



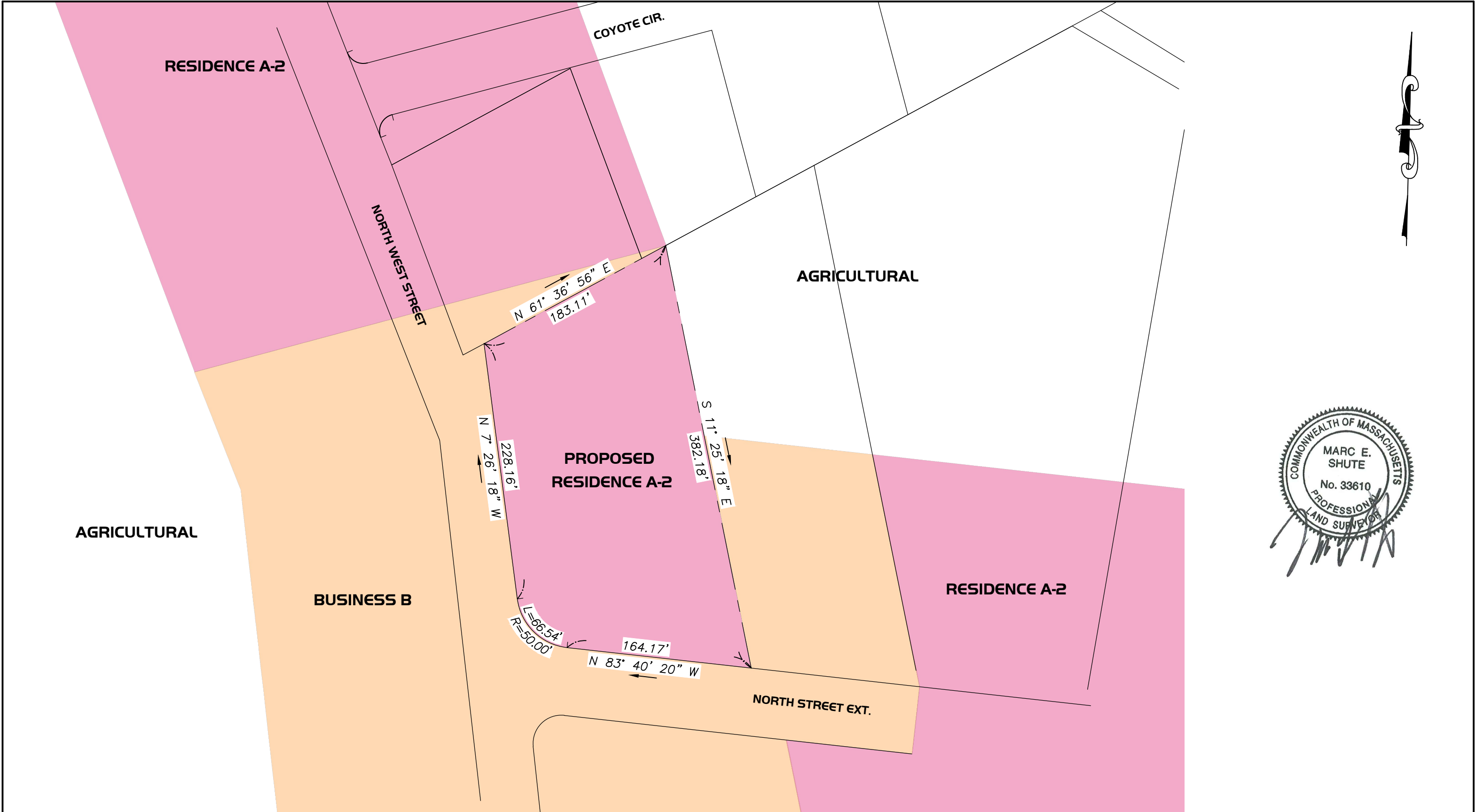
Planning Board AGENDA

Thursday, June 4, 2026 - 6:00 PM

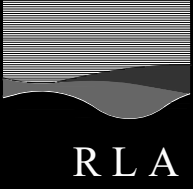
Regular Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

A. Planning Board

- 1) 6:00PM Public Hearing-Zone Change Request-430 North West Street-Chanda Care, Inc.
- 2) Site Plan-233 Main Street-HP Hood, LLC.
- 3) Site Plan-195 South Westfield Street-Aljanabi
- 4) Site Plan-73 Garden Street-Juniors Towing
- 5) Form A-130 South Westfield Street-Tirone
- 6) Sign Plans , Performance Agreement, & Covenant-High Street Subdivision-Calabrese Construction, LLC
- 7) Approval of Minutes-May 21, 2026
- 8) Correspondences



REVISION:			DATE:
SCALE: 1" = 80'	DATE: 3-24-2026	JOB NO.: 260314	



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

PROPOSED ZONE
430 North West Street, Agawam
 FOR
Chanda Care, Inc

DRAWING#
Z-2

Request for Zoning Map Amendment

Under Town of Agawam Zoning Ordinance § 180-3 – Districts enumerated; Building Zone Map.

Proposed Residence A-2 (RA-2) District

Project Location:

430 North West Street
Feeding Hills, Massachusetts 01030
(Parcel ID: C13-4-4)

Submitted To:

Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

Applicant:

Chanda Care, Inc.
c/o Chantal Bernard
723 Main Street
Agawam, Massachusetts 01001

Property Owner:

VIP Homes & Associates, LLC
c/o Mr. Valdimir Ruha
29 Avalon Place
Feeding Hills, Massachusetts 01030

RLA Project File No. 260314

April 17, 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



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2. LOCUS MAP
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APPENDIX A: SITE PLAN

I. PETITION LETTER

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

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April 17, 2026

Anthony J. Russo, Council President
Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment
430 North West Street
Feeding Hills, Massachusetts 01030
(Parcel ID: C13-4-4)
RLA Project File No. 260314**

Dear President Russo and Councilors:

On behalf of the applicant, Chanda Care, Inc., R Levesque Associates, Inc. is submitting this Request for Zoning Map Amendment for the above-referenced property in Feeding Hills, Massachusetts.

PROPERTY DESCRIPTION

The subject property is located east of North West Street and north of North Street Extension and consists of approximately 1.36 ± acres. The subject property is owned by VIP Homes & Associates, LLC and is recorded under the Hampden County Registry of Deeds in Book 21927, Page 342. A copy of the deed reference is included within this petition packet under Section 3. According to the Town of Agawam online Assessor's database, the subject property is located within the Business B (BB) zoning district. A Locus Map depicting the property's location and current zoning is included within this petition packet under Section 2.

ZONING MAP AMENDMENT PETITION

The petitioner respectfully requests that the Town of Agawam grant the above-referenced Zoning Map Amendment under the Massachusetts General Laws Chapter 40A Section 5 to amend the Town of Agawam Building Zone Map to allow for the entirety of the subject property to be rezoned to the Residence A-2 (RA-2) zoning district, as promulgated under Article III of the local zoning regulations.



STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for residential development on the site. The proposed zoning map amendment would support residential use on the subject property that aligns with allowable uses within the Residence A-2 (RA-2) district.

STATEMENT OF JUSTIFICATION

Facts to support a finding that the proposed Zoning Map Amendment will be desirable and without substantial detriment to the public good:

1. The applicant intends to rezone the property from a business-oriented zoning district to a residential-oriented zoning district to allow for future development and improvements at this site.
2. There is no significant impact to the neighborhood in requesting the proposed Zoning Map Amendment as residential areas currently exist within the general vicinity of the subject property.
3. The subject property is well suited for residential use and has ample space to utilize.
4. The subject property is in a primarily residentially utilized neighborhood, and the proposed use of the site better aligns with the neighborhood than the existing allowable business uses.

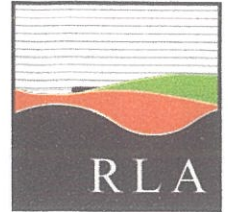
CONCLUSION

Understanding the above, the proposed Zoning Map Amendment is not detrimental to the public good and does not substantially derogate from the intent of and purpose of the Town of Agawam Zoning Ordinance. Based on the foregoing, and all the supplemental information attached, the applicant respectfully requests that the Town of Agawam grant the requested Zoning Map Amendment under the Town of Agawam Zoning Ordinance to allow for the entirety of the subject property to be rezoned to the Residence A-2 (RA-2) zoning district.

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 • f 413.568.0986 • www.rland.com



Property Owner:

signed by 3-12-26
VIP Homes & Associates, LLC c/o Mr. Vladimir Ruha

As required, a copy of this submission has been provided electronically via email to the Town of Agawam City Council and Planning Board. We are requesting to be placed on the City Council'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.

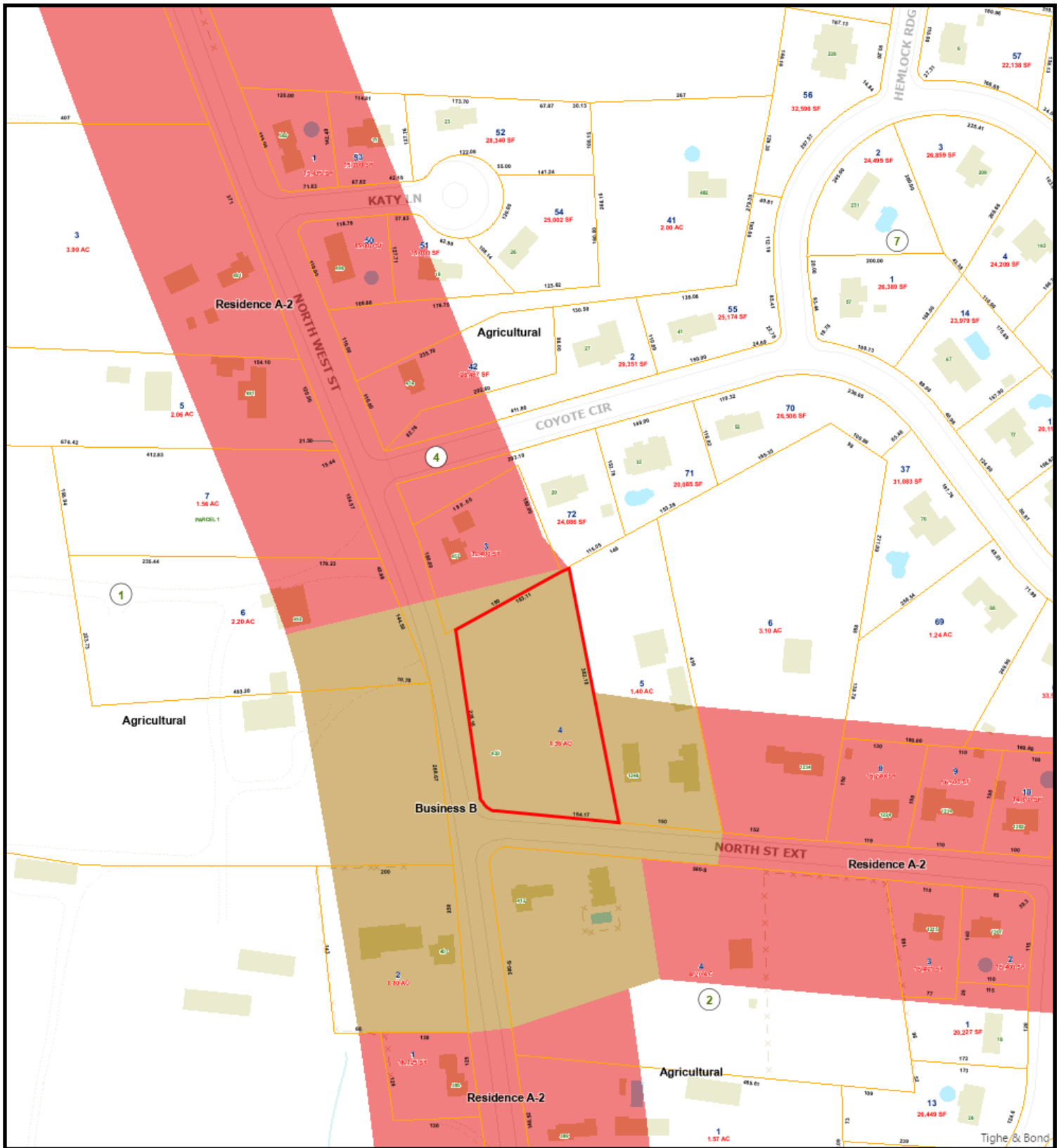
Nina Fazio

Nina Fazio

Permitting Coordinator

2. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

4/1/2025 1:20:28 PM

Scale: 1"=200'

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.



3. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

DEED

KNOW ALL MEN BY THESE PRESENTS that, WE, RUSSELL D. JENKS, an unmarried man, of 430 N. West Street, Feeding Hills, Hampden County, Massachusetts and RONALD R. CORRIVEAU, a married man, of 773 N. West Street, Feeding Hills, Hampden County, Massachusetts, as joint owners,

For consideration of One Hundred Thirty-five Thousand and No/100 (\$135,000.00) Dollars,

Grant to VIP Homes & Associates, LLC, of 29 Avalon Place, Feeding Hills (Agawam), Hampden County, Massachusetts,

with Warranty Covenants

A certain parcel of land situated on the Northerly side of North Street and the Easterly side of North West Street, Agawam, Hampden County, Massachusetts and being more particularly bounded and described as follows:

Beginning at an iron pin set in the easterly line of North West Street, said iron pin being located at the southwesterly corner of land now or formerly of William Hopkins; thence S. 8° 45' 25" E. along North West Street, two hundred sixteen and 53/100 (216.53) feet to an iron pin; thence southerly and southeasterly in a curved line having a radius of fifty (50) feet and an interior angle of 72° 14' 02" to an iron pin, said curved line forming the intersection of the easterly line of North West Street with the northerly line of North Street; thence S. 84° 59' 27" E. along North Street, one hundred sixty-five and 87/100 (165.87) feet to an iron pin; thence N. 12° 42' 27" W. three hundred sixty-seven and 31/100 (367.31) feet to an iron pin at land now or formerly of John Hopkins; thence S. 60° 17' 49" W. along land now or formerly of said John Hopkins and William Hopkins, one hundred eighty-three and 11/100 (183.11) feet to the point of beginning. For further reference, see plan entitled "Property of Russell D. Jenks and Joan Jenks" dated July 1991 and recorded in the Hampden County Registry of Deeds Plan Book 280, Page 79.

Reserving to the grantor herein, his heirs and assigns the right of ingress and egress over a farm road running along the northwesterly line of the above described premises and subject to the rights of others lawfully entitled to use the same.

As per M.G.L. c 188 s 13, RUSSELL D. JENKS, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, no non-owner spouse, former spouse, or any other person(s) resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person(s) is entitled to claim the benefit of an existing estate of homestead.

RONALD R. CORRIVEAU under oath and subject to the pains and penalties of perjury states that the premises herein conveyed was not the principal residence of either himself or his spouse and neither are entitled to claim Homestead rights in the subject property.

Being the premises conveyed to the Grantors herein by deed from Russell D. Jenks dated August 31, 2017, and recorded in Hampden County Registry of Deeds in Book 21839, Page 231.

Being the premises known as 430 N. West Street, Feeding Hills (Agawam), MA 01030.

Witness our hands and seals this 1st day of November, 2017,

Abbe W. McLane
Witness

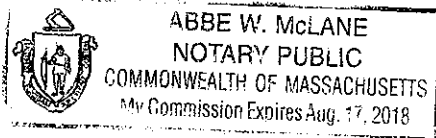
Russell D. Jenks
RUSSELL D. JENKS

Ronald R. Corriveau
RONALD R. CORRIVEAU

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

On this 1st day of November, 2017, before me, the undersigned notary public, personally appeared RUSSELL D. JENKS and RONALD R. CORRIVEAU and proved to me through satisfactory evidence of identification, which were valid driver's licenses, to be the persons whose names are RUSSELL D. JENKS and RONALD R. CORRIVEAU signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Abbe W. McLane
Abbe W. McLane, Notary Public
My Commission Expires: August 17, 2018

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-01-2017 @ 09:46am
Ctl#: 49 Doc#: 64788
Fee: \$615.60 Cons: \$135,000.00

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PROPOSED ZONE"

PREPARED FOR CHANDA CARE, INC.

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MARCH 24, 2026

Taryn Egerton

From: Lauren Kennedy
Sent: Thursday, May 14, 2026 10:08 AM
To: Taryn Egerton
Subject: RE: Zone Change Request - 430 North West Street

Hi Taryn,

Below is my comment pertaining to this zone change request.

Sewer is currently unavailable at this parcel. Any septic system designs for a residence must comply with the Title 5 Environmental Code.

Lauren Kennedy, MPA, RS
Health Agent
Agawam Health Dept
36 Main St, Agawam, MA 01001
(413) 726-9721

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Thursday, May 7, 2026 11:02 AM
To: Kelly McCormick <assessor@agawam.ma.us>; Kevin Duquette <inspections@agawam.ma.us>; All_Engineering Department <All_Eng_Dept@agawam.ma.us>; Mario Mazza <MMazza@agawam.ma.us>; Derek Myers <afdinsp@agawam.ma.us>; Lauren Kennedy <health@agawam.ma.us>; Brian Machos <BMachos@agawam.ma.us>; Christopher Cappucci <solicitor@agawam.ma.us>; Christopher C. Johnson <mayor@agawam.ma.us>
Cc: Barbara Bard <BBard@agawam.ma.us>
Subject: Zone Change Request - 430 North West Street

Good morning,

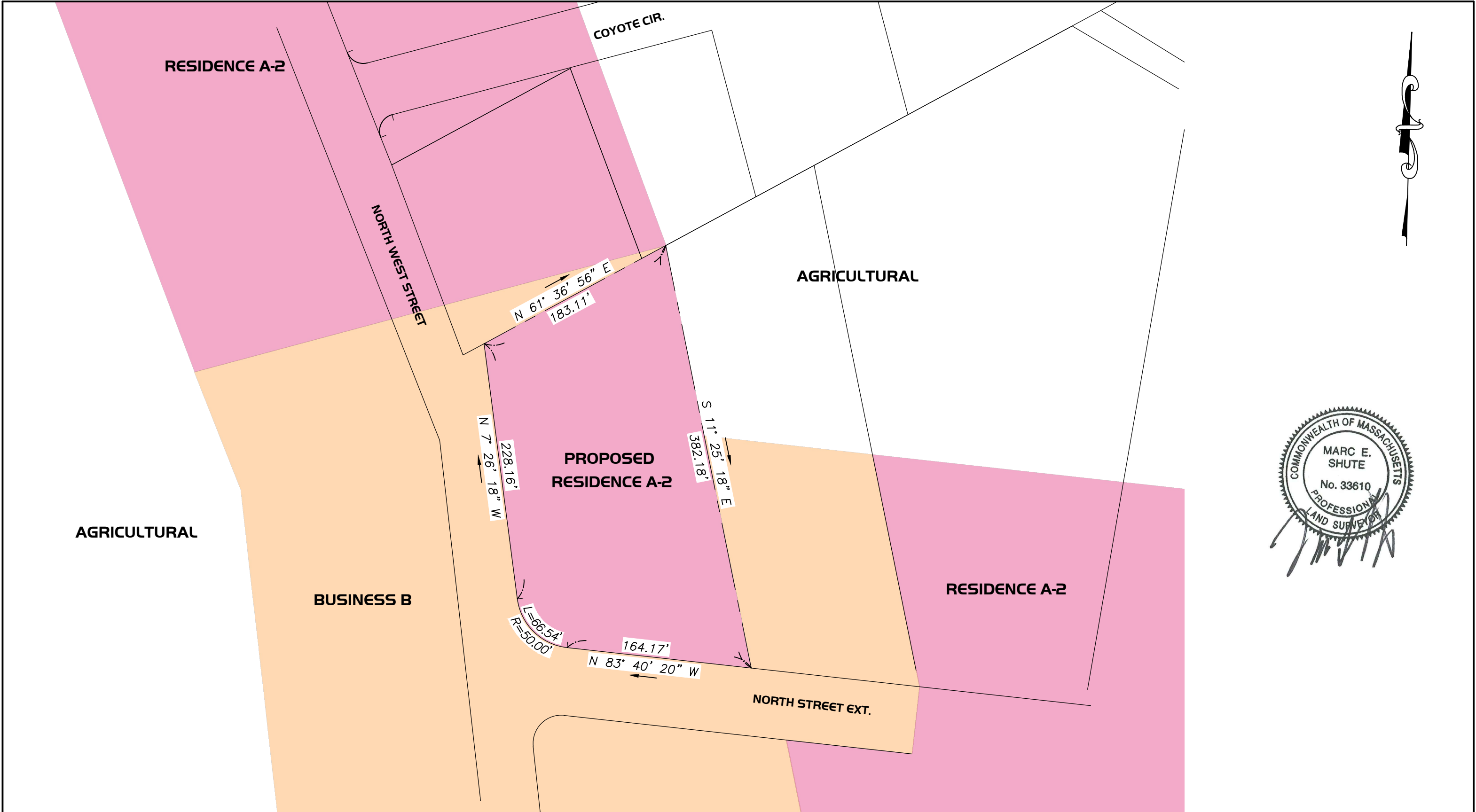
Attached is a zone change request for 430 North West Street. Please provide any comments prior to the Planning Boards June 4, 2026 public hearing.

Taryn Egerton
Planning Director & Conservation Agent
Planning Department

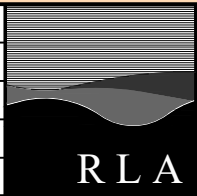
413.726.9737 | tegerton@agawam.ma.us



Please be aware that applications approved by the Town of Agawam are considered public information. Unfortunately, email spammers often monitor municipal records and attempt to compromise communications by sending fraudulent emails, many of which appear to be invoices from the town to applicants.



REVISION:			DATE:		
SCALE: 1" = 80'			DATE: 3-24-2026		
			JOB NO.: 260314		



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

PROPOSED ZONE
430 North West Street, Agawam
FOR
Chanda Care, Inc

DRAWING#
Z-2

Request for Zoning Map Amendment

Under Town of Agawam Zoning Ordinance § 180-3 – Districts enumerated; Building Zone Map.

Proposed Residence A-2 (RA-2) District

Project Location:

430 North West Street
Feeding Hills, Massachusetts 01030
(Parcel ID: C13-4-4)

Submitted To:

Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

Applicant:

Chanda Care, Inc.
c/o Chantal Bernard
723 Main Street
Agawam, Massachusetts 01001

Property Owner:

VIP Homes & Associates, LLC
c/o Mr. Valdimir Ruha
29 Avalon Place
Feeding Hills, Massachusetts 01030

RLA Project File No. 260314

April 17, 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



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R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rland.com



April 17, 2026

Anthony J. Russo, Council President
Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment
430 North West Street
Feeding Hills, Massachusetts 01030
(Parcel ID: C13-4-4)
RLA Project File No. 260314**

Dear President Russo and Councilors:

On behalf of the applicant, Chanda Care, Inc., R Levesque Associates, Inc. is submitting this Request for Zoning Map Amendment for the above-referenced property in Feeding Hills, Massachusetts.

PROPERTY DESCRIPTION

The subject property is located east of North West Street and north of North Street Extension and consists of approximately 1.36 ± acres. The subject property is owned by VIP Homes & Associates, LLC and is recorded under the Hampden County Registry of Deeds in Book 21927, Page 342. A copy of the deed reference is included within this petition packet under Section 3. According to the Town of Agawam online Assessor's database, the subject property is located within the Business B (BB) zoning district. A Locus Map depicting the property's location and current zoning is included within this petition packet under Section 2.

ZONING MAP AMENDMENT PETITION

The petitioner respectfully requests that the Town of Agawam grant the above-referenced Zoning Map Amendment under the Massachusetts General Laws Chapter 40A Section 5 to amend the Town of Agawam Building Zone Map to allow for the entirety of the subject property to be rezoned to the Residence A-2 (RA-2) zoning district, as promulgated under Article III of the local zoning regulations.



STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for residential development on the site. The proposed zoning map amendment would support residential use on the subject property that aligns with allowable uses within the Residence A-2 (RA-2) district.

STATEMENT OF JUSTIFICATION

Facts to support a finding that the proposed Zoning Map Amendment will be desirable and without substantial detriment to the public good:

1. The applicant intends to rezone the property from a business-oriented zoning district to a residential-oriented zoning district to allow for future development and improvements at this site.
2. There is no significant impact to the neighborhood in requesting the proposed Zoning Map Amendment as residential areas currently exist within the general vicinity of the subject property.
3. The subject property is well suited for residential use and has ample space to utilize.
4. The subject property is in a primarily residentially utilized neighborhood, and the proposed use of the site better aligns with the neighborhood than the existing allowable business uses.

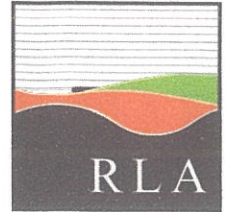
CONCLUSION

Understanding the above, the proposed Zoning Map Amendment is not detrimental to the public good and does not substantially derogate from the intent of and purpose of the Town of Agawam Zoning Ordinance. Based on the foregoing, and all the supplemental information attached, the applicant respectfully requests that the Town of Agawam grant the requested Zoning Map Amendment under the Town of Agawam Zoning Ordinance to allow for the entirety of the subject property to be rezoned to the Residence A-2 (RA-2) zoning district.

R LEVESQUE ASSOCIATES, INC.

40 School Street, P.O. BOX 640, Westfield, MA 01085

p 413.568.0985 • f 413.568.0986 • www.rland.com



Property Owner:

Handwritten signature of Vladimír Ruha 3-12-26
VIP Homes & Associates, LLC c/o Mr. Vladimír Ruha

As required, a copy of this submission has been provided electronically via email to the Town of Agawam City Council and Planning Board. We are requesting to be placed on the City Council'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.

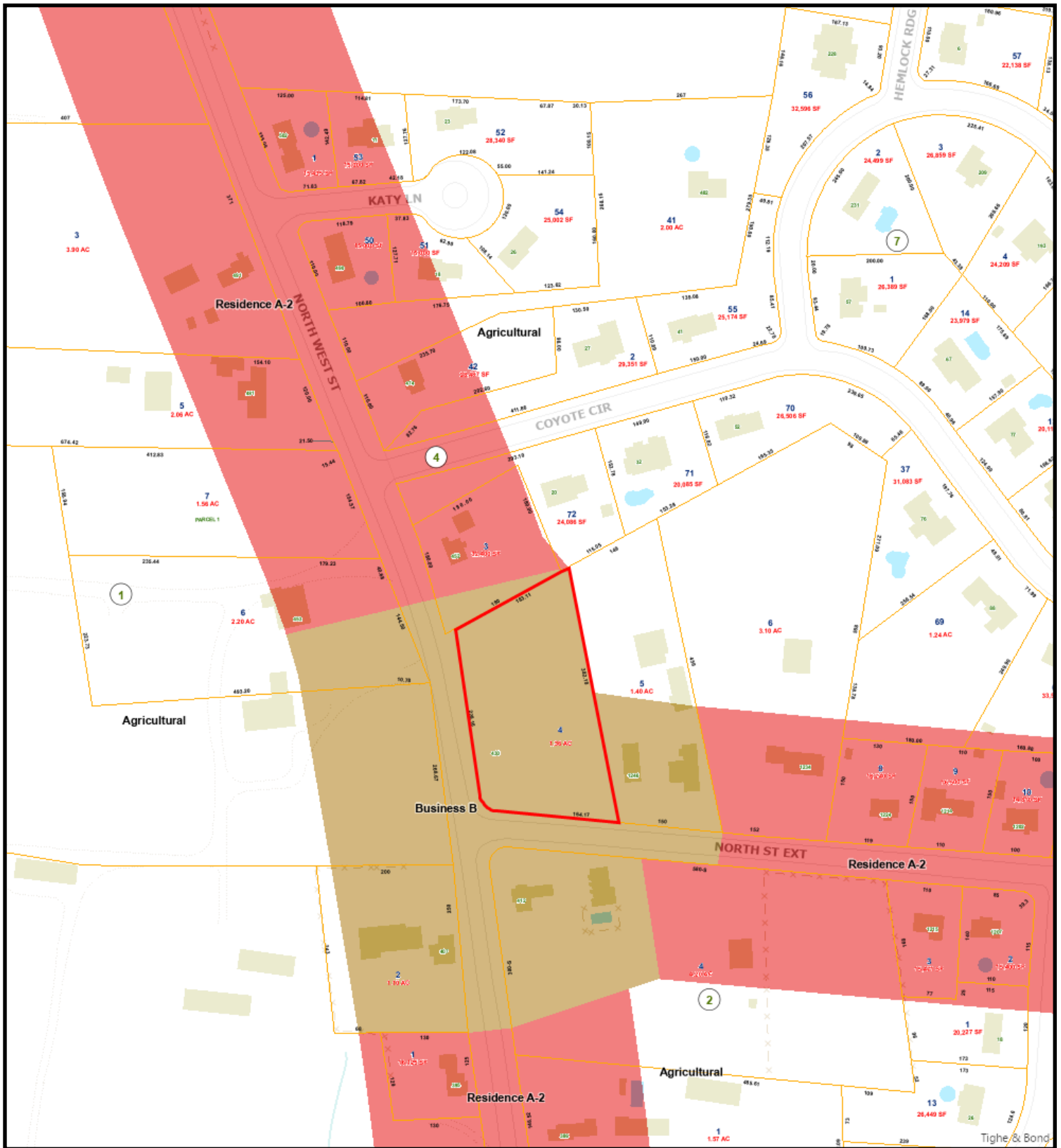
Sincerely,

R LEVESQUE ASSOCIATES, INC.

Handwritten signature of Nina Fazio
Nina Fazio
Permitting Coordinator

2. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

4/1/2025 1:20:28 PM

Scale: 1"=200'

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.



3. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

DEED

KNOW ALL MEN BY THESE PRESENTS that, WE, RUSSELL D. JENKS, an unmarried man, of 430 N. West Street, Feeding Hills, Hampden County, Massachusetts and RONALD R. CORRIVEAU, a married man, of 773 N. West Street, Feeding Hills, Hampden County, Massachusetts, as joint owners,

For consideration of One Hundred Thirty-five Thousand and No/100 (\$135,000.00) Dollars,

Grant to VIP Homes & Associates, LLC, of 29 Avalon Place, Feeding Hills (Agawam), Hampden County, Massachusetts,

with Warranty Covenants

A certain parcel of land situated on the Northerly side of North Street and the Easterly side of North West Street, Agawam, Hampden County, Massachusetts and being more particularly bounded and described as follows:

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Reserving to the grantor herein, his heirs and assigns the right of ingress and egress over a farm road running along the northwesterly line of the above described premises and subject to the rights of others lawfully entitled to use the same.

As per M.G.L. c 188 s 13, RUSSELL D. JENKS, under oath and subject to the pains and penalties of perjury, does hereby depose, state and certify that: (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, no non-owner spouse, former spouse, or any other person(s) resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse, or any other person(s) is entitled to claim the benefit of an existing estate of homestead.

RONALD R. CORRIVEAU under oath and subject to the pains and penalties of perjury states that the premises herein conveyed was not the principal residence of either himself or his spouse and neither are entitled to claim Homestead rights in the subject property.

Being the premises conveyed to the Grantors herein by deed from Russell D. Jenks dated August 31, 2017, and recorded in Hampden County Registry of Deeds in Book 21839, Page 231.

Being the premises known as 430 N. West Street, Feeding Hills (Agawam), MA 01030.

Witness our hands and seals this 1st day of November, 2017,

Abbe W. McLane
Witness

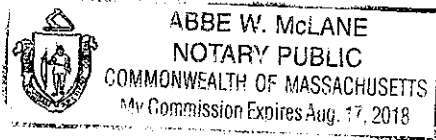
Russell D. Jenks
RUSSELL D. JENKS

Ronald R. Corriveau
RONALD R. CORRIVEAU

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss

On this 1st day of November, 2017, before me, the undersigned notary public, personally appeared RUSSELL D. JENKS and RONALD R. CORRIVEAU and proved to me through satisfactory evidence of identification, which were valid driver's licenses, to be the persons whose names are RUSSELL D. JENKS and RONALD R. CORRIVEAU signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Abbe W. McLane
Abbe W. McLane, Notary Public
My Commission Expires: August 17, 2018

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-01-2017 @ 09:46am
Ctl#: 49 Doc#: 64788
Fee: \$615.60 Cons: \$135,000.00

DONALD E. ASHE, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED "PROPOSED ZONE"

PREPARED FOR CHANDA CARE, INC.

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED MARCH 24, 2026

**PETITION FOR ZONE CHANGE BY CHANDA CARE, INC. ON BEHALF OF
VIP HOMES & ASSOCIATES, LLC FOR PROPERTY LOCATED AT
430 NORTH WEST STREET, FEEDING HILLS SECTION OF AGAWAM,
HAMPDEN COUNTY, MASSACHUSETTS (ASSESSOR PARCEL C13-4-4)
FROM THE BUSINESS B DISTRICT TO THE RESIDENCE A-2 DISTRICT**

WHEREAS, VIP Homes & Associates, LLC (the "Owner") is the owner of a parcel of land located at 430 North West Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel C13-4-4) which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds in Book 21927, Page 342; and

WHEREAS, Chanda Care, Inc. (the "Petitioner") on behalf of the Owner has submitted a Petition dated April 17, 2026 to change the zoning on 430 North West Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel C13-4-4) from the Business B District to the Residence A-2 District; and

WHEREAS, the Petitioner indicates in its Petition that "[t]he proposed zoning amendment is intended to allow for residential development on the site"; and

WHEREAS, the Petitioner further indicates in its Petition that the zone change "*will be desirable and without substantial detriment to the public good*"; and

NOW THEREFORE, the Agawam City Council hereby resolves to change the zoning of land located at 430 North West Street, Feeding Hills Section of Agawam, Hampden County, Massachusetts (Assessor Parcel C13-4-4) which is more particularly described in a deed which is recorded in the Hampden County Registry of Deeds in Book 21927, Page 342 from the Business B District to the Residence A-2 District.

Dated this _____ day of _____, 2026.

PER ORDER OF THE AGAWAM CITY COUNCIL

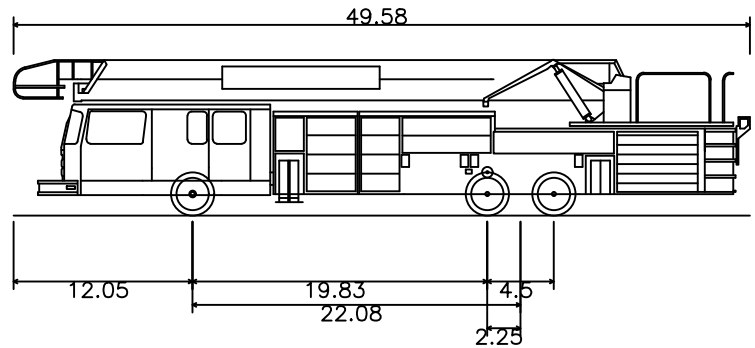
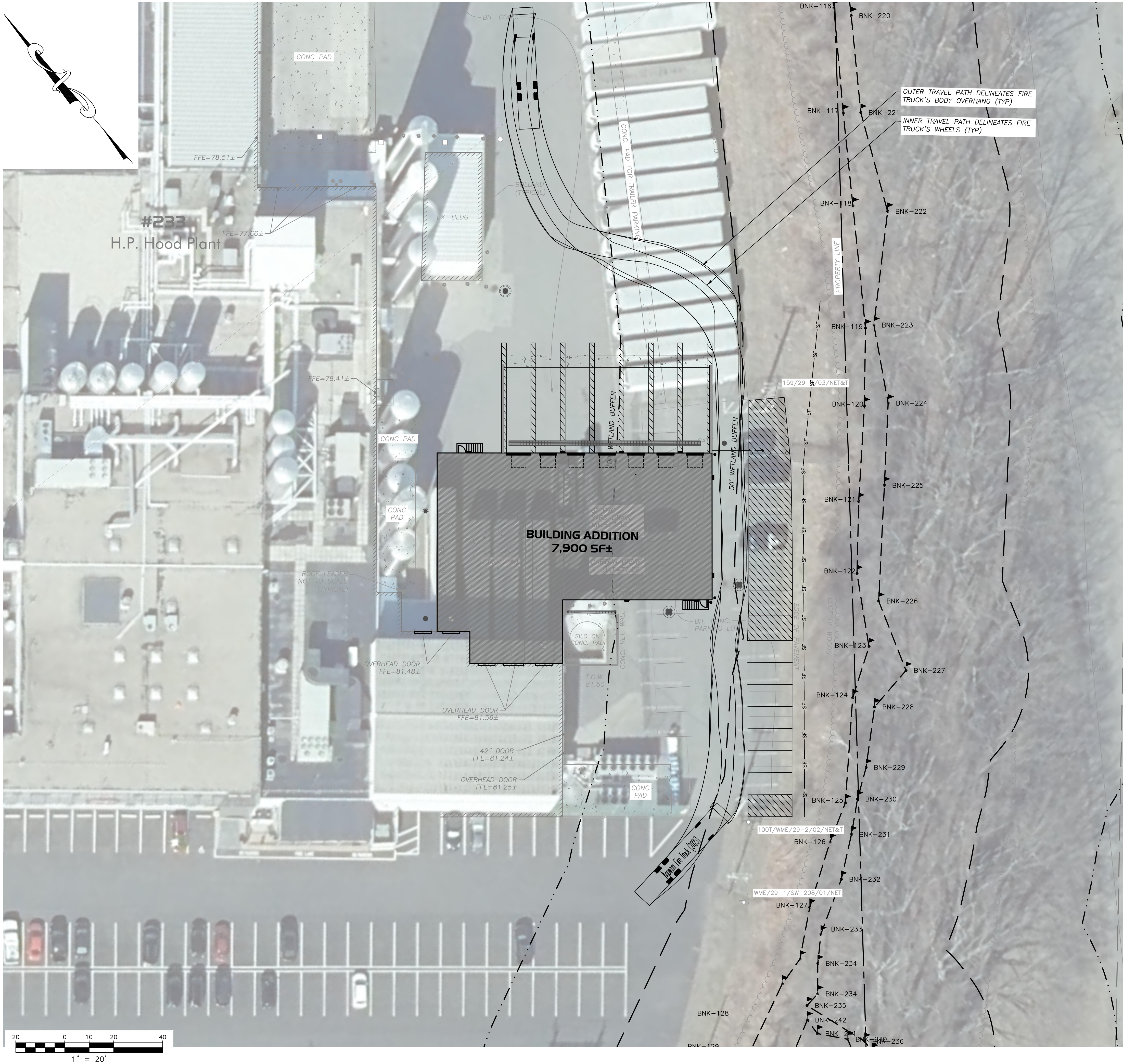
Anthony J. Russo, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor

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



Agawam Fire Truck (2025)
Overall Length 49.58ft
Overall Width 8.33ft
Overall Body Height 10.48ft
Min Body Ground Clearance 0.92ft
Track Width 8.33ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 37.25ft

FIRE TRUCK SWEEP PATH

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

DRAFT

PREPARED FOR:

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

ISSUANCE DATE: May 19, 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.
VEH-1	-

PERMITTING
NOT FOR CONSTRUCTION

Stormwater Drainage Report

Proposed Building Addition

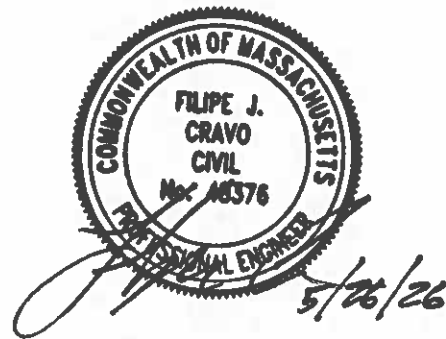
233 Main Street
Agawam, MA 01001
(Parcel ID: K14-2-8)

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

Revised: May 26, 2026

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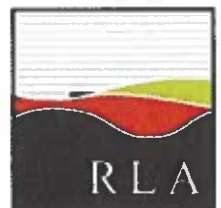


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I. INTRODUCTION

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 a new proprietary sedimentation device.

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 device

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 a new proprietary sedimentation device 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

A proprietary sedimentation device is 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 a proprietary treatment device 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.

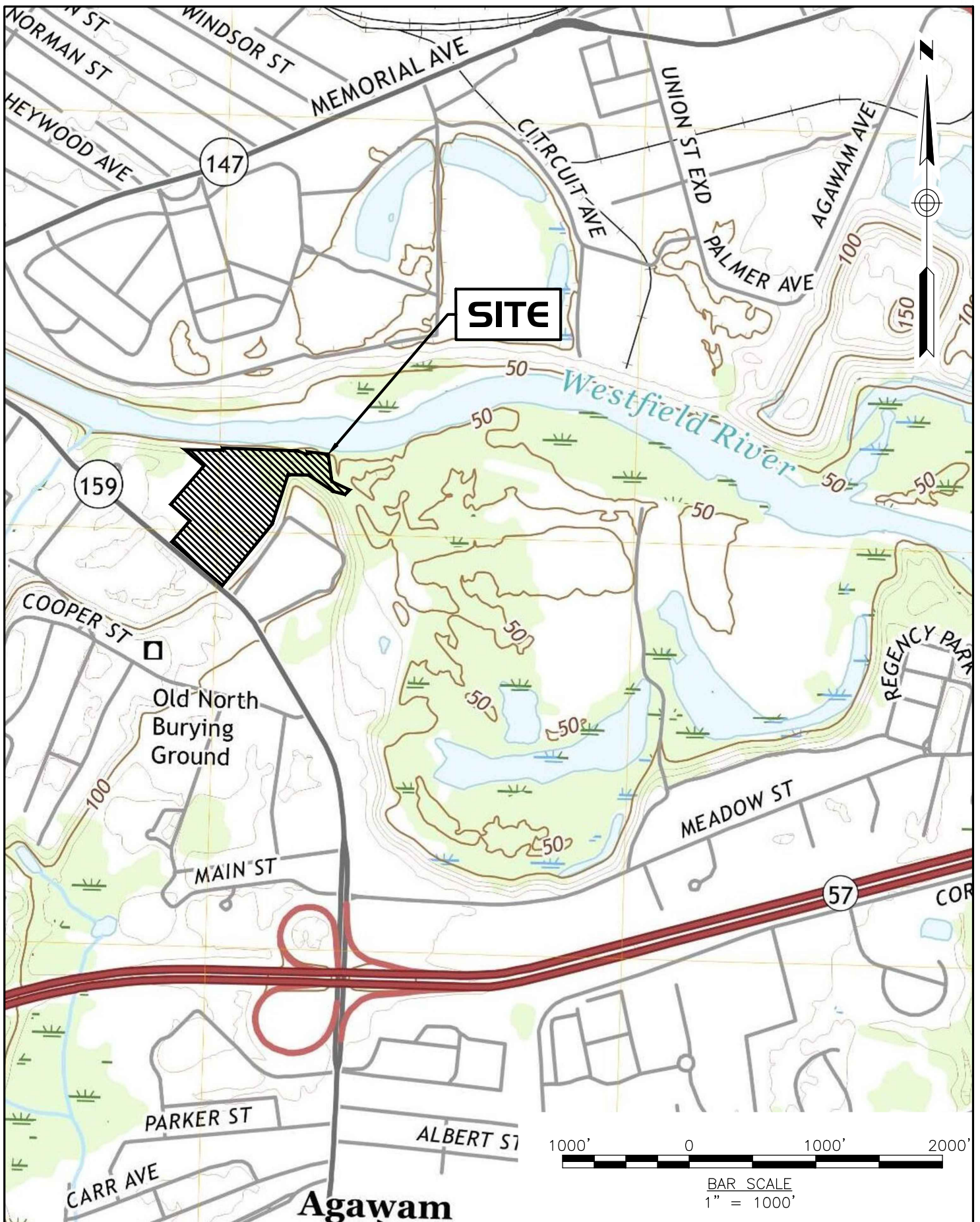
3.6 Illicit Discharge Compliance Statement

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.

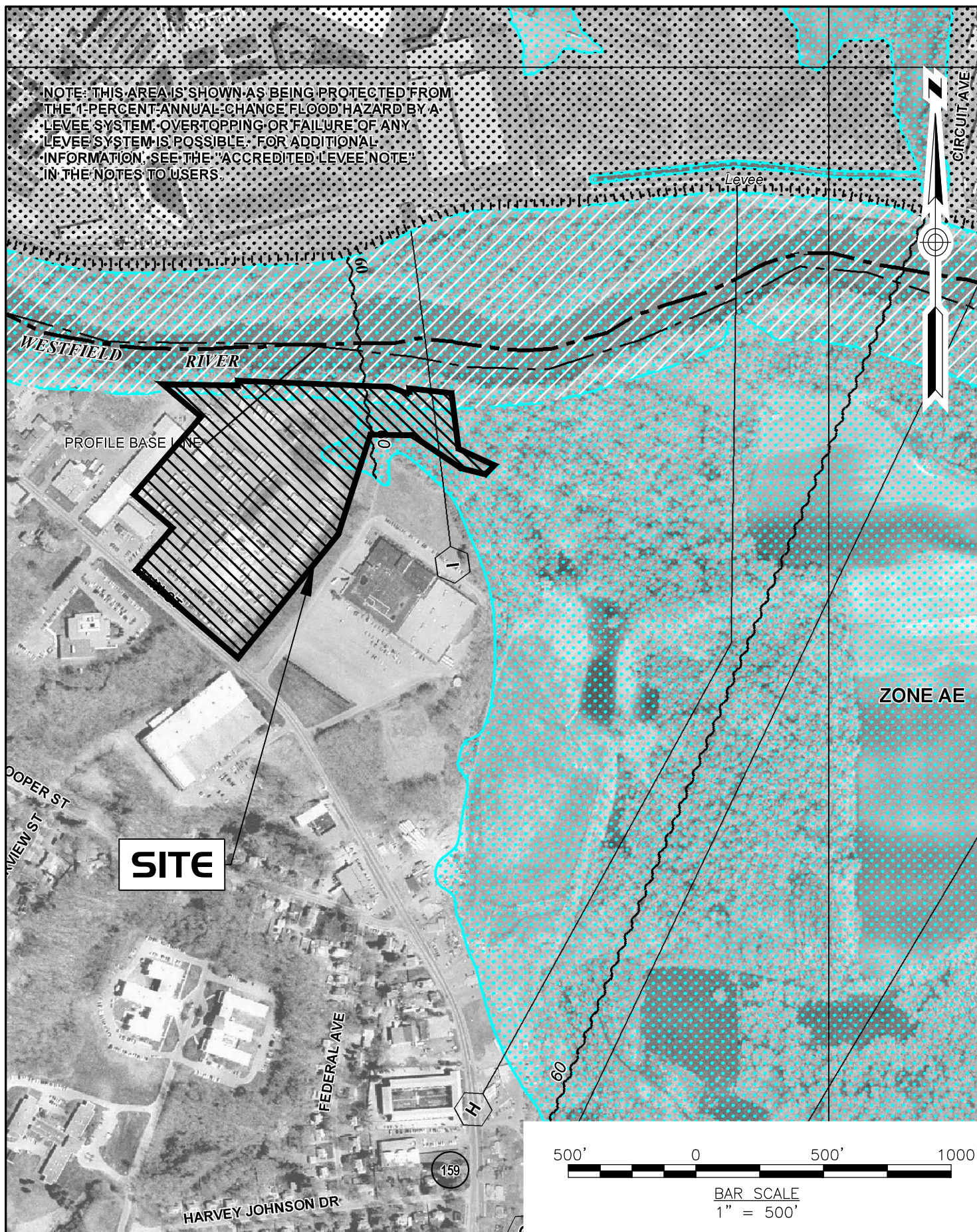
Figure 1: Site Locus – USGS Map



	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 rland.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
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Figure 2: FEMA Flood Map

NOTE: THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. FOR ADDITIONAL INFORMATION, SEE THE "ACCREDITED LEVEE NOTE" IN THE NOTES TO USERS.



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FLOOD RATE
INSURANCE MAP

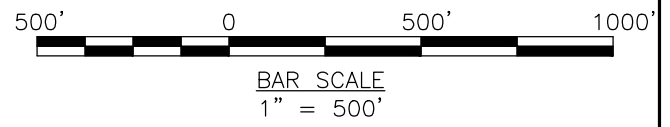
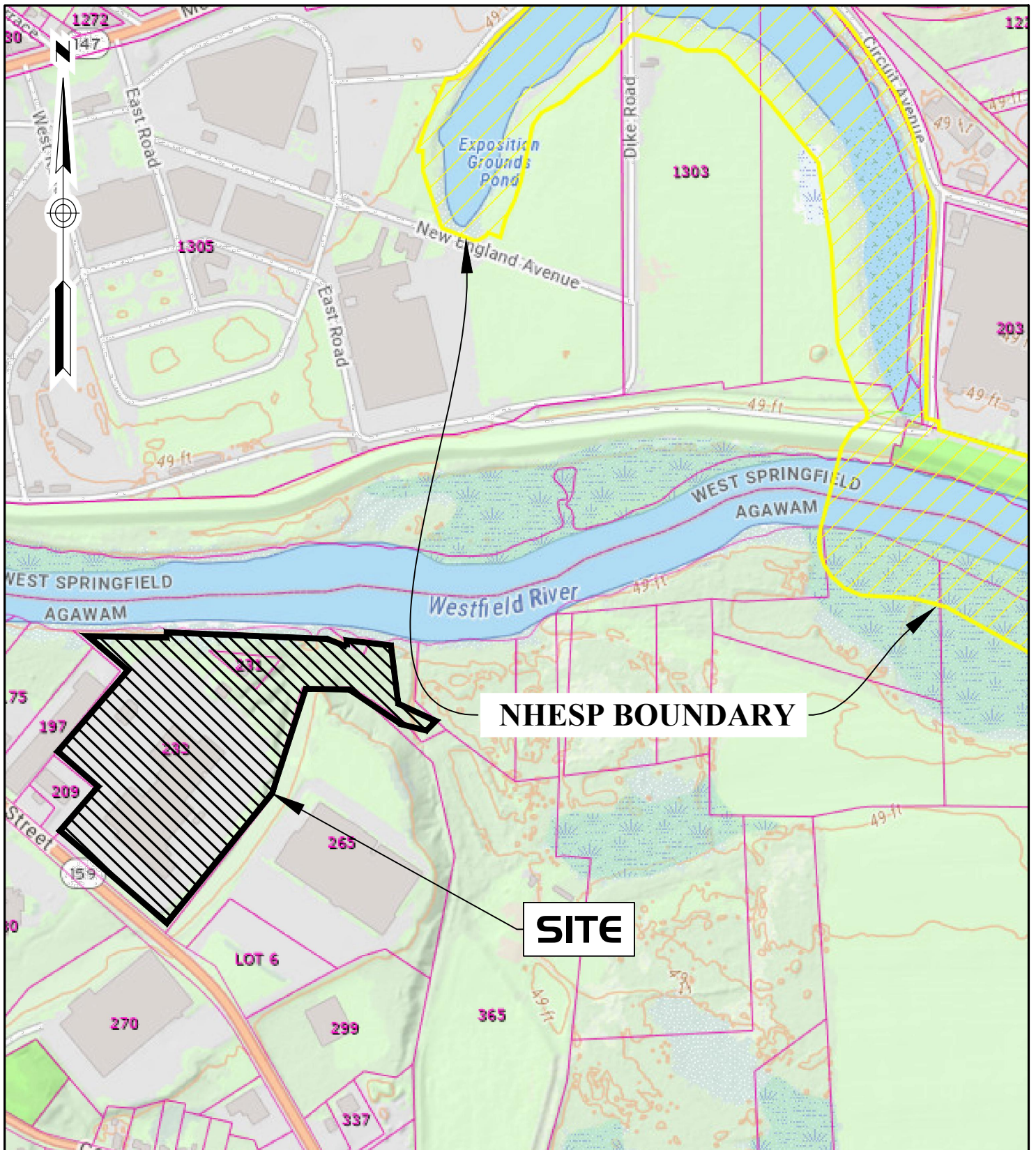
H.P. Hood LLC
Six Kimball Lane
Lynnfield, MA 01940

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



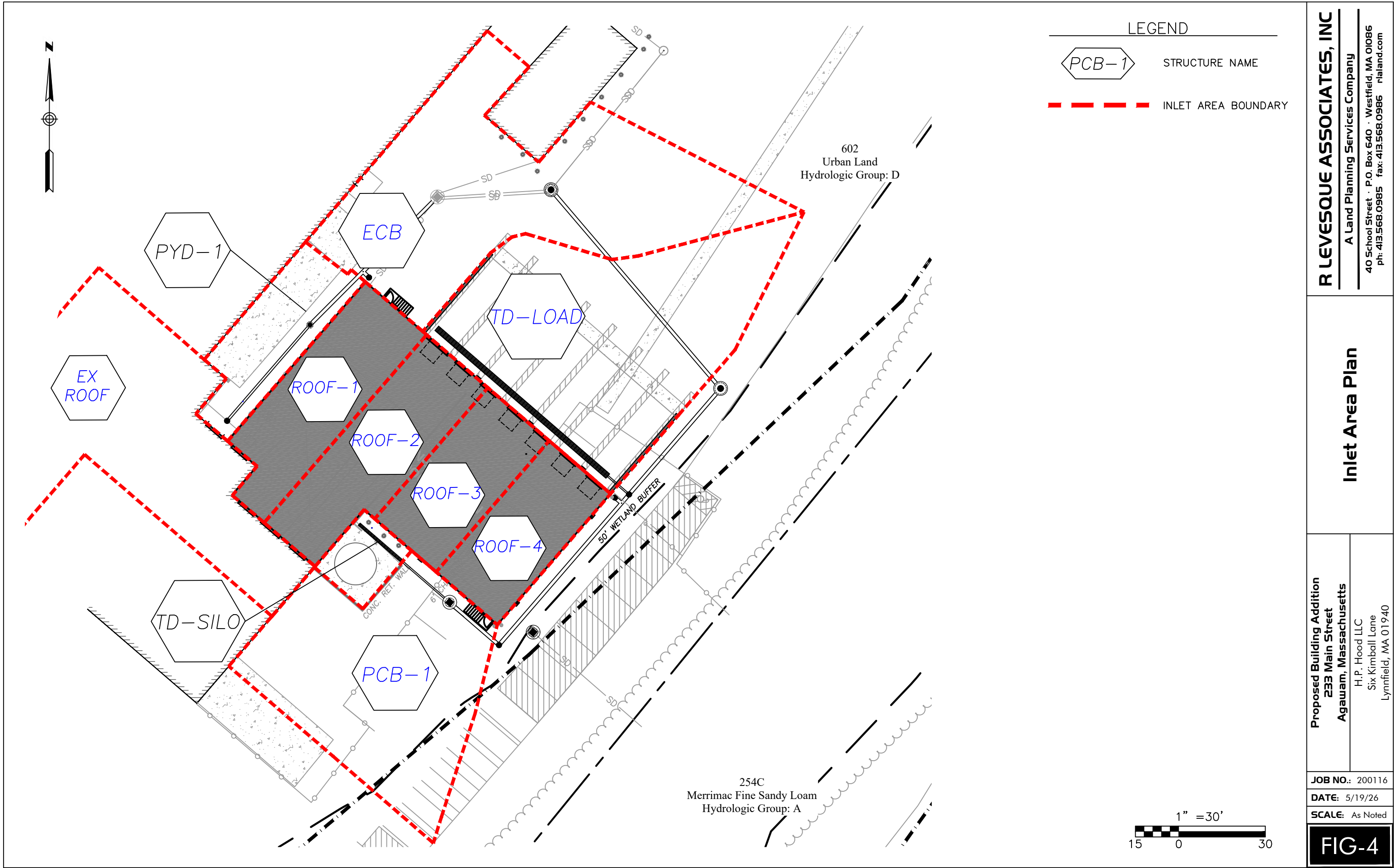
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NHESP & Zone II Map

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
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Figure 4: Inlet Area Plan



Appendix A: Checklist for Stormwater Report



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 8²
- 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.

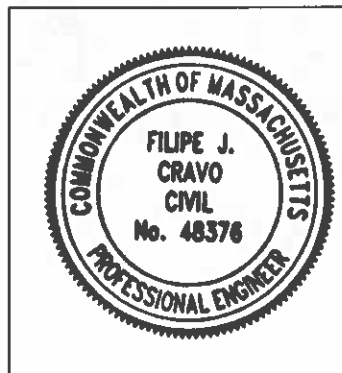
Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the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

Filipe J. Cravo 5/26/26

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 Field¹
- ☐ 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.

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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

Custom Soil Resource Report

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.

Custom Soil Resource Report Soil Map



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

Custom Soil Resource Report

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

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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

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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

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Appendix C: Hydraulic Analysis



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 & aeriels](#)

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).

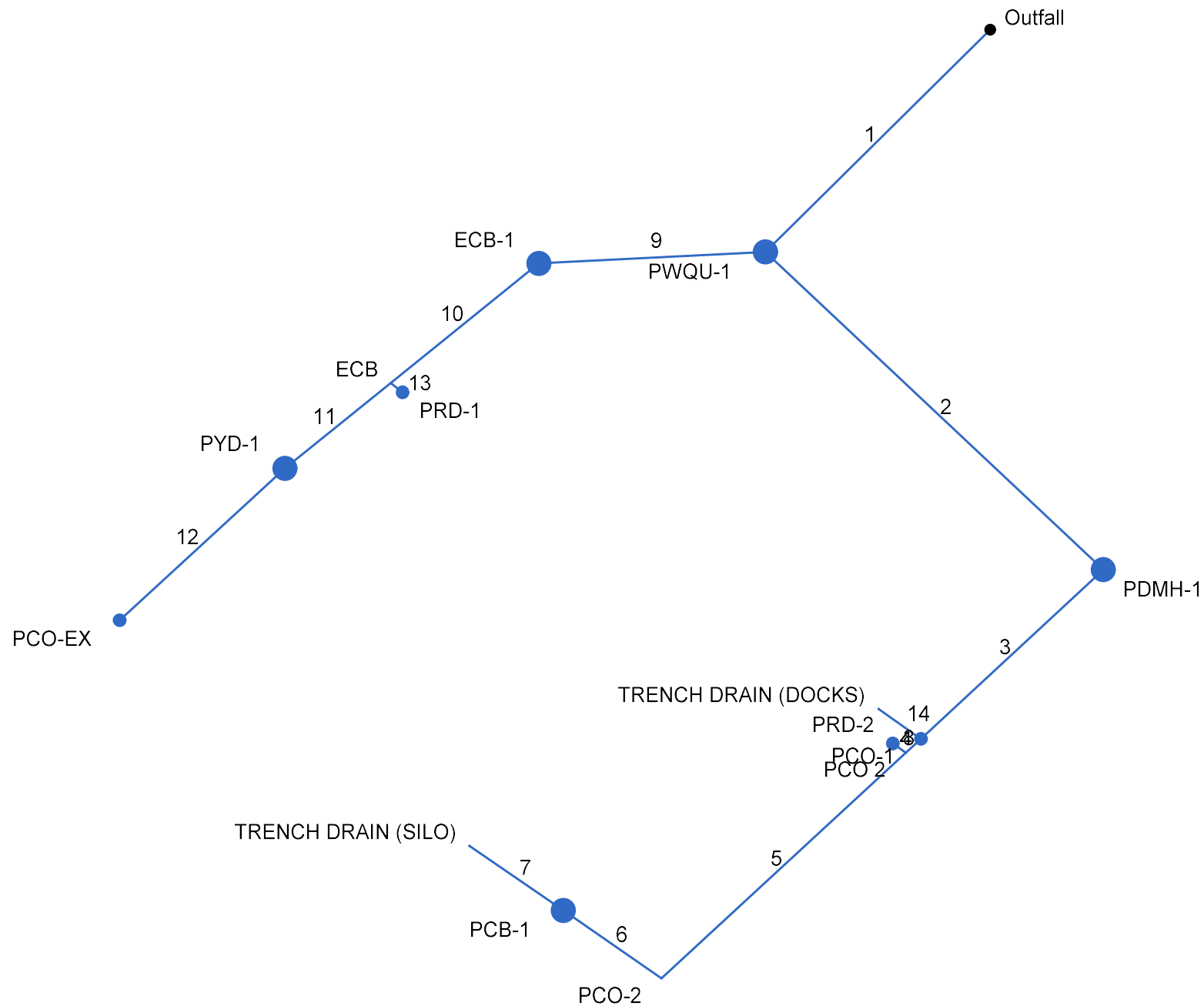
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper 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.

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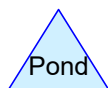
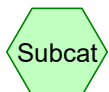
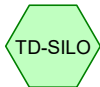
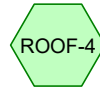
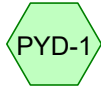
PF graphical

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



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		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	62.092	0.00	0.00	0.00	0.00	0.00	0.0	9.3	0.0	4.10	0.64	5.31	12	0.03	74.36	74.38	75.29	76.08	78.71	78.70	P-D-PIPE-(131)
2	1	90.499	0.00	0.00	0.00	0.00	0.00	0.0	8.7	0.0	2.10	2.51	2.67	12	0.50	74.48	74.93	76.50	76.82	78.70	79.55	P-D-PIPE-(123) (1
3	2	48.504	0.00	0.00	0.00	0.00	0.00	0.0	8.4	0.0	2.10	2.56	2.67	12	0.52	75.03	75.28	76.93	77.10	79.55	78.88	P-D-PIPE-(121) (1
4	3	4.001	0.00	0.00	0.00	0.00	0.00	0.0	8.3	0.0	0.90	2.52	1.15	12	0.50	75.28	75.30	77.21	77.21	78.88	78.75	P-D-PIPE-(121) (1
5	4	64.937	0.00	0.00	0.00	0.00	0.00	0.0	7.1	0.0	0.70	2.54	0.89	12	0.51	75.30	75.63	77.23	77.26	78.75	78.50	P-D-PIPE-(121)
6	5	22.584	0.00	0.00	0.00	0.00	0.00	6.0	6.7	0.0	0.70	2.60	0.89	12	0.53	75.63	75.75	77.27	77.28	78.50	78.82	P-D-PIPE-(120)
7	6	21.585	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.10	0.52	0.51	6	0.51	75.85	75.96	77.28	77.29	78.82	77.92	P-D-PIPE-(122)
8	4	3.000	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.20	0.00	0.25	12	0.00	75.30	75.30	77.23	77.23	78.75	78.74	P-D-PIPE-(133)
9	1	39.432	0.00	0.00	0.00	0.00	0.00	6.0	7.1	0.0	2.00	3.05	2.55	12	0.74	74.48	74.77	76.50	76.63	78.70	77.77	P-D-PIPE-(129)
10	9	36.497	0.00	0.00	0.00	0.00	0.00	0.0	6.7	0.0	1.20	3.59	1.53	12	1.01	74.77	75.14	76.73	76.78	77.77	78.70	P-D-PIPE-(119) (1
11	10	26.056	0.00	0.00	0.00	0.00	0.00	6.0	6.4	0.0	0.90	3.56	1.15	12	1.00	75.14	75.40	76.81	76.83	78.70	78.05	P-D-PIPE-(119)
12	11	43.914	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.70	2.94	2.63	8	5.92	75.40	78.00	76.84	78.39	78.05	81.07	P-D-PIPE-(134)
13	10	2.893	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	0.30	0.00	0.38	12	0.00	75.14	75.14	76.81	76.81	78.70	78.68	P-D-PIPE-(132)
14	3	9.734	0.00	0.00	0.00	0.00	0.00	6.0	6.0	0.0	1.20	1.59	3.44	8	1.03	75.28	75.38	77.21	77.27	78.88	77.56	P-D-PIPE-(124)
Project File: CAD export (05-18-26).stm																Number of lines: 14				Run Date: 5/19/2026		
NOTES:Known Qs only ; c = cir e = ellip b = box																						



Routing Diagram for 201016 - INLET

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201016 - INLET

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Type III 24-hr 10-Year Rainfall=5.13"

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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 EX ROOF:

Runoff = 0.7 cfs @ 12.09 hrs, Volume= 2,535 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
6,217	98	Roofs, HSG D
6,217	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= 2,044 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
4,303	98	Paved parking, HSG D
5,013	98	Weighted Average
5,013	98	100.00% Impervious Area

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

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Type III 24-hr 10-Year Rainfall=5.13"

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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-1:

Runoff = 0.3 cfs @ 12.09 hrs, Volume= 913 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
2,239	98	Roofs, HSG D
2,239	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-2:

Runoff = 0.3 cfs @ 12.09 hrs, Volume= 934 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
2,290	98	Roofs, HSG D
2,290	98	100.00% Impervious Area

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

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Type III 24-hr 10-Year Rainfall=5.13"

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Summary for Subcatchment ROOF-3:

Runoff = 0.2 cfs @ 12.09 hrs, Volume= 687 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
1,686	98	Roofs, HSG D
1,686	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-4:

Runoff = 0.2 cfs @ 12.09 hrs, Volume= 686 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
1,683	98	Roofs, HSG D
1,683	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 TD-LOAD:

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,

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Type III 24-hr 10-Year Rainfall=5.13"

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Summary for Subcatchment TD-SILO:

Runoff = 0.1 cfs @ 12.09 hrs, Volume= 235 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
577	98	Paved parking, HSG D
577	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 Conversion Table
- Barracuda Max Info Sheet

Standard 4: Water Quality - PWQU-1

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)

$$\begin{aligned} t_c &= 0.100 \text{ hrs} \\ qu &= 752 \text{ csm/in} && \text{(from table)} \\ A &= 0.00125 \text{ sq. mi.*} \\ WQV &= 0.5 \text{ inch} \end{aligned}$$

$$Q_{0.5} = 0.47 \text{ c.f.s}$$

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

* Only includes impervious area tributary to PWQU-1

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

Barracuda[®] Max

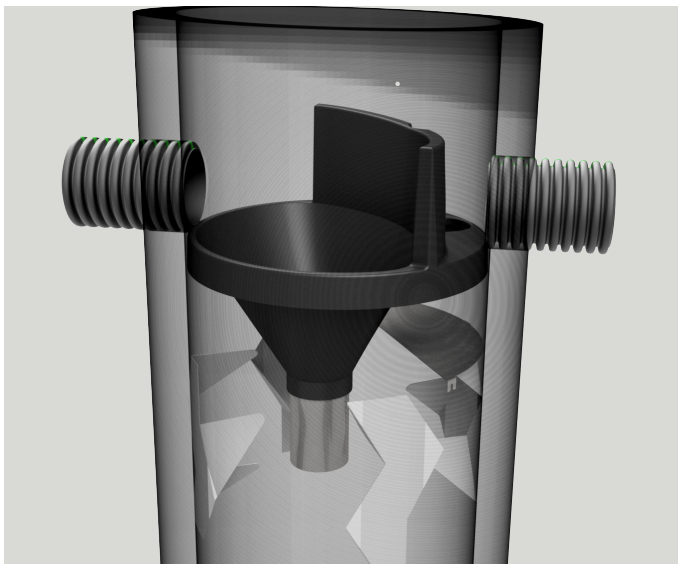
The Barracuda Max is market-changing stormwater quality technology. This high-performance vortex hydrodynamic separator is designed to remove total suspended solids in order to protect our precious receiving waters. The Barracuda Max is also an outstanding value that offers multiple pipe configurations, 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 mm), 72” (1800 mm), and 96” (2400 mm) 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



Barracuda 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.



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 (Filtrex 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, $\frac{3}{4}$ " 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 H2O 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

Responsible Party: _____

Address: 233 Main Street, Agawam, MA 01001

Date: _____

BPM Name: _____

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 inspect 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.

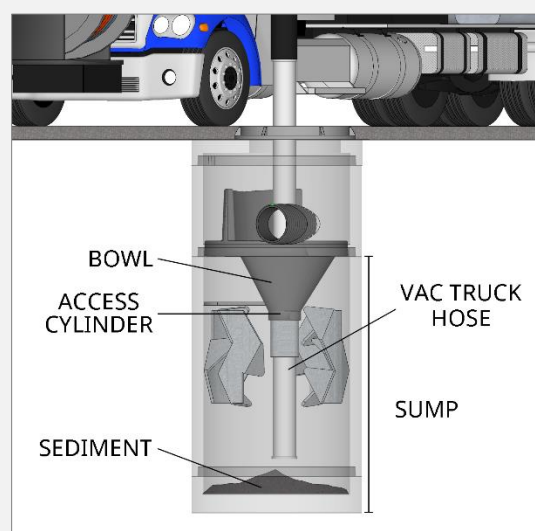
Barracuda Storage Capacities

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



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

Signature of Responsible Party Representative**

Date

**Required upon transfer of ownership

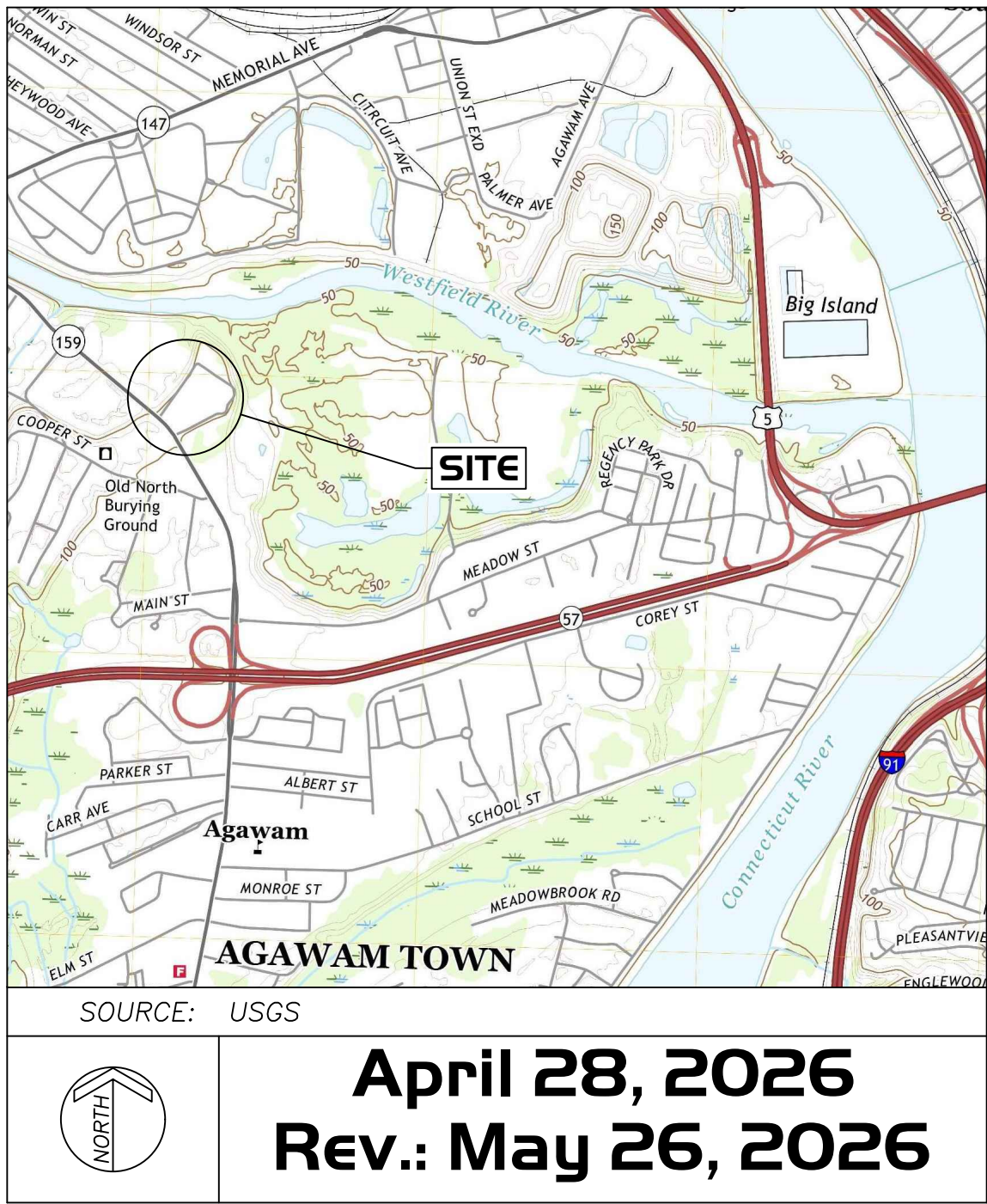
Site Plans

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

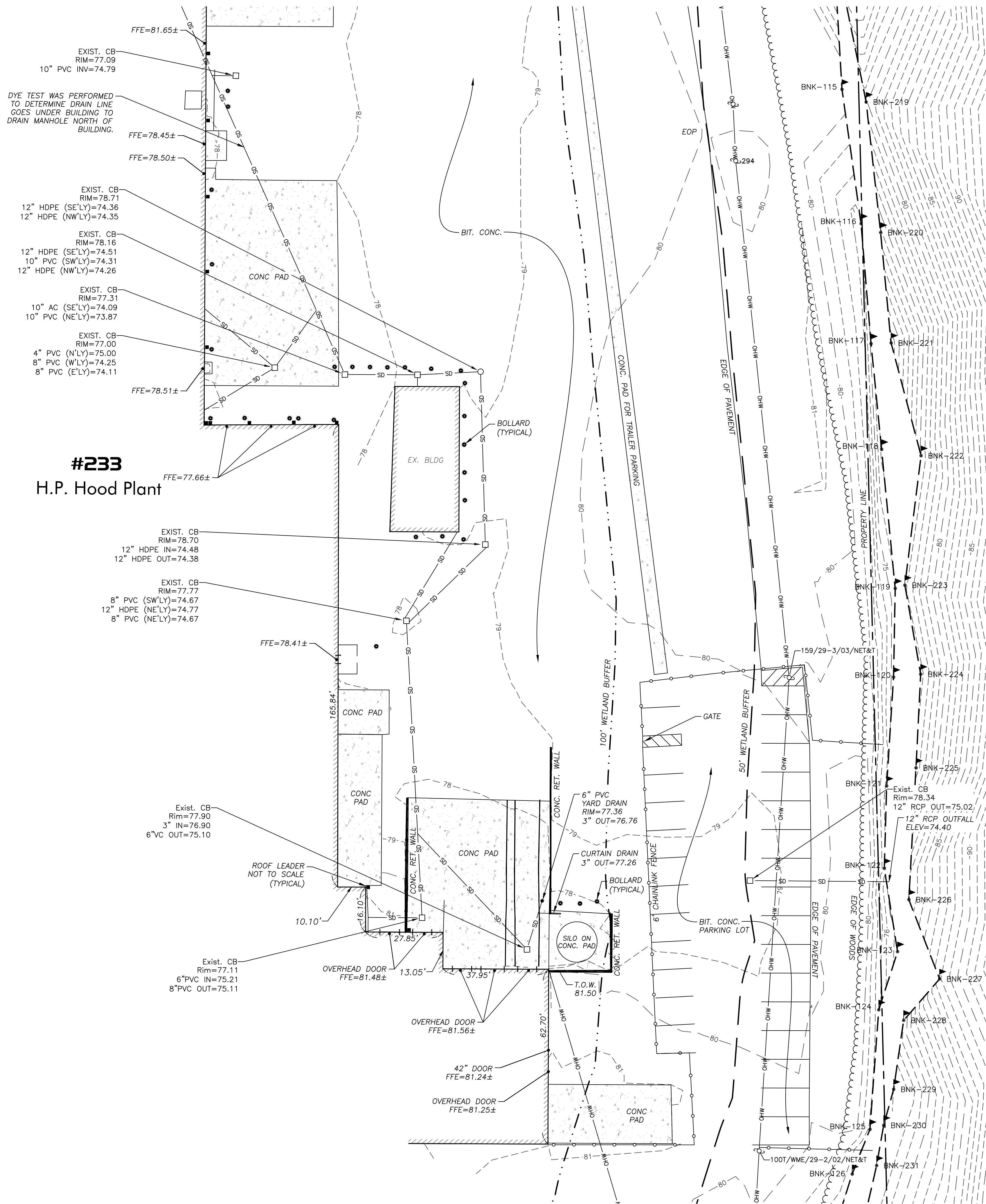


DRAWING INDEX				
SHEET NO.	SHEET NAME	ISSUE DATE	REV.	REV. DATE
T-1	TITLE SHEET	4/28/26	REV. A	5/26/26
EX-1	EXISTING CONDITIONS PLAN	4/7/26		
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	4/28/26	REV. A	5/26/26
C-2	CONSTRUCTION NOTES	4/28/26		
C-3	DEMOLITION AND REMOVALS PLAN	4/28/26	REV. A	5/26/26
C-4	LAYOUT AND MATERIALS PLAN	4/28/26	REV. A	5/26/26
C-6	GRADING, EROSION & SEDIMENTATION PLAN	4/28/26	REV. A	5/26/26
SL-1	PHOTOMETRIC PLAN	4/16/26		
SL-2	LIGHTING FIXTURE DETAILS	4/16/26		
D-1	DETAILS	4/28/26	REV. A	5/26/26

BY



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



- 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 #2501300403E 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.
Parcel ID: K14-2-8
AGAWAM, MA

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

ISSUANCE DATE: April 7, 2026

REVISIONS:	DATE:

DRAFTED BY: t.o.

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

SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
EX-1	-

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
	EXISTING LIGHT POLE
	UTILITY POLE
	GUY ANCHOR
	EXISTING ELECTRIC MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE TV BOX
	EXISTING WELL LOCATION
	EXISTING WATER VALVE
	EXISTING WATER SHUT-OFF
	EXISTING HYDRANT
	PROPOSED WATER VALVE
	PROPOSED HYDRANT
	EXISTING GAS VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	SOIL BORING LOCATION
	TEST PIT LOCATION
	PERC TEST LOCATION
	WETLAND FLAG LOCATION
	M.A.H.W. FLAG LOCATION
	EXISTING STONE WALL
	TREE LINE
	EXISTING SPOT GRADE
	EXISTING CONTOUR
	PROPOSED SPOT GRADE
	PROPOSED CONTOUR
	EDGE OF WETLAND
	FENCE LINE
	GUARDRAIL
	EXISTING OVERHEAD WIRES
	EXISTING UNDERGROUND ELECTRIC
	EXISTING TELEPHONE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	LIMIT OF WORK LINE
	SILT FENCE LINE

ABBREVIATIONS	
A.F.F.	– ABOVE FINISHED FLOOR
A.F.S.	– ABOVE FINISHED SLAB
APPROX.	– APPROXIMATE
A.T.F.	– ABOVE TOP OF FOUNDATION
BLDG.	– BUILDING
BLK.	– BLOCK
BOT.	– BOTTOM
B.O.W.	– BOTTOM OF WALL
BRG.	– BEARING
CB.	– CATCH BASIN
CL	– CENTERLINE
C.I.	– CAST IRON
CLR.	– CLEAR
CONC.	– CONCRETE
CONT.	– CONTINUOUS
CONTR.	– CONTRACTOR
DBL.	– DOUBLE
DET.	– DETAIL
D.I.	– DUCTILE IRON
DIA.	– DIAMETER
DIM.	– DIMENSION
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
PCO	– PROPOSED CLEAN OUT
PDMH	– PROPOSED DRAIN MANHOLE
PFES	– PROP. FLARED END SECTION
POCS	– PROP. OUTLET CONTROL STRUCT.
PROP.	– PROPOSED
PSMH	– PROP. SANITARY SEWER MANHOLE
PWQU	– PROP. WATER QUALITY UNIT
P.S.I.	– POUNDS PER SQUARE INCH
REINF.	– REINFORCING
R.H.	– RIGHT HAND
SHT.	– SHEET
SPEC.	– SPECIAL OR SPECIFICATIONS
SQ.	– SQUARE
ST.	– STEEL
STA.	– STATION
T.O.F.	– TOP OF FOUNDATION
T.O.W.	– TOP OF WALL
T.S.	– TOP OF STEEL
TYP.	– TYPICAL
W/	– WITH
WTR.	– WATER
W.W.M.	– WELDED WIRE MESH

EROSION & SEDIMENT CONTROL NOTES

MANAGEMENT STRATEGIES

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

VEGETATIVE CONTROL PRACTICES

- TOPSOIL STOCKPILING: TOPSOIL SHALL BE STRIPPED FROM AREAS TO BE DISTURBED AND STOCKPILED FOR LATER USE. STOCKPILE LOCATION SHALL BE APPROVED BY THE OWNER AND ENGINEER AND BE WITHIN LIMIT OF WORK.
- TEMPORARY SEEDING: THE TEMPORARY SEDIMENT BASIN, TOPSOIL STOCKPILE AND ROUGH GRADED AREAS SHALL BE SEEDED WITH WINTER RYE AT A RATE OF 30 LBS. PER ACRE ANY SOILS THAT ARE LEFT EXPOSED AND UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED.
 - 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.
 - 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.
 - MAINTENANCE
 - ALL SEEDED/MULCHED AREAS SHALL BE INSPECTED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE REPAIRED AS NECESSARY.

NONSTRUCTURAL CONTROL PRACTICES

- SCARIFICATION: EXPOSED SLOPES EXCEEDING 4:1 SHALL BE SCARIFIED AT RIGHT ANGLES TO THE SLOPE. PROVIDE PERIODIC UPGRADING OF SERRATIONS DURING EXPOSED PERIOD UNTIL VEGETATION IS ESTABLISHED. PROVIDE VEGETATIVE COVER AS SOON AS POSSIBLE.
- STRAW MULCH: STRAW MULCH SHALL BE APPLIED IN CONJUNCTION WITH TEMPORARY/PERMANENT SEEDING AND TO GRADED AREAS WHICH REMAIN EXPOSED OUTSIDE OF RECOMMENDED SEEDING DATES. MULCH SHALL BE APPLIED AT 90 LBS. PER 1000 S.F. CONTRACTOR SHALL PERIODICALLY INSPECT AND REAPPLY AS NECESSARY, PARTICULARLY FOLLOWING SIGNIFICANT STORM EVENTS.
- TOPSOIL: DISTURBED AREAS SHALL BE TOPSOILED PRIOR TO SEED APPLICATION. APPLICATION STANDARDS:
 - REMOVE ALL ROCKS AND DEBRIS OVER 1"–1 1/2" IN DIAMETER.
 - SCARIFY SURFACE PRIOR TO SEED APPLICATION.
 - APPLY 6" DEPTH OF TOPSOIL.
- SILT FENCE: SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AT CULVERT OUTLET LOCATIONS, OR AS INDICATED ON THE DRAWINGS. SILT FENCE SHALL BE INSPECTED AND REPAIRED ROUTINELY, ESPECIALLY FOLLOWING STORM EVENTS UNTIL THE SITE HAS BEEN STABILIZED (COVER > 70%) BY VEGETATION.

STRUCTURAL CONTROL PRACTICES

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

SILT FENCE INSTALLATION NOTES

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

HAY BALE INSTALLATION & MAINTENANCE (AS REQ'D)

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

SITE PREP

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

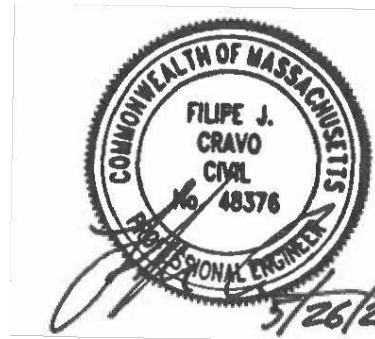
LANDSCAPE NOTES

- THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR DAMAGE. THE OWNER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- WARRANTEE: FOR A PERIOD OF TWO GROWING SEASONS FROM THE DATE THAT THE WORK UNDER THIS CONTRACT IS CERTIFIED AS SUBSTANTIALLY COMPLETE, THE CONTRACTOR SHALL: 1) WARRANTEE ALL PLANTS AND SEEDED AREAS UNDER THIS CONTRACT; 2)REMOVE AND REPLACE DURING THIS GUARANTEE PERIOD PLANTS WHICH DIE OR ARE IN POOR CONDITION AS DETERMINED BY THE OWNER; 3) REPLANT WITH STOCK OF SAME SIZE AND QUALITY AS ORIGINALLY SPECIFIED; 4) GUY AND MAINTAIN AS SPECIFIED HEREIN AT NO ADDITIONAL COST TO THE OWNER.
- ALL NEW LAWN AREAS SHALL RECEIVE A MINIMUM OF 4 INCHES TOPSOIL OF THE PROPER pH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF LAWNS. THESE AREAS SHALL BE SEEDED WITH A FINE BLADE LAWN GRASS SEED OR SODDED. ADDITIONAL OFF-SITE TOPSOIL MAY BE REQUIRED.
- ALL AREAS TO BE MULCHED SHALL RECEIVE 4 INCHES MINIMUM 100% SHREDDED BARK MULCH WITHIN 48 HOURS OF PLANTING UNLESS OTHERWISE NOTED IN PLANTING DETAILS.
- ALL TREE AND SHRUB PITS SHALL BE AT LEAST 2 FEET WIDER AND 1 FOOT DEEPER THAN THE TREE OR SHRUB ROOT BALL TO BE PLANTED IN IT. BACKFILL SHALL BE HIGH QUALITY LOAM OF THE PROPER pH AND ORGANIC CONTENT SUITABLE FOR THE HEALTHY GROWTH OF PLANT MATERIALS.
- ALL PLANTS SHALL BE NURSERY GROWN AND CONFORM TO THE LATEST EDITION OF "ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK".
- EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- EACH PLANT TO BE IN THE TOP OF ITS SIZE CLASS AFTER SHEARING AND PRUNING.
- ADJACENT TO THE TOP OF ANY WALLS OVER 36" A FENCE OR WALL SHALL BE CONSTRUCTED PER PLAN THAT MEETS LOCAL BUILDING CODE AND ALL OTHER APPLICABLE STATE AND FEDERAL LAWS.
- SEE DETAIL SHEETS FOR ADDITIONAL DETAILS & SPECIFICATIONS.
- SHOULD GC OR ANY SUBCONTRACTOR ENCOUNTER A DISCREPANCE/CONFLICT IN THE PLAN AN THE ACTUAL LOCATION OF A SITE FEATURE, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER IMMEDIATELY.
- ALL AREAS DISTURBED DURING CONSTRUCTION NOT DESIGNATED TO RECEIVE OTHER TREATMENT SHALL BE LOAMED TO A MINIMUM DEPTH OF 4" AND SEEDED IN ACCORDANCE WITH THE FOLLOWING:
 - INCORPORATE GROUND LIMESTONE INTO ALL AREAS TO BE SEEDED AT A RATE OF 50 LBS/1,000 S.F.
 - APPLY 10–6–4 FERTILIZER TO ALL AREAS TO BE SEEDED AT A RATE OF 2 LBS/1,000 S.F.
 - THOROUGHLY INCORPORATE LIME AND FERTILIZER INTO SEED BED TO DEPTH OF 3" BY DISCING OR OTHER APPROVED METHOD.
 - 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
 - MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 5 LBS/1,000 S.F.UNLESS HYDROSEEDING WAS USED.
 - 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.

NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS

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



PREPARED FOR:

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

ISSUANCE DATE: April 28, 2026
REVISIONS: DATE:
A. PCO added to abbreviation legend 5/26/26

DRAFTED BY: R.E.L.

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SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING# REV.

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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 CONTRACTOR'S 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 CONTRACTOR'S RESPONSIBILITY.
12. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL CONDITIONS PRIOR TO SUBMITTING HIS PROPOSAL. NO EXTRAS DUE TO UNFAMILIARITY WITH THE EXISTING SITE OR WORKING CONDITIONS WILL BE ALLOWED.
13. CONTRACTOR SHALL BE REQUIRED TO PERFORM FINAL CLEANUP CONSISTING OF CLEANING THE PROPOSED DRAINAGE AND SEWER SYSTEMS OF ALL DEBRIS PRIOR TO THE ACCEPTANCE BY THE OWNER. ADDITIONALLY, THE PROPOSED ROADWAY SHALL BE CLEANED AND SWEEPED BY THE CONTRACTOR PRIOR TO ACCEPTANCE.
14. ALL EXCAVATION SHALL COMPLY WITH OSHA'S LATEST STANDARDS. ALL REQUIREMENTS OF OSHA'S EXCAVATION STANDARDS SHALL BE PROVIDED BY THE CONTRACTOR INCLUDING, BUT NOT LIMITED TO, THE PROVISION FOR A COMPETENT PERSON ON SITE MANAGER AND ANY REQUIRED DOCUMENTATION THAT MAY REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER. THE OWNER, THROUGH ITS ENGINEER, SHALL EXPRESSLY NOT PROVIDE ANY OF THE ABOVE REQUIREMENTS DESIGNATED BY OSHA'S EXCAVATION STANDAND.
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 CONTRACTOR'S 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.

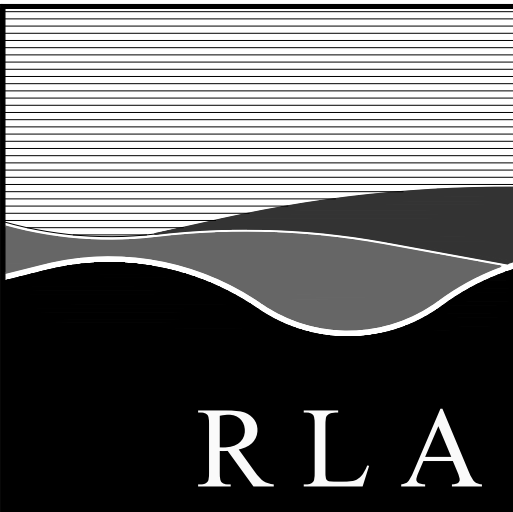
EARTHWORK NOTES

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 CONTRACTOR'S 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



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: K14-2-8**



4/28/26

PREPARED FOR:

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

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:

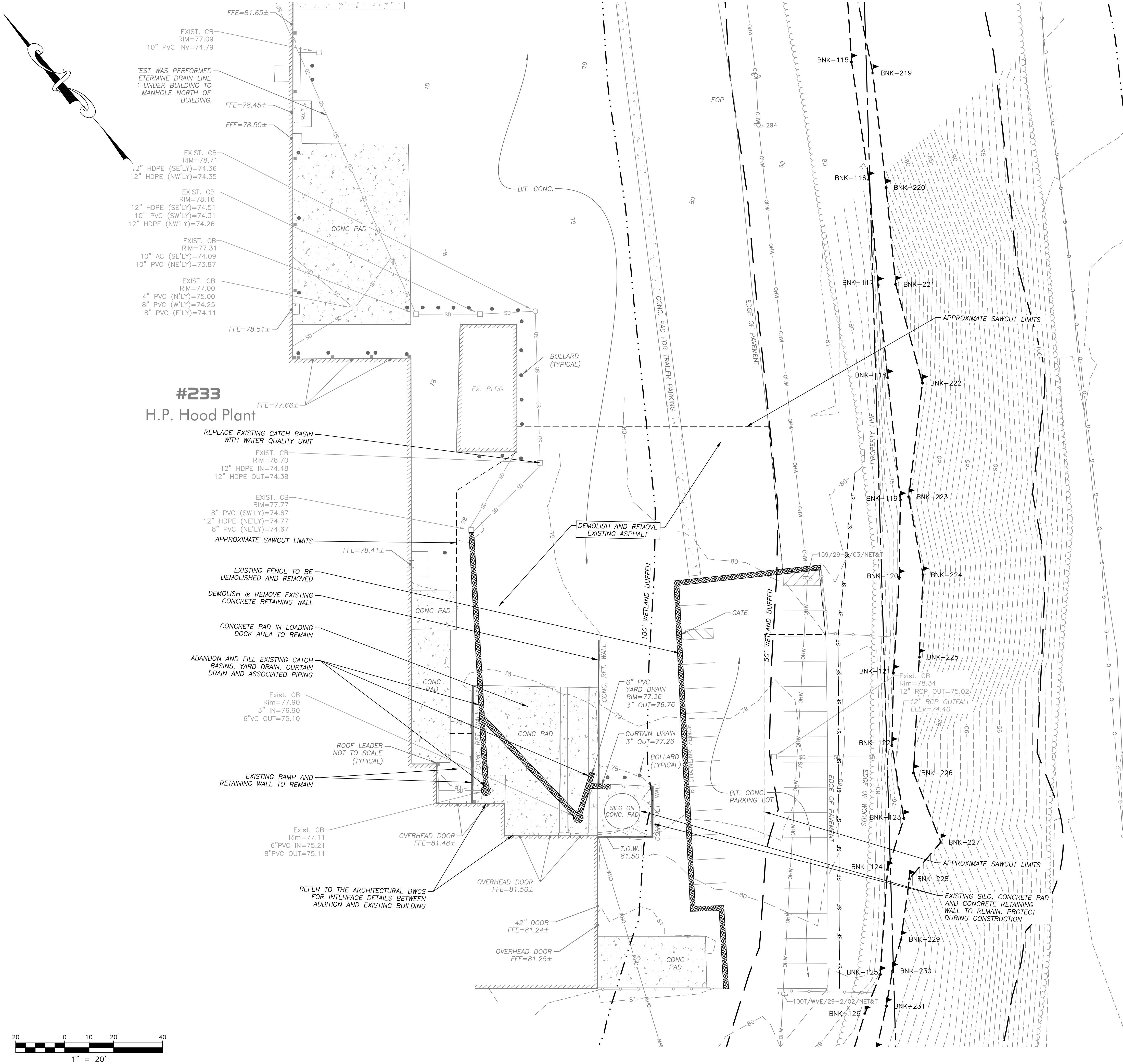
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SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

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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
FILED J. CRAVO CIVIL 48376
5/26/26

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

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:
A. Note revisions	5/26/26

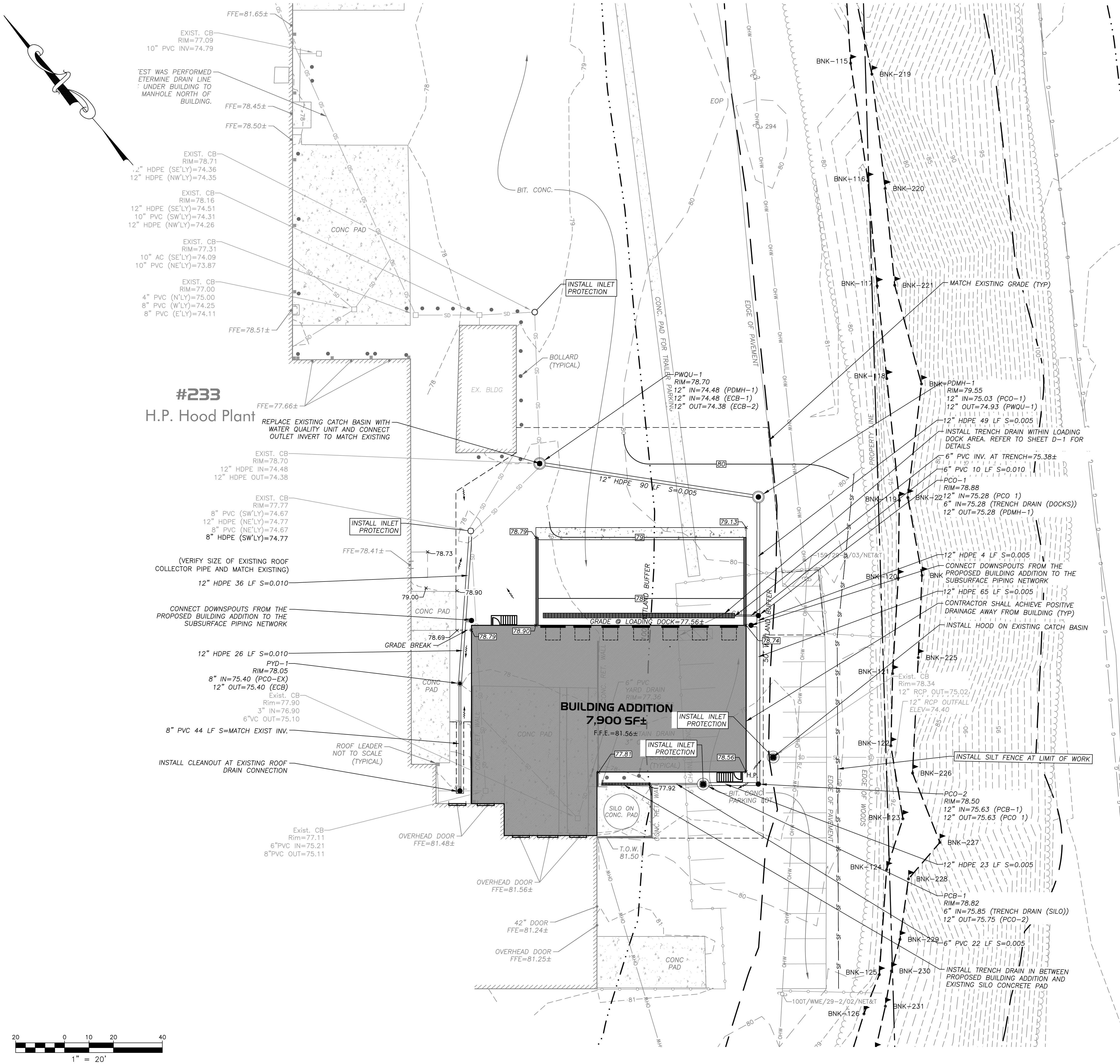
DRAFTED BY: R.E.L.

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SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-3	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 SEED.
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: K14-2-8



PREPARED FOR:

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

ISSUANCE DATE: April 28, 2026

REVISIONS:	DATE:
A. Drainage revisions	5/26/26

DRAFTED BY: R.E.L.

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THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

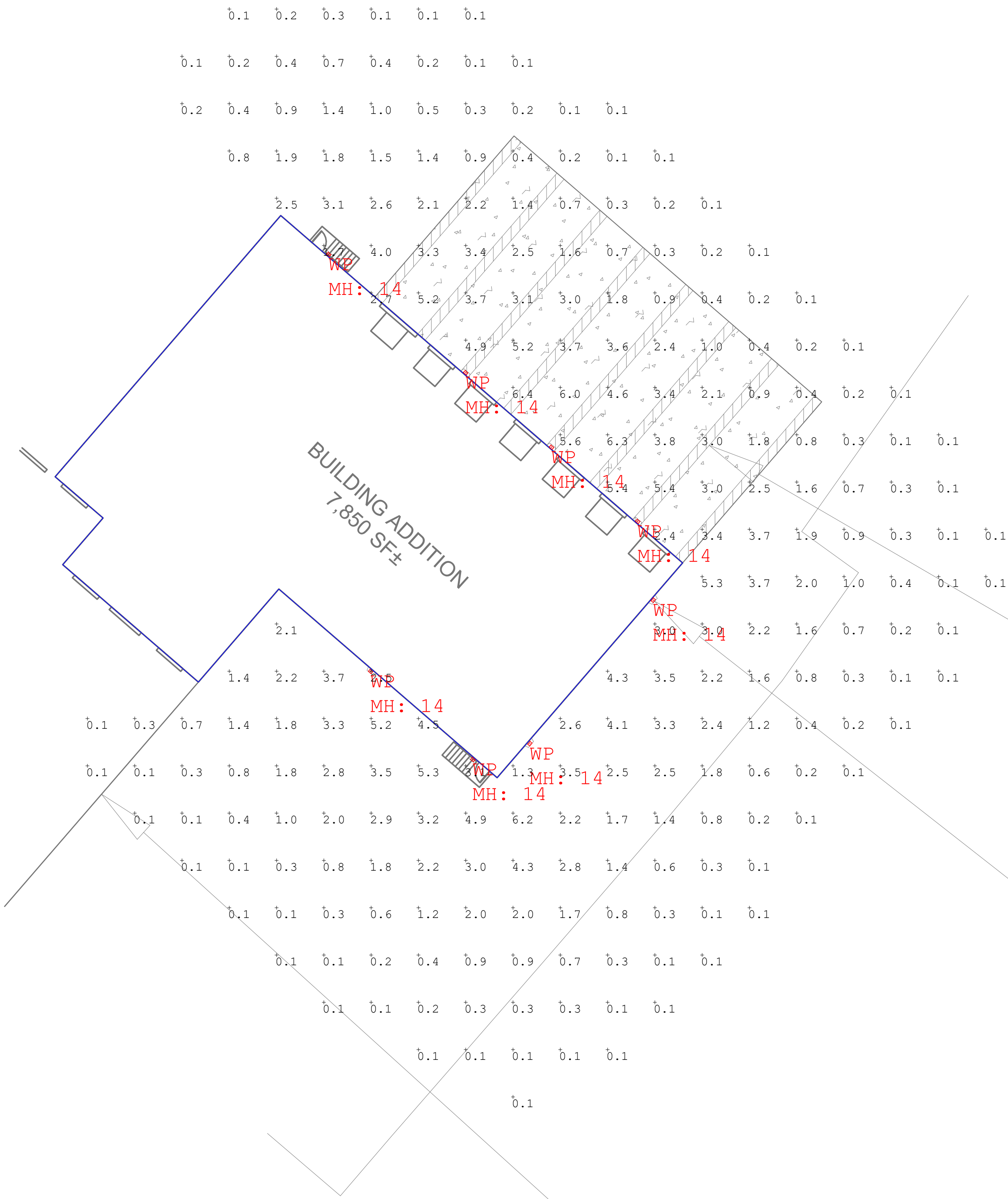
SCALE: AS NOTED

RLA PROJ. NUMBER: 201016

DRAWING#	REV.
C-5	A

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



Project: 26090 - 233 Main Street, Agawam	
Contact: Myles Simon Specification Sales (860) 655-8099 msimon@illuminate.com	Detail: Photometric Calculation Date: 4-14-2026 Revision: ---- Scale: 3/4" = 1'-0" Drawn By: SB
Drawing Number: SL-1 Sheet 1 of 2	



RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

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



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 180 midpower LEDs
- 3000K, 4000K or 5000K (70 CR/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 f-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

SERVICE PROGRAM



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 future wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in future 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 15W

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 future wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration
 - Certified to UL E98 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 ICA requirements using 3K CCT configuration at 0 degrees or tilt
- WARRANTY**
- 5 year limited warranty

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



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Rev 10/22/25

Ratio_Wall_Spec_Sheet_R12



RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

Gray Striking = Service Program QS10

ORDERING GUIDE

Example: RWL1-48L-10-3K7-2-UNV-BLS-E

CATALOG #	Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Color
	RWL1 Micro Strike Optics	48L-10 1,000 Lumens 48L-15 2,000 Lumens 48L-20 2,500 Lumens 48L-25 3,500 Lumens 48L-35 4,500 Lumens 48L-45 5,500 Lumens	3K7 3000K, 70 CRI 4K7 4000K, 70 CRI 5K7 5000K, 70 CRI 3K8 3000K, 80 CRI 5K8 5000K, 80 CRI	2 IES TYPE II 3 IES TYPE III 4F IES TYPE IV Forward 4W IES TYPE IV Wide	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth LGT Light Grey Matte Textured PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VST Violet Green Textured Color Option CC Custom Color
	RWL2 Micro Strike Optics	160L-45 5,500 Lumens 160L-50 7,500 Lumens 160L-65 9,500 Lumens 160L-80 11,000 Lumens 160L-95 13,000 Lumens 160L-115 15,000 Lumens 160L-135 17,500 Lumens 160L-155 19,500 Lumens				
	RWL2 Strike Optics	36L-39 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	Distribution	Notes
NXW NX Networked Wireless Radio Module NXW2 and Bluetooth Programming, without Sensor***	F Fusing*	1 Not available in RWL1
NXW56F NX Networked Wireless Enabled Integral NXW2+MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming***	E Emergency Battery Backup**	2 Cannot be combined with E, EH, 20K, 20V due to space constraints
NXW56F NX Networked Wireless Enabled Integral NXW2+MO PIR Occupancy Sensor with Automatic Dimming Protocol and Bluetooth Programming***	EH Emergency Battery w/ Heater Option***	3 Cannot be combined with Controls due to space constraints
WIR LightGRID+ In-Fixture Module **	2DR Dual Driver***	4 Must specify voltage
Stand Alone Sensors	2PF Dual Power Feed***	5 Not available in 347V
SCP-2PF Remote control programmable line voltage sensor ****	PC Button Photocontrol***	6 Not available in 480V
BTS-4F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor***	SP 10kA Surge Protector*	7 Available in 480V or 575V 150W 150W only
BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor***		8 Cannot be combined with 20K or 20V
BTSO-2F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12 mounting height***		9 Located in integral backbox which will be automatically added to the fixture if selected
Control Options 7-Pin Receptacle **		10 Not available in 160L-45, in 10K, 15K, or 20K
		11 Shared PC cannot be combined due to space constraints
		12 2-Pin 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 entry¹

Notes:

1 replace "xxx" with color option



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Rev 10/22/25

Ratio_Wall_Spec_Sheet_R12

Project:
26090 - 233 Main Street, Agawam

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

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

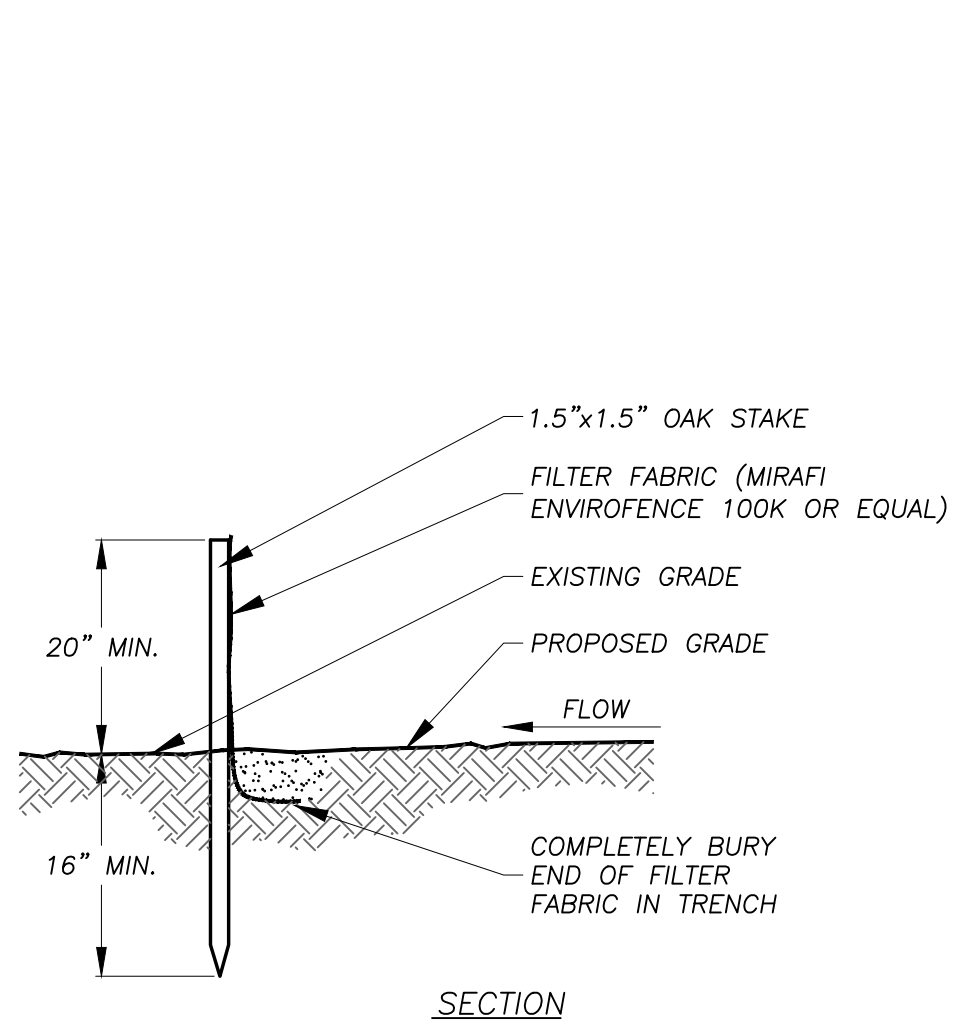
illuminate
263 Winn Street
Burlington, MA 01803
(781) 935-8500

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

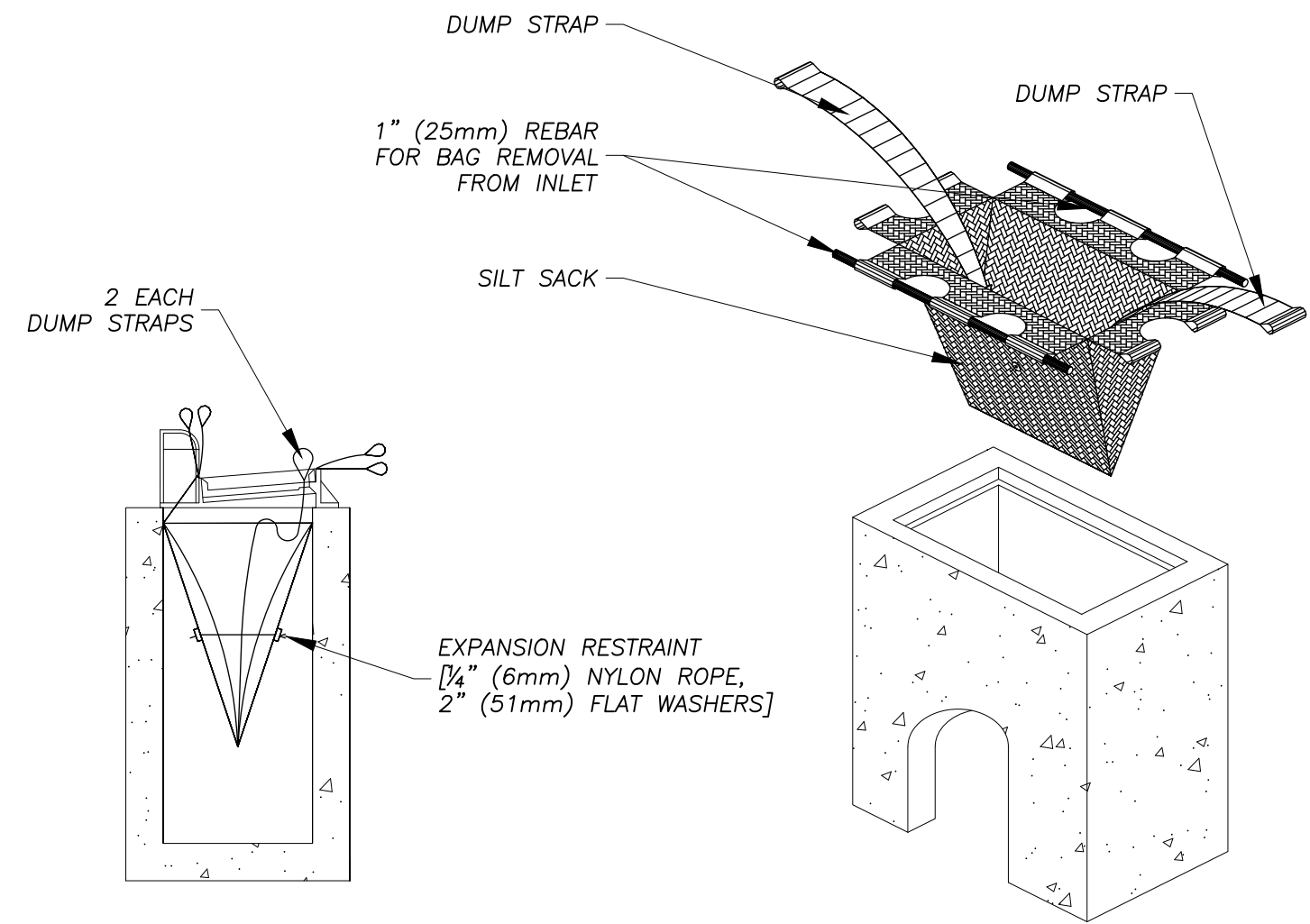
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SL-2

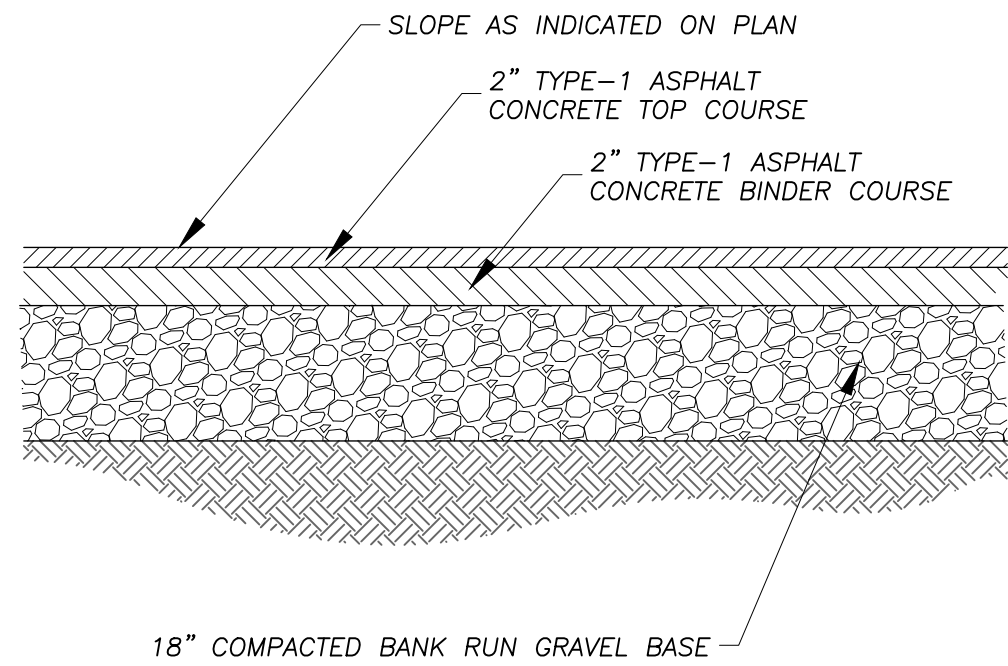
Sheet 2 of 2



SILT FENCE DETAIL
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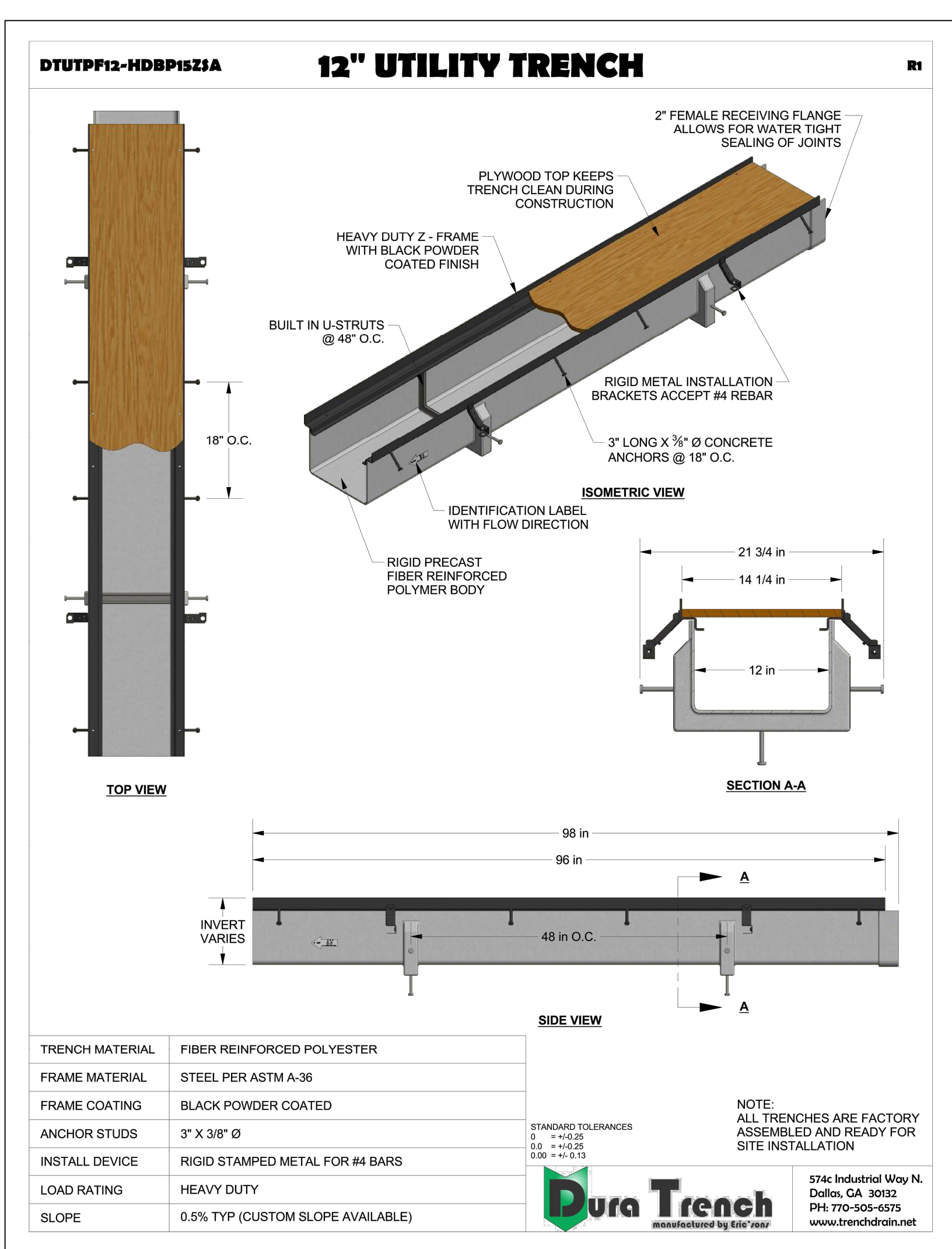


INLET PROTECTION - SEDIMENT FILTER SACK
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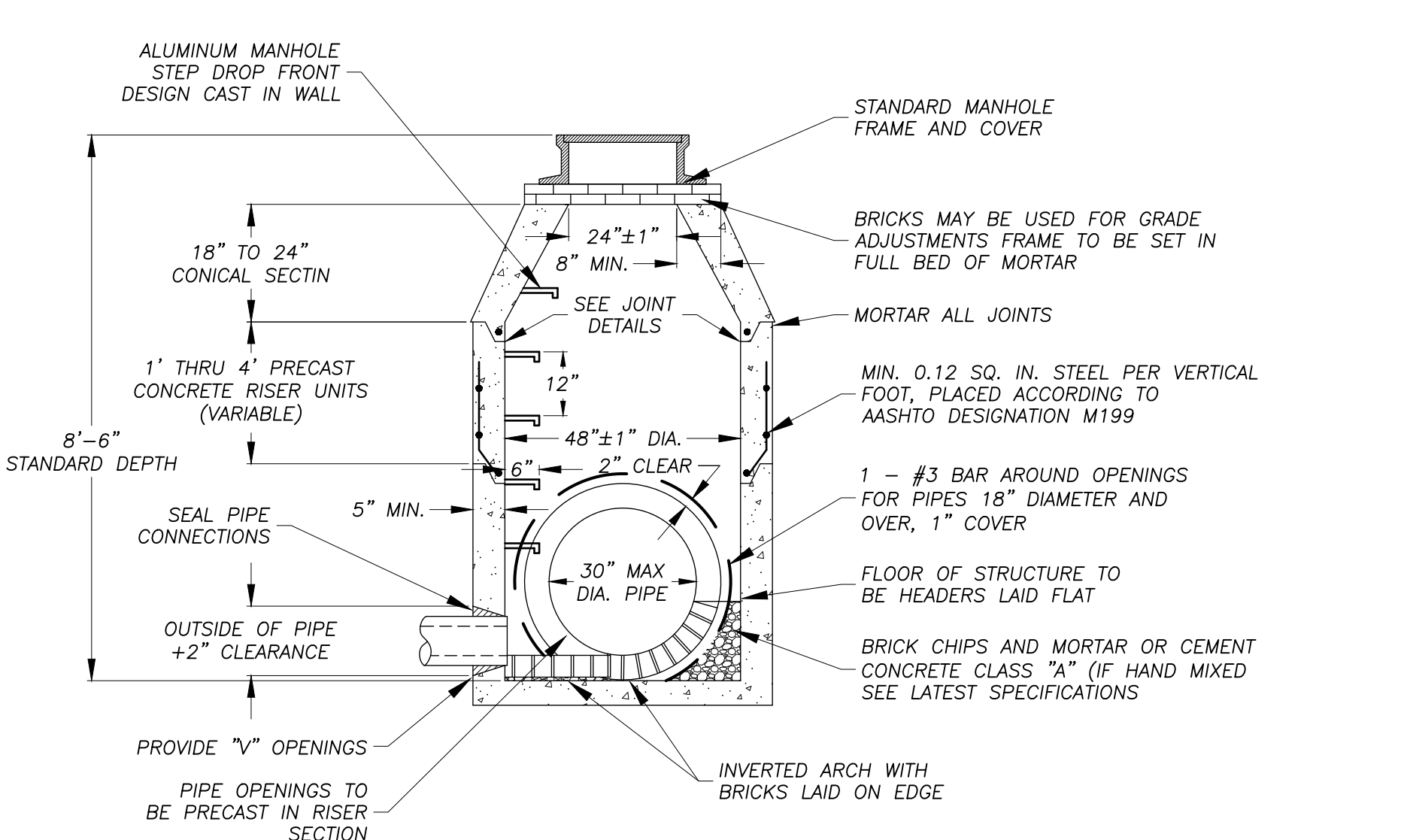
NOTE:
PAVING CROSS-SECTION TO BE USED IN TRUCK PARKING/
MANEUVERING AREAS - SEE PLAN SET FOR LOCATIONS

'HEAVY DUTY' BIT. CONC. PAVING DETAIL
NO SCALE

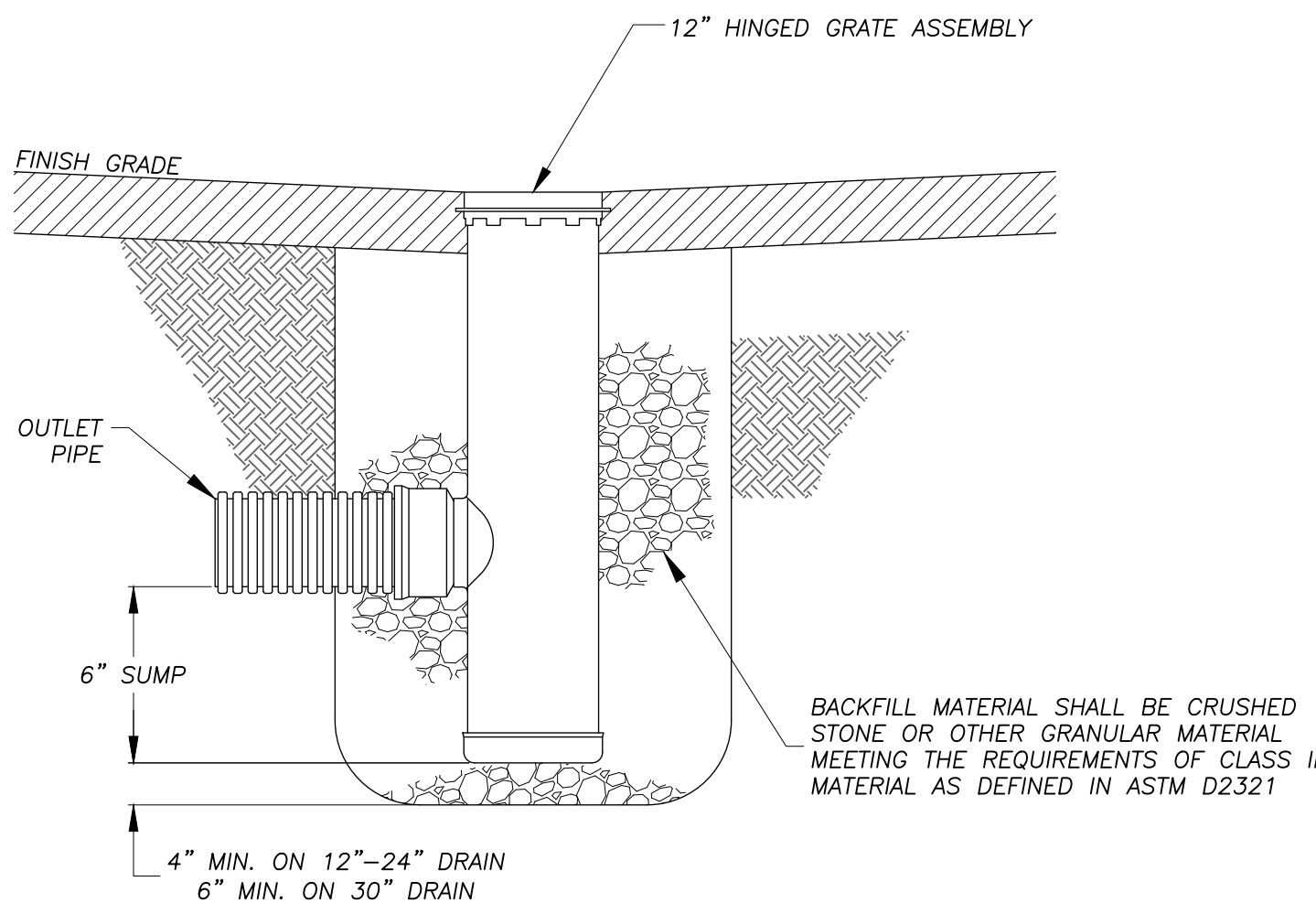


NOTE: CONTRACTOR MAY SUBSTITUTE WITH AN EQUAL PRODUCT

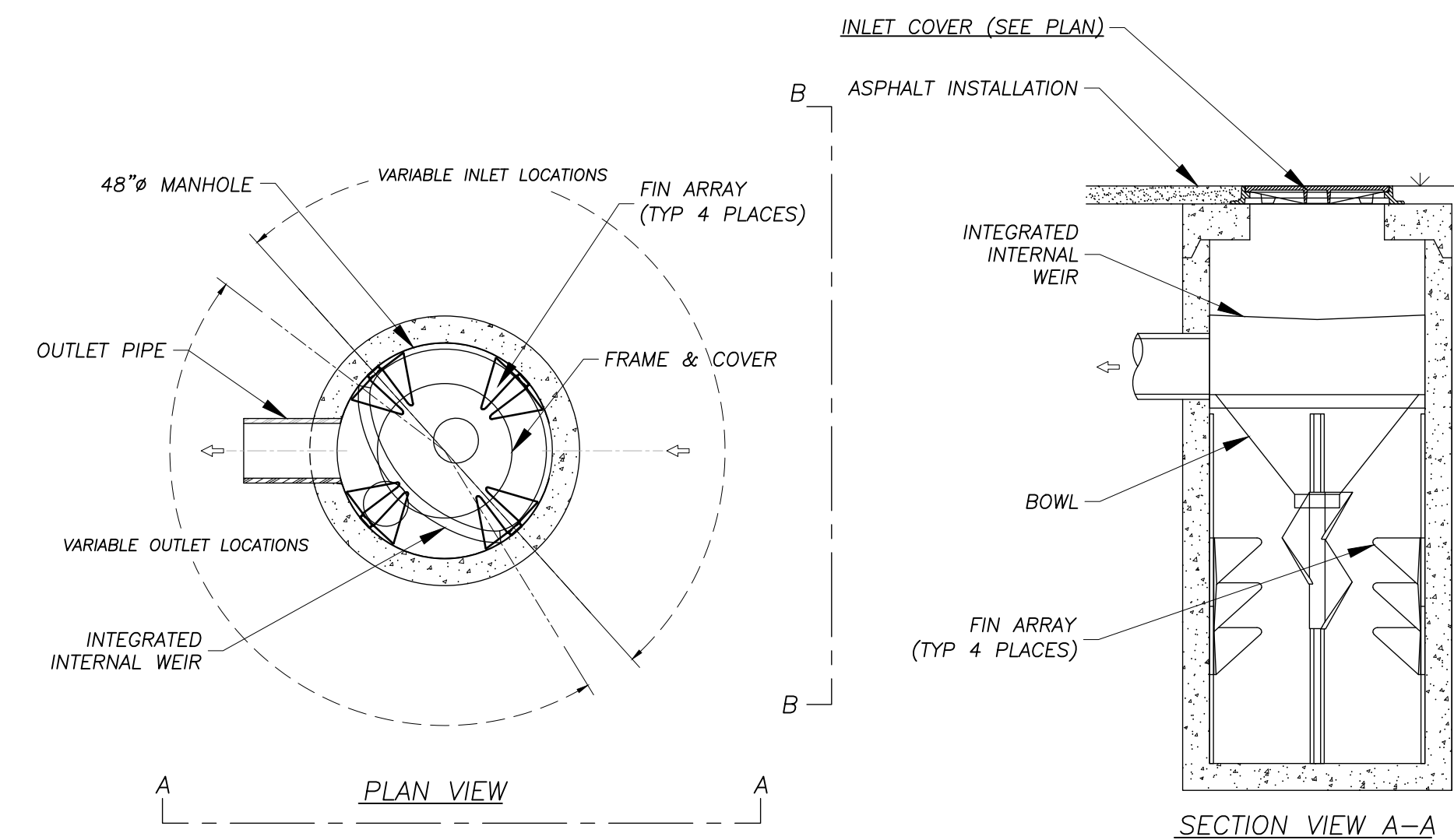
LOADING DOCK - TRENCH DRAIN DETAIL
NOT TO SCALE



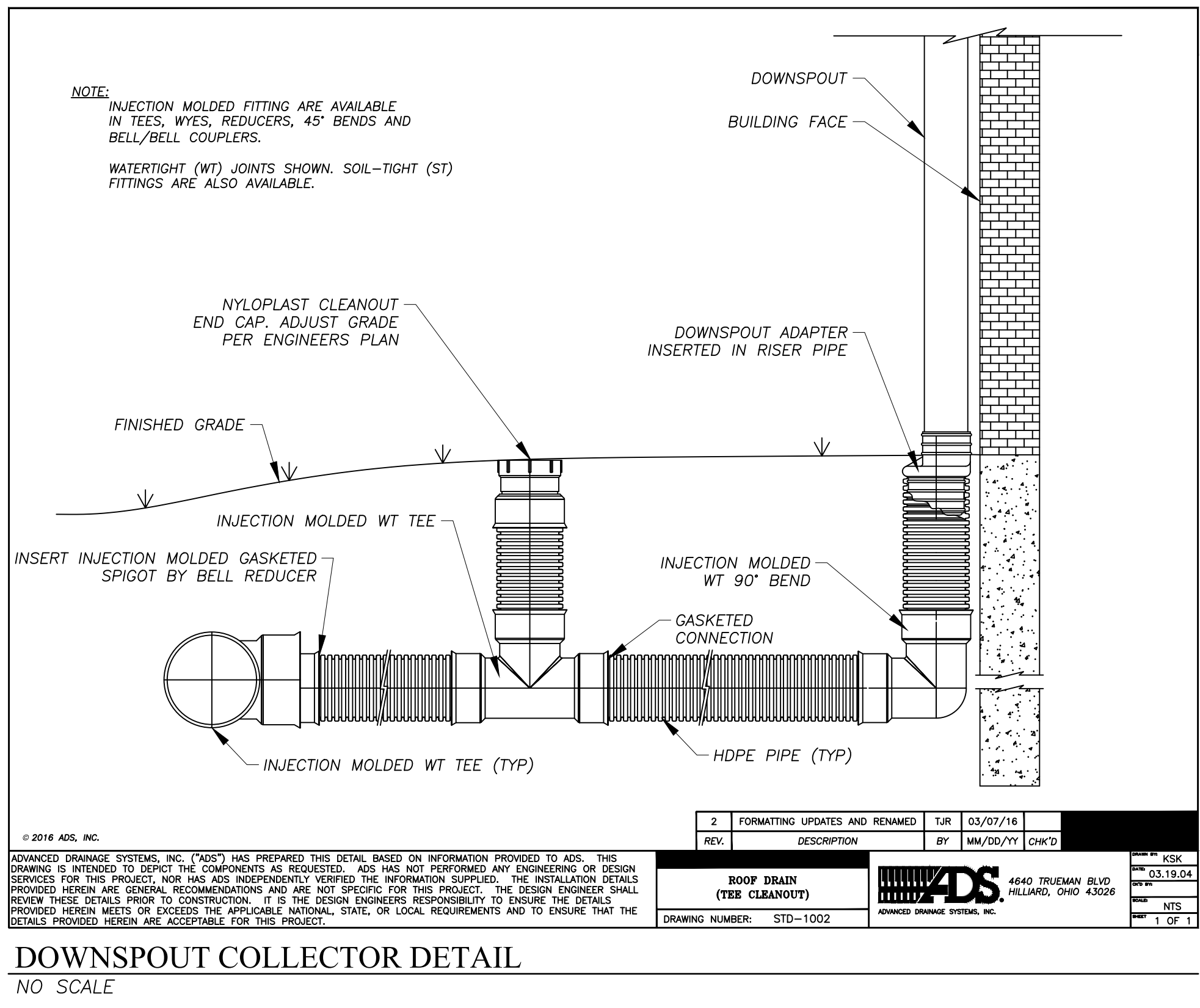
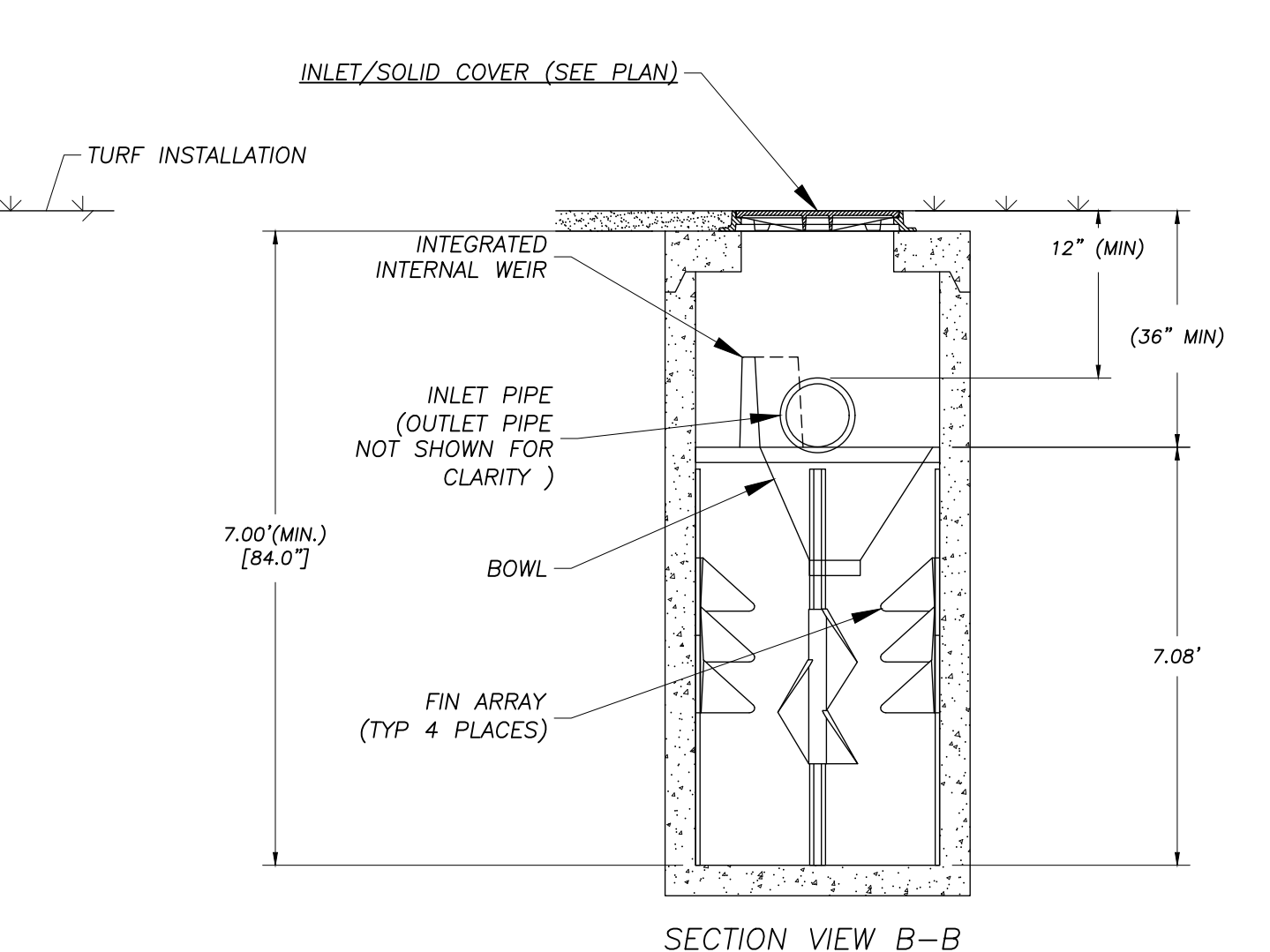
PRECAST CONCRETE MANHOLE
NO SCALE



ADS NYLOPLAST YARD DRAIN BASIN
NO SCALE



WATER QUALITY UNIT - BARRACUDA S4 (PWQU-1)
NO SCALE



DOWNSPOUT COLLECTOR DETAIL
NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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
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DETAILS

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Agawam, MA
Parcel ID: K14-2-8

PREPARED FOR:

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

ISSUANCE DATE: April 28, 2026
REVISIONS:
A. PWQU detail update & cleanout detail added
DATE: 5/26/26

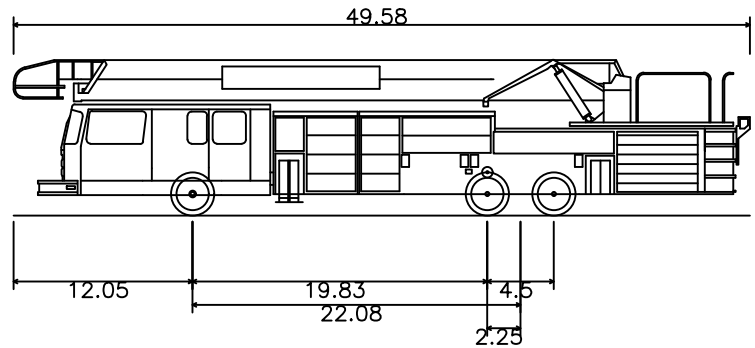
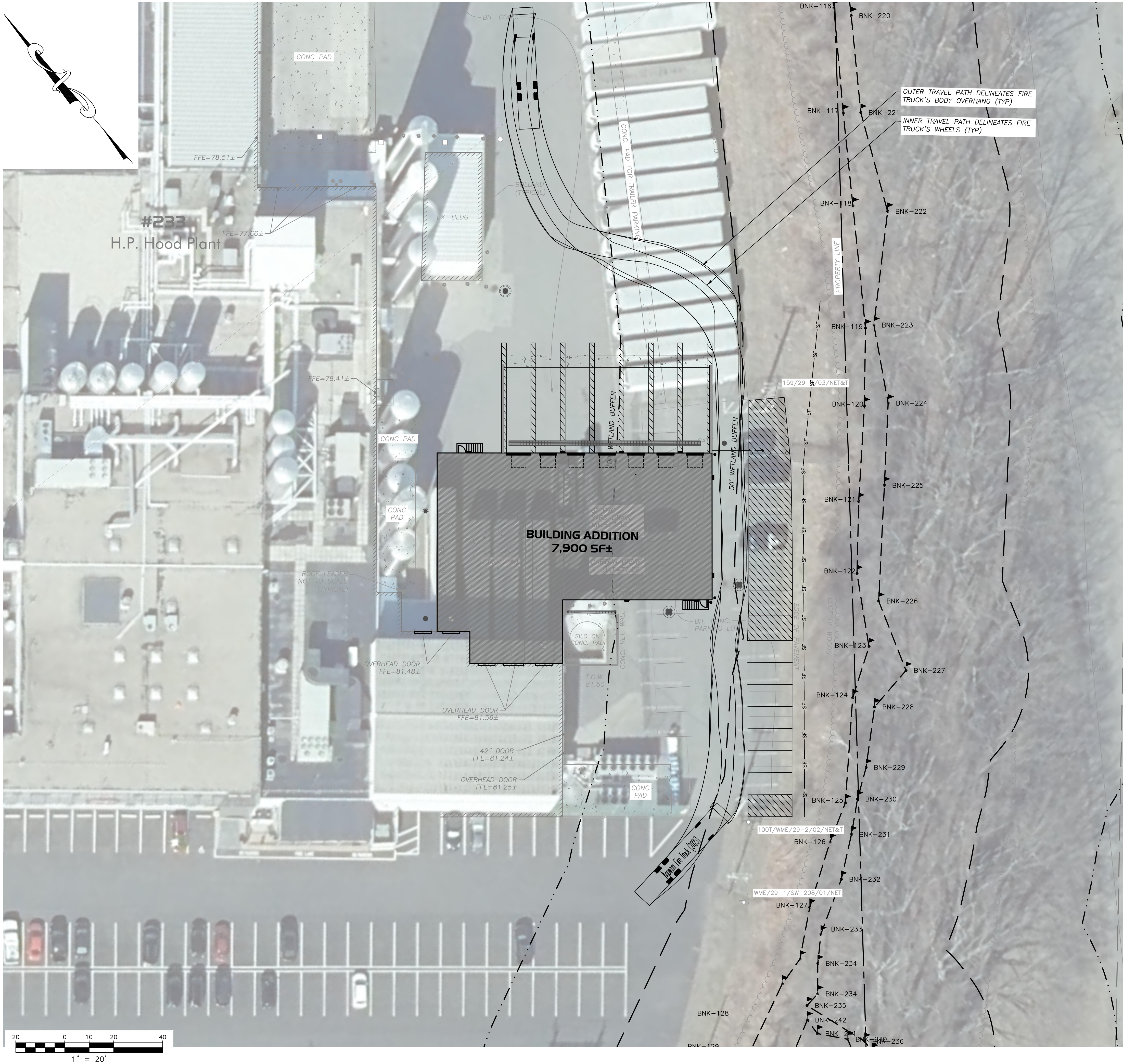
DRAFTED BY: R.E.L.

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

SCALE: AS NOTED
RLA PROJ. NUMBER: 201016

DRAWING#	REV.
D-1	A

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



Agawam Fire Truck (2025)
Overall Length 49.58ft
Overall Width 8.33ft
Overall Body Height 10.48ft
Min Body Ground Clearance 0.92ft
Track Width 8.33ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 37.25ft

FIRE TRUCK SWEEP PATH

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

DRAFT

PREPARED FOR:

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

ISSUANCE DATE: May 19, 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.
VEH-1	-

PERMITTING
NOT FOR CONSTRUCTION

Taryn Egerton

From: Derek Myers
Sent: Thursday, May 21, 2026 10:30 AM
To: Taryn Egerton
Subject: RE: Comments

Taryn,

I have comments for 233 Main St. Plan. We will need a sweep path analysis for building addition.

If you have any question please feel free to contact this office at (413)786-0657

Derek Myers
Fire Inspector
Agawam Fire Department
afdinsp@agawam.ma.us
(413)786-0657

From: Taryn Egerton <TEgerton@agawam.ma.us>
Sent: Thursday, May 21, 2026 8:58 AM
To: Derek Myers <afdinsp@agawam.ma.us>
Subject: Comments

Hi Derek,
Hope you had a good vacation! Would you be able to comment on these four site plans prior to tonight's Planning Board meeting?

Thanks

Taryn Egerton
Planning Director & Conservation Agent
Planning Department

413.726.9737 | tegerton@agawam.ma.us



TOWN OF
Agawam
MASSACHUSETTS

Please be aware that applications approved by the Town of Agawam are considered public information. Unfortunately, email spammers often monitor municipal records and attempt to compromise communications by sending fraudulent emails, many of which appear to be invoices from the town to applicants.

To avoid confusion or potential scams, please note that the Planning Office including the Planning Board, Zoning Board of Appeals, and Conservation Commission requires all application fees to be submitted at the time of application.



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

MEMORANDUM

To: Planning Board
CC: File
From: Engineering Division
Date: May 20, 2026
Subject: SP 603 – Proposed Building Addition – 233 Main Street

Per your request, we have reviewed the revised Site Plans and Stormwater Drainage Report for the proposed building addition to be located at 233 Main Street; prepared by R. Levesque Associates and submitted on April 28, 2026. Based on our review, Engineering has the following comments:

1. There is a callout note on Sheet C-3 of the Site Plans indicating the existing catch basin on the eastern side of the project area will be replaced with a water quality unit. However, a note on Sheet C-5 states the catch basin will remain and a hood will be installed. The Developer will need to clarify if the catch basin is to remain or be replaced.
2. Engineering requests the Developer verify if the utility connections for the new building addition will be through the existing building.
3. Some of the existing contour lines appear to be missing from the northerly area of the project site on the Site Plans.
4. The Site Plans indicate there are two (2) new water quality units to be installed, but during the team meeting, it was suggested there may be only one (1) WQU proposed. Please clarify.
5. Based on the Hydraflow model, it appears that all the roof runoff from the proposed building addition will be collected through Pipe #12 (PCO-1 to PDMH-1). However, the drainage design on Sheet C-5 shows there will be connections from the downspouts to the subsurface piping network on the northern and eastern building corners, flowing into Pipe #9 and Pipe #4 respectively. The Developer shall clarify which pipes are intended to convey the roof runoff and revise the Hydraflow model accordingly.
6. The proposed 6-inch PVC pipe from the southern trench drain to PCB-1 is not modelled in the Hydraflow calculations.
7. Engineering has noted the following discrepancies in the Hydraflow calculations:
 - a. Pipe #4 – The upstream ground elevation (downspout connection) is listed as 80.23 in Hydraflow. That elevation appears to be too high based on the proposed grades shown on Sheet C-5.
 - b. Pipe #6 – The upstream invert elevation (PCB-1) is listed as 75.85 in Hydraflow, but is shown as 75.75 on the Site Plans.
 - c. Pipe #8 – The upstream rim elevation (Exist. CB) is listed as 76.87 in Hydraflow, but is shown as 77.77 on the Site Plans.



Town of Agawam

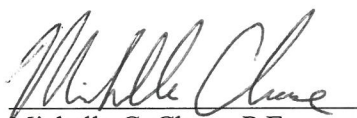
Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

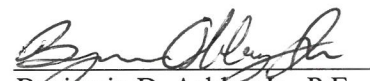
- d. Pipe #9 – The upstream ground elevation (downspout connection) is listed as 80.27 in Hydraflow. That elevation appears to be too high based on the proposed grades shown on Sheet C-5.
 - e. Pipe #12 – This pipe is modeled as a 12-inch pipe in Hydraflow, but is listed as an 8-inch pipe on the Site Plans. The upstream invert elevation (PCO-1) is listed as 74.81 in Hydraflow, but is shown as 74.75 on the Site Plans.
- 8. The abbreviation information for “PCO” is not noted on Sheet C-1.
 - 9. The invert information for PCO – 2 has a typo for the “12” OUT”. It reads as PCO – 2 but it should say PCO – 3 as shown on Sheet C-5.
 - 10. Engineering request a detail for the PCO(s) to be shown on Sheet D-1.
 - 11. Engineering in requesting clarification on whether parking will be allowed in the area that will not be restriped across from the southeast side of the proposed building addition.
 - 12. Engineering and the Fire Department are requesting travel and turning movements that demonstrate fire truck access along southeast side of the proposed building addition, if parking is allowed (as per the team meeting).

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,


Michelle C. Chase, P.E.
Town Engineer


Michael F. Albro, P.E.
Assistant Town Engineer


Benjamin D. Ashfey Jr., P.E.
Civil Engineer II

TOWN OF AGAWAM

Planning Department
1000 Suffield Street, Agawam, MA 01001
tegerton@agawam.ma.us

SITE PLAN REVIEW

PROJECT: 233 Main Street
FILE NUMBER: 9048
MEETING DATE: May 21, 2026

APPLICANT INFORMATION

1. **Name of Business:** HP Hood, LLC
Address: 233 Main Street, Agawam, Ma 01001
2. **Owner:** HP Hood, LLC
Address: 6 Kimball Lane, Lynnfield, Massachusetts 01940
Telephone:
3. **Engineer:** R. Levesque Associates, Inc
Address: 40 School Street, Westfield, Ma 01085
Telephone: 413-568-0985

PLAN REVIEW

Description of Site & Project: Construction of 7,900 SF building addition, concrete truck pad, and various site improvements as needed

Title Block (Street Addr., Applicant's Name & Addr., Scale, Name of Preparer of Plan):
OK

Scale: 1"=20'

Topography of Site & Adjacent Lands: OK.

Provision for Traffic Flow (180-13[C][3][d]):

Review: Please note that the Fire Department requires a turning radius of, at least, 42 feet for their tower vehicles. A swept path will need to be provided to the Fire Department for

review.

Parking Areas & Loading Areas (180-13[C][3][e]): Parking will be reduced to accommodate the addition but is still above the recommended number of spaces per Agawam Parking Guidelines. See sheet C-4 for parking calculations

Drainage (180-13[C][3][f]): This project will tie into existing drainage. See engineering comments once submitted

Public Utilities (Sewer, Water, Gas, Electric) (180-13[C][3][g]): Please see Engineering comments once submitted

Landscaping/Screening and Buffers (180-13[C][3][h]): All landscaped areas are to be designated on the plan. These areas are to specify species type and size. Also, the following landscape note must be placed on the plan: “All plantings must be maintained and that portion of the public way abutting the parcel and including the tree belt shall be maintained in a safe and attractive condition by the owner of the parcel.”

Review: No proposed changes to landscaping

Sign Location (180-13[C][3][i]): Details on elevation must be shown.

Review: No proposed changes to signage

Exterior Lighting (180-13[C][3][j]): A lighting contour plan is required with type of lighting, cut sheets, and specifications. All lighting must be shielded.

Review: A lighting plan has been provided. Wall pack light fixtures proposed.

Rendering or Elevations (including all mechanical facility support items originating from or terminating on the building exterior) (180-13[C][3][k]): Colors and textures must be provided.

Review: Building elevations provided

Location & Characteristics of Proposed Screening, Fencing, or Other Buffers (180-13[C][3][l]): Proposed manual swing gate shown on plan. No other changes to screening/fencings

Dumpster Location: Dumpster must be fenced, screened and gated.

Review: N/A

Snow Storage/Removal: Are there any changes to snow storage/removal

Location of Wetlands, Streams, Drainage Swales, and Areas Subject to Flooding (180-13[C][3][m]): Shown on plan

Other Comments or Concerns: The applicant has filed a Notice of Intent with the Conservation Commission



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

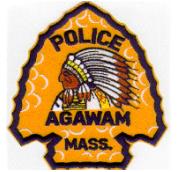
Kevin Duquette
Inspector of Buildings
Town of Agawam



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.

TOWN OF AGAWAM

Planning Department
1000 Suffield Street, Agawam, MA 01001
tegerton@agawam.ma.us

SITE PLAN REVIEW

PROJECT: 195 South Westfield Street

FILE NUMBER: 9019

MEETING DATE: May 21, 2026

APPLICANT INFORMATION

1. **Name of Business:**
Address:
2. **Owner:** Abdullah Aljanabi
Address: 133 Upper Beverly Hills, West Springfield, Ma 01089
Telephone:
3. **Engineer:** R. Levesque Associates, Inc
Address: 40 School Street, Westfield, Ma 01085
Telephone: 413-568-0985

PLAN REVIEW

Description of Site & Project: Reuse of existing building for automotive repair garage and office space.

Title Block (Street Addr., Applicant's Name & Addr., Scale, Name of Preparer of Plan):
OK

Scale: 1"=20'

Topography of Site & Adjacent Lands: OK.

Provision for Traffic Flow (180-13[C][3][d]):

Review: Please note that the Fire Department requires a turning radius of, at least, 42 feet for their tower vehicles. Please see Fire Department comments once submitted.

Parking Areas & Loading Areas (180-13[C][3][e]): 15 spaces are required based on Agawam Parking Guidelines. Due to the size of the site, they are not able to provide this amount. There is one space in the front of the building, 4 spaces in the rear, and one handicap space in the rear. The rear spaces will be gravel. How will these be demarcated?

Drainage (180-13[C][3][f]): No changes to drainage.

Public Utilities (Sewer, Water, Gas, Electric) (180-13[C][3][g]): Please see Engineering comments once submitted

Landscaping/Screening and Buffers (180-13[C][3][h]): All landscaped areas are to be designated on the plan. These areas are to specify species type and size. Also, the following landscape note must be placed on the plan: "All plantings must be maintained and that portion of the public way abutting the parcel and including the tree belt shall be maintained in a safe and attractive condition by the owner of the parcel."

Review: Existing trees to be removed in the rear of the building. Will there be any landscaping on site?

Sign Location (180-13[C][3][i]): Details on elevation must be shown.

Review: Are there any proposed changes to signage?

Exterior Lighting (180-13[C][3][j]): A lighting contour plan is required with type of lighting, cut sheets, and specifications. All lighting must be shielded.

Review: Are there any changes to lighting? Will there be a light where the new man door is to be installed?

Rendering or Elevations (including all mechanical facility support items originating from or terminating on the building exterior) (180-13[C][3][k]): Colors and textures must be provided.

Review: N/A

Location & Characteristics of Proposed Screening, Fencing, or Other Buffers (180-13[C][3][l]): There is a 6 ft stockade fence and gate around the abutting properties that is proposed to be extended to the end of the parking area

Dumpster Location: Dumpster must be fenced, screened and gated.

Review: Will there be a dumpster on site?

Snow Storage/Removal: Are there any changes to snow storage/removal?

Location of Wetlands, Streams, Drainage Swales, and Areas Subject to Flooding (180-13[C][3][m]): N/A

Hours of Operation: N/A

Americans with Disabilities (ADA) Considerations: Handicap accessible spaces are present.

Endangered Species Habitat: N/A

Other Comments or Concerns: N/A



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,

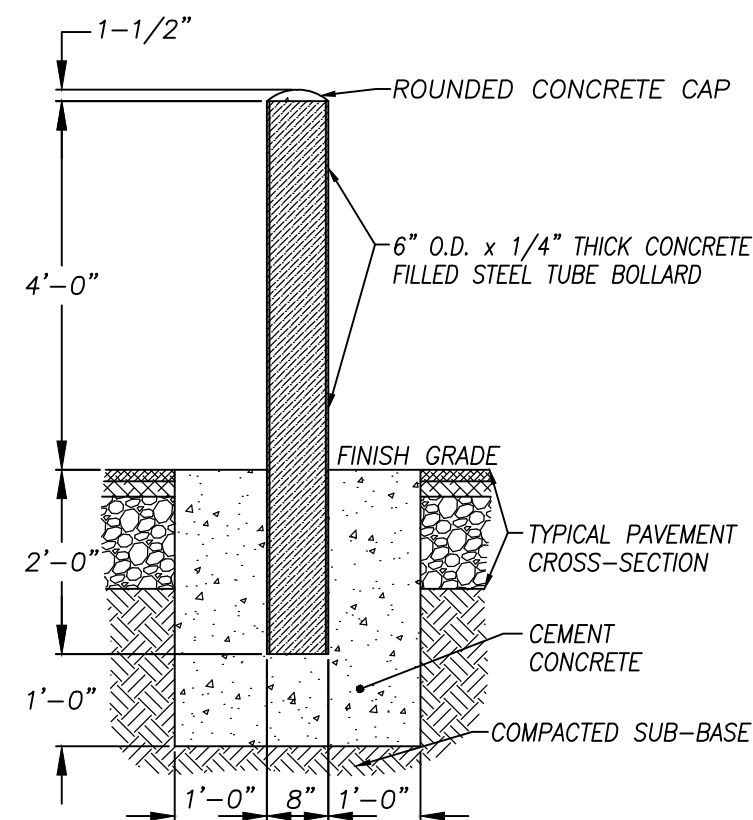
Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

ZONING REVIEW - Business A (BA)

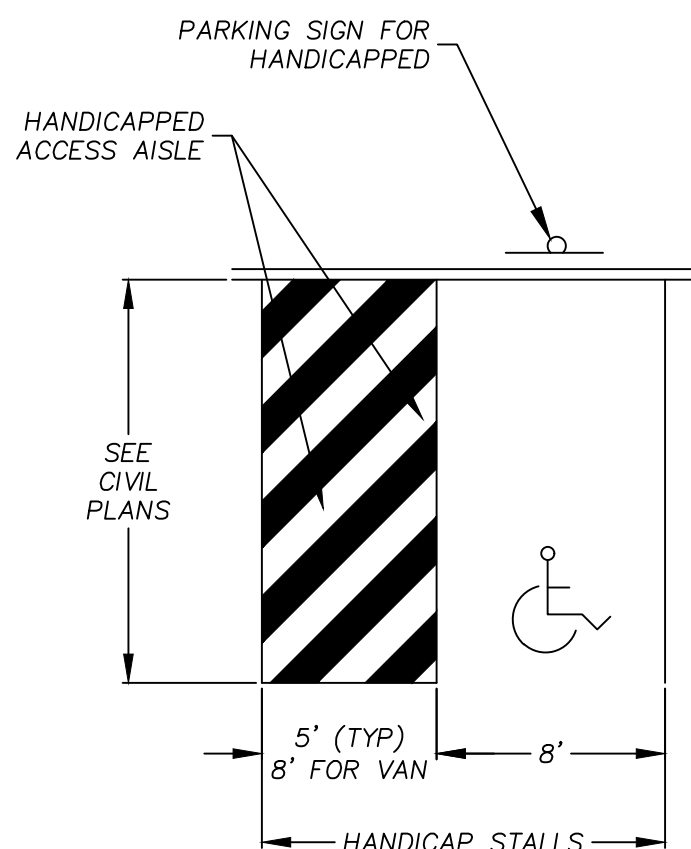
TYPE (MINIMUM)	REQUIRED	PROPOSED
AREA	N.R.	12,543 S.F.
FRONTAGE	N.R.	211.77' (TOTAL)
FRONT YARD	35 FT	21.6'
SIDE YARD	N.R.	10.7'
REAR YARD	25 FT	-
HEIGHT (MAX)	45 FT / 3 STORIES	1 STORY
BUILDING COVERAGE (MAX)	50%	31.7%

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

SIGNAGE AND PAVEMENT MARKING NOTES

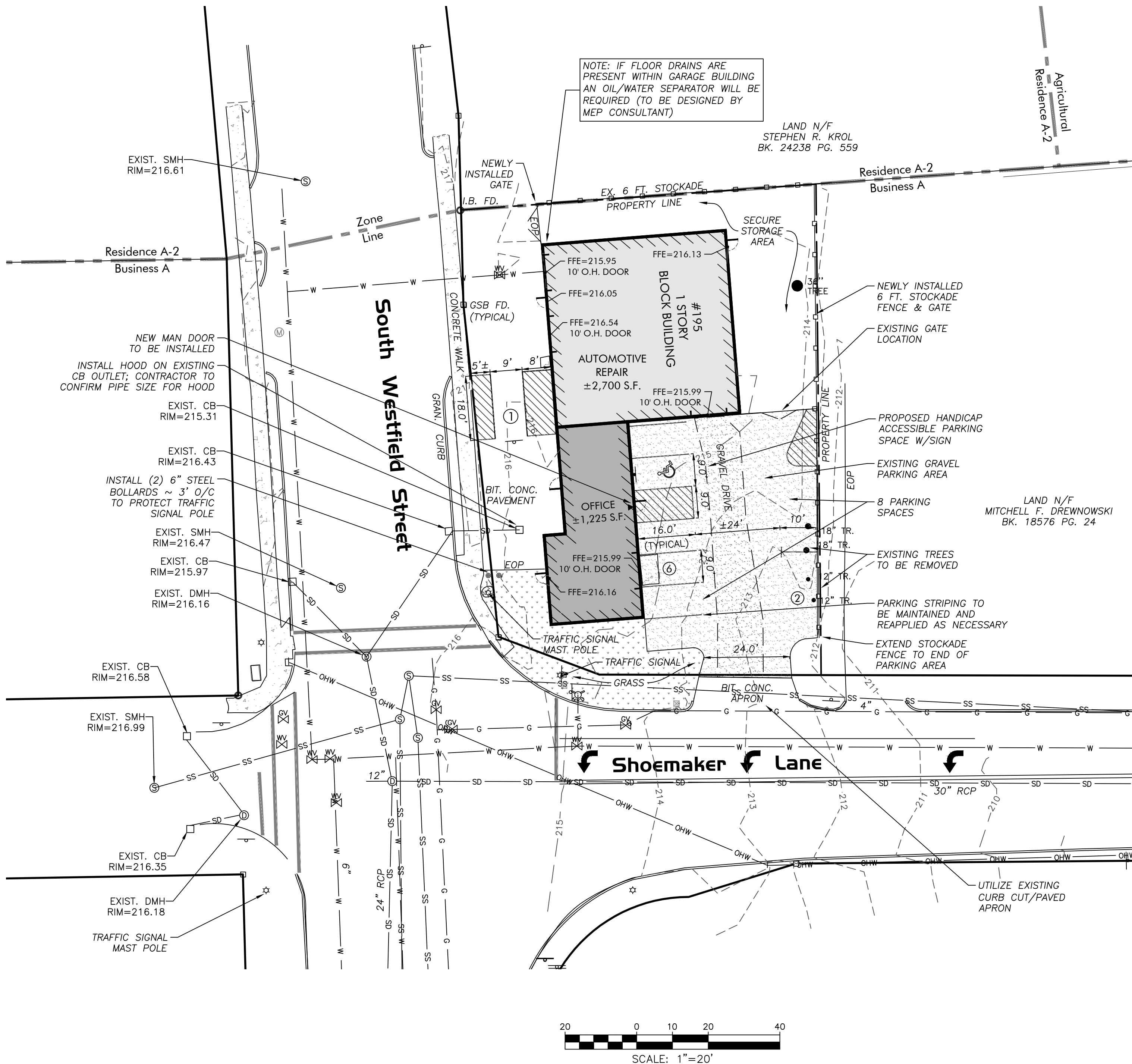
1. STRIPE ALL PARKING AREAS AS SHOWN, INCLUDING PARKING SPACES, STOP BARS, CROSSWALKS, AND ACCESSIBLE ROUTE MARKINGS USING WHITE TRAFFIC PAINT. PAINTED ISLANDS, FIRE LANES, AND TRAVEL WAY CENTERLINES SHALL BE PAINTED USING YELLOW TRAFFIC PAINT. ALL TRAFFIC PAINT SHALL CONFORM TO AASHTO M248 TYPE "N".
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.

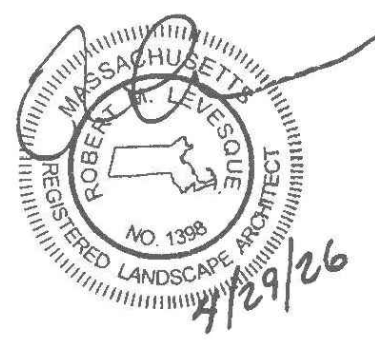
NOTES

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, DISSAFE 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.



EXISTING CONDITIONS / SITE PLAN

195 South Westfield Street
Assessors Parcel: 08 3 10
Agawam, Mass.



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.

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THIS DOCUMENT IS A VIOLATION
OF MASSACHUSETTS STATE LAW

SCALE: 1" = 20'

RLA PROJ. NUMBER: 230917

DRAWING#	REV.
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SP-1

F

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



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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

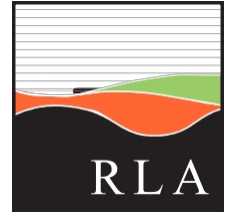
APPENDIX A: SITE PLAN

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.rland.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
Permitting Coordinator

A LAND PLANNING SERVICES COMPANY

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										
<i>NOTE: Any omission of requested information may result in an INCOMPLETE determination</i>										
	Existing			Proposed			-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU			
				☒ No changes to building, site or lot						
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	SF	SF	AREA LIM	☐		
h. BLDG Coverage (Footprint)	SF	% of lot	SF	% of lot	SF	% of lot	LOT COVER	☐		
i. Impervious Coverage	SF	% of lot	SF	% of lot	SF	% of lot	IMPERVIOUS	☐		
j. Parking/Loading Spaces	P: Unstriped	L:	P: 10	L:	P: 10	L:	PARKING	☐		
k. Bicycle/EV Charge Spaces	B:	EV:	B:	EV:	B:	EV:	BIKE/EV	☐		
l. Signs (Size & Type)	x	T:	x	T:	x	T:	SIGNS	☐		
m. Fence (Size & Type)	LIN FT	T:	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	
<i>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.</i>	
Signature	<i>Nina Fazio</i>
☐ Applicant	☒ Applicant's Representative
Date	03-19-2025

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:			
<u>Per Zoning Ordinance Section(s)</u>	<u>Required Permit(s)</u>	<u>Approval Required</u>	<u>Permitting Authority</u>
180-13-B-4	☐ Building Permit(s) ☐ Electrical Permit(s) ☐ Plumbing/Gas Permit(s)	☐ Special Permit(s) ☒ Site Plan Review ☐ Variance	☒ Planning Board ☐ Board of Appeals ☐ City Council
Town Building Official	<i>[Signature]</i>	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 20 26

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:

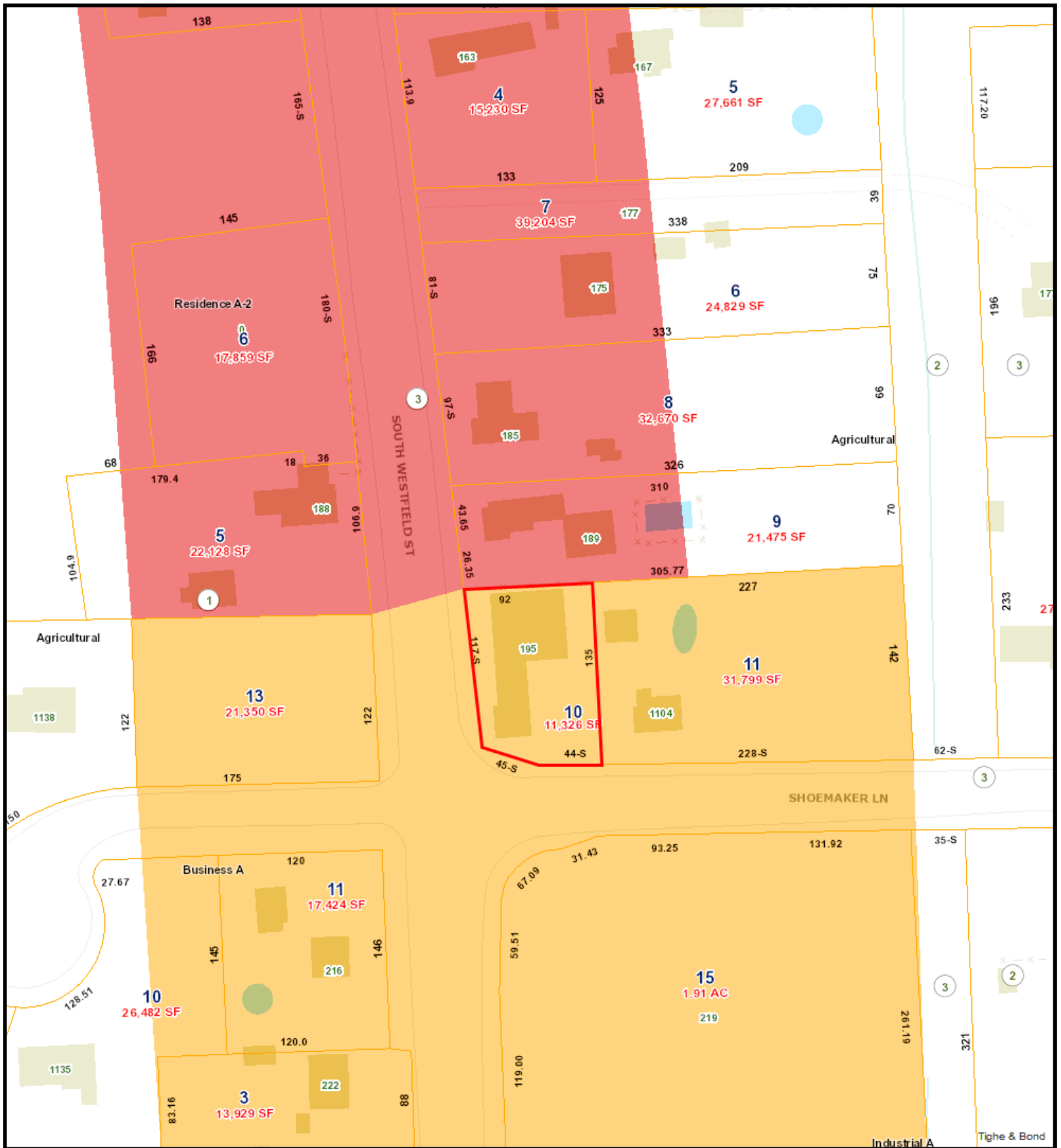
Land Use	Parking Guideline	Parking Calculation
"Office"	One (1) parking space for each 300 SF of floor area	1 space/300 SF x 1,225 SF = 4 spaces
"Automotive Repair Garage"	One (1) parking space for each 300 SF of floor area and one (1) space for each employee	1 space/300 SF x 2,700 SF = 9 spaces 1 space/employee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

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

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.

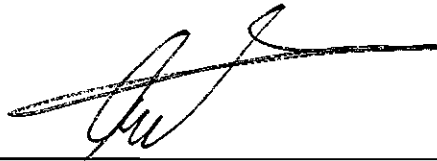
No title exam was performed.

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.

Property Address 195 South Westfield Street, Feeding Hills, MA

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 made by me 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

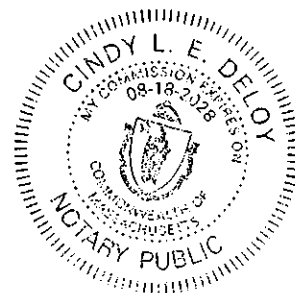


EXHIBIT A

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



Town of Agawam

Department Of Public Works

DPW
1000 Suffield Street
Agawam, MA 01001
Phone: 413-821-0600
Fax: 413-821-0631

MEMORANDUM

To: Planning Board
CC: File
From: Engineering
Date: May 21, 2026
Subject: SP 666: Proposed Building Reuse – 195 South Westfield Street

Per your request we have reviewed the revised site plan of 195 South Westfield Street, dated April 29, 2026, and we note the following:

1. A sign appears to have been left on the plan in front of the former ADA-accessible parking space off of the curb cut to South Westfield Street. This sign is no longer needed. Engineering recommends a curb stop be installed at this parking space in order to prevent drivers from pulling through.
2. All proposed parking spaces within the gravel area shall be 18 ft. long, as per Town of Agawam standards.
3. The proposed ADA-accessible parking space must be on a surface that is “firm, stable and slip-resistant,” as per ADA standards. Engineering requests confirmation that the gravel surface will be stable enough to adequately accommodate ADA-accessible parking.
4. Engineering is concerned that line painting for parking on the gravel surface will be difficult to maintain. The Developer should provide a specific maintenance plan for the markings.
5. The existing asphalt driveway apron on Shoemaker Lane shall be paved into the property from the curb cut at a minimum distance of 10 feet.
6. Engineering requests clarification in regards to where snow will be kept in the event of removal.

Engineering reserves the right to make additional comments as new information is submitted. If you have any questions, please do not hesitate to contact this division.

Sincerely,

Michelle C. Chase, P.E.
Town Engineer

Ryan P. Rivest, E.I.T
Civil Engineer I

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.

A LAND PLANNING SERVICES COMPANY



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

A LAND PLANNING SERVICES COMPANY

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

4/11/ 2026

1. Name of Business

Juniors Town

Address

73 garden St Feeding Hills ma 01030

Phone # 413-313-2532

email

juniormoney390@gmail.com

2. Name of Applicant/Owner

Wilson Maldonado

Address

43 N Summer St #1 Holyoke ma 01040

Phone # 413-313-2532

email

juniormoney390@gmail.com

3. Name of Engineer/Architect

Robert Oleksak

Address

130 Southampton Rd Westfield ma 01085

Phone # 413-527-3400

email

bob@heritagessurvey.com

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

MEMORIAL DRIVE

PLAN BOOK 36, PAGE 71
MERIDIAN OF

N/F
CHERYL CORBETT

N/F
SARAH J. & THOMAS M.
HYTE

N/F
PATRICIA A. SMITH SOUDER

N/F
CARL L. & CRISTY L.
WASSUNG

N/F
PETER D. & DONNA M.
ALLEN

N/F
LISA M. CARLSON &
DAVID J. CARLSON

MEMORIAL DRIVE

GARDEN STREET

N/F
ANDREY & ALLA
SHEVCHENKO

N/F
MICHAEL PELUSO

PARCEL A
AREA =
1.069 ACRES

PROPOSED
TEMPORARY
VEHICLE
STORAGE AREAS
(GRAVEL)

GARDEN STREET

GARY PLACE

LEGEND

IRON PIPE FOUND	○
STOCKADE FENCE	— □ — □ — □ — □ —
VINYL FENCE	— ■ — ■ — ■ — ■ —
METAL WALL FENCE	— ■ — ■ — ■ — ■ —
1' CONTOUR INTERVAL	— — — — —
5' CONTOUR INTERVAL	— — — — —
SPOT ELEVATION	× 201.5
WATER MAIN/GATE	— — — — —
GAS MAIN/GATE	— — — — —
GAS SHUT-OFF	— — — — —
OVERHEAD UTILITIES / POLE	— — — — —
SANITARY SEWER/MANHOLE	— — — — —
CATCH BASIN	— — — — —
BOLLARD	•
MAILBOX	— — — — —

NOTES:

- FOR REFERENCE TO ENCLOSED PERIMETER, SEE BOOK 24392, PAGE 491; AND PLAN BOOK 36, PAGE 71.
- ZONING DISTRICT = BUSINESS B.
- PARCEL ADDRESS = 73 GARDEN STREET, FEEDING HILLS, MA
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA, AND ARE APPROXIMATE. ACTUAL LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO FINAL DESIGN AND/OR CONSTRUCTION.

THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS, AND THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

5-1-26
DATE

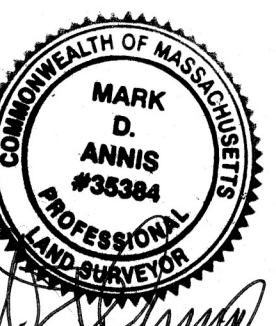
REGISTERED LAND SURVEYOR

SITE PLAN OF LAND IN
FEEDING HILLS, MASSACHUSETTS
SURVEYED FOR
WILSON MALDONADO

SCALE: 1" = 20'

DATE: MAY 1, 2026

HERITAGE
LAND SURVEYING & ENGINEERING, INC.
130 SOUTHAMPTON ROAD
SUITE 1
WESTFIELD, MASSACHUSETTS 01085
(413) 527-3600
INFO@HERITAGESURVEYS.COM



JOB # 8791-260327 DWG # 8791MA01 MAP # 8791-260501

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

4/19 2026

1. Name of Business Juniors Towing
Address 73 garden st Feeding Hills ma 01030
Phone # 413-313-2532 email Junior money 390@gmail.com
2. Name of Applicant/Owner Wilson maldonado
Address 43 N. summer st #1 Holyoke ma 01040
Phone # 413-313-2532 email Junior money 390@gmail.com
3. Name of Engineer/Architect Robert Oleksak
Address 130 Southampton Rd Westfield ma 01085
Phone # 413-527-3600 email bob@Heritagesurveys.com
4. Please give a brief description of the proposed project:

Towing Personal Storage



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

May 21, 2026

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 73 Garden Street Feeding Hills, MA- "Juniors Towing";

The Building Department has the following comments at this time for the site plan dated May 1, 2026 for the above referenced address:

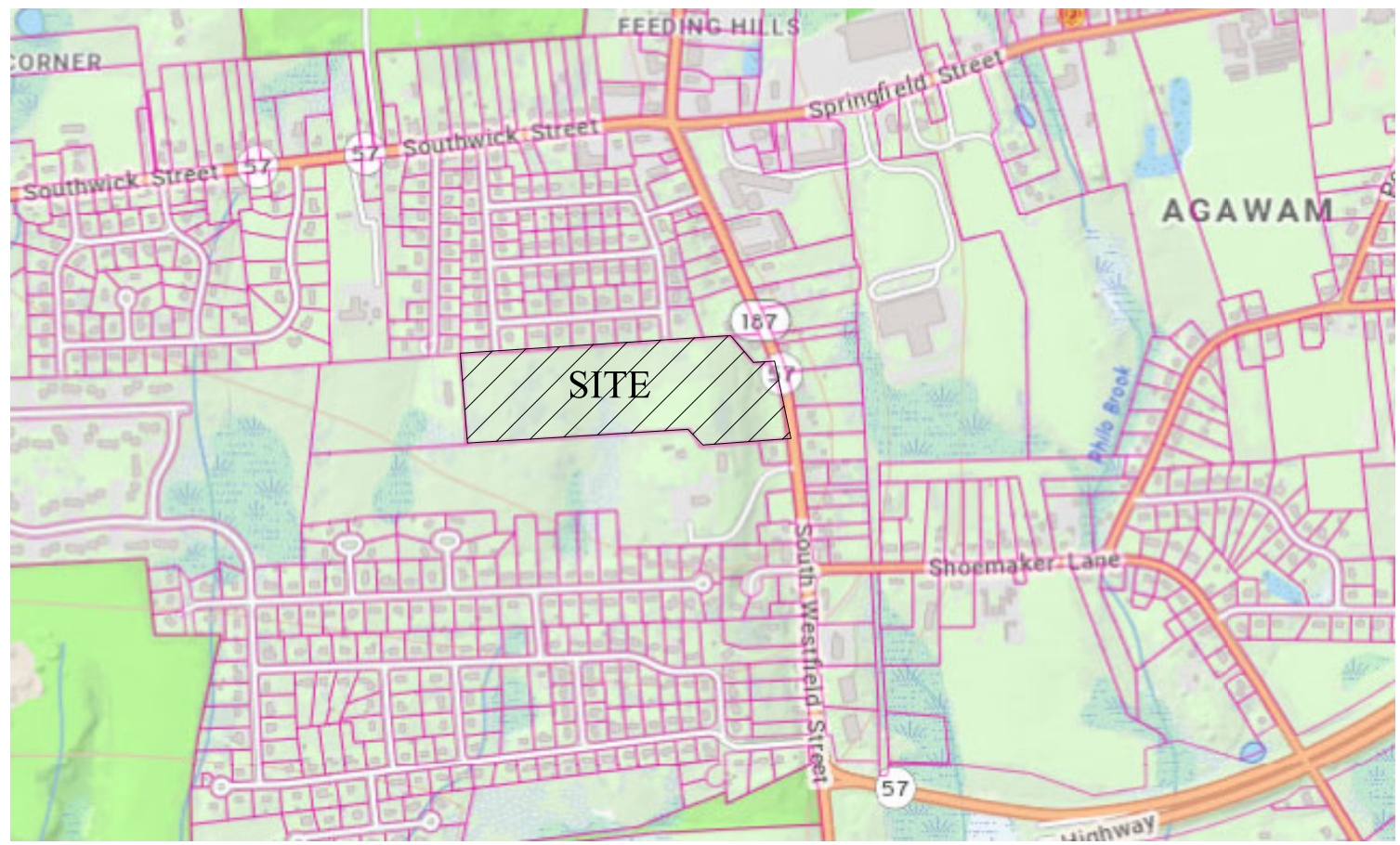
- No issues or concerns noted with the proposed storage areas for the towing company as this parcel of land is in a business zoning district.
- Any storage of unregistered vehicles on the property that are not associated with the towing business or the existing repair service garage, must be removed from the property forthwith.

Furthermore, maintaining access to and around the building for any emergency purposes, including for first responders is essential that such access be preserved to a feasible extent at all times to ensure the safety of the building occupants and to facilitate maintenance of the building, safety, and any emergency response operations.

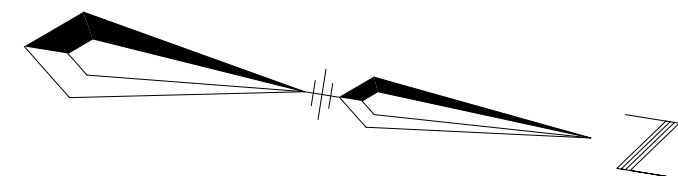
Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam



Locus Map
N.T.S.



Massachusetts State Plane
Coordinate System

Approval Under Subdivision
Control Law Not Required:

This Planning Board Endorsement DOES NOT
imply compliance with the Massachusetts
Wetland Protection Act or Zoning By-law.

Date: _____

Agawam, MA Planning Board

RESERVED FOR REGISTRY OF DEEDS

Legend

- Iron Pipe (To Be Set)
- 1" Rebar (Found)
- ▲ Computed Point (Not Set)

Remaining Land Of
Giuseppe Tirone
Geraldine Tirone
Book 25924, Page 249
17.52 Acres +/-



Now or Formerly
Multi Cultural Community
Services Of Pioneer Valley
Book 25685, Page 561

Now or Formerly
Michael V. Clinton
Karen M. Clinton
Book 7576, Page 93

Notes:

- Lots 1, Lot 2 and Lot 3 are a portion of the premises conveyed to Giuseppe Tirone and Geraldine Tirone by the deed of Stephen M. Nacewicz as recorded in the Hampden County Registry of Deeds in Book 25925, Page 249.
- The Remaining land of Giuseppe Tirone and Geraldine Tirone, partially shown hereon, conforms to the Minimum Dimensional Requirements for a Building Lot per the current Town of Agawam Zoning By-Law for the RA2 Zone.

SALVINI Associates, LLC

Land Surveyors - Wetland Scientists - Land Use Consultants

585 Route 20 ~ P. O. Box 742, Chester, MA 01011

Phone: (413) 354-1032

www.SALVINIAssociates.com



Registered Professional Land Surveyor

Plan Of Lots
Agawam, Massachusetts

Surveyed and Mapped For

Giuseppe Tirone
Geraldine Tirone

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

PLAN DATE: May 15, 2026

Project Number: A005-25-142

Scale: 1" = 30'



I certify that this plan has been prepared in accordance with
the Rules and Regulations of the Registers of Deeds.

Stephen A. Salvini
Professional Land Surveyor

Agawam Planning Board May 21, 2026

MEMBERS PRESENT:

Frank DeStefano – Vice Chair

Michael DiLullo

Michael Cleavall

Charles Elfman

MEMBERS ABSENT:

Vi Baldwin-Chair

ALSO PRESENT:

Taryn Egerton

Stefanie Kesecker

Mr. DeStefano called the meeting to order at 6:00pm.

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

Rob Levesque, R. Levesque Associates and Bob Hale, HP Hood, LLC., were present for this agenda item. Mr. Levesque stated this proposal is for a 7,900 sq. ft. addition for blow mold expansion for bottles. He explained this will be within the footprint of the existing impervious area and located on the back side of the property. There will be no major changes to the site circulation. Four of the current loading docks will be replaced and an additional three will be added. Mr. Hale explained that a company location is closing in Vermont and this will be used for extra storage of bottles.

Mr. Elfman asked about the hours of operation. Mr. Hale stated this is a 24/7 facility, two shifts are production and third shift is for cleaning. He stated the blow mold operation is 6 days per week with three shifts. Mr. Elfman asked about noise. Mr. Hale stated there will be no change from the current operation. Mr. Cleavall asked what was currently where the work is proposed. Mr. Levesque stated asphalt. He stated they are working on some calculations for the Engineering Department and they are submitting a swept path to the Fire Department. Ms. Egerton asked if all the parking spaces would be lost. Mr. Levesque stated 7 spaces will remain and the ones at the edge of the building will be removed to allow for emergency vehicle circulation.

Mr. Levesque requested to continue this agenda item to the June 4, 2026 meeting.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to continue the Site Plan for 233 Main street for HP Hood, LLC., to the June 4, 2026 meeting as requested.

VOTE 4-0-0

2. Site Plan-195 South Westfield Street-Aljanabi

Rob Levesque, R. Levesque Associates was present for this agenda item. He stated the petitioner wishes to reuse the existing property. He stated there is a home care facility that exists within the property, but the northern end of the site is automotive related. He stated they have worked

on accessibility, ADA compliance, with ADA parking at the back of the building, proposed fencing, and gravel.

Mr. DeStefano asked where cars that are waiting to be serviced will be stored, due to the restrictions on the parcel. Mr. Levesque stated this location will possibly be used to house cars that are sold at a sister store in Chicopee, and will be used as overflow for vehicles, but he was uncertain of the petitioner's proposed use. Mr. DeStefano stated the Planning Board would need clarification on the storage of cars and the proposed use. Mr. Levesque stated he doesn't believe the intent is to store unregistered cars. Mr. DeStefano stated for the neighborhood and abutters he would like the vehicles to be out of the public eye. Mr. Levesque stated the cars would be stored in a secure area near the rear of the property. Mr. DeStefano stated he was also concerned about the abutter being able to see to enter the street and perhaps the petitioner could attend the next meeting to address the Board's questions.

Ms. Egerton asked if there would be new site lighting where the proposed door would be installed. Mr. Levesque stated there would be a wall pack. Ms. Egerton asked if the lighting would broadcast. Mr. Levesque stated he could have the lighting be dark wall compliant and not broadcast. Ms. Egerton asked if there was any proposed landscaping to make the property more appealing. Mr. Levesque stated the petitioner plans to improve the façade and junipers or other plantings could be added to the plan.

Mr. DeStefano questioned the location of the dumpster and if it could be moved as it was near the roadway. Mr. Egerton asked if the placement of the dumpster could be added to the site plan as well. Mr. DiLullo brought up the entrance and curb cuts.

Mr. Levesque requested to continue this agenda item to the June 4, 2026 meeting.

Motion was made by Mr. Cleavall and seconded by Mr. Elfman to continue the Site Plan for 195 South Westfield Street for Aljanabi to the June 4, 2026 meeting as requested.

VOTE 4-0-0

3. Amended Site Plan-South Westfield Street-Bretta

Rob Levesque, R. Levesque Associates and petitioner Tom Bretta were present for this agenda item. Mr. Levesque stated the approved Site Plan had included a small clubhouse building as well as a mail kiosk. He stated the petitioner had decided to omit the clubhouse building and relocated the mail kiosk to this location. This minor change will include adjustments to the sidewalks and the drive aisle near the entrance and create access to the back of the development, where cars will now have the option to exit the property after retrieving mail or continue towards the housing at the back of the property. He stated the previous plan would have caused cars to stack and potentially back up traffic into the roadway. He stated the revisions result in an overall reduction of impervious area by approximately 2,000 sq. ft. as well as allowing for more parking near the mail kiosk, and better site circulation for cars around the property. Mr. Levesque stated Mr. Bretta had been working with the Post Master regarding the mail kiosk.

Mr. Elfman stated this change provides better traffic flow and utilizing less impervious area as well as providing more parking for residents getting mail.

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to approve the Site Plan changes for South Westfield Street for Bretta.

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VOTE 4-0-0

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

Rob Levesque, R. Levesque Associates was present for this agenda item. This revision is to include two sheds to the site that were not on the original Site Plan. The plan before the board tonight shows the sheds 25' away from the property line to be in conformance with the setback requirements. He stated the amendment has been before the Conservation Commission who voted that the changes can be included in the as-built and did not fall under jurisdictional requirements.

Mr. Cleavall asked about the size the sheds. Mr. Levesque stated the sheds are 14x40.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to approve the Site Plan Changes for 1298 Suffield Street for TCR Properties conditional upon Site Plan requirements and necessary improvements should be installed to the full extent feasible prior to initiating any business activity on the premises. This approach ensures that all activities are in compliance with the approved site plan for the future phased development of the project.

VOTE 4-0-0

5. Approval of Minutes-May 7, 2026

Motion was made by Mr. DiLullo and seconded by Mr. Cleavall to approve the May 7, 2026 minutes as written.

VOTE 3-0-1(Elfman)

6. Correspondences

Ms. Egerton stated a Zone Change will be coming before the Planning Board for 430 North West Street as well as a Site Plan for 73 Garden Street for a towing facility.

Motion was made by Mr. Elfman and seconded by Mr. DiLullo to adjourn the meeting.

VOTE 4-0-0

Meeting adjourned at 6:45pm.