE

DRAFTED BY: JT, JM & CK

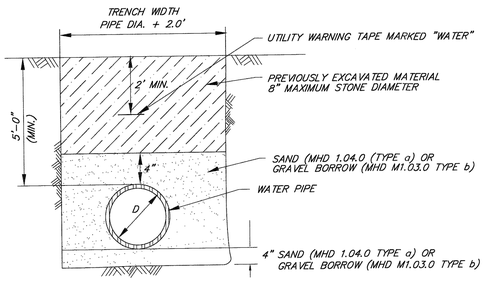
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

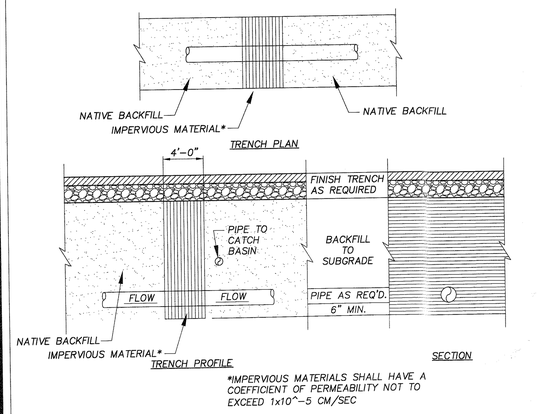
DRAWING#	REV
D-2	

S:\Projects\2009\090506_DePalma & Tirone\Civil\3D\090506 - DETAILS.dwg



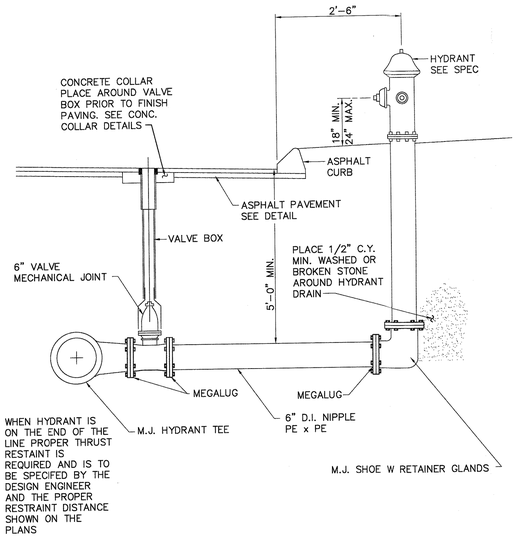
NOTES:
1. COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
2. PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS.
3. ALL WATER LINES SHALL BE SET A MINIMUM OF 5 FEET BELOW FINISH GRADE UNLESS OTHERWISE NOTED.

TYPICAL WATERMAIN TRENCH SECTION
NO SCALE



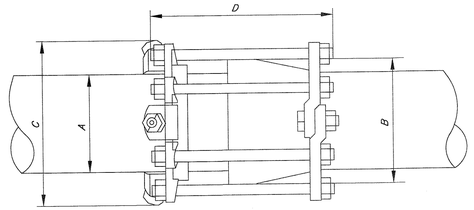
*IMPERVIOUS MATERIALS SHALL HAVE A COEFFICIENT OF PERMEABILITY NOT TO EXCEED 1x10^-5 CM/SEC

IMPERVIOUS TRENCH DAM DETAIL (D-6)
NO SCALE



NOTE: WHEN HYDRANT IS ON THE END OF THE LINE PROPER THRUST RESTAINT IS REQUIRED AND IS TO BE SPECIFIED BY THE DESIGN ENGINEER AND THE PROPER RESTRAINT DISTANCE SHOWN ON THE PLANS

FIRE HYDRANT DETAIL (W-1)
NO SCALE

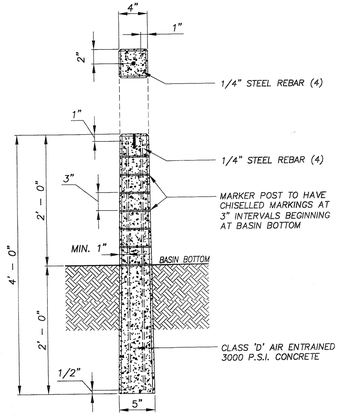


MEGALUG SERIES 1700 TABLE (*)					
NOMINAL PIPE SIZE	SERIES NUMBER	A PIPE O.D.	B MAX. BELL O.D. CLEARED	C CASING CLEARANCE (W/NUTS OFF)	D THRUST ROD (QUANTY-SIZE)
4"	1704	4.80	6.60	9.90	4-3/4x13
6"	1706	6.90	8.60	12.00	6-3/4x13
8"	1708	9.05	10.90	14.15	6-3/4x13
10"	1710	11.10	13.10	16.20	8-3/4x18

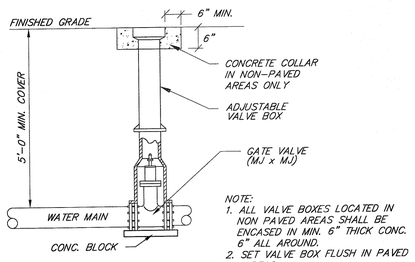
* SEE MANUFACTURER FOR ADDITIONAL SPECIFICATIONS.

NOTE:
THE PROPOSED WATER MAIN IS TO UTILIZE A RESTRAINED JOINT SYSTEM OF THRUST RESTRAINT SUCH AS MEGALUG (OR DPW APPROVED EQUAL).

SERIES 1700 MEGALUG RESTRAINT HARNESS
NO SCALE



SEDIMENTATION MARKER POST
NO SCALE



NOTE:
1. ALL VALVE BOXES LOCATED IN NON PAVED AREAS SHALL BE ENCASED IN MIN. 6" THICK CONC. 6" ALL AROUND.
2. SET VALVE BOX FLUSH IN PAVED AREAS.

TYPICAL BURIED VALVE
NO SCALE

PIPE RESTRAINT SCHEDULE FOR GROUND BURIED PRESSURE PIPES										
	LENGTH OF RESTRAINT REQD (FEET)								DESIGN FORCE ON RESTRAINT REQD (KIPS)④	
PIPE \ DEFLECTION ANGLE	11 1/4°	22 1/2°	45°	90° BEND	TEE	DEAD END	8"-4" REDUCER	8"-6" REDUCER	45°	TEE
	3	6	11	27	48	80	57	34	11	48

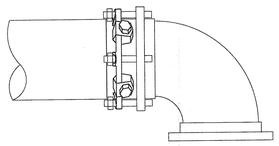
⑦ ALL GATE VALVES MUST BE RESTAINED.

② THIS TABLE IS BASED ON A TEST PRESSURE OF 200 PSI (OPERATING PRESSURE + WATER HAMMER). FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY

③ IN EACH DIRECTION FROM POINT OF DEFLECTION EXCEPT FOR TEE AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE TEE STEM.

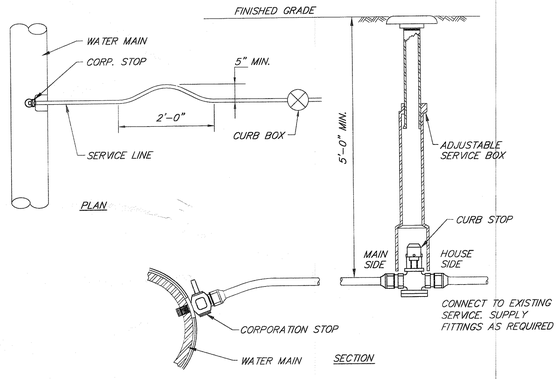
④ IF TIE RODS ARE USED, USE 4 RODS MINIMUM AND ADD 1/8" TO BAR DIA AS CORROSION ALLOWANCE.

⑤ THE TABLE IS BASED ON THE PIPE LAYING CONDITIONS OF TYPE 4 TRENCH, BURIED DEPTH OF 5' OR MORE AND SOIL TYPE "ML".

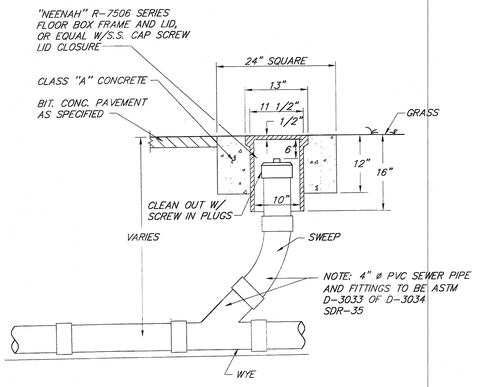


NOTE:
THE PROPOSED WATER MAIN IS TO UTILIZE A RESTRAINED JOINT SYSTEM OF THRUST RESTRAINT SUCH AS MEGALUG (OR DPW APPROVED EQUAL).

SERIES 1100 MEGALUG RESTRAINT HARNESS
NO SCALE

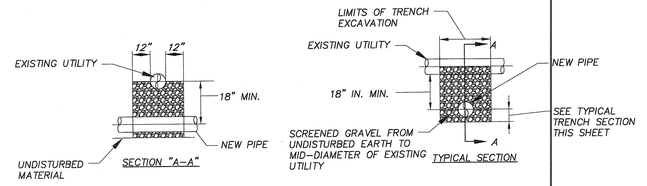


TYPICAL WATER SERVICE CONNECTION
NO SCALE

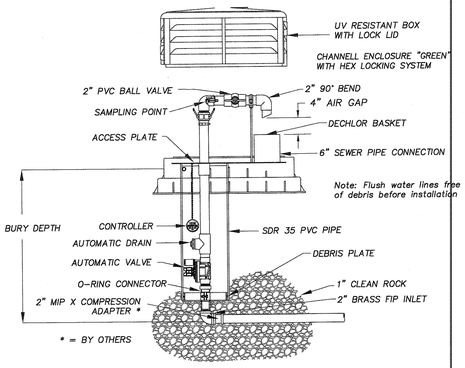


CLEANOUT REQUIRED EVERY 100' OF LATERAL (SANITARY)

TYPICAL CLEANOUT DETAIL
NO SCALE

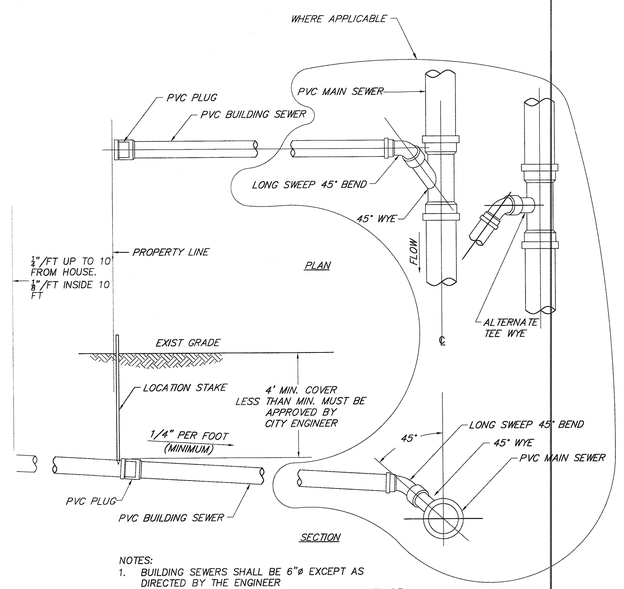


UTILITY CROSSING DETAIL
NO SCALE



AUTOMATIC FLUSHING DEVICE SHALL HAVE A 2" BRASS FIP INLET, LEADING VERTICALLY INTO A 2" AUTOMATIC SOLENOID VALVE. AUTOMATIC SOLENOID VALVE SHALL HAVE A 150 PSI RATING. EACH UNIT SHALL BE FURNISHED WITH A STAND-ALONE VALVE CONTROLLER. VALVE CONTROLLER WILL NOT REQUIRE A SECOND HAND-HELD DEVICE FOR PROGRAMMING. CONTROLLER MUST HAVE MINIMUM OF 12 POSSIBLE FLUSHING CYCLES PER DAY, UP TO 6 HOURS PER FLUSH CYCLE AND SHALL BE SUBMERSIBLE TO 12 FEET, OPERATE WITH 9 VOLT BATTERY(COMPARTMENT HOLDS TWO BATTERS) AND HAVE RESIN-SEALED ELECTRICAL COMPONENTS. SOLENOID HALL HAVE NO LOOSE PARTS WHEN REMOVED FROM VALVE. EACH UNIT SHALL HAVE A DOUBLE-VALVE, ALL BRASS, SAMPLING POINT. REMOVAL OF 2" SOLENOID VALVE SHALL BE POSSIBLE VIA AN O-RING CONNECTOR LOCATED UNDER THE VALVE. AFTER REMOVAL OF STAINLESS STEEL ACCESS PLATE. VALVE ASSEMBLY SHALL BE HOUSED IN A PVC ENCLOSURE AND EACH UNIT SHALL BE SELF-DRAINING, NON-FREEZING, ALL ABOVE-GROUND COMPONENTS SHALL BE CONTAINED WITHIN A UV-RESISTANT LOCKING COVER, AS MANUFACTURED BY KUPFERLE FOUNDRY COMPANY. MODEL #9800 ST. LOUIS, MO. 1-800-231-3990, OR APPROVED EQUAL.

AUTOMATIC FLUSHING DEVICE - MODEL #9800
NO SCALE



NOTES:
1. BUILDING SEWERS SHALL BE 6"ø EXCEPT AS DIRECTED BY THE ENGINEER
2. LOCATION AND DEPTHS OF BUILDING SEWERS TO BE DETERMINED IN THE FIELD BY THE ENGINEER

TYPICAL BUILDING SEWER CONNECTION DETAIL (S-4)
NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:
Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

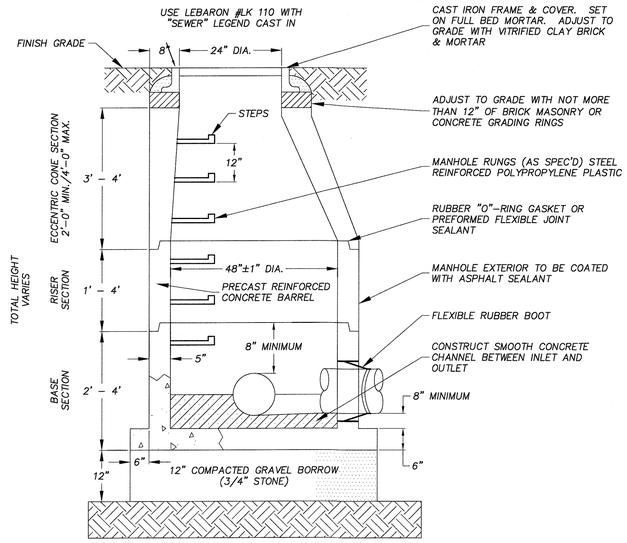
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

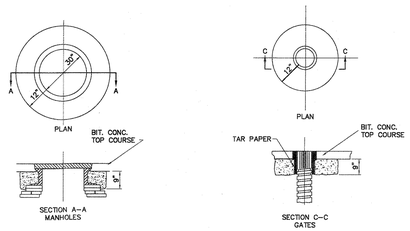
DRAWING#	REV.
D-3	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - DETAILS.dwg



STANDARD SANITARY SEWER MANHOLE DETAIL

NO SCALE



PORTLAND CEMENT CONCRETE COLLARS

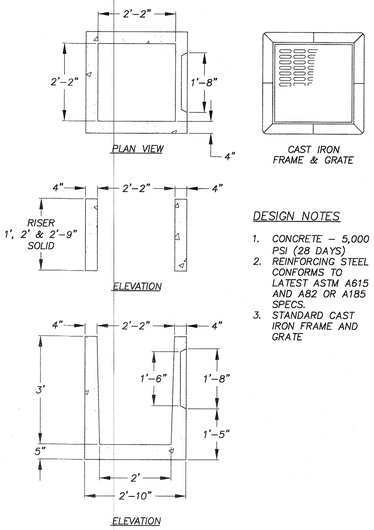
N.T.S

NOTES:

1. CONCRETE COLLARS ARE NOT REQUIRED FOR TYPE "C" OR "CL" PRECAST CATCH BASINS
2. ALL STRUCTURES ARE TO BE PLATED BEFORE PLACEMENT OF THE FIRST COURSE OF PAVEMENT AND RAISED PROMPTLY AFTERWARDS.
3. ALL RAISED STRUCTURES SHALL HAVE BITUMINOUS CONCRETE "DOUGHNUTS" PLACED AROUND THEM UNTIL THE FINISH COURSE OF PAVEMENT HAS BEEN COMPLETED.

CONCRETE COLLARS

NO SCALE

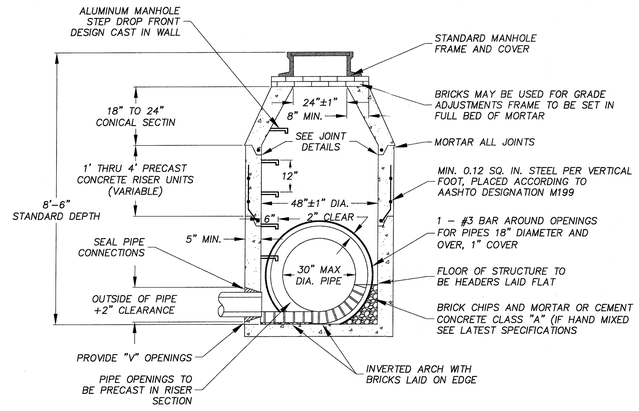


DESIGN NOTES

1. CONCRETE – 5,000 PSI (28 DAYS)
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. STANDARD CAST IRON FRAME AND GRATE

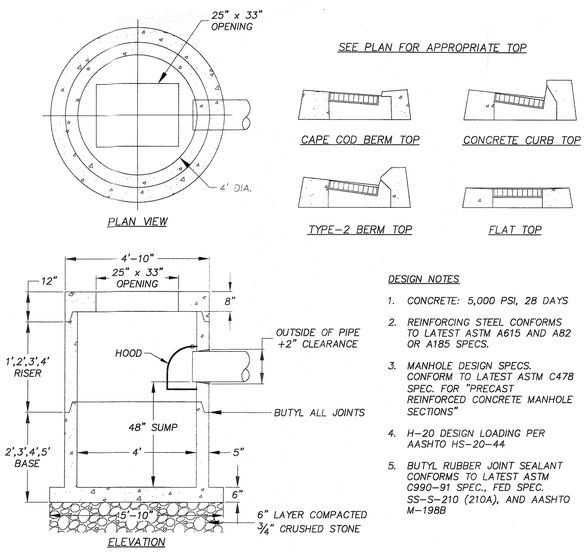
YARD DRAIN DETAIL

NO SCALE



PRECAST CONCRETE MANHOLE

NO SCALE

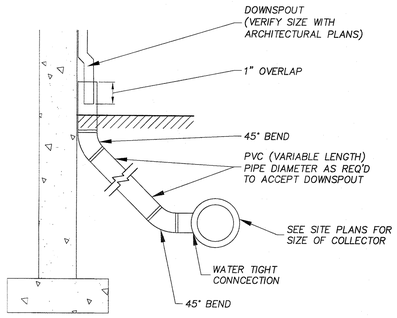


DESIGN NOTES

1. CONCRETE: 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS"
4. H-20 DESIGN LOADING PER AASHTO HS-20-44
5. BUTYL RUBBER JOINT SEALANT CONFORMS TO LATEST ASTM C990-91 SPEC., FED SPEC. SS-S-210 (210A), AND AASHTO M-198B

PRECAST CONCRETE CATCH BASIN-CT STYLE/ROUND BASE

NO SCALE



DOWNSPOUT COLLECTOR DETAIL

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. GRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/9/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

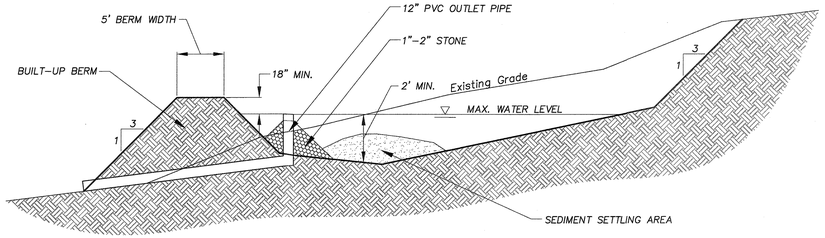
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
D-4	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - DETAILS.dwg



TEMPORARY SEDIMENT BASIN

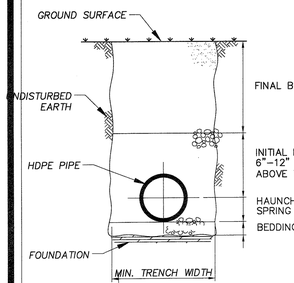
NO SCALE

HDPE TRENCH INSTALLATION DETAIL

NOTES:

1. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH A FOUNDATION OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321, "STANDARD PRACTICE FOR INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY–FLOW APPLICATIONS," LATEST EDITION; AS AN ALTERNATIVE AND AT THE DISCRETION OF THE ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A WOVEN GEOTEXTILE FABRIC.
2. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.

   UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 6" (150mm).
3. HAUNCHING AND INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III AND INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
4. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, MINIMUM TRENCH WIDTHS SHALL BE AS FOLLOWS:



TYPICAL HDPE TRENCH CROSS–SECTION

NOMINAL ø in (mm)	MIN. RECOMMENDED TRENCH WIDTH, in (mm)
4 (100)	21 (530)
6 (150)	23 (580)
8 (200)	25 (630)
10 (250)	28 (710)
12 (300)	31 (790)
15 (375)	34 (860)
18 (450)	39 (990)
24 (600)	48 (1220)
30 (750)	66 (1680)
36 (900)	78 (1980)
42 (1050)	83 (2110)
48 (1200)	89 (2260)
60 (1500)	102 (2590)

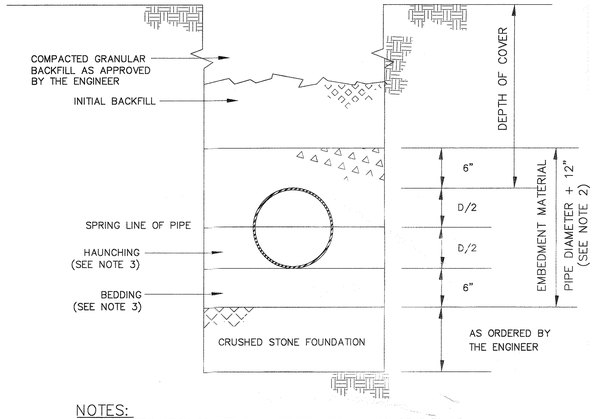
5. MINIMUM COVER: MINIMUM RECOMMENDED DEPTHS OF COVER FOR VARIOUS LIVE LOADING CONDITIONS ARE SUMMARIZED IN THE FOLLOWING TABLE. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM THE TOP OF PIPE TO THE GROUND SURFACE.

SURFACE LIVE LOADING CONDITION	MINIMUM RECOMMENDED COVER, in (mm)
H25 (FLEXIBLE PAVEMENT)	12 (300)
H25 (RIGID PAVEMENT)	12 (300)
E80 RAILWAY	24 (610)
HEAVY CONSTRUCTION	48 (1220)

*TOP OF PIPE TO BOTTOM OF BITUMINOUS PAVEMENT SECTION

HDPE TRENCH INSTALLATION DETAIL

NO SCALE

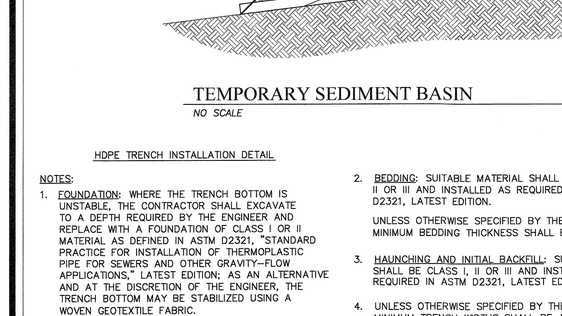


NOTES:

1. THE INSTALLATION OF PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM STANDARD D–2321.
2. THE EMBEDMENT MATERIAL SHALL BE 3/4" CRUSHED STONE.
3. USE HAND OR MECHANICAL TAMPING TO COMPACT THE BEDDING AND HAUNCHING.
4. GEOTEXTILE TO BE USED WHERE AND AS DIRECTED BY ENGINEER.

SANITARY & STORM SEWER TRENCH SECTION (M-2)

NO SCALE – AGAWAM DETAIL M–2

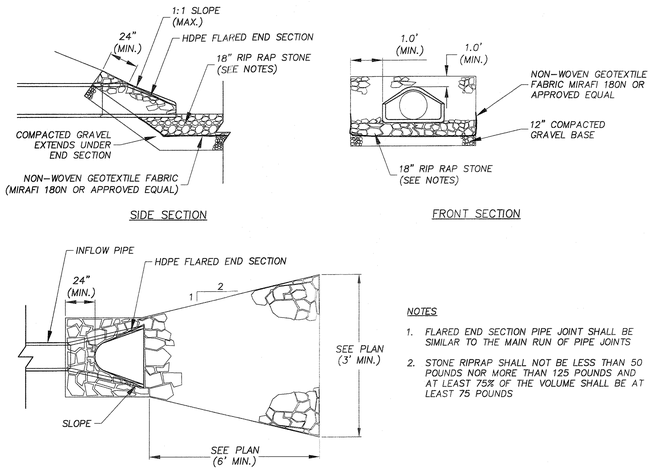


NOTES:

1. *GEOTEXTILE FABRIC AS DESCRIBED IN SECTION M9.50.*
2. *PIPE SHALL BE SET AT BOTTOM OF TRENCH FOR IMPERVIOUS BOTTOM.*
3. *SUBDRAIN LOCATED APPROXIMATELY AT INTERSECTION OF TANGENTS (SEE DWG. E102.1.0).*
4. *GRAVEL (AND SPECIAL BORROW WHERE REQUIRED) SHALL INTERSECT CRUSHED STONE FOR SUBDRAIN.*

SUBDRAIN DETAIL (MHD #E 209.1.0)

NO SCALE

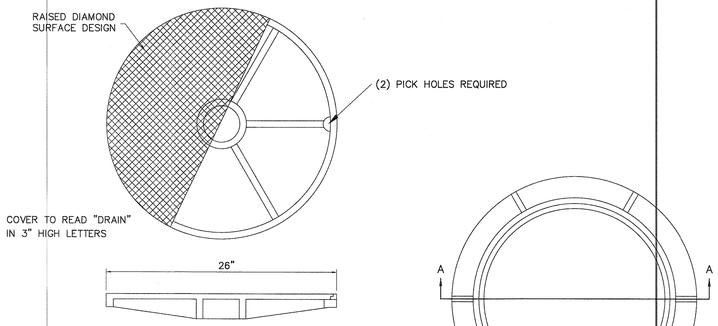


NOTES

1. *FLARED END SECTION PIPE JOINT SHALL BE SIMILAR TO THE MAIN RUN OF PIPE JOINTS*
2. *STONE RIPRAP SHALL NOT BE LESS THAN 50 POUNDS NOR MORE THAN 125 POUNDS AND AT LEAST 75% OF THE VOLUME SHALL BE AT LEAST 75 POUNDS*

STANDARD RIP RAP PIPE OUTLET

NO SCALE



24" MANHOLE COVER

N.T.S.
202.8.1

FRAME TO BE EQUAL (AS APPROVED BY THE TOWN ENGINEER) TO "LEBARON LK 110A"

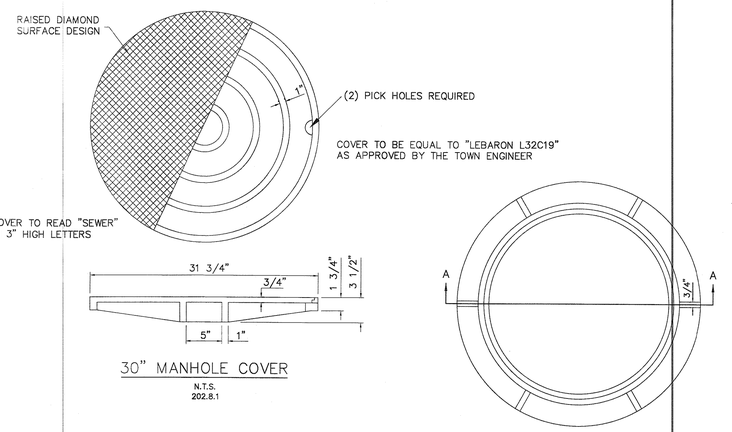
TOTAL WEIGHT OF FRAME & COVER = 485 LBS

24" MANHOLE FRAME

N.T.S.

DRAIN MANHOLE FRAME & COVER (D-2)

NO SCALE – AGAWAM DETAIL D–2



30" MANHOLE COVER

N.T.S.
202.8.1

FRAME TO BE EQUAL (AS APPROVED BY THE TOWN ENGINEER) TO "LEBARON LC328"

TOTAL WEIGHT OF FRAME & COVER = 551 LBS

30" MANHOLE FRAME TYPE 'C'

N.T.S.
202.7.1

SANITARY SEWER FRAME & COVER (S-3)

NO SCALE – AGAWAM DETAIL S–3

PERMITTING
NOT FOR CONSTRUCTION

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

Map E6, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

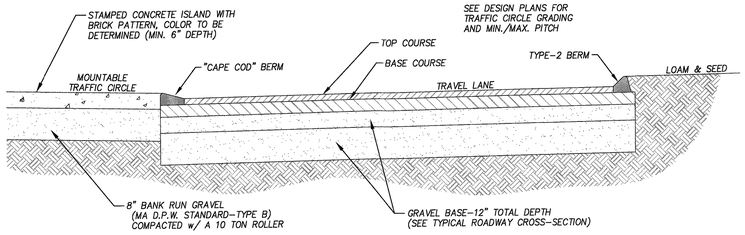
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

RLA PROJ. NUMBER: 090506

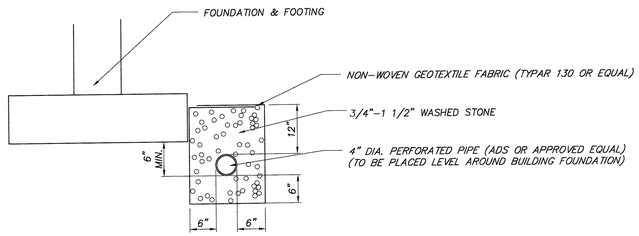
DRAWING#	REV.
D-5	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - DETAILS.dwg



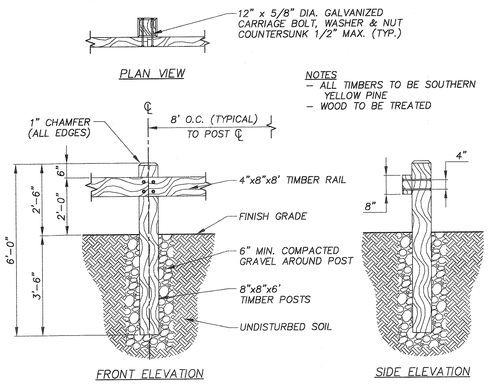
MOUNTABLE TRAFFIC CIRCLE ISLAND DETAIL

NO SCALE



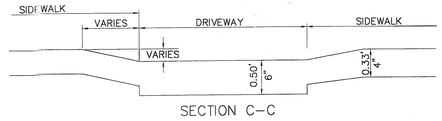
TYPICAL BUILDING FOUNDATION DRAIN DETAIL

NO SCALE

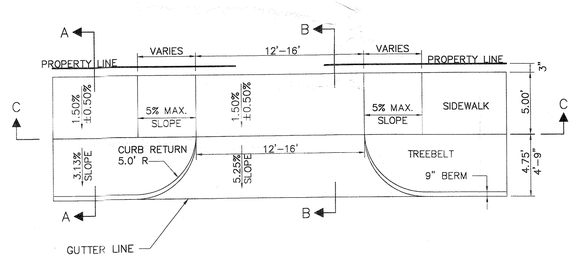


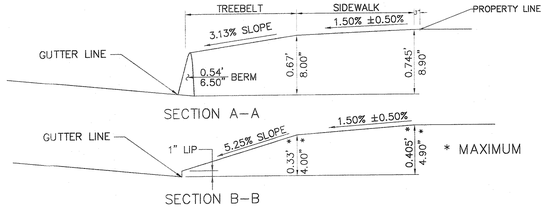
WOOD GUARDRAIL

NO SCALE



SECTION C-C





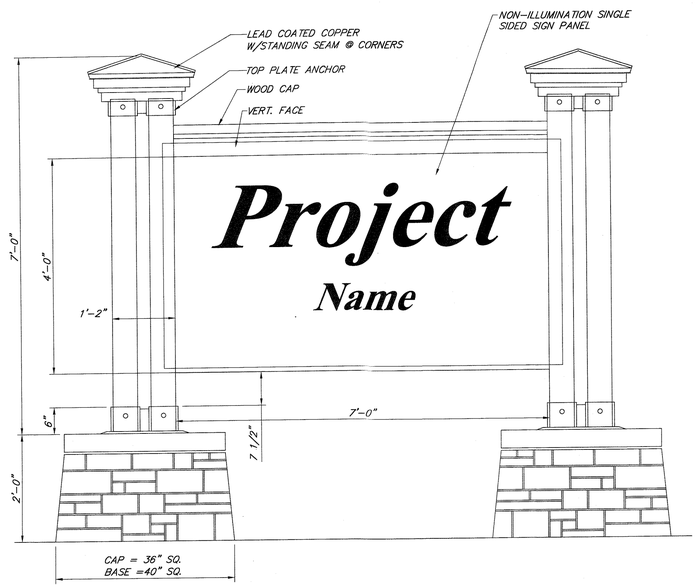
NOTES

1.) CONCRETE SIDEWALK IS TO RUN CONTINUOUSLY THOUGH DRIVEWAYS.
2.) CONCRETE USED SHALL BE 4000 PSI WITH A MAX. AGGREGATE SIZE OF ¾"AND SHALL CONTAIN 5-7% ENTRANED AIR.
3.) CONCRETE DEPTH SHALL BE A MINIMUM OF 4" WITH A MIN. DEPTH OF 6" AT DRIVEWAYS.
4.) SIDEWALKS SHOULD BE INSTALLED PRIOR TO THE APPLICATION FOR A BUILDING PERMIT UNLESS THE BUILDER REQUESTS IN WRITING THAT THE SIDEWALKS BE DELAYED AND GUARANTEES THAT THE SIDEWALK WILL CONFORM TO THE STANDARD DRIVEWAY DETAIL.
5.) ALL DRIVEWAYS REQUIRE A DPW DRIVEWAY PERMIT.
6.) ALL SLOPES ARE MAXIMUM. DRIVEWAYS ARE TO BE DESIGNED SUCH THAT WATER WILL NOT FLOW INTO DRIVEWAY FROM THE ROADWAY.

STANDARD RESIDENTIAL DRIVEWAY (H-6)

NO SCALE

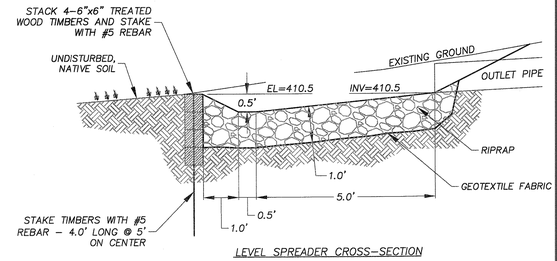
NOTE:
SIGN SIZE, COLORS, MATERIALS & HEIGHT AS SPECIFIED BY SIGN MANUFACTURER



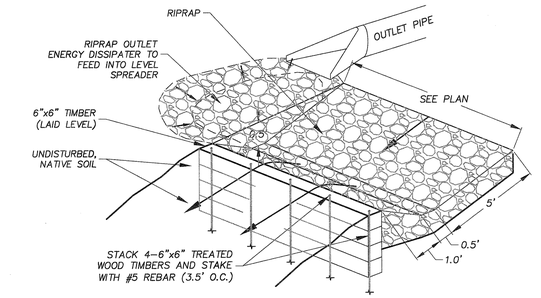
FOUNDATION SHALL BE DESIGNED ACCORDING TO PREVAILING SOIL CONDITIONS, WIND LOADS, AND SUBSURFACE EXPLORATION RESULTS.

FREESTANDING SIGN DETAIL

NO SCALE



LEVEL SPREADER CROSS-SECTION



NOTES

1.) LEVEL SPREADER SHALL BE INSTALLED WITH A LEVEL INSTRUMENT. CONSTRUCT LEVEL UP TO 0% GRADE 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.

LEVEL SPREADER DETAIL

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

Map 66, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

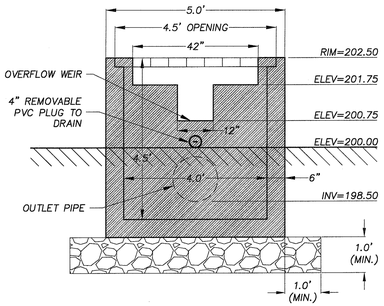
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted

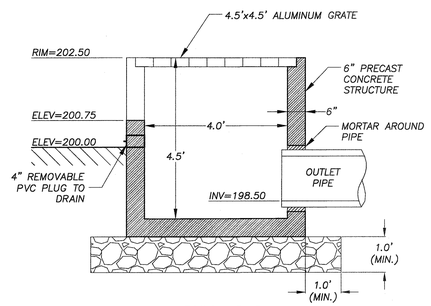
RLA PROJ. NUMBER: 090506

DRAWING#	REV.
D-6	-

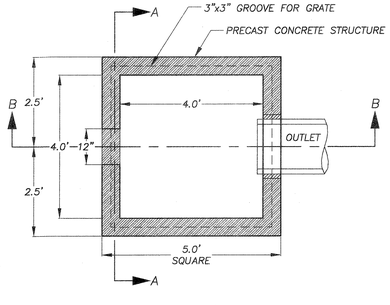
S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - DETAILS.dwg



SECTION A–A



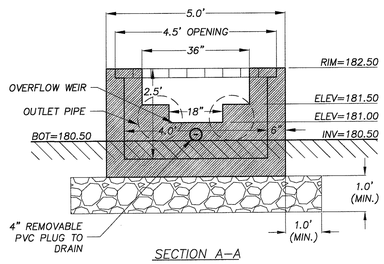
SECTION B–B



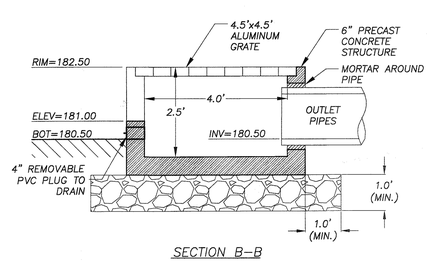
PLAN VIEW

INFILTRATION BASIN #1 OUTLET DETAIL (POCS-1)

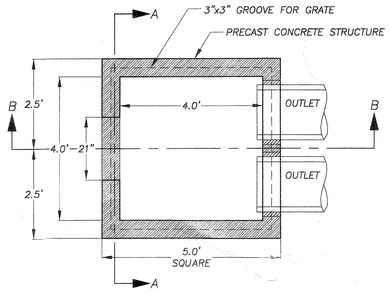
NO SCALE



SECTION A–A



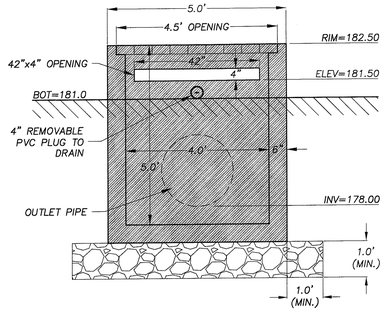
SECTION B–B



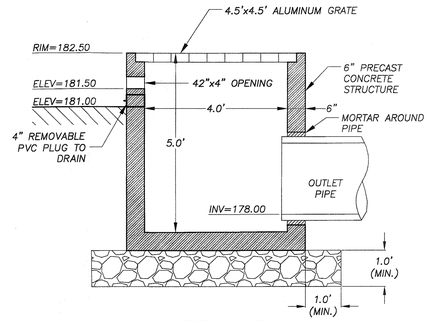
PLAN VIEW

INFILTRATION BASIN #2 OUTLET DETAIL (POCS-2)

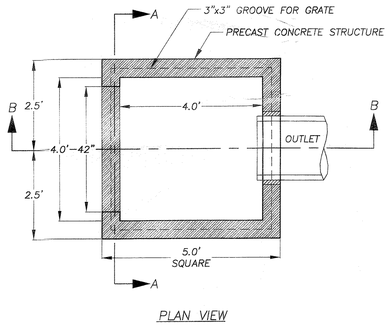
NO SCALE



SECTION A–A



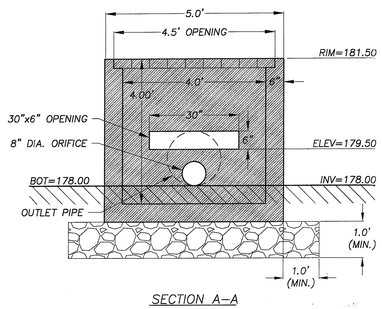
SECTION B–B



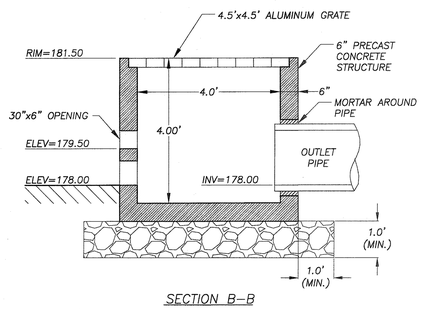
PLAN VIEW

INFILTRATION BASIN #3 OUTLET DETAIL (POCS-3)

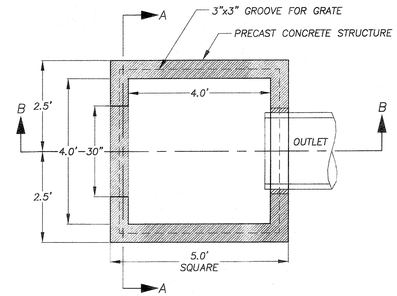
NO SCALE



SECTION A–A



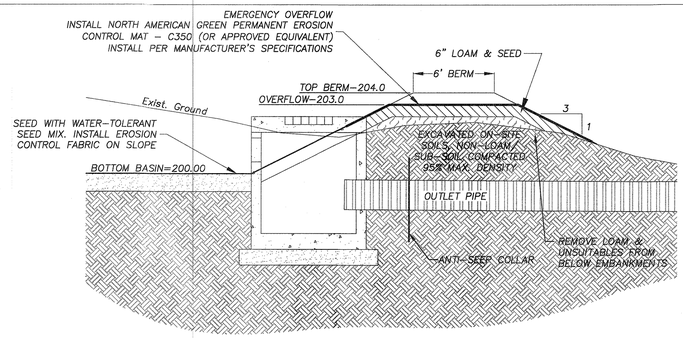
SECTION B–B

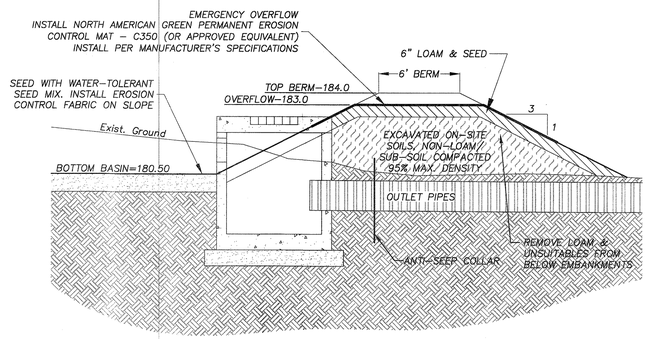


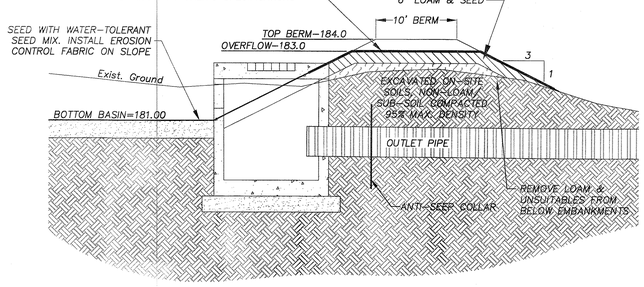
PLAN VIEW

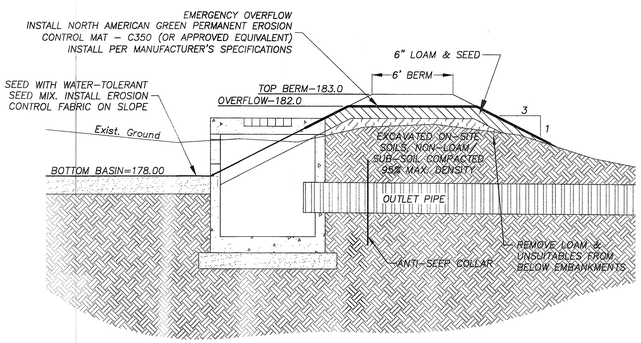
INFILTRATION BASIN #4 OUTLET DETAIL (POCS-4)

NO SCALE









INFILTRATION BASIN NOTES

1. INFILTRATION BASIN BOTTOM TO BE LOCATED A MINIMUM OF 2.0' ABOVE ESTIMATED SEASONAL HIGH GROUNDWATER (ESHGW).
2. IMMEDIATELY AFTER CONSTRUCTING THE BASIN, STABILIZE THE BOTTOM AND SIDE SLOPES WITH WATER–TOLERANT GRASS.
3. DURING BASIN EXCAVATION, USE NATIVE SOILS THAT WERE EXCAVATED FROM THE A OR B HORIZONS AND MIX WITH COMPOST, PROPERLY AGED TO KILL ANY SEED STOCK. SCARIFY THE NATIVE MATERIALS AND USE THE COMPOST MATERIAL TO SHAPE THE BASIN. MIX INTO THE PARENT MATERIAL TO A DEPTH OF 12 INCHES.
4. DO NOT DISCHARGE SEDIMENT–LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS, ETC.) TO THE INFILTRATION BASIN AREAS DURING ANY STAGE OF CONSTRUCTION.
5. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH HEAVY CONSTRUCTION EQUIPMENT. PERFORM EXCAVATIONS WITH LIGHT EARTH–MOVING EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM IF FEASIBLE.
6. IF INFILTRATION BASIN AREAS ARE EXPOSED DURING CONSTRUCTION AND DO RECEIVE SEDIMENT DEPOSITS, BASIN BOTTOM MUST BE OVER EXCAVATED 6–8" INTO NATIVE MATERIAL TO REMOVE SEDIMENT DEPOSITS.
7. ALL DRAINAGE AREAS TO AN INFILTRATION BASIN FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF TOPSOIL/COMPOST MIX AND SEED MIX.
8. INFILTRATION BASIN BOTTOMS AND EMBANKMENTS TO BE SEEDED AS NOTED ON PLANS. NO TREES OR SHRUBS TO BE PLANTED WITHIN INFILTRATION BASINS OR EMBANKMENTS. DO NOT USE SOD.

PERMITTING
NOT FOR CONSTRUCTION

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

INTERSECTION & CUL-DE-SAC GRADING DETAILS

Map E6, Block 2, Lot 8
497 South Westfield Street
Agawam, MA

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 48376
REGISTERED PROFESSIONAL ENGINEER
9/19/22

PREPARED FOR:

Joe Tirone
& Ralph Depalma
36 Canterbury Lane
Feeding Hills, MA 01030

ISSUANCE DATE: September 19, 2022

REVISIONS:	DATE:

DRAFTED BY: JT, JM & CK

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

SCALE: As Noted

RLA PROJ. NUMBER: 090506

DRAWING#	REV.
D-7	-

S:\Projects\2009\090506_DePalma & Tirone\Civil 3D\090506 - SITE.dwg

TOWN OF AGAWAM, MASSACHUSETTS

FORM A

Application for Endorsement of Plan Not Believed to Require Approval

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE TOWN CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 11-B

June 22 2022

TO THE PLANNING BOARD:

The undersigned, believing that the accompanying plan of his property in the Town of Agawam does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant Stephen Riley c/o Beach Mountain, LLC Address 23 Eleanor Road Somers, CT

   Phone # 860-916-3300 Fax # email

2. Name of Surveyor Marc E Shute

   Address 40 School Street Westfield

   Phone # 568-0985 Fax # email toma@rlaland.com

3. Deed of Property Recorded in Hampden County

   Book 23649 Page 187

4. Location of Property rear of property at #1298 Suffield Street

5. Describe the proposal in this submission: transferring parcel A and B to TCR properties, LLC, then creating Lot 1 and Lot 2

ATTACHMENTS - Two originals and three copies of plan by certified land surveyor. Filing Fee - $50.00 plus $20.00 per lot.

Signature of Owner Address 23 Eleanor Road
Somers, Ct 06071

Town of Agawam

36 Main Street Agawam, Massachusetts 01001-1801

Tel. 413-786-0400 Fax 413-786-9927

July 7, 2022

Beach Mountain, LLC
c/o Stephen Riley
23 Eleanor Road
Somers, CT

Dear applicant:

At its duly called meeting held on July 7, 2022 the Agawam Planning Board voted to endorse your plans under "Subdivision Control Law Not Required" for parcels of land located on 1298 Suffield St. The plans are drawn by R Levesque Associates, Inc. and are dated June 21, 2022.

Sincerely,

AGAWAM PLANNING BOARD

_____

_____

_____

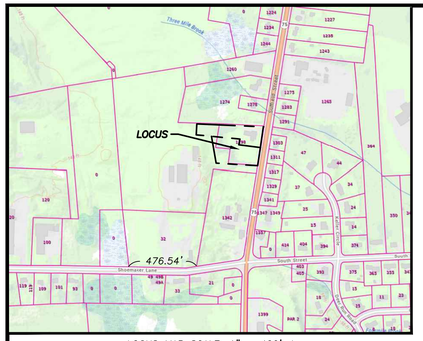
Please be advised that failure to record the plan within six (6) months and provide proof of recording will negate the action of the Board. Detach on dotted line and return to the Agawam Planning Board, 36 Main Street, Agawam, MA 01001.

. . . . . .

To Agawam Planning Board

Please be advised that the Form A plan that was filed by Beach Mountain LLC and endorsed by the Agawam Planning Board for parcels of land located at 1298 Suffield St. Plan has been recorded at the Hampden County Registry of Deeds. Book _____, Page _____.

Signature of Applicant _____



LOCUS MAP SCALE: 1" = 400' ±





PARCEL A
IS LAND OF BEACH MOUNTAIN LLC TO BE CONVEYED TO AND COMBINED WITH LAND OF TCR PROPERTIES, LLC TO FORM ONE CONTIGUOUS LOT 1 WITH A TOTAL AREA OF 43,669 S.F.

PARCEL B
IS LAND OF BEACH MOUNTAIN LLC TO BE CONVEYED TO AND COMBINED WITH LAND OF TCR PROPERTIES, LLC TO FORM ONE CONTIGUOUS LOT 2 WITH A TOTAL AREA OF 50,882 S.F.

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- CONCRETE BOUND FOUND
- IRON PIPE TO BE SET
- EDGE OF WETLAND

NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS BEACH MOUNTAIN LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 23649 PAGE 187. FOR TITLE INTEREST SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 5105 PAGE 323 AND BOOK 3521 PAGE 257.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON HAMPDEN COUNTY REGISTRY OF DEEDS:
   - BOOK OF PLANS 216 PAGE 76
   - BOOK OF PLANS 229 PAGE 68
   - BOOK OF PLANS 336 PAGE 125
   - BOOK OF PLANS 248 PAGE 94
3. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM AGAWAM GIS INFORMATION.
4. SUBJECT PARCEL IS ZONED INDUSTRIAL B ACCORDING TO THE AGAWAM GIS ZONING MAP.

I certify that this plan has been prepared in accordance with the Rules and Regulations of the Registers of Deeds.

Professional Land Surveyor

COMMONWEALTH OF MASSACHUSETTS
MARC E. SHUTE
No. 33610
PROFESSIONAL LAND SURVEYOR

Approval Under Subdivision Control Law Not Required:

This Planning Board Endorsement does not imply compliance with the Massachusetts Wetlands Protection Act or Zoning By-law.

Date: _____

_____

_____

_____

_____

_____

_____

Agawam Planning Board

Plan Of Land In

Agawam, Massachusetts

Surveyed And Mapped For

OWNER

BEACH MOUNTAIN, LLC

Date: 6-21-2022 *Scale: 1" = 40'*

Prepared By

RLA
R LEVESQUE ASSOCIATES, INC
40 School Street
P.O. Box 640
Westfield, MA 01086

40 0 20 40 80
SCALE: 1"=40'

RLA Job No. 201115

Taryn Egerton

From: Bill Scott
Sent: Wednesday, July 6, 2022 1:07 PM
To: Taryn Egerton
Subject: RE: Form A-1298 Suffield St

All set with me

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Wednesday, July 6, 2022 12:57 PM
To: Bill Scott <BScott@agawam.ma.us>
Subject: FW: Form A-1298 Suffield St

Hi Bill,
Just wondering if you had a chance to look at this.

Thanks!
Taryn

From: Taryn Egerton
Sent: Friday, July 1, 2022 9:08 AM
To: Bill Scott <BScott@agawam.ma.us>
Cc: Hope Goff <HGoff@agawam.ma.us>; 'pkerr@agawam.ma.us' <pkerr@agawam.ma.us>
Subject: Form A-1298 Suffield St

Hi Bill,
Attached is a Form A and plans for 1298 Suffield St. Please let me know if you have any comments prior to the July 7th Planning Board meeting.

Thank you!

Taryn Egerton
Assistant Planner and Conservation Officer
Office of Planning and Community Development

413.726.9737 | tegerton@agawam.ma.us

TOWN OF Agawam MASSACHUSETTS

Site Plans

Proposed Commercial Development

Suffield Street
Agawam, MA 01001
Parcel ID: Portion of 14 - 1 - 4

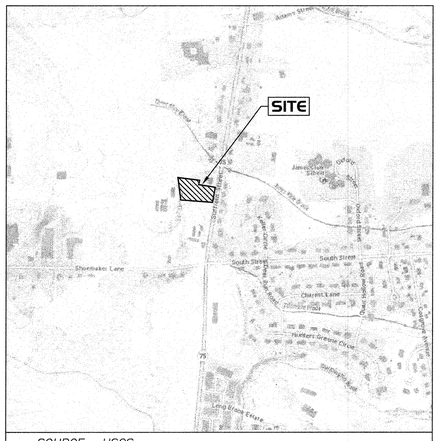
AS PREPARED FOR

TCR Properties LLC
c/o T.J. Galis

1298 Suffield Street
Agawam, MA 01001

ZONING REVIEW - Industrial B (IB)		
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	1 ACRE	1.17 ACRE±
FRONTAGE	100 FT	134.4 FT±
FRONT YARD	75 FT	76.0 FT±
SIDE YARD	25 FT	38.4 FT± / 31.0 FT±
REAR YARD	25 FT	135.6 FT±
BUILDING HEIGHT / STORIES (MAX)	40 FT / 2 STORIES	< 40 FT± / 2 STORIES
PARKING*	11 SPACES	12 SPACES

*SERVICE INDUSTRIAL: 1 SPACE FOR EACH 500 S.F. OF GROSS FLOOR AREA: 5,250 S.F. / 500 S.F. = 10.5 ~ 11 SPACES



SOURCE: USGS

NORTH

January 6, 2023
Rev: Feb. 21, 2023

DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
T-1	TITLE SHEET	1/6/23	2/21/23
EX-1	EXISTING CONDITIONS PLAN	1/6/23	2/21/23
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	1/6/23	
C-2	CONSTRUCTION NOTES	1/6/23	
C-3	DEMOLITION AND REMOVALS PLAN	1/6/23	2/10/23
C-4	LAYOUT AND MATERIALS PLAN	1/6/23	2/21/23
C-5	GRADING, EROSION & SEDIMENTATION CONTROL PLAN	1/6/23	2/21/23
C-6	DRAINAGE AND UTILITIES PLAN	1/6/23	2/21/23
C-7	SITE LANDSCAPING PLAN	1/6/23	2/10/23
D-1	DETAILS	1/6/23	2/10/23
D-2	DETAILS	1/6/23	2/10/23
D-3	DETAILS	1/6/23	2/10/23

BY

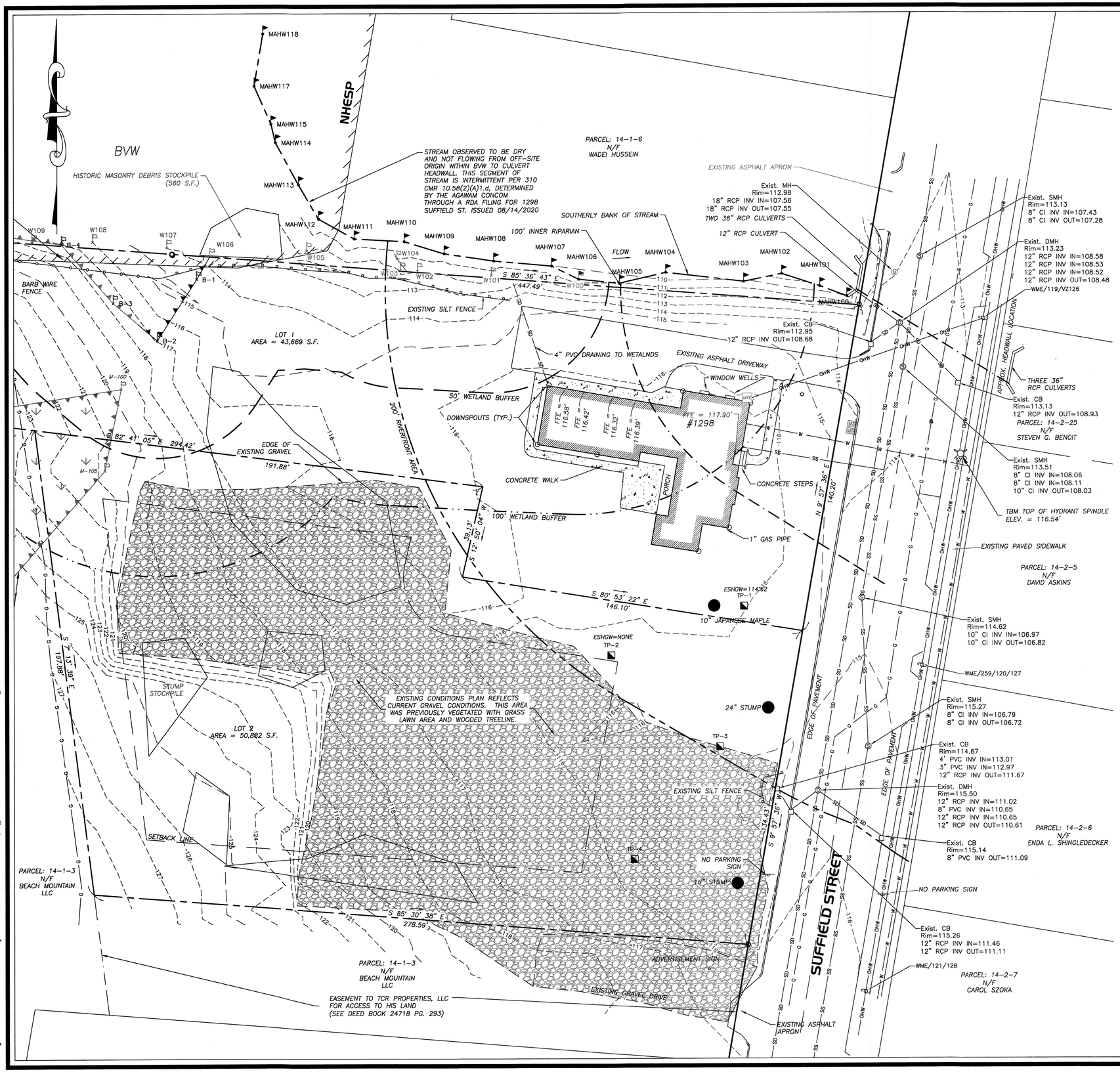
R LEVESQUE ASSOCIATES INC
A LAND PLANNING SERVICES COMPANY
40 School Street · Westfield, MA · 01085
ph 413.568.0985 · fax 413.568.0986
www.rlaland.com

SITE PLAN APPROVAL with conditions
AGAWAM PLANNING BOARD 3/2/23

Frank A Ottaviano
Michael D Kline

RLA Project Number: 190615

PERMITTING
NOT FOR CONSTRUCTION



NOTES

1. THE RECORD OWNER OF THE SUBJECT PARCEL IS TCR PROPERTIES, LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 22409 PAGE 375 ALSO BOOK 24718 PAGE 293.
2. THE PROPERTY LINES LOT 1 AND LOT 2 SHOWN HEREON DERIVED FROM PLAN DONE BY THIS OFFICE DATED 6-21-2022 RECORDED IN PLAN BOOK 395 PAGE 94.
3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
5. SUBJECT LOT 1 CONTAINS 50,882 S.F.
6. 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.
7. WETLANDS DELINEATED BY R. LEVESQUE ASSOCIATES, INC. ON 6/10/2019 .
8. THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. 6/26/2019. HORIZONTAL AND VERTICAL DATUM ARE BASED UPON THE MASSACHUSETTS CO-ORDINATE SYSTEM, MAINLAND ZONE.
9. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA, AND TOWN OF AGAWAM, MA GIS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
10. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM TOWN OF AGAWAM, MA GIS.
11. SUBJECT PARCEL IS ZONED IB ACCORDING TO THE TOWN OF AGAWAM, MA GIS.
12. THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0392E – EFFECTIVE DATE: 7/16/2013.
13. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

SYMBOL & LINE LEGEND

- EXISTING SIGN
- EXISTING MAILBOX
- UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING HYDRANT
- GUTTER DOWNSPOUT
- EXISTING GAS VALVE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- W# WETLAND FLAG LOCATION
- MAHW# M.A.H.W. FLAG LOCATION
- EXISTING FLAGPOLE
- MTE EXISTING ELECTRICAL METER
- EXISTING TREE
- 219 EXISTING CONTOUR
- EDGE OF WETLAND
- FENCE LINE
- SILT FENCE LINE
- GUARDRAIL
- OHW OHW EXISTING OVERHEAD WIRES
- G G EXISTING GAS LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN
- SS SS EXISTING SANITARY SEWER
- 50' WETLANDS BUFFER
- 100' WETLANDS BUFFER
- DISTURBANCE AREA
- NHESP BOUNDARY

ABBREVIATIONS

APPROX. – APPROXIMATE
CB. – CATCH BASIN
ELEV. – ELEVATION
FFE – FINISHED FLOOR ELEVATION
M.A.H.W. – MEAN ANNUAL HIGH WATER
MH. – MANHOLE
N/F – NOW OR FORMERLY
NHESP. – NATURAL HERITAGE AND ENDANGERED SPECIES PROGRAM
RCP – REINFORCED CONCRETE PIPE

20 0 10 20 40
SCALE: 1"=20'

PERMITTING
NOT FOR CONSTRUCTION

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

EXISTING CONDITIONS PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
MARC E. SHUTE
No. 33610
PROFESSIONAL LAND SURVEYOR

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:
A. Per Town Comment	2/10/23
B. Per Town Comment	2/21/23

DRAFTED BY: R.M.N./F.J.C.

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
EX-1	B

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - EXIST.dwg

SYMBOL & LINE LEGEND

- IRON PIPE FOUND
- IRON PIPE TO BE SET
- CONCRETE BOUND FOUND
- CONCRETE BOUND TO BE SET
- COMPUTED POINT
- EXISTING SIGN
- EXISTING MAILBOX
- EXISTING MONITORING WELL (MW)
- 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 (WF-1)
- M.A.H.W. FLAG LOCATION (R-1)
- EXISTING STONE WALL
- TREE LINE
- × 102.4 EXISTING SPOT GRADE
- 219 EXISTING CONTOUR
- × 94.7 PROPOSED SPOT GRADE
- 214 PROPOSED CONTOUR
- EDGE OF WETLAND
- FENCE LINE
- GUARDRAIL
- OHW OHW EXISTING OVERHEAD WIRES
- UEL UEL EXISTING UNDERGROUND ELECTRIC
- TEL TEL EXISTING TELEPHONE LINE
- G G EXISTING GAS LINE
- W W EXISTING WATER LINE
- SD SD EXISTING STORM DRAIN
- SS SS EXISTING SANITARY SEWER
- LOW LOW LIMIT OF WORK LINE
- SF SF SF 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
DT'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

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

VEGETATIVE CONTROL PRACTICES

1. 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.
2. 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 HYDROSEEDED, 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

1. 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.
2. 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.
3. 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 6" DEPTH OF TOPSOIL.
4. 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

1. 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.
2. CONSTRUCTION ENTRANCE: CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS.
3. 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

1. THIS SEDIMENT BARRIER UTILIZES MIRAFI ENVIROFENCE (100X) OR EQUAL. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE BOTTOM SIX (6) INCHES OF THE FABRIC SHALL BE LAID INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUNOFF.
8. BACKFILL THE TRENCH OVER THE FILTER FABRIC AND COMPACT SUFFICIENTLY TO PREVENT THE RUNOFF FROM ERODING THE BACKFILL.
9. THE FABRIC SHALL NOT EXTEND MORE THAT 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES OR SUPPORTS OTHER THAN THE STANDARD STAKES.
10. 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.
11. 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 OF REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
12. 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)

1. HAY BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE ON THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.
2. 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.
3. 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.
4. 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.
5. 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.)
6. HAY BALES GENERALLY DETERIORATE IN 2–6 MONTHS AND THUS NEED REPLACEMENT.
7. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
8. BALE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.

SITE PREP

1. 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.
2. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
4. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS.
5. 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.
6. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
7. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
8. DEMOLISH AND REMOVE ALL PAVEMENT, SLABS, FOOTINGS, SUBSURFACE ELEMENTS, MISCELLANEOUS DEBRIS, ETC. WITHIN PROPERTY LINES UNLESS NOTED OTHERWISE.
9. 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.
10. CONTRACTOR SHALL REMOVE AND DISPOSE OF ANY ABANDONED SUBSURFACE SOIL ABSORPTION SYSTEM (SAS) AND MISCELLANEOUS DEBRIS.
11. NO ACTIVITY OTHER THAN NORMAL MAINTENANCE SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINES AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE ENGINEER.
12. THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1–888–344–7233 PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
8. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
9. EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
10. 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.
11. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
12. 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.
13. 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" BARON BLUEGRASS	50	90	75
FESTUCA RUBRA "PENNLAWN" PENNLAWN FESCUE	25	95	85
LOLIUM PERENNE "PENNFINE" PENNFINE	25	98	95

   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 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.

PERMITTING
NOT FOR CONSTRUCTION

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

NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 141-4

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. LEVESQUE
REGISTERED LANDSCAPE ARCHITECT
NO. 1388
6/22

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:

DRAFTED BY: R.M.N./F.J.C.

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-1	-

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg

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 SWEPT 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 MOISTENED 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 WAY ONLY, 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 SHAL 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 A536-80. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARNESS 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/WWA 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.

PERMITTING
NOT FOR CONSTRUCTION

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

CONSTRUCTION NOTES

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 141-4

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. LEVESQUE
No. 1389
REGISTERED LANDSCAPE ARCHITECT
11/6/22

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:

DRAFTED BY: R.M.N./F.J.C.

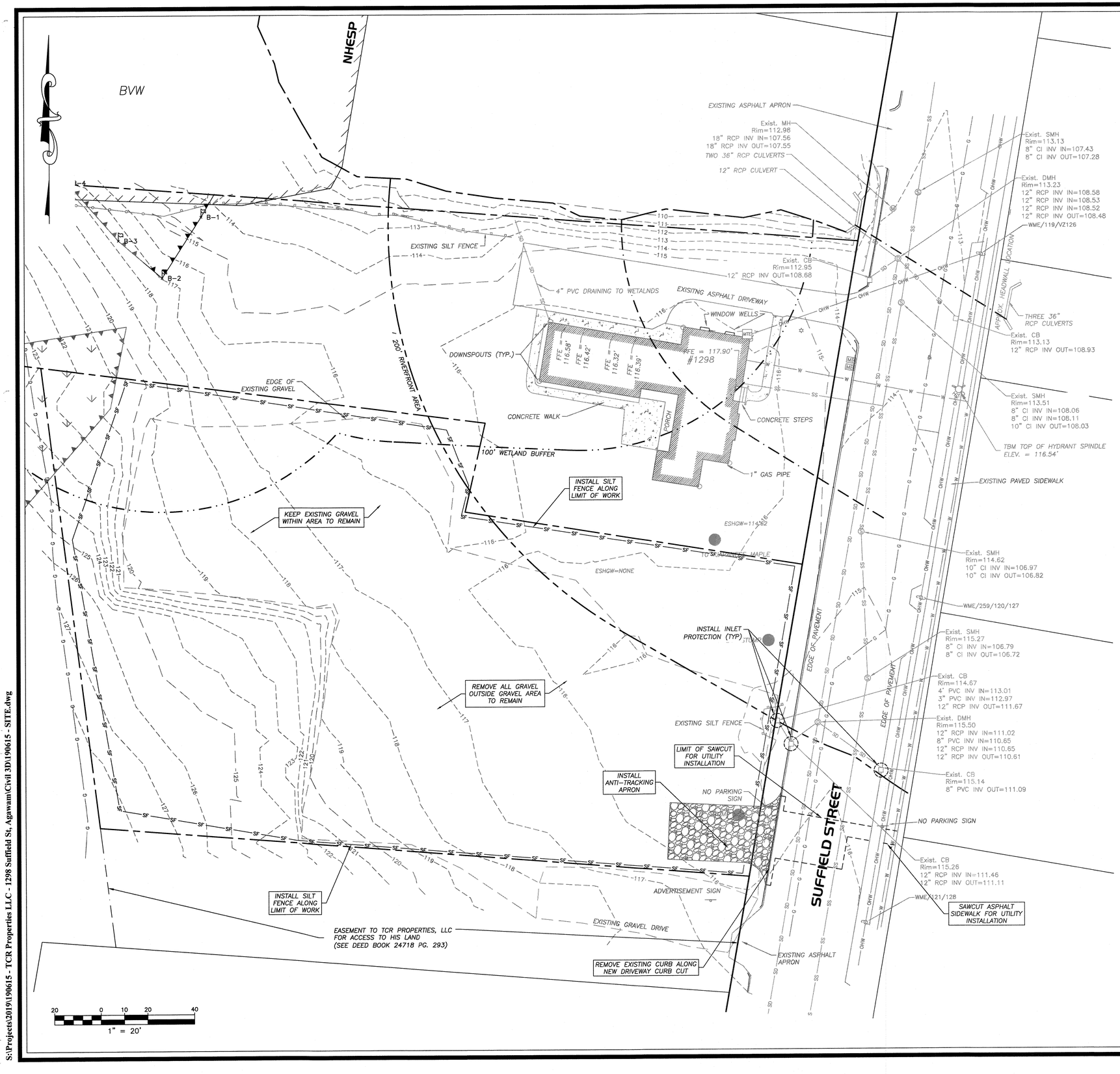
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-2	-

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



DEMOLITION NOTES

1. THE INFORMATION SHOWN HEREON IS NOT INTENDED TO BE AN EXHAUSTIVE SURVEY OF ALL APPURTENANCES THAT MAY OR MAY NOT BE IN PLACE TO SERVE THE EXISTING ON-SITE STRUCTURES AND USE. SEPTIC SYSTEM COMPONENTS, UNDERGROUND TANKS, AND OTHER SUB-SURFACE STRUCTURES MAY BE IN PLACE AND MAY REQUIRE ATTENTION BEFORE CONSTRUCTION MAY PROCEED.
2. CONTRACTOR SHALL CONDUCT A PRE-DEMOLITION SURVEY TO IDENTIFY ANY AND ALL UTILITIES AND UTILITY COMPONENTS TO BE DISCONTINUED, REMOVED, OR DEMOLISHED IN PLACE AND THE PRESENCE OR ABSENCE OF ANY HAZARDOUS MATERIALS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, REMOVAL OR 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. ALL COSTS SHALL BE INCLUDED IN BASE BID.
4. CONTRACTOR SHALL ERECT AND MAINTAIN SAFETY BARRICADES AND POST PROPER NOTICES PRIOR TO THE COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES AND LANDSCAPING TO REMAIN.
6. CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM FROM DAMAGE DURING DEMOLITION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE UTILITY OWNER.
7. ALL UTILITY DISCONNECTION SHALL BE PERFORMED TO THE SATISFACTION OF THE RELEVANT UTILITY COMPANY AND COMPLY WITH ANY LOCAL, STATE AND/OR FEDERAL REGULATORY AGENCIES.
8. CONTRACTOR SHALL PROMPTLY TRANSPORT AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS OFF OWNERS PROPERTY. DO NOT ALLOW DEMOLISHED MATERIAL TO COLLECT ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISPOSAL.
9. THERE SHALL BE NO BURNING OF DEMOLISHED MATERIAL ALLOWED ON SITE.
10. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY ITEMS TO BE TURNED OVER TO OWNER.
11. 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 LANDSCAPE ARCHITECT/ENGINEER.
12. NO ACTIVITY SHALL OCCUR OUTSIDE OF LIMIT OF WORK LINE AS SHOWN ON PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/ENGINEER AND LANDOWNER.
13. THE CONTRACTOR SHALL NOTIFY DIG SAFE @ 1-888-344-7233 A MINIMUM OF 72 HOURS (M-F) PRIOR TO COMMENCEMENT OF ANY DEMOLITION/CONSTRUCTION ACTIVITY.
14. THE LANDSCAPE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR ANY ITEMS THAT MAY BE DISCOVERED ON-SITE DURING DEMOLITION OR CONSTRUCTION THAT WAS NOT PREVIOUSLY INDICATED ON THE SURVEYS OR INFORMATION PROVIDED.
15. PAVEMENT SHALL BE SAWCUT AT THE LIMIT OF WORK. ALL PAVING, FOOTINGS, UTILITIES, CURBING AND OTHER EXISTING IMPROVEMENTS SHALL BE REMOVED OR SUITABLY MILLED TO THE SATISFACTION OF THE OWNER AND GENERAL CONTRACTOR.

PERMITTING
NOT FOR CONSTRUCTION

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

DEMOLITION & REMOVALS PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. LEVESQUE
NO. 1398
REGISTERED LANDSCAPE ARCHITECT
2/10/23

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023	
REVISIONS:	**DATE:**
A. Per Town Comment	2/10/23

DRAFTED BY: R.M.N./F.J.C.

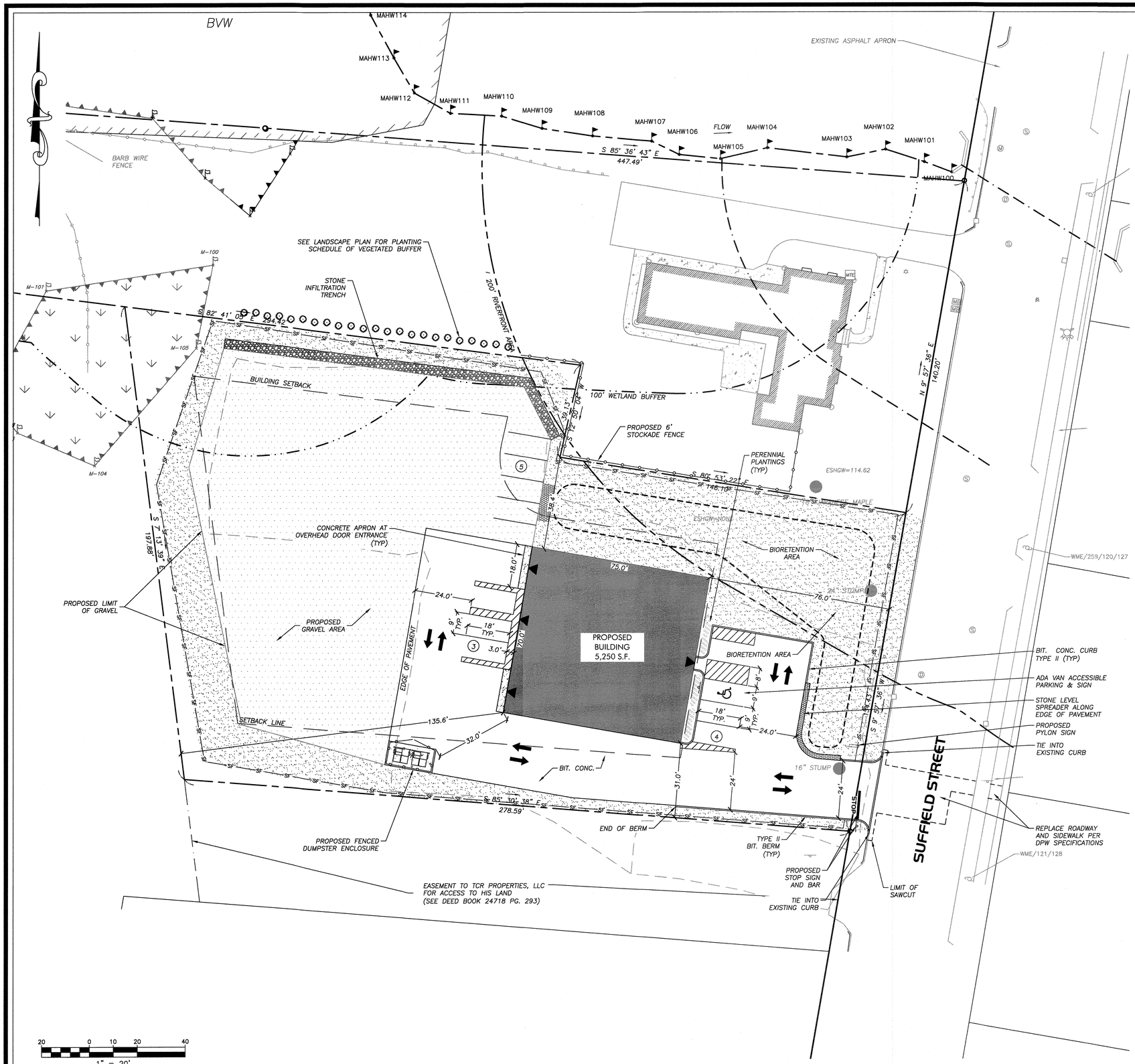
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-3	A

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



ZONING REVIEW - Industrial B (IB)

TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	1 ACRE	1.17 ACRE±
FRONTAGE	100 FT	134.4 FT±
FRONT YARD	75 FT	76.0 FT±
SIDE YARD	25 FT	38.4 FT± / 31.0 FT±
REAR YARD	25 FT	135.6 FT±
BUILDING HEIGHT / STORIES (MAX)	40 FT / 2 STORIES	< 40 FT± / 2 STORIES
PARKING*	11 SPACES	12 SPACES

*SERVICE INDUSTRIAL: 1 SPACE FOR EACH 500 S.F. OF GROSS FLOOR AREA: 5,250 S.F. / 500 S.F. = 10.5 ~ 11 SPACES

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.

LANDSCAPE NOTES

1. SITE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPING.
2. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS-REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE LANDSCAPE INFORMATION SHOWN HEREON.
3. 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.
4. 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.
5. 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.

PERMITTING
NOT FOR CONSTRUCTION

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

LAYOUT & MATERIALS PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT ROBERT M. LEVESQUE NO 1998 — 2/21/23

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:
A. Per Town Comment	2/10/23
B. Per Town Comment	2/21/23

DRAFTED BY: R.M.N./F.J.C.

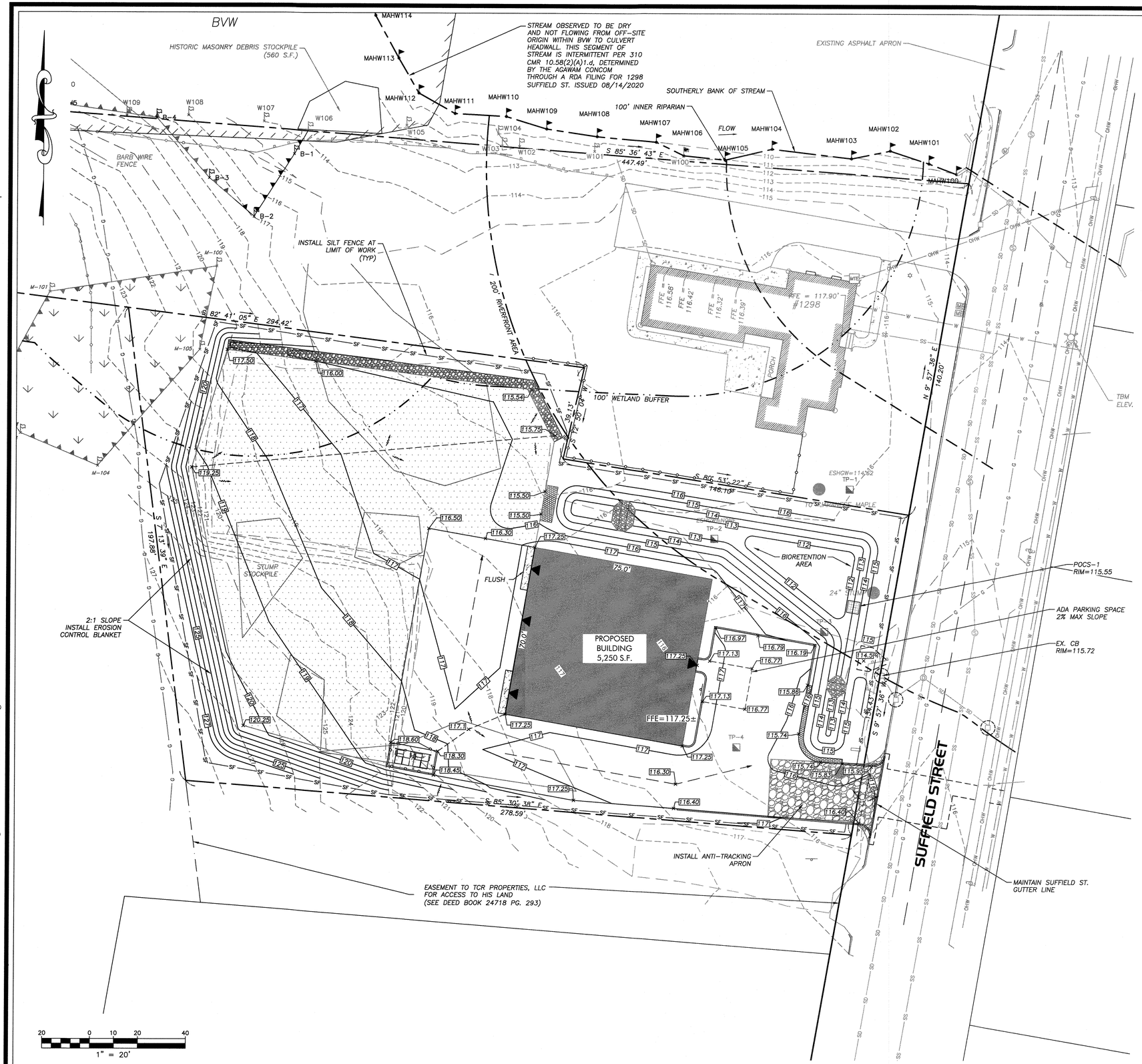
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-4	B

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



SHORT-TERM EROSION CONTROL MAINTENANCE

1. THE CONTRACTOR OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR IMPLEMENTING EACH CONTROL SHOWN ON THE SEDIMENTATION AND EROSION CONTROL PLAN.
2. 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.
3. EFFECTIVE EROSION CONTROL MEASURES SHALL BE INITIATED PRIOR TO THE COMMENCEMENT OF CLEARING, GRADING, EXCAVATION, OR OTHER OPERATIONS THAT WILL DISTURB THE NATURAL PROTECTION.
4. 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.
5. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO AVOID EXCESS EROSION OF THE SITE DUE TO THE CONSTRUCTION OF THIS PROJECT.
6. 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.
7. DAMAGED OR DETERIORATED ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION.
8. ALL DITCHES SHALL BE STABILIZED AS SOON AS IS PRACTICABLE TO MINIMIZE EROSION.
9. 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.
10. 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.
11. 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 SEEDED.
12. 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.
13. 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 TOWN DEPARTMENT SPECIFICATIONS.

PERMITTING
NOT FOR CONSTRUCTION

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

GRADING, EROSION & SEDIMENTATION CONTROL PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

MASSACHUSETTS · MICHAEL N. LEVESQUE · NO. 1398 · REGISTERED LANDSCAPE ARCHITECT
3/21/25

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023	
REVISIONS:	**DATE:**
A. Per Town Comment	2/10/23
B. Per Town Comment	2/21/23

DRAFTED BY: R.M.N./F.J.C.

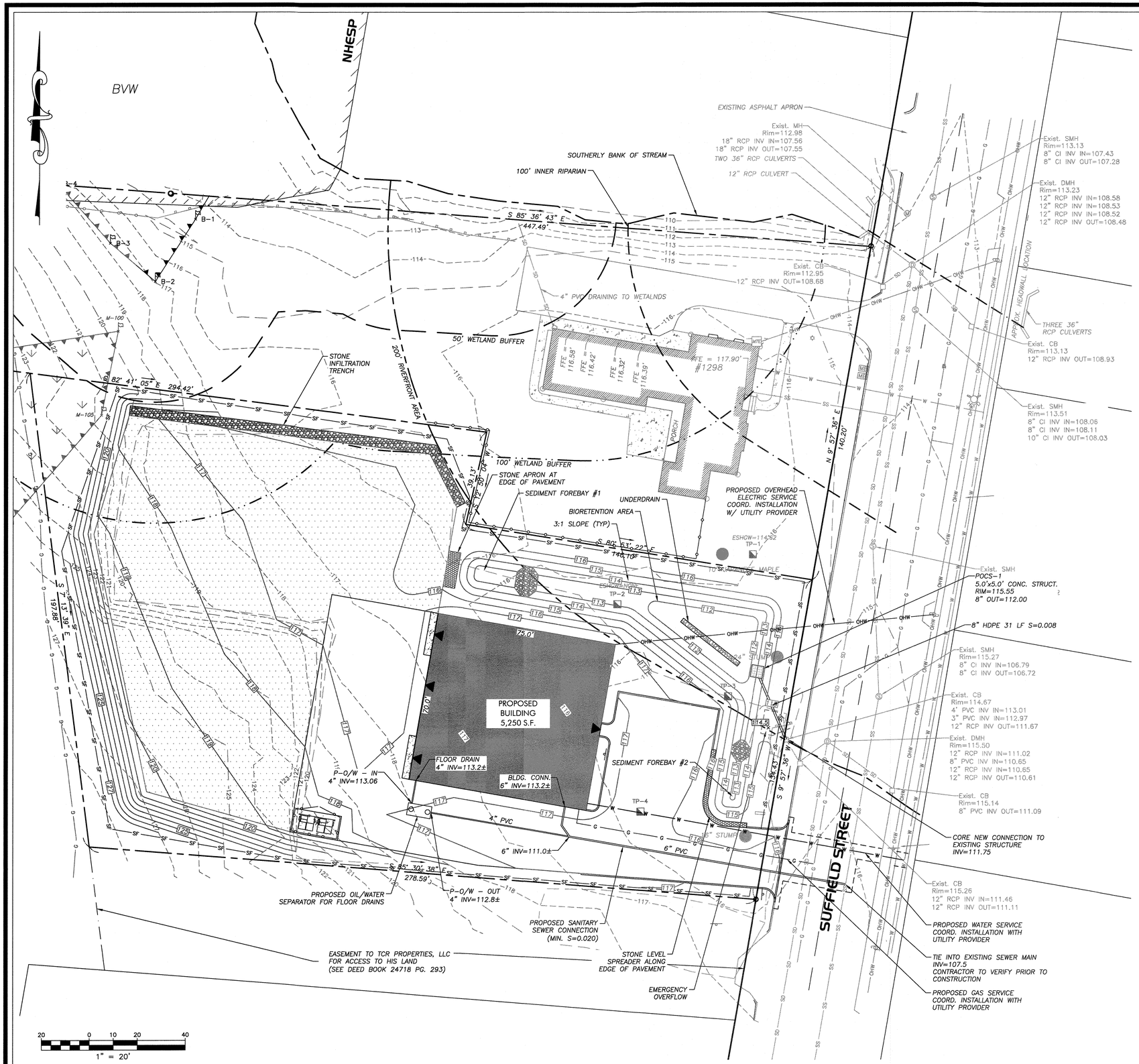
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-5	B

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



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. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS AND INVERTS FROM EXISTING/PROPOSED BUILDING TO SERVICES IN THE STREET. IF ANY DISCREPANCIES EXISTS BETWEEN PLAN AND INFORMATION FOUND IN THE FIELD, CONTACT ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTIONS OF ALL UTILITIES.
6. UTILITY CONNECTIONS (NATURAL GAS, ELECTRICAL, TELECOMMUNICATIONS, ETC) 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.
7. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
8. 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.
9. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE TOWN DEPARTMENT SPECIFICATIONS.

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 TOWN DEPARTMENT SPECIFICATIONS.

CONSTRUCTION NOTES

1. 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.
2. ALL LAYOUT WORK REQUIRED SHALL BE PERFORMED BY A LICENSED SURVEYOR OR ENGINEER EMPLOYED BY THE CONTRACTOR.
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 TOWN PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
12. TOWN BOARD 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.

PERMITTING
NOT FOR CONSTRUCTION

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

DRAINAGE & UTILITIES PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
No. 46376
REGISTERED PROFESSIONAL ENGINEER
3/21/23

PREPARED FOR:
TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023	
REVISIONS:	**DATE:**
A. Per Town Comment	2/10/23
B. Per Town Comment	2/21/23

DRAFTED BY: R.M.N./F.J.C.

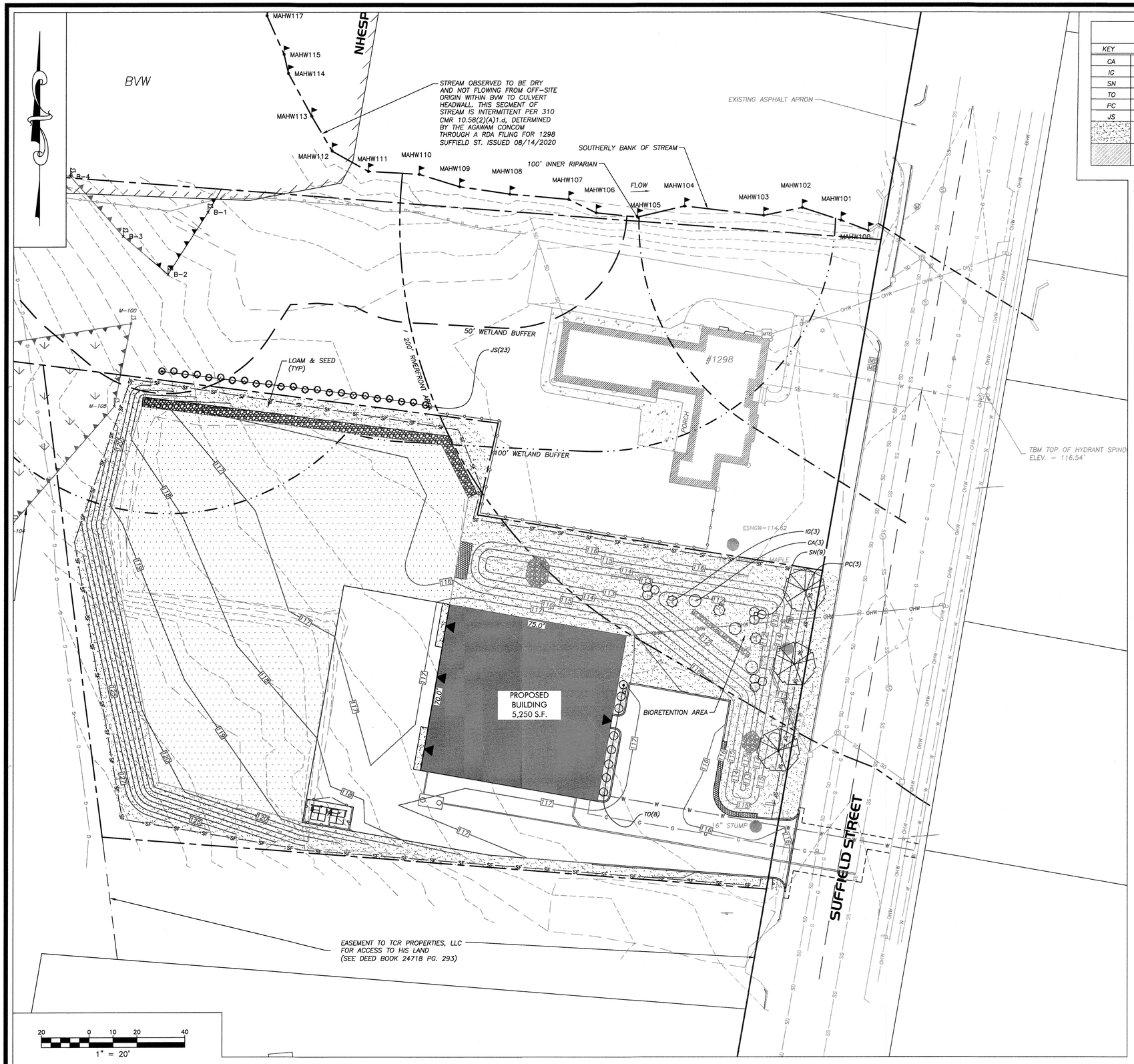
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-6	B

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/SPACING
CA	3	CORNUS AMOMUM	SILKY DOGWOOD	MIN. 2.5" CAL.
IG	1	ILEX GLABRA	INKBERRY	MIN. 2.5" CAL.
SN	9	SORGHASTRUM NUTANS	INDIANGRASS	MIN. 2.5" CAL.
TO	8	THUJA OCCIDENTALIS	ARBORVITAE	MIN. 2.5" CAL.
PC	3	PYRUS CALLERYANA	CLEVELAND PEAR	MIN. 2.5" CAL.
JS	23	JUNIPERUS SCOPULORUM	MOONGLOW JUNIPER	MIN. 2.5" CAL.
	–	LAWN AREA (MIN. 4" LOAM & SEED)	–	RATE PER SUPPLIER REC.
	–	MULCH PLANTING BED	–	RATE PER SUPPLIER REC.

LANDSCAPE NOTES

1. SITE CONTRACTOR SHALL REFER TO SHEET C-1, C-2, DETAIL SHEETS AND REMAINING PLAN SET FOR INFORMATION REGARDING LANDSCAPING.
2. IT SHALL BE THE SITE CONTRACTOR'S RESPONSIBILITY TO CROSS-REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH THE LANDSCAPE INFORMATION SHOWN HEREON.
3. 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.
4. 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.
5. 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.

PERMITTING
NOT FOR CONSTRUCTION

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

SITE LANDSCAPING PLAN

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. LEVESQUE
NO. 1599
REGISTERED LANDSCAPE ARCHITECT
2/10/23

PREPARED FOR:

TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:
A. Per Town Comment	2/10/23

DRAFTED BY: R.M.N./F.J.C.

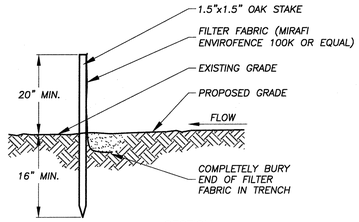
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
C-7	A

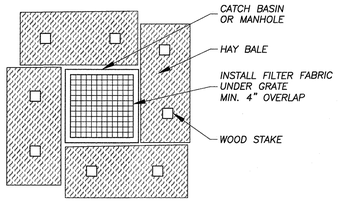
S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



SECTION

SILT FENCE DETAIL

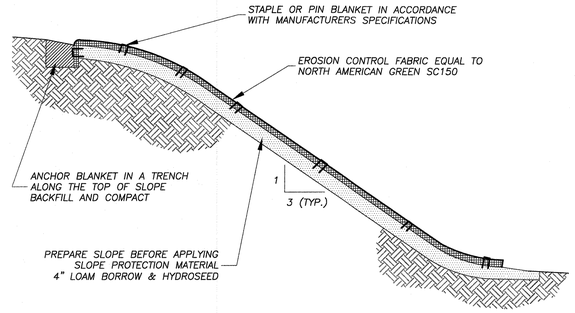
NO SCALE



NOTE
INSTALL BARRIER AT EACH CATCH BASIN AND DRAINAGE BASIN. CATCH BASINS IN PAVEMENT AREAS ARE TO RECEIVE ONLY THE FILTER FABRIC TREATMENT.

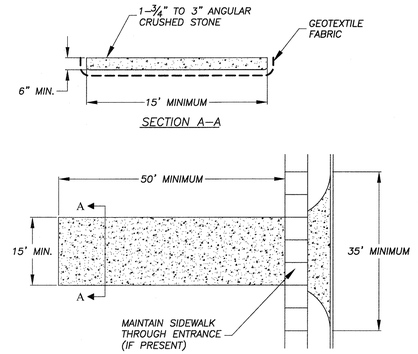
INLET PROTECTION - HAY BALES

NO SCALE



SLOPE PROTECTION MATERIAL INSTALLATION (AS REQ'D)

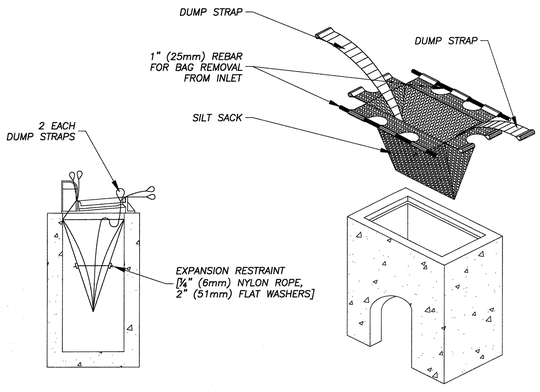
NO SCALE



NOTES
1. EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
2. STONE IS TO BE 1-3/4" TO 3" ANGULAR CRUSHED STONE.
3. PLACE GEOTEXTILE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMMEDIATELY.
5. ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
6. ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
7. SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

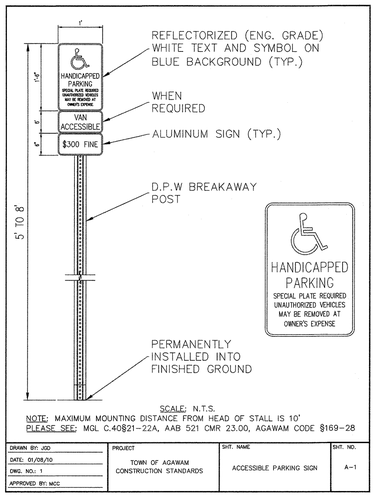
ANTI-TRACKING APRON (AS REQ'D)

NO SCALE



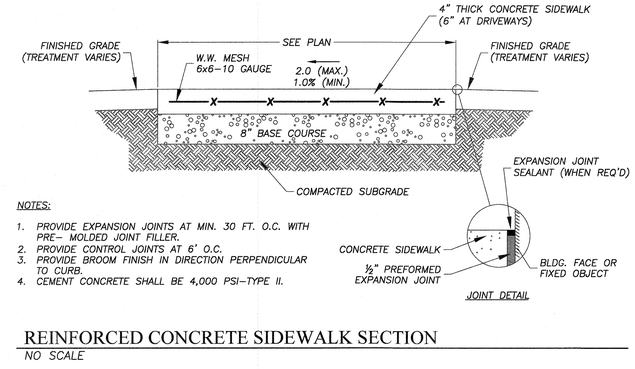
INLET PROTECTION - SEDIMENT FILTER SACK

NO SCALE



SCALE: N.T.S.
NOTE: MAXIMUM MOUNTING DISTANCE FROM HEAD OF STALL IS 10'
PLEASE SEE: MGL C.40§21-22A, AAB 521 CMR 23.00, AGAWAM CODE §169-28

DRAWN BY: JGD DATE: 01/05/10 DWG. NO.: 1 APPROVED BY: MCC	PROJECT TOWN OF AGAWAM CONSTRUCTION STANDARDS	SHT. NAME ACCESSIBLE PARKING SIGN	SHT. NO. A-1

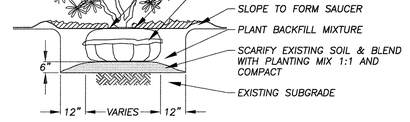


NOTES:
1. PROVIDE EXPANSION JOINTS AT MIN. 30 FT. O.C. WITH PRE- MOLDED JOINT FILLER.
2. PROVIDE CONTROL JOINTS AT 6' O.C.
3. PROVIDE BROOM FINISH IN DIRECTION PERPENDICULAR TO CURB.
4. CEMENT CONCRETE SHALL BE 4,000 PSI-TYPE II.

JOINT DETAIL

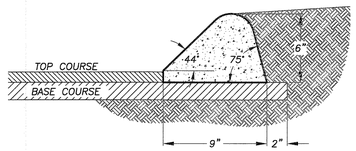
REINFORCED CONCRETE SIDEWALK SECTION

NO SCALE



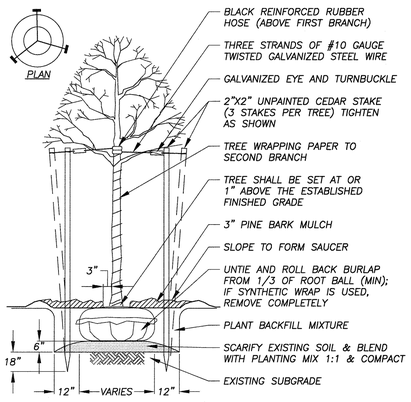
SHRUB PLANTING DETAIL

NO SCALE



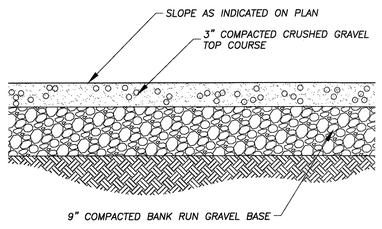
BITUMINOUS CONCRETE BERM (TYPE-2)

NO SCALE



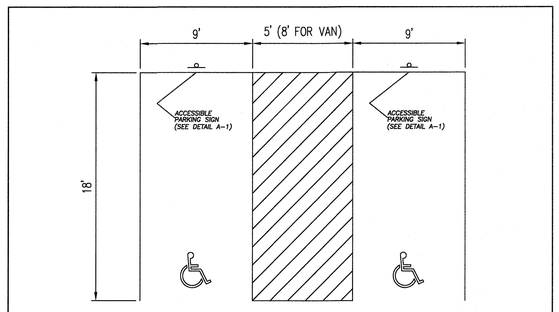
TREE PLANTING DETAIL

NO SCALE



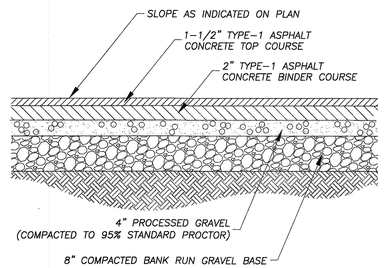
GRAVEL PAVING DETAIL

NO SCALE



NOTE:
1. SEE AAB 521 CMR 23.00 FOR REQUIRED NUMBER OF SPACES AND PROPORTION OF VAN ACCESSIBLE SPACES.
2. ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 2% OR LESS IN ALL DIRECTIONS.
3. EXCEPTION: VAN ACCESSIBLE SPACES DO NOT HAVE TO BE SEPARATELY PROVIDED IF ALL REQUIRED ACCESSIBLE PARKING SPACES ARE 11 FEET WIDE WITH A FIVE FOOT ACCESS AISLE. SEE 521 CMR 23.4.7 ARCHITECTURAL ACCESS BOARD.

DRAWN BY: JGD / VJC DATE: 07/16/13 REV: DWG. NO.: APPROVED BY: MCC	REVISIONS	PROJECT TOWN OF AGAWAM CONSTRUCTION STANDARDS	SHT. NAME ACCESSIBLE PARKING SPACE	SHT. NO. A-2



BITUMINOUS CONCRETE PAVING DETAIL

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 141-4

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. LEVESQUE
NO. 1986
REGISTERED LANDSCAPE ARCHITECT
2/10/23

PREPARED FOR:

TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:
A. Per Toun Comment	2/10/23

DRAFTED BY: R.M.N./F.J.C.

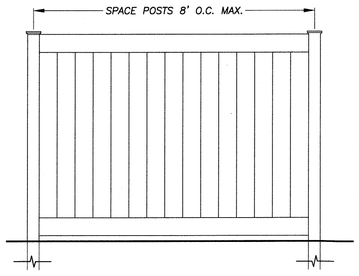
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

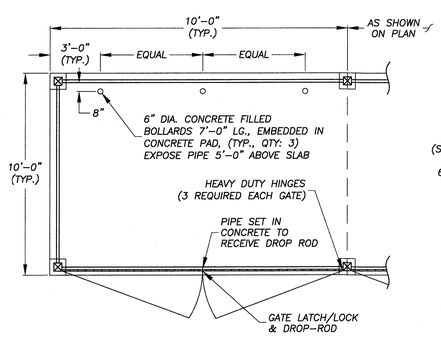
RLA PROJ. NUMBER: 190615

DRAWING#	REV.
D-1	A

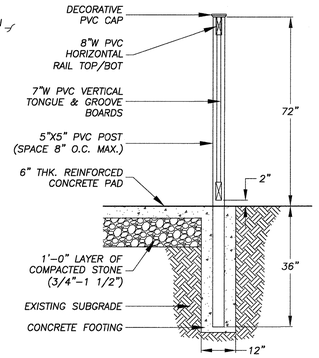
S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg



TYPICAL DUMPSTER ENCLOSURE ELEVATION

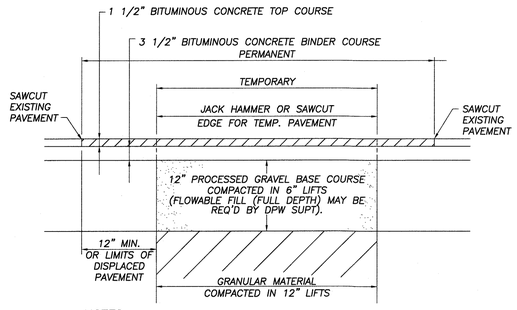


TYPICAL ENCLOSURE PLAN VIEW



TYPICAL ENCLOSURE DUMPSTER SECTION

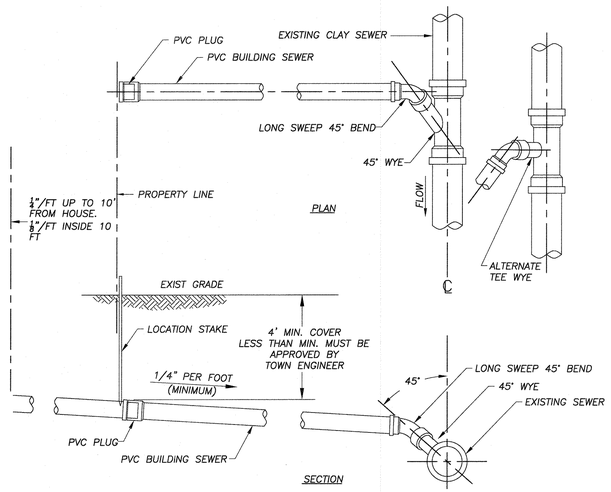
DUMPSTER ENCLOSURE
NO SCALE



NOTES:

1. TEMPORARY PAVEMENT OVER TRENCHES IN STREET TO REMAIN FOR A MINIMUM OF 60 DAYS. TEMPORARY PAVEMENT 3" BINDER COURSE IN ONE LIFT – COLD PATCH KNOWN AS "QPR" MAYBE USED WHEN TYPE I-1 IS UNAVAILABLE.
2. REMOVE TEMPORARY PAVEMENT AND REPLACE WITH PERMANENT PAVEMENT
3. PAVEMENT THICKNESS TO BE 5" MINIMUM, OR GREATER TO MATCH EXISTING CONDITIONS.
4. WHERE PAVEMENT IS CUT 2'-0" OR LESS FROM EDGE OF ROAD, REPAVING TO EXTEND TO EDGE OF ROAD.
5. EDGE OF EXISTING PAVEMENT SHALL BE TREATED WITH A TACK COAT PRIOR TO PLACEMENT OF THE PERMANENT PATCH.
6. EXCEPT AS OTHERWISE DIRECTED BY THE D.P.W. SUPT., THE EDGE OF PAVEMENT ADJACENT TO PATCH SHALL BE HEATED WITH INFRARED EQUIPMENT TO SEAL THE JOINTS.

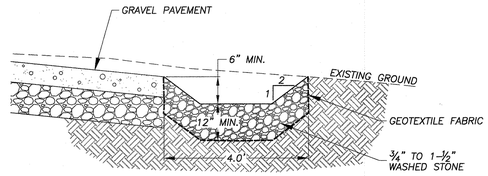
PERMANENT PAVEMENT REPLACEMENT PLAN
NO SCALE



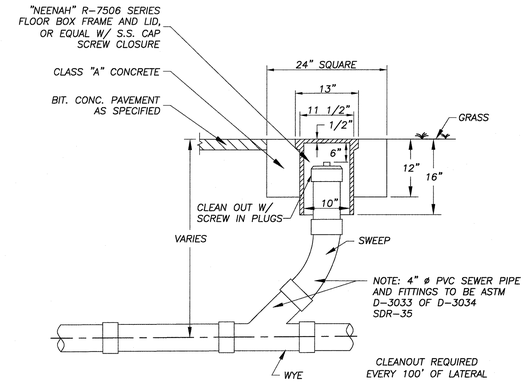
NOTES:

1. BUILDING SEWERS SHALL BE 6"ø EXCEPT AS DIRECTED BY THE ENGINEER
2. LOCATION AND DEPTHS OF BUILDING SEWERS TO BE DETERMINED IN THE FIELD BY THE ENGINEER

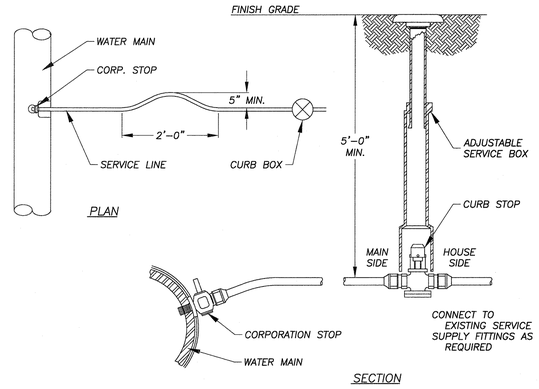
TYPICAL BUILDING SEWER CONNECTION DETAIL
NO SCALE



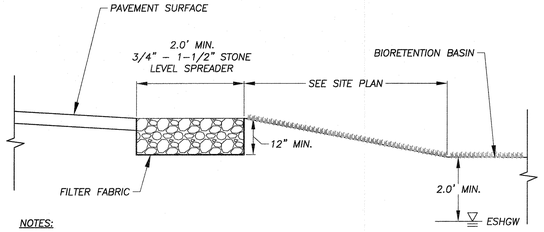
STONE INFILTRATION TRENCH
NO SCALE



TYPICAL SANITARY CLEANOUT
NO SCALE



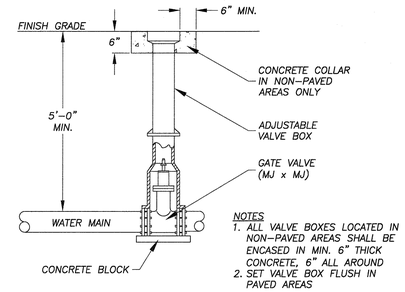
TYPICAL WATER SERVICE CONNECTION
NO SCALE



NOTES:

1. GRADE STONE DIAPHRAGM TO BE COMPLETELY LEVEL ACROSS THE ENTIRE LENGTH.
2. FILTER STRIP TO BE SEEDED WITH "NEW ENGLAND CONSERVATION/WILDLIFE MIX" FROM NEW ENGLAND WETLAND PLANTS, INC., OR APPROVED EQUIVALENT.

STONE APRON DETAIL
NO SCALE



NOTES

1. ALL VALVE BOXES LOCATED IN NON-PAVED AREAS SHALL BE ENCASED IN MIN. 6" THICK CONCRETE, 6" ALL AROUND
2. SET VALVE BOX FLUSH IN PAVED AREAS

TYPICAL BURIED VALVE
NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
NO. 48378
REGISTERED PROFESSIONAL ENGINEER
2/10/23

PREPARED FOR:

TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023

REVISIONS:	DATE:
A. Per Toun Comment	2/10/23

DRAFTED BY: R.M.N./F.J.C.

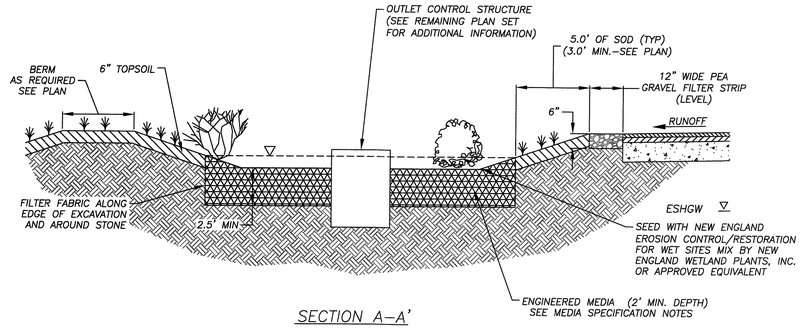
UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: AS NOTED

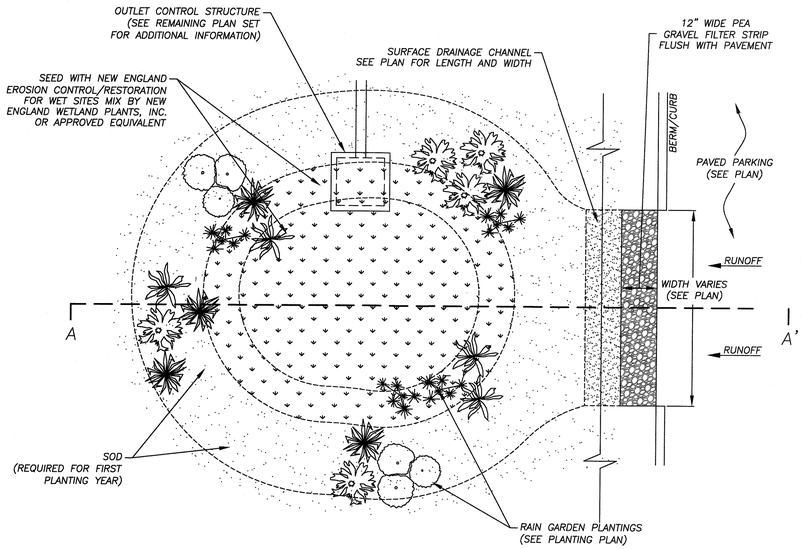
RLA PROJ. NUMBER: 190615

DRAWING#	REV.
D-2	A

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg

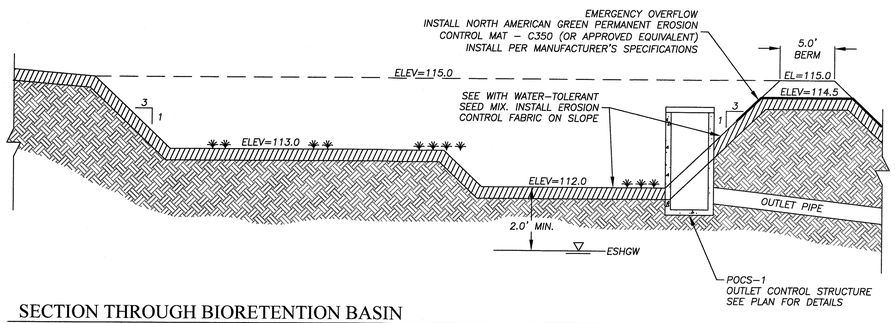


SECTION A-A'



TYPICAL BIORETENTION BASIN DETAIL

NO SCALE



SECTION THROUGH BIORETENTION BASIN

NO SCALE

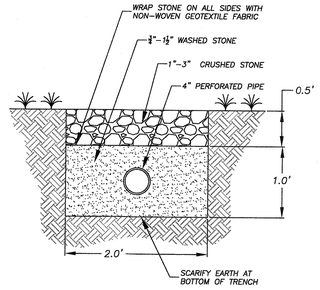
RAIN GARDEN/BIORETENTIONS BASIN NOTES

1. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS, ETC.) TO THE RAIN GARDEN/BIORETENTION BASIN AREAS DURING ANY STAGE OF CONSTRUCTION.
2. DO NOT TRAFFIC EXPOSED SOIL SURFACE WITH HEAVY CONSTRUCTION EQUIPMENT. PERFORM EXCAVATIONS WITH LIGHT EARTH-MOVING EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM IF FEASIBLE.
3. IF RAIN GARDEN/BIORETENTION BASIN AREAS ARE EXPOSED DURING CONSTRUCTION AND DO RECEIVE SEDIMENT DEPOSITS, BASIN BOTTOM MUST BE OVER EXCAVATED 6-8" INTO NATIVE MATERIAL TO REMOVE SEDIMENT DEPOSITS.
4. ALL DRAINAGE AREAS TO A RAIN GARDEN/BIORETENTION BASIN FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, SEED MIX, MULCH OR PLANTINGS.
5. AMENDED SOIL WILL ONLY BE PERMITTED WITH A VALID SOIL ANALYSIS REPORT
6. FOR BIORETENTION BASIN, WRAP PERFORATED UNDERDRAIN WITH FILTER FABRIC PRIOR TO BACKFILLING.
7. UNDERDRAIN PIPE SHOULD HAVE ⅜" PERFORATIONS SPACED AT 6" CENTERS, MIN. 4 HOLES PER ROW. MAXIMUM SPACING OF UNDERDRAIN PIPE IS 10 FEET ON CENTER.
8. FILTER MEDIA FOR RAIN GARDENS AND BIORETENTIONS BASINS SHALL BE AS FOLLOWS:

   20-30% MODERATELY FINE SHREDED BARK OR WOOD FIBER MULCH WITH <5% FINES PASSING NO. 200 SIEVE

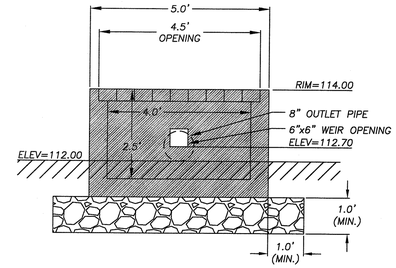
   70-80% COURSE LOAMY SAND MEETING THE FOLLOWING GRADATION:

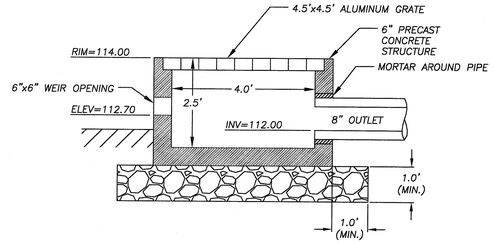
SIEVE NO.	PERCENT BY WEIGHT PASSING STANDARD SIEVE INDICATED
10	85-100
20	70-100
60	15-40
200	8-15

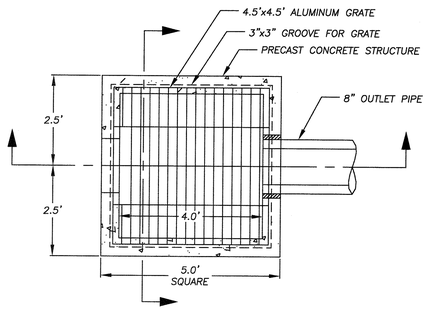


UNDERDRAIN DETAIL

NO SCALE







OUTLET CONTROL STRUCTURE (POCS-1)

NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

SUFFIELD STREET
AGAWAM, MASSACHUSETTS
PARCEL ID 14-1-4

COMMONWEALTH OF MASSACHUSETTS
FILIPE J. CRAVO
CIVIL
NO. 48376
REGISTERED PROFESSIONAL ENGINEER
2/10/23

PREPARED FOR:

TCR Properties, LLC
c/o T. J. Galis
1298 Suffield Street
Agawam, MA

ISSUANCE DATE: January 6, 2023	
REVISIONS:	DATE:
A. Per Town Comment	2/10/23

DRAFTED BY: R.M.N./F.J.C.

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 190615

DRAWING#	REV.
D-3	A

S:\Projects\2019\190615 - TCR Properties LLC - 1298 Suffield St, Agawam\Civil 3D\190615 - SITE.dwg

MEMBERS PRESENT:
Vi Baldwin – Chair
Frank DeStefano – Vice Chair
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:
Charles Elfman

ALSO PRESENT:
Taryn Egerton

Ms. Baldwin called the meeting to order at 6:00pm.

1. Public Hearing – Zone Change – 1399 Suffield Street and Parcel 2 Suffield Street – Charlies Garden Park

Filipe Cravo, R. Levesque Associates, and Clark Dore, Charlies Garden Park, were present for this agenda item. Mr. Cravo stated that the property is currently zoned Business A, Agricultural, and Residence A-2. They are proposing to remove Residence A-2 and modify the Business A and Agricultural zoning lines. He stated the area they are proposing as Agricultural will be an undisturbed vegetated buffer for the residences on Deer Run. Mr. Cravo stated the remaining area is proposed to be Business A with an overlay, the Mixed Use Business C Overlay District. He stated they will be maintaining the twin silos and commercial building in the front and add two family dwellings in the rear. Mr. Cleavall asked how many units were being proposed and Mr. Cravo stated 30, but that is subject to change in the final engineered plan if the zone change is granted. Mr. Cravo explained that there's a certain percentage that must be dedicated to commercial use in the overlay district, so a second retail space has been added. Ms. Baldwin stated residential could not exceed 75% of the square footage of the project in the overlay district. Mr. Cravo explained that his office and the applicant had multiple discussions with the Mayor about the best path forward for this project. Mr. DeStefano asked if the proposed development would be privately maintained and Mr. Cravo confirmed.

Ms. Baldwin then opened the meeting up to the public.

Edward Cecchi, 1342 Suffield Street, asked how far the buildings would be from the wetlands. Mr. Cravo stated a delineation would need to be performed by a wetland scientist, but jurisdictional boundaries include 100' from wetlands or 200' from a perennial stream. Mr. Cecchi also asked about lighting and parking. Mr. Cravo stated it would more than likely be wall packs on the businesses and site lighting throughout, and that parking would be included in a fully designed plan. He explained that if the zone change was granted, another application would be submitted with fully engineered plans that meet all zoning requirements.

Harold Murphy, 443 Shaker Road in East Longmeadow, and Roseann Casali Depalma, both members of the development team, stated that the site will be at or better the number of required business parking spaces, number of parking spaces for units, and they will meet all minimum

requirements. He stated they will be proposing duplex style condos at lower price points, around $400,000.

Mr. Cecchi asked if there would be full basements or on slabs and Mr. Cravo stated they will be proposing basements.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to close the public hearing.

VOTE 4 – 0

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to send a positive recommendation to the City Council regarding the Zone Change on 1399 Suffield Street and Parcel 2 Suffield Street for Charlies Garden Park.

VOTE 4 – 0

2. Amended Site Plan – 223 Garden Street – MBNZ Holding Co

Filipe Cravo, R Levesque Associates, was present for this agenda item. Ms. Baldwin stated that since the last meeting, Engineering comments have been satisfied. She stated the safety officer and Inspection Services did not have any comments pertaining to the plan, but that the Board is still awaiting Fire Department comments. Ms. Egerton stated the Board could make that a condition of approval if they so choose.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the Amended Site Plan for 223 Garden Street – MBNZ Holding Co, conditional upon approval from the Fire Department.

VOTE 4 – 0

3. Approval of Minutes – April 16, 2026

Motion was made by Mr. DeStefano and seconded by Mr. Cleavall to approve the April 16, 2026 as written.

VOTE 3 – 0 – 1 (Baldwin)

4. Correspondences – None

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to adjourn the meeting.

VOTE 4 – 0

Meeting adjourned at 6:30pm.