



AGENDA

Monday, May 5, 2025 - 6:00 PM

Legislative Committee Meeting
Agawam Senior Center
954 Main Street
Agawam, MA 01001

Minutes dated **April 7, 2025**

ZC-2025-2 - Petition for Zone Change by Bethany Assembly of God to add the property located at 580 Main Street (Assessor Parcel ID: K11-2-28) to the Wireless Telecommunications Overlay District (Sponsored by Mayor Johnson)

TR-2025-34 - A Resolution to file Special Legislation with the Commonwealth of Massachusetts to amend the Agawam Home Rule Charter to delete reference to Board of Appeals (Sponsored by Councilors Russo, Bitzas, and Suffriti)

**PETITION FOR ZONE CHANGE BY BETHANY ASSEMBLY OF GOD
TO ADD THE PROPERTY LOCATED AT 580 MAIN STREET
(ASSESSOR PARCEL ID: K11-2-28)
TO THE WIRELESS TELECOMMUNICATION OVERLAY DISTRICT**

WHEREAS, Bethany Assembly of God is the owner of the parcel of land located at 580 Main Street in Agawam, Massachusetts (Assessor Parcel ID: K11-2-28) (the "Parcel"); and

WHEREAS, Bethany Assembly of God (the "Petitioner") submitted a Petition to add the Parcel to the Wireless Telecommunications Overlay District on March 27, 2025; and

WHEREAS, the Parcel is currently utilized as a church and is located in the Agricultural District; and

WHEREAS, the Petitioner desires to add the Parcel to the Wireless Telecommunications Overlay District as delineated in Paragraph B of §180-94 of the Code of the Town of Agawam; and

WHEREAS, the Petitioner indicates in its Petition that it "*has entered into a lease with Diamond Communications, LLC ... and Cellco Partnership d/b/a Verizon Wireless... relative to a proposal to erect a wireless telecommunications tower at the [Premises]*"; and

NOW THEREFORE, the Agawam City Council hereby resolves to amend Paragraph B of §180-94 of the Code of the Town of Agawam entitled Wireless Telecommunications Overlay District by adding the following:

Property Name

Assessor's Map, Block and Lot

Bethany Assembly of God

K11-2-28

Dated this _____ day of _____, 2025.

PER ORDER OF THE AGAWAM CITY COUNCIL

Rosemary Sandlin, President

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, Solicitor



Town of Agawam

36 Main Street Agawam, Massachusetts 01001-1801

Tel. 413-786-0400

Fax 413-786-9927

Legal Notice

Town of Agawam

The **Agawam Planning Board** will hold a public hearing on Thursday, May 1, 2025 at 6:00pm and the **Agawam City Council** will hold a public hearing on Monday, May 5, 2025 at 7:00pm, both in the Veterans Hall at the Agawam Senior Center, 954 Main Street, Agawam, MA. The purpose of these hearings will be to hear the petition of Bethany Assembly of God for a zone change request on **580 Main Street** to include the parcel in the “Wireless Telecommunications Overlay District.” City Council’s public hearing will be livestreamed on the Town of Agawam’s website at www.agawam.ma.us and will also be televised on Cable Access Channel 15 or Channel 1074. Copies of the proposed zone change can be obtained from the Office of Planning and Community Development between the hours of 8:30am and 4:30pm at the Agawam Town Hall, 36 Main Street, Agawam, MA or by emailing the Office of the City Clerk for an electronic copy at vgioscia@agawam.ma.us

By Order Of:

Violet Baldwin, Chair
Agawam Planning Board

& Rosemary Sandlin, President
Agawam City Council

Advertise: Thursday, April 17, 2025 and Thursday, April 24, 2025

cc: Dept. of Housing & Community Development, Boston
Pioneer Valley Planning Commission

Planning Boards of:

Longmeadow

Southwick

Springfield

Suffield, CT

West Springfield

Westfield



Town of Agawam

Planning Board

36 Main Street
Agawam, MA 01001
Telephone:
413-786-0400 ext. 8245
Fax: 413-786-9927

May 2, 2025

Rosemary Sandlin, President
Anthony J. Russo, Vice President
Edward Borgatti, Councilor
George Bitzas, Councilor
Thomas D. Hendrickson, Councilor
Dino R. Mercadante, Councilor
Robert E. Rossi, Councilor
Gerald F. Smith, Councilor
Peter Smus, Councilor
Anthony R. Suffriti, Councilor
Maria F. Valego, Councilor

Agawam City Council
36 Main Street
Agawam, MA 01001

Dear Councilors:

At its duly called meeting held on May 1, 2025 the Agawam Planning Board voted 2-1 to send a positive recommendation to the City Council regarding the proposed zone change on 580 Main Street to include the parcel in the Wireless Telecommunications Overlay District.

If you have any questions, please contact this office at 413-786-0400, extension 8245.

Sincerely,

Frank DeStefano, Vice Chairperson
Agawam Planning Board

cc: Clerk, Solicitor, File

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\Ecor-GB.dwg -- 11/01/24 9:55 AM by: christopher.strange



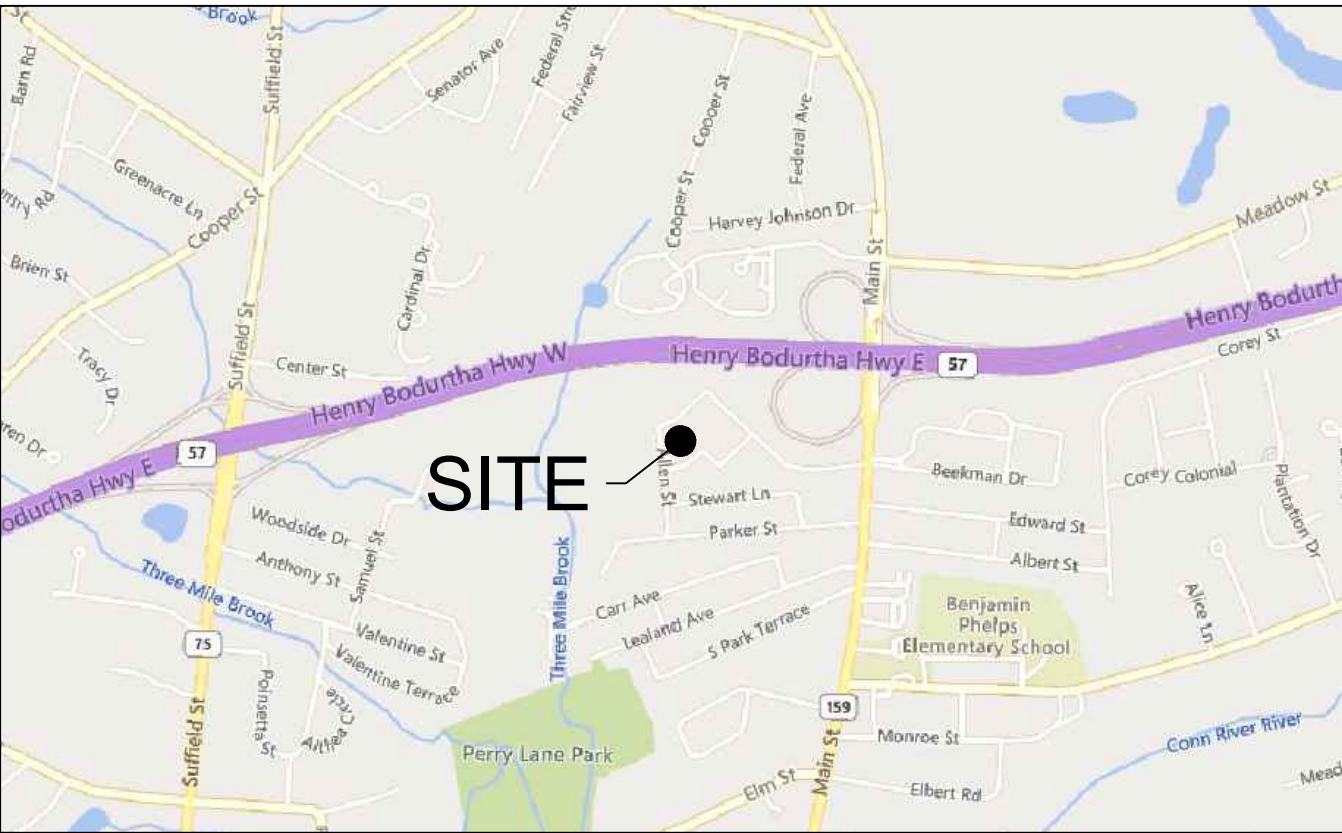
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY
LATITUDE: 42° 04' 31.29" N
LONGITUDE: 72° 37' 02.54" W
TAX/PIN #: K11_2_28
ZONING: N/A

AGAWAM POLICE DEPARTMENT
681 SPRINGFIELD ST
FEEDING HILLS, MA 01030
PHONE: (413) 786-4767
ATTN.: CUSTOMER SERVICE

AGAWAM FIRE DEPARTMENT
800 MAIN ST
AGAWAM, MA 01001
PHONE: (413) 786-2662
ATTN.: CUSTOMER SERVICE



VICINITY MAP



DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

TOWER HEIGHT:
115' (120' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO
SITE IS LOCATED WITHIN FEMA FLOOD MAP
AREA 25013C0403E DATED 07/16/2013 WITHIN
FLOOD ZONE X.

PROJECT SUMMARY

DEVELOPER
DIAMOND COMMUNICATIONS
120 MOUNTAIN AVE
SPRINGFIELD, NJ 07081
PHONE: (727) 773-2221
ATTN: RICH HUBER

POWER COMPANY
EVERSOURCE ENERGY
PHONE: (877) 659-6326
ATTN.: CUSTOMER SERVICE

PROPERTY OWNER
BETHANY ASSEMBLY OF GOD
580 MAIN ST
AGAWAM, MA 01001
PHONE: N/A
ATTN.: N/A

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (678) 894-3618
ATTN.: CHRISTOPHER STRANGE

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 3)
--	SITE SURVEY (SHEET 2 OF 3)
--	SITE SURVEY (SHEET 3 OF 3)
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS

SHEET INDEX

THE TOWN OF AGAWAM PLANNING BOARD
36 MAIN ST
HAMPDEN, MA 01036
PHONE: (413) 786-0400
ATTN.: CUSTOMER SERVICE

PERMIT INFORMATION



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

8			
7			
6			
5			
4			
3			
2	10/24/24	CONSTRUCTION	DMF
1	02/14/24	CONSTRUCTION	DMF
0	01/19/24	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

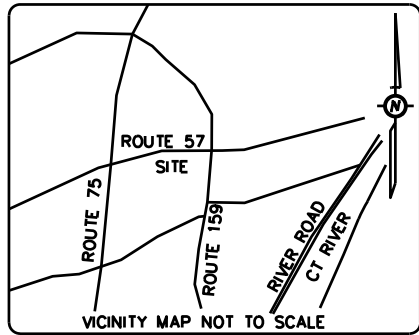
CDS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T1



THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

ZONING: (AG) — AGRICULTURAL DISTRICT

FAA 1-A INFORMATION:

LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54" W ±20'

GROUND ELEVATION AT BASE OF PROPOSED TOWER
89.7' ±3' NAVD 1988

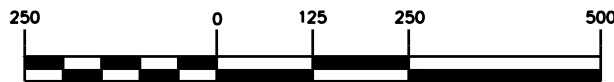
PARENT PARCEL INFORMATION:
BETHANY ASSEMBLY OF GOD
580 MAIN STREET
AGAWAM, MA 01001
TAX ID #: K11 2 28
DEED BOOK 4332, PAGE 342
DEED BOOK 4332, PAGE 48

LANDS N/F
JAMES L. HEALY
PID J11 2 13

LANDS N/F
EDIK Y. BUBUZA
PID J11 2 12

1
2
3

AREA	SQUARE FEET	ACRE
PARENT PARCEL	2,200,000	50±
TOWER LEASE	2,500	0.06
ACCESS/UTILITY EASEMENT	27,111	0.62



BAR GRAPH 1 inch = 250 ft.

MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG

STATE ROUTE 57
VARIABLE WIDTH PUBLIC RIGHT OF WAY

PARENT PARCEL

TOWER LEASE

PARKING LOT
BETHANY ASSEMBLY OF GOD

PARKING LOT

MON 1: 6" X 6" GRANITE MONUMENT WITH LEAD PLUG
POC TOWER LEASE AREA & ACCESS/UTILITY EASEMENT
N: 2854511.20', E: 352847.25'

MON : 6" X 6" GRANITE MONUMENT WITH LEAD PLUG
N: 2853998.08', E: 353497.10'

ACCESS/UTILITY EASEMENT

PARENT PARCEL

LANDS N/F
BETHANY ASSEMBLY OF GOD
PID K11 2 28

50' WIDE PUBLIC RIGHT OF WAY
ALLEN STREET

STEWART LANE

PARKER STREET

MAIN STREET A.K.A. ROUTE 159
VARIABLE WIDTH PUBLIC RIGHT OF WAY

LEGEND:

- : SET 5/8" REBAR, OR AS NOTED
- : FOUND 1/2" REBAR, OR AS NOTED
- : FOUND MONUMENT, OR AS NOTED
- (---) : RECORD DESCRIPTION DATA
- P.O.T. : POINT OF TERMINUS
- P.O.B. : POINT OF BEGINNING
- P.O.C. : POINT OF COMMENCEMENT
- : FENCE AS NOTED
- OH : OVER HEAD UTILITY LINES
- ⊙ : WOOD UTILITY POLE
- ⊞ : ELECTRIC TRANSFORMER
- ⊞ : TELCO PEDESTAL
- ⊞ : HAND HOLE
- N/A : NOT AVAILABLE
- N/F : LANDS NOW/FORMERLY
- ⚡ : FLOOD LIGHT
- ⚡ : UNDERGROUND FIBER MARKER

OWNERS N/F
PID NAME

1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE
SURVEYING, INC.
13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office: (386) 418-0500 Fax: (386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : jonathan@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES**
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

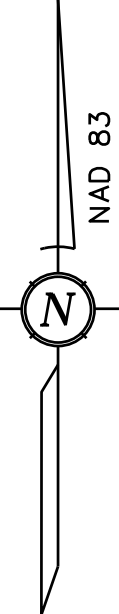
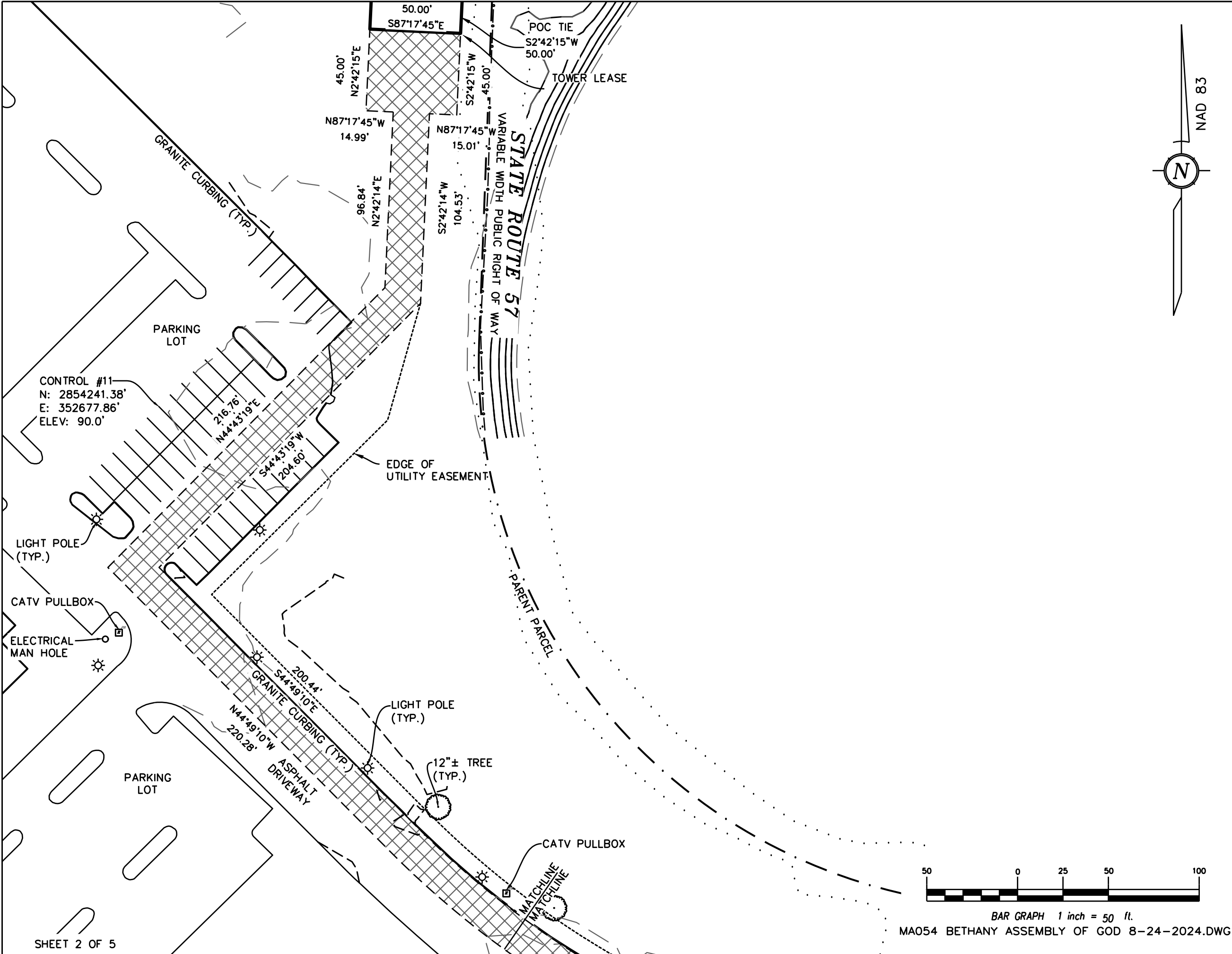
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

Jon J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023



RAW LAND SURVEY

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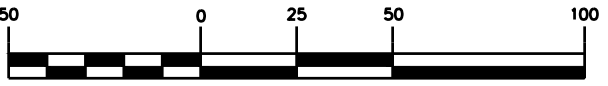
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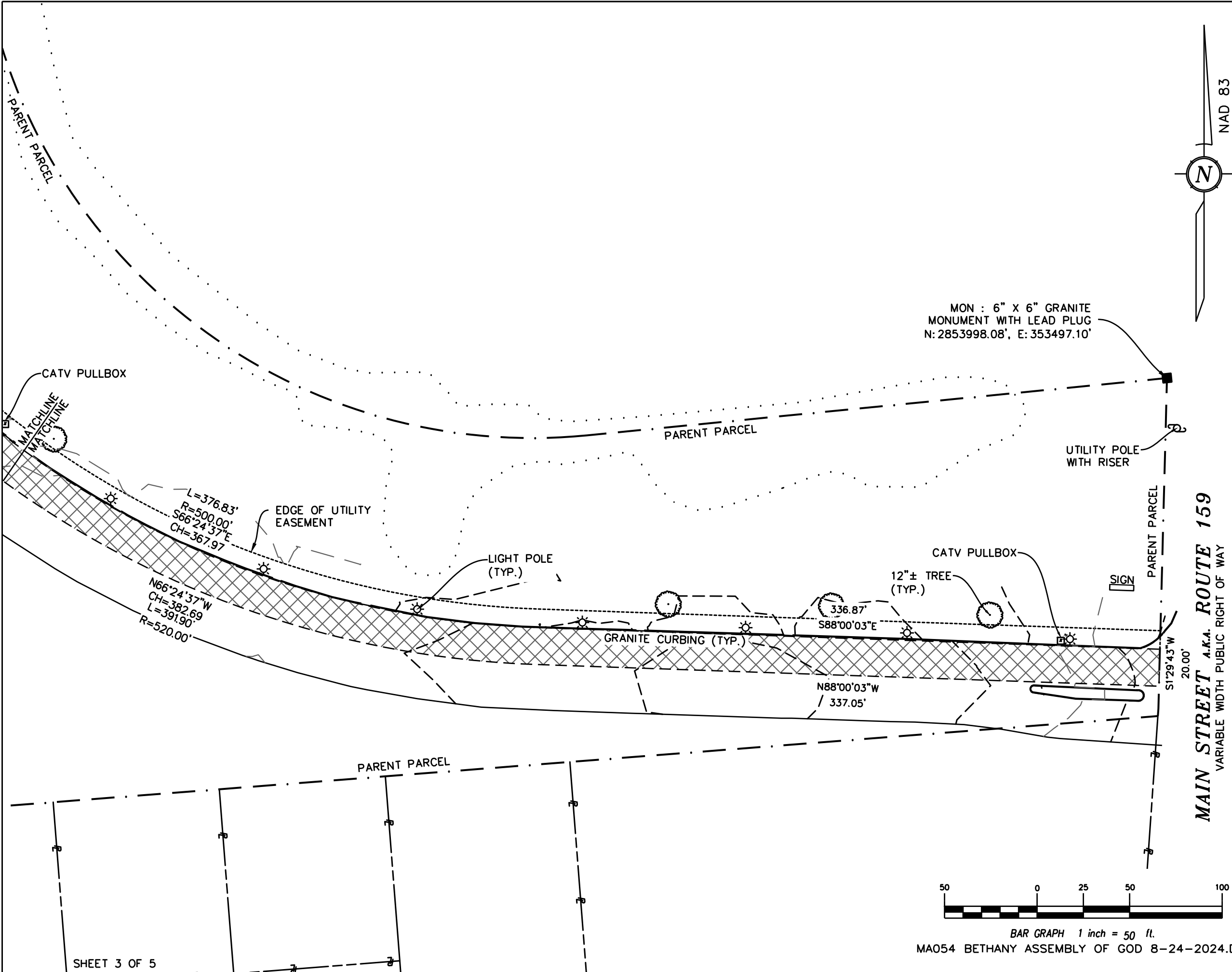
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:
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Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



BAR GRAPH 1 inch = 50 ft.
MA054 BETHANY ASSEMBLY OF GOD 8-24-2024.DWG



RAW LAND SURVEY

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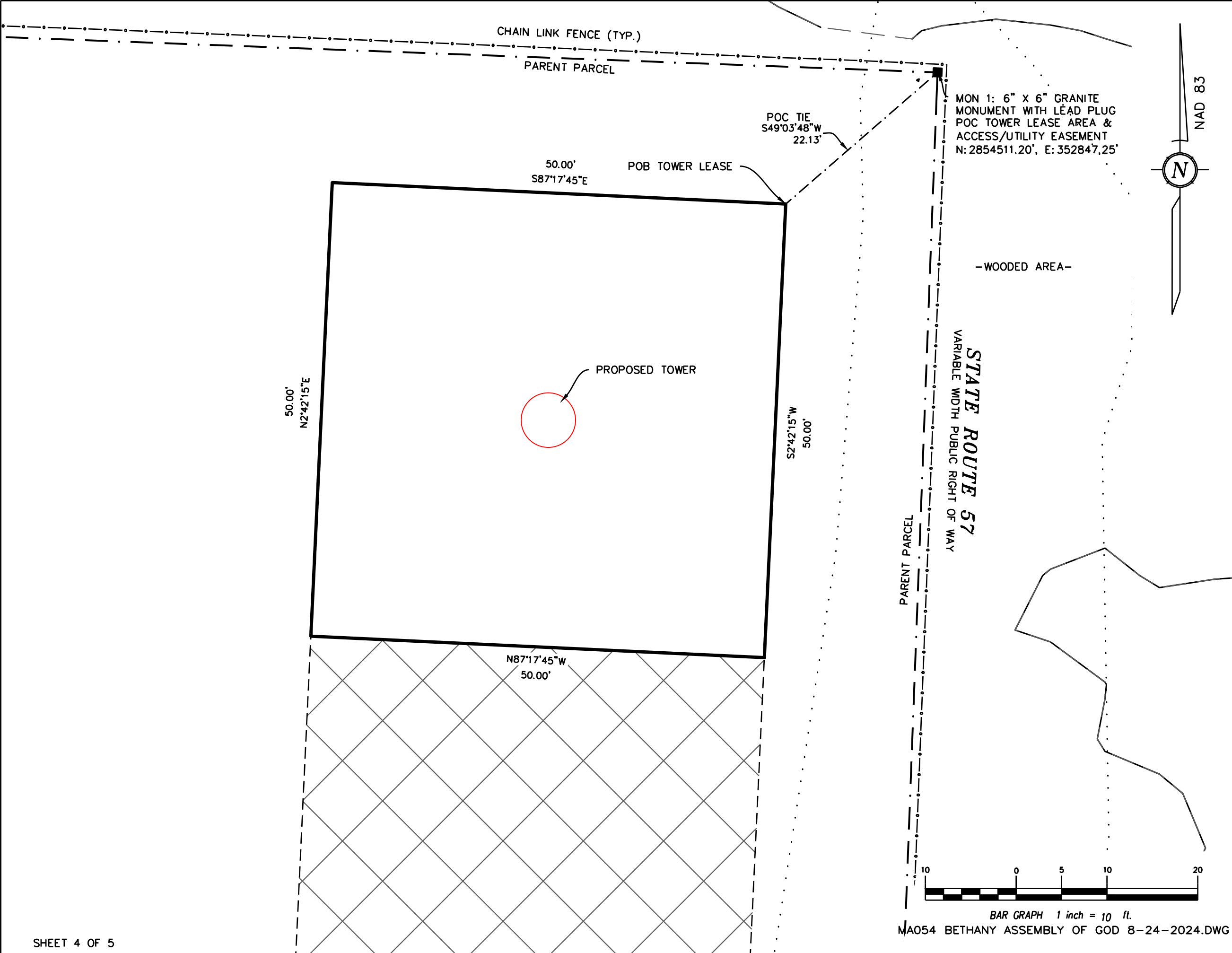
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

for J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023



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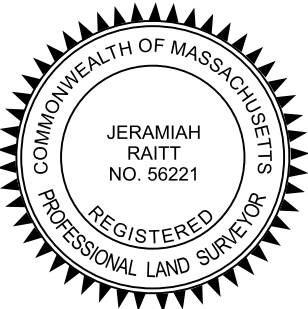
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

Jeremiah J. Raitt
LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

EXHIBIT "A"
SITUATED IN THE COUNTY OF HAMPDEN AND STATE OF MASSACHUSETTS AND DESCRIBED AS FOLLOWS:

TRACT 1:
BEGINNING AT A POINT AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF THOMAS AND ANNA RUSSO IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS
THENCE S. 85° 33' 05" W. A DISTANCE OF 1730.60 FEET ALONG A LAND COURT PLAN NO. 249648. TO A POINT;
THENCE S. 15° 04' 22" E. A DISTANCE OF 586.19 FEET ALONG SAID LAND COURT PLAN TO A BOUND;
THENCE N. 80° 43' 32" W. A DISTANCE OF 63.75 FEET ALONG THE LAND NOW OR FORMERLY OF B.& M. TUCCI;
THENCE N. 88° 28' 51" W. A DISTANCE OF 288.42 FEET ALONG LAND NOW OR FORMERLY OF SAID TUCCI TO AN IRON PIN;
THENCE S. 82° 20' 08" W. A DISTANCE OF 204.25 FEET TO A POINT;
THENCE S. 87° 08' 04" W. A DISTANCE OF 78.67 FEET TO AN IRON PIN AT LAND NOW OR FORMERLY OF ONE CALABRESE;
THENCE N. 34° 42' 40" W. A DISTANCE OF 542.17 FEET ALONG THE LAND OF CALABRESE TO A POINT;
THENCE N. 21° 10' 11" E. A DISTANCE OF 327.67 FEET ALONG THE LAND NOW OR FORMERLY OF ONE DELOGHIA TO A POINT;
THENCE N. 11° 27' 02" E. A DISTANCE OF 481.44 FEET ALONG THE LAND NOW OR FORMERLY OF DELOGHIA TO A POINT ON THE SOUTHERLY SIDE OF ROUTE 57;
THENCE N. 72° 55' 32" E. A DISTANCE OF 73.00 FEET TO A BOUND;
THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 4900.75 FEET AN ARC LENGTH OF 1646.79 FEET TO A POINT;
THENCE S. 87° 49' 30" E. A DISTANCE OF 394.14 FEET TO A BOUND, THE LAST THREE COURSES BEING ALONG THE SOUTHERLY SIDE OF ROUTE 57;
THENCE S. 2 ° 10' 30" W. A DISTANCE OF 234.37 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 385.71 FEET TO AN IRON PIN, THE LAST TWO COURSES BEING ALONG THE RAMP TO ROUTE 57;
THENCE S. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND NOW OR FORMERLY OF RUSSO TO THE POINT OF BEGINNING.
BEING THE PREMISES SHOWN AS LAND OF ALBERT J. AND JENNIE M. CHRISTOPHER, SAID TO CONTAIN 49.2 ACRES OF LAND, AS SHOWN ON A PLAN OF LAND PREPARED FOR BETHANY ASSEMBLY OF GOD,

TRACT 2:
BEGINNING AT A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET IN THE TOWN OF AGAWAM, HAMPDEN COUNTY, MASSACHUSETTS SAID GRANITE BOUND BEING THE INTERSECTION OF THE RAMP OF ROUTE 57, AND THE WESTERLY SIDELINE OF MAIN STREET AS SHOWN IN PLAN BOOK 64. PAGES 73 AND 74. HAMPDEN COUNTY REGISTRY OF DEEDS.
THENCE S. 1° 30' 40" W. A DISTANCE OF 178.84 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO AN IRON PIN;
THENCE S. 3° 59' 20" W. A DISTANCE OF 3.89 FEET ALONG THE WESTERLY SIDE OF MAIN STREET TO THE LAND OF B. SCHABOWSKI;
THENCE S. 85° 33' 05" W. A DISTANCE OF 419.00 FEET ALONG THE LAND OF SCHABOWSKI AND HAMAR TO A POINT;
THENCE N. 4° 26' 55" E. A DISTANCE OF 198.92 FEET ALONG THE LAND OF ALBERT AND JENNIE CHRISTOPHER TO THE SIDELINE OF THE RAMP TO ROUTE 57;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 126.40 FEET TO A GRANITE BOUND;
THENCE N. 84° 22' 10" E. A DISTANCE OF 315.00 FEET TO A GRANITE BOUND ON THE WESTERLY SIDE OF MAIN STREET AT THE POINT OF BEGINNING.

TAX ID NO: K11 2 28

DERIVATION CLAUSE
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM ALBERT J. CHRISTOPHER AND GIOVANNA M. CHRISTOPHER, ALSO KNOWN AS JENNIE M. CHRISTOPHER, HUSBAND AND WIFE, GRANTOR BY DEED RECORDED 10/05/1976, AS BOOK 4332, PAGE 48 OF HAMPDEN COUNTY RECORDS.
AND
BEING THE SAME PROPERTY CONVEYED TO BETHANY ASSEMBLY OF GOD, A RELIGIOUS CORPORATION, GRANTEE, FROM THOMAS J. RUSSO, JR. AND ANNA M. RUSSO, GRANTOR BY DEED RECORDED 09/23/1976, AS BOOK 4327, PAGE 132 OF HAMPDEN COUNTY RECORDS.

LEGAL DESCRIPTION: TOWER LEASE (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE SOUTHERLY SIDE OF STATE ROUTE 57, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2854511.20', E:352847.25',
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO THE POINT OF BEGINNING;
THENCE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 50.00 FEET TO A POINT;
THENCE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,500 SQFT –OR– 0.06 ACRES.

LEGAL DESCRIPTION: ACCESS/UTILITY EASEMENT (CREATED BY THIS OFFICE)
A PORTION OF ALL THAT CERTAIN PARCEL OF LAND IN THE CITY OF AGAWAM, COUNTY OF HAMPDEN, STATE OF MASSACHUSETTS, DESCRIBED IN DEED BOOK 4332, PAGES 48 AND 342, AND FURTHER DESCRIBED AS:
COMMENCING AT A 6" X 6" GRANITE MONUMENT WITH LEAD PLUG ON THE WESTERLY SIDE OF MAIN STREET, ALSO KNOWN AS ROUTE 159, HAVING MAINE STATE PLANE COORDINATES, MASSACHUSETTS MAINLAND ZONE, N:2853998.08', E:353497.10'
THENCE, S 49° 03' 48" W FOR A DISTANCE OF 22.13 FEET TO A POINT ON AN EXISTING 2,500 SQFT TOWER LEASE;
THENCE, ALONG SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;
THENCE, DEPARTING SAID LEASE, S 02° 42' 15" W FOR A DISTANCE OF 45.00 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 15.01 FEET TO A POINT;
THENCE, S 02° 42' 14" W FOR A DISTANCE OF 104.53 FEET TO A POINT;
THENCE, S 44° 43' 19" W FOR A DISTANCE OF 204.60 FEET TO A POINT;
THENCE, S 44° 49' 10" E FOR A DISTANCE OF 200.44 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 500.00 FEET, AND WHOSE LONG CHORD BEARS S 66° 24' 37" E FOR A DISTANCE OF 367.97 FEET TO A POINT;
THENCE, S 88° 00' 03" E FOR A DISTANCE OF 336.87 FEET TO A POINT LYING ON THE WESTERN RIGHT OF WAY OF MAIN STREET A.K.A. ROUTE 159, A DEDICATED PUBLIC RIGHT OF WAY;
THENCE, ALONG SAID RIGHT OF WAY, S 01° 29' 43" W FOR A DISTANCE OF 20.00 FEET TO A POINT;
THENCE, DEPARTING SAID RIGHT OF WAY, N 88° 00' 03" W FOR A DISTANCE OF 337.05 FEET TO THE BEGINNING OF A CURVE,
THENCE, ALONG SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 43° 10' 53.4", HAVING A RADIUS OF 520.00 FEET, AND WHOSE LONG CHORD BEARS N 66° 24' 37" W FOR A DISTANCE OF 382.69 FEET TO A POINT;
THENCE, N 44° 49' 10" W FOR A DISTANCE OF 220.28 FEET TO A POINT;
THENCE, N 44° 43' 19" E FOR A DISTANCE OF 216.76 FEET TO A POINT;
THENCE, N 02° 42' 14" E FOR A DISTANCE OF 96.84 FEET TO A POINT;
THENCE, N 87° 17' 45" W FOR A DISTANCE OF 14.99 FEET TO A POINT;
THENCE, N 02° 42' 15" E FOR A DISTANCE OF 45.00 FEET TO A POINT ON SAID LEASE;
THENCE, ALONG SAID LEASE, S 87° 17' 45" E FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 27,111 SQFT –OR– 0.62 ACRES.

RAW LAND SURVEY

NAME: BETHANY ASSEMBLY OF GOD
SITES#: MA054
ADDRESS: 580 MAIN STREET
AGAWAM, MA 01001
HAMPDEN COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:

GEOLINE

SURVEYING, INC.

13430 NW 104th Terrace, Suite A Alachua, FL 32615
Office:(386) 418-0500 Fax:(386) 462-9986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:

JONATHAN

MURPHY

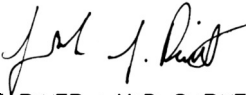
Professional Land Surveying

10505 Leafwood Place Raleigh NC 27613
(919) 280-8189 FAX 995-9616
E-MAIL : roleigh@murphygeomatics.com FRM C-2757

- SURVEYOR'S NOTES
1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE
 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
 3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
 4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
 5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC


LITTLE RIVER LAND SURVEYING

SURVEYOR
JERAMIAH J. RAITT
DATE: 10/30/2024



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1.00 GENERAL NOTES

- 1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- 1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.
- 1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.
- 1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- 1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.
- 1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- 1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.
- 1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.
- 1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- 1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.
- 1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- 1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.
- 1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER’S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

- 2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.
- 2.02 EXCAVATE A MINIMUM 18” BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.
- 2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.
- 2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8”. COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.
- 2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- 2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3” AND 6”.
- 2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.
- 2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD³ AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM
- 2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY’S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.
- 2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾” x 45° CHAMFER, UNLESS OTHERWISE NOTED.
- 2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS’ PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS’ PROJECT MANAGER.
- 2.121TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02’ OF ELEVATION REQUIRED.
- 2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛” IN 10’.
- 2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.
- 2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER’S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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0	01/19/24	CONSTRUCTION	DMF

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KHA PROJECT NUMBER:

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

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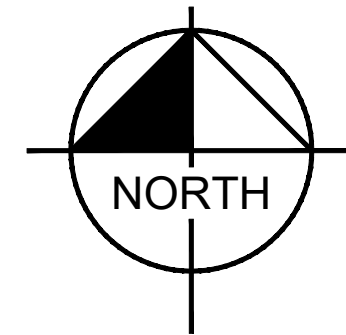


- SURVEY NOTE:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

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OVERALL AERIAL PARCEL PLAN

SCALE: 1:200



0 100 200 400
GRAPHIC SCALE: 1" = 200'



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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

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CDS

SHEET TITLE:

**OVERALL AERIAL
PARCEL PLAN**

SHEET NUMBER:

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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'-1"
SOUTH	712'-7"
EAST	45'-0"
WEST	1,325'-3"
CHURCH	373'-10"
NEAREST RESIDENCE	433'-11"

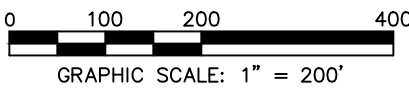
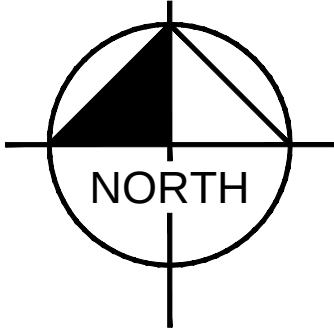


SURVEY NOTE:

- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

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OVERALL PARCEL TOPO
SCALE: 1:200



PROJECT INFORMATION:

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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**OVERALL PARCEL
TOPO**

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TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'-1"
SOUTH	712'-7"
EAST	45'-0"
WEST	1,325'-3"
CHURCH	373'-10"
NEAREST RESIDENCE	433'-11"

OWNERS N/F		
PID	NAME	
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5	DANIEL K. WEBSTER
12	K11 2 10	MICHAEL GARWACKI
13	K11 2 11	JOHN O'NEIL
14	K11 2 12	JOHN CANNEY
15	K11 2 13	TRAVIS A. LANSING
16	K11 2 14	PETER J. SHATOS
17	K11 2 15	JAIME L. BOUCHARD
18	K11 2 16	JOHN J. COUTURE
19	K11 2 17	NICOLAI DUBINEVICI
20	K11 2 18	GLORIA J. AFFLITTO
21	K11 2 19	ISUEL SANCHEZ
22	K11 2 20	JOSEPH R. SPAGNOLI
23	K11 2 21	APRIL J. GRAZIANO

SURVEY NOTE:
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1 C0.2 OVERALL PARCEL PLAN

SCALE: 1:200



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

CDS

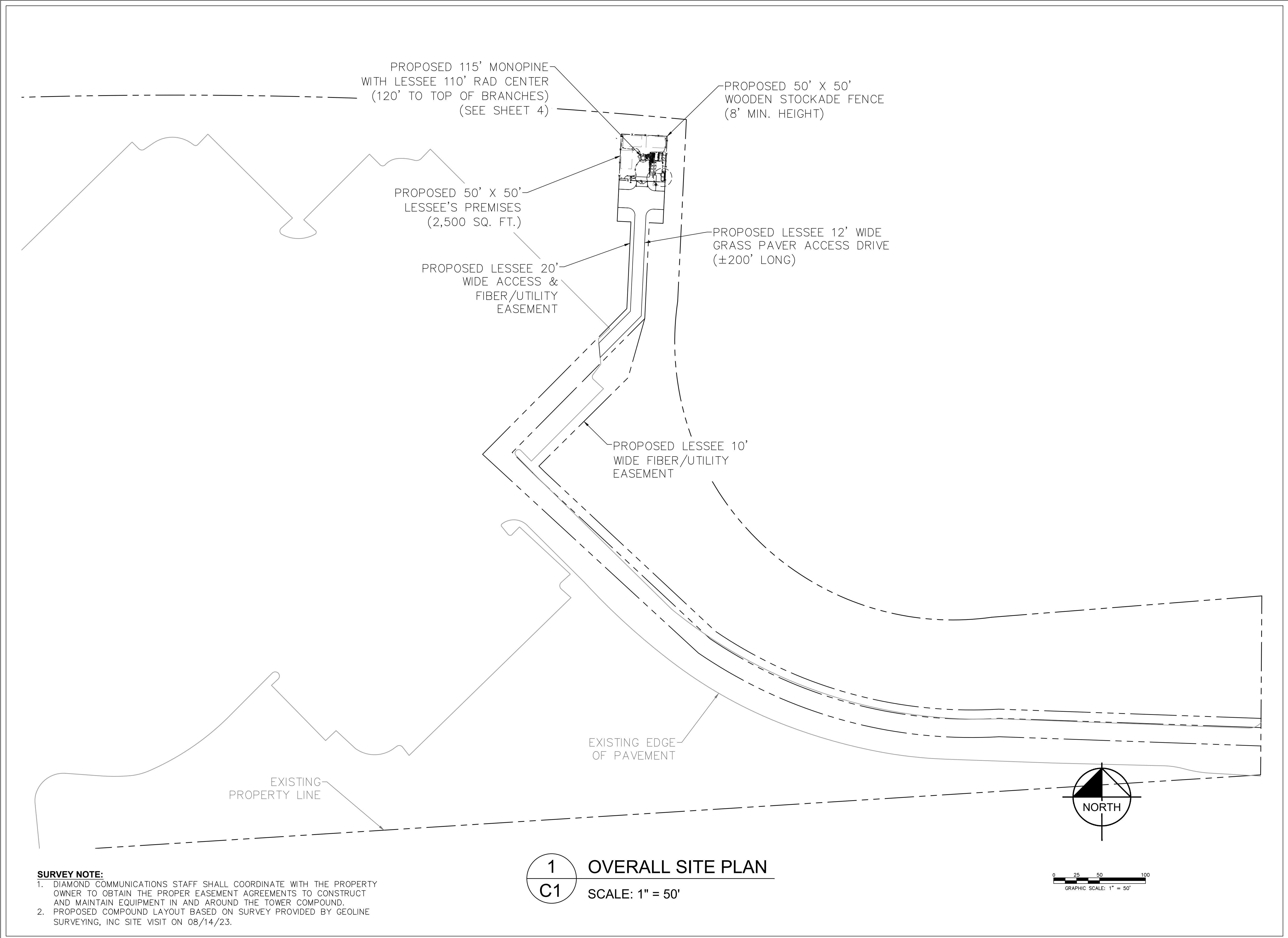
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**OVERALL PARCEL
PLAN**

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PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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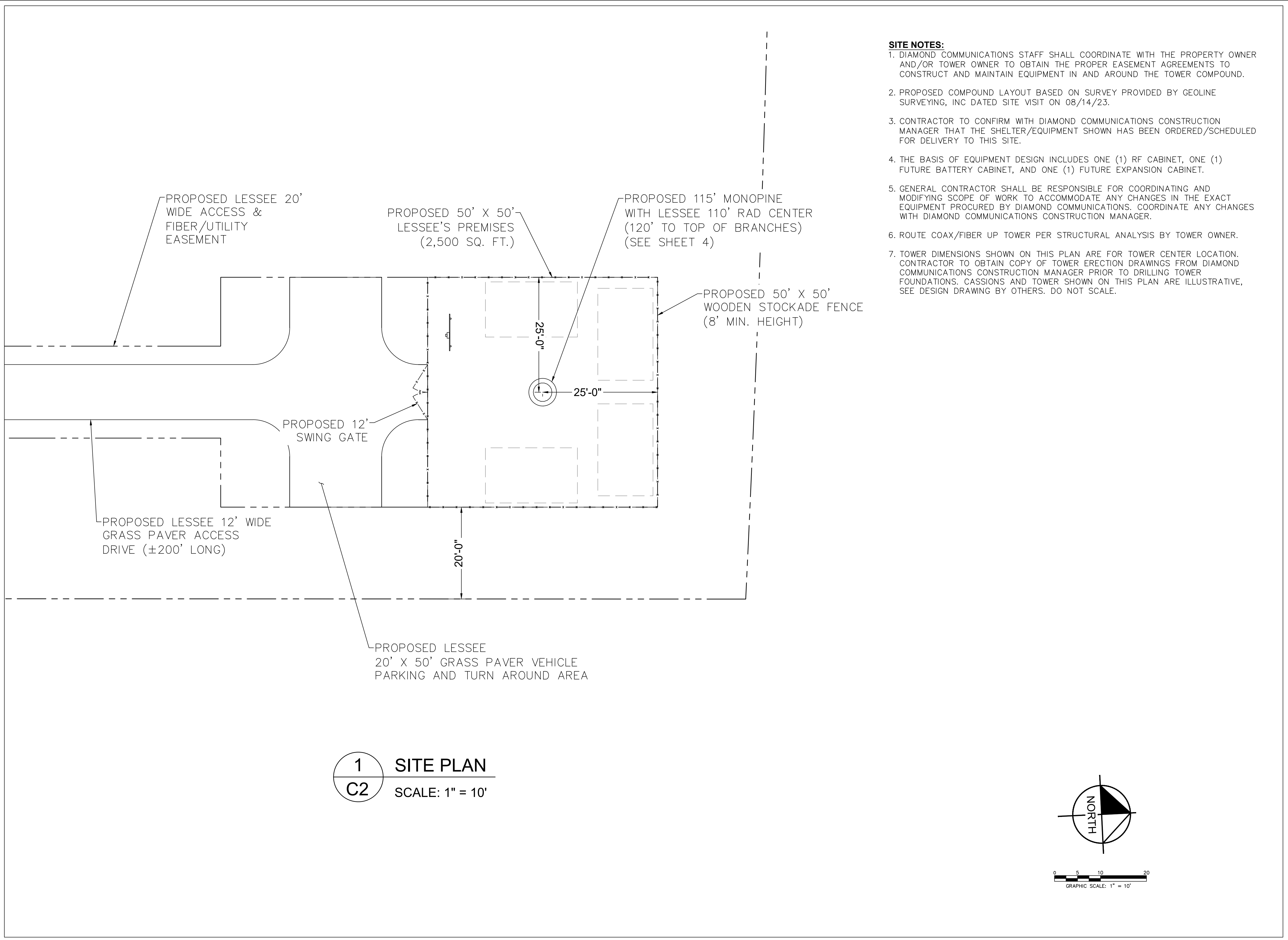
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OVERALL SITE PLAN

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- SITE NOTES:**
- DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
 - PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED SITE VISIT ON 08/14/23.
 - CONTRACTOR TO CONFIRM WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
 - THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY DIAMOND COMMUNICATIONS. COORDINATE ANY CHANGES WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER.
 - ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
 - TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.



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1	02/14/24	CONSTRUCTION	DMF
0	01/19/24	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

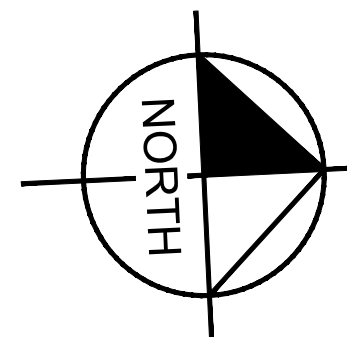
CDS

SHEET TITLE:

SITE PLAN

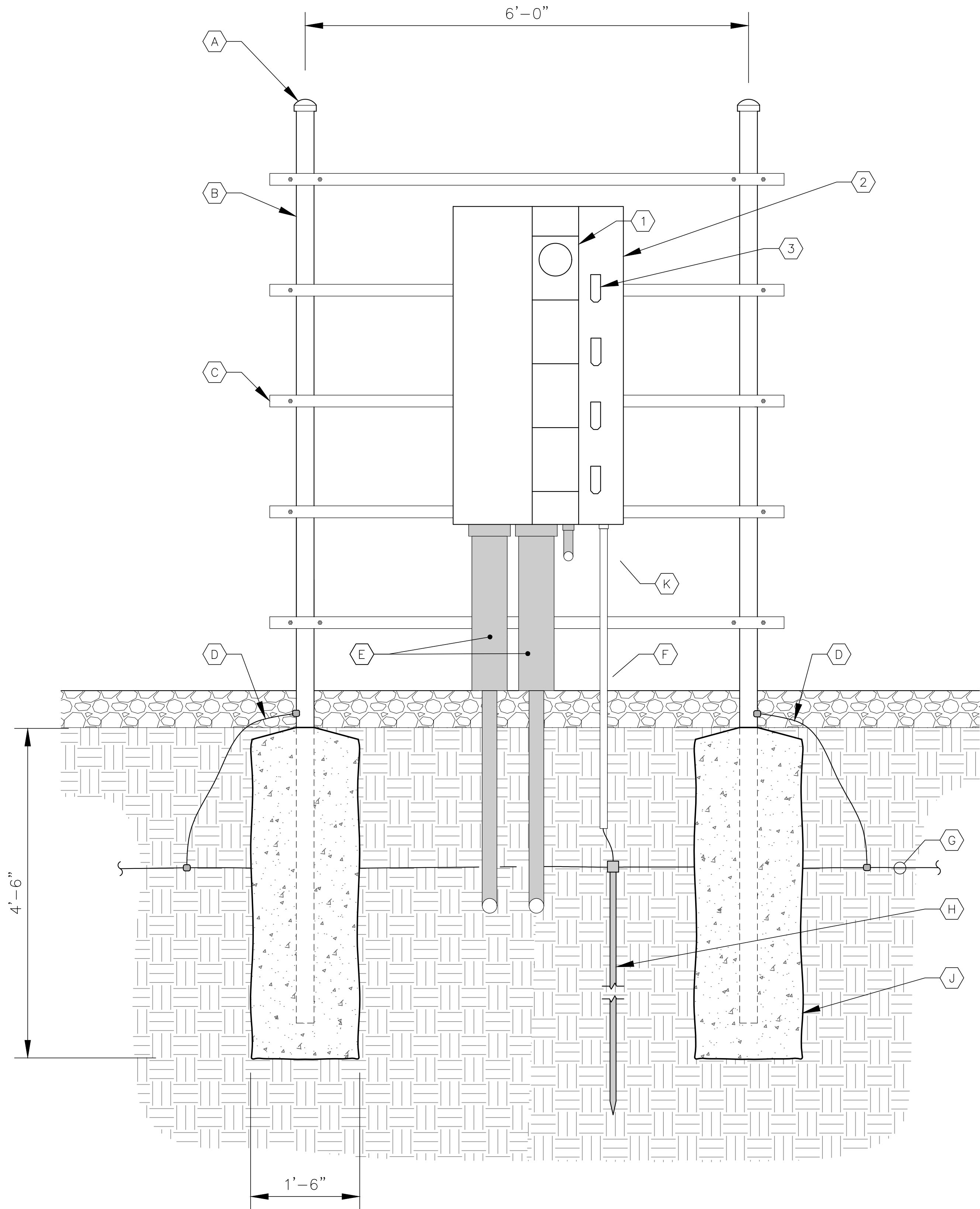
SHEET NUMBER:

C2



0 5 10 20
GRAPHIC SCALE: 1" = 10'

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-CB.dwg -- -- 10/24/24 10:59 AM by: Juan Reyes



KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A GALVANIZED RIGID STEEL CAP, TYPICAL.
- B 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C 1-⁵/₈" x 1-⁵/₈" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ³/₄" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F 1" PVC WITH ONE (1) - 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G GROUND RING (SEE SHEETS E6-E7).
- H GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

- 1 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE, TYPICAL OF 4.
- 2 FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) - 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.
- 3 200 AMP, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.

1
C3

EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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2	10/24/24	CONSTRUCTION	DMF
1	02/14/24	CONSTRUCTION	DMF
0	01/19/24	CONSTRUCTION	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

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SHEET TITLE:

EQUIPMENT RACK
DETAIL - FRONT

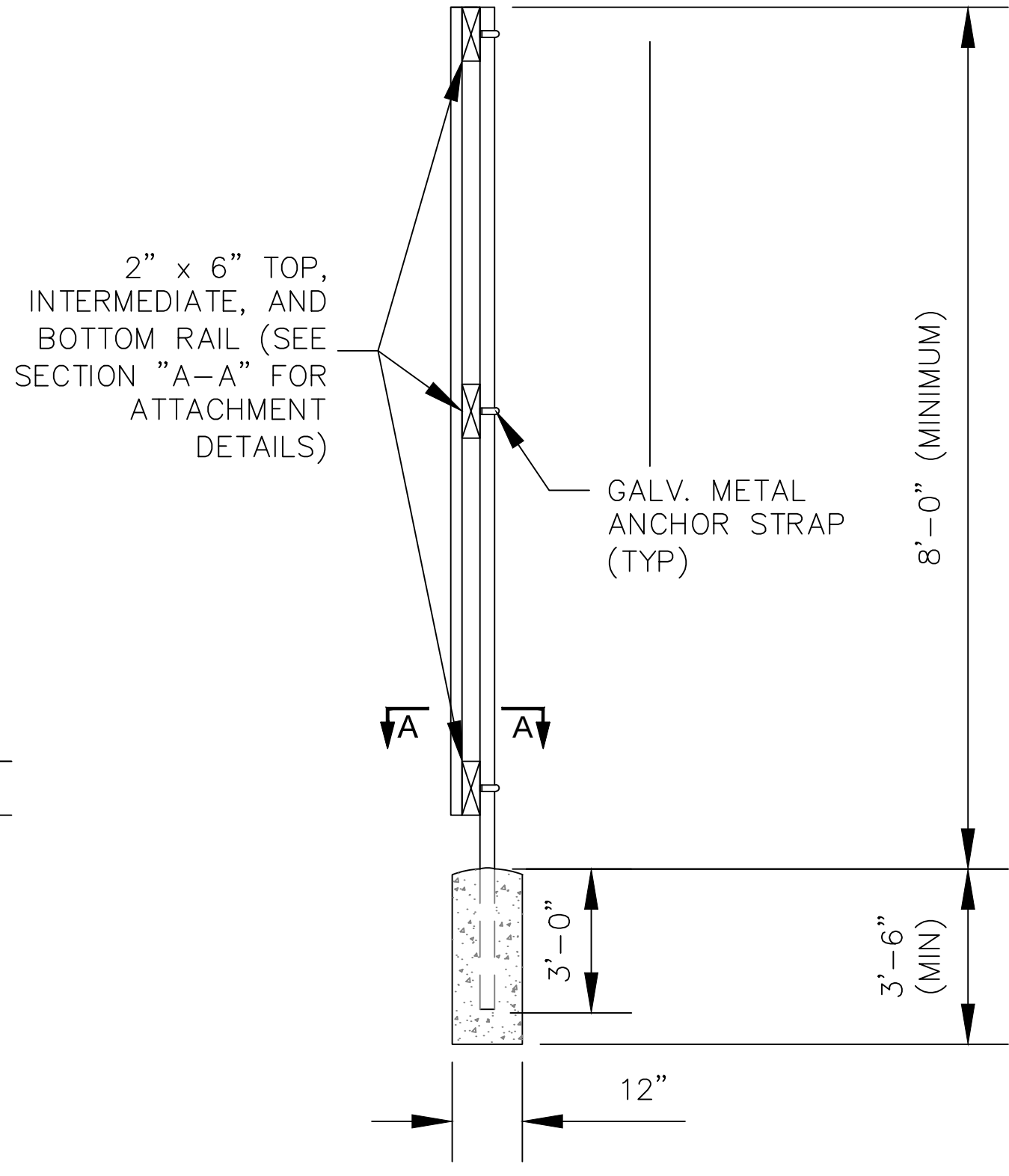
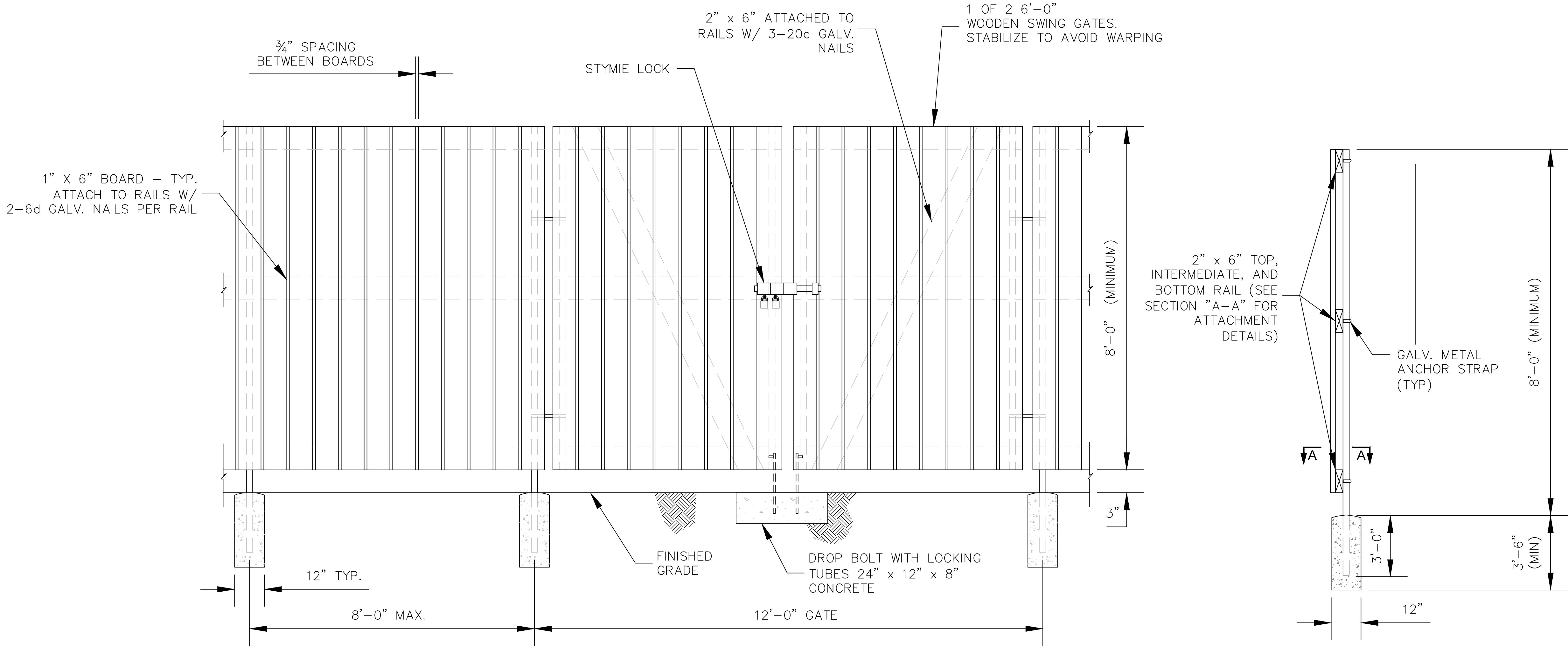
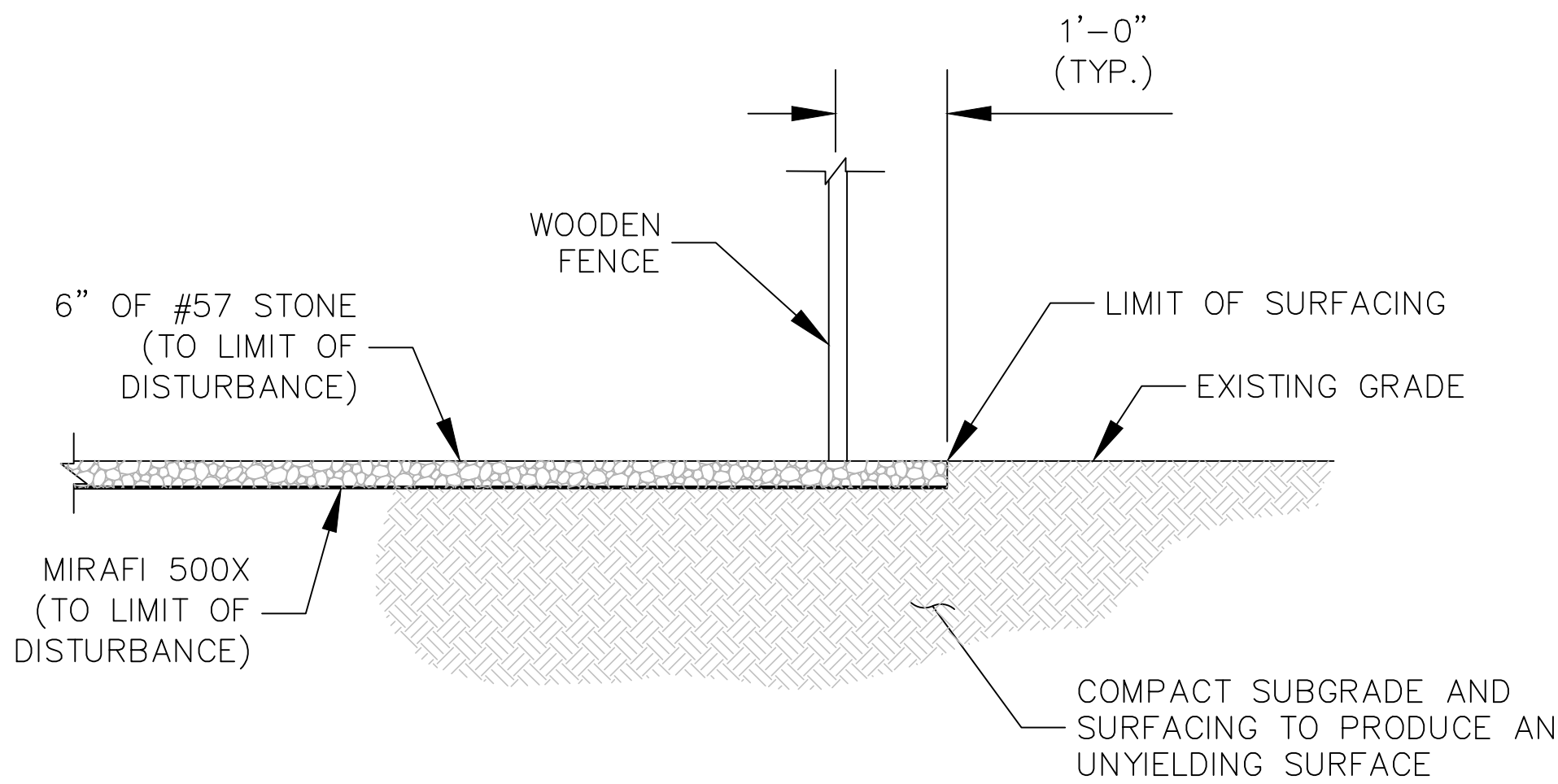
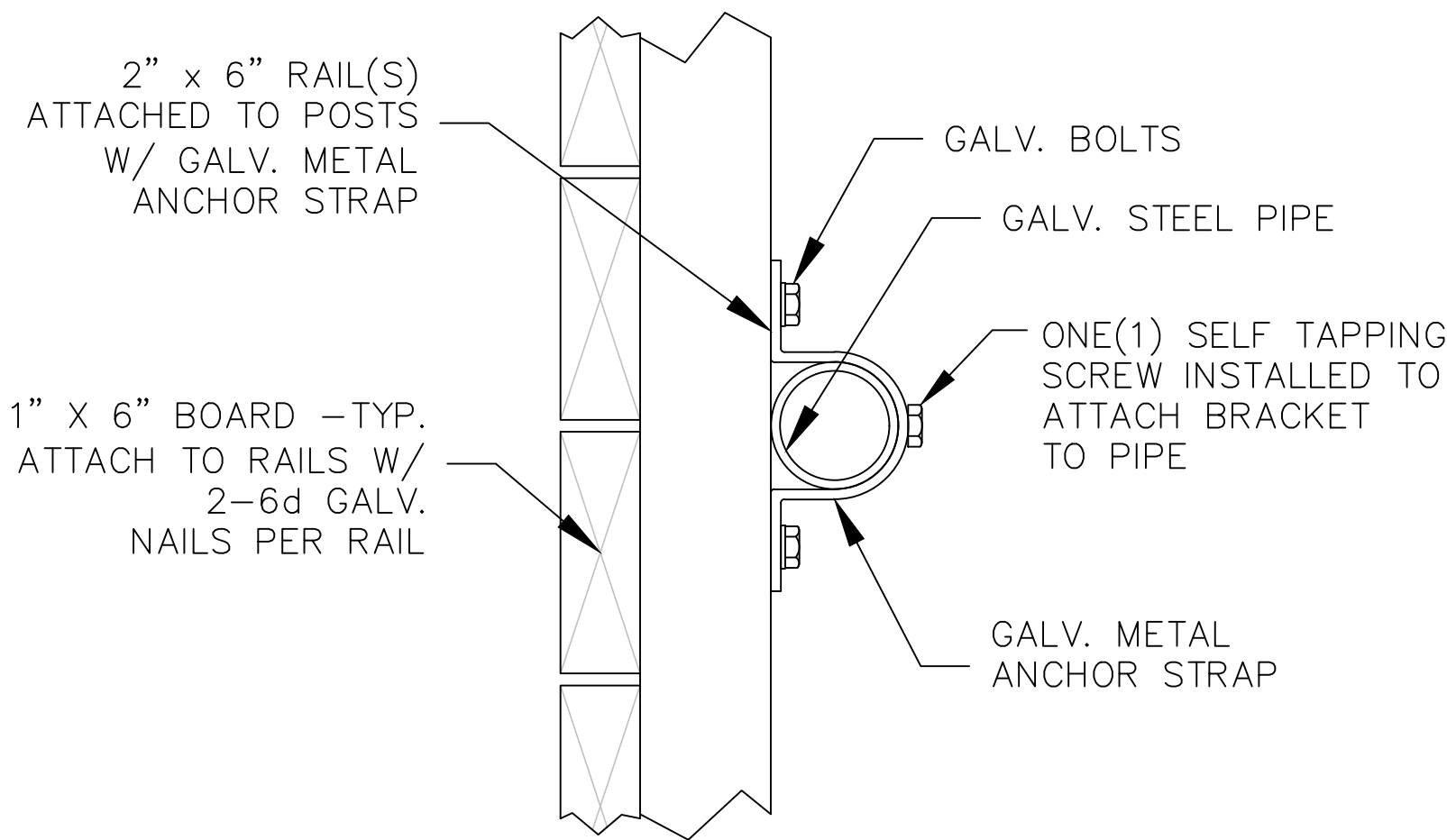
SHEET NUMBER:

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K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg -- 10/24/24 10:59 AM by: Juan Reyes

FENCE NOTES:

1. USE 3000-PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON-SHRINK GROUT.
3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.
4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.
5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.
6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



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BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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1	02/14/24	CONSTRUCTION	DMF	
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LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY:

JAR

CHECKED BY:

CDS

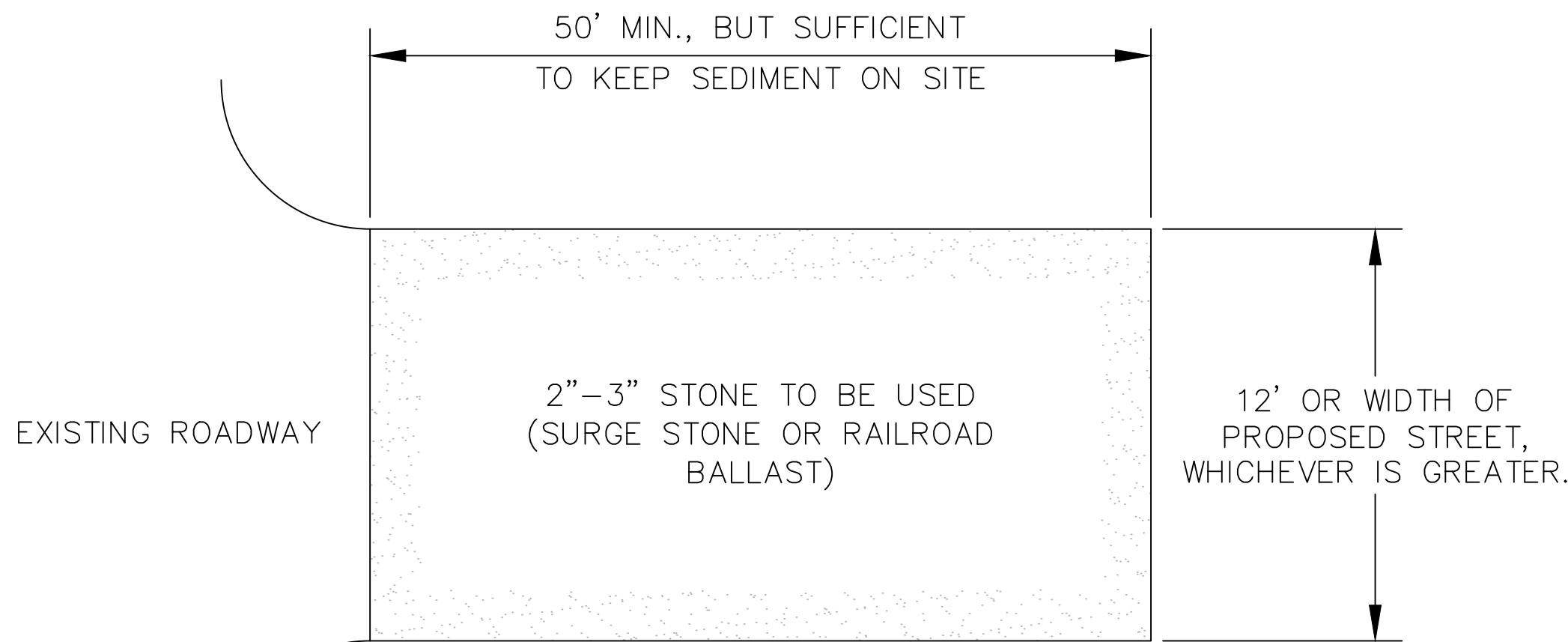
SHEET TITLE:

**FENCE, GATE, AND
COMPOUND
DETAILS**

SHEET NUMBER:

C4

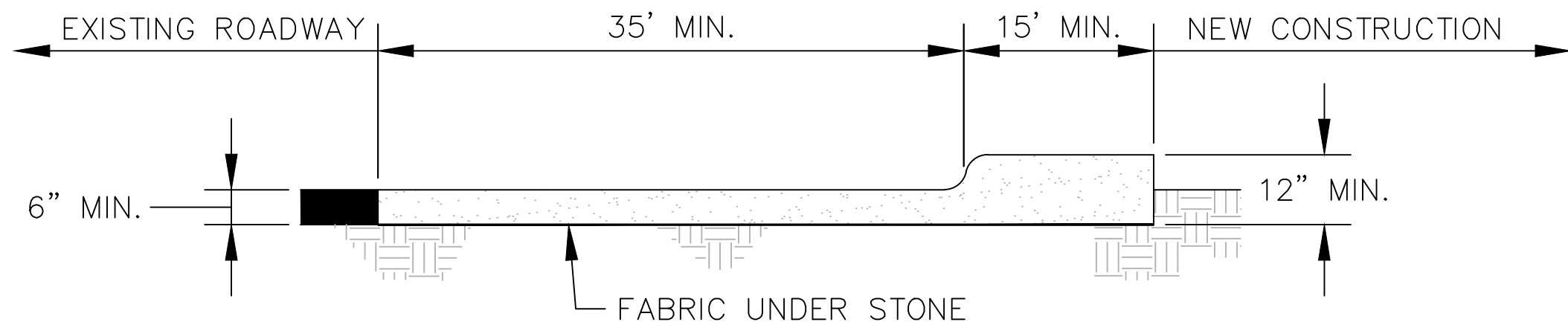
K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg -- -- 10/24/24 10:59 AM by: Juan Reyes



PLAN

NOTES:

1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION

1 CONSTRUCTION ENTRANCE
C5 NOT TO SCALE



PROJECT INFORMATION:

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

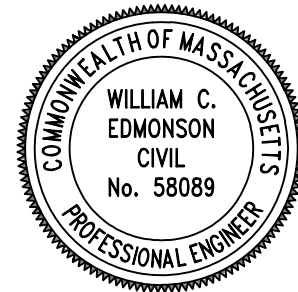
Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

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CDS

SHEET TITLE:

ACCESS ROAD
DETAILS

SHEET NUMBER:

C5

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NOTES:

SUB-BASE
DEPTH VARIES

PREPARED
SUBGRADE
TYP

TRUEGRID PERMEABLE
PAVING SYSTEM

TYP.
ADJOINING FINISH
GRADE TRUEGRID
SURFACE FLUSH OR
SLIGHTLY RECESSED

GEO TEXTILE
FABRIC

EXISTING GRADE

CONCRETE
RIBBON

CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE

TREATED LUMBER /
METAL EDGING

TREATED LUMBER/METAL EDGING

CONCRETE
CURB EDGING

CONCRETE CURB EDGING

FOR PRICING OR ORDERING: CALL 1-855-355-GRID (4743). IN STOCK. FACTORY DIRECT.

03	UPDATED CONCRETE RIBBON	JT	JT	CW	6/20/2018
REV		DRAWN	CHECKED	APPROVED	DATE

REVISION

1-855-355-GRID (4743)



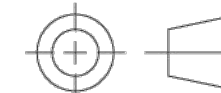
TRUEGRIDPAVER.com

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES

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TRUEGRID.

DO NOT SCALE
DRAWING



APPROVAL
INFORMATION

DRAWN BY:
J. Thethy

DATE:
8/22/2017

CHECKED BY:
J. Thethy

DATE:
8/22/2017

APPROVED BY:
C. White

DATE:
8/22/2017

WEIGHT:

TRUEGRID
True to your project. True to the environment.

SIZE
D

DRAWING NUMBER:

TG-EDGE-OPTS

REV
03

SCALE 1:3

SHEET 1 OF 1



PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR

CDS

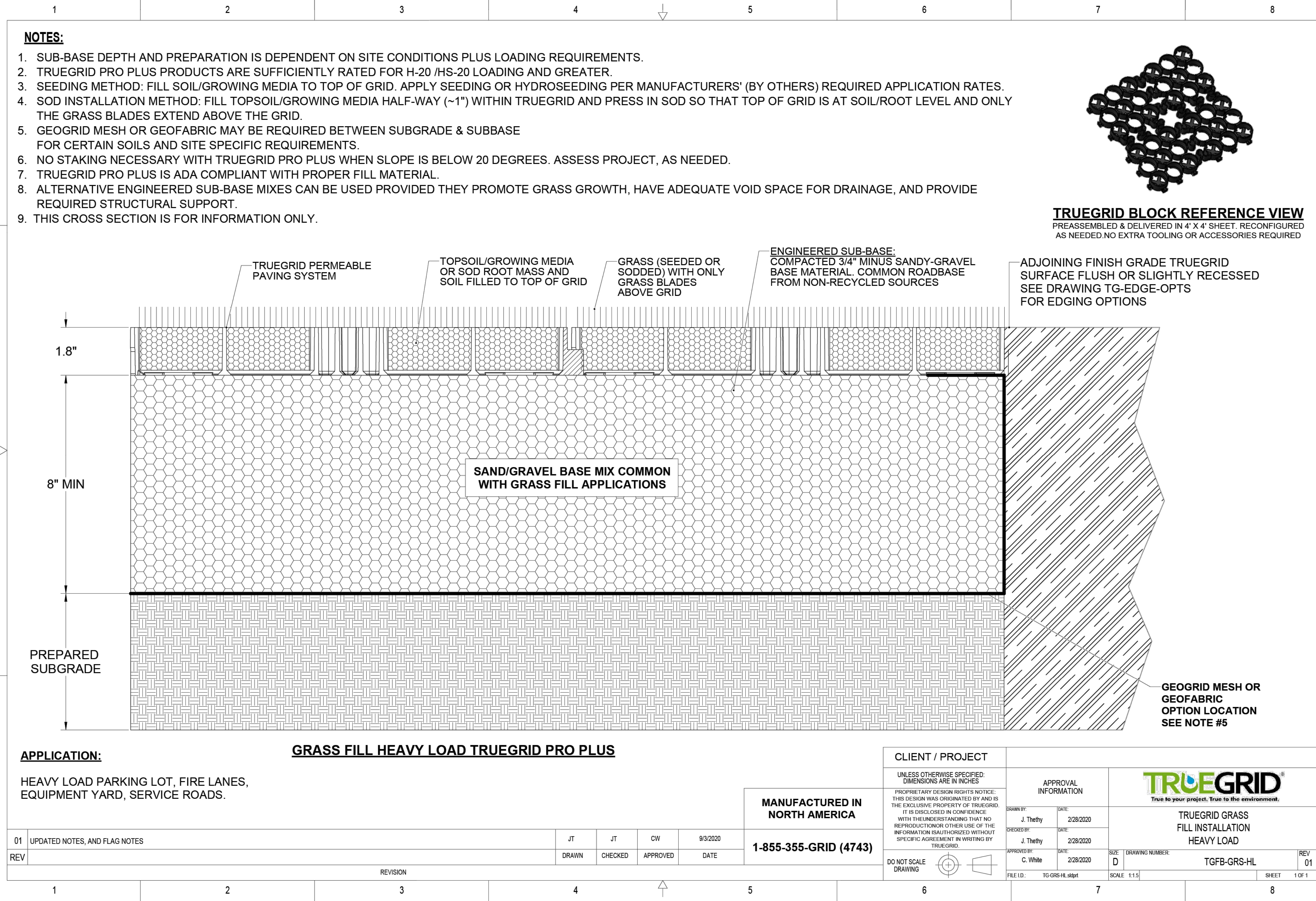
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ACCESS ROAD
TRUEGRID
DETAILS

SHEET NUMBER:

C6

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PROJECT INFORMATION:

SITE NAME:
BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: 01 DATE: 10/24/24 ISSUED FOR: CONSTRUCTION BY: DMF

LICENSER:

KHA PROJECT NUMBER:

013541034

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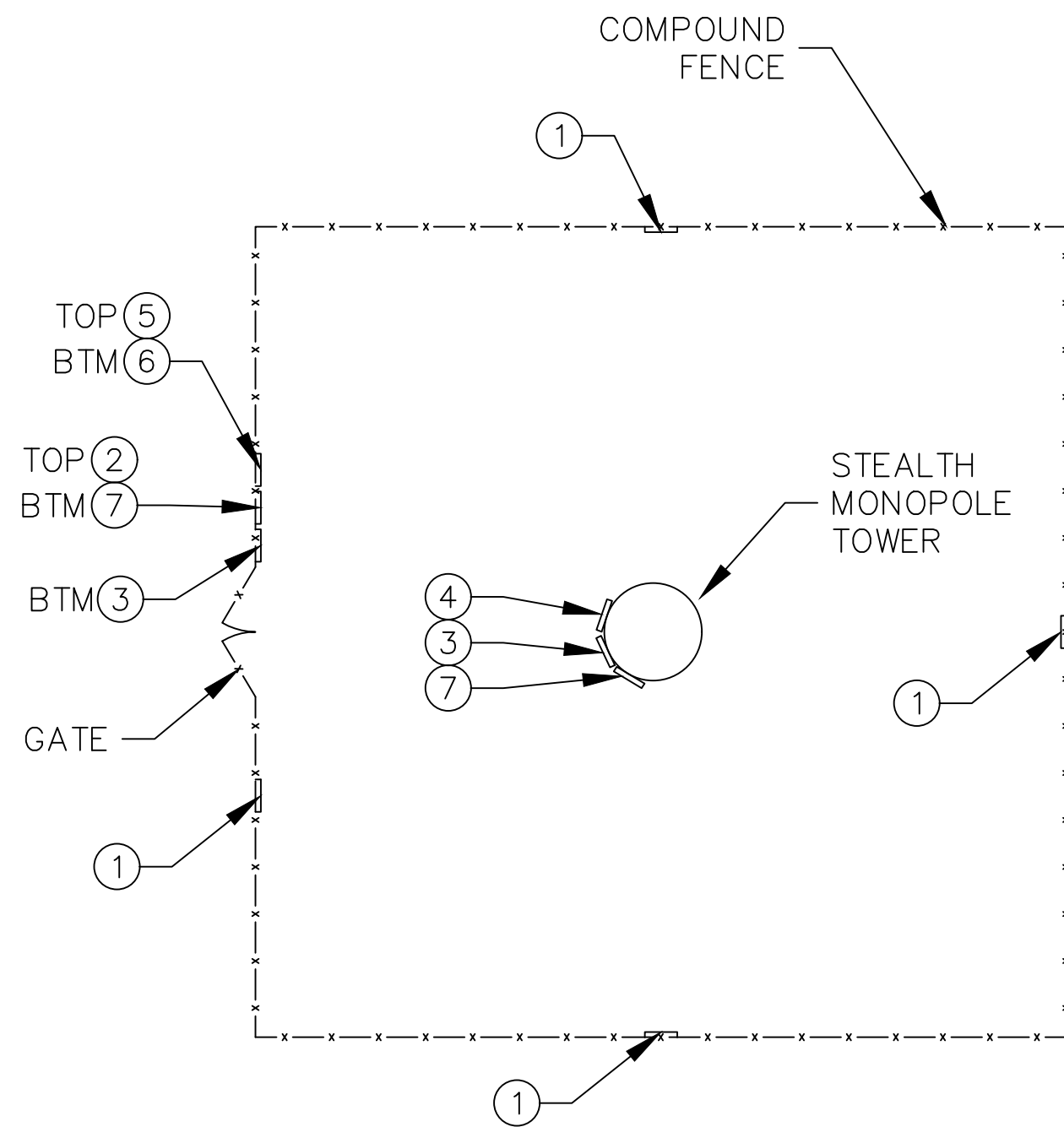
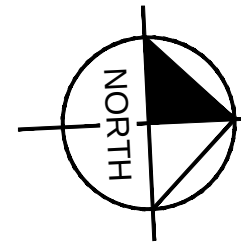
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**ACCESS ROAD
TRUEGRID
DETAILS**

SHEET NUMBER:

C7

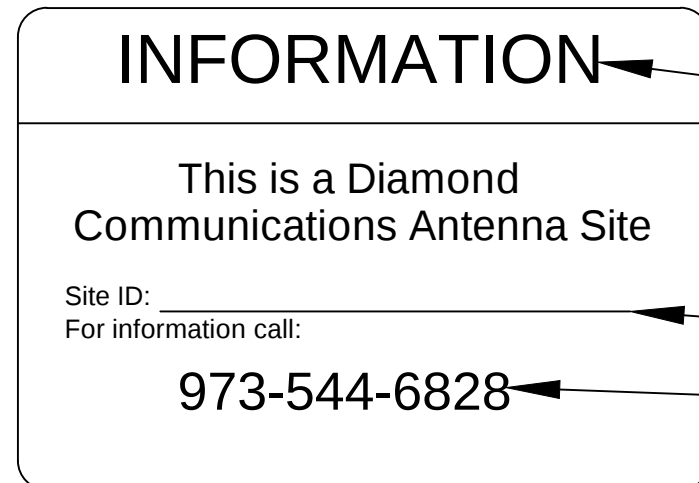
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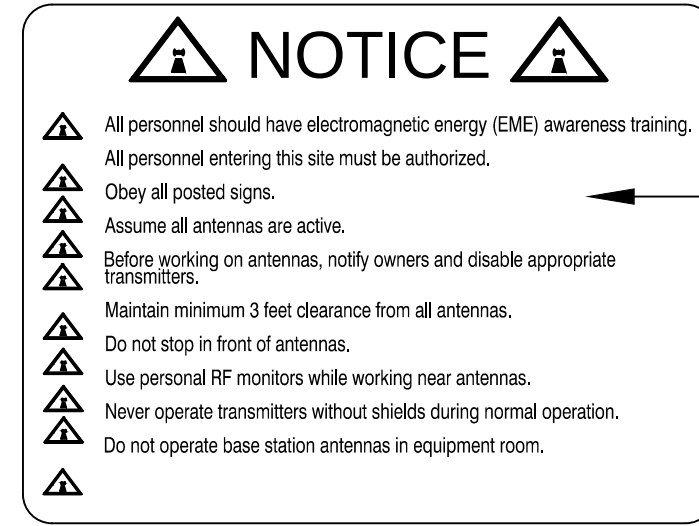
1
C8 SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



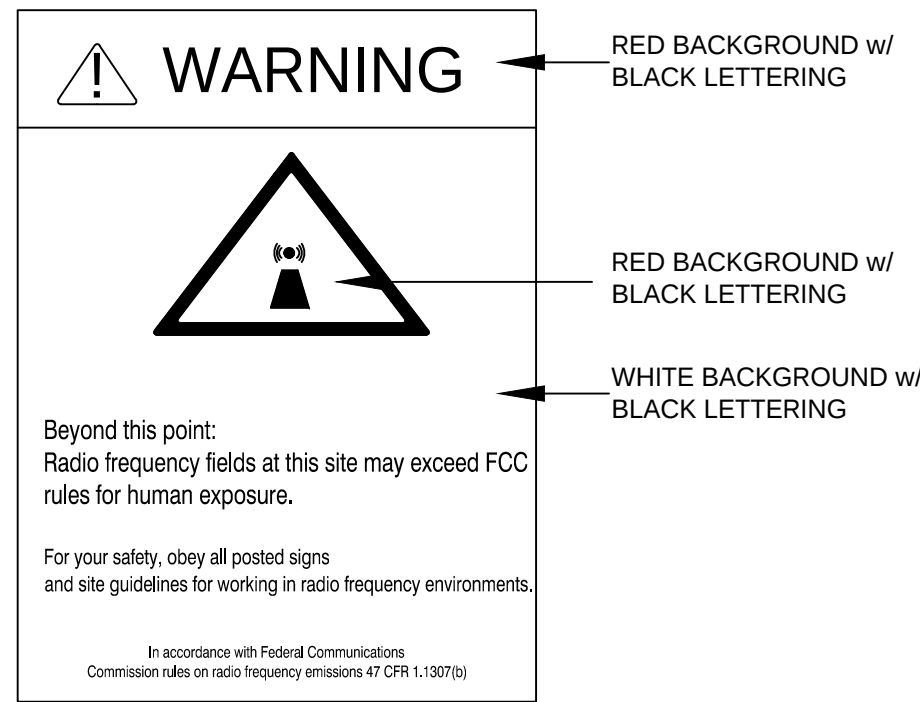
① NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)



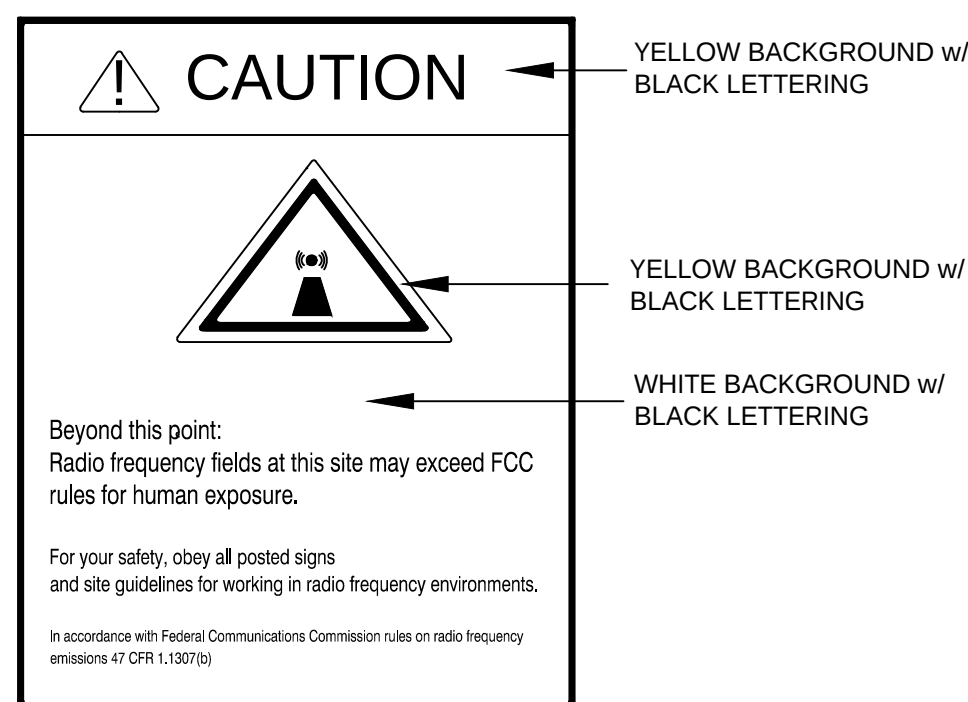
② DIAMOND COMMUNICATIONS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)



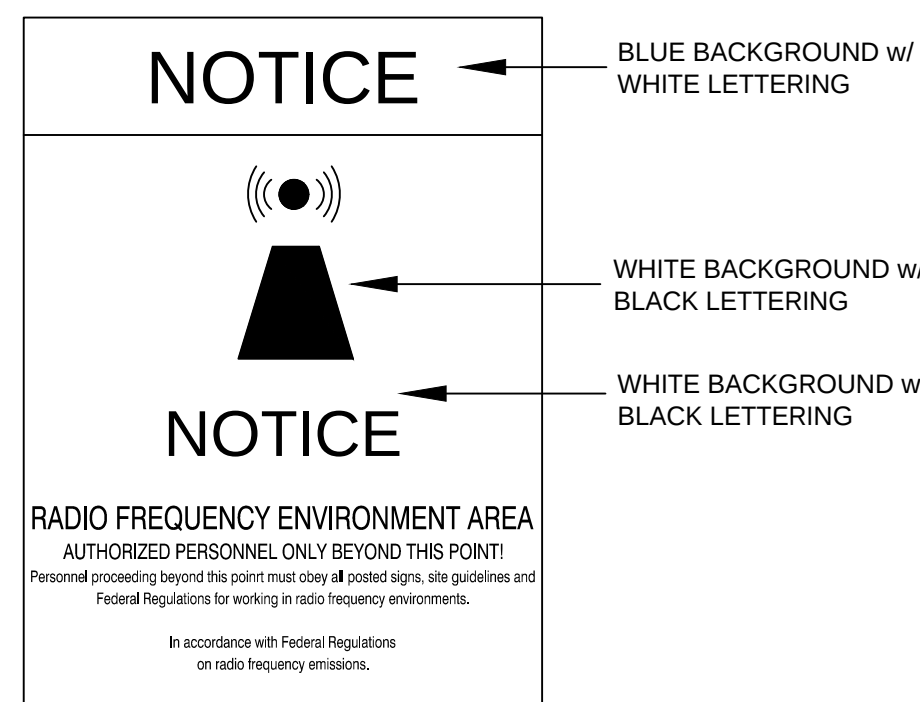
③ NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



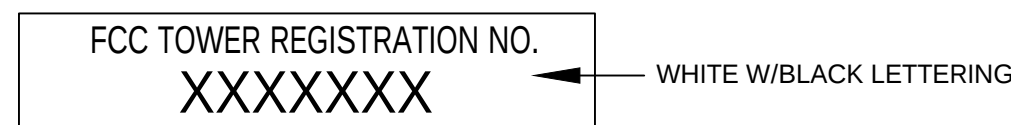
④ WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH



⑤ CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH

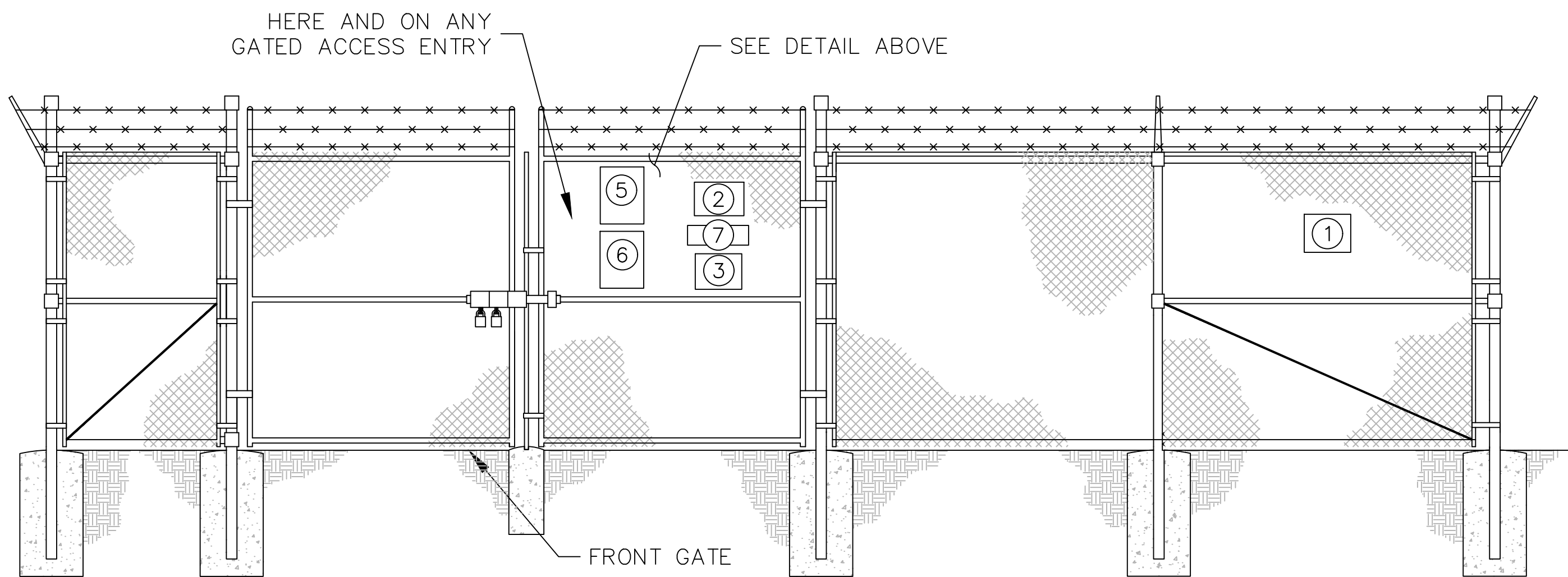


⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN
20 WIDE X 4" HIGH

2
C8 TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE



3
C8 SIGN PLACEMENT FRONT GATE VIEW
NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.



PROJECT INFORMATION:

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BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

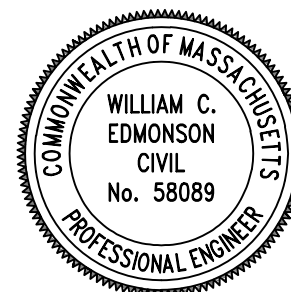
PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: DATE: ISSUED FOR: BY:

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KHA PROJECT NUMBER:

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DRAWN BY: CHECKED BY:

JAR

CDS

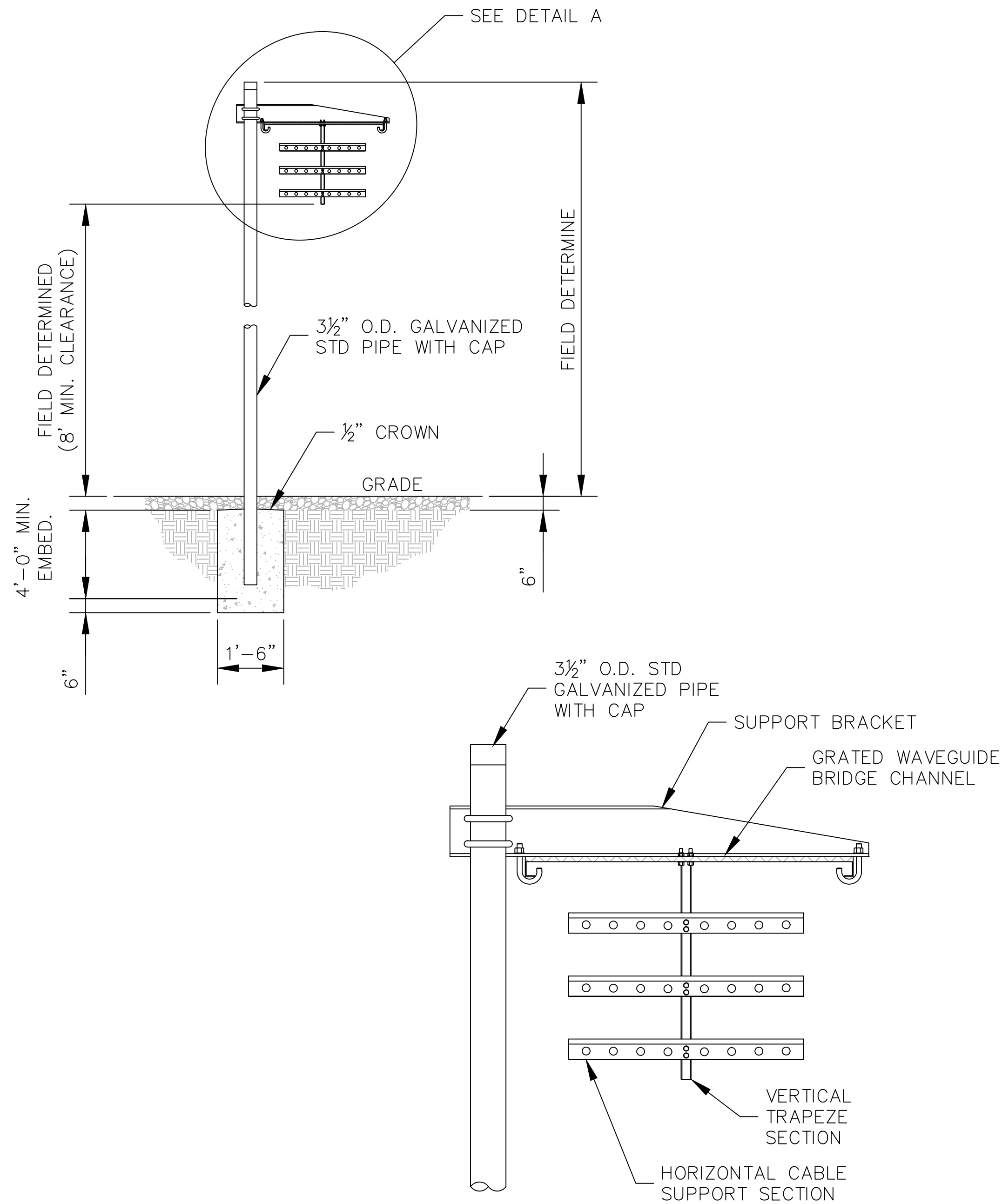
SHEET TITLE:

**SITE SIGNAGE
DETAILS**

SHEET NUMBER:

C8

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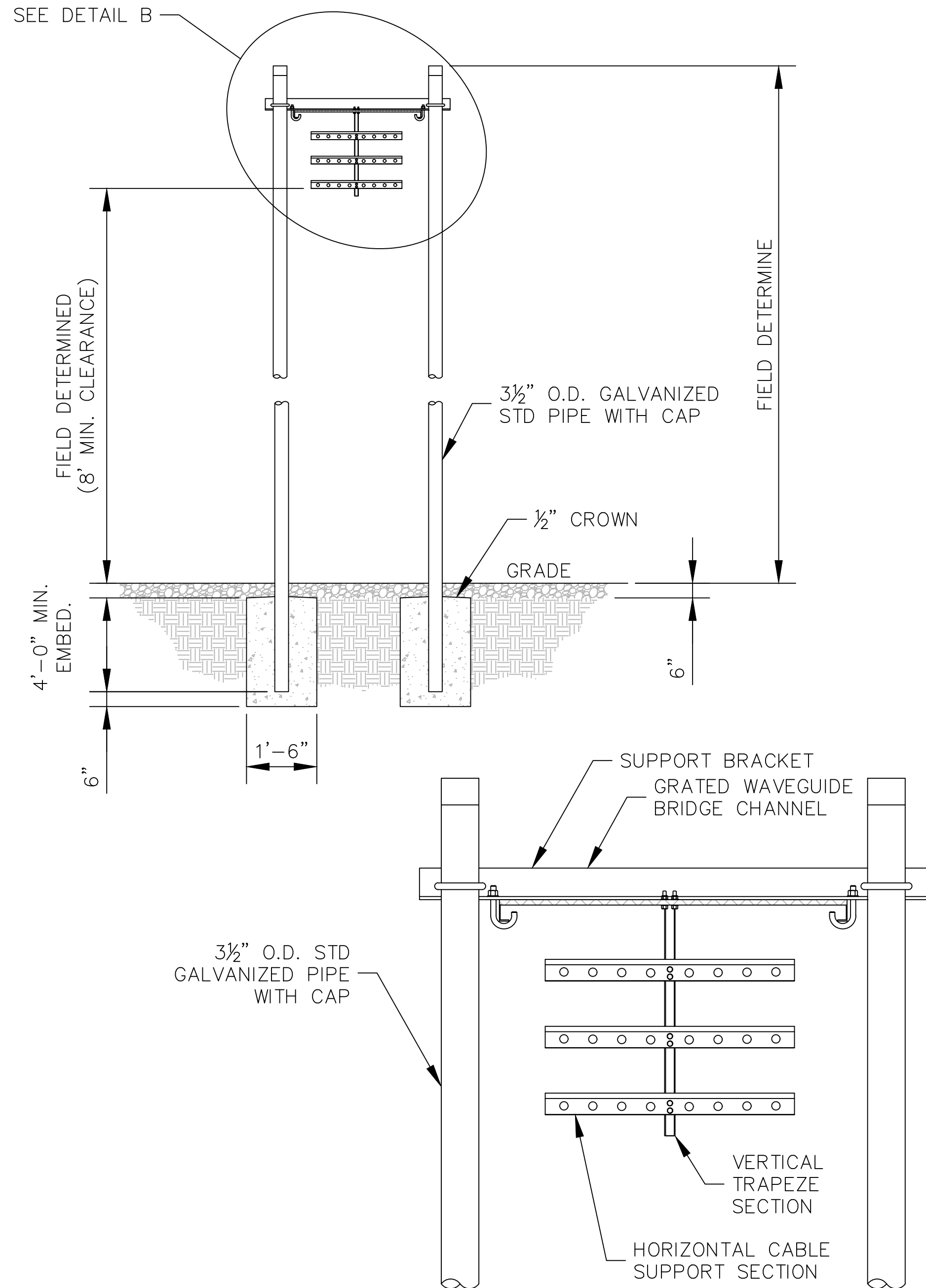
DETAIL A

ANDREW 1 POST WAVEGUIDE BRIDGE
KIT (PART #:WB-K210-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

1 **WAVEGUIDE BRIDGE DETAIL**
C9 NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE
KIT (PART #:WB-K410-B15, OR
APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR
UNLESS OTHERWISE NOTED.

2 **WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)**
C9 NOT TO SCALE



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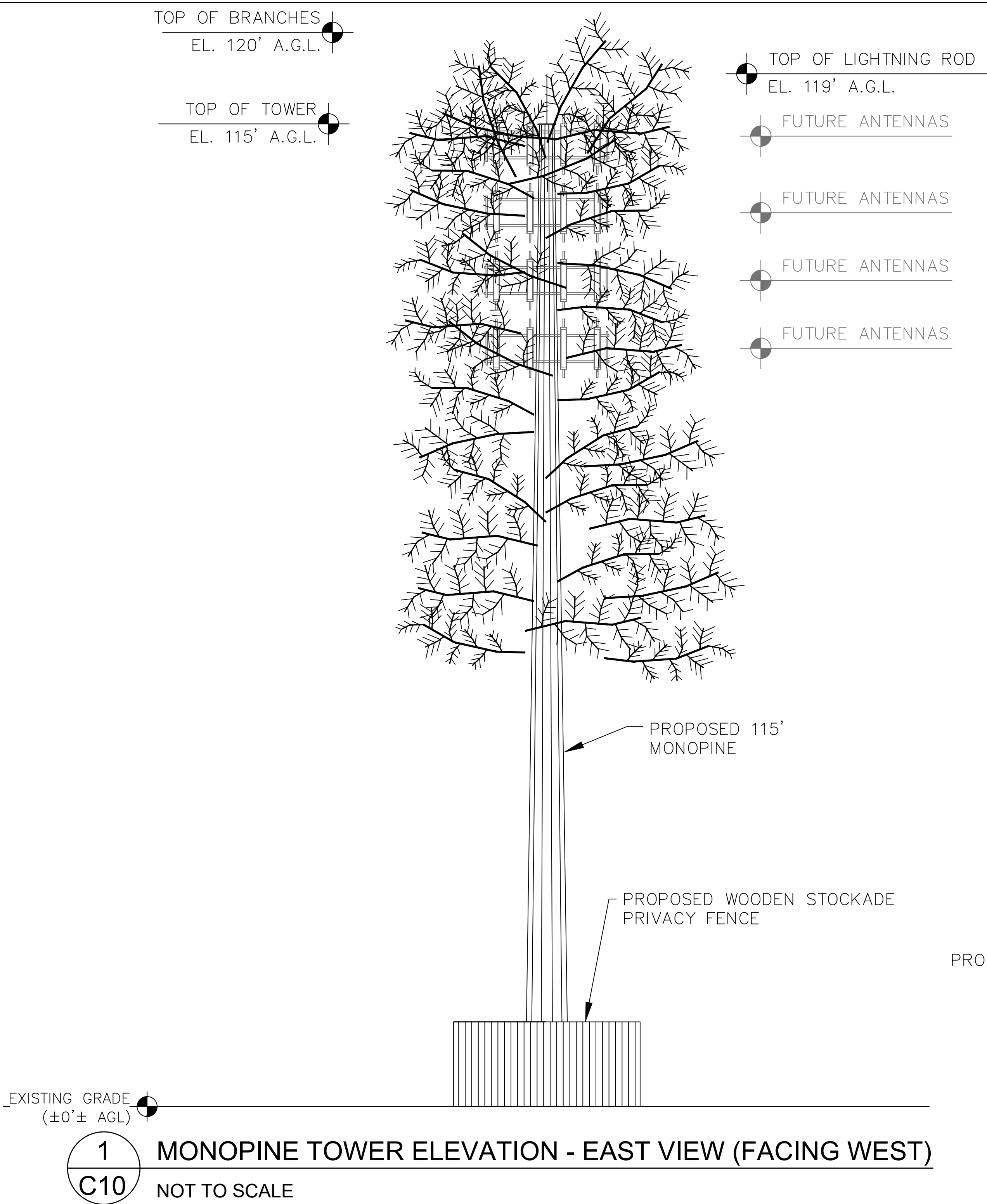
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**WAVEGUIDE
BRIDGE DETAILS**

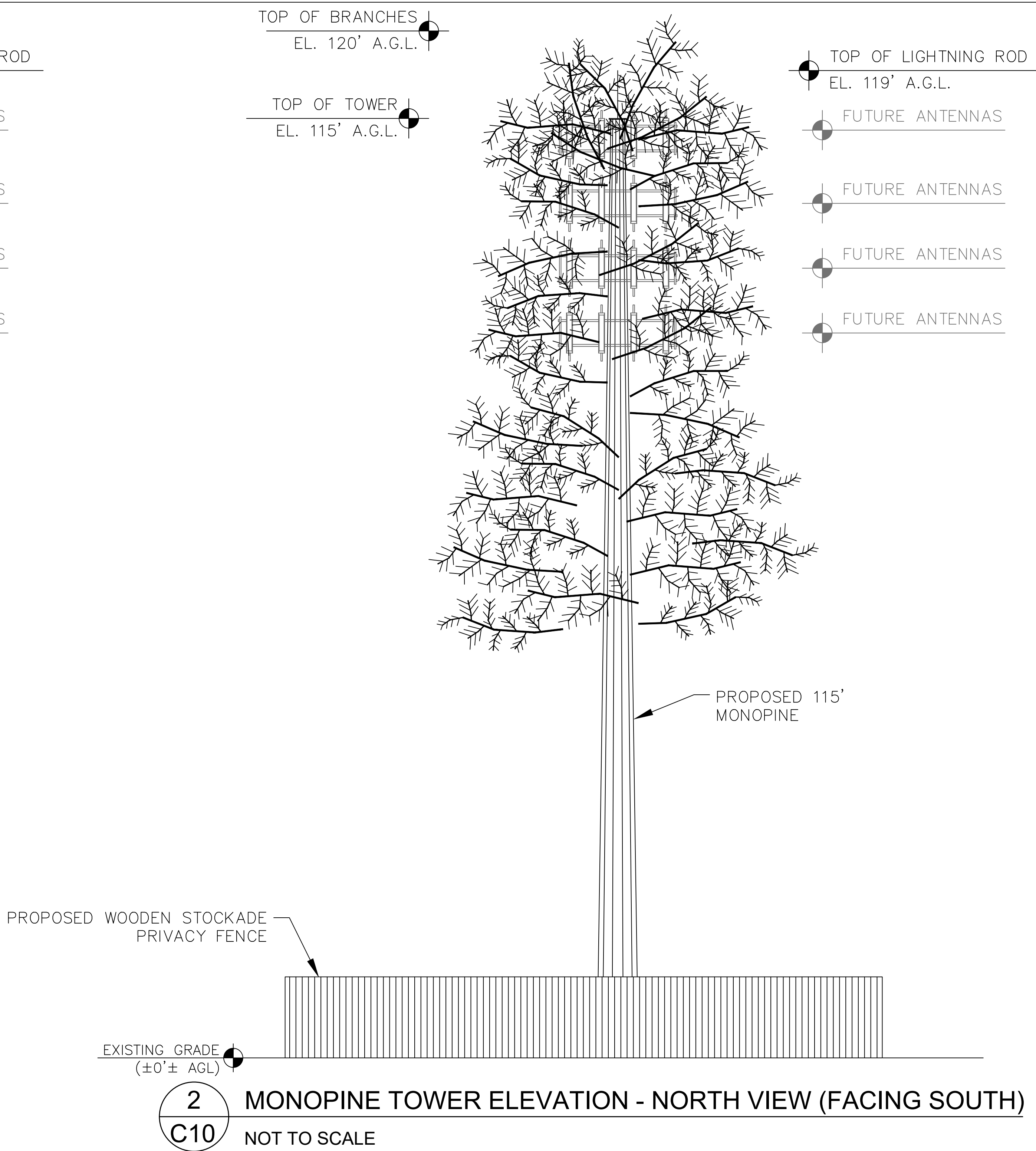
SHEET NUMBER:

C9

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\Ecor-GB.dwg 11/01/24 12:06 PM by: christopher.strange



- NOTES:**
1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.
 2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.
 3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.



- NOTES:**
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
 2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
 3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

PROJECT INFORMATION:

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HAMPDEN COUNTY

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FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013541034

DRAWN BY: CHECKED BY:

JAR CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C10

April 30, 2025

Scott Von Rein
Diamond Communications
120 Mountain Ave.
Springfield, NJ 07081

RE: Proposed 115' Monopine (top of branches at 120') for Bethany Assembly of God, MA

Dear Mr. Von Rein,

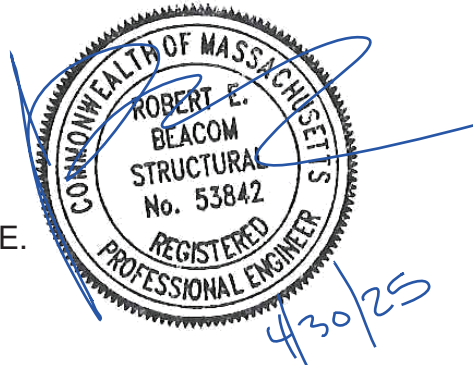
Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 115 mph with no ice and 50 mph + 1.5" ice, Risk Category II, Exposure Category B, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopine will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopine shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopine, the monopine will buckle at the location of the highest combined stress ratio within the monopine shaft. This is likely to result in the portion of the monopine above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopine designed and manufactured by Sabre Towers & Poles.* This would effectively result in a fall radius equal to 45' at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager





Town of Agawam
Inspection Services Department
1000 Suffield Street, Agawam, Massachusetts 01001
Telephone - (413) 821-0632

Kevin Duquette
Inspector of Buildings
inspections@agawam.ma.us

April 17, 2025

To: Office of Planning and Community Development:

Re: Zone Change Application- 580 Main Street- Planning Board Meeting May 1, 2025- Comments;

Inspection Services has no Zoning issues or concerns for the proposed Zone Change for the above referenced address.

If the zone change is granted, comments for site plan review/ approval will be provided for compliance with section 180-90 of the Town's Zoning Ordinances.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

**A RESOLUTION TO FILE SPECIAL LEGISLATION
WITH THE COMMONWEALTH OF MASSACHUSETTS
TO AMEND THE AGAWAM HOME RULE CHARTER
TO DELETE REFERENCE TO BOARD OF APPEALS**

(Sponsored by Councilors Anthony Russo, George Bitzas, and Anthony Suffriti)

WHEREAS, Section 2-8(c) of the Agawam Home Rule Charter provides for the Council to elect a three person Board of Appeals;

WHEREAS, Section 2-8(c) of the Agawam Home Rule Charter was adopted in November of 1971 prior to the charter change adding the Mayor which was adopted in November of 1988;

WHEREAS, Massachusetts General Laws Chapter 40A §12 provides for a Board of Appeals which is either three or five members who, unless otherwise provided by charter, shall be appointed by the mayor, subject to the confirmation by the city council;

WHEREAS, deleting reference to the Board of Appeals from the Agawam Home Rule Charter will allow the Council to establish a five member Board of Appeals by ordinance;

WHEREAS, the special legislation deleting reference to the Board of Appeals from the Agawam Home Rule Charter, if passed by the Commonwealth of Massachusetts, shall be subject to referendum approval by the voters of the City of Agawam;

WHEREAS, it is in the best interests of the City of Agawam to delete reference to the Board of Appeals from the Agawam Home Rule Charter; and

NOW THEREFORE, BE IT RESOLVED that the Agawam City Council hereby seeks to file special legislation with the Commonwealth of Massachusetts to revise Section 2-8 of the Agawam Home Rule Charter by deleting paragraph (c) which is enumerated below:

(c) Board of Appeals -- In January of each year the town council shall elect a voter for a term of three (3) years to serve as a member of the board of appeals. The board of appeals shall consist of three members elected by the town council for staggered three year terms. The town council shall also elect two persons as alternate members of the board of appeals for terms of three years which expire in different years.

The board of appeals shall hear appeals from actions taken by other town boards and officials under the building code, zoning ordinances, subdivision control regulations and other rules and regulations adopted regulating the use of land and buildings.

Dated this _____ day of _____, 2025.

PER ORDER OF THE AGAWAM CITY COUNCIL

Rosemary Sandlin, President, Agawam City Council

APPROVED AS TO FORM AND LEGALITY



Christopher S. Cappucci, City Solicitor



Town of Agawam

Christopher C. Johnson, Mayor
36 Main Street
Agawam, MA 01001
Telephone: 413-786-0400 | 413-786-4520

Memorandum

To: Agawam City Council
From: Christopher C. Johnson, Mayor
Re: TR-2025-34 - Charter Change - Board of Appeals
Date: April 17, 2025

Attached please find TR-2025-34 which is a resolution to file special legislation to amend the Agawam Home Rule Charter to delete the provisions dealing with the Board of Appeals. The resolution was prepared at the request of Councilors Russo and Bitzas.

Section 2-8(c) of the Agawam Home Rule Charter was adopted in November of 1971 prior to the charter change adding the Mayor which was adopted in November of 1988. Section 2-8 (c) provides for a three member Board of Appeals elected by the Council. With the current charter language, the only way to expand the Board to five members would be to change the Charter.

Massachusetts General Laws Chapter 40A, §12 provides for a Board of Appeals which is either three or five members who, unless otherwise provided by charter, shall be appointed by the Mayor, subject to the confirmation by the Council. If the Agawam Home Rule Charter were amended to delete the reference to the Board of Appeals, the Council could create a five member Board of Appeals by ordinance which would be appointed by the Mayor, subject to Council confirmation. This would allow greater flexibility in the future should the Town desire to return the Board to only three members.

If the resolution is passed by the Council, the Town would submit special legislation deleting reference to the Board of Appeals from the Agawam Home Rule Charter to the state legislature. If the special legislation is passed by the General Court of the Commonwealth and signed by the Governor, it would be subject to referendum approval by the voters of the City of Agawam to become effective.

Please do not hesitate to contact me with any questions.

Very truly yours,

Christopher C. Johnson
Mayor