



Planning Board AGENDA

Thursday, September 4, 2025 - 6:00 PM

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

A. Planning Board

- 1) 6:00PM PUBLIC HEARING-ZONE CHANGE-430 North West Street-VIP Homes & Associates
- 2) Sign Plan-6 & 24 Ace Precision Way-TGE Realty, LLC
- 3) APPROVAL OF MINUTES-August 21, 2025
- 4) Correspondences



Town of Agawam

Planning Department

36 Main Street
Agawam, MA 01001
Telephone:
413-726-9737
Fax: 413-786-9927

TO: Agawam Planning Board

FROM: Planning Department

SUBJECT: Zone Change – 430 North West Street – VIP Homes & Associates, LLC

DATE: August 20, 2025

The City Council has referred a Zone Change request for 430 North West Street. The applicant is proposing a zone change from Business B to Residence B. The Planning Board's role is to provide a positive or negative recommendation to City Council.

The square footage of the parcel is 1.36 acres with 228.16 ft of frontage on North West Street and 164.17 sq ft of frontage on North St Ext (according to Town GIS – attached). The lot is currently vacant but previously was a single family home that was demolished in 2019.

Attached is the Assessors map showing lot size and frontage, the Assessors Map showing the zoning of the area, and the conceptual layout plan. **The conceptual layout is a draft and does not bind the applicant to construct what was proposed.** The Planning Office has reviewed this proposal and submits this report for your information.

Land Use and Zoning

As stated above, 430 North West Street is currently zoned Business B. A copy of the zoning map for this area has been attached.

Under the current Business B district, the following uses are allowed (See Section 180-48 for full list of permitted uses in Business B – attached):

- A., any use permitted in a Residence, Agricultural or Business A District.
- B. Residential buildings and appurtenant buildings such as garages, sheds, barns, etc., presently existing in Business B Districts may be added thereto, altered or rebuilt.
- C. No new building or other structure shall be erected for residential purposes unless the land so located in the Business B District is part of a subdivision plan duly recorded prior to the enactment of this section or unless individual building lots have been similarly recorded.
- D. Body and fender work and the painting of cars out of doors is prohibited.
- E. Amusement parks, bowling alleys and roller skating rinks, or arcades
- F. Wholesale sales and warehousing.
- G. Converting, fabricating, manufacturing, altering, finishing or assembling



Town of Agawam

Planning Department

36 Main Street
Agawam, MA 01001
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413-726-9737
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- H. Trucking terminals may be allowed only after a public hearing by the Board of Appeals.
- I. Retail shopping centers comprised of only one building

Under the proposed *Residence B* district, the following uses are allowed (See section 180-31 for full list of permitted uses in Residence B – attached):

- A. Any use permitted in a Residence A-1 or A-2 District.
- B. A two-family dwelling for two housekeeping units.
- C. Notwithstanding any other provision in the above paragraph, no building or other structure shall be erected, altered or used for residential purposes which shall accommodate or house more than four families. All four-family buildings or structures used for residential purposes shall be erected on a parcel of land containing not less than one acre in area and having not less than 150 feet of frontage on a street.
- D. Lodging houses
- E. Clubs, lodges and social center buildings
- F. Hospitals, sanitariums or charitable institutions, except those for contagious diseases, for the care of epileptics or drug or liquor patients, for correctional purposes or for the care of the insane or feebleminded.
- G. Private garages
- H. Not more than one house trailer for each resident family may be kept on the premises.

Environmental Considerations

There are no known environmental issues with this lot.

Other Considerations

Surrounding parcels are zoned Residence A-2 and Agricultural. See attached zoning map.



Town of Agawam
36 Main Street
Agawam, Massachusetts 01001-1801
Tel. 413-786-0400 Fax 413-786-9927

MEMO

To: Assessor
Building Inspector
Conservation Commission
Engineering/DPW
Fire Department
Health Department
Safety Officer
School Committee
Town Solicitor
Zoning Board of Appeals

From: Planning Board

Subject: Zone Change – 430 North West Street – VIP Homes & Associates

Date: August 13, 2025

The Planning Board has received the attached Zone Change application for 430 North West Street submitted by VIP Homes & Associates. The Planning Board will hold a public hearing on September 4, 2025. Please provide any comments you may have prior to the hearing.



AGAWAM CITY COUNCIL

36 MAIN STREET
AGAWAM, MASSACHUSETTS 01001
413-726-9716 Office 413-726-9717 Fax www.agawam.ma.us

COUNCIL PRESIDENT *Rosemary Sandlin*

COUNCIL VICE PRESIDENT *Anthony J. Russo*

COUNCILORS

*George Bitzas – Edward Borgatti – Thomas D. Hendrickson – Dino R. Mercadante – Robert E. Rossi
Gerald F. Smith – Peter Smus – Anthony R. Suffriti- Maria Valego*

ADMINISTRATIVE ASSISTANT – *Barbara A. Bard* bbard@agawam.ma.us

August 6, 2025

Agawam Planning Board
36 Main Street
Agawam, MA. 01001

Re: **Referral of Agenda Item**

Dear Members of the Agawam Planning Board:

The Agawam City Council has referred the following items to the Planning Board for their respective Public Hearings and recommendations:

- **(ZC-2025-3)** - Petition for Zone Change by VIP Homes & Associates, LLC for property located at 430 North West Street, Feeding Hills section of Agawam, Hampden County, Massachusetts (Assessor's Parcel ID: C13-4-4) from Business B to the Residence B District

After coordinating with the Planning Office, the City Council has set our Public Hearing for September 15, 2025. If you have any questions, please do not hesitate to contact me.

Sincerely,

Barbara A. Bard
Administrative Assistant
Agawam City Council

cc: Full Council, Mayor, Planning



Town of Agawam

Planning Department

36 Main Street
Agawam, MA 01001
Telephone:
413-726-9737
Fax: 413-786-9927

TO: Agawam Planning Board

FROM: Planning Department

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Attached is the Assessors map showing lot size and frontage, the Assessors Map showing the zoning of the area, and the conceptual layout plan. **The conceptual layout is a draft and does not bind the applicant to construct what was proposed.** The Planning Office has reviewed this proposal and submits this report for your information.

Land Use and Zoning

As stated above, 430 North West Street is currently zoned Business B. A copy of the zoning map for this area has been attached.

Under the current Business B district, the following uses are allowed (See Section 180-48 for full list of permitted uses in Business B – attached):

- A., any use permitted in a Residence, Agricultural or Business A District.
- B. Residential buildings and appurtenant buildings such as garages, sheds, barns, etc., presently existing in Business B Districts may be added thereto, altered or rebuilt.
- C. No new building or other structure shall be erected for residential purposes unless the land so located in the Business B District is part of a subdivision plan duly recorded prior to the enactment of this section or unless individual building lots have been similarly recorded.
- D. Body and fender work and the painting of cars out of doors is prohibited.
- E. Amusement parks, bowling alleys and roller skating rinks, or arcades
- F. Wholesale sales and warehousing.
- G. Converting, fabricating, manufacturing, altering, finishing or assembling



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- H. Trucking terminals may be allowed only after a public hearing by the Board of Appeals.
- I. Retail shopping centers comprised of only one building

Under the proposed *Residence B* district, the following uses are allowed (See section 180-31 for full list of permitted uses in Residence B – attached):

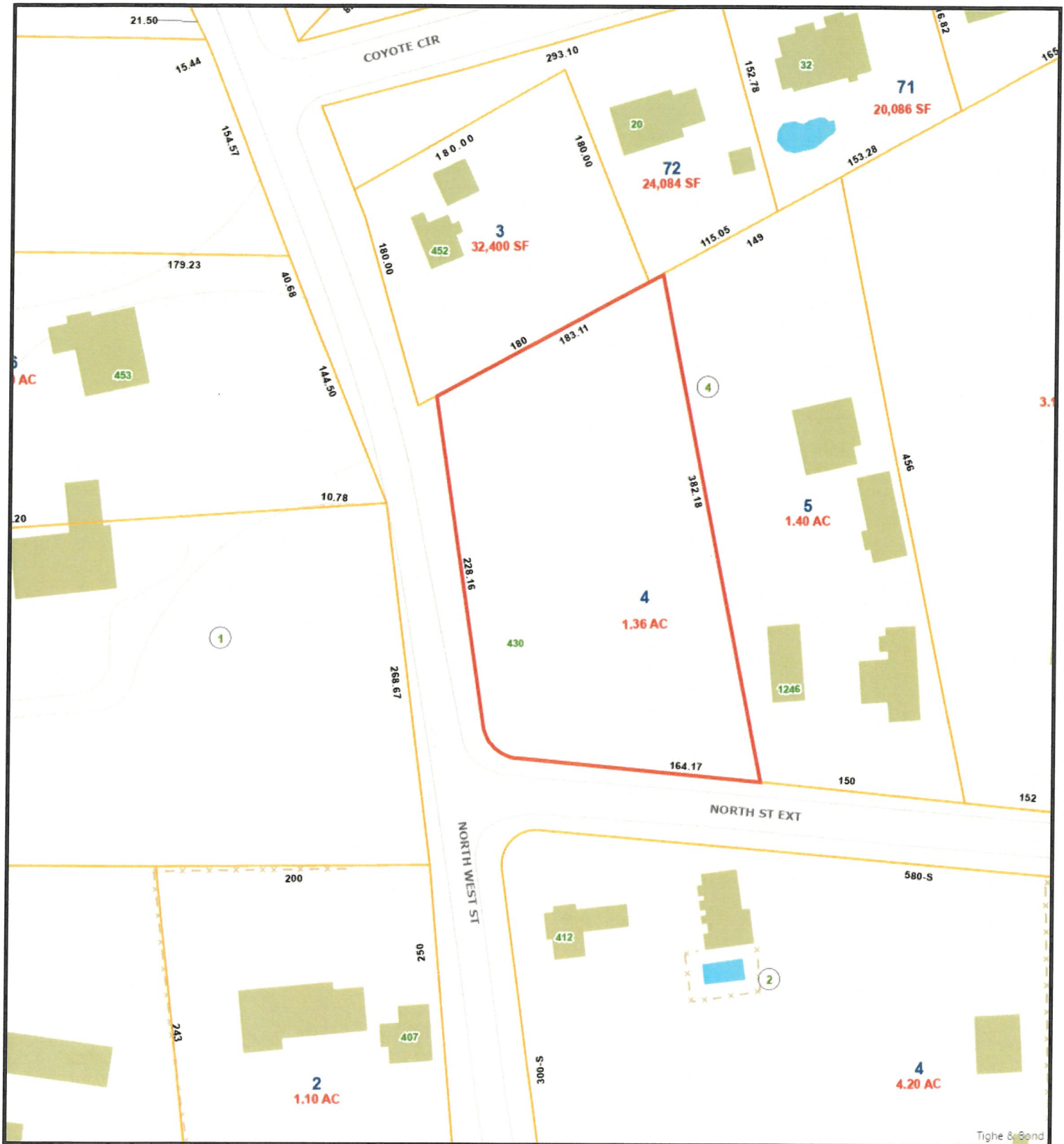
- A. Any use permitted in a Residence A-1 or A-2 District.
- B. A two-family dwelling for two housekeeping units.
- C. Notwithstanding any other provision in the above paragraph, no building or other structure shall be erected, altered or used for residential purposes which shall accommodate or house more than four families. All four-family buildings or structures used for residential purposes shall be erected on a parcel of land containing not less than one acre in area and having not less than 150 feet of frontage on a street.
- D. Lodging houses
- E. Clubs, lodges and social center buildings
- F. Hospitals, sanitariums or charitable institutions, except those for contagious diseases, for the care of epileptics or drug or liquor patients, for correctional purposes or for the care of the insane or feeble-minded.
- G. Private garages
- H. Not more than one house trailer for each resident family may be kept on the premises.

Environmental Considerations

There are no known environmental issues with this lot.

Other Considerations

Surrounding parcels are zoned Residence A-2 and Agricultural. See attached zoning map.



8/20/2025 9:55:52 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.





8/20/2025 9:55:15 AM

Scale: 1"=250'

Scale is approximate

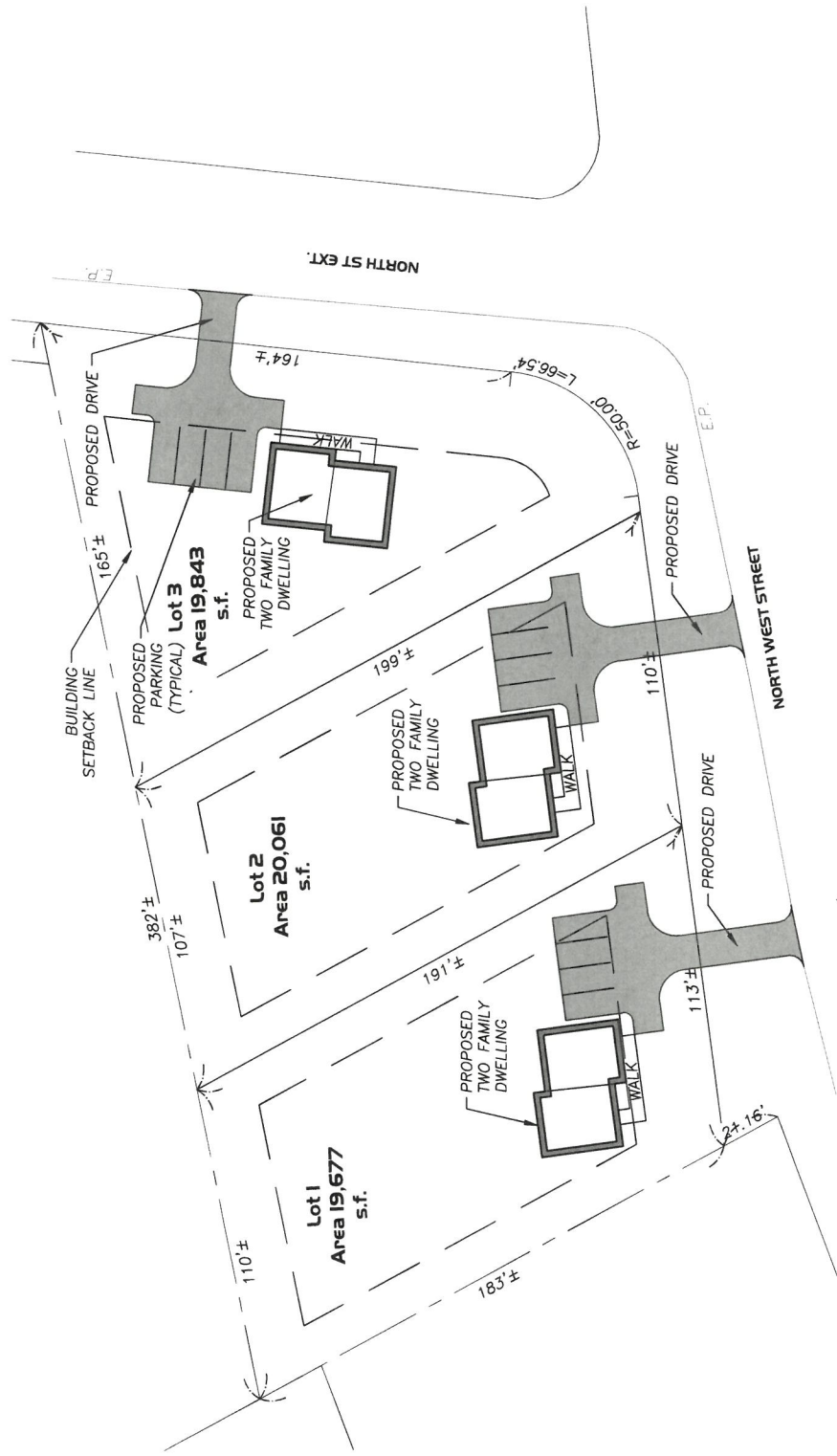
The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.





NOTE

1. THIS PLAN IS FOR A CONCEPTUAL PURPOSE ONLY, NOT TO BE USED FOR CONVEYANCE OR DESIGN.



REVISION:		DATE:	
SCALE: 1" = 40'		DATE: 08-19-2025	JOB NO.: 250116
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			
CONCEPT SKETCH		FOR 430 North West Street, Agawam	
DRAWING#		concept	
VIP Homes & Associates, LLC		c/o Vladimir Ruha	

Chapter 180. Zoning

Article VI. Residence B Districts

§ 180-31. Permitted uses.

In any Residence B District as indicated on the Building Zone Map, no building or other structure shall be erected, altered or used and no land shall be used or occupied for any other purpose except one or more of the following:

- A. Any use permitted in a Residence A-1 or A-2 District.
- B. A two-family dwelling for two housekeeping units. A semidetached dwelling for two families, provided that there shall not be more than one family in each half of such dwelling.
- C. Notwithstanding any other provision in the above paragraph, no building or other structure shall be erected, altered or used for residential purposes which shall accommodate or house more than four families. All four-family buildings or structures used for residential purposes shall be erected on a parcel of land containing not less than one acre in area and having not less than 150 feet of frontage on a street.
- D. Lodging houses, provided that there is no display, sign or other advertising device visible from the street, whether illuminated or otherwise, other than a sign having an area of not more than 144 square inches. A public restaurant or dining room shall be permitted as an accessory use in any part of such building, provided that the dining room and kitchen facilities do not occupy more than 75% of the first-floor area of such building.
- E. Clubs, lodges and social center buildings, except those whose chief activity is a gainful service or activity usually conducted as a business, including in such excepted uses dancing or bowling and like activities, provided that there is no display or advertising visible from the street other than that permitted in Subsection D of this section.
- F. Hospitals, sanitariums or charitable institutions, except those for contagious diseases, for the care of epileptics or drug or liquor patients, for correctional purposes or for the care of the insane or feebleminded.
- G. Private garages, provided that no business, service or industry is conducted therefrom or therein. Not more than one motor vehicle shall be kept for each 2,500 square feet of lot area, except that three vehicles may be kept, in any case, not more than one of which may be unregistered. Only one such vehicle may be a commercial vehicle of not more than 1 1/2 tons' weight of capacity. Space shall not be leased or rented for a commercial vehicle. No commercial vehicle shall be parked on a lot in the open. These space regulations shall apply to vehicles regularly left on the lot, whether housed or in the open.
- H. Not more than one house trailer for each resident family may be kept on the premises. The trailer shall not be used for living quarters while so located. Space shall not be rented or leased for trailers.

*Town of Agawam, MA
Wednesday, August 20, 2025*

Chapter 180. Zoning

Article IX. Business B Districts

§ 180-48. Permitted uses.

[Amended 12-7-1981; 9-7-2004 by TOR-2004-7; 11-15-2004 by TOR-2004-17; 2-6-2006 by TOR-2005-12; 11-19-2018 by TOR 2018-14; 4-16-2024 by Ord. No. TOR-2024-2]

In any Business B District as indicated on the Building Zone Map, no building or other structure shall be erected, altered or used and no land shall be used or occupied for any purpose except one or more of the following:

- A. Except as otherwise provided in this article, any use permitted in a Residence, Agricultural or Business A District.
- B. Residential buildings and appurtenant buildings such as garages, sheds, barns, etc., presently existing in Business B Districts may be added thereto, altered or rebuilt.
- C. In any Business B Districts as indicated on the Building Zone Map, no new building or other structure shall be erected for residential purposes unless the land so located in the Business B District is part of a subdivision plan duly recorded prior to the enactment of this section or unless individual building lots have been similarly recorded.
- D. Body and fender work and the painting of cars out of doors is prohibited. The storage of dismantled vehicles or vehicle parts out of doors is prohibited. The storage of complete units such as truck bodies, tailgates, road sanders, farm machinery, school buses and ambulances is permitted. The selling of new or secondhand vehicles shall require a special permit in accordance with § 114-5.
- E. Amusement parks, bowling alleys and roller skating rinks, or arcades containing six or more pinball or electronic games and/or automatic amusement devices with a special permit issued by the Board of Appeals. No more than five automatic amusement devices duly licensed in accordance with § 75-1 of the Code of the Town of Agawam.
- F. Wholesale sales and warehousing.
- G. Converting, fabricating, manufacturing, altering, finishing or assembling, provided that in no case is a total of more than 20,000 square feet of floor space devoted to such use.
- H. Trucking terminals may be allowed only after a public hearing by the Board of Appeals.
- I. Retail shopping centers comprised of only one building, planned as a total entity with on-site common parking areas for customer and employee parking provided so as to comprise an efficient and architecturally integrated shopping area.

(1) Allowed uses.

- (a) Retail shopping centers may include department stores, variety stores, supermarkets, furniture stores, household appliance stores, home improvement stores, lawn equipment stores, gift shops, restaurants, including drive-in and drive-through restaurants, drugstores, barbershops, beauty shops, office supply stores, food stores, optical stores, clothing stores, financial institutions and banks (with or without drive-through windows),

health clubs, movie theaters, doctors' offices, dentist offices and other professional offices open to the public, children's day-care and activity centers. Only one principal building per lot is allowed.

- (b) These uses will not include, as a principal or accessory use, motor vehicle services, such as new or used motor vehicle sales, freestanding tire, brake and muffler shops, automobile repair shops, and gasoline stations. No accessory use or building is permitted under this zoning.
 - (c) Unless by special permit of the Agawam Town Council, temporary outside uses upon the parcel are prohibited, including but not limited to, circuses, festivals, tent sales, sidewalk sales, retail displays, vehicle displays.
- (2) Retail shopping center requirements.
- (a) Application procedures.
 - [1] Site plan. Site plans for any such retail shopping center shall be submitted to the Planning Board for its approval as to site layout, provisions for handling traffic flow, parking area, landscaping, traffic, and architectural characteristics before a building permit is issued. To assure that retail shopping centers shall be reasonably attractive in appearance, the developer or its representative shall submit to the Planning Board, in addition to the requirements set forth in § **180-13**, an architect's rendering or comparable illustration of the planned construction, including landscaping, prior to applying for a building permit. The architectural concept will be required to fit the character of the community and be at the approval of the Planning Board prior to issuing a building permit. Unless such a drawing approved by the Planning Board is submitted to the Inspector of Buildings, no building permit shall be issued, nor shall an occupancy permit be granted unless and until the finished construction reasonably conforms to the drawing submitted.
 - [2] Special permit.
 - [a] No building permit shall be issued for, and no person shall undertake, any use or improvement for a retail shopping center unless an application for a special permit has been prepared for the proposed development in accordance with the requirements and § **180-11**. For the purpose of this section, the special permit granting authority shall be the Agawam Town Council.
 - [b] No building permit shall be granted by the Inspector of Buildings until the Agawam Town Council has given its final approval that the development or any phase thereof and any associated off-site improvements conform to the approved application for a special permit under this section, including any conditions imposed by the Agawam Town Council. No temporary occupancy permits shall be granted.
 - (b) Parking. No space within the required front setback area may be used for parking unless approved by the Planning Board. An overall shared parking scheme is preferred and developed in such a way that conforms to parking space requirements for retail shopping centers as specified herein. In the overall shared parking scheme, the applicant shall specify how shared parking areas are to be owned, constructed, operated and maintained and provide the Planning Board with the proposed deeds, deed restrictions, association bylaws or other legal documents or mechanisms for ensuring the same. All parking lots shall be designed according to the following standards:
 - [1] Minimum 4.5/1,000 overall parking ratio inclusive of all buildings (no unheated garden shop or seasonal retail or wholesale sales);
 - [2] Minimum size for parking spaces shall be nine feet by 18 feet unless when using angled parking as specified in the Institute of Transportation Engineers, Traffic

Engineering Handbook, Parking Class A.

- [3] Minimum width for drive aisles shall be:
 - [a] Twenty-four feet for two-way lanes with ninety-degree angle parking.
 - [b] Eighteen feet for one-way lanes with sixty-degree angle parking.
 - [c] Eighteen feet for one-way lanes with forty-five-degree angle parking.
 - [4] With the exception of parking for the disabled, all other parking spaces shall be located at least 50 feet or greater from any building.
 - [5] Pavement markings, signage and any other required traffic control devices within the site shall be specified according to the latest edition of the Manual on Uniform Traffic Control Devices (M.U.T.C.D.) standards. All roadway, stop line and traffic markings shall be of thermoplastic.
 - [6] Pedestrian and handicapped access from the parking areas to the site sidewalks and entrances to all buildings shall be specified to provide safe access and internal circulation within the site.
 - [7] No overnight parking of vehicles not related to the ongoing operation of the shopping center.
- (c) Traffic impact report. A traffic impact report, indicating projected traffic flows to and from the project at its build-out, projected traffic flows and levels of service on nearby roadways in five years and at build-out of the development, current traffic flows, levels of service and accident records for said roadways, projected capacity, service level and safety problems anticipated in five years and at project build-out, proposed mitigation measures and other relevant information shall be submitted as part of the site plan application and presented to the Planning Board at a public meeting by a professional traffic engineer or transportation planner. The area to be included in the traffic impact study shall be determined by the Planning Board. The Planning Board may require traffic signals, traffic or turn lanes, sidewalks, bikeways or any other mitigation measures that it believes necessary to protect public safety and maintain proper traffic flow on roadways within or impacted by the development.
- (d) Streets and drives. Streets and drives within the development shall be constructed in accordance with the Planning Board's subdivision regulations, except that the Planning Board may require additional sidewalks, traffic lanes, turn lanes, traffic signals, additional lane width based on truck traffic, additional pavement depth based on truck traffic or other items or increases in existing standards as needed or required. A minimum of two means of egress from a public way must be provided.
- (e) Buffers and greenspace. Retail shopping centers shall contain a minimum of 25% greenspace not including parking and/or interior roadways. A space of not less than 100 feet shall be maintained as an open space buffer with natural vegetation or landscaping along and adjacent to agriculturally and residentially zoned property lines. The buffer shall not be built on, have no structures to include barrier fencing, be paved or used for parking, dumpsters and/or storage, but may be utilized for stormwater management and greenspace only. All buffer areas shall be maintained and kept free of litter. Additional area, plantings, decorative fencing or other items may also be required by the Planning Board to protect adjacent property owners from adverse impacts or to protect the character of the neighborhood, including landscaped berms and/or fences along and adjacent to residentially zoned property lines.
- (f) Parking lot interior landscaping. Fifteen percent of the interior space of all parking lots shall be landscaped areas. All parking lot islands, connecting walkways through parking lots and driveways through or to parking lots shall be landscaped according to the following standards:

- [1] Visibility. To avoid landscape material blocking driver sight distance at driveway-street intersections, no plant material greater than 24 inches in height shall be located within 15 feet of a curb cut.
 - [2] Landscape islands. In addition to any pedestrian refuge areas, each landscaped island shall include two, minimum two-and-five-tenths-inch caliper canopy deciduous trees, be of length greater than eight feet in its smallest dimension, include at least 80 square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.
 - [3] Walkways and driveways. Connecting walkways through parking lots shall have two, minimum two-and-five-tenths-inch caliper canopy deciduous trees per 60 linear feet of such walkway planted in landscape areas within five feet of such walkway. Driveways through or to parking lots shall have two minimum two-and-five-tenths-inch caliper canopy deciduous trees per 60 linear feet of and along each side of such driveway, in landscape areas within five feet of such driveway.
 - [4] Parking bays shall extend no more than 20 parking spaces without an intervening tree, landscape island or landscape peninsula where landscaped end islands are provided. Where landscaped end islands for parking bays are not provided, an equivalent landscaped area must be provided internally within the parking lot.
 - [5] Adhere to all existing engineering regulations and requirements.
- (g) Lighting. Parking lot lighting shall be as unobtrusive as possible to provide safe circulation and protect people and property. Light sources shall be concealed and fully shielded and shall feature sharp cutoff capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property. Unique areas or neighborhoods within the Town may have additional design guidelines for lighting as required by the Planning Board. Maximum on-site lighting levels shall not exceed 10 footcandles, except for loading and unloading platforms where the maximum lighting level shall be 20 footcandles. Lighting levels measured 20 feet beyond the property line of the development site (adjacent to residential uses or public rights-of-way) shall not exceed 0.1 footcandle as a direct result of the on-site lighting. Parking lots shall remain fully lit for one hour following the closing of the store or establishment for which the parking lot serves, and shall be lit by security lighting thereafter. All lighting level measurements shall be determined by mean footcandles over the designated lighted area. Maximum height on lot poles shall be 20 feet and the fixture shall be shielded to prevent excess spillage of light onto adjoining properties.
- (h) Outdoor storage areas/mechanical equipment.
- [1] No areas for outdoor storage, trash collection or compaction, loading or other such uses shall be located within 100 feet of any public street, public sidewalk or internal pedestrian way, and in no event shall be visible from roadways (such areas will be screened from view, including the use of live plantings such as arborvitae). These enclosed areas for only the above purposes must be shielded by an opaque fence, or site-obscuring landscaping, either of which shall be not less than six feet.
 - [2] Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, trash collection, trash compaction and other service functions shall be incorporated into the overall design theme of the building and the landscape so that the architectural design is continuous and uninterrupted by ladders, towers and equipment.
 - [3] All rooftop mechanical equipment shall be screened.
 - [4] No outside sales areas/yards are permitted at any time, which include any type of stationary or mobile vendor carts (i.e., food stands).

- [5] No temporary or fabric structures shall be used for outdoor storage.
- (i) Building facade. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features, including but not limited to the following, doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, dormers, pediments and canopies. Buildings are to have reasonably consistent architectural elements to provide continuity, while allowing individuality in architectural features to distinguish individual businesses. In order to assure conformance with this requirement, exterior building elevations must be reviewed and approved as a part of the overall final site plan process by the Planning Board.
 - (j) Noise. No outside loudspeaker or audio sound systems shall be installed or used other than for drive-through uses.
 - (k) Maintenance. All properties developed for commercial purposes, whether they are occupied or not, shall be regularly maintained by the owner of the property to the reasonable satisfaction of the Zoning Enforcement Officer, so that they are not allowed to fall into a state of disrepair or neglect; and they shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners. Regular maintenance shall include at a minimum, mowing of lawns, general maintenance of landscaping beds, landscaping irrigation, trash and litter removal, removal of signs, painting/maintenance of facades and signs, and proper snow removal.
 - (l) Other requirements.
 - [1] Minimum size: five acres.
 - [2] Maximum facility 100,000 square feet, overall single building size. The square footage of a mezzanine shall be included in the calculation of the total square footage.
 - [3] Minimum frontage: 100 feet.
 - [4] Front yard setback: 100 feet.
 - [5] Rear yard setback: 100 feet.
 - [6] Side yard setback: 100 feet.
 - [7] Highway setback: 100 feet.
 - [8] Maximum building coverage shall not exceed 35% of the lot area.
 - [9] No building within the retail shopping center shall be greater than one story in height. Notwithstanding the foregoing, internal mezzanines (i.e., a low-ceilinged intermediate floor above the ground floor) shall be allowed.
 - [10] Signage for individual businesses within retail shopping centers shall be allowed as provided by § 180-80. In addition to the signs permitted for the individual businesses, retail shopping centers are allowed one multifaced ground sign at each major street providing access to the property identifying the retail shopping center and any specific uses or occupancies within the shopping center. The maximum signage area for each individual business depicted on the retail shopping center ground sign shall not exceed 100 square feet per face for each individual business. The total maximum signage area for each face of the retail shopping center ground sign shall be limited as follows: a) If the sum of the building area for all individual businesses within the retail shopping center is less than 100,000 square feet, each face of the retail shopping center ground signage shall not exceed 200 square feet plus 20 square feet per each individual business listed; b) If the sum of the building area for all individual businesses within the retail shopping center exceeds 100,000 square feet, each face

of the retail shopping center ground signage shall not exceed 350 square feet plus 35 square feet per each individual business listed. Ground signs shall not exceed 20 feet in height as measured from the top of the sign. Signage design shall fit the character of the community and be in communion with the architecture of the proposed retail complex as well the surrounding environment. Signage for this type of development requires the approval of the Planning Board. No scrolling, tethered or temporary signs are permitted. Signage per individual establishment shall not exceed 15% of the establishment's facade.

Request for Zoning Map Amendment

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

Proposed Residence B (RB) Zoning 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 & Property Owner:

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

RLA Project File No. 250116

July 24, 2025

R LEVESQUE ASSOCIATES, INC.

A LAND PLANNING SERVICES COMPANY

40 School Street, Westfield, MA 01085

p 413.568.0985 · f 413.568.0986 · www.rlaland.com



TABLE OF CONTENTS

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1. PETITION LETTER
2. LOCUS MAP
3. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

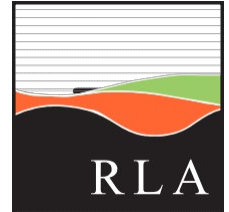
- APPENDIX A: EXISTING SITE PLAN
- APPENDIX A: PROPOSED SITE PLAN

I. PETITION 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



July 24, 2025

Rosemary Sandlin, Council President
Town of Agawam City Council
36 Main Street
Agawam, Massachusetts 01001

**RE: Request for Zoning Map Amendment – Proposed Residence B (RB) Zoning District
430 North West Street
Feeding Hills, Massachusetts 01030
(Parcel ID: C13-4-4)
RLA Project File No. 250116**

Dear President Sandlin and Councilors:

On behalf of the applicant and property owner, VIP Homes & Associates, LLC c/o Mr. Vladimir Ruha, 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 City Council 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 B (RB) zoning district, as promulgated under Article VI of the local zoning regulations.



STATEMENT OF PURPOSE

The proposed zoning amendment is intended to allow for residential development on the site, consistent with the character of surrounding uses. The proposed zoning map amendment to Residence B would support the applicant's plan to divide the subject property for residential construction that aligns with the existing development patterns in the area.

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 similar residential areas currently exist within the general vicinity of the subject properties.
3. The subject property is well suited for residential use and has ample space to utilize for construction.
4. The subject property is located in a primarily residentially utilized neighborhood and the proposed residential 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 City Council 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 B (RB) 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



Applicant and Property Owner:

Vladimir Ruha
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.

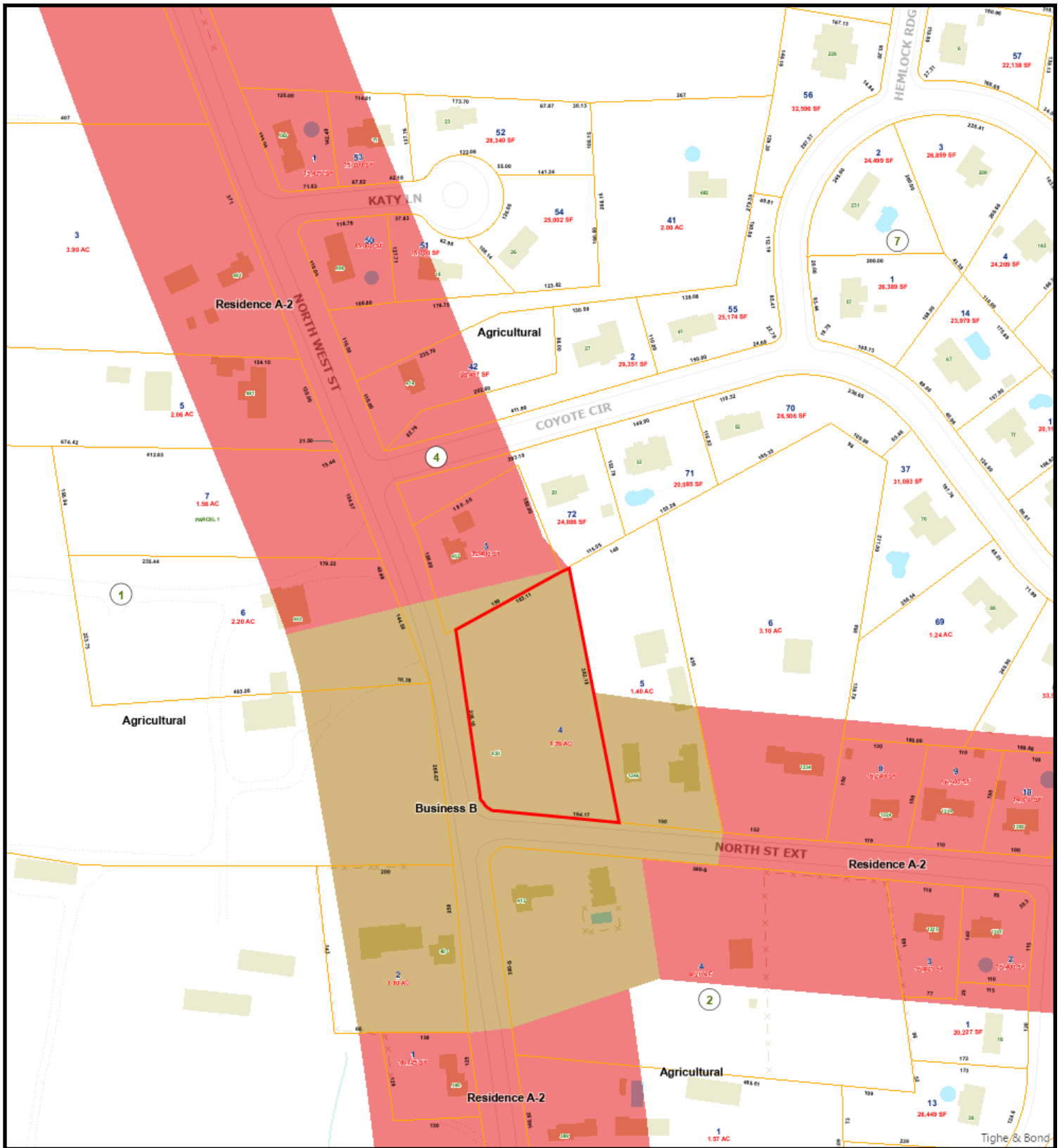
Nina Fazio

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

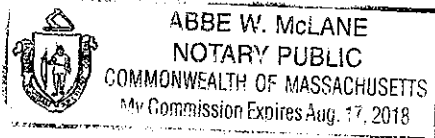
Russell D. Jenks
RUSSELL D. JENKS

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: EXISTING SITE PLAN

SITE PLAN ENTITLED "EXISTING ZONING"

PREPARED FOR VIP HOMES & ASSOCIATES, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JULY 22, 2025

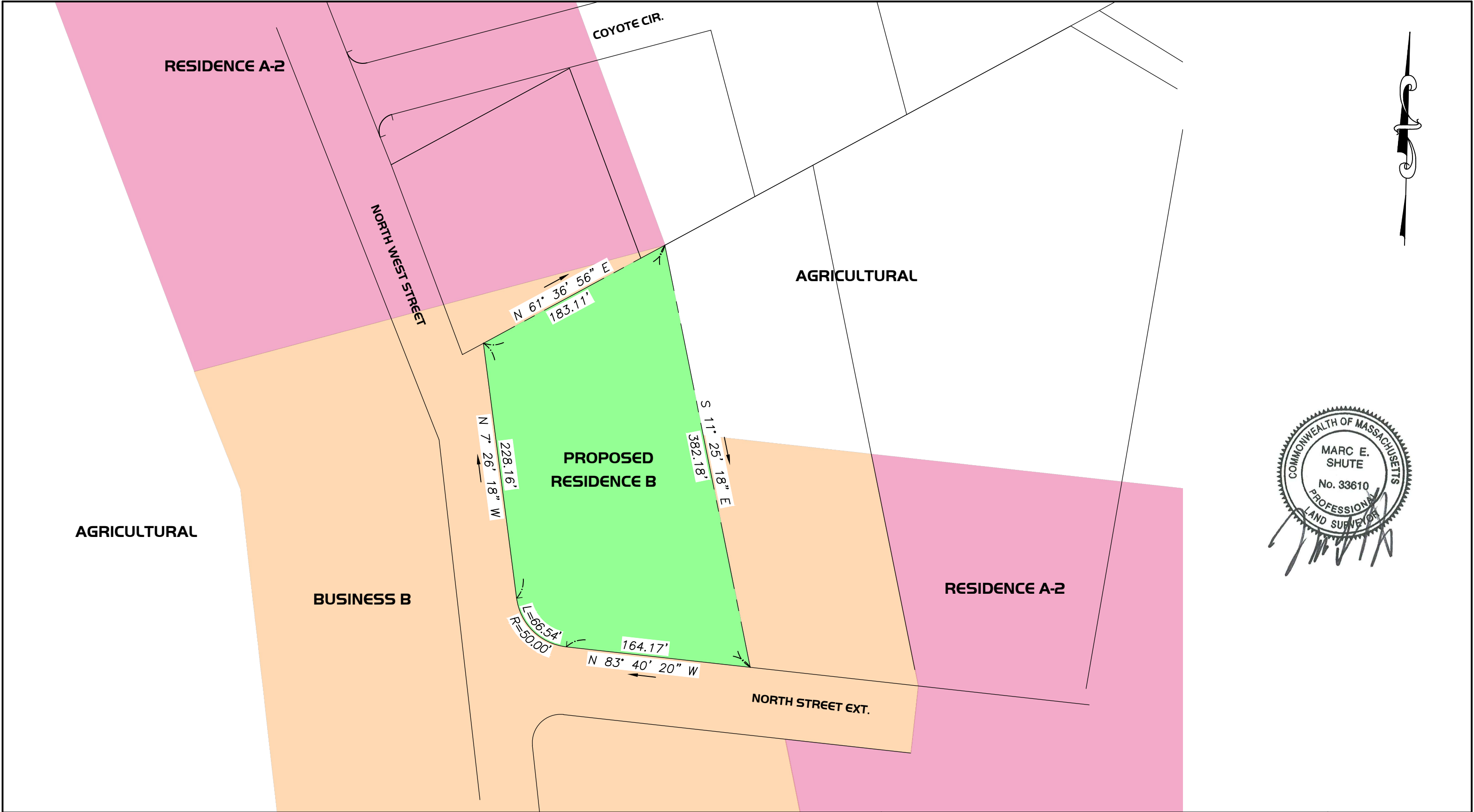
APPENDIX A: PROPOSED SITE PLAN

SITE PLAN ENTITLED "PROPOSED ZONE"

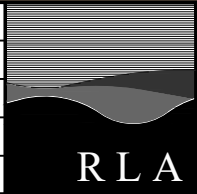
PREPARED FOR VIP HOMES & ASSOCIATES, LLC

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED JULY 22, 2025



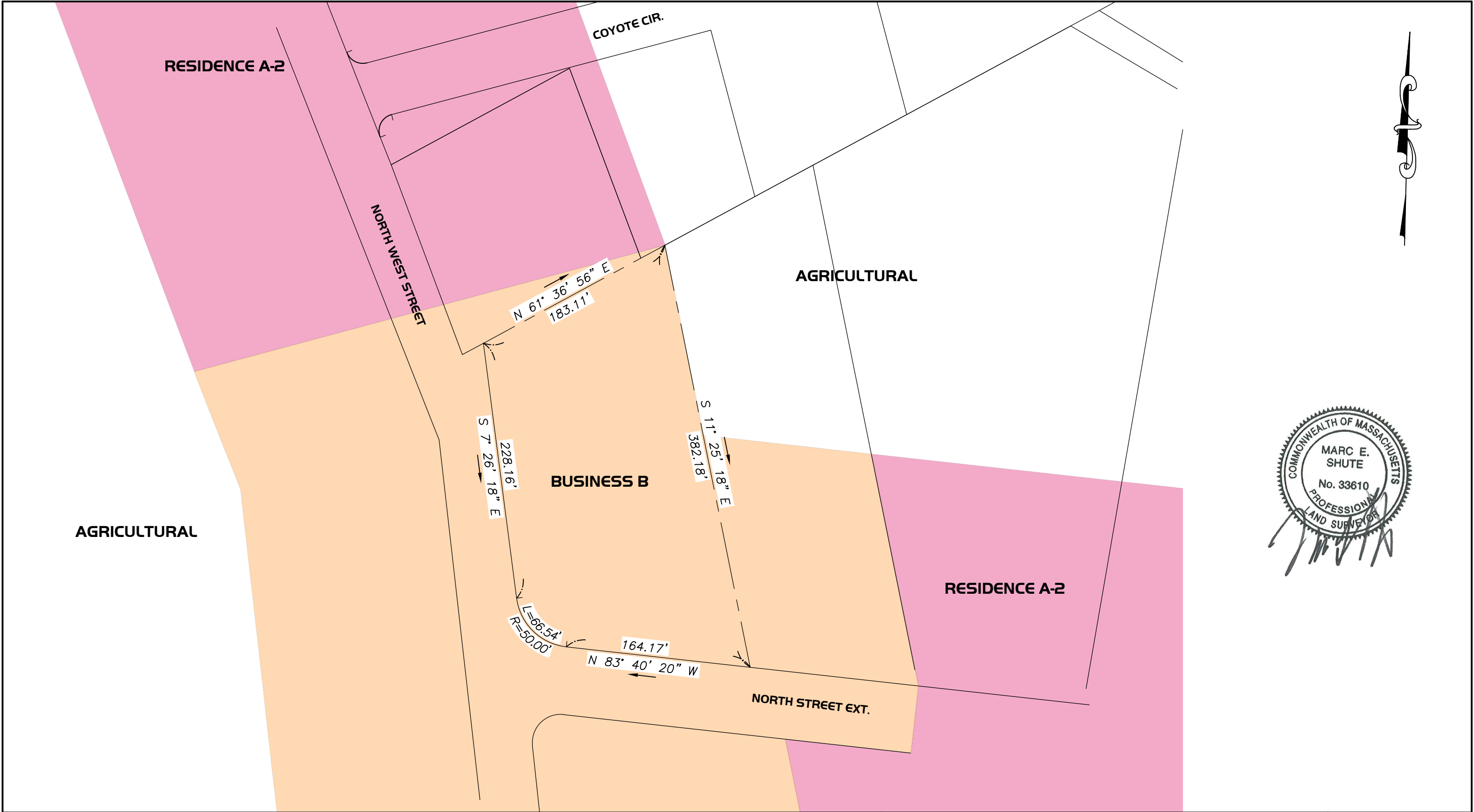
REVISION:			DATE:		
SCALE: 1" = 80'			DATE: 7-22-2025		
			JOB NO.: 250116		



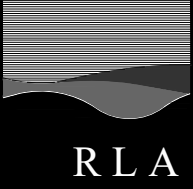
R LEVESQUE ASSOCIATES, INC
Landscape Architects · Civil Engineers · Land Surveys · Environmental Consultants
40 School Street · P.O. Box 640 · Westfield, MA 01086
ph: 413.568.0985 fax: 413.568.0986 rland.com

PROPOSED ZONE
430 North West Street, Agawam
FOR
VIP Homes & Associates, LLC

DRAWING#
Z-2



REVISION:			DATE:
SCALE: 1" = 80'	DATE: 7-22-2025	JOB NO.: 250116	



R LEVESQUE ASSOCIATES, INC
Landscape Architects · Civil Engineers · Land Surveys · Environmental Consultants
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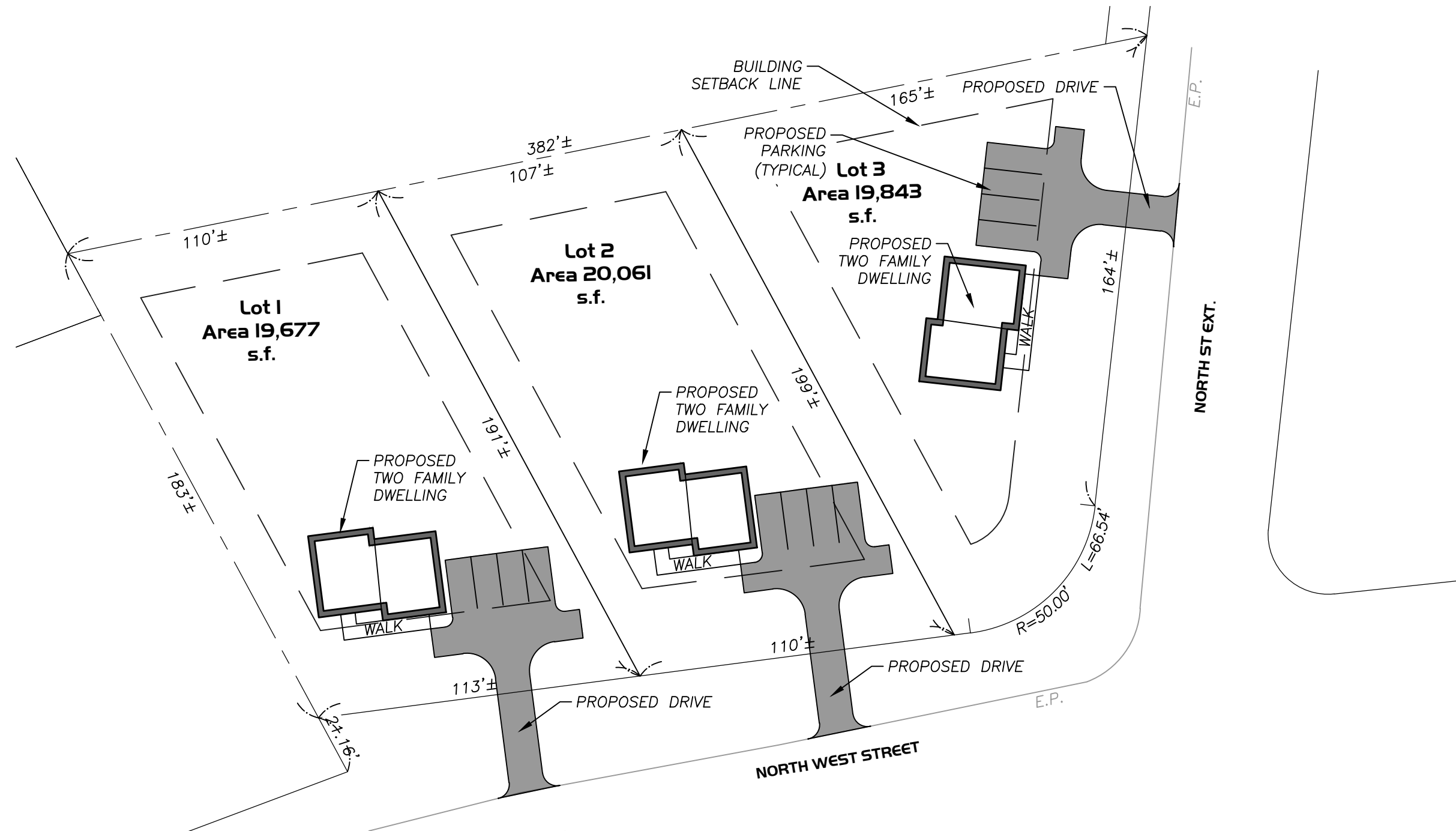
EXISTING ZONING
430 North West Street, Agawam
FOR
VIP Homes & Associates, LLC

DRAWING#
Z-1

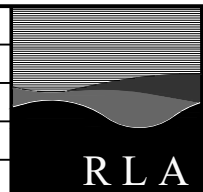


NOTE

1. THIS PLAN IS FOR A CONCEPTUAL PURPOSE ONLY, NOT TO BE USED FOR CONVEYANCE OR DESIGN.



REVISION:		DATE:
SCALE: 1" = 40'	DATE: 08-19-2025	JOB NO.: 250116



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

CONCEPT SKETCH
430 North West Street, Agawam
FOR
VIP Homes & Assocites, LLC c/o Vladimir Ruha

DRAWING#
concept



Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings
inspections@agawam.ma.us

August 27, 2025

To: Office of Planning and Community Development:

Re: Zone Change Request- 430 North West Street Feeding Hills, MA 01030;

The Building Department has no specific zoning issues or concerns for the requested zone change for the property referenced above.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Site Plans

Proposed Contractor Buildings

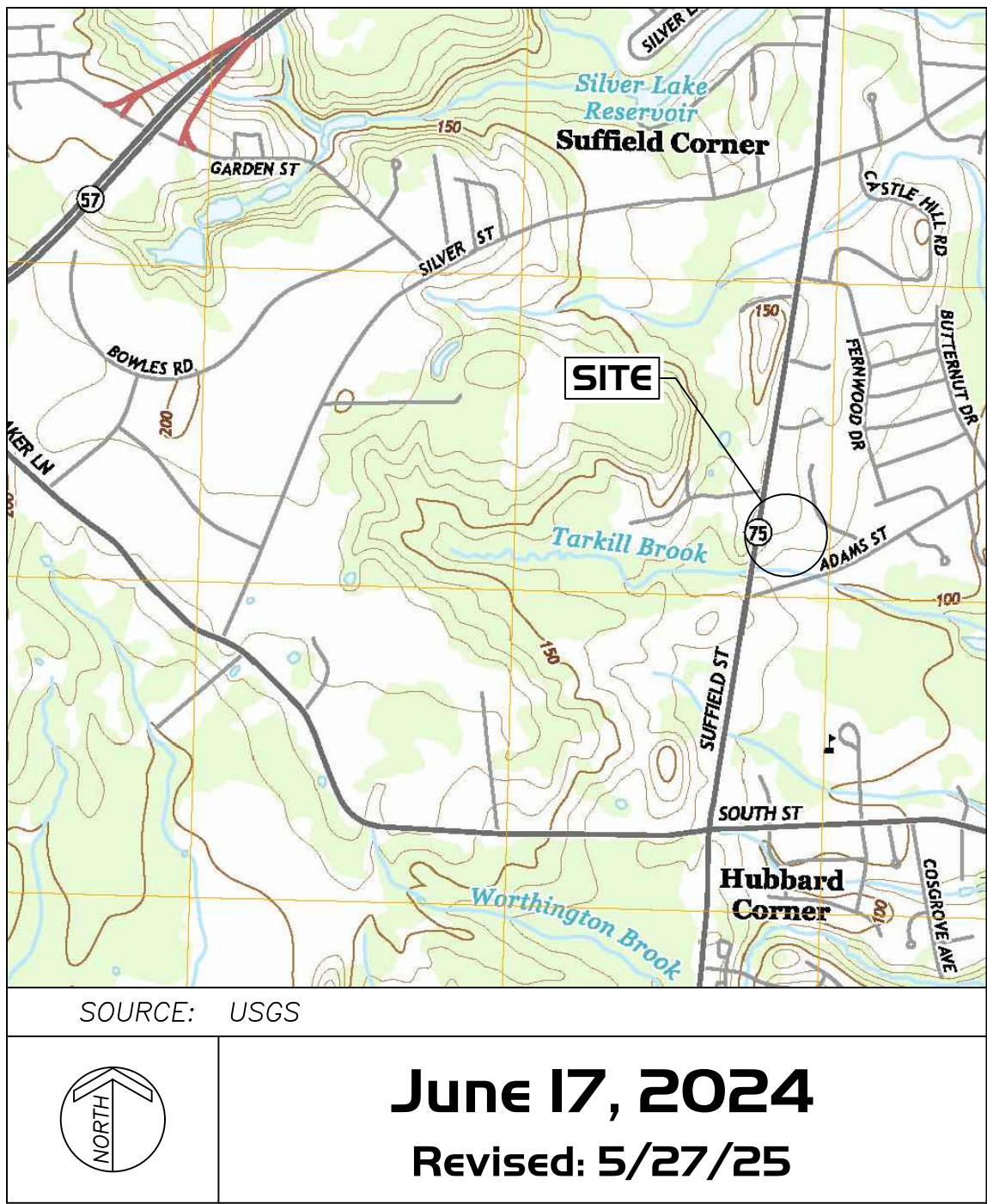
6 Ace Precision Way (Lot 3 / Assessor's Parcel: 16-2-27)
& 24 Ace Precision Way (Lot 2 / Assessor's Parcel: 16-2-14)
Agawam, MA 01001

AS PREPARED FOR
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ZONING REVIEW - Business B (BB)			
TYPE (MINIMUM)	REQUIRED	PROPOSED (LOT 2)	PROPOSED (LOT 3)
LOT AREA	10,000 SQ FT	72,080 SQ FT	79,170 SQ FT
FRONTAGE	100 FT	100 FT	275 FT
FRONT YARD	35 FT	126 FT	69 FT
SIDE YARD	10 FT ¹	33 FT	18 FT
REAR YARD	35 FT	84 FT	161 FT
BUILDING HEIGHT (MAX)	45 FT	21 FT	21 FT
BUILDING STORIES (MAX)	3	1	1
BUILDING COVERAGE (MAX)	50%	13.3%	9.1%
PARKING ²	LOT 2: 24 / LOT 3: 18	24 SPACES	33 SPACES

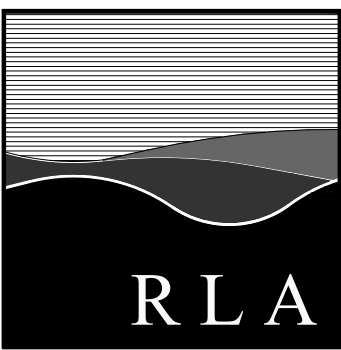
¹ SIDE YARD REQUIREMENTS SHALL BE A MINIMUM OF 10 FEET, EXCEPT ADJACENT TO RESIDENTIAL OR AGRICULTURAL ZONES, AT WHICH TIME IT WOULD BE 15 FEET

² REQUIRED PARKING BASED ON TOWN OF AGAWAM PARKING GUIDELINES:
SERVICE INDUSTRIAL BUILDING: ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA



DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
T-1	TITLE SHEET	6/17/24	5/27/25
EX-1	EXISTING CONDITIONS PLAN	6/17/24	7/3/24
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	6/17/24	
C-2	CONSTRUCTION NOTES	6/17/24	
C-3	DEMOLITION AND REMOVALS PLAN	6/17/24	
C-4	LAYOUT AND MATERIALS PLAN	6/17/24	7/3/24
C-5	GRADING, EROSION & SEDIMENTATION CONTROL PLAN	6/17/24	7/3/24
C-6	DRAINAGE AND UTILITIES PLAN	6/17/24	7/3/24
C-7	LANDSCAPING PLAN	6/17/24	5/27/25
L-1B	PHOTOMETRIC PLAN	6/17/24	
D-1	DETAILS	6/17/24	
D-2	DETAILS	6/17/24	
D-3	DETAILS	6/17/24	

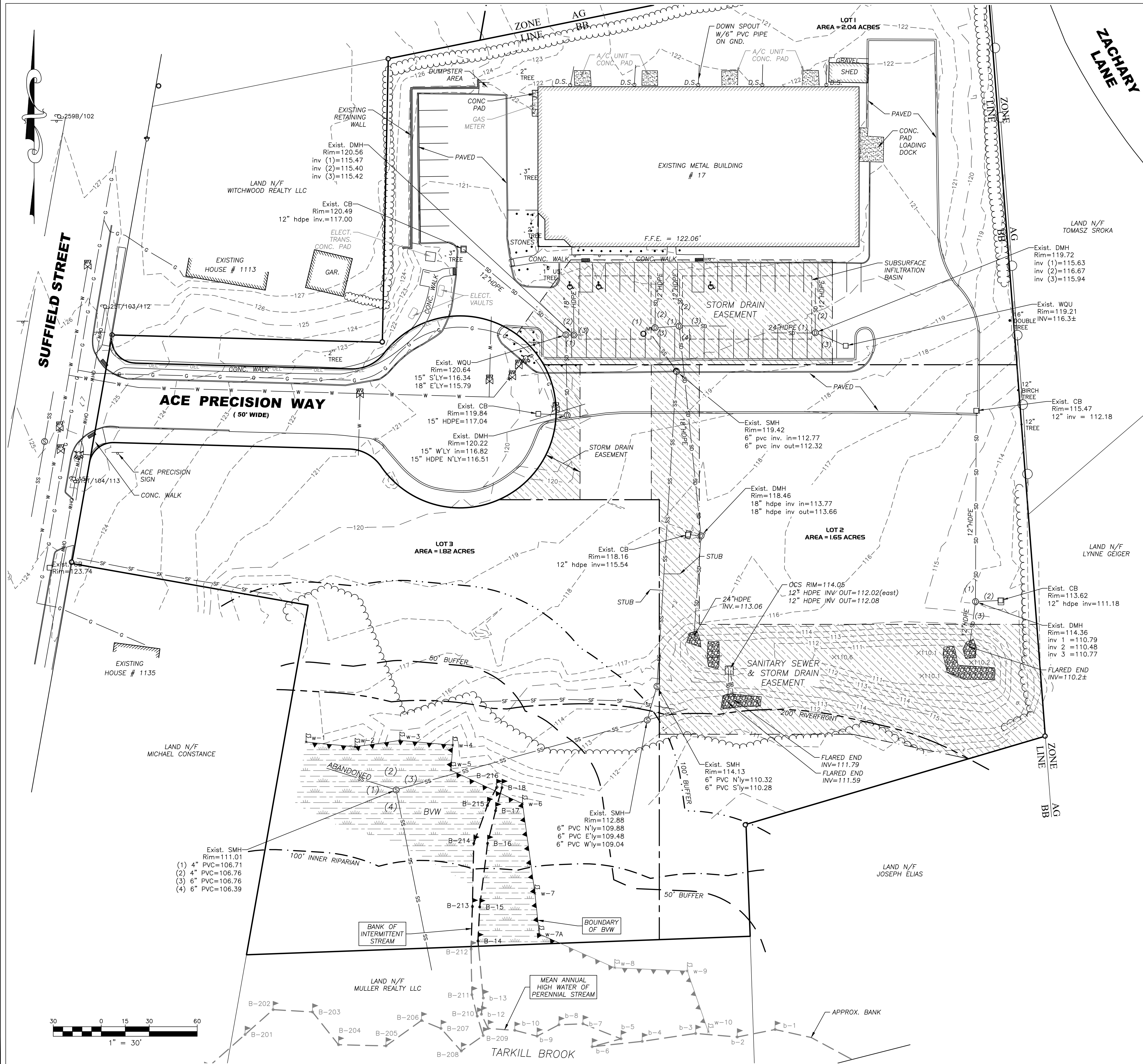
BY



R LEVESQUE ASSOCIATES INC

A LAND PLANNING SERVICES COMPANY

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

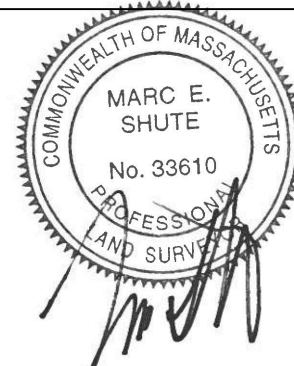


NOTES

- THE RECORD OWNER OF THE SUBJECT PARCEL IS TGE REALTY LLC. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 15732 PAGE 189.
- THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "DEFINITIVE SUBDIVISION PLAN" PREPARED BY R.LEVESQUE ASSOCIATES ASSOCIATES INC, DATED FEB. 2018. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 385 PAGE 127.
- 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.
- THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
- SUBJECT LOT AREAS LOT 1 2.04 ACRES, LOT 2 1.65 ACRES AND LOT 3 1.82 ACRES
- 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.
- WETLANDS AND M.A.H.W. DELINEATED BY R. LEVESQUE ASSOCIATES INC. IN MAY 2017.
- THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. IN JUNE 2024.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AVAILABLE RECORD DATA, TOWN OF AGAWAM GIS. R. LEVESQUE ASSOCIATES 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.
- ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM GIS MAPPING.
- SUBJECT PARCEL IS ZONED BB ACCORDING TO THE TOWN OF AGAWAM GIS ZONING MAP.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE INTERACTIVE FLOOD MAP: NO MAP PRINTABLE.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

EXISTING CONDITIONS PLAN

LOT 1, 17 ACE PRECISION WAY
LOT 2, 24 ACE PRECISION WAY
LOT 3, 6 ACE PRECISION WAY
Parcel ID 16-2-26, 16-2-27, 16-2-14
AGAWAM MA.



PREPARED FOR:

ACE PRECISION INC.
17 ACE PRECISION WAY
AGAWAM MA.

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:
A. Labels and utility stubs added	7/3/24

DRAFTED BY: J.T. & T.A.

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

SCALE: As Noted

RLA PROJ. NUMBER: 240316

DRAWING#	REV.
EX-1	A

EX-1 A

S:\Projects\2024\240316 - Elias - 1123 Suffield St., Agawam\05 Civil 3D\240316 - SITE.dwg

GENERAL CONSTRUCTION NOTES

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

LAYOUT NOTES

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

EARTHWORK NOTES

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

SITE UTILITY NOTES

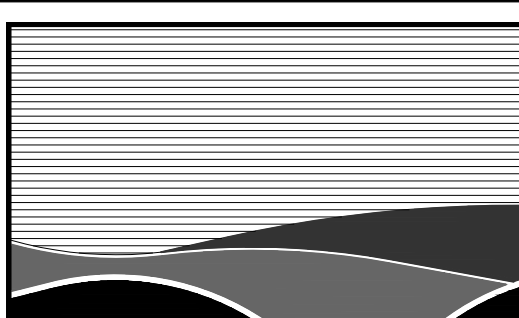
- GENERAL:
1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 2. TOPS OF EXISTING MANHOLES SHALL BE SET EQUAL TO FINISH GRADE. IN GRASSED LANDSCAPED AREAS WITH WATER TIGHT LIDS.
 3. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH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

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

- WATER:
1. CONTRACTOR SHALL CONTACT THE CITY/TOWN WATER DEPARTMENT FOR SPECIFICATIONS AND MAKE OF VALVES, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER WATER LINE APPURTENANCES.
 2. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL DPW SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM. CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY WATER DEPARTMENT.
 3. ALL WATER MAIN SHALL BE DUCTILE IRON (D.I.), CLASS 52, AWWA C-151 (ANSI A21.40). D.I. PIPE SHALL BE DOUBLE CEMENT LINED WITH A SEAL COAT CONFORMING TO AWWA C-104 (ANSI A-21.4).
 4. JOINTS FOR D.I. PIPE SHALL BE PUSH-ON OR OTHERWISE APPROVED, AWWA C151(ANSI A-21.51) WITH GASKETS CONFORMING TO AWWA C-111 (ANSI A-21.11) MAXIMUM LENGTH OF PIPE TO BE 20 L.F.
 5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 53 WITH PRESSURE RATING OF 350 PSI AND MECHANICAL JOINTS CONFORMING TO AWWA C-151 (ANSI A21.51).
 6. RETAINER GLANDS: RETAINER GLANDS SHALL BE DESIGNED TO IMPART MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASE ITS RESISTANCE AS THE PRESSURE INCREASES. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536-80. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARNESS OF 370 BHN. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RETAINER GLAND. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARD MECHANICAL JOINT BELL AND TEE-HEADED BOLTS CONFORMING TO ANSI/AWWA A21.1 AND ANSI/WWA 153/A21.5. THE RETAINER GLAND SHALL HAVE A WORKING PRESSURE OF 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH THE PIPE CLASS AND PIPE MANUFACTURER FOR ALL SIZES PROVIDED ON THE JOB. THE RETAINER GLAND SHALL BE MEGA-LUG AS MANUFACTURED EBAA IRON, INC., OR APPROVED EQUAL.
 7. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED WITH A MINIMUM FIVE FEET OF COVER. WHEN CROSSING ABOVE OR BELOW WATER PIPELINES, A MINIMUM VERTICAL SEPARATION OF SIX INCHES SHALL BE PROVIDED. WHEN CROSSING SANITARY SEWERS, A MINIMUM OF 18" SHALL BE PROVIDED.

SITE UTILITY NOTES (CONTINUED)

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



RLA

R LEVESQUE ASSOCIATES INC.

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

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CONSTRUCTION NOTES

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPDEN
FILIPE J. CRAVO
CIVIL
MA #6376
TESTED
6/17/24

PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:DATE:

DRAFTED BY: J.T.

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OF MASSACHUSETTS STATE LAW

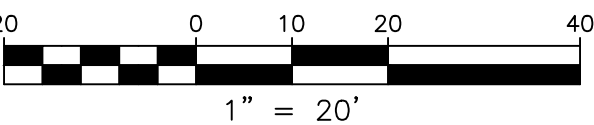
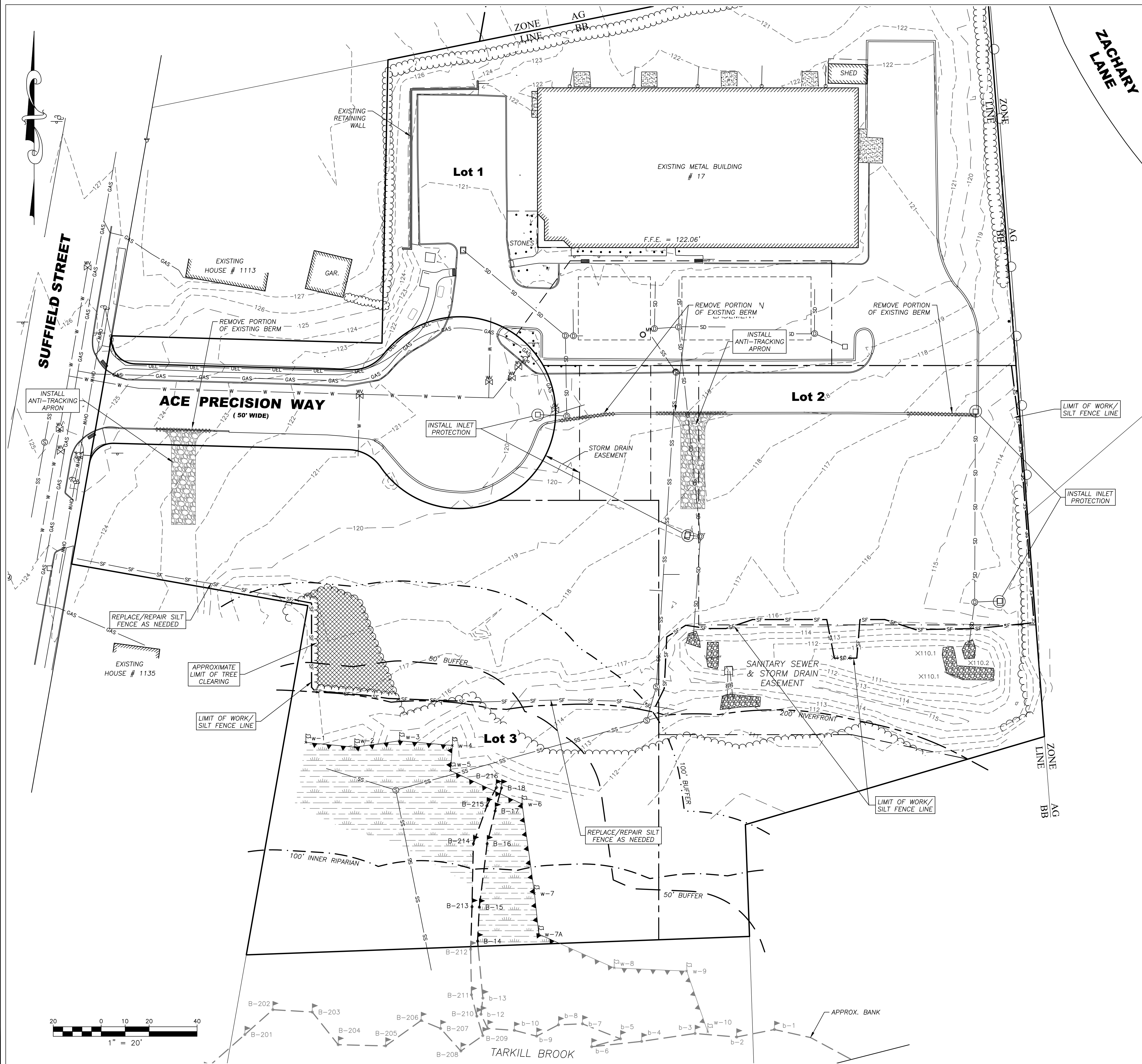
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DEMOLITION NOTES

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 ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
5. PRIOR TO THE START OF CONSTRUCTION AND/OR CLEARING OF THE SITE, THE CONTRACTOR SHALL CONTACT THE AGAWAM DPW ENGINEERING DIVISION TO INSPECT AND APPROVE THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES.
6. CLEAR AND GRUB SITE. STOCKPILE ANY CHIPPING OR TOPSOIL MATERIAL TO REMAIN ON SITE FOR LONGER THAN 14 DAYS AND INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
7. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
9. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
10. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
11. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE TOWN OF AGAWAM, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

PERMITTING
NOT FOR CONSTRUCTION

R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
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40 School Street
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DEMOLITION & REMOVALS PLAN
Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

PREPARED FOR:
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:

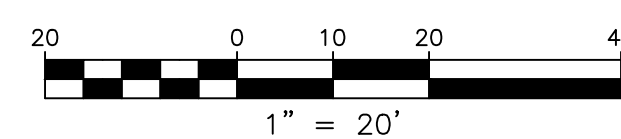
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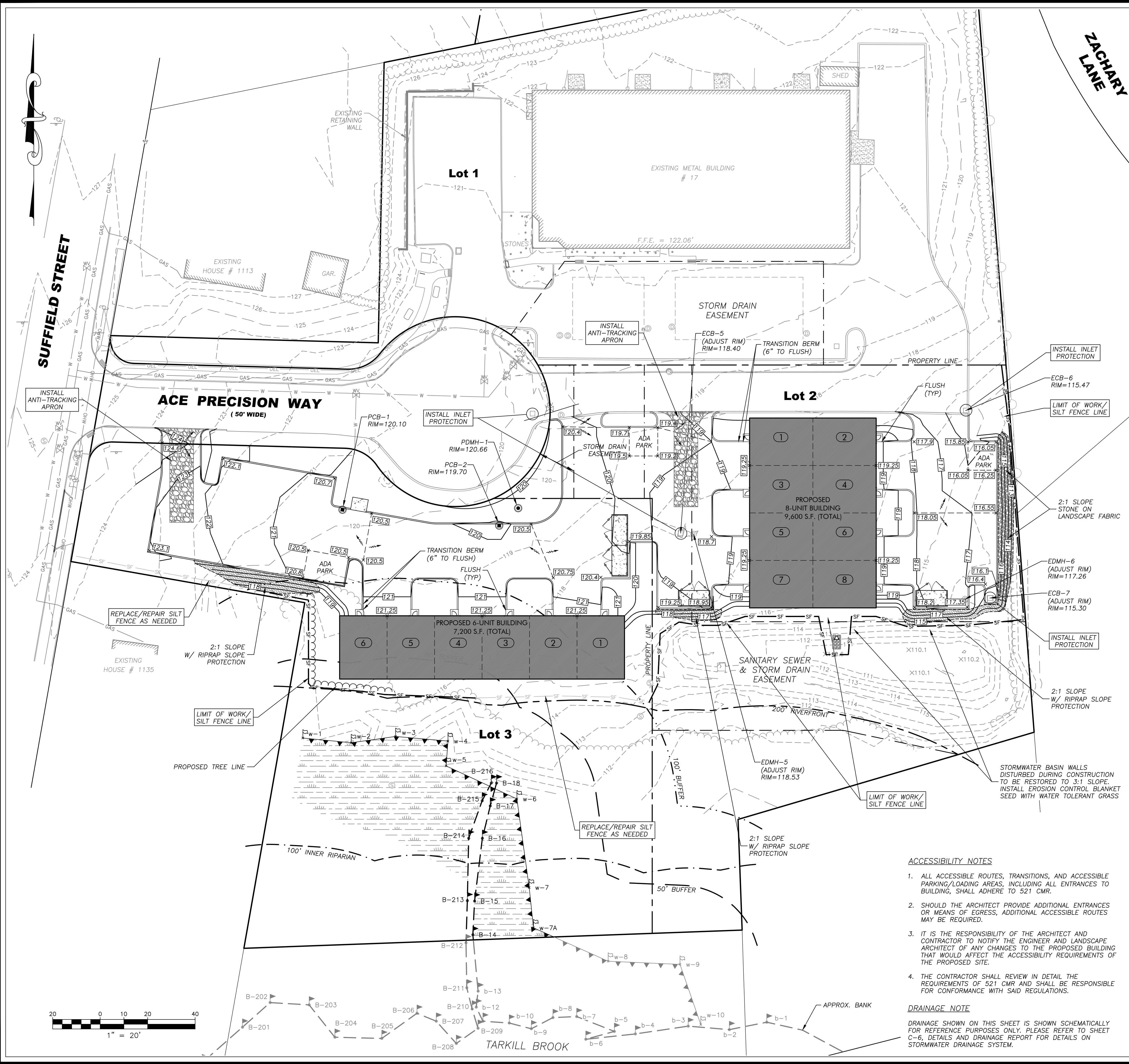


² REQUIRED PARKING BASED ON TOWN OF AGAWAM PARKING GUIDELINES:
SERVICE INDUSTRIAL BUILDING: ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA

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

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

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.



GRADING & DRAINAGE NOTES

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

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 SEEDDED.
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.

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. ALL LAYOUT WORK REQUIRED SHALL BE PERFORMED BY A LICENSED SURVEYOR OR ENGINEER EMPLOYED BY THE CONTRACTOR.
4. CONTRACTOR TO NOTIFY DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION ACCORDING TO MA GENERAL LAWS.
5. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
6. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND CITY/TOWN ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
10. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
11. ALL CONSTRUCTION METHODS TO CONFORM TO AGAWAM PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
12. 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.
13. ALL CATCH BASINS TO HAVE 48" SEALED SUMPS AND HOODS.
14. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

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 ACCESSIBILITY 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.

DRAINAGE NOTE

DRAINAGE SHOWN ON THIS SHEET IS SHOWN SCHEMATICALLY FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO SHEET C-6, DETAILS AND DRAINAGE REPORT FOR DETAILS ON STORMWATER DRAINAGE SYSTEM.

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
Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

MASSACHUSETTS
REGISTERED LANDSCAPE ARCHITECT
NO. 1386
1/3/24

PREPARED FOR:
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:
A. Roundtable review comments	7/3/24

DRAFTED BY: J.T.

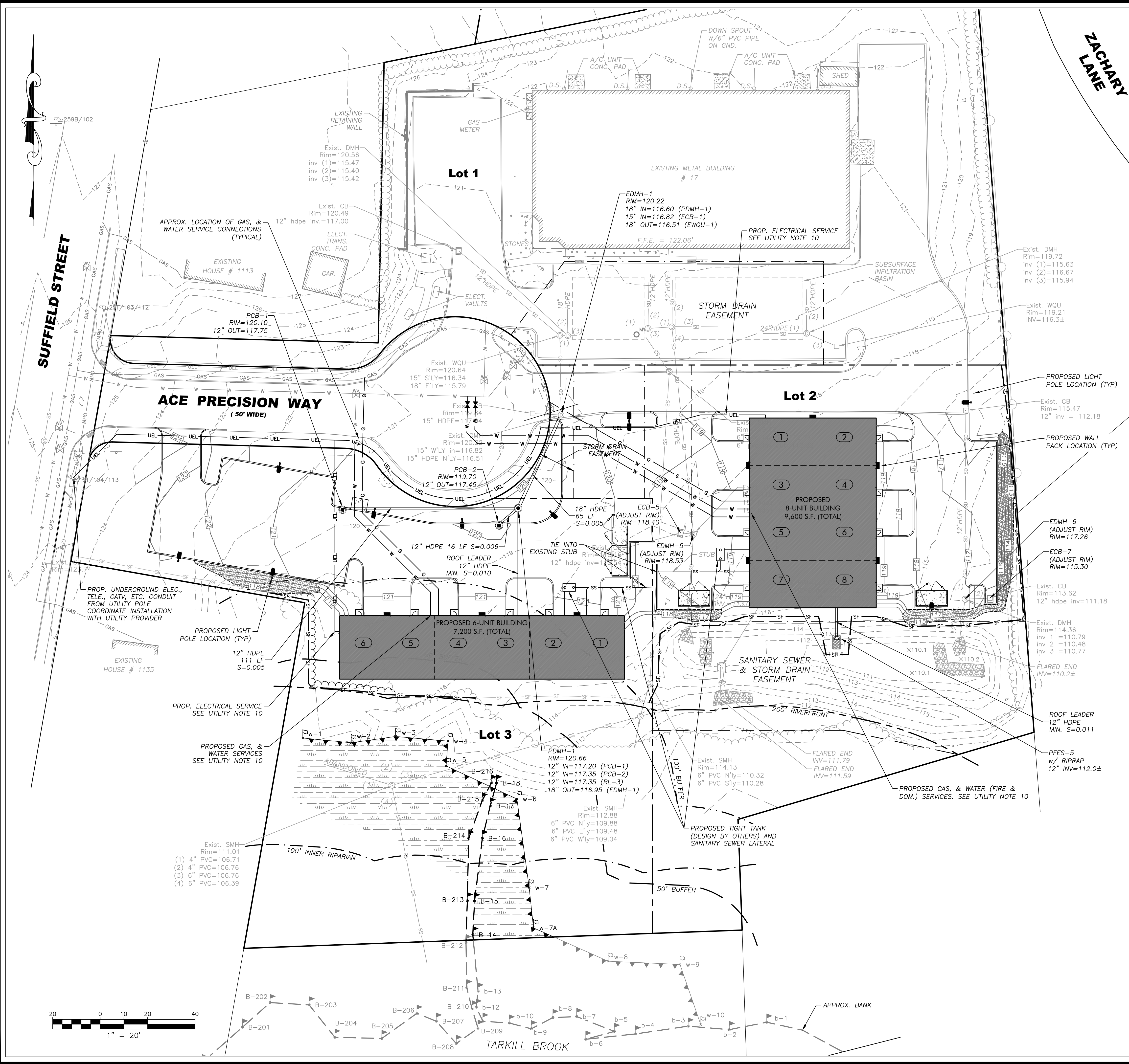
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SCALE: As Noted

RLA PROJ. NUMBER: 240316

DRAWING#	REV.
C-5	A

PERMITTING
NOT FOR CONSTRUCTION



UTILITY NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
2. IT SHALL BE THE SITE CONTRACTORS RESPONSIBILITY TO CROSS REFERENCE INFORMATION CONTAINED IN OTHER SHEETS WITH GRADING AND DRAINAGE INFORMATION SHOWN HEREON.
3. PRIOR TO SUBMITTING A BID FOR CONSTRUCTION, THE SITE CONTRACTOR SHALL COMMUNICATE ANY DISCREPANCIES BETWEEN THE PROPOSED DESIGN AND THE SPECIFICATIONS WITH THE PROJECT PROPOONENT AND LANDSCAPE ARCHITECT/ENGINEER. SHOULD THE SITE CONTRACTOR FAIL TO COMMUNICATE ANY DISCREPANCIES, HE/SHE SHALL BE RESPONSIBLE FOR ANY COSTS RESULTING FROM SAID DISCREPANCY.
4. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS AND INVERTS FROM EXISTING/PROPOSED BUILDING TO SERVICES IN THE STREET. IF ANY DISCREPANCIES EXISTS BETWEEN PLAN AND INFORMATION FOUND IN THE FIELD, CONTACT ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. SEE ARCHITECTURAL PLANS FOR BUILDING CONNECTIONS OF ALL UTILITIES.
6. UTILITY CONNECTIONS (NATURAL GAS, ELECTRICAL, TELECOMMUNICATIONS, ETC) SHOWN HEREON ARE SCHEMATIC IN NATURE TO DEPICT CONNECTION OF SAID UTILITIES TO THE SUBJECT BUILDING(S). THE RESPECTIVE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR THE FINAL DESIGN OF THE RELEVANT UTILITY.
7. CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER OF ANY UNEXPECTED CONDITIONS THAT ARE ENCOUNTERED DURING CONSTRUCTION.
8. ONCE DRAINAGE SYSTEM IS INSTALLED AND FUNCTIONING, THE OWNER/SITE CONTRACTOR SHALL COORDINATE WITH R LEVESQUE ASSOCIATES, INC. (RLA) TO CONDUCT A POST-CONSTRUCTION ANALYSIS OF THE DRAINAGE SYSTEM DURING ACTUAL STORM EVENTS TO DETERMINE THE FUNCTIONALITY OF THE INSTALLED DRAINAGE SYSTEM DURING SAID EVENTS. SHOULD THE DRAINAGE SYSTEM NOT FUNCTION AS DESIGNED UNDER REAL WORLD CONDITIONS, RLA WILL RECOMMEND ADJUSTMENTS TO THE DRAINAGE SYSTEM TO BE IMPLEMENTED BY THE OWNER/SITE CONTRACTOR.
9. ALL UTILITY CONSTRUCTION SHALL CONFORM TO THEIR RESPECTIVE TOWN DEPARTMENT SPECIFICATIONS.
10. PROPOSED UTILITY CONNECTIONS TO BUILDINGS ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS AND SERVICE SIZES TO BE DETERMINED BASED ON BUILDING USE AND ARCHITECTURAL PLANS.

GRADING & DRAINAGE NOTES

1. SITE CONTRACTOR SHALL REFER TO REMAINING PLAN SET FOR INFORMATION REGARDING GRADING AND DRAINAGE.
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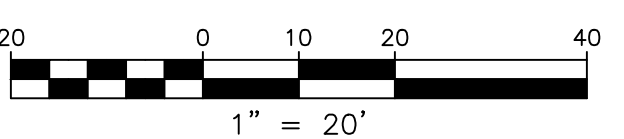
RLA
R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DRAINAGE & UTILITIES PLAN
Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

PREPARED FOR:
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024
REVISIONS:
A. Roundtable review comments 7/3/24
DRAFTED BY: J.T.
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SCALE: As Noted
RLA PROJ. NUMBER: 240316
DRAWING# **REV.**
C-6 **A**

PERMITTING
NOT FOR CONSTRUCTION



LANDSCAPE NOTES

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

SITE LANDSCAPING PLAN

**Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001**



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024	
REVISIONS:	DATE:
A. Roundtable review comments	7/3/24
B. Per 07-18-24 Engineering memo	05/27/25

DRAFTED BY: J.T.

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RLA PROJ. NUMBER: 240316

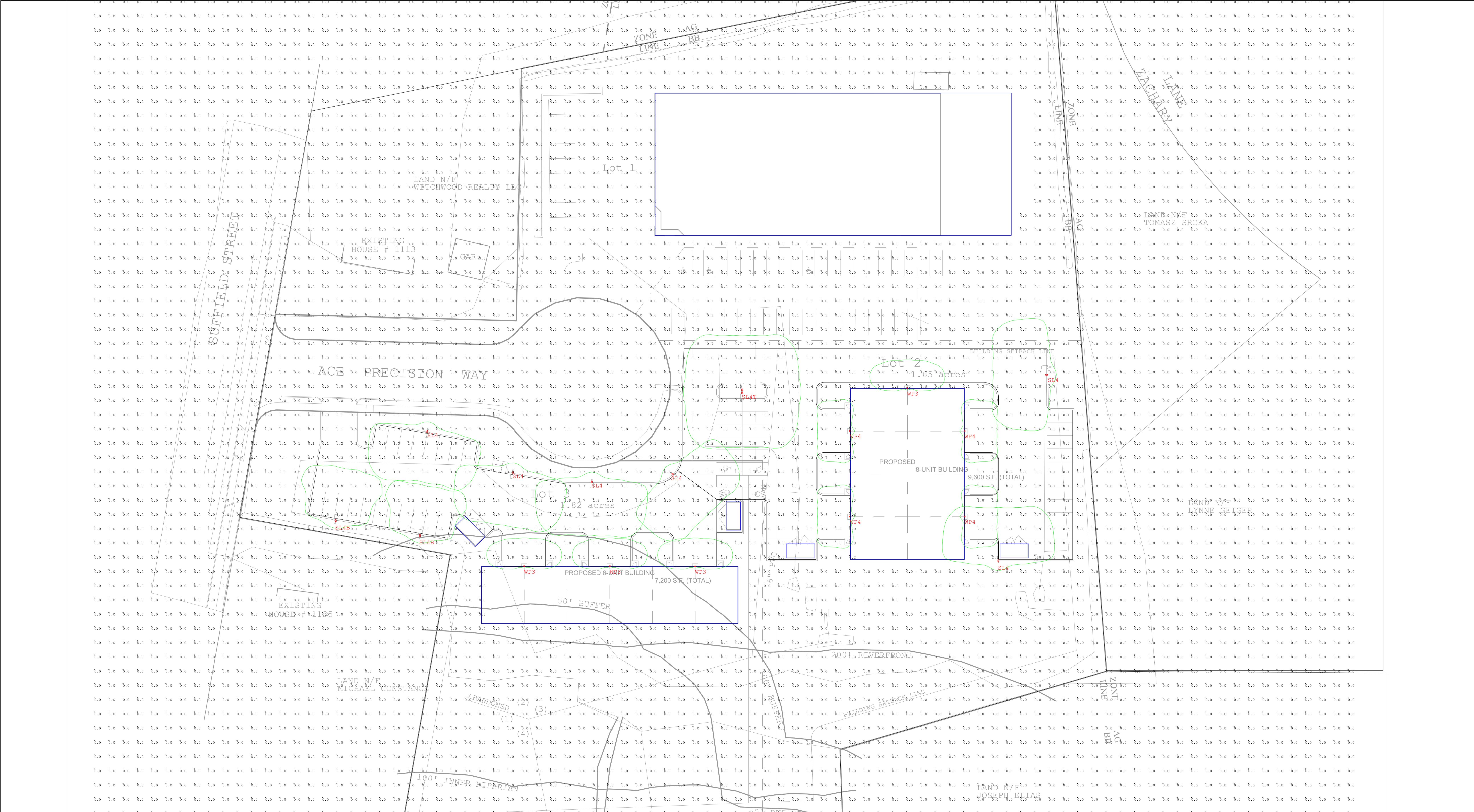
DRAWING#

REV

C-7

B

PERMITTING
NOT FOR CONSTRUCTION



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
2	SL4B	39.1	SINGLE	0.900	Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x-BC / SHD-1-HSS-90-B / Mounted to 16ft Pole
4	WP3	15	SINGLE	0.900	EXO LNC2-48L-15-3K7-3-UNV-x / Mounted at 10ft AFG
4	WP4	15	SINGLE	0.900	EXO LNC2-48L-15-3K7-4W-UNV-x / Mounted at 10ft AFG
6	SL4	39.1	SINGLE	0.900	Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x / Mounted to 16ft Pole
1	SL4T	39.1	BACK-BACK	0.900	(2 HEADS) Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x / Mounted to 16ft Pole

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.06	2.5	0.0	N.A.	N.A.
BEYOND PROP LINES						
LOT 2	Fc	0.76	2.5	0.0	N.A.	N.A.
LOT 3	Fc	1.27	2.3	0.3	4.23	7.67

Project:
24155 - 1123 SUFFIELD ST

Contact:
Liza Tuttle
Specification Sales
(860) 751-4388
ltuttle@illuminatene.com

illuminate
44 Sixth Road
Woburn, MA 01801
(781) 935-8500

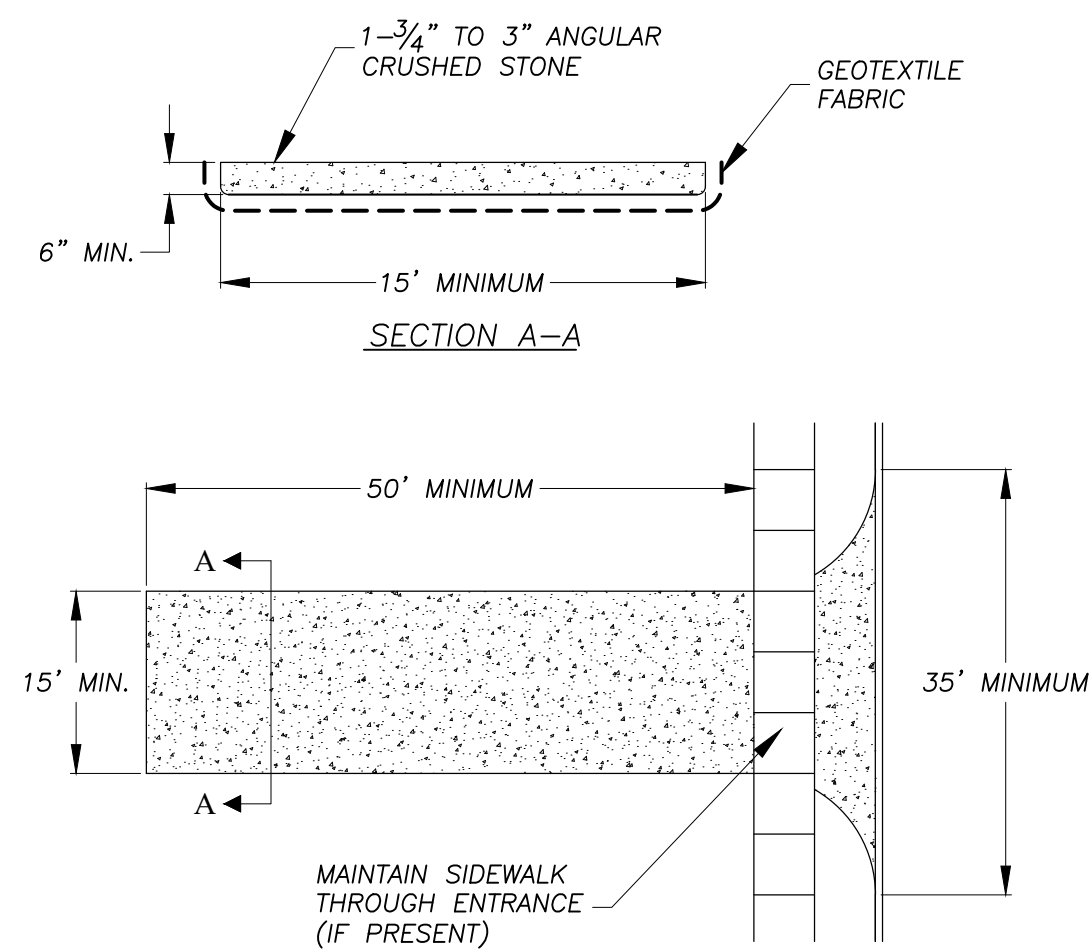
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 6/17/2024
Revision: D
Scale: 1" = 30'-0"
Drawn By: AJS

Drawing Number:

L-1B

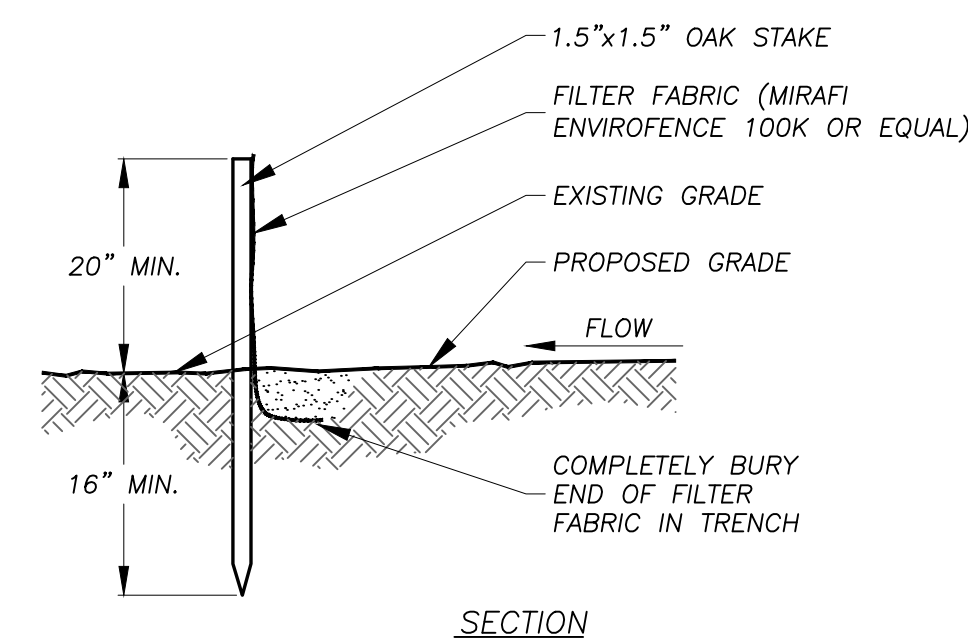
Sheet 1 of 1



- NOTES**
1. EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
 2. STONE IS TO BE 1"-3/4" TO 3" ANGULAR CRUSHED STONE.
 3. PLACE GEOTEXTILE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 4. ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMMEDIATELY.
 5. ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
 6. ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
 7. SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

ANTI-TRACKING APRON (AS REQ'D)

NO SCALE



SILT FENCE DETAIL

NO SCALE

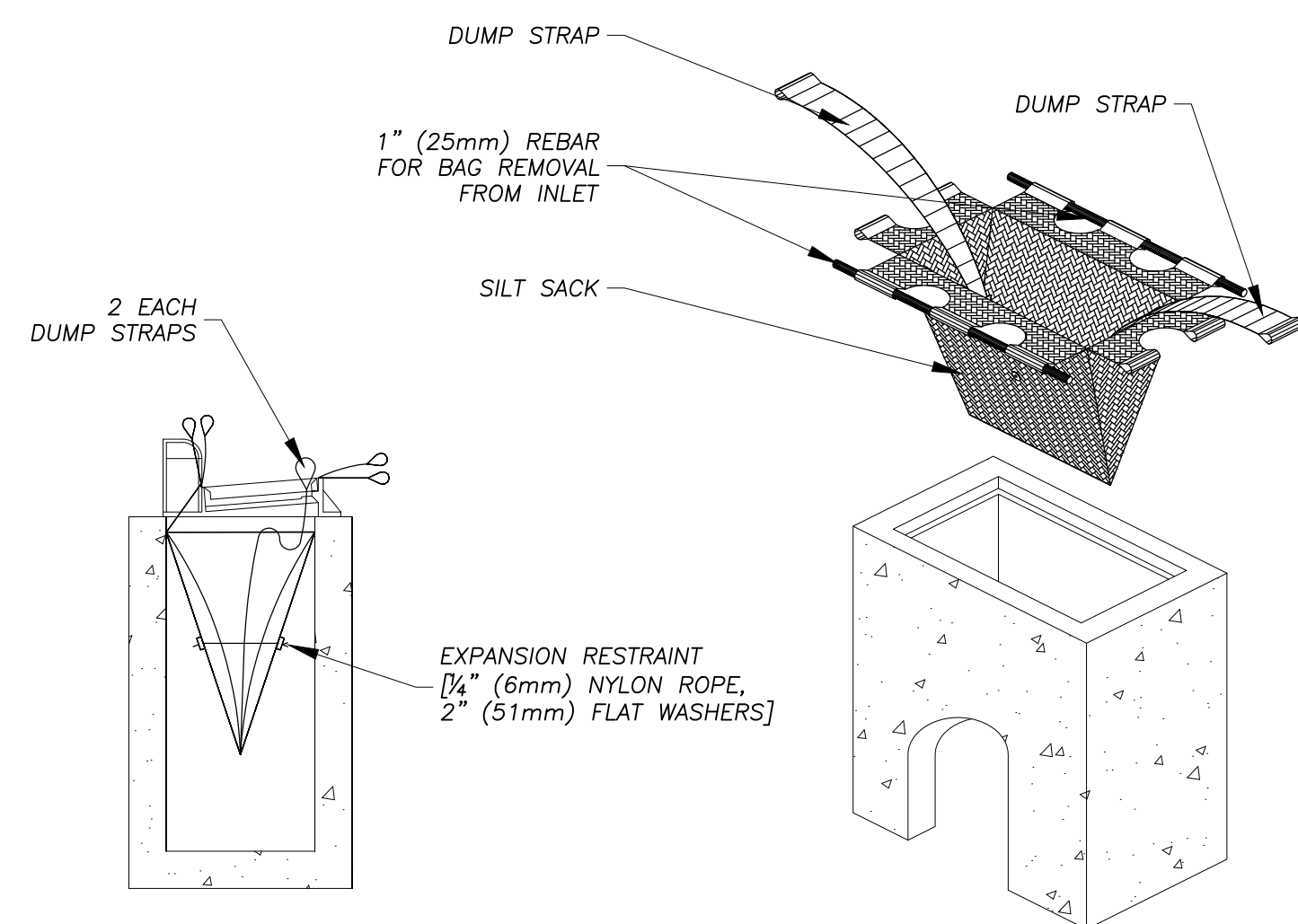


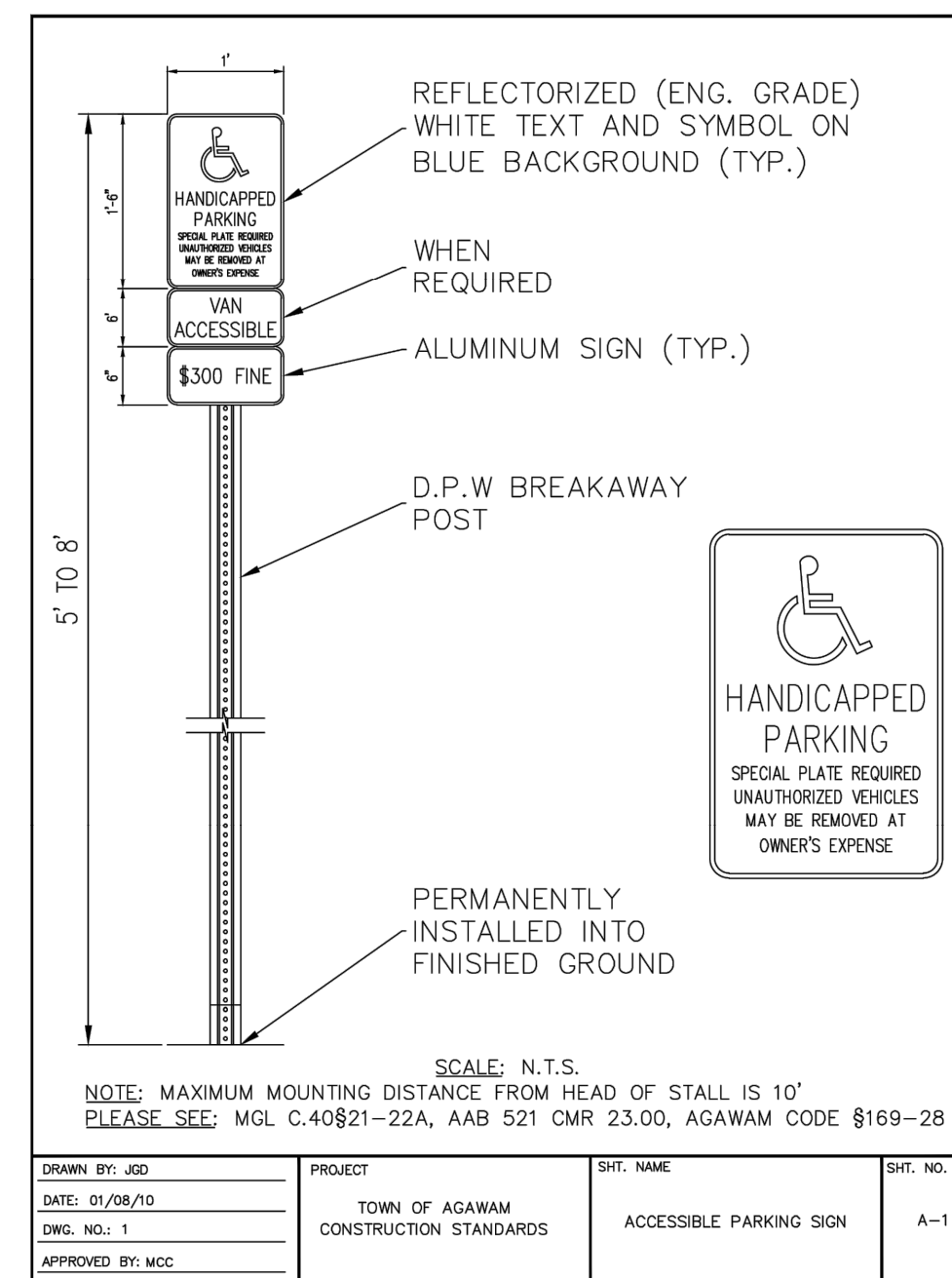
Diagram illustrating the required dimensions for accessible parking spaces:

- Total width: 16'
- Central van space width: 5' (8' FOR VAN)
- Side spaces width: 9' each
- Side spaces contain: ACCESSIBLE PARKING SIGN (SEE DETAIL A-1) and wheelchair symbol.
- Central van space is hatched.

NOTE:

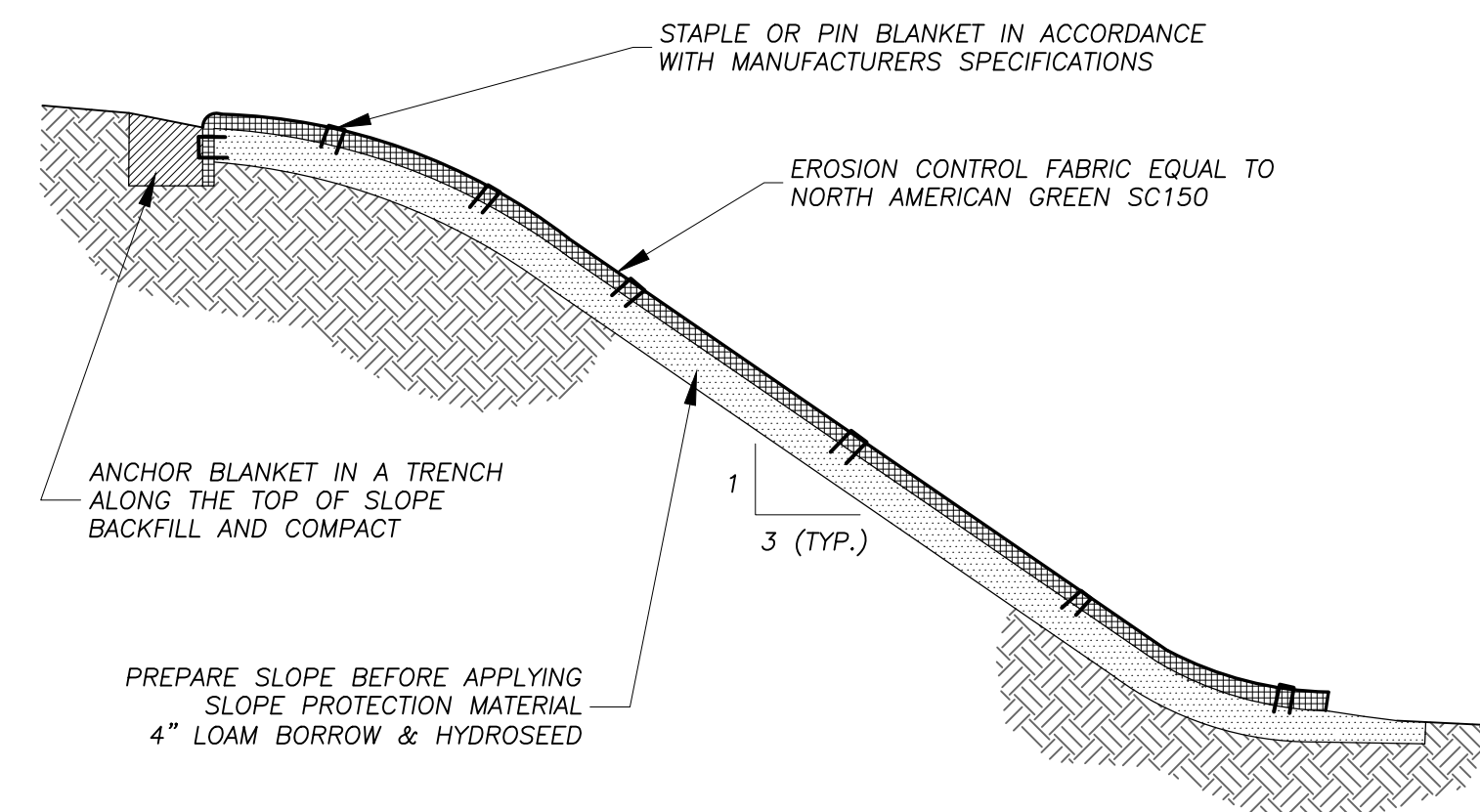
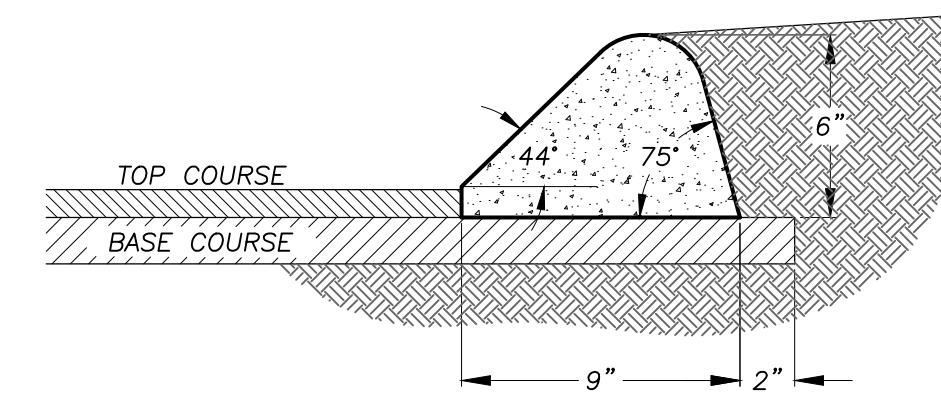
- SEE AAB 521 CHR 23.00 FOR REQUIRED NUMBER OF SPACES AND PROPORTION OF VAN ACCESSIBLE SPACES.
- ACCESSIBLE PARKING SPACE SHALL HAVE A SLOPE OF 6% OR LESS IN ALL DIRECTIONS.
- EXCEPTION VAN ACCESSIBLE SPACES DO NOT HAVE TO BE SEPARATELY PROVIDED IF ALL REQUIRED ACCESSIBLE PARKING SPACES ARE 11 FEET WIDE WITH A FIVE FOOT ACCESS AISLE. SEE 521 CHR 23.4.7 ARCHITECTURAL ACCESS DETAILS.

DRAWN BY: JGD / VJD	REVISIONS	PROJECT	SHT. NAME	SHT. NO.
DATE: 07/16/13 REV1		TOWN OF AGAWAM CONSTRUCTION STANDARDS	ACCESSIBLE PARKING SPACE	A-2
DWG. NO.:				
APPROVED BY: MCC				



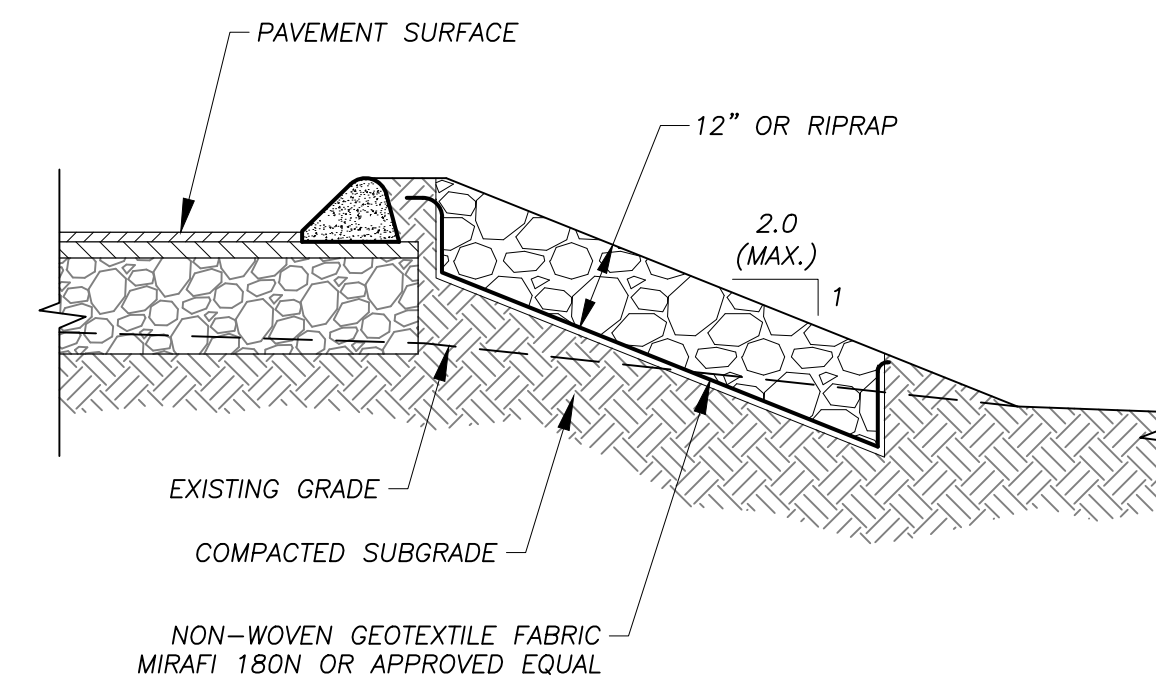
BITUMINOUS CONCRETE BERM (TYPE-2)

NO SCALE



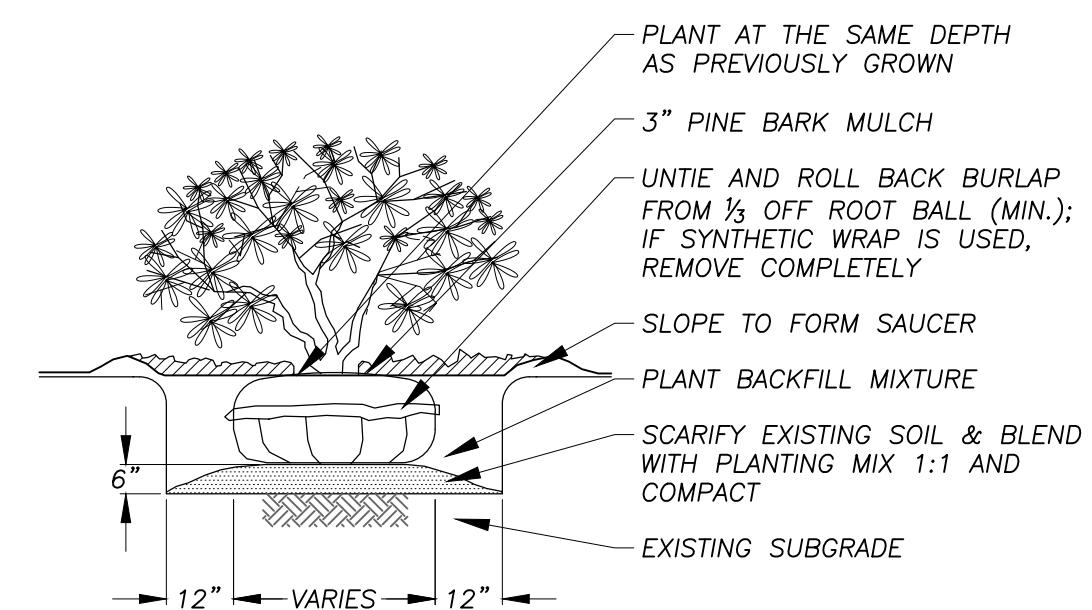
SLOPE PROTECTION MATERIAL INSTALLATION (AS REQ'D)

NO SCALE



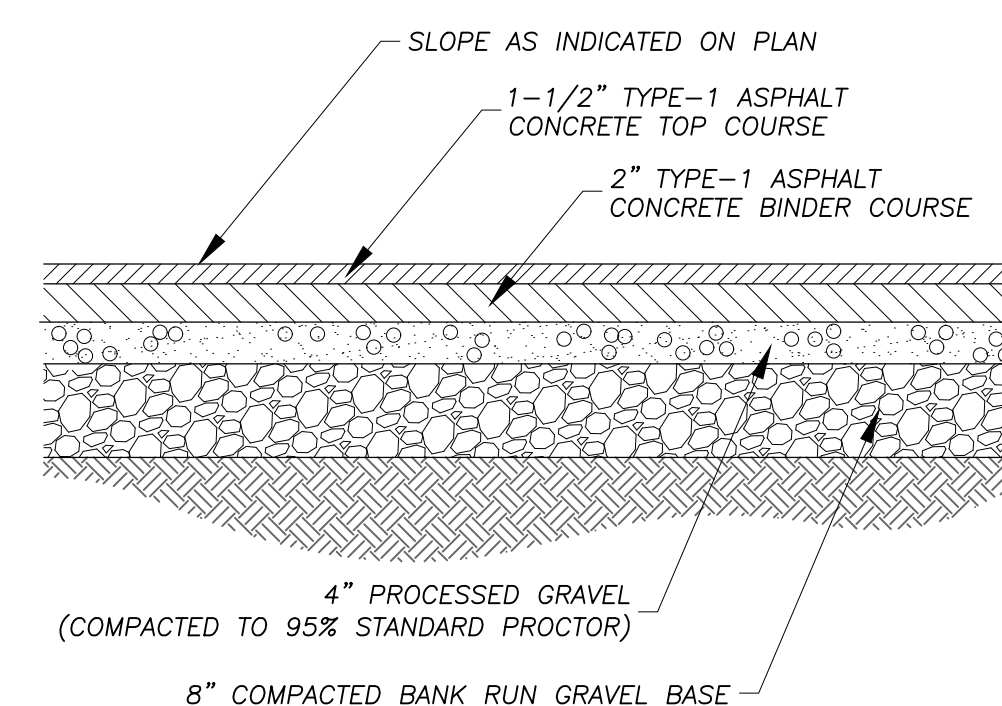
RIP-RAP SLOPE PROTECTION

NO SCALE



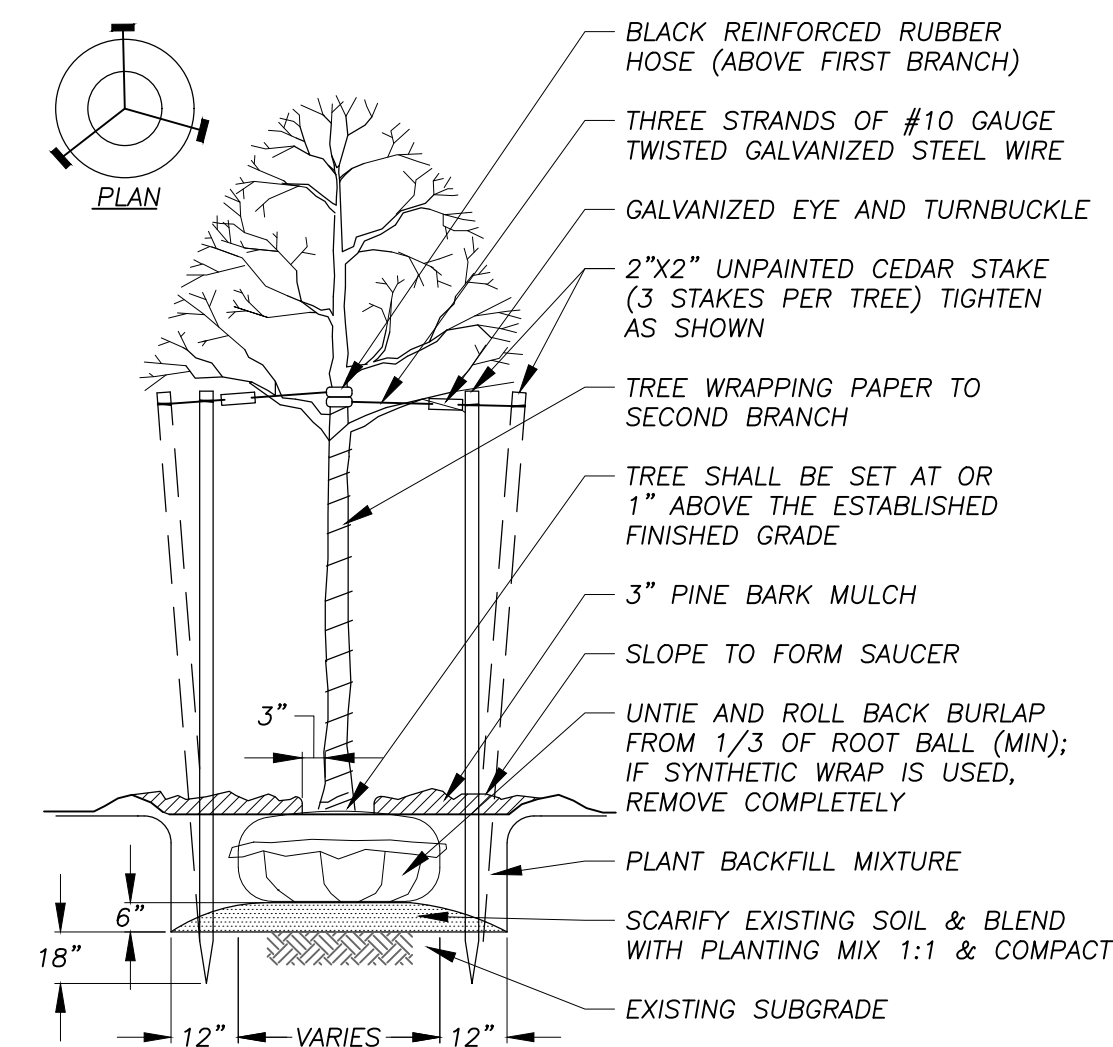
SHRUB PLANTING DETAIL

NO SCALE



BITUMINOUS CONCRETE PAVING DETAIL

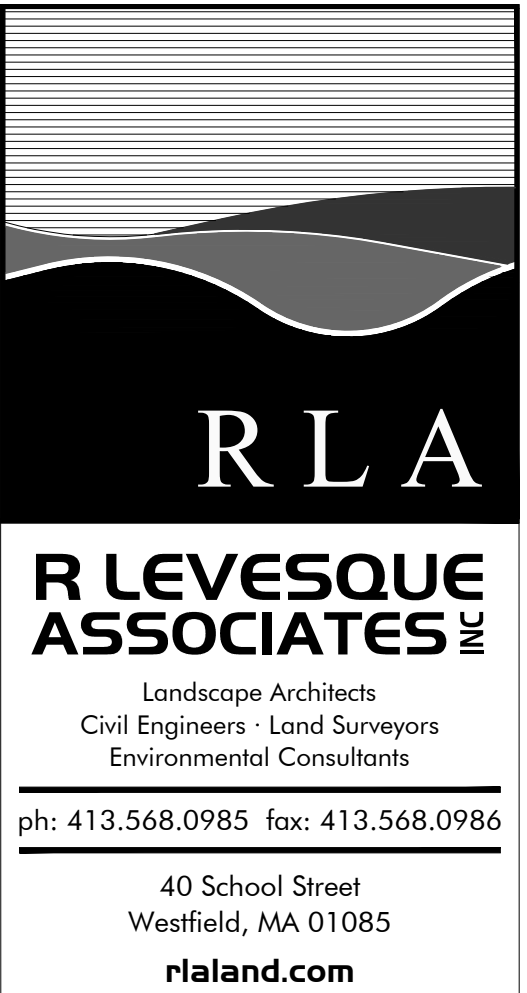
NO SCALE



TREE PLANTING DETAIL

NO SCALE

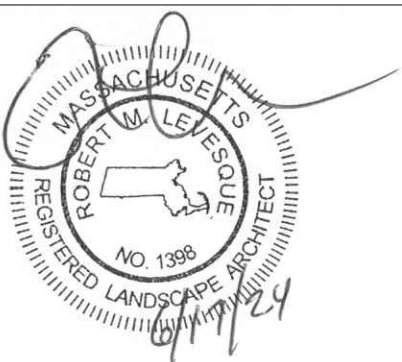
PERMITTING
NOT FOR CONSTRUCTION



40 School Street
Westfield, MA 01085
rlaland.com

DETAILS

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:
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DRAFTED BY: J.T.

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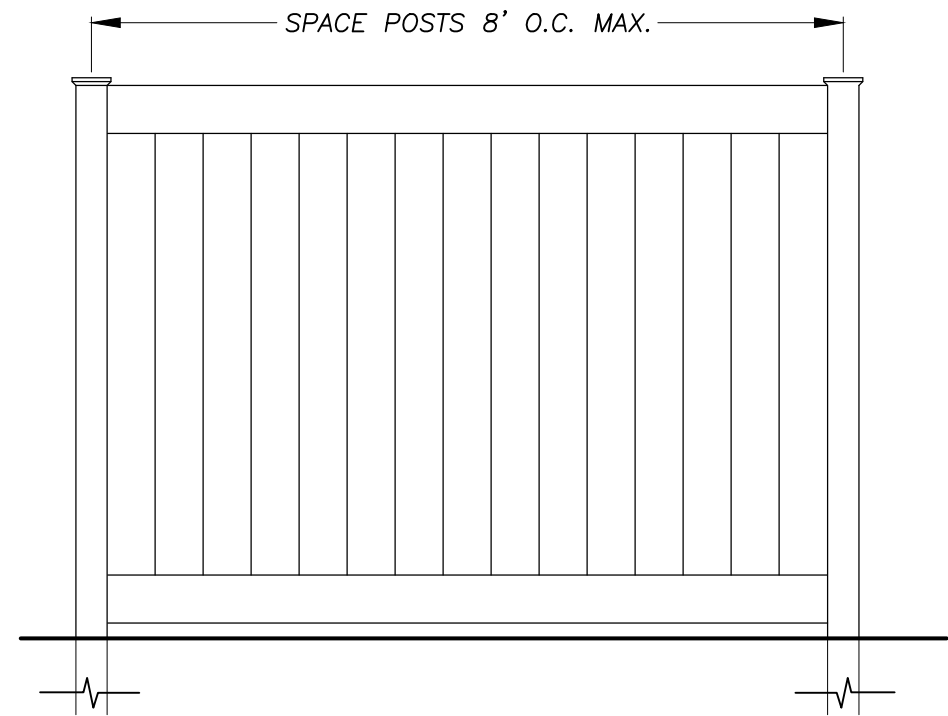
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RLA PROJ. NUMBER: 240316

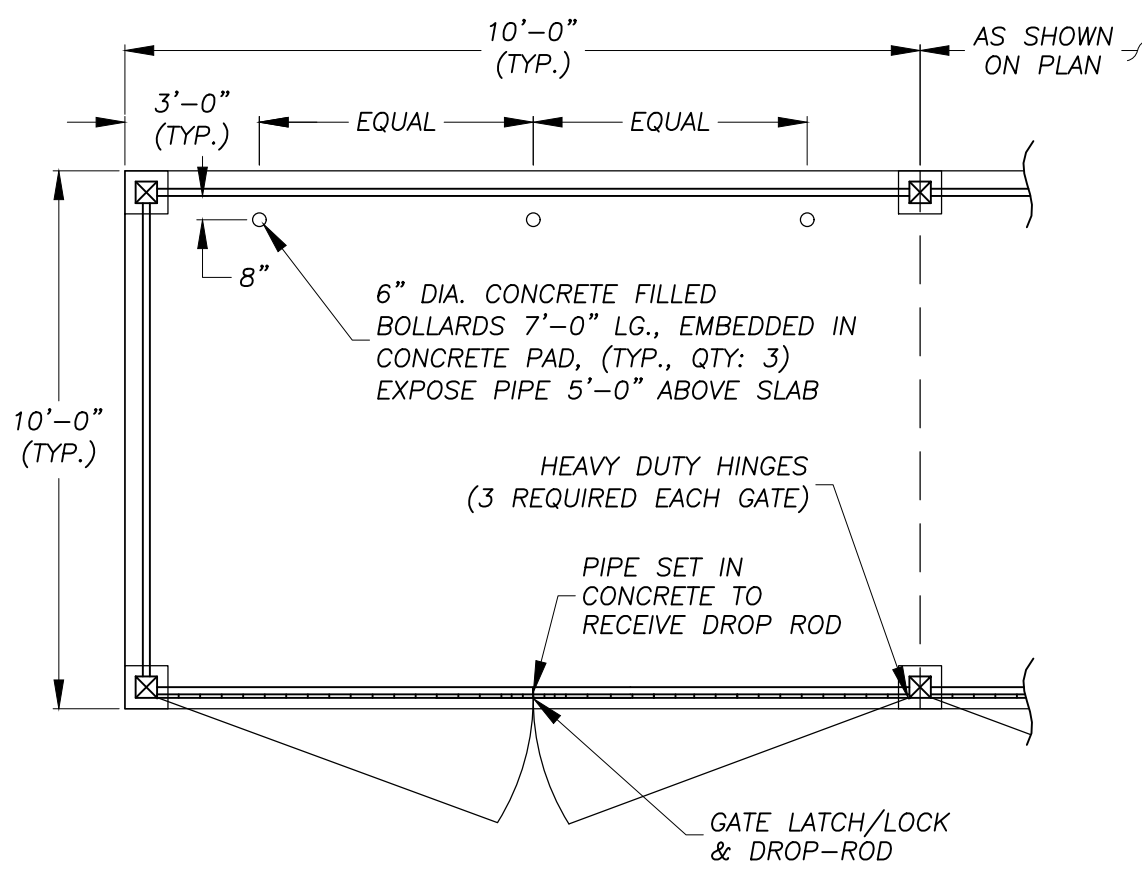
DRAWING#	REV.
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D-1

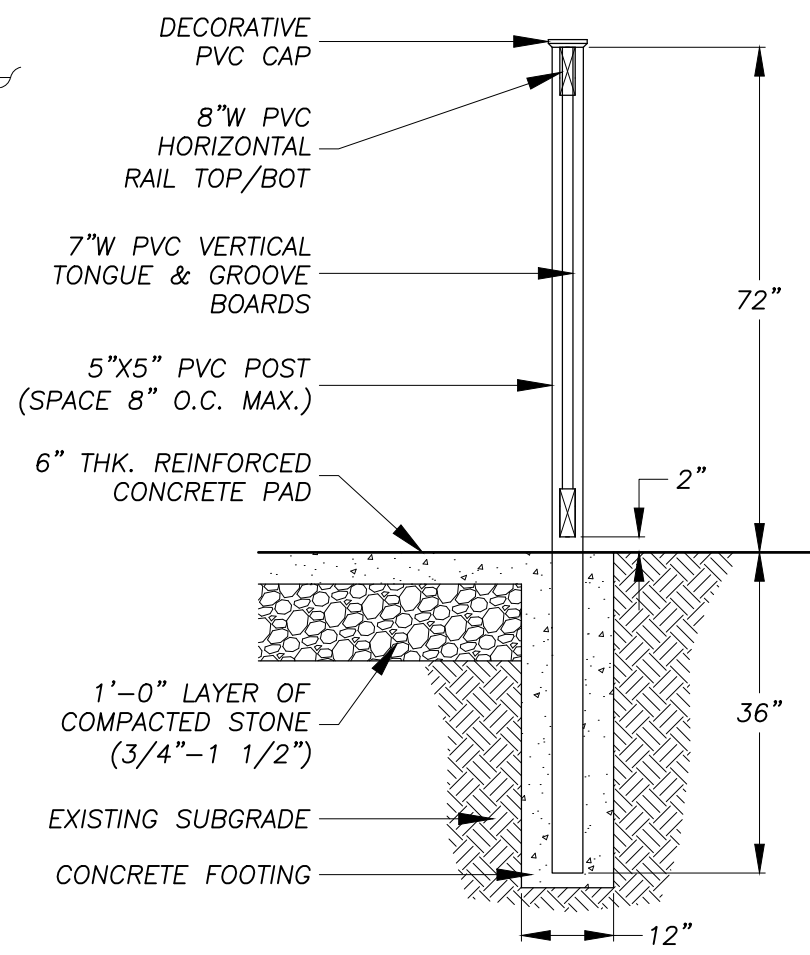
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TYPICAL DUMPSTER ENCLOSURE ELEVATION



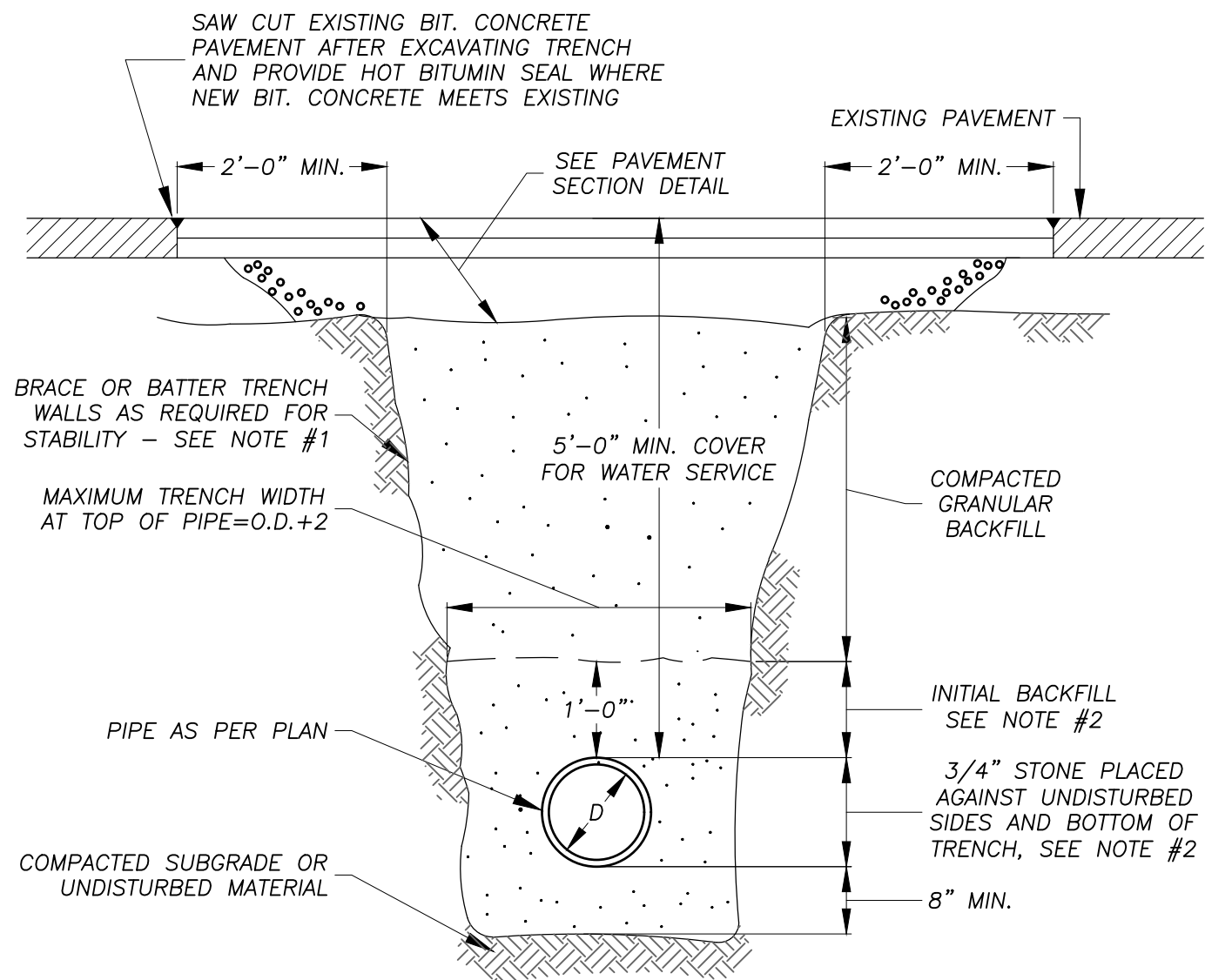
TYPICAL ENCLOSURE PLAN VIEW



TYPICAL ENCLOSURE DUMPSTER SECTION

DUMPSTER ENCLOSURE

NO SCALE

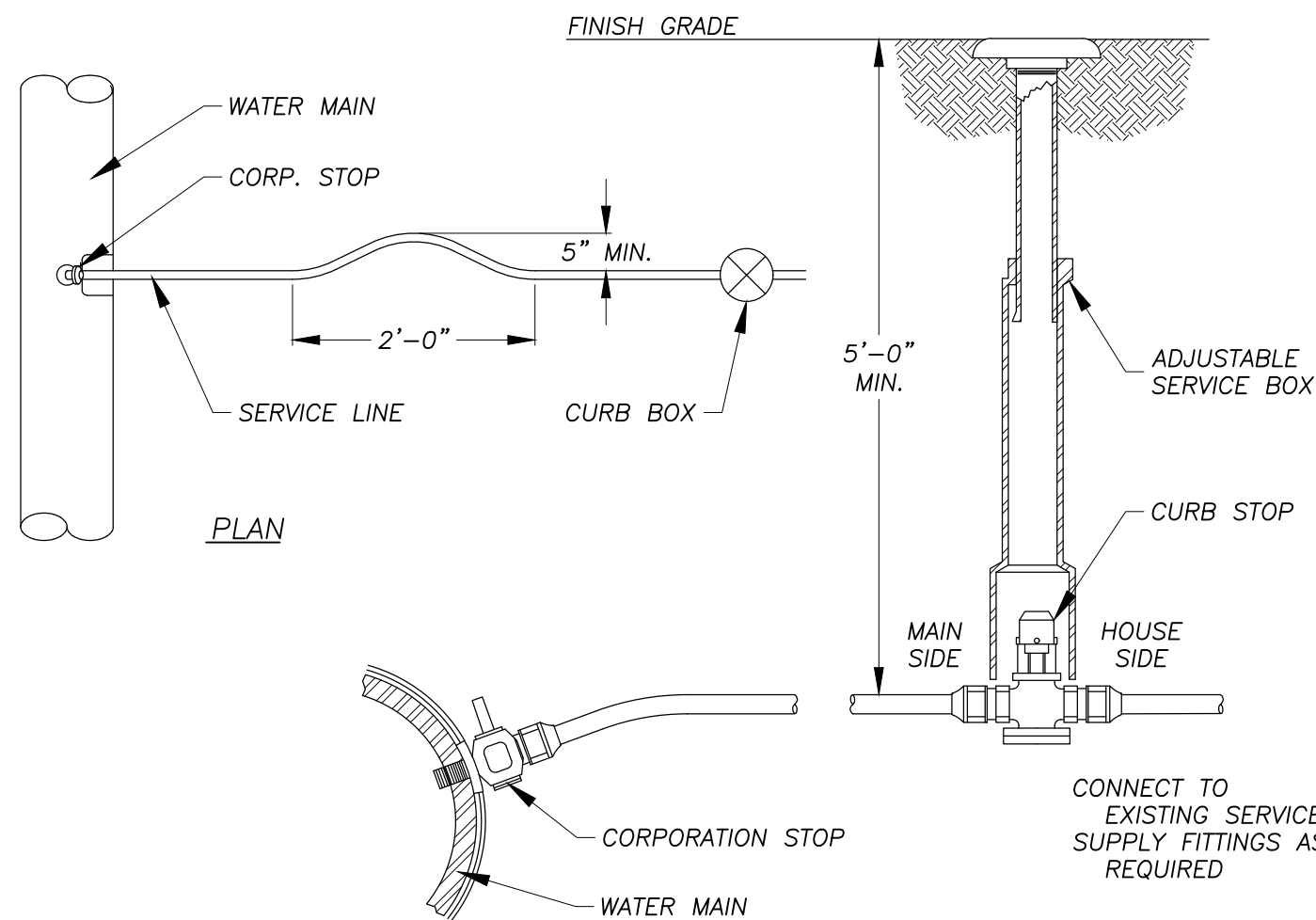


PIPE TRENCH DETAIL (STANDARD)

NO SCALE

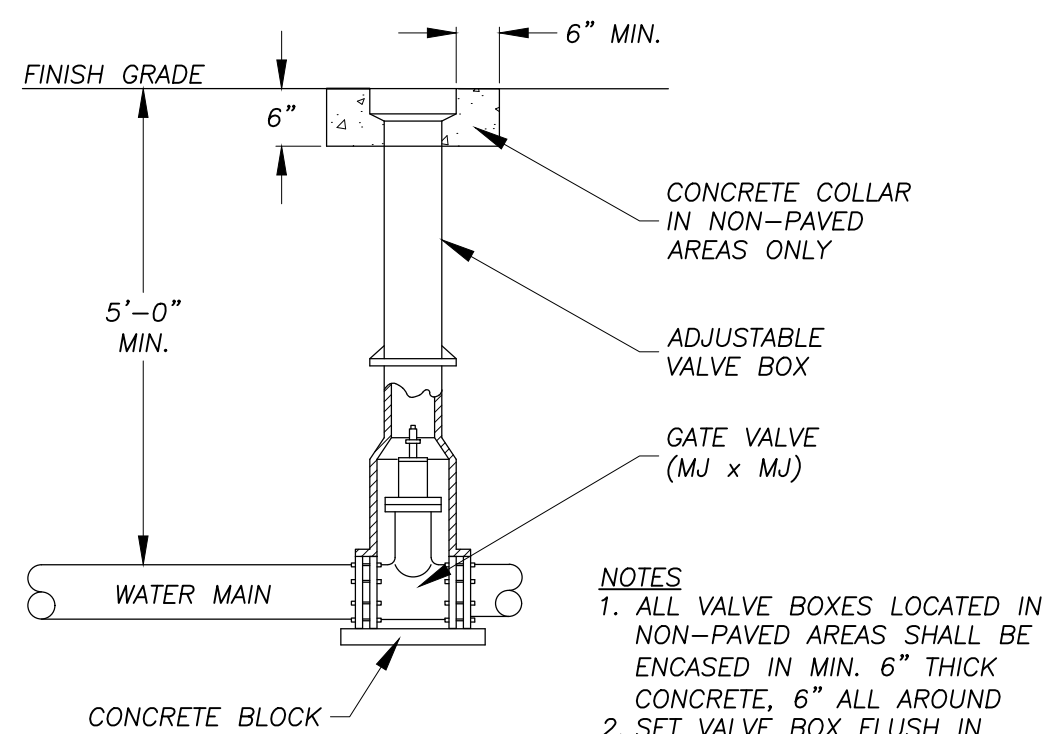
TRENCH NOTES

1. SHEETING, WHEN REQUIRED TO BE CUT OFF AT LEAST 5 FT. BELOW STREET AND A MINIMUM OF 1 FT. ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER MAY BE WITHDRAWN IF APPROVED IN WRITING BY THE ENGINEER. FOR P.V.C. PIPE, ALL SHEETING DRIVEN BELOW MID-DIAMETER SHALL BE LEFT IN PLACE.
2. SELECTED COMMON FILL, HAND PLACED, FROM MID-DIAMETER OF PIPE TO 12" ABOVE, TOP OF PIPE.
3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FT., WHICHEVER IS LESS.
5. COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
6. PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS.



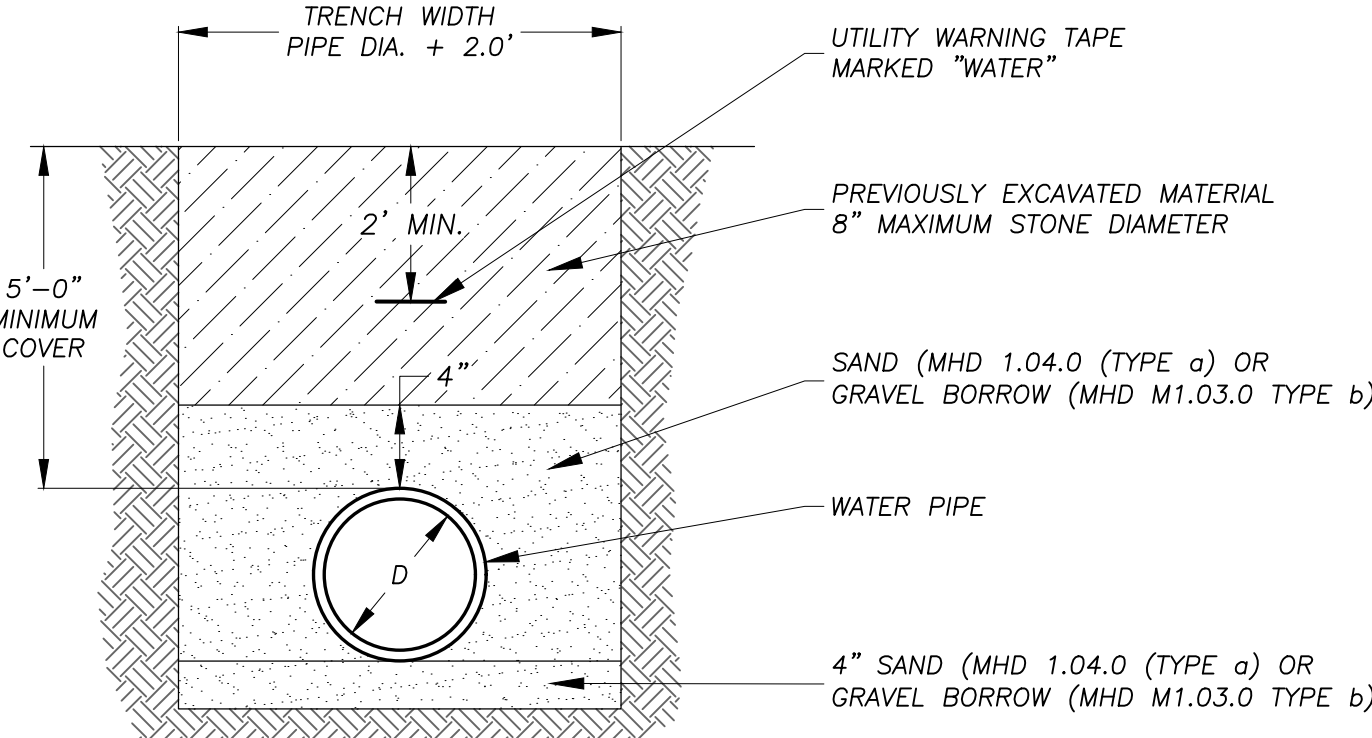
TYPICAL WATER SERVICE CONNECTION

NO SCALE



TYPICAL BURIED VALVE

NO SCALE

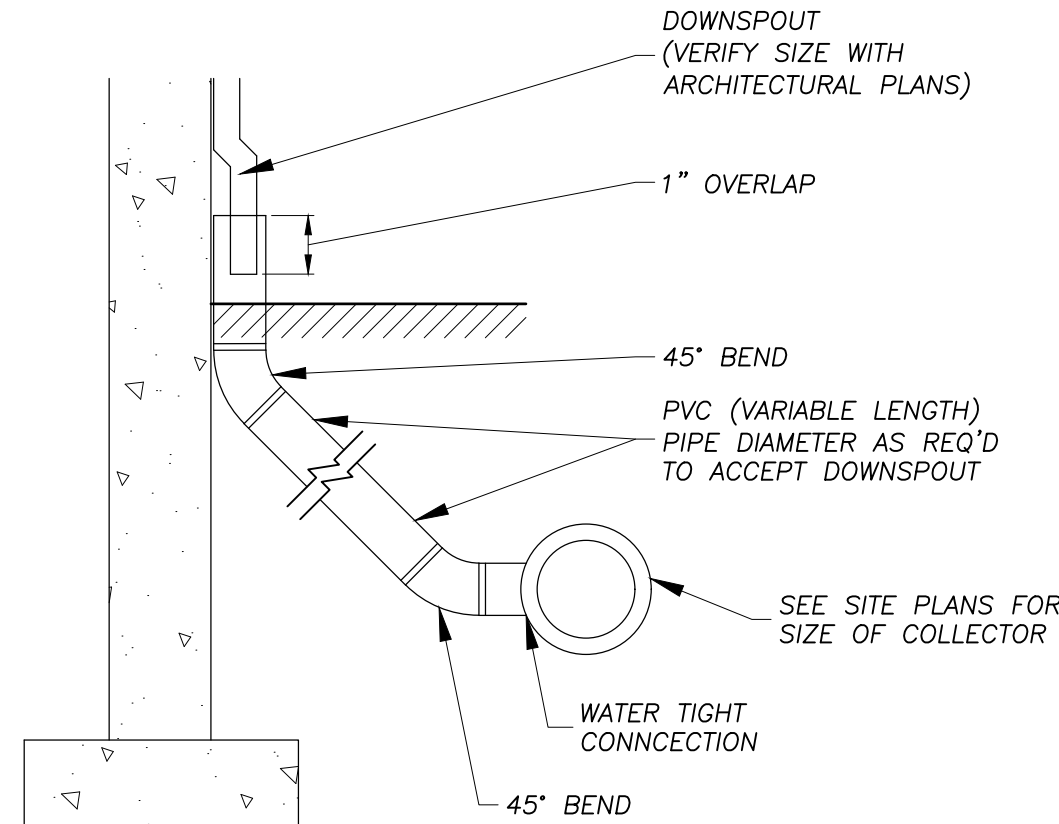


NOTES:

- 1.) COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698
- 2.) PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS

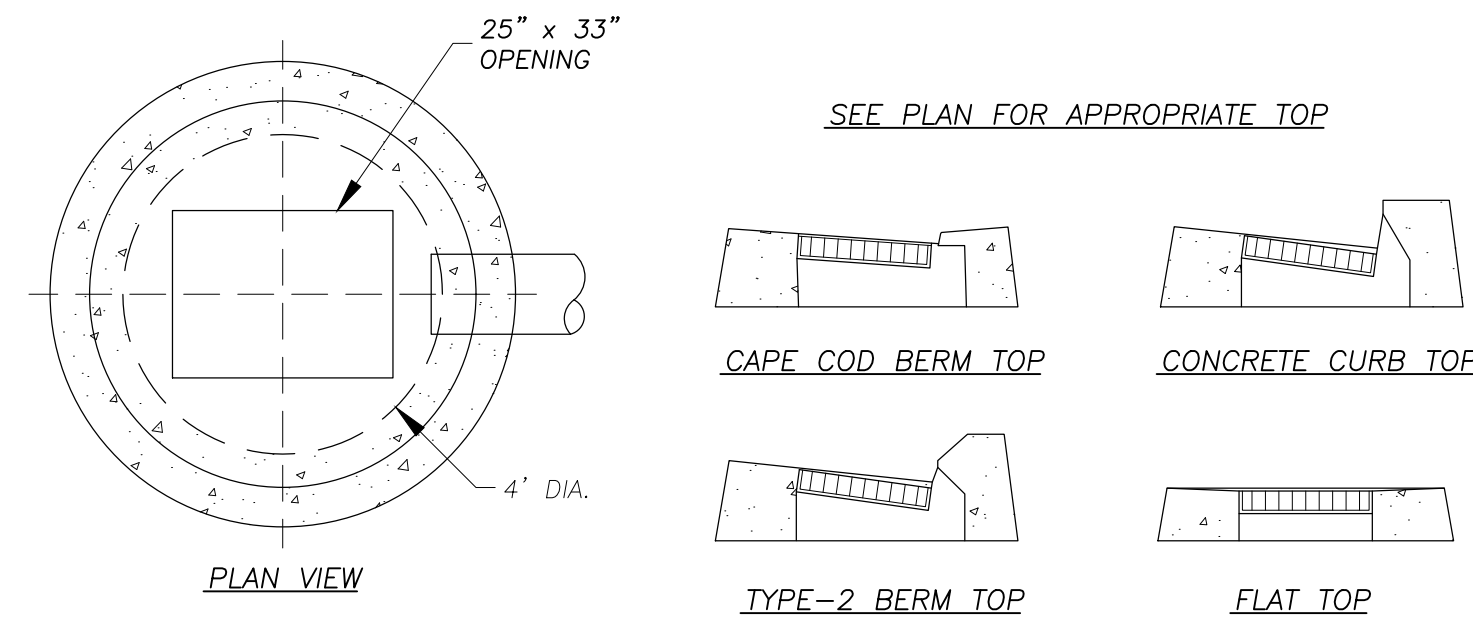
TYPICAL WATER MAIN TRENCH SECTION

NO SCALE



DOWNSPOUT COLLECTOR DETAIL

NO SCALE

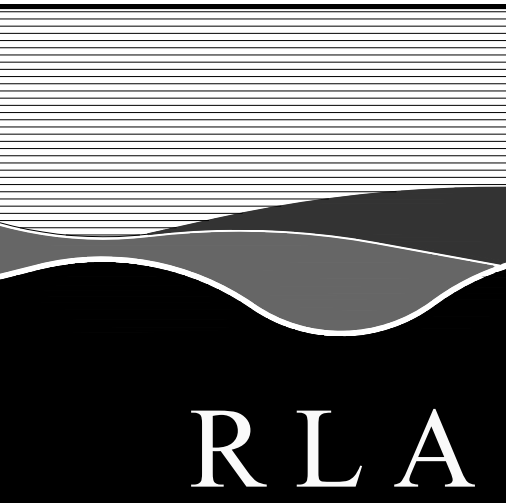


PRECAST CONCRETE CATCH BASIN-CT STYLE/ROUND BASE

NO SCALE

DESIGN NOTES

1. CONCRETE: 5,000 PSI, 28 DAYS
2. REINFORCING STEEL CONFORMS TO LATEST ASTM A615 AND A82 OR A185 SPECS.
3. MANHOLE DESIGN SPECS. CONFORM TO LATEST ASTM C478 SPEC. FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS"
4. H-20 DESIGN LOADING PER AASHTO HS-20-44
5. BUTYL RUBBER JOINT SEALANT CONFORMS TO LATEST ASTM C990-91 SPEC., FED SPEC. SS-S-210 (210A), AND AASHTO M-198B



R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085

rlaland.com

DETAILS

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:

DATE:

DRAFTED BY: J.T.

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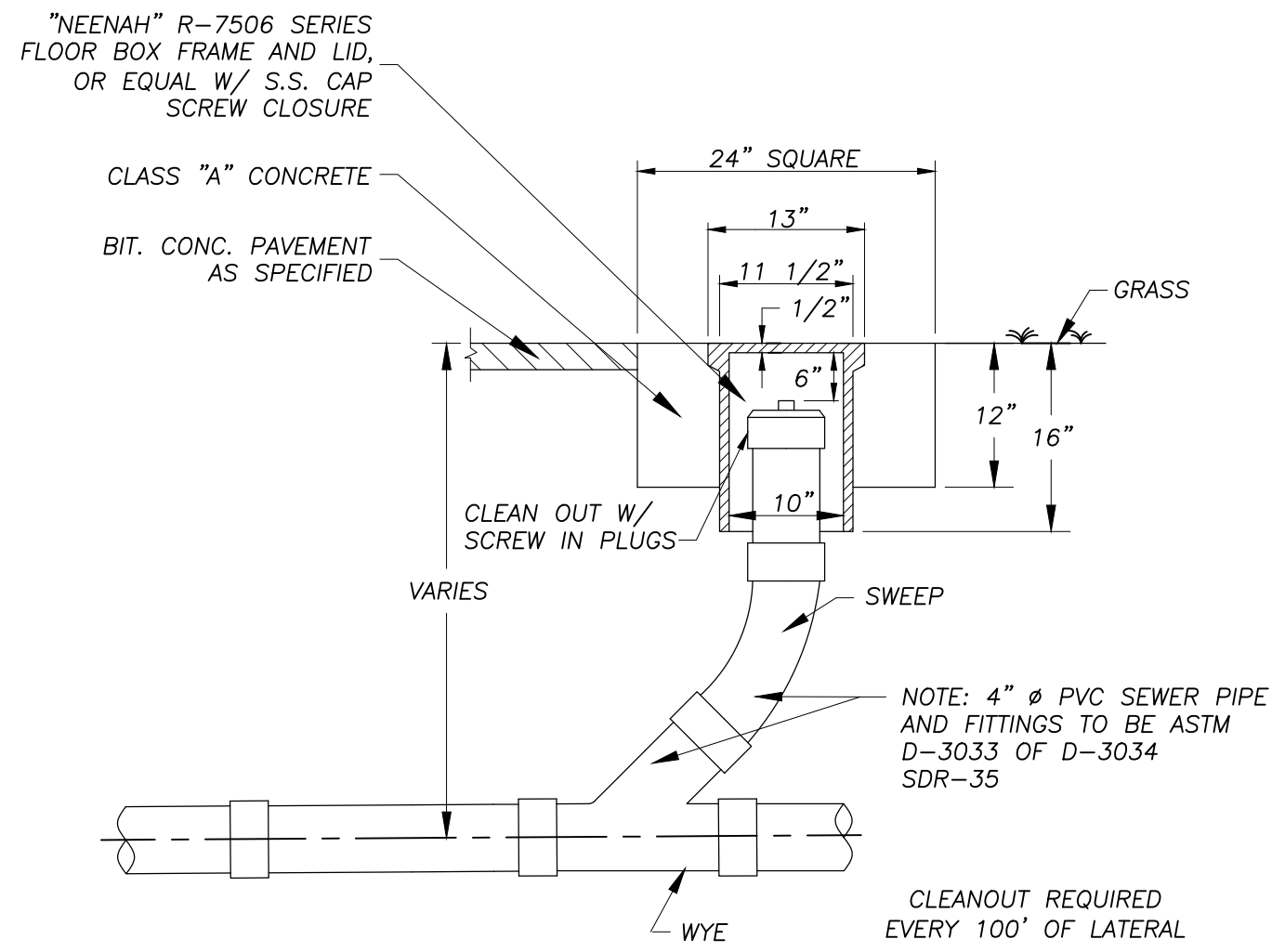
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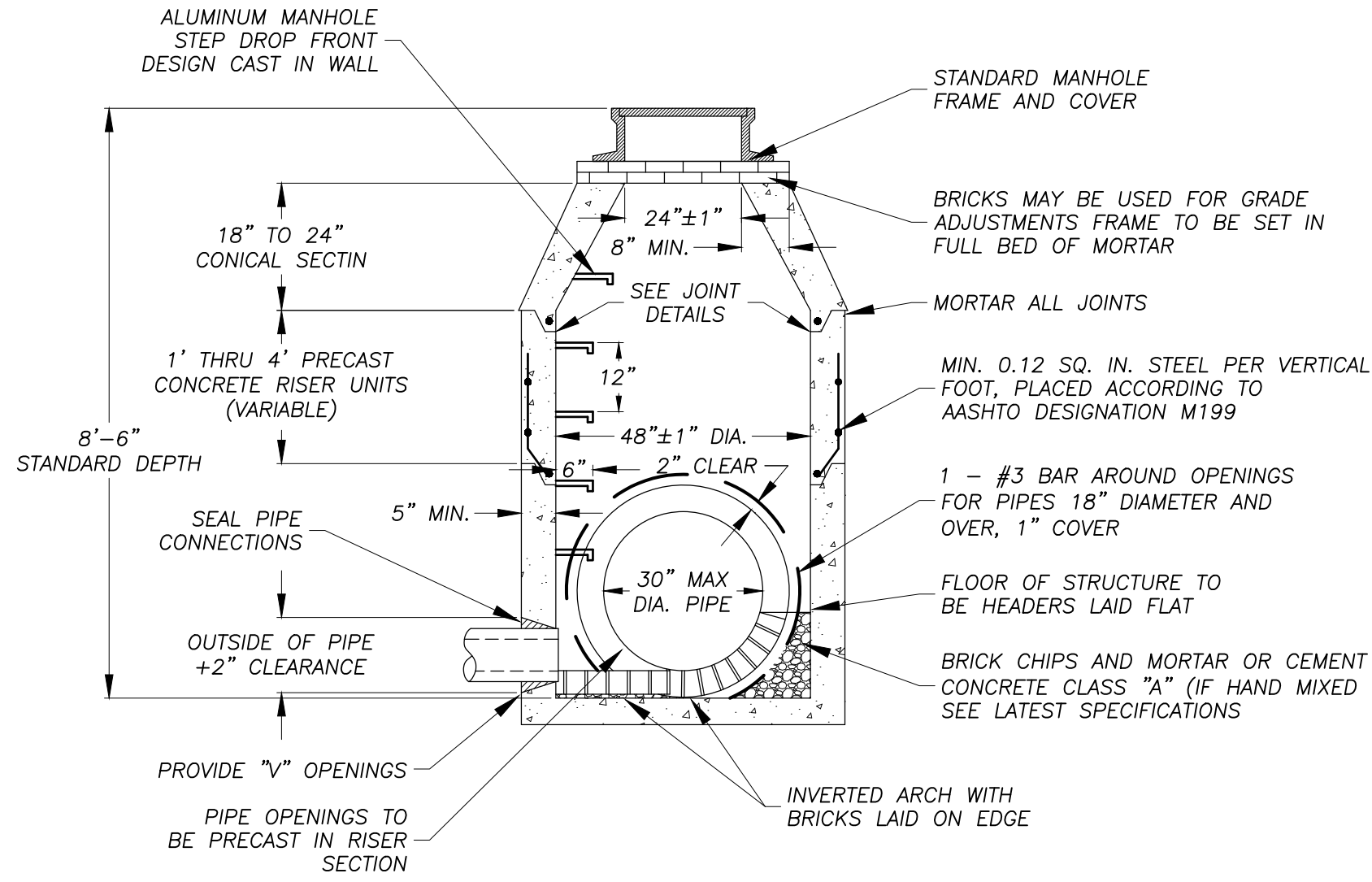
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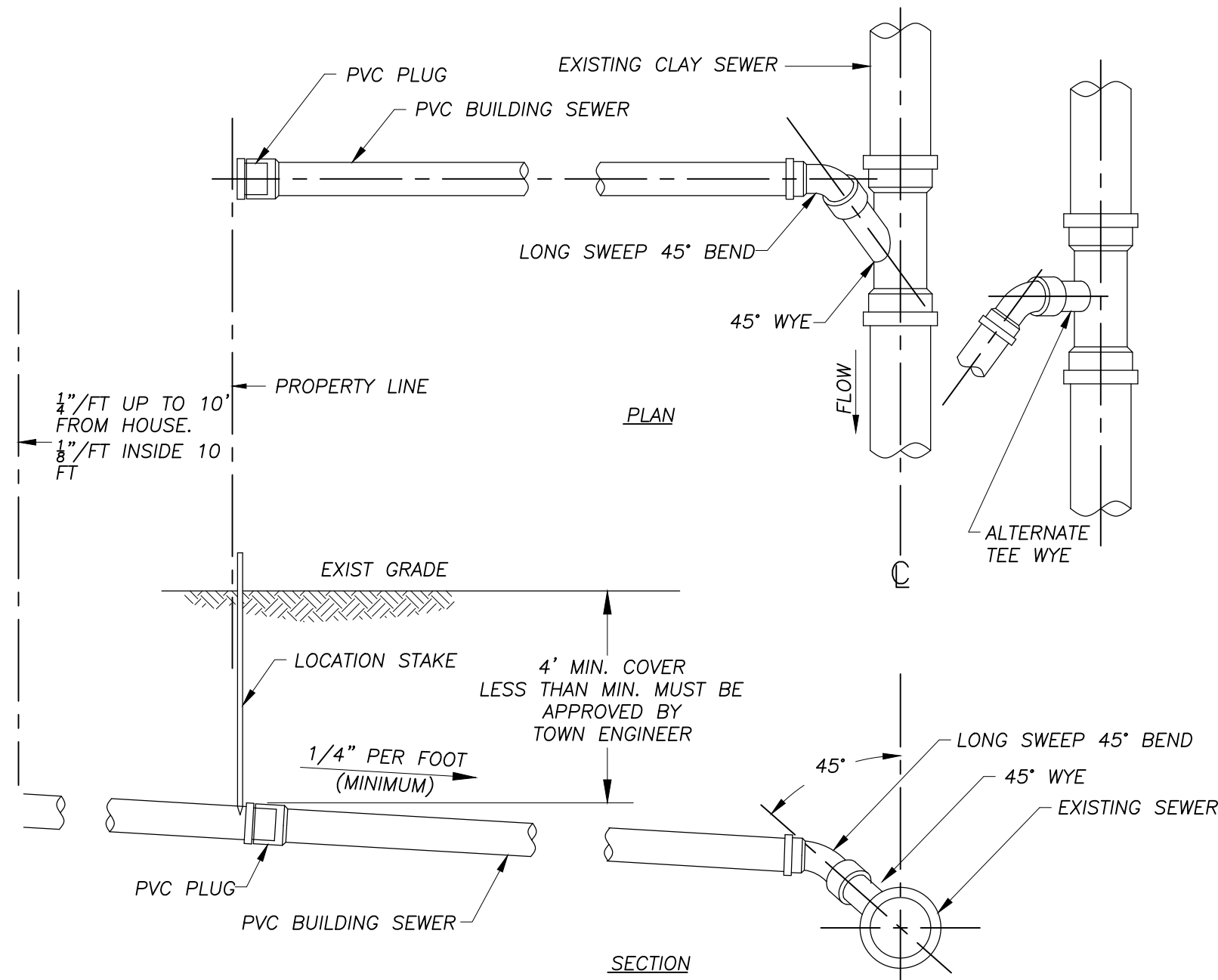
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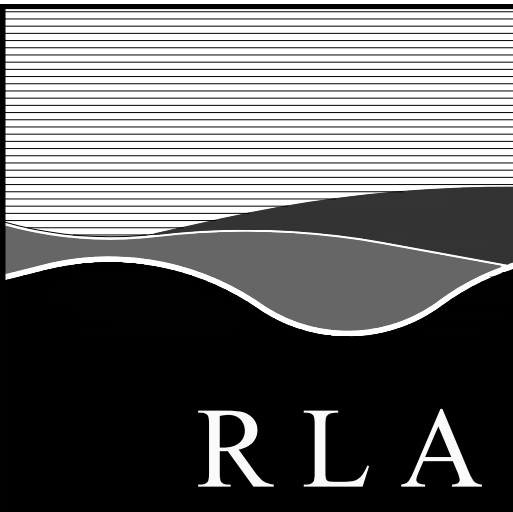
TYPICAL SANITARY CLEANOUT
NO SCALE



PRECAST CONCRETE MANHOLE
NO SCALE



NOTES:
1. BUILDING SEWERS SHALL BE 4"Ø EXCEPT AS DIRECTED BY THE ENGINEER
2. LOCATION AND DEPTHS OF BUILDING SEWERS TO BE DETERMINED IN THE FIELD BY THE ENGINEER
TYPICAL BUILDING SEWER CONNECTION DETAIL
NO SCALE



R L A

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DETAILS

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6 Ace Precision Way & 24 Ace Precision Way
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PREPARED FOR:

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ISSUANCE DATE: June 17, 2024

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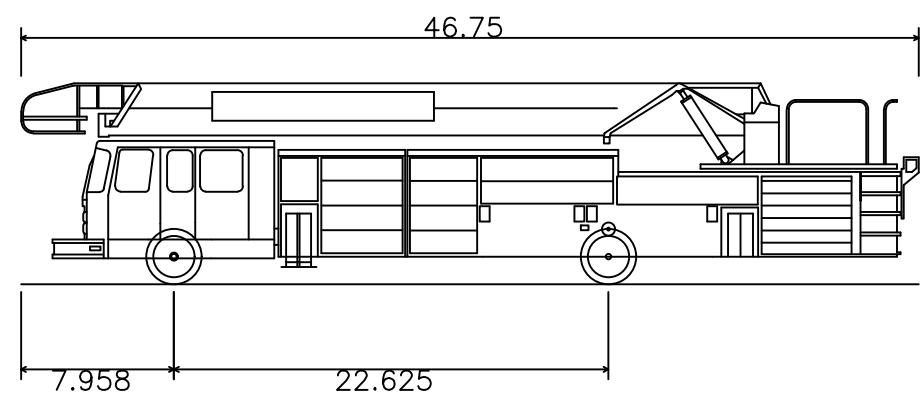
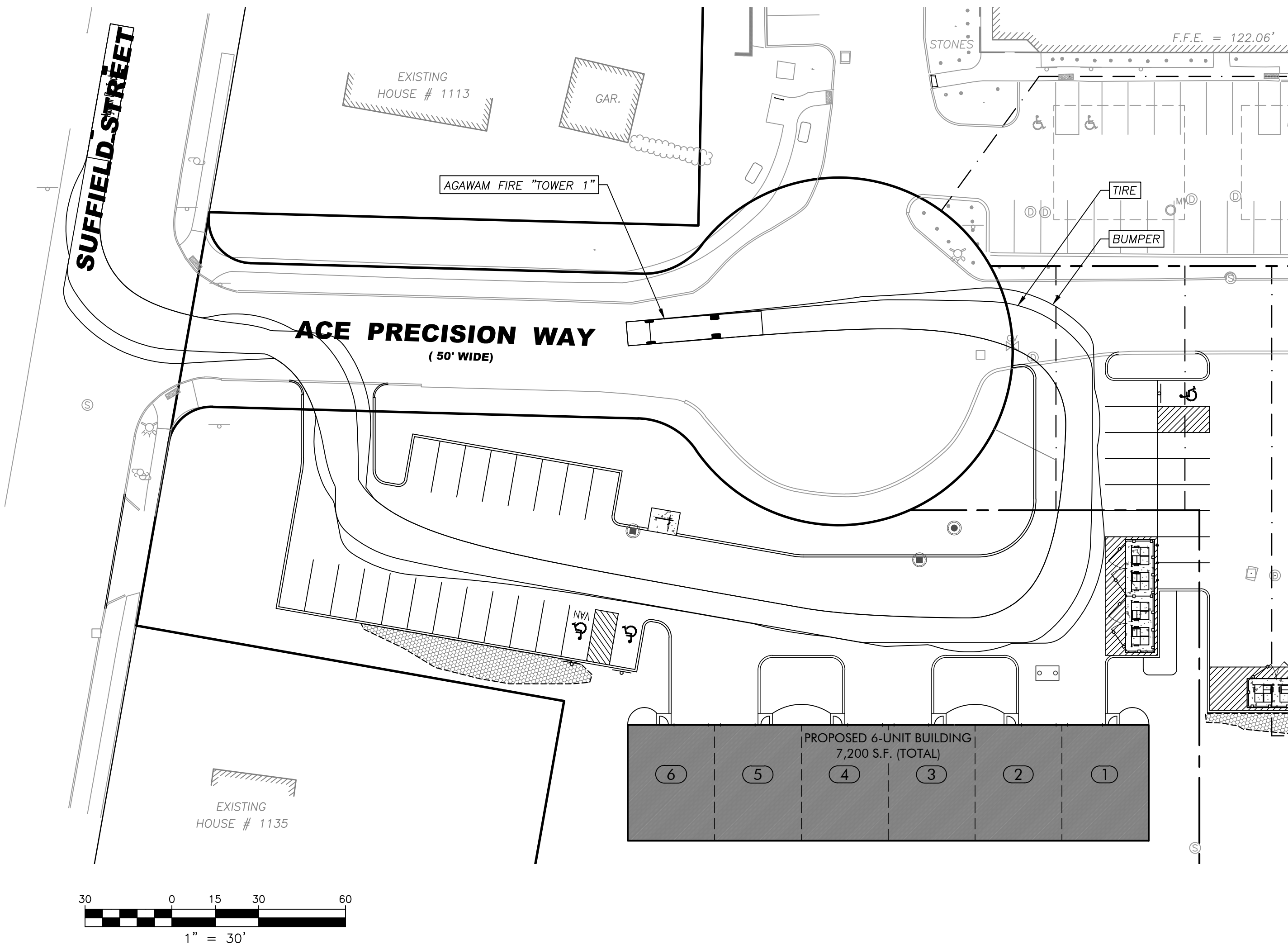
SCALE: As Noted

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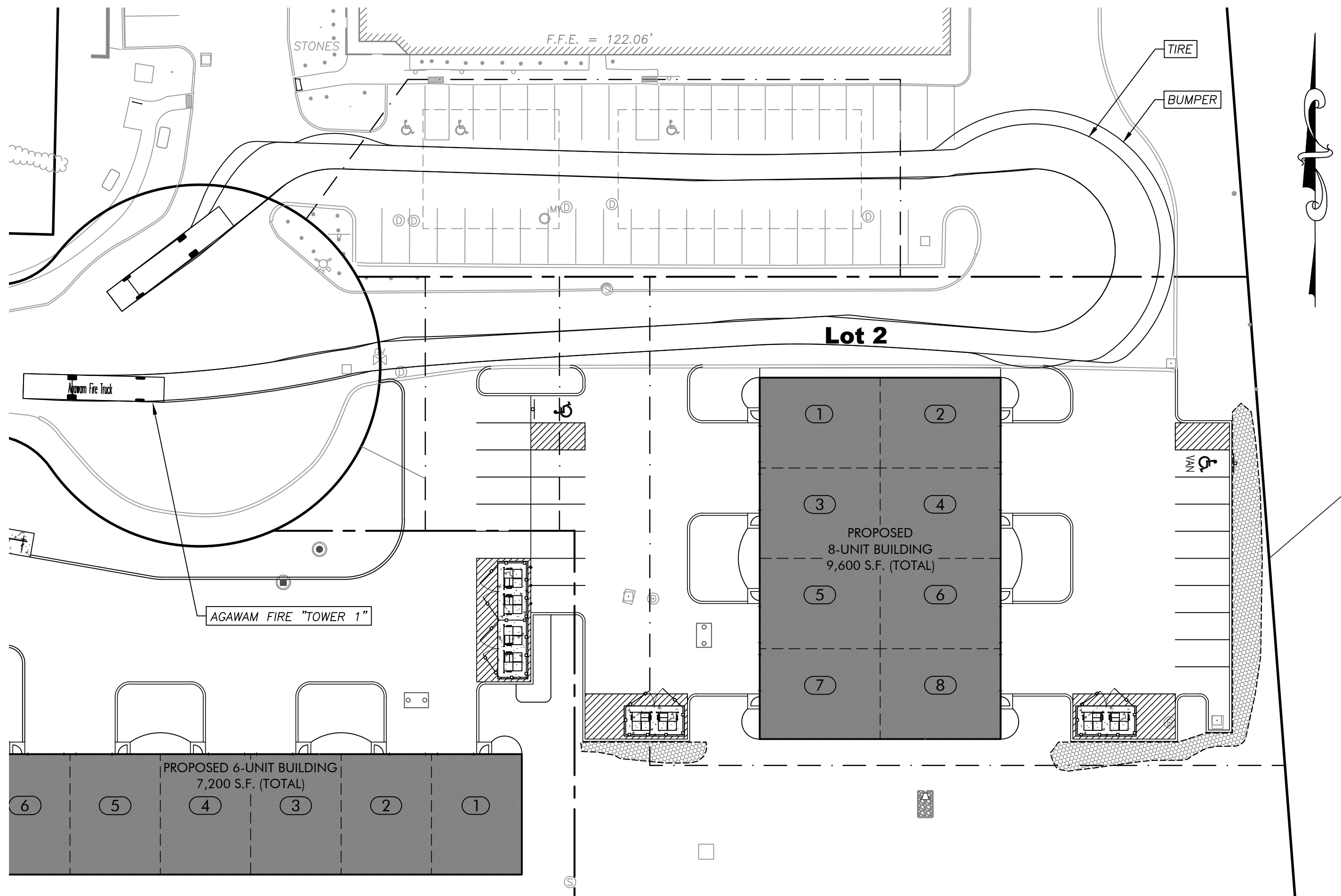
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Agawam Fire Truck
Overall Length 46.75ft
Overall Width 8.25ft
Overall Body Height 10.46ft
Min Body Ground Clearance 0.89ft
Track Width 8.20ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 42.00ft

TURNING MOVEMENT NOTES

1. TURNING MOVEMENTS SHOWN ARE GENERATED BY AutoCAD CIVIL 3D 2020: VEHICLE TRACKING SOFTWARE.
2. THE CUSTOM DESIGN VEHICLE USED TO MODEL TURING MOVEMENTS IS BASED ON AGAWAM FIRE DEPARTMENT "TOWER 1".
3. VEHICLE SPECIFICATIONS INCLUDING LENGTH, HEIGHT, WEIGHT, AND TURNING RADIUS DATA PROVIDED BY THE AGAWAM FIRE DEPARTMENT.
4. ACCESSORY SPECIFICATIONS INCLUDING GROUND CLEARANCE, TRACK WIDTH, LOCK-TO-LOCK TIME AND VEHICLE OVERHANG, ETC. ARE BASED ON A SIMILARLY SIZED EMERGENCY VEHICLE AND DEFAULT SOFTWARE VALUES.
5. THE VEHICLE WHEEL PATH AND VEHICLE OVERHANG PATH SHOWN REPRESENT THE MAXIMUM EXTENTS OF BOTH FRONT AND/OR REAR VEHICLE MOVEMENT PATHS.



VEHICLE SWEEP PATH ANALYSIS AGAWAM FIRE TOWER I

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: July 8, 2024

REVISIONS: DATE:

DRAFTED BY: J.T.

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VEH-1 -

Site Plans

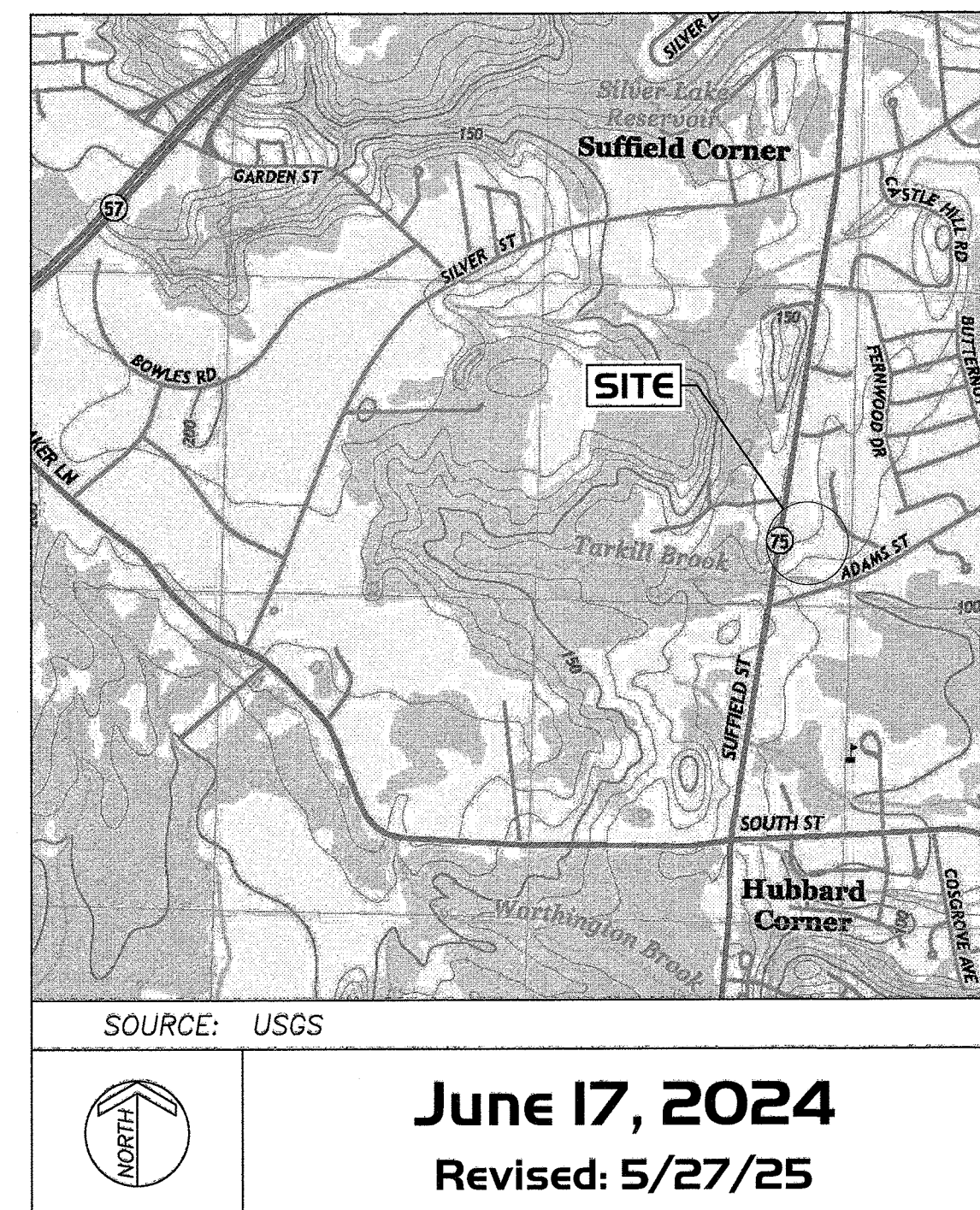
Proposed Contractor Buildings

6 Ace Precision Way (Lot 3 / Assessor's Parcel: 16-2-27)
& 24 Ace Precision Way (Lot 2 / Assessor's Parcel: 16-2-14)
Agawam, MA 01001

AS PREPARED FOR
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ZONING REVIEW - Business B (BB)			
TYPE (MINIMUM)	REQUIRED	PROPOSED (LOT 2)	PROPOSED (LOT 3)
LOT AREA	10,000 SQ FT	72,080 SQ FT	79,170 SQ FT
FRONTAGE	100 FT	100 FT	275 FT
FRONT YARD	35 FT	126 FT	69 FT
SIDE YARD	10 FT ¹	33 FT	18 FT
REAR YARD	35 FT	84 FT	161 FT
BUILDING HEIGHT (MAX)	45 FT	21 FT	21 FT
BUILDING STORIES (MAX)	3	1	1
BUILDING COVERAGE (MAX)	50%	13.3%	9.1%
PARKING ²	LOT 2: 24 / LOT 3: 18	24 SPACES	33 SPACES

¹ SIDE YARD REQUIREMENTS SHALL BE A MINIMUM OF 10 FEET, EXCEPT ADJACENT TO RESIDENTIAL OR AGRICULTURAL ZONES, AT WHICH TIME IT WOULD BE 15 FEET
² REQUIRED PARKING BASED ON TOWN OF AGAWAM PARKING GUIDELINES:
SERVICE INDUSTRIAL BUILDING: ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA



DRAWING INDEX			
SHEET NO.	SHEET NAME	ISSUE DATE	REVISION DATE
T-1	TITLE SHEET	6/17/24	5/27/25
EX-1	EXISTING CONDITIONS PLAN	6/17/24	7/3/24
C-1	NOTES, SYMBOL & LINE LEGEND, AND ABBREVIATIONS	6/17/24	
C-2	CONSTRUCTION NOTES	6/17/24	
C-3	DEMOLITION AND REMOVALS PLAN	6/17/24	
C-4	LAYOUT AND MATERIALS PLAN	6/17/24	7/3/24
C-5	GRADING, EROSION & SEDIMENTATION CONTROL PLAN	6/17/24	7/3/24
C-6	DRAINAGE AND UTILITIES PLAN	6/17/24	7/3/24
C-7	LANDSCAPING PLAN	6/17/24	5/27/25
L-1B	PHOTOMETRIC PLAN	6/17/24	
D-1	DETAILS	6/17/24	
D-2	DETAILS	6/17/24	
D-3	DETAILS	6/17/24	

SITE PLAN APPROVAL
AGAWAM PLANNING BOARD

Signed June 5, 2025

[Signature]
Frank B. Bittencourt
[Signature]
M. D. C. M.

BY



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RLA Project Number: 240316

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SYMBOL & LINE LEGEND

○	IRON PIPE FOUND
●	IRON PIPE TO BE SET
□	CONCRETE BOUND FOUND
■	CONCRETE BOUND TO BE SET
▲	COMPUTED POINT
+	EXISTING SIGN
MB	EXISTING MAILBOX
○ MW	EXISTING MONITORING WELL
☆	EXISTING LIGHT POLE
⌋	UTILITY POLE
⌋	GUY ANCHOR
⊕	EXISTING ELECTRIC MANHOLE
⊕	EXISTING TELEPHONE MANHOLE
⊕	EXISTING CABLE TV BOX
⊕	EXISTING WELL LOCATION
⊕	EXISTING WATER VALVE
⊕	EXISTING WATER SHUT-OFF
⊕	EXISTING HYDRANT
⊕	PROPOSED WATER VALVE
⊕	PROPOSED HYDRANT
⊕	EXISTING GAS VALVE
⊕	EXISTING SANITARY SEWER MANHOLE
⊕	EXISTING CATCH BASIN
⊕	EXISTING DRAIN MANHOLE
⊕	PROPOSED CATCH BASIN
⊕	PROPOSED MANHOLE
⊕	PROP. OUTLET CONTROL STRUCTURE
⊕	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
⊕	EXISTING FORCE MAIN
⊕	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
CB.	— CATCH BASIN
CL	— CENTERLINE
C.I.	— CAST IRON
CLR.	— CLEAR
CONC.	— CONCRETE
CONT.	— CONTINUOUS
CONTR.	— CONTRACTOR
DBL	— DOUBLE
DET.	— DETAIL
D.I.	— DUCTILE IRON
DIA.	— DIAMETER
DIM.	— DIMENSION
DT'L.	— DETAIL
DWG.	— DRAWING
EA.	— EACH
ELEC.	— ELECTRIC
ELEV.	— ELEVATION
EXIST.	— EXISTING
EXT.	— EXTERIOR
FFE	— FINISH FLOOR ELEVATION
FIN.	— FINISH
FLR.	— FLOOR
FOUND.	— FOUNDATION
FT.	— FOOT OR FEET
INSTL.	— INSTALLED
LT.	— LIGHT
MAX.	— MAXIMUM
M.A.H.W.	— MEAN ANNUAL HIGH WATER
MH.	— MANHOLE
MIN.	— MINIMUM
MISC.	— MISCELLANEOUS
N.T.S.	— NOT TO SCALE
O.A.	— OVERALL
O.C.	— ON CENTER
PCB	— PROPOSED CATCH BASIN
PDMH	— PROPOSED DRAIN MANHOLE
PFES	— PROP. FLARED END SECTION
POCS	— PROP. OUTLET CONTROL STRUCT.
PROP.	— PROPOSED
PSMH	— PROP. SANITARY SEWER MANHOLE
PWQU	— PROP. WATER QUALITY UNIT
P.S.I.	— POUNDS PER SQUARE INCH
REINF.	— REINFORCING
R.H.	— RIGHT HAND
SHT.	— SHEET
SPEC.	— SPECIAL OR SPECIFICATIONS
SQ.	— SQUARE
ST.	— STEEL
STA.	— STATION
T.O.F.	— TOP OF FOUNDATION
T.O.W.	— TOP OF WALL
T.S.	— TOP OF STEEL
TYP.	— TYPICAL
W/	— WITH
WTR.	— WATER
W.W.M.	— WELDED WIRE MESH

EROSION & SEDIMENT CONTROL NOTES

MANAGEMENT STRATEGIES

- 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 HYDROSEEDING, COVER SEED WITH 1/4" TO 1/2" OF TOPSOIL
 - APPLY MULCH OR EROSION CONTROL BLANKET IMMEDIATELY FOLLOWING SEEDING.
 - VERIFY SEEDING DATES WITH ENGINEER/LANDSCAPE ARCHITECT. IF ENGINEER/LANDSCAPE ARCHITECT DETERMINES THAT SEED CANNOT BE APPLIED DUE TO CLIMATE, TOPSOIL SHALL NOT BE SPREAD AND MULCHING SHALL BE APPLIED TO THE EXPOSED SURFACE TO STABILIZE SOILS UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
 - PERMANENT SEEDING SHALL BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 30. TEMPORARY SEEDING SHALL BE APPLIED TO ALL DISTURBED AREAS OUTSIDE THIS TIME FRAME, UPON APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
 - 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 UPDATING OF SCARRATIONS 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 STAKES.
- INSTALLED SILT FENCE BARRIERS SHALL BE MAINTAINED ON A REGULAR SCHEDULE WHICH MAY BE PRESCRIBED BY THE LOCAL, STATE OF FEDERAL REGULATORY AUTHORITY; BUT, AT MINIMUM SHALL BE CHECKED WEEKLY AS WELL AS AFTER EACH STORM EVENT. MAINTENANCE SHALL CONSIST OF AN INSPECTION OF THE ENTIRE LENGTH OF THE BARRIER TO DETERMINE IF IT IS FUNCTIONING AS INTENDED. ALL BREAKS, DETACHED FABRIC, SLUMPED FABRIC, CLOGGED FABRIC, AND UNDERMINED AREAS SHALL BE FIXED THE DAY THAT THEY ARE DISCOVERED.
- WHEN A MAXIMUM OF SIX (6) INCHES OF SEDIMENT HAS ACCUMULATED BEHIND THE SILT FENCE THIS SEDIMENT SHALL BE REMOVED AND THE FENCE SHALL BE INSPECTED FOR TEARS, CLOGGING OF BREAKS. ALL DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY EITHER BY REPAIR OR REPLACEMENT OF THE SILT FENCE BARRIER AND/OR STAKES AS NEEDED.
- SILT FENCE BARRIERS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN CLEANED OF SILT AND PERMANENTLY STABILIZED.

STRAW BALE INSTALLATION & MAINTENANCE (AS REQ'D)

- STRAW 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.)
- STRAW 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 NEEDED 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

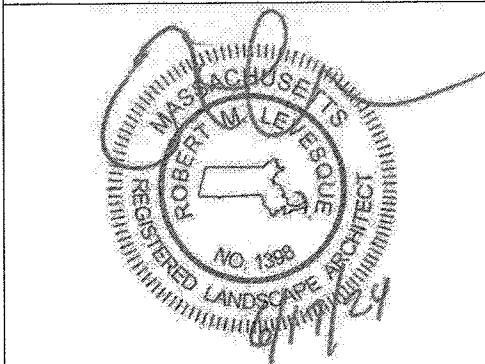
- THE CONTRACTOR SHALL VERIFY FINAL SELECTION OF PLANT MATERIALS WITH THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- NO PLANT MATERIAL WILL BE ACCEPTED WHICH DISPLAYS MAJOR IRREGULARITIES OR DAMAGE. THE OWNER/LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNFIT.
- 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 DISCREPANCY/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

E. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 5 LBS/1,000 S.F. UNLESS HYDROSEEDING WAS USED.
F. ALL SLOPES OF 3:1 OR GREATER AFTER BEING LOAMED, SEEDED AND MULCHED IN ACCORDANCE WITH THE ABOVE SHALL BE SECURED WITH EROSION CONTROL BLANKETS (NO. AMERICAN GREEN S150 OR EQUAL). OVERLAP ALL NETTING JOINTS A MINIMUM OF 6" AND SECURE WITH DOUBLE ROW OF STAPLES.

NOTES, SYMBOL & LINE LEGEND AND ABBREVIATIONS

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001



PREPARED FOR:

TGE Realty LLC.
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS: DATE:

DRAFTED BY: J.T.

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

SCALE: As Noted

RLA PROJ. NUMBER: 240316

DRAWING# REV

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PERMITTING
NOT FOR CONSTRUCTION

S:\Projects\2024\240316 - Elias - 1123 Suffield St., Agawam\05 Civil 3D\240316 - SITE.dwg

GENERAL CONSTRUCTION NOTES

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

LAYOUT NOTES

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

EARTHWORK NOTES

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

SITE UTILITY NOTES

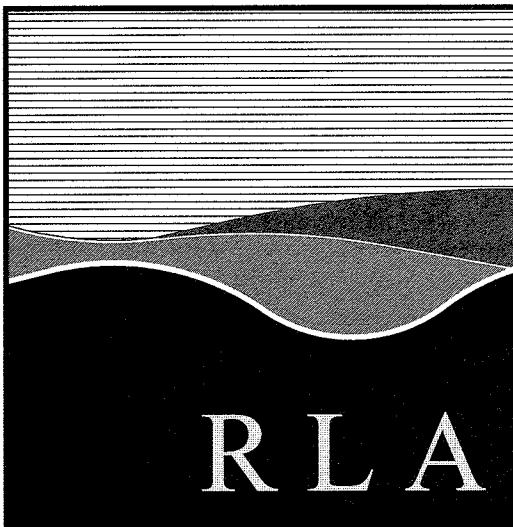
- GENERAL:
1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 2. TOPS OF EXISTING MANHOLES SHALL BE SET EQUAL TO FINISH GRADE. IN GRASSED LANDSCAPED AREAS WITH WATER TIGHT LIDS.
 3. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH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

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

- WATER:
1. CONTRACTOR SHALL CONTACT THE CITY/TOWN WATER DEPARTMENT FOR SPECIFICATIONS AND MAKE OF VALVES, VALVE BOXES, FIRE HYDRANTS AND ALL OTHER WATER LINE APPURTENANCES.
 2. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL DPW SPECIFICATIONS AND WATER DISTRIBUTION SYSTEM. CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY WATER DEPARTMENT.
 3. ALL WATER MAIN SHALL BE DUCTILE IRON (D.I.), CLASS 52, AWWA C-151 (ANSI A21.40). D.I. PIPE SHALL BE DOUBLE CEMENT LINED WITH A SEAL COAT CONFORMING TO AWWA C-104 (ANSI A-21.4).
 4. JOINTS FOR D.I. PIPE SHALL BE PUSH-ON OR OTHERWISE APPROVED, AWWA C151(ANSI A-21.51) WITH GASKETS CONFORMING TO AWWA C-111 (ANSI A-21.11) MAXIMUM LENGTH OF PIPE TO BE 20 L.F.
 5. ALL FITTINGS SHALL BE DUCTILE IRON CLASS 53 WITH PRESSURE RATING OF 350 PSI AND MECHANICAL JOINTS CONFORMING TO AWWA C-151 (ANSI A21.51).
 6. RETAINER GLANDS: RETAINER GLANDS SHALL BE DESIGNED TO IMPART MULTIPLE WEDGING ACTION AGAINST THE PIPE, INCREASE ITS RESISTANCE AS THE PRESSURE INCREASES. GLANDS SHALL BE MANUFACTURED OF DUCTILE IRON CONFORMING TO ASTM A536-80. RESTRAINING DEVICES SHALL BE DUCTILE IRON HEAT-TREATED TO A MINIMUM HARNESS OF 370 BHN. TWIST-OFF NUTS SHALL BE USED TO INSURE PROPER ACTUATING OF THE RETAINER GLAND. DIMENSIONS OF THE GLAND SHALL BE SUCH THAT IT CAN BE USED WITH THE STANDARD MECHANICAL JOINT BELL AND TEE-HEADED BOLTS CONFORMING TO ANSI/AWWA A21.1 AND ANSI/WWA 153/A21.5. THE RETAINER GLAND SHALL HAVE A WORKING PRESSURE OF 250 PSI WITH A MINIMUM SAFETY FACTOR OF 2:1 AND SHALL BE CERTIFIED BY THE MANUFACTURER TO BE COMPATIBLE WITH THE PIPE CLASS AND PIPE MANUFACTURER FOR ALL SIZES PROVIDED ON THE JOB. THE RETAINER GLAND SHALL BE MEGA-LUG AS MANUFACTURED EBAA IRON, INC., OR APPROVED EQUAL.
 7. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL BE INSTALLED WITH A MINIMUM FIVE FEET OF COVER. WHEN CROSSING ABOVE OR BELOW WATER PIPELINES, A MINIMUM VERTICAL SEPARATION OF SIX INCHES SHALL BE PROVIDED. WHEN CROSSING SANITARY SEWERS, A MINIMUM OF 18" SHALL BE PROVIDED.

SITE UTILITY NOTES (CONTINUED)

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



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CONSTRUCTION NOTES

**Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001**



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:

DRAFTED BY: J.T.

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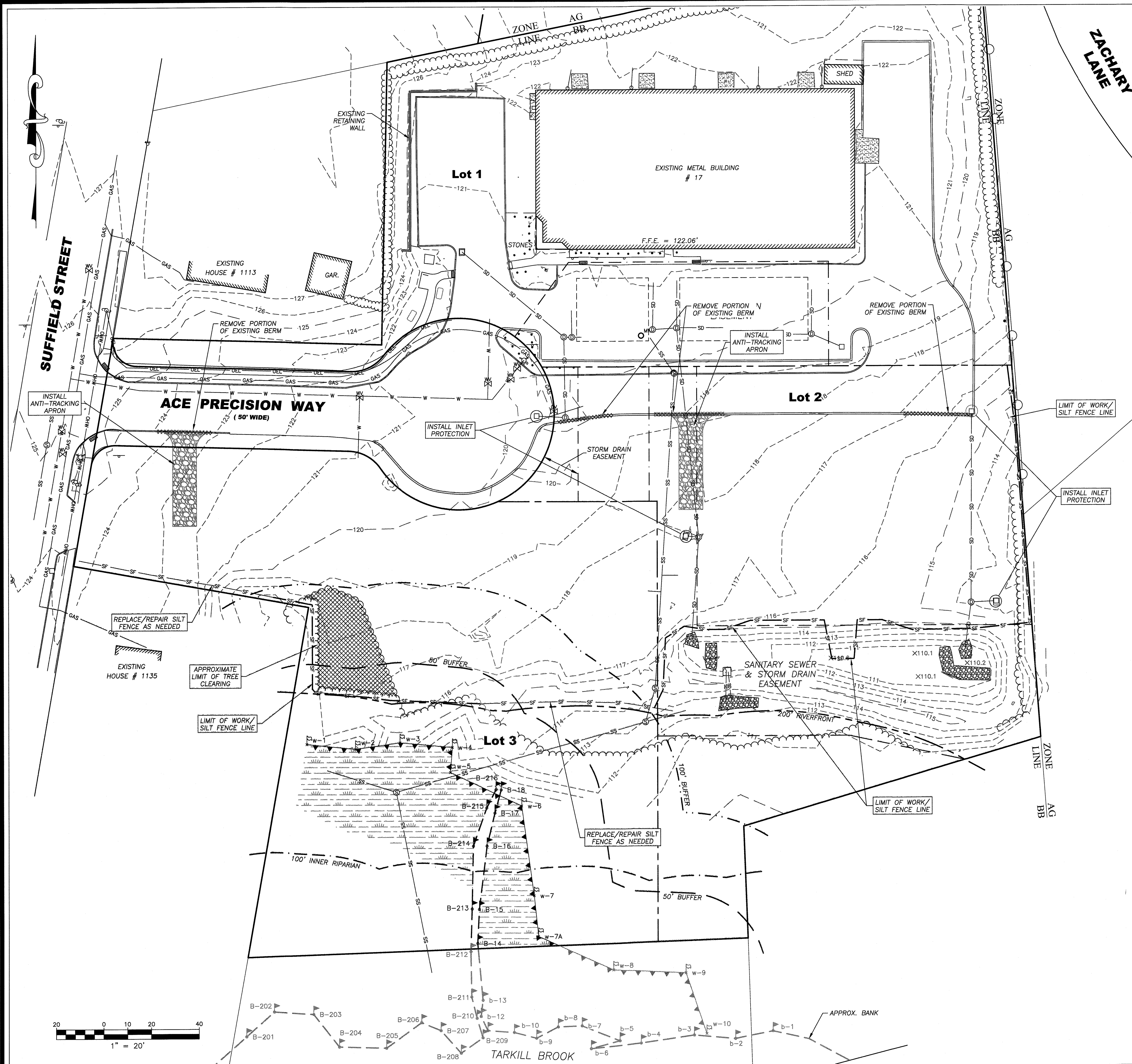
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DEMOLITION NOTES

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 ENTRANCE AND INSTALL ANY REQUIRED INLET PROTECTION AS DEPICTED ON THE PLAN.
4. INSTALL SILT FENCE AS SHOWN ON THE PLANS.
5. PRIOR TO THE START OF CONSTRUCTION AND/OR CLEARING OF THE SITE, THE CONTRACTOR SHALL CONTACT THE AGAWAM DPW ENGINEERING DIVISION TO INSPECT AND APPROVE THE INSTALLATION OF THE EROSION AND SEDIMENT CONTROL MEASURES.
6. CLEAR AND GRUB SITE. STOCKPILE ANY CHIPPING OR TOPSOIL MATERIAL TO REMAIN ON SITE FOR LONGER THAN 14 DAYS AND INSTALL SILT FENCE AROUND THE PERIMETER OF THE STOCKPILE.
7. COMMENCE EARTHWORK BY EXCAVATING FOR THE CUT/FILL SLOPES AS SHOWN ON THE PLANS. STABILIZE/SEED ANY SLOPES THAT HAVE ACHIEVED FINAL GRADE.
8. INSTALL UTILITIES AS SHOWN ON PLANS INCLUDING WATER SERVICE, SEWER SERVICE, GAS SERVICE, ELECTRICAL SERVICE AND STORMWATER MANAGEMENT SYSTEM.
9. GRADE THE SITE TO ACCEPT PAVEMENT SECTION MATERIALS.
10. INSTALL PAVEMENT AS SPECIFIED ON THE PLANS.
11. UPON INSTALLATION OF PAVEMENT SURFACE, INSTALL INLET PROTECTION AS REQUIRED ON ANY NEW INLET STRUCTURES.
12. FINAL GRADING AND STABILIZATION OF ANY REMAINING EXPOSED AREAS.
13. AT THE DIRECTION OF THE TOWN OF AGAWAM, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

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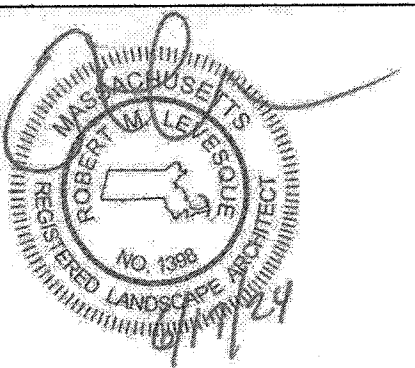
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DEMOLITION & REMOVALS PLAN

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS: DATE:

DRAFTED BY: J.T.

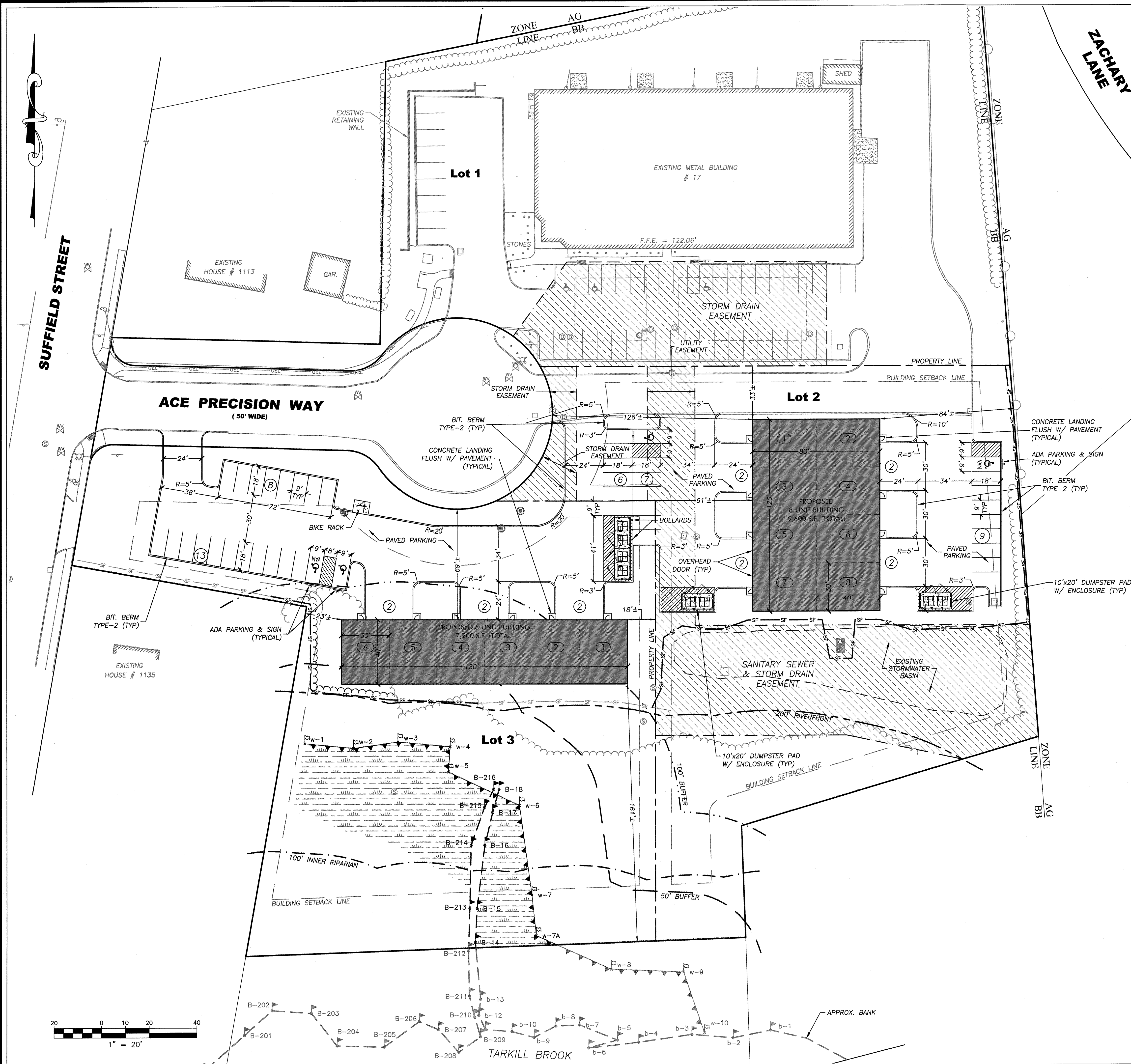
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ZONING REVIEW - Business B (BB)

TYPE (MINIMUM)	REQUIRED	PROPOSED (LOT 2)	PROPOSED (LOT 3)
LOT AREA	10,000 SQ FT	72,080 SQ FT	79,170 SQ FT
FRONTAGE	100 FT	100 FT	275 FT
FRONT YARD	35 FT	126 FT	69 FT
SIDE YARD	10 FT ¹	33 FT	18 FT
REAR YARD	35 FT	84 FT	161 FT
BUILDING HEIGHT (MAX)	45 FT	21 FT	21 FT
BUILDING STORIES (MAX)	3	1	1
BUILDING COVERAGE (MAX)	50%	13.3%	9.1%
PARKING ²	LOT 2: 24 / LOT 3: 18	24 SPACES	33 SPACES

¹ SIDE YARD REQUIREMENTS SHALL BE A MINIMUM OF 10 FEET, EXCEPT ADJACENT TO RESIDENTIAL OR AGRICULTURAL ZONES, AT WHICH TIME IT WOULD BE 15 FEET.
² REQUIRED PARKING BASED ON TOWN OF AGAWAM PARKING GUIDELINES:
SERVICE INDUSTRIAL BUILDING: ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF GROSS FLOOR AREA

LAYOUT NOTES

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

SIGNAGE AND PAVEMENT MARKING NOTES

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

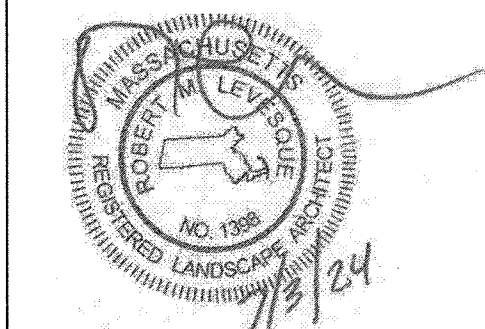
ACCESSIBILITY NOTES

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

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LAYOUT & MATERIALS PLAN

Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001



PREPARED FOR:

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecilie Street
Agawam, MA 01001

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A. Roundtable review comments 7/3/24

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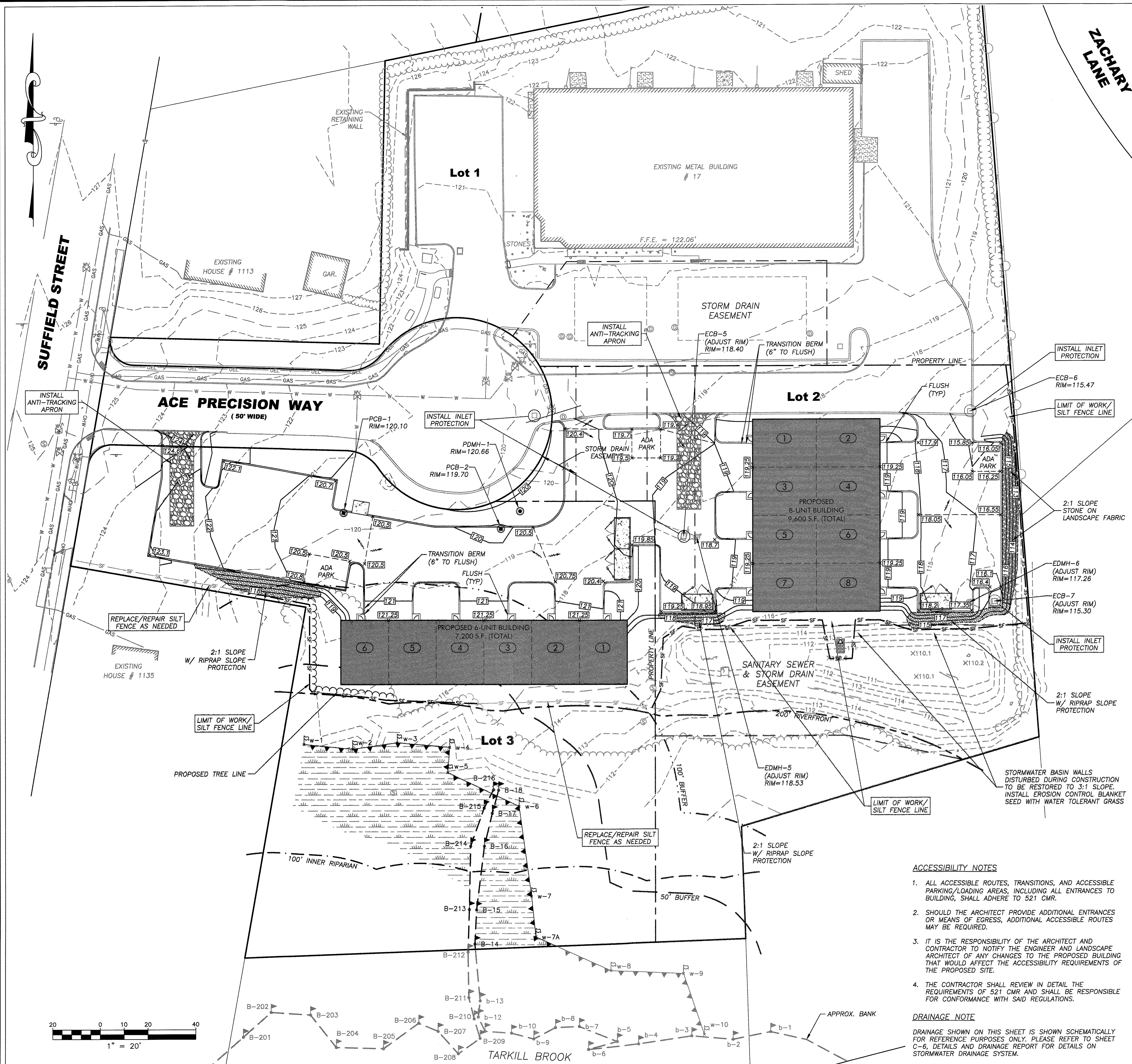
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GRADING & DRAINAGE NOTES

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

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.

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. ALL LAYOUT WORK REQUIRED SHALL BE PERFORMED BY A LICENSED SURVEYOR OR ENGINEER EMPLOYED BY THE CONTRACTOR.
4. CONTRACTOR TO NOTIFY DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION ACCORDING TO MA GENERAL LAWS.
5. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
6. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND CITY/TOWN ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
10. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE REAPPLIED.
11. ALL CONSTRUCTION METHODS TO CONFORM TO AGAWAM PLANNING BOARD REGULATIONS AND BOARD OF PUBLIC WORKS SPECIFICATIONS.
12. 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.
13. ALL CATCH BASINS TO HAVE 48" SEALED SUMPS AND HOODS.
14. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

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.

DRAINAGE NOTE

DRAINAGE SHOWN ON THIS SHEET IS SHOWN SCHEMATICALLY FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO SHEET C-6, DETAILS AND DRAINAGE REPORT FOR DETAILS ON STORMWATER DRAINAGE SYSTEM.

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GRADING, EROSION & SEDIMENTATION CONTROL PLAN
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A. Roundtable review comments	7/3/24

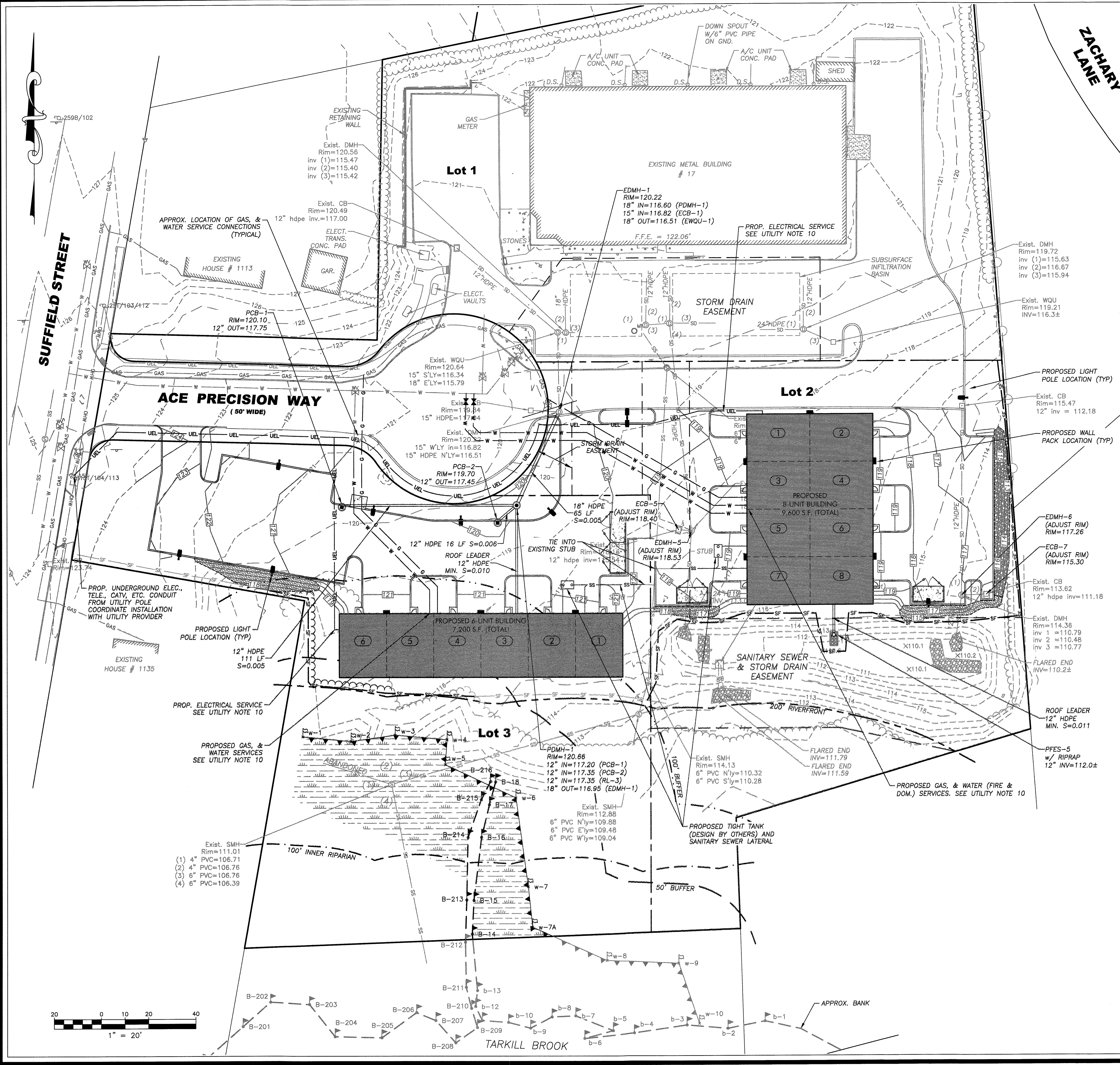
DRAFTED BY: J.T.

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SCALE: As Noted

RLA PROJ. NUMBER: 240316

DRAWING#	REV.
C-5	A



UTILITY NOTES

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

GRADING & DRAINAGE NOTES

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

CONSTRUCTION NOTES

1. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON SURFACE FEATURES AS LOCATED BY SURVEY AND AVAILABLE RECORD DATA AND ARE APPROXIMATE. ACTUAL FIELD LOCATIONS SHOULD BE VERIFIED WITH THE APPROPRIATE UTILITY COMPANY AND/OR MUNICIPAL DEPARTMENT PRIOR TO CONSTRUCTION.
2. ALL LAYOUT WORK REQUIRED SHALL BE PERFORMED BY A LICENSED SURVEYOR OR ENGINEER EMPLOYED BY THE CONTRACTOR.
3. CONTRACTOR TO NOTIFY DIG SAFE A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION ACCORDING TO MA GENERAL LAWS.
4. APPROVED PLANS TO BE ON SITE AT ALL TIMES.
5. CHANGES TO THIS PLAN MAY OCCUR AS UNFORESEEN CONDITIONS ARISE. ALL CHANGES TO BE APPROVED BY DESIGN ENGINEER, FIELD INSPECTOR AND CITY/TOWN ENGINEER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
7. CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS, AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
8. TREES, BRUSH AND STUMPS REMOVED BY CLEARING AND GRUBBING OPERATIONS SHALL BE TRANSPORTED OFF THE PROJECT SITE TO AN APPROVED DISPOSAL LOCATION.
9. 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. ALL CATCH BASINS TO HAVE 48" SEALED SUMPS AND HOODS.
13. EROSION CONTROL MEASURES TO BE IN PLACE PRIOR TO START OF CONSTRUCTION.

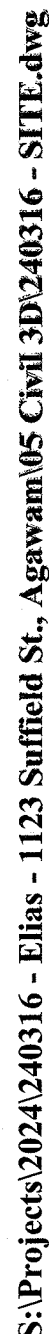
RLA
R LEVESQUE ASSOCIATES INC.
Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants
ph: 413.568.0985 fax: 413.568.0986
40 School Street
Westfield, MA 01085
rlaland.com

DRAINAGE & UTILITIES PLAN
Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

PREPARED FOR:
TGE Realty LLC
c/o Mr. Sadia Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024
REVISIONS:
A. Roundtable review comments 7/3/24
DRAFTED BY: J.T.
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SCALE: As Noted
RLA PROJ. NUMBER: 240316
DRAWING# **REV.**
C-6 **A**

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NOT FOR CONSTRUCTION

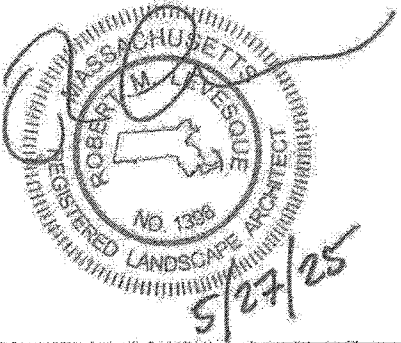


LANDSCAPE NOTES

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

SITE LANDSCAPING PLAN

**Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001**



PREPARED FOR

TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:	DATE:
A. Roundtable review comments	7/3/24
B. Per 07-18-24 Engineering memo	05/27/25

DRAFTED BY: J.T.

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SCALE: As Noted

RLA PROJ NUMBER: 240316

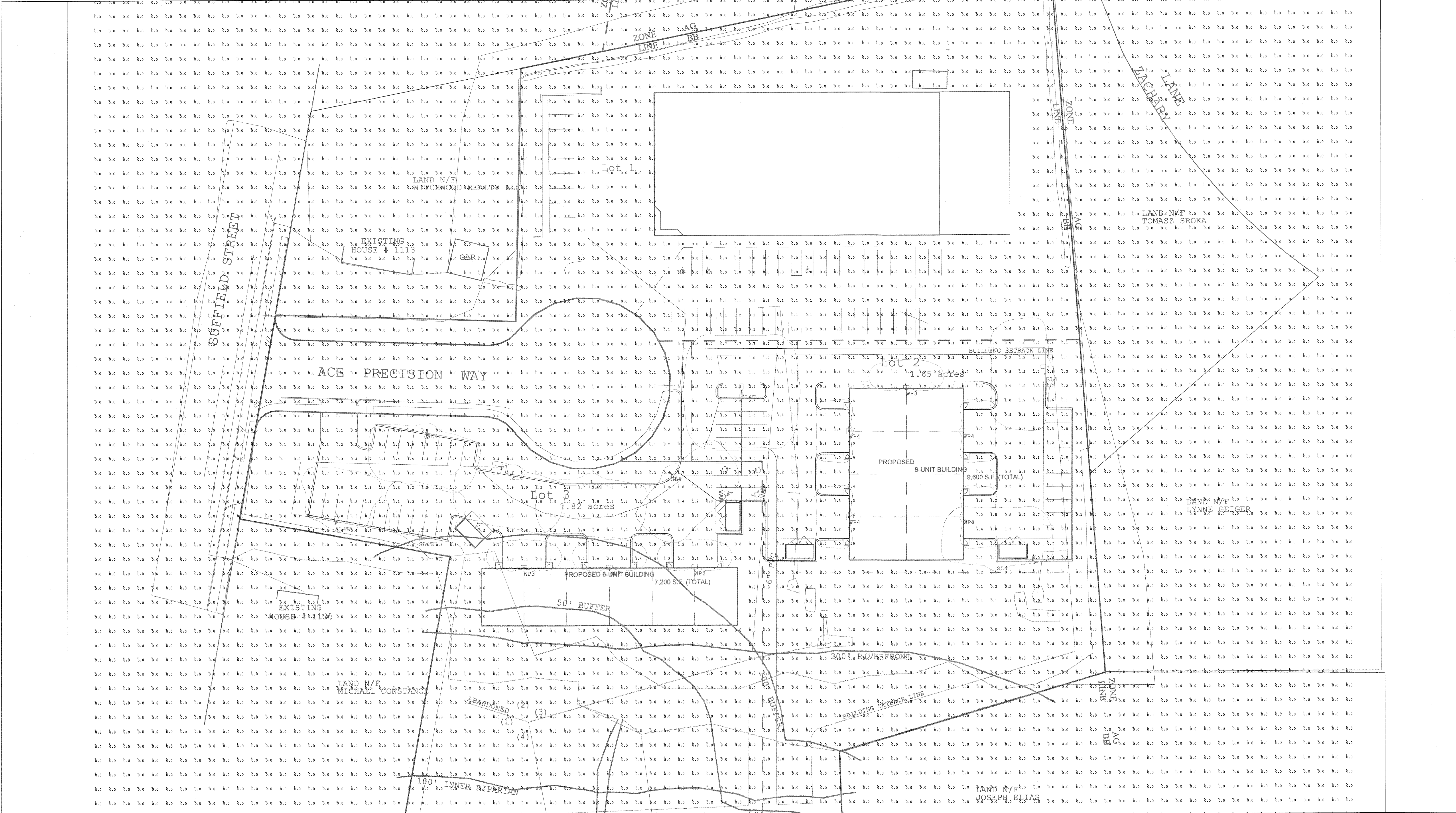
DRAWING#

REV

C-7

B

PERMITTING
NOT FOR CONSTRUCTION



Luminaire Schedule					
Qty	Label	Watts	Arrangement	LLF	Description
2	SL4B	39.1	SINGLE	0.900	Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x-BC / SHD-1-HSS-90-B / Mounted to 16ft Pole
4	WP3	15	SINGLE	0.900	EXO LNC2-48L-15-3K7-3-UNV-x / Mounted at 10ft AFG
4	WP4	15	SINGLE	0.900	EXO LNC2-48L-15-3K7-4W-UNV-x / Mounted at 10ft AFG
6	SL4	39.1	SINGLE	0.900	Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x / Mounted to 16ft Pole
1	SL4T	39.1	BACK-BACK	0.900	(2 HEADS) Beacon VP-ST-1-36L-39-3K7-4W-UNV-A-x / Mounted to 16ft Pole

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.06	2.5	0.0	N.A.	N.A.
BEYOND PROP LIINES	Fc	0.00	0.1	0.0	N.A.	N.A.
LOT 2	Fc	0.76	2.5	0.0	N.A.	N.A.
LOT 3	Fc	1.27	2.3	0.3	4.23	7.67

Project:
24155 - 1123 SUFFIELD ST

Contact:
Liza Tuttle
Specification Sales
(860) 751-4388
ltuttle@illuminate.com

illuminate

44 Sixth Road
Woburn, MA 01801
(781) 935-8500

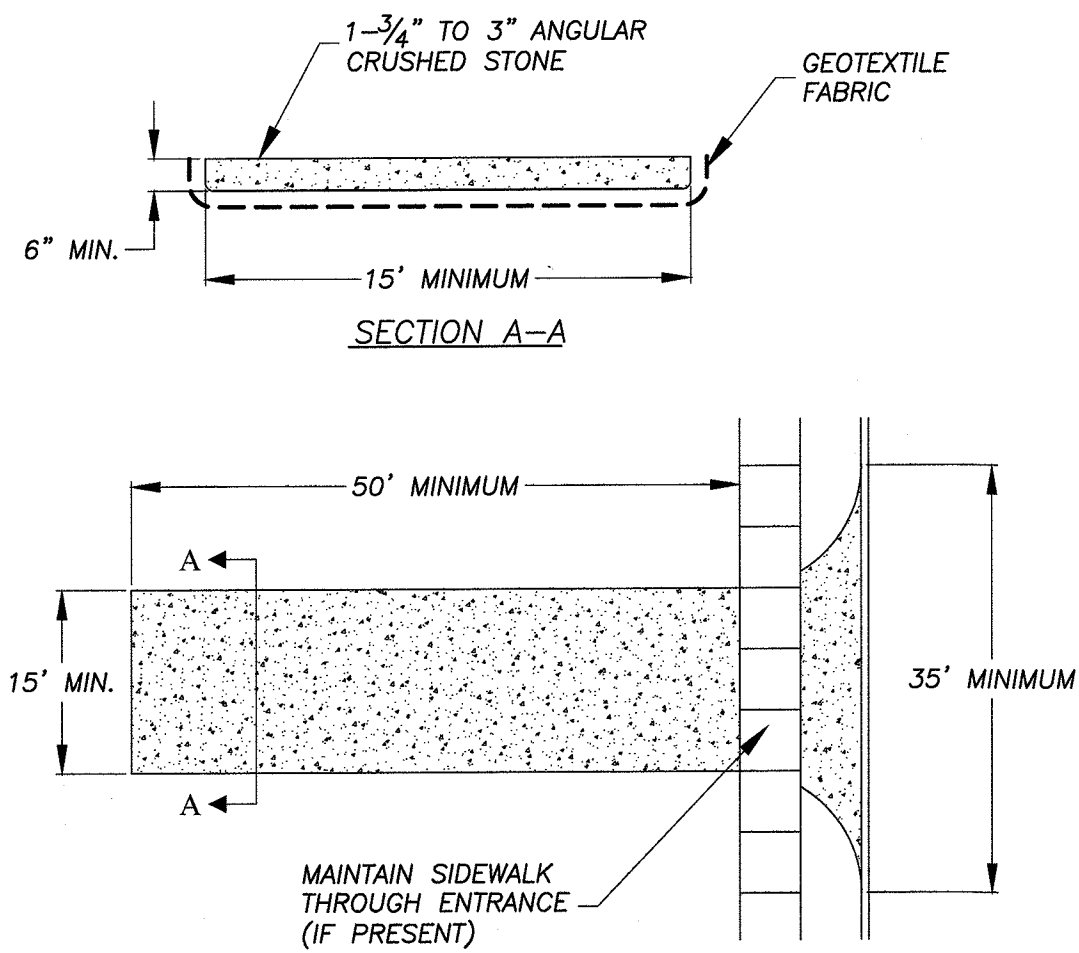
333 Pleasant Valley Road
South Windsor, CT 06074
(860) 282-0597

Detail: Photometric Calculation
Date: 6/17/2024
Revision: D
Scale: 1" = 30'-0"
Drawn By: AIS

Drawing Number:

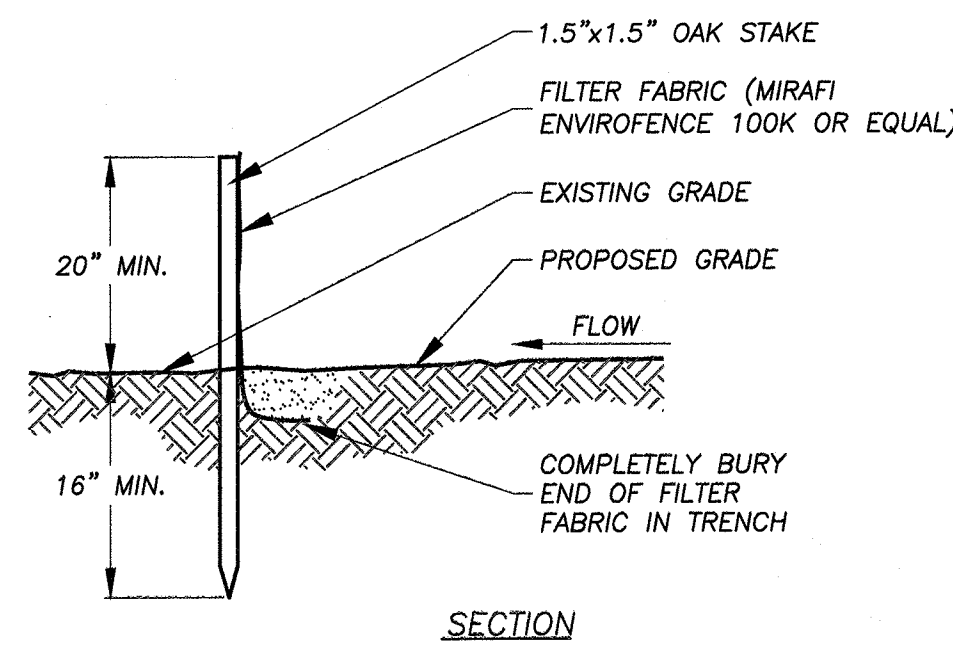
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Sheet 1 of 1

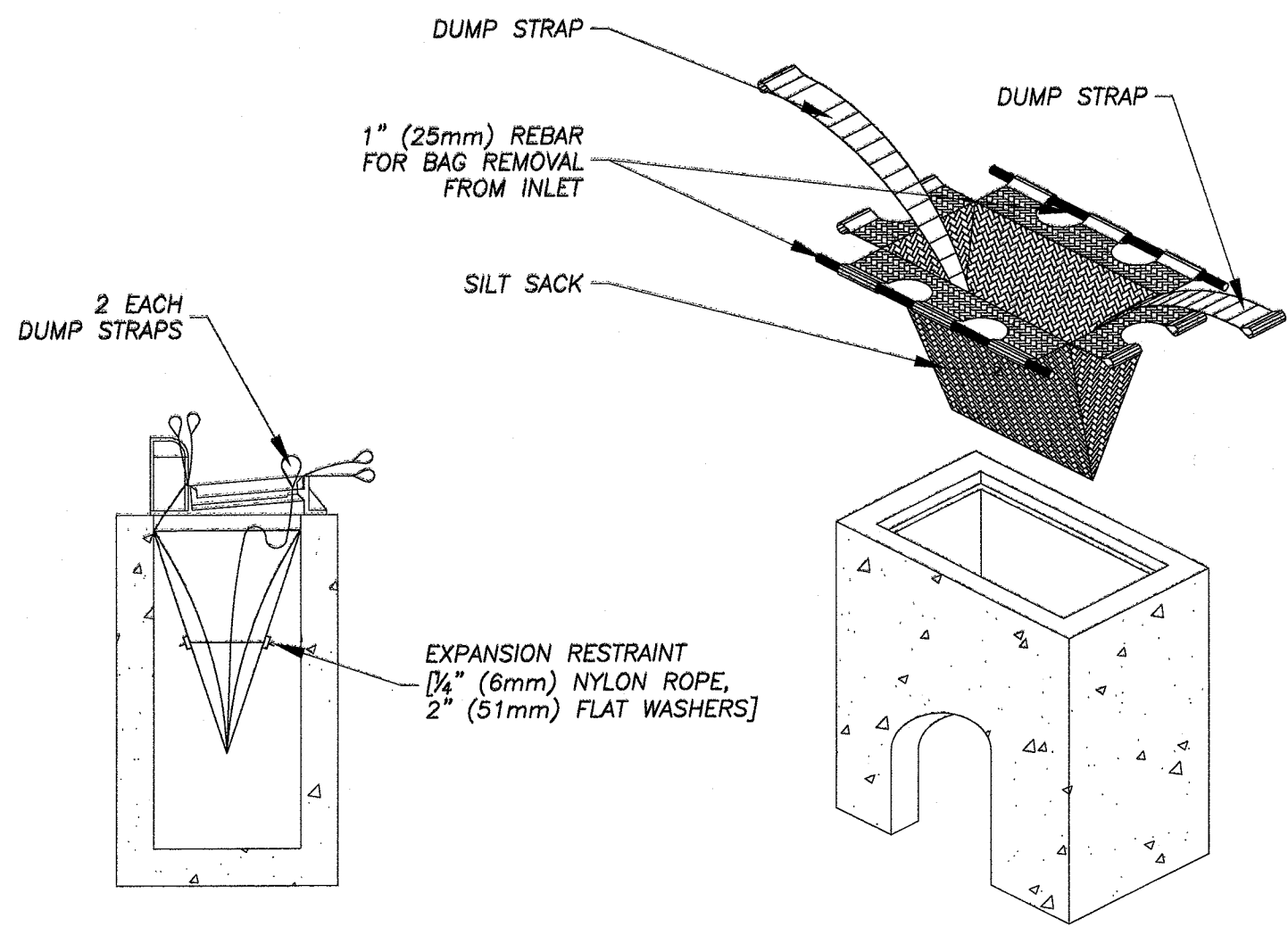


- NOTES**
1. EACH SITE ENTRANCE IS TO HAVE A TEMPORARY CONSTRUCTION ENTRANCE.
 2. STONE IS TO BE 1-3/4" TO 3" ANGULAR CRUSHED STONE.
 3. PLACE GEOTEXTILE OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 4. ANY SEDIMENT TRACKED INTO THE ROADWAY NEEDS TO BE CLEANED IMMEDIATELY.
 5. ADDITIONAL STONE IS TO BE ADDED TO THE PAD AS NEEDED TO MAINTAIN THE ORIGINAL DEPTH.
 6. ANY SIDEWALK DAMAGED DURING CONSTRUCTION MUST BE REPLACED AT THE CONTRACTORS/DEVELOPERS EXPENSE.
 7. SIDEWALK MUST REMAIN PASSABLE, IF THE SIDEWALK BECOMES UNSAFE OR IMPASSABLE, A TEMPORARY SIDEWALK/ SIDEWALK DETOUR MUST BE PROVIDED.

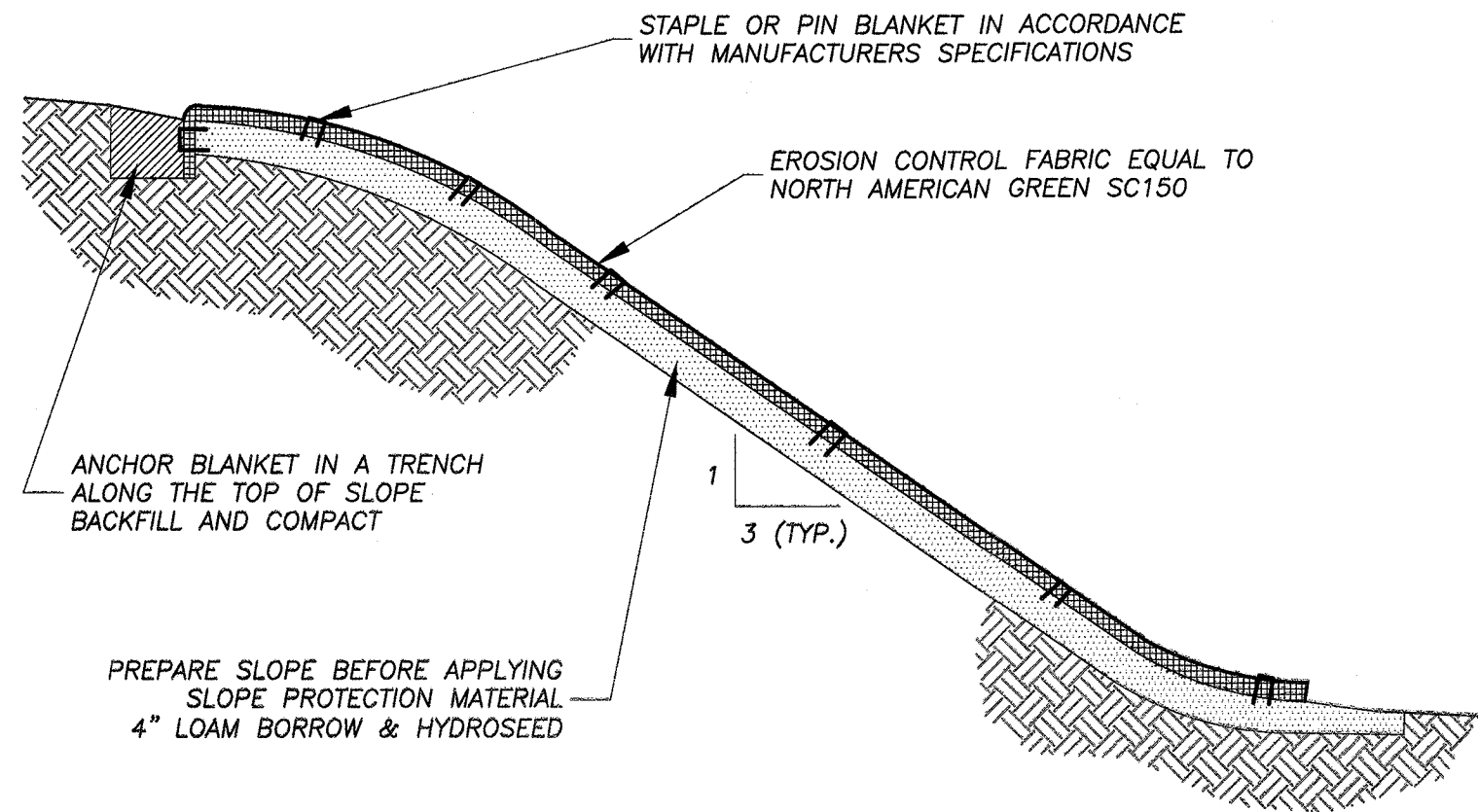
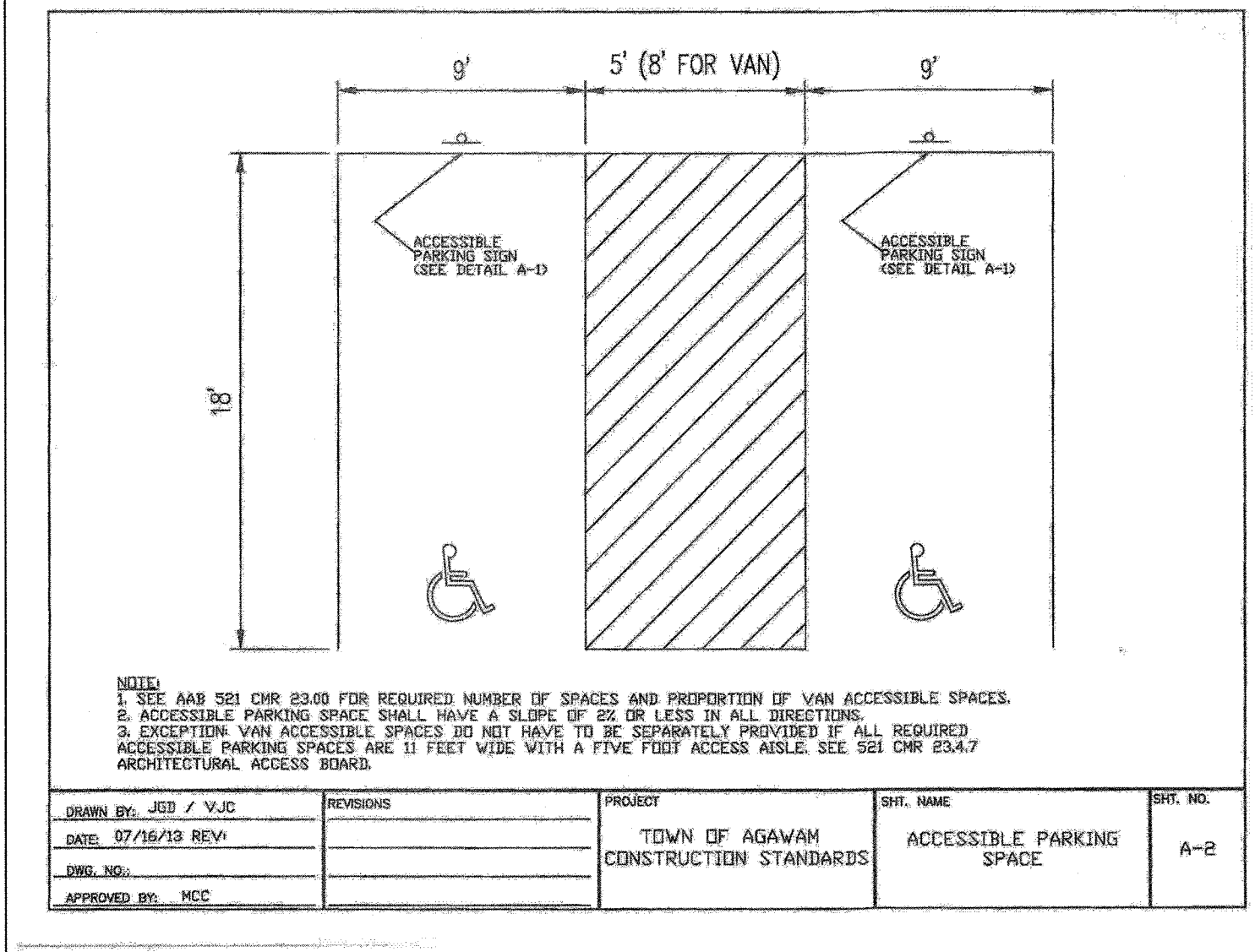
ANTI-TRACKING APRON (AS REQ'D)
NO SCALE



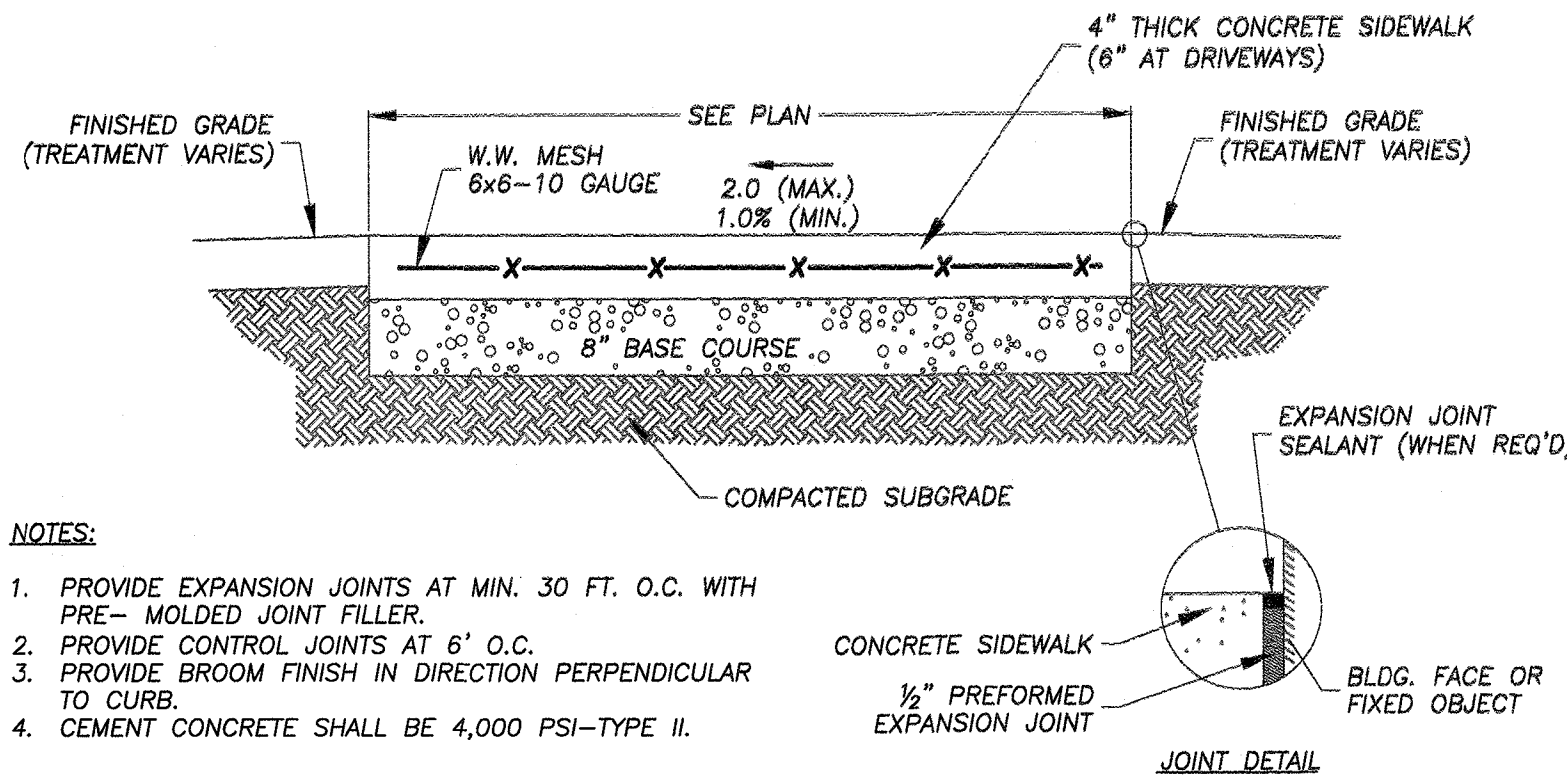
SILT FENCE DETAIL
NO SCALE



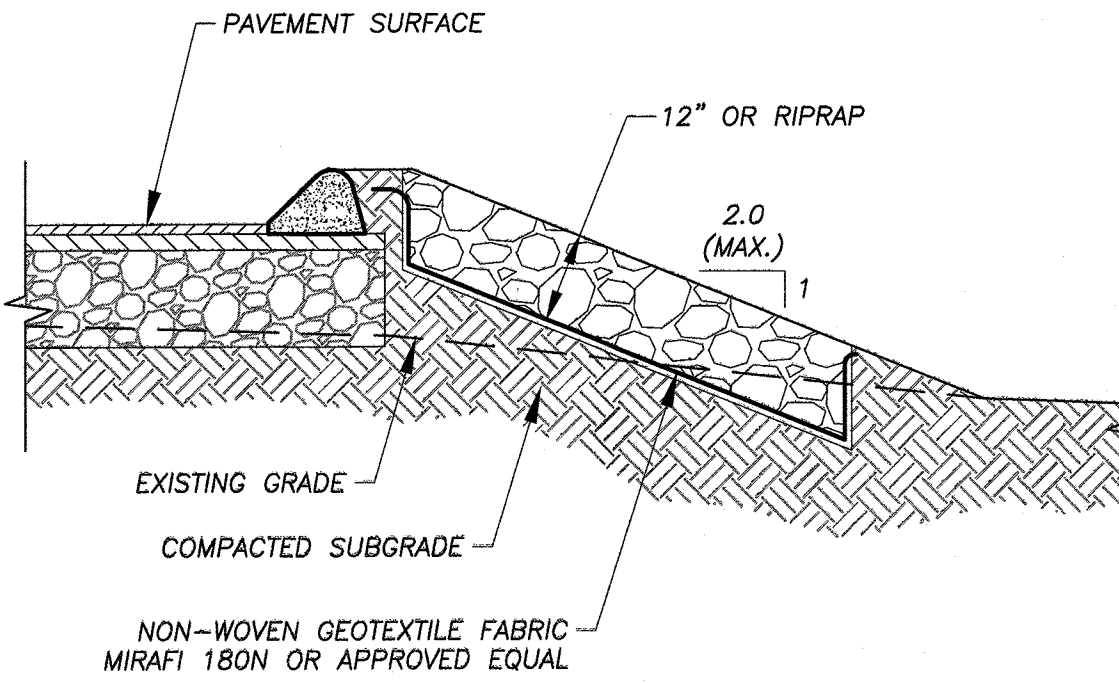
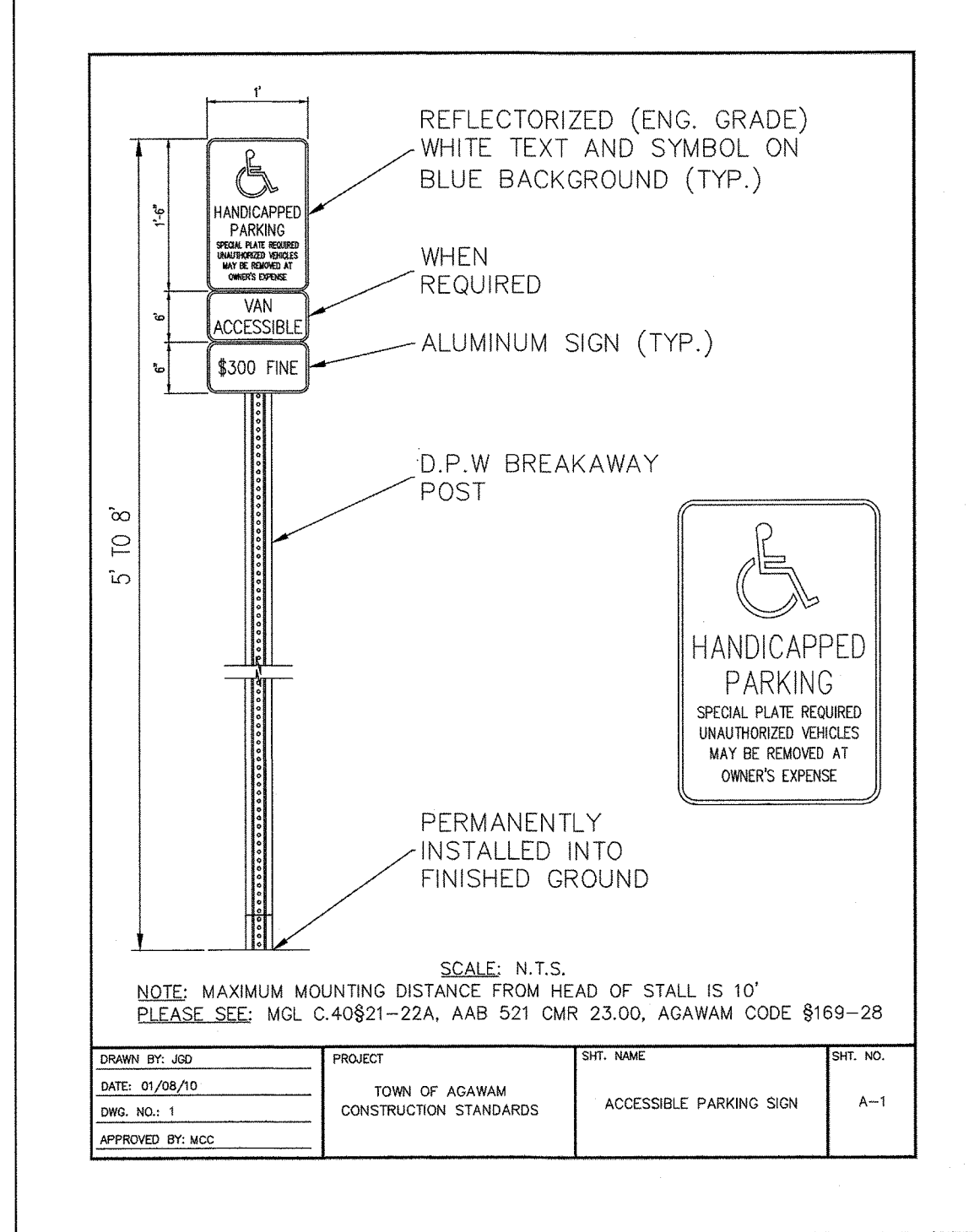
INLET PROTECTION - SEDIMENT FILTER SACK
NO SCALE



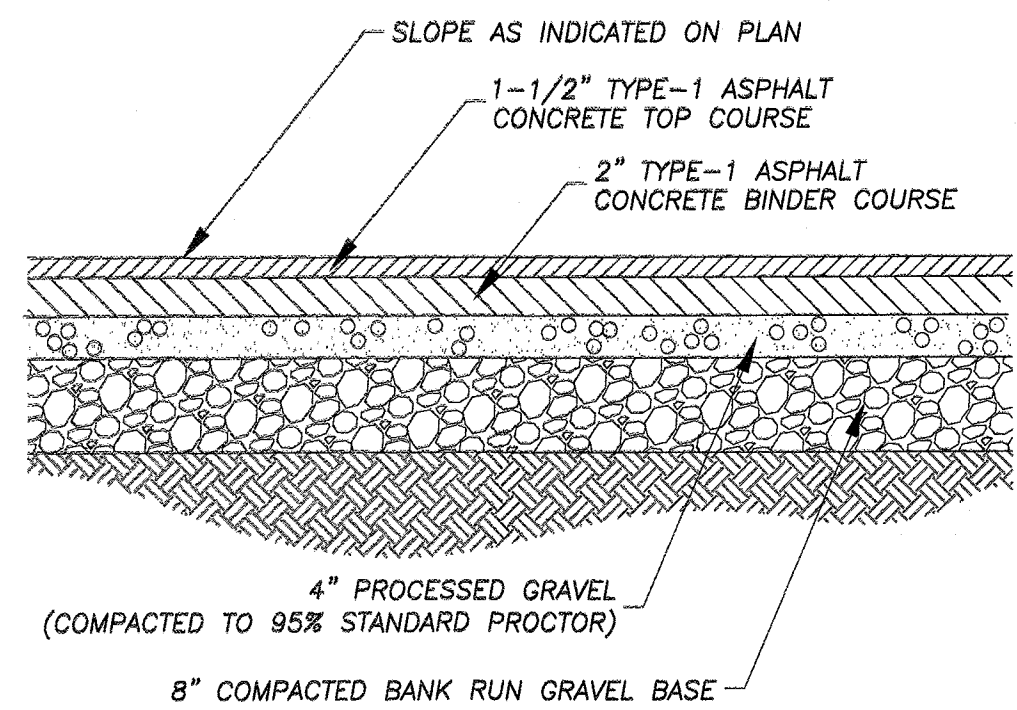
SLOPE PROTECTION MATERIAL INSTALLATION (AS REQ'D)
NO SCALE



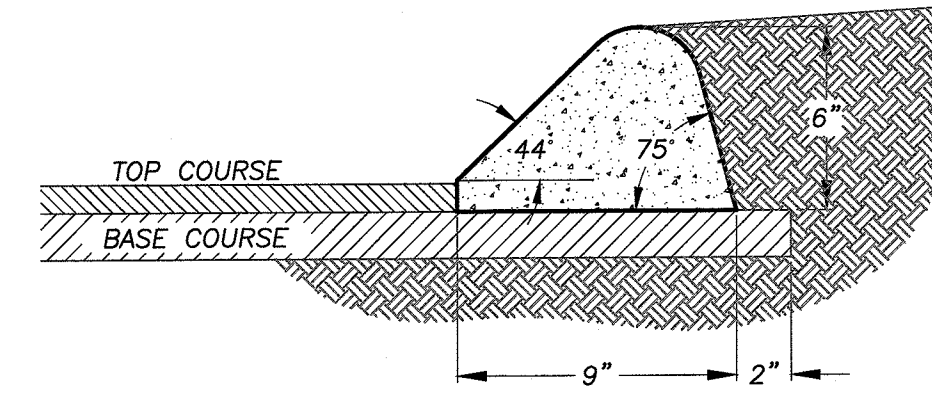
REINFORCED CONCRETE SIDEWALK SECTION
NO SCALE



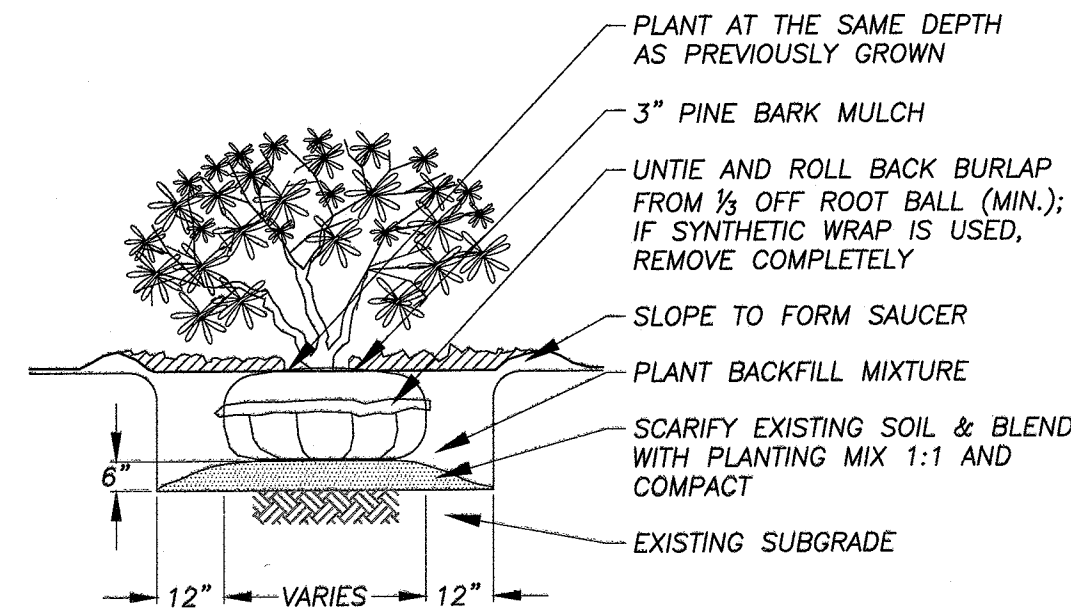
RIP-RAP SLOPE PROTECTION
NO SCALE



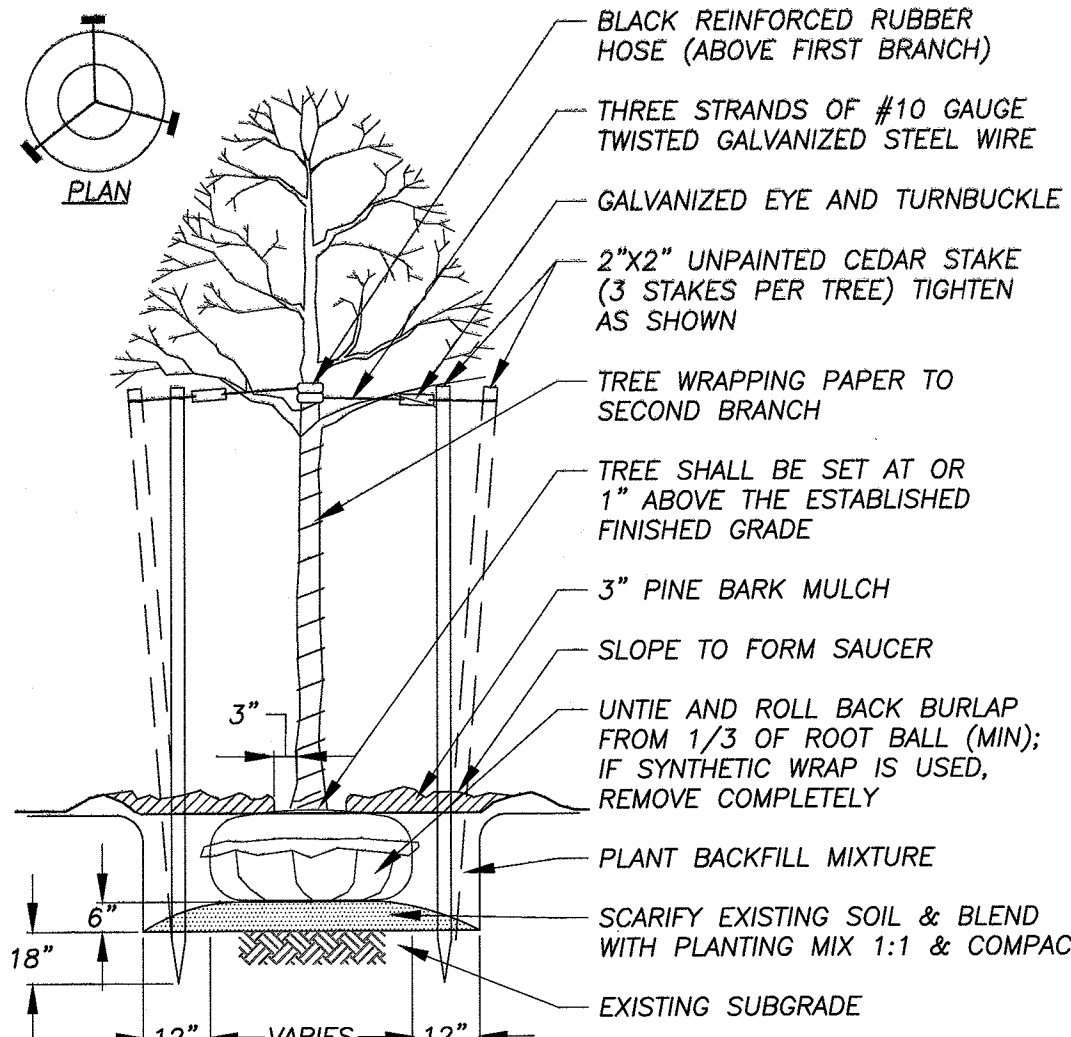
BITUMINOUS CONCRETE PAVING DETAIL
NO SCALE



BITUMINOUS CONCRETE BERM (TYPE-2)
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE

PERMITTING
NOT FOR CONSTRUCTION

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

DETAILS
Proposed Contractor Buildings
6 Ace Precision Way & 24 Ace Precision Way
Agawam, MA 01001

PREPARED FOR:
TGE Realty LLC
c/o Mr. Sadiq Elias
53 Cecile Street
Agawam, MA 01001

ISSUANCE DATE: June 17, 2024

REVISIONS:

DRAFTED BY: J.T.

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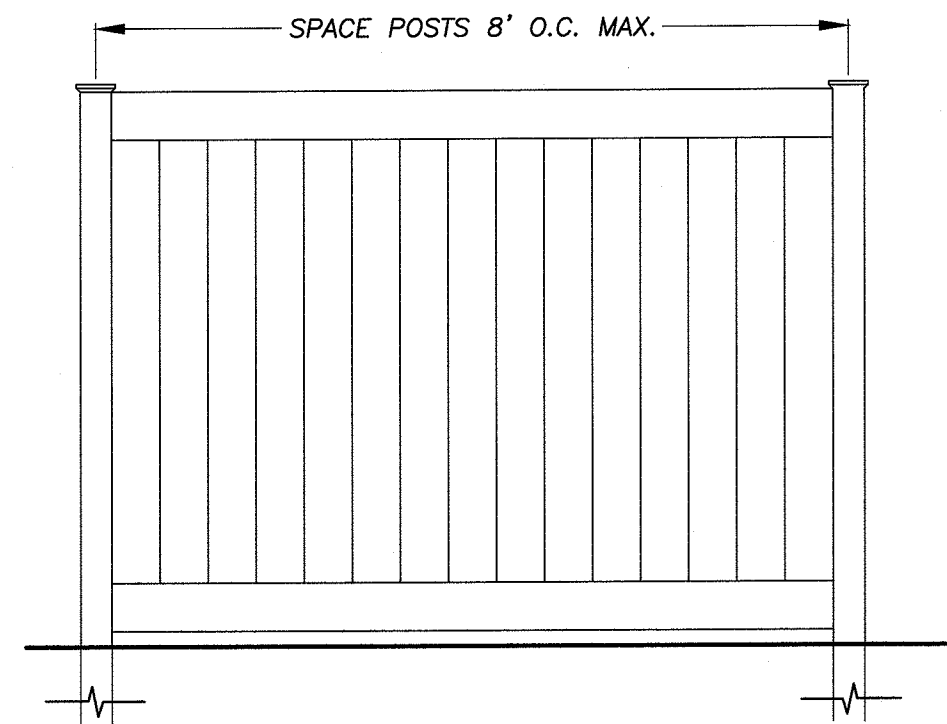
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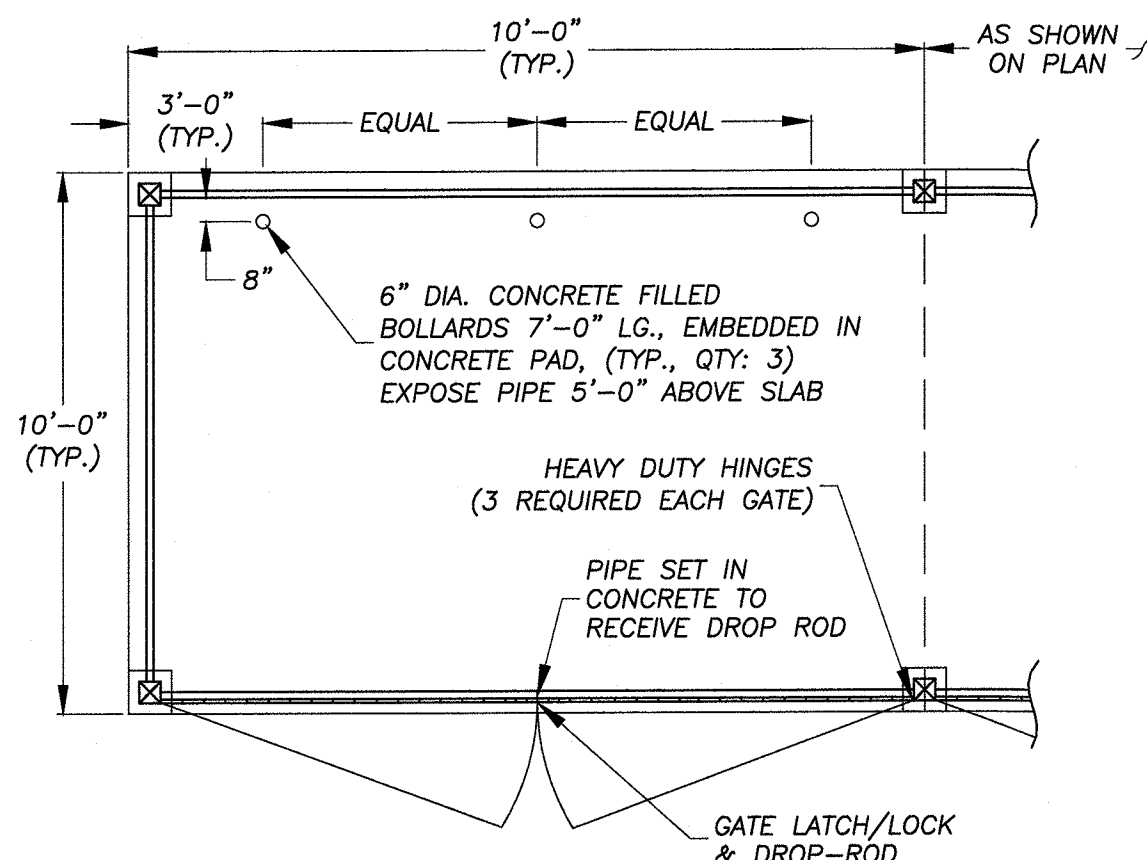
DRAWING# **REV.**

D-1 **-**

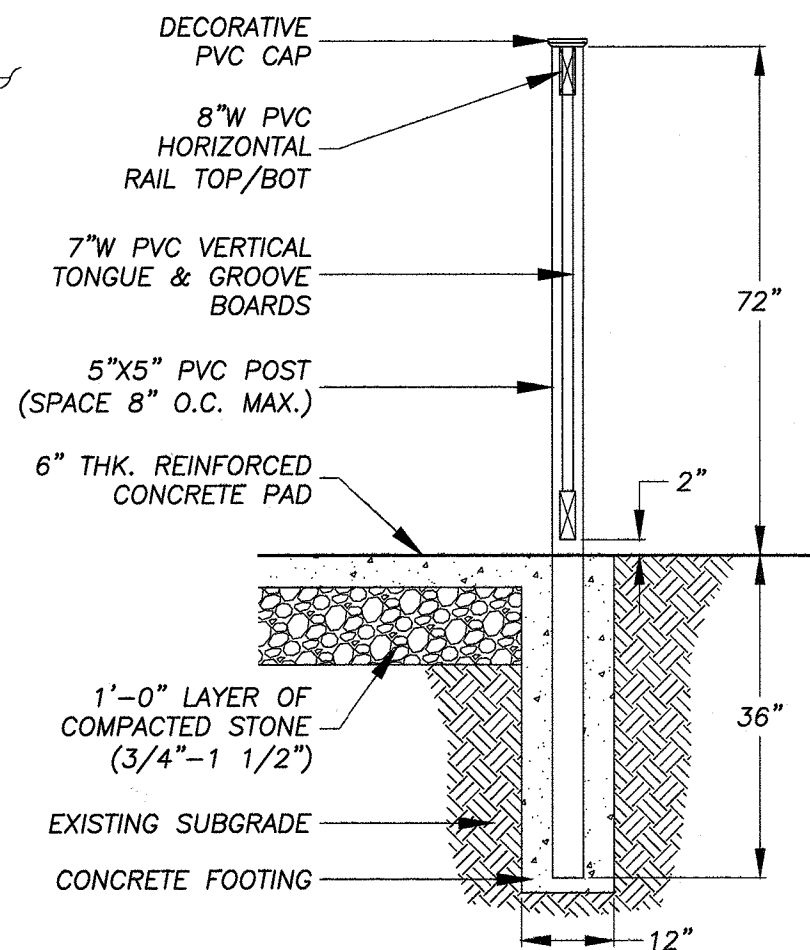
S:\Projects\2024\240316 - Elias - 1123 Suffolk St., Agawam\05 Civil 3D\240316 - SITE.dwg



TYPICAL DUMPSTER ENCLOSURE ELEVATION



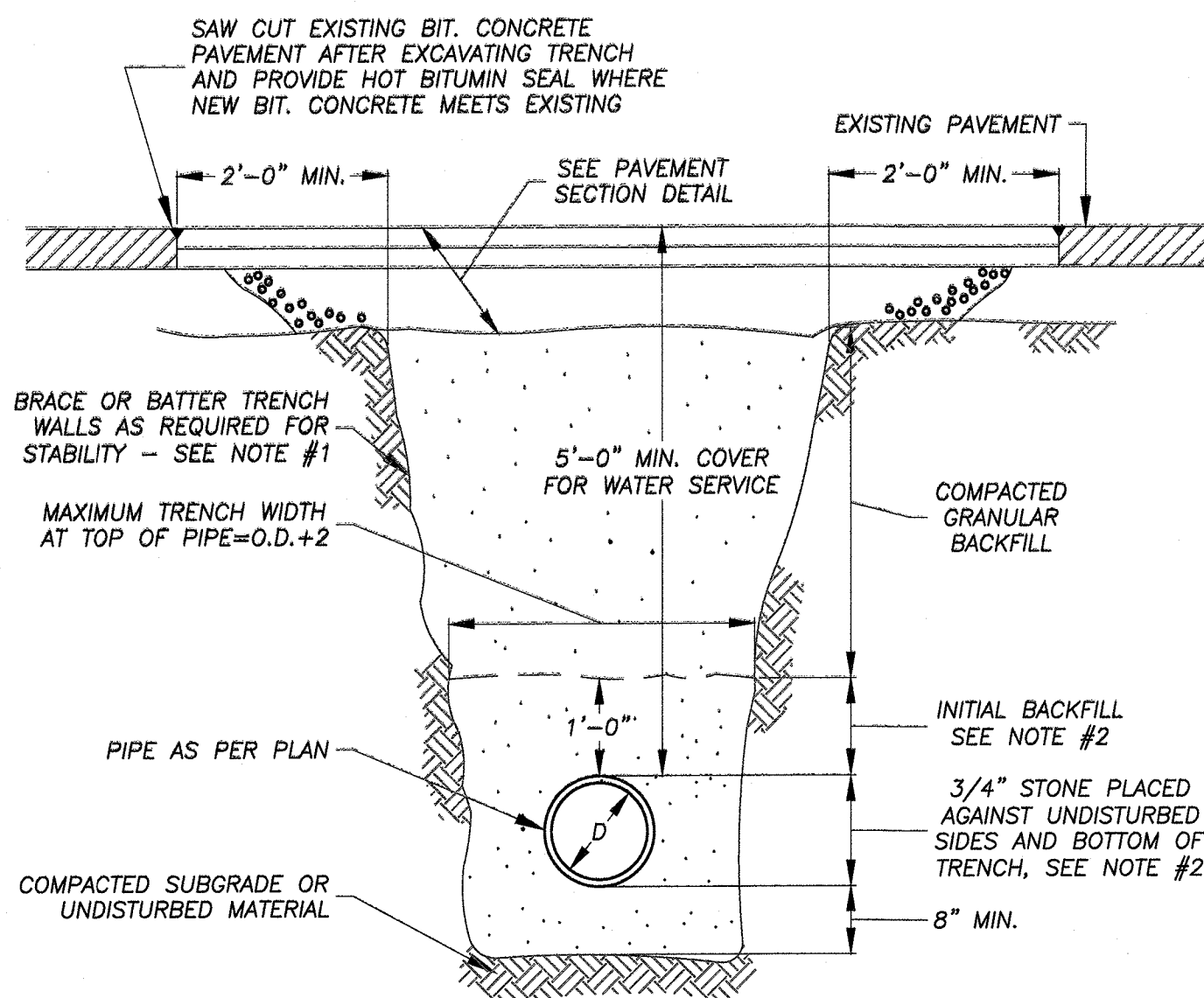
TYPICAL ENCLOSURE PLAN VIEW



TYPICAL ENCLOSURE DUMPSTER SECTION

DUMPSTER ENCLOSURE

NO SCALE

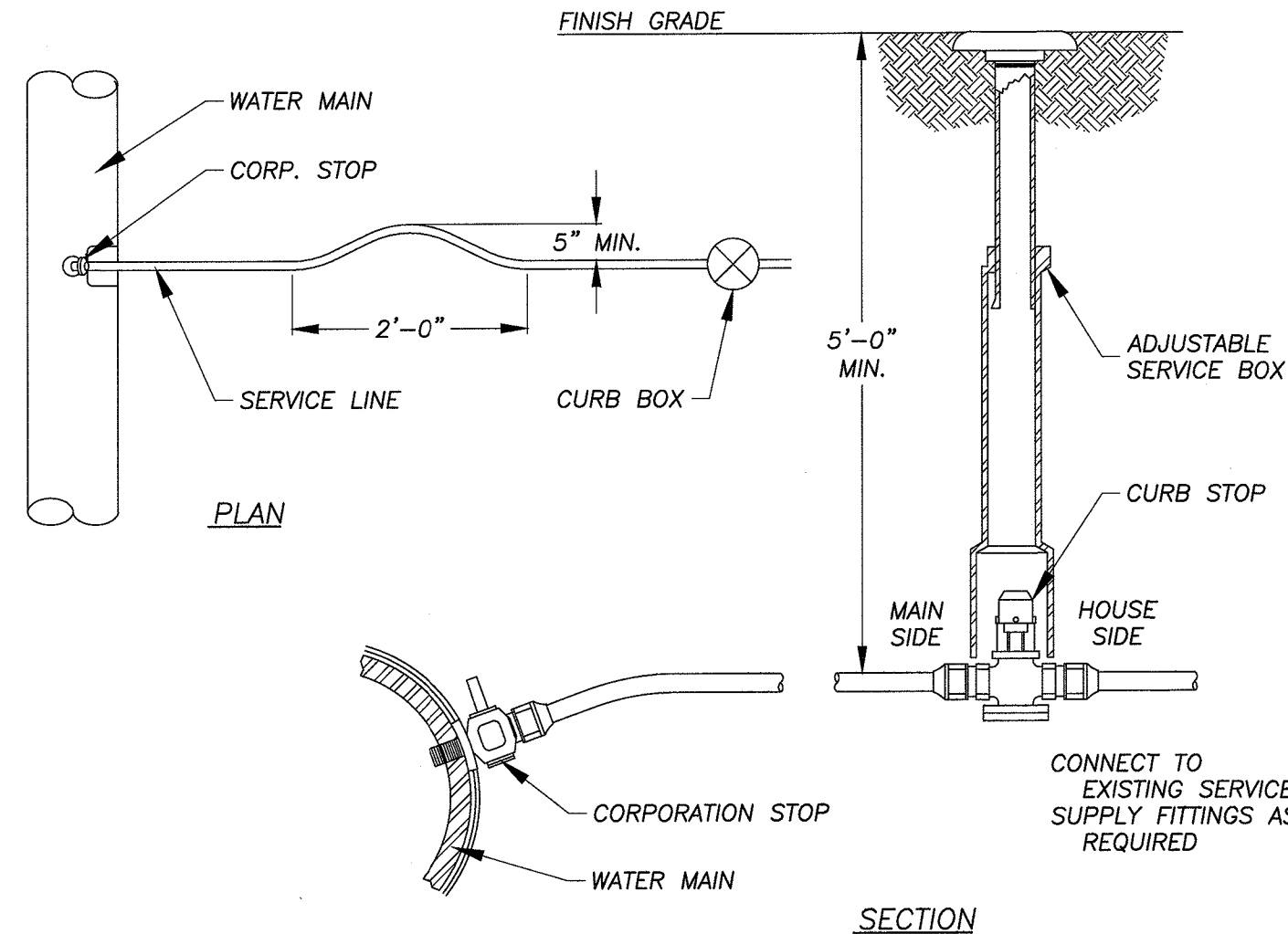


PIPE TRENCH DETAIL (STANDARD)

NO SCALE

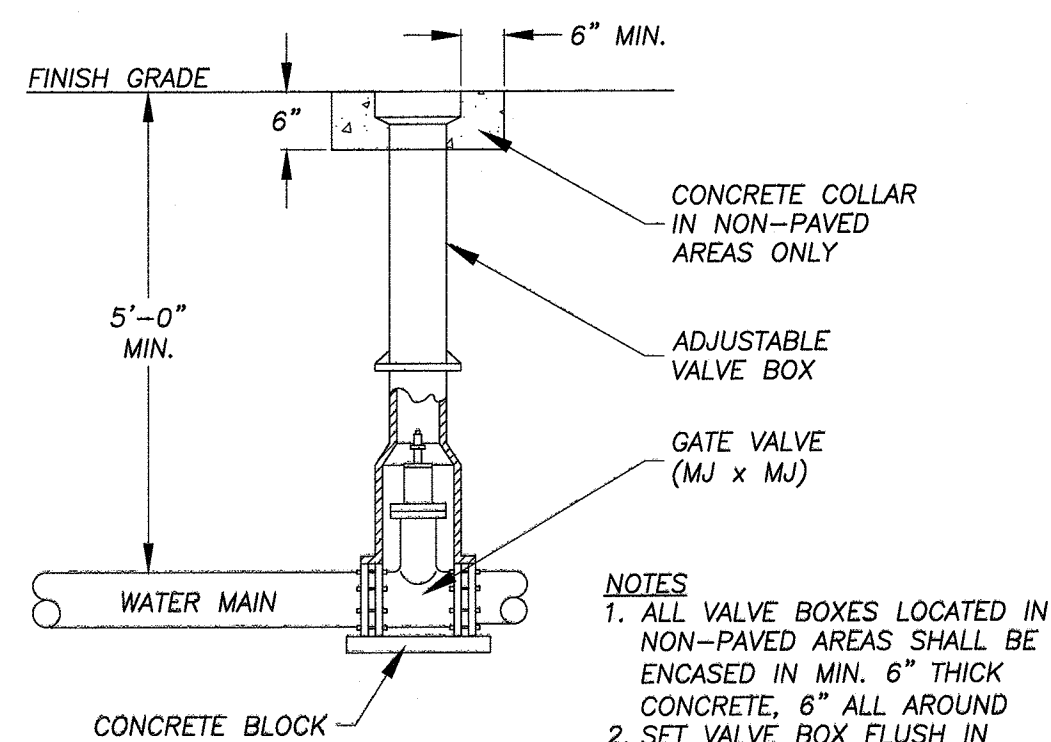
TRENCH NOTES

1. SHEETING, WHEN REQUIRED TO BE CUT OFF AT LEAST 5 FT. BELOW STREET AND A MINIMUM OF 1 FT. ABOVE TOP OF PIPE. WOOD SHEETING DRIVEN BELOW MID-DIAMETER OF THE PIPE SHALL BE LEFT IN PLACE. STEEL SHEETING DRIVEN BELOW MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
2. SELECTED COMMON FILL, HAND PLACED, FROM MID-DIAMETER OF PIPE TO 12" ABOVE TOP OF PIPE.
3. TRENCHES LOCATED ON THE ROAD SHOULDER SHALL BE TREATED THE SAME AS STREET EXCEPT FOR PAVING.
4. PROVIDE AT LEAST ONE IMPERVIOUS DAM IN GRAVEL BEDDING BETWEEN EACH MANHOLE WHERE DIRECTED, OR EVERY 300 FT., WHICHEVER IS LESS.
5. COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95 PERCENT OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
6. PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS.



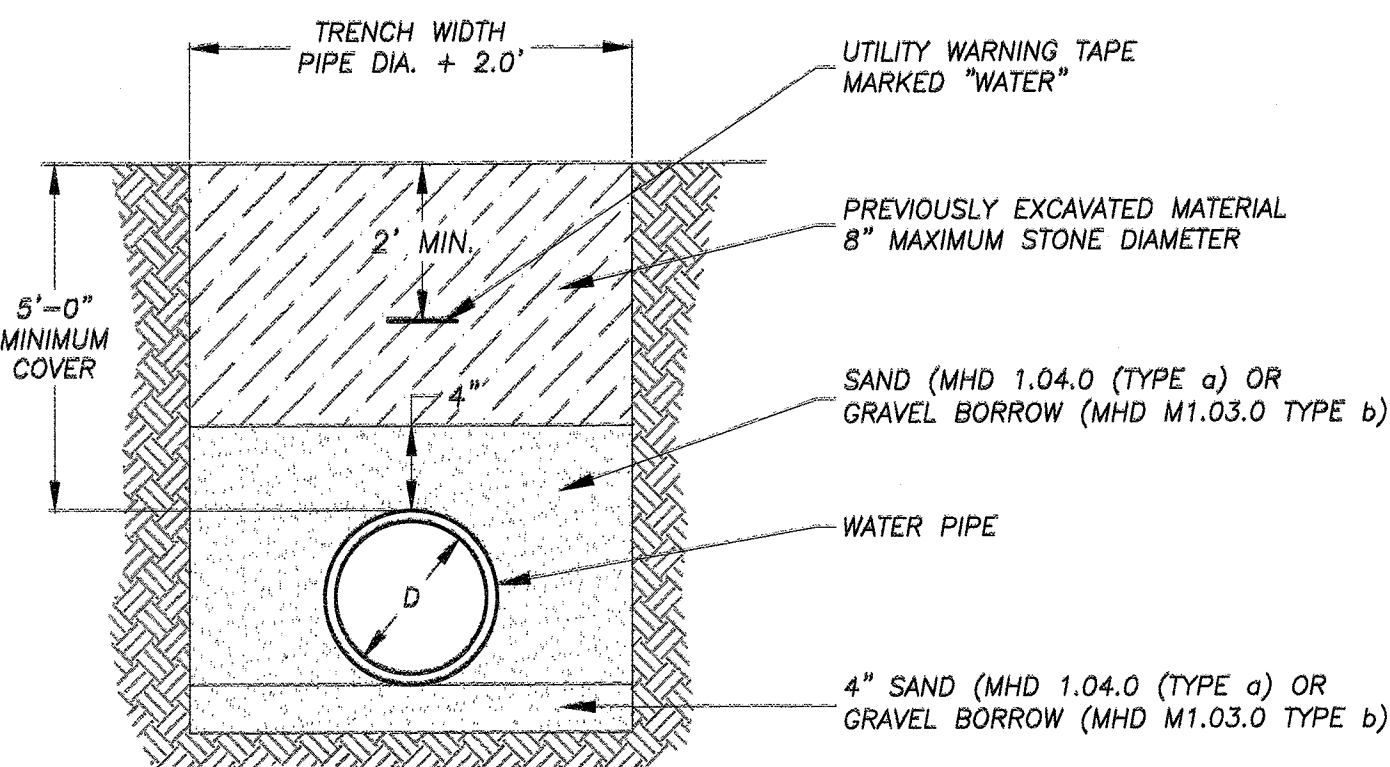
TYPICAL WATER SERVICE CONNECTION

NO SCALE



TYPICAL BURIED VALVE

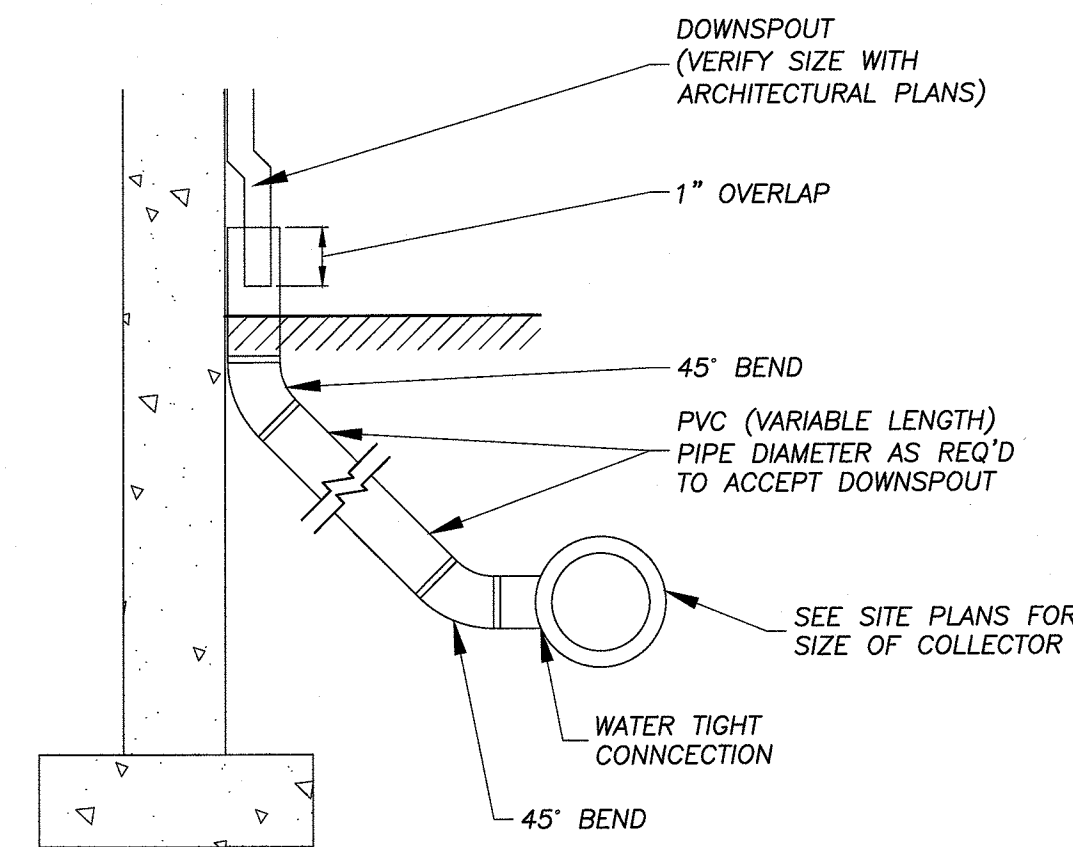
NO SCALE



- NOTES:
- 1.) COMPACT ALL BACKFILL MATERIAL WITH VIBRATORY PLATE EQUIPMENT (MINIMUM TWO PASSES) TO A MINIMUM DENSITY OF 95% OF THE STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698
 - 2.) PLACE BACKFILL MATERIALS IN MAXIMUM ONE FOOT LIFTS

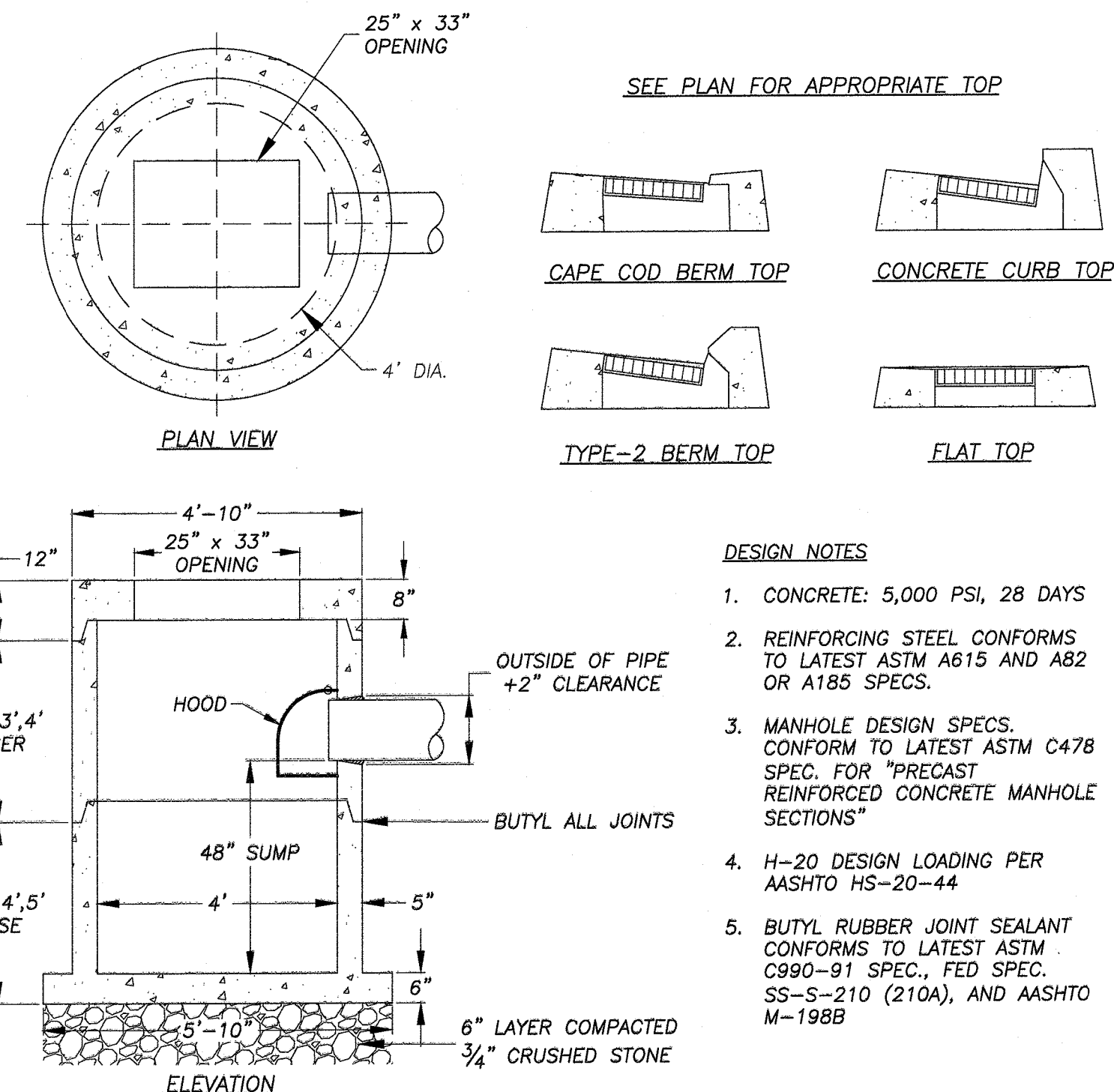
TYPICAL WATER MAIN TRENCH SECTION

NO SCALE



DOWNSPOUT COLLECTOR DETAIL

NO SCALE



PRECAST CONCRETE CATCH BASIN-CT STYLE/ROUND BASE

NO SCALE

RLA

R LEVESQUE ASSOCIATES INC

Landscape Architects
Civil Engineers - Land Surveyors
Environmental Consultants

ph: 413.568.0985 fax: 413.568.0986

40 School Street
Westfield, MA 01085

rlaland.com

DETAILS

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c/o Mr. Sadiq Elias
53 Cecile Street
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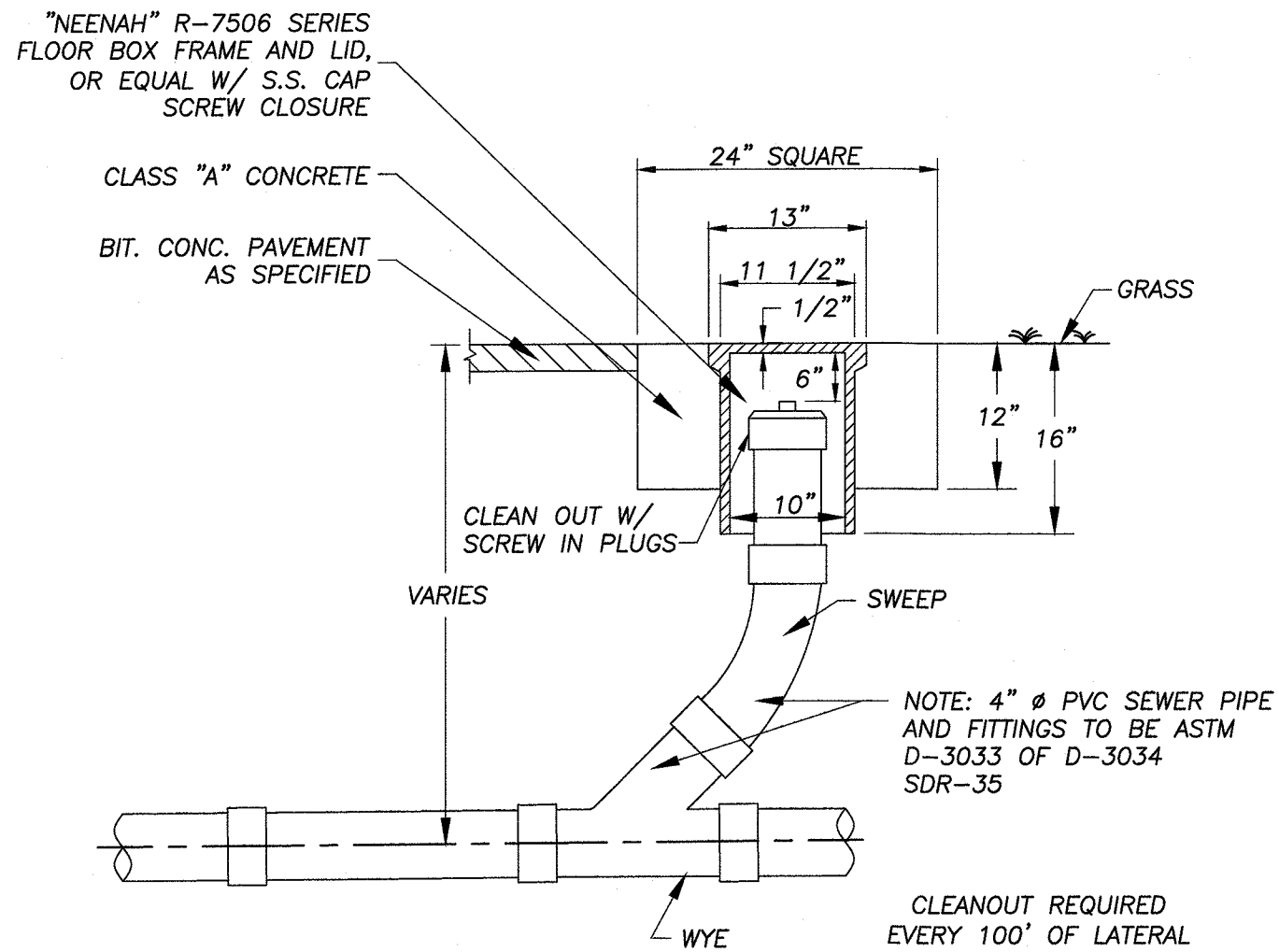
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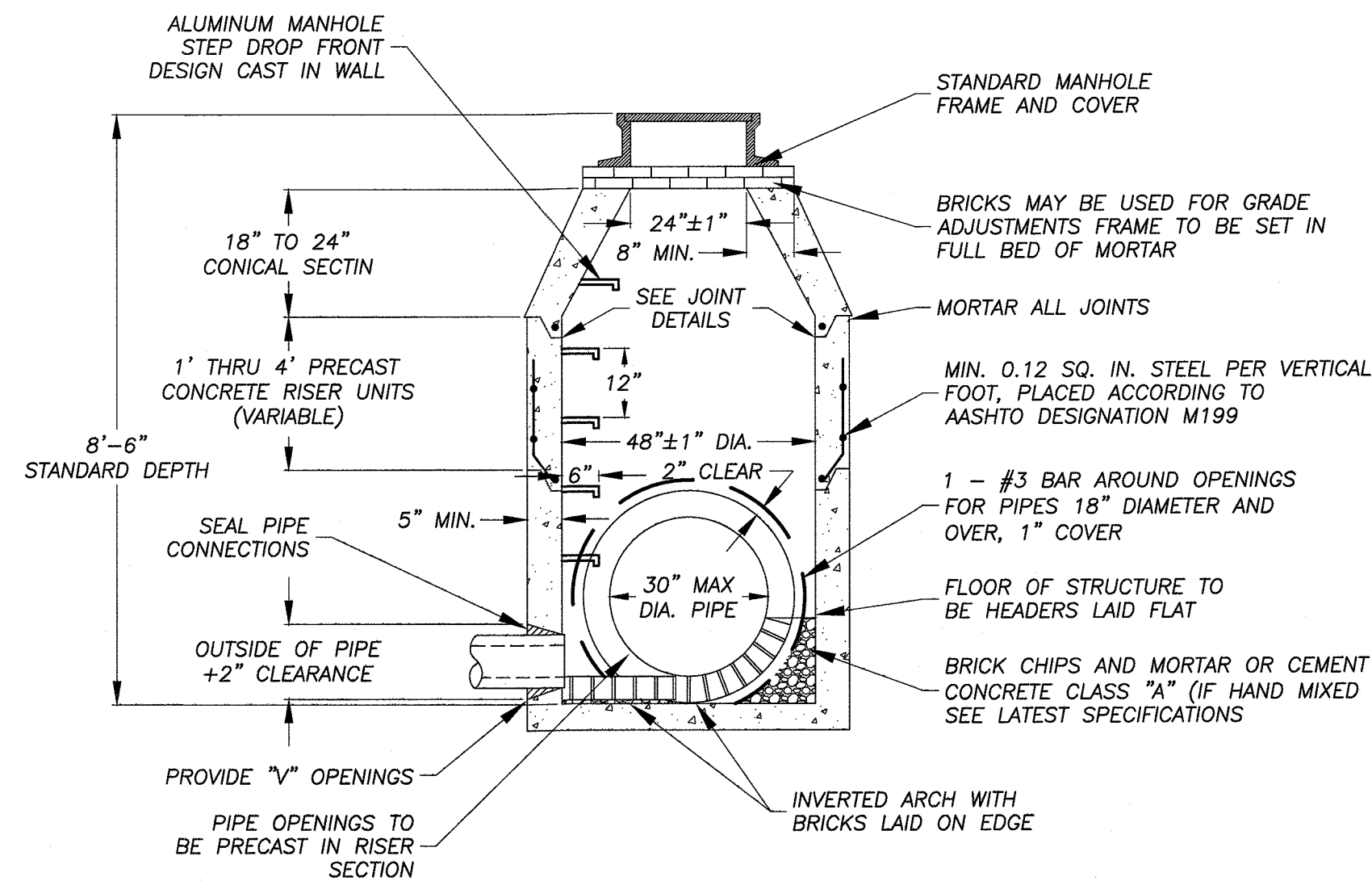
D-2

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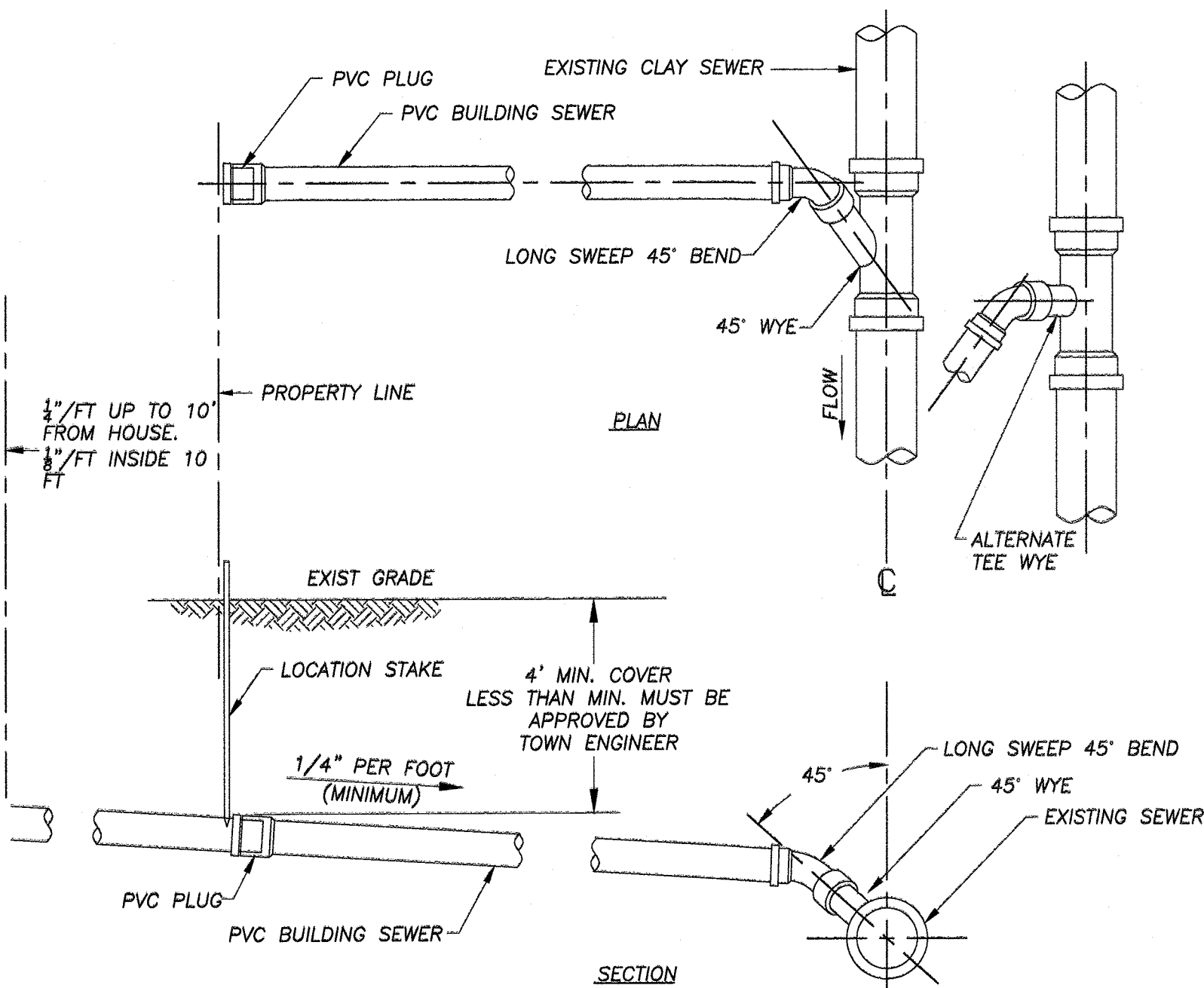
PERMITTING
NOT FOR CONSTRUCTION



TYPICAL SANITARY CLEANOUT
NO SCALE



PRECAST CONCRETE MANHOLE
NO SCALE



- NOTES:
- BUILDING SEWERS SHALL BE 4" Ø EXCEPT AS DIRECTED BY THE ENGINEER
 - LOCATION AND DEPTHS OF BUILDING SEWERS TO BE DETERMINED IN THE FIELD BY THE ENGINEER

TYPICAL BUILDING SEWER CONNECTION DETAIL
NO SCALE

RLA

R LEVESQUE ASSOCIATES INC.

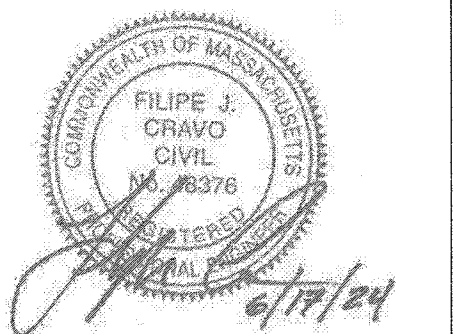
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RLA PROJ. NUMBER: 240316

DRAWING# REV.

D-3 **-**

PERMITTING
NOT FOR CONSTRUCTION

Agawam Planning Board August 21, 2025

MEMBERS PRESENT:

Violet Baldwin, Chair
Frank DeStefano, Vice Chair
Charles Elfman
Michael DiLullo
Michael Cleavall

MEMBERS ABSENT:

ALSO PRESENT:

Taryn Egerton

Ms. Baldwin called the meeting to order at 6:00pm.

1. SITE PLAN – 727 Silver Street – Agawam Self Storage Center, LLC

Rebecca Li from R. Levesque Associates was present on behalf of the applicant. Ms. Baldwin stated that Natural Heritage and the Fire Department have reviewed and given their approval. She explained that Inspection Services has no issues as long as the new property lines as shown on the plans do not encroach on the 25' side yard setback on 711 Silver Street.

Motion was made by Mr. Cleavall and seconded by Mr. DiLullo to approve the Site Plan for 727 Silver Street – Agawam Self Storage Center, LLC

VOTE 5 – 0

2. FORM A – 699, 711, & 727 Silver Street – Agawam Self Storage Center, LLC; 711 Silver, LLC; MSR Properties, LLC

Rebecca Li from R. Levesque Associates was present on behalf of the applicants. Ms. Li stated that the three lots are under common ownership and this application is for property line adjustments to provide room for additional parking at 727 Silver Street. She explained that this zone requires a minimum lot size of one acre and 100' of frontage. Ms. Li stated all three lots adhere to these and all setback requirements.

Motion was made by Mr. Elfman and seconded by Mr. Cleavall to approve the Plan for 699, 711, & 727 Silver Street – Agawam Self Storage Center, LLC; 711 Silver, LLC; MSR Properties, LLC under “Subdivision Control Law Not Required”

VOTE 5 – 0

Agawam Planning Board August 21, 2025

3. APPROVAL OF MINUTES August 7, 2025

Motion was made by Mr. DiLullo and seconded by Mr. Elfman to approve the August 7, 2025 minutes

VOTE 4 – 0 – 1 (DeStefano)

4. Correspondences

Ms. Egerton let the members know a zone change application was referred to them by the City Council and a public hearing will be held during their next meeting.

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

VOTE 5 – 0

Meeting adjourned at 6:10pm.