Zoning Board of Appeals
AGENDA

Monday, December 8, 2025 - 6:30 PM

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

A. Zoning Board of Appeals

1) Case#2039-18 Springfield Street-P2SP Corp.-Variance

2) Public Hearing Cont.-Case#2039-18 Springfield Street-Variance-P2SP Corp.

3) Public Hearing Cont.-Case#2034-580 Main Street-Verizon & Diamond Communications—Special Permit

4) Approval of Minutes-November 10, 2025

5) Any other matter that may legally come before Zoning Board of Appeals

Town of Agawam

Building Department

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

November 5, 2025

To: Office of Planning:

Re: Zoning Board of Appeals; Case #2039- Variance Request for 18 Springfield Street Agawam, MA 01001;

The Building Department has no specific zoning issues or concerns for the non-required variance request for the property referenced above.

Respectfully Submitted,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Stefanie Kesecker

From: Michael Albro
Sent: Wednesday, November 5, 2025 9:50 AM
To: Stefanie Kesecker
Subject: RE:

Stefanie,

In regards to ZBA Case #2039 for 18 Springfield Street, Engineering has no comments.

Michael F. Albro, P.E.
Assistant Town Engineer
Department of Public Works
1000 Suffield Street
Agawam, MA 01001
Phone: 413.726.2803
Fax: 413.821.0631

From: Stefanie Kesecker <SKesecker@agawam.ma.us>
Sent: Tuesday, November 4, 2025 9:22 AM
To: Kelly McCormick <assessor@agawam.ma.us>; Emma Martin <EMartin@agawam.ma.us>; Barbara Bard <BBard@agawam.ma.us>; Christopher Cappucci <solicitor@agawam.ma.us>; Christopher C. Johnson <mayor@agawam.ma.us>; Nadine Porfilio <NPorfilio@agawam.ma.us>; Sue Conlon <sconlon@agawam.ma.us>; Lauren Kennedy <health@agawam.ma.us>; Mario Mazza <MMazza@agawam.ma.us>; Derek Myers <afdinsp@agawam.ma.us>; All_Engineering Department <All_Eng_Dept@agawam.ma.us>; Kevin Duquette <inspections@agawam.ma.us>; Frank Meagher <FMeagher@agawam.ma.us>; henry kozloski <vedany@comcast.net>; Jill Messick <JMessick@agawam.ma.us>; Keven Brown <KBrown@agawam.ma.us>; Magda Galiatsos <MGaliatsos@agawam.ma.us>; Page Fallon <PFallon@agawam.ma.us>; Sheryl Becker <SBecker@agawam.ma.us>; Charles Elfman <CElfman@agawam.ma.us>; Frank DeStefano <FDeStefano@agawam.ma.us>; Michael Cleavall <MCleavall@agawam.ma.us>; Michael Dilullo <MDilullo@agawam.ma.us>; Vi Baldwin <VBaldwin@agawam.ma.us>
Subject:

Please see the attached ZBA case and respond with any comments by the December 8, 2025 meeting. Thank you.

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

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

If you receive an invoice after submitting your application, we recommend you to contact our office at 413-726-9737 to determine the authenticity of the invoice.

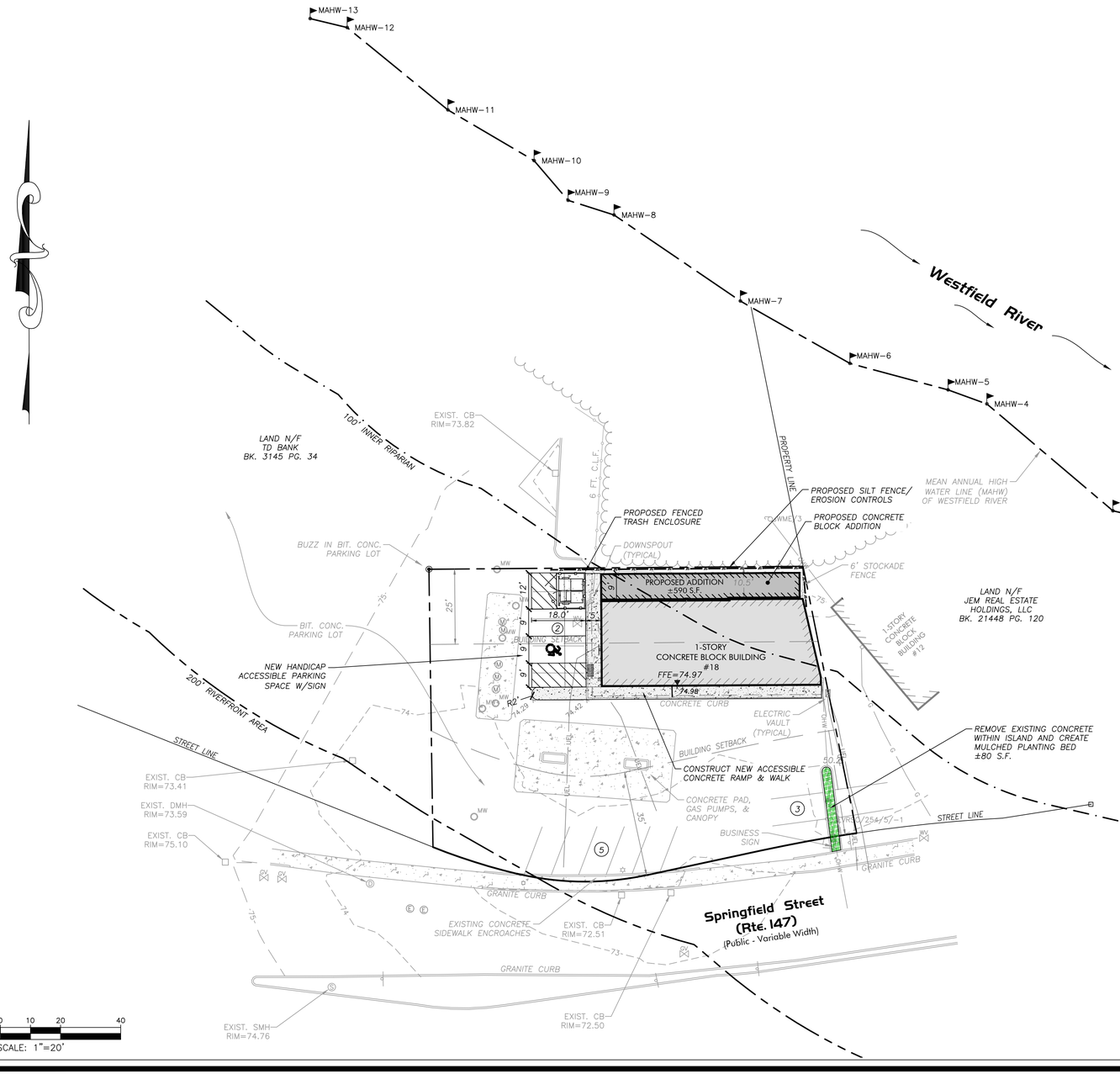
ZONING REVIEW - Business A (BA)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	NONE	13,088± s.f.	13,088± s.f.
FRONTAGE	20 FT*	143.91'	143.91'
WIDTH	N/A	124.34'	124.34'
FRONT YARD	35 FT	50.2'	50.2'
SIDE YARD	SEE STATE BLDG. CODE	1.2'	1.2'
REAR YARD	25 FT	10.5'	0.5'
HEIGHT (MAX)	45 FT (3 STORIES)	1 STORY	1 STORY
BUILDING COVERAGE (MAX)	50%	16%	23.5%
PARKING SPACES	25	12	10

*THE TOWN OF AGAWAM DOES NOT HAVE A MINIMUM FRONTAGE REQUIREMENT IN THE BUSINESS A ZONE; MINIMUM REQUIREMENTS ARE FOUND IN MGL CH. 41 § 81L.

Riverfront Area Calculations

Total Riverfront Area on Property	12,900 s.f.
Existing Degraded Riverfront Area	12,900 s.f.
Proposed Riverfront Area Alteration	590 s.f.



SYMBOL & LINE LEGEND

- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- IRON PIPE/REBAR FOUND
- CONCRETE/GRANITE BOUND
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING DRAIN MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING MISCELLANEOUS MANHOLE
- EXISTING HYDRANT
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING SIGN
- EXISTING MONITORING WELL
- M.A.H.W. FLAG LOCATION

NOTES

1. *THE RECORD OWNER OF THE SUBJECT PARCEL IS P2SP CORP. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 24245 PAGE 480.*
2. *THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "TOWN OF AGAWAM MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS SPRINGFIELD STREET LAYOUT ALTERATIONS FROM WALNUT STREET EXTENSION TO SUFFIELD STREET" PREPARED BY ROBERT T. BITTERS, R.L.S., DATED DECEMBER 18, 1981. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 205 PAGE 12.*
3. *THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.*
4. *THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.*
5. *SUBJECT PARCEL CONTAINS 13,088± S.F.*
6. *THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.*
7. *THE M.A.H.W. WAS DELINEATED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.*
8. *THE EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R LEVESQUE ASSOCIATES, INC. ON MAY 14, 2025.*
9. *THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND AVAILABLE RECORD DATA. R LEVESQUE ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. R LEVESQUE ASSOCIATES, INC. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HERE ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.*
10. *ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE TOWN OF AGAWAM WEB GIS.*
11. *SUBJECT PARCEL IS ZONED BUSINESS A ACCORDING TO THE TOWN OF AGAWAM ZONING MAP.*
12. *THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0384E – EFFECTIVE DATE: 07–16–2013.*
13. *THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.*

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

PROPOSED BUILDING ADDITION

18 Springfield Street
Assessors Parcel: J15 3 8
Agawam, Mass.

MASSACHUSETTS REGISTERED LANDSCAPE ARCHITECT NO. 1388 — 10/22/25

PREPARED FOR:

Mr. Vasant Shah
18 Springfield Street
Agawam, MA 01001

ISSUANCE DATE: September 10, 2025	
REVISIONS:	**DATE:**
A. As per comments received	10/09/25
B. Revised building footprint	10/22/25

DRAFTED BY: J.L. & J.W.M.

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

SCALE: 1" = 20'

RLA PROJ. NUMBER: 250311

DRAWING#	REV.
C-1	B

S:\Projects\2025\250311 - Shah - 18 Springfield St., Agawam\05 Civil 3D\250311 - SITE_REV.dwg

Variance Application

Under the Town of Agawam Zoning Ordinance Chapter 180 Zoning Ordinance

Proposed Building Addition

Project Location:

18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)

Submitted To:

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

Applicant & Property Owner:

P2SP Corp. c/o Mr. Vasant Shah
18 Springfield Street
Agawam, Massachusetts 01001

RLA Project File No. 250311

October 28, 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

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    - 2.2 VARIANCE APPLICATION
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5. DEED REFERENCE

LIST OF APPENDICES

APPENDICES

APPENDIX A: SITE PLAN

I. COVER LETTER

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

October 28, 2025

Doreen Prouty, Chairperson
Town of Agawam Zoning Board of Appeals
1000 Suffield Street
Agawam, Massachusetts 01001

RE: Proposed Building Addition
18 Springfield Street
Agawam, Massachusetts 01001
(Parcel ID: J15-3-8)
RLA Project File No. 250311

Dear Chairperson Prouty and Board Members:

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, please find the requisite number of copies of a Variance application and supporting documentation. The applicant proposes a building addition located at the above-referenced property.

Included within this submission package is the required filing fee. As required, a copy of this application packet has been submitted electronically via email to the Town of Agawam Planning Department.

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

Sincerely,
R LEVESQUE ASSOCIATES, INC.

Nina Fazio
Permitting Coordinator

2. ADMINISTRATIVE FORMS

2.1 ZONING DETERMINATION
2.2 VARIANCE APPLICATION

The Commonwealth of Massachusetts

Town of Agawam

Inspection Services - Building Department

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

OFFICE ONLY
Date Filed:

RECEIVED BY
BUILDING DEPARTMENT

SEP 12 2025

TOWN OF AGAWAM

Application for Zoning Determination

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

1) PROPERTY INFORMATION			
a. Street Address	18 Springfield Street	b. Zoning District	Business A (BA)
c. Assessor's Map	J15-3	d. Lot(s)	8
e. Registry of Deeds Book	24245	f. Page	480
g. Overlay Districts	☐Historic Preservation ☐ Mixed-Use Business C		
h. Previous Special Permits, Site Plan Approvals, Findings or Variances Issued for this Site			

2) APPLICANT & OWNER INFORMATION			
a. Applicant Name	Vasant Shah	b. Applicant Phone	413-335-2880
c. Applicant Email	ravisun13@yahoo.com		
d. Applicant Mailing Address	18 Springfield Street, Agawam, MA 01001		
e. Applicant Relationship to Property	☑Owner ☐ Agent ☐Other:		
f. Representative Name *(if any)*	R Levesque Associates, Inc.	g. Rep. Phone	413-568-0985
h. Rep. Email	NinaF@rlaland.com		
i. Owner Mailing Address			
j. Owner Name *(if different)*	Same as applicant	k. Owner Phone	
l. Owner Email			
m.Owner Mailing Address			

3) PROJECT & SITE DETAILS

NOTE: Any omission of requested information may result in an INCOMPLETE determination

	Existing	Proposed ☐ No changes to building, site or lot	-FOR BUILDING DEPT. REVIEW- REQUIRED / NCU
a. Lot Size	13,088 SF	13,088 SF	LOT SIZE ☐
b. Frontage	114.5 +/- FT	114.5 +/- FT	FRONTAGE ☐
c. Front Lot Line	45 +/- FT	45 +/- FT	FRONT SB ☐
d. Side Lot Line (Left/Right)	L: FT 55 +/- R: 0.5 +/- FT	L: 43± FT R: 0.5± FT	SIDE SB ☐
e. Rear Lot Line	FT 10.5	FT 0.5	REAR SB ☐
f. Building Height	1 story FT	1 story FT	BLDG HT ☐
g. Total BLDG/Res Area	2160 SF 0 SF	3200 SF 0 SF	AREA LIM ☐
h. BLDG Coverage (Footprint)	2160 SF 16.5 % of lot	3200 SF 24.5 % of lot	LOT COVER ☐
i. Impervious Coverage	12450 SF 94 % of lot	13200 SF 100 % of lot	IMPERVIOUS ☐
j. Parking/Loading Spaces	P: 12 L: 0	P: 12 L: 0	PARKING ☐
k. Bicycle/EV Charge Spaces	B: 0 EV: 0	B: 0 EV: 0	BIKE/EV ☐
l. Signs (Size & Type)	4 x 6 T: free-standing	4 x 6 T: free-standing	SIGNS ☐
m. Fence (Size & Type)	88 LIN FT T: chain-link	LIN FT T: chain-link	
n. Wetland Area	12,900 RFA SF	12,900 RFA SF	
o. Utility Services	☑ Town Water ☑ Town Sewer	☑ Town Water ☑ Town Sewer	NON-CONFORMING USE ☐

p. Current Use of Property	Convenience Store / Gasoline Filing Station
q. Proposed Use of Property	Convenience Store / Gasoline Filing Station

r. Project Description

The applicant proposes the construction of a building addition.

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

4) CERTIFICATION

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

Signature	Nina Fazio	**Date**	

☐ Applicant ☑ Applicant's Representative

ZONING DETERMINATION - OFFICE USE ONLY

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

☒ Approved ***Pending additional approval:***

Per Zoning Ordinance Section(s)	Required Permit(s)	Approval Required	Permitting Authority
▶ 180-7-A	☒ Building Permit(s)	☐ Special Permit(s)	☒ Planning Board
▶ 180-13-4(S,P,R)	☒ Electrical Permit(s)	☒ Site Plan Review	☐ Board of Appeals
	☒ Plumbing/Gas Permit(s)	☐ Variance	☐ City Council

Town Building Official		**Issue Date**	9/25/2025

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

(MGL 40A - Section 6 - "Finding" from Special permit granting Authority.)

TOWN OF AGAWAM
36 MAIN STREET
AGAWAM, MA 01001

BOARD OF APPEALS

FOR OFFICE USE ONLY

Case #_____

Filed_____

Hearing_____

Expires_____

Application to Board of Appeals for *VARIANCE* from the requirements of the Zoning By-laws.

Applicant P2SP Corp. c/o Mr. Vassant Shah

Address 18 Springfield Street, Agawam, MA 01001

Application is hereby made for a *VARIANCE* from the requirements of Section 180-46 **, Paragraph** C **of Zoning Ordinance.**

Premises affected: 18 Springfield Street, Agawam, MA 01001
Address

Property zoned as: Business A (Bus A)

1. Description of existing building:

a. **Size of building:** 2,160 SF **Height:** 23' +/- **# of stories** 1
b. **Occupancy or Use: (of each floor)** Convenience Store
c. **Date of Erection:** 1965
d. **Has there been a previous appeal, under zoning on these premises** None known **?**

2. Description of proposed work or use:

The applicant proposes the construction of a 590 +/- SF building addition adjacent to the existing structure. Please refer to the attached project narrative for greater detail.

3. The principal reasons upon which I base my application are as follows:

The existing structure is pre-existing non-conforming and does not meet the required rear setback requirements under existing conditions. Please refer to the attached project narrative for greater detail.

Signature of owner or his authorized agent: _____

Telephone #: 413-335-2880

NOTICE: THIS APPLICATION MUST BE FILLED OUT IN INK OR TYPEWRITTEN

3. PROJECT NARRATIVE

PROJECT NARRATIVE

For

PROPOSED BUILDING ADDITION
18 SPRINGFIELD STREET
AGAWAM, MASSACHUSETTS 0001
(PARCEL ID: J15-3-8)

INTRODUCTION

On behalf of the applicant and property owner, P2SP Corp. c/o Mr. Vasant Shah, R Levesque Associates, Inc. is providing this project narrative as a supplement to the Variance application. The applicant proposes a building addition adjacent to the existing convenience store on the subject property.

The existing building is a pre-existing non-conforming structure as it currently maintains a rear setback of approximately 10.5′. The applicant now proposes to extend this existing non-conformity by constructing a 9′ wide building addition to the rear of the existing structure.

In accordance with Section 180-46(C) of the Town of Agawam Zoning Ordinance, the applicant requests a 23.5′ rear setback variance from the Zoning Board of Appeals.

Dimensional Regulation	Required	Existing	Proposed	Relief Requested
Rear Setback*	25′	10.5′	1.5′	23.5′

**Dimensional Regulation taken directly from the Town of Agawam Zoning Ordinance Section 180-46(C)*

PROPERTY DESCRIPTION

The subject property is located north of Springfield Street and consists of approximately 13,088 ± SF as shown on the associated site plan prepared by R Levesque Associates, Inc. Said property is recorded in the Hampden County Registry of Deeds in Book 24245, Page 480. A copy of the deed reference is included within this application packet under Section 5. According to the Town of Agawam Zoning Map, the subject property is located within

the Business A (BA) zoning district. A Locus Map is included within this application packet under Section 4.

EXISTING CONDITIONS & SURROUNDING LAND USES

The subject property currently operates as a convenience store and gasoline filing station with associated parking, access drives, and site improvements.

The subject property is bound on all four (4) sides by parcels within the Business A (BA) zoning district. The subject property is located adjacent to a bank and a laundry mat. The surrounding area is utilized primarily for commercial uses.

PROJECT DESCRIPTION

The proposed project includes the construction of a building addition adjacent to the existing building. Associated site improvements include, but are not limited to, removal of existing fencing, relocation of the dumpster, and extension of existing utilities within the main building to the building addition.

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

1. Installation of erosion controls along the permitted limit of work;
2. Relocation of the existing dumpster and removal of a portion of fencing and pavement;
3. Clearing and grubbing within the permitted limit of work;
4. Construction of a 590 ± SF building addition;
5. Striping of parking spaces and installation of sidewalk; and
6. Removal of erosion controls at the direction of the Town of Agawam Conservation Commission.

STANDARDS FOR REVIEW

The following text is taken directly from Massachusetts General Law Chapter 40a Section 10. The text is presented below in *italic text*, followed by a Response presented below in **boldface text**.

"…to grant upon appeal or upon petition with respect to particular land or structures a variance from the terms of the applicable zoning ordinance or by-law where such permit granting authority specifically finds that:

(1) owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located,

Response: The subject property is occupied by a pre-existing non-conforming convenience store that was constructed prior to the current zoning requirements. The existing structure maintains a rear setback of approximately 10.5', which limits opportunities for expansion or site reconfiguration within compliance. Additionally, the shape and configuration of the lot, coupled with the location of the existing building, creates a unique condition that limits compliant, buildable area. These conditions, specifically the existing building footprint and lot shape, are circumstances that affect this property but do not generally affect other parcels within the district.

(2) a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that

Response: Strict enforcement of the rear setback requirement would prevent the applicant from making reasonable improvements to the existing convenience store. Because the building is already situated in a pre-existing non-conforming location, paired with the location of the existing fuel canopy and underground fuel tanks which further limit available building area, there is no feasible way to expand the structure in full compliance with requirements. Without the requested variance, the applicant would be unable to make any reasonable or functional improvements to the structure while maintaining the required separations from other on-site features. This restriction would impose a substantial hardship on the property owner by preventing reasonable expansion of the existing use.

(3) desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law."

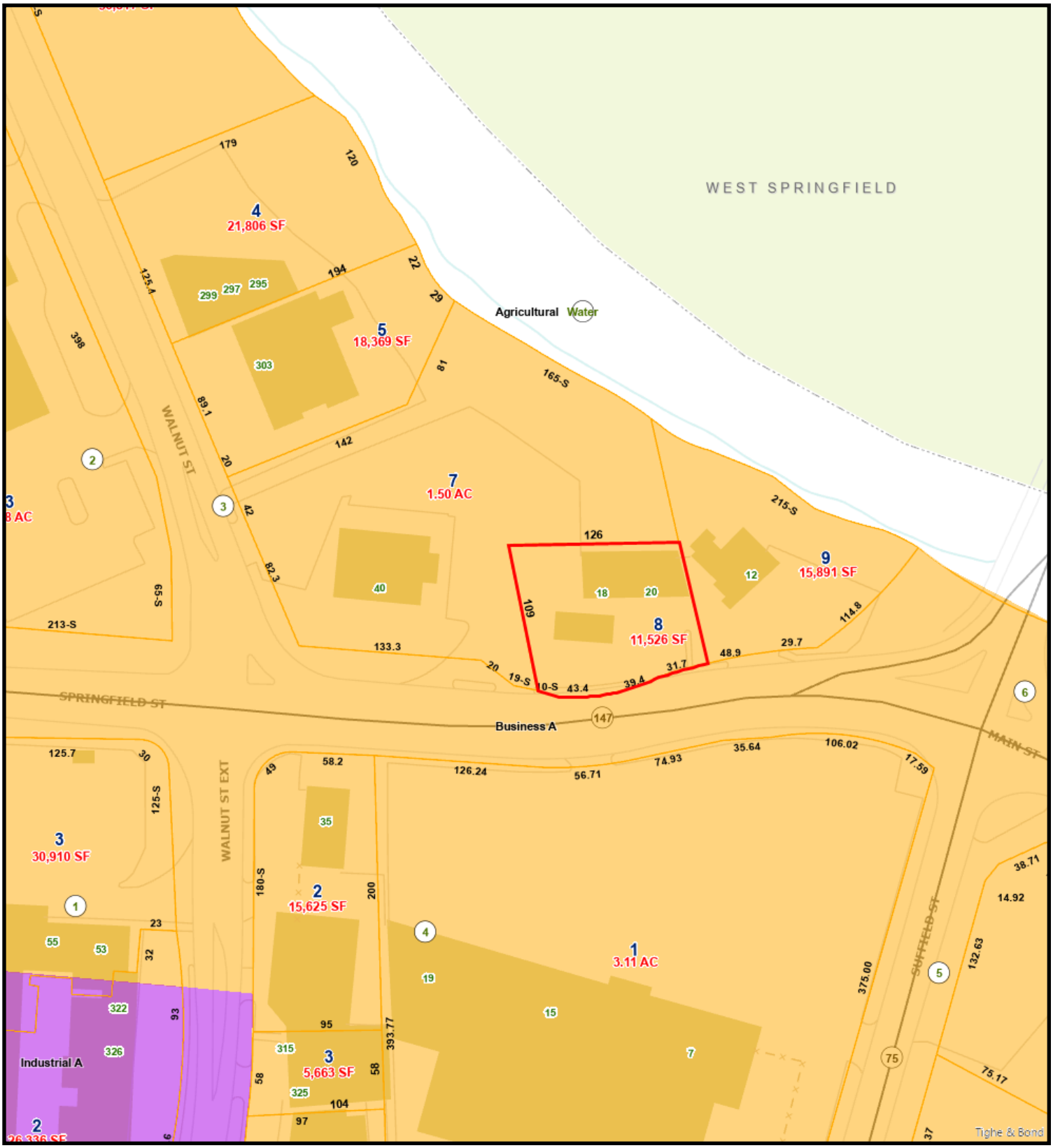
Response: Granting the requested variance will allow the applicant to extend an existing, long-standing commercial use in a manner that is consistent with the existing development pattern in the surrounding area. The proposed addition will not increase traffic, noise, or other adverse impacts to neighboring properties. Instead, it will improve the functionality of the site and help sustain a neighborhood-serving business. Approval of the variance will not substantially derogate from the intent or purpose of the zoning ordinance because the non-conforming rear setback

already exists, and the requested relief merely extends a condition that has been in place for many years without public harm.

[END OF PROJECT NARRATIVE]

4. LOCUS MAP

(SOURCE: TOWN OF AGAWAM GIS)



Locus Map

4/21/2025 3:59:05 PM

Scale: 1"=100'

Scale is approximate

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

5. DEED REFERENCE

(SOURCE: HAMPDEN COUNTY REGISTRY OF DEEDS)

Bk 24245 Pg480 #81070
11-15-2021 @ 10:28a

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 11-15-2021 @ 10:28am
Ctl#: 95 Doc#: 81070
Fee: $1,824.00 Cons: $400,000.00

WARRANTY DEED

KNOW ALL THESE PRESENTS, that I, **GEORGE M. WATSON, JR.**, *unmarried*, of 2318 Blaine Drive, Chevy Chase, MD 20815

for consideration paid and in consideration of Four Hundred Thousand and 00/100 ($400,000.00) DOLLARS

grants to **P2SP CORP.**, a Massachusetts corporation with a place of business at 18 Springfield Street, Agawam, Massachusetts 01001

with Warranty Covenants

The land and buildings thereon commonly known as 18-20 Springfield Street, Agawam, Massachusetts, being more particularly described on Exhibit A attached hereto and made a part hereof.

For title, see deed of Nancy L. Watson to George M. Watson, Jr. and Nancy L. Watson dated March 16, 1991 and recorded in the Hampden County Registry of Deeds in Book 7656, Page 64. See also Deed recorded in Book 4325, Page 163. Nancy L. Watson obit November 11, 2019. See Death Certificate recorded simultaneously herewith.

That by signing this deed, I do hereby release any and all of my rights either created automatically pursuant to M.G.L. c. 188, §4, or created by declaration pursuant to M.G.L. c. 188, §2 or §3 and state under the pains and penalties of perjury that no one can claim any such rights to estate of homestead.

PROPERTY: 18-20 Springfield Street, Agawam, Massachusetts

(Signature page follows)

EXECUTED as a sealed instrument this 10th day of November, 2021.

GEORGE M. WATSON

Witness

Devon Watson

By: _____
Name: George M. Watson
Duly Authorized

District of Columbia SS.

~~STATE OF MARYLAND~~

District of Columbia, ss.
(County)

On this 10th day of November, 2021, before me, the undersigned notary public, personally appeared **GEORGE M. WATSON**, proved to me through satisfactory evidence of identification, which was ☑ photographic identification with signature issued by a federal or state governmental agency, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he signed the document voluntarily for its stated purpose.

Notary Public: Carol W. Hicklyn
My Commission Expires: 01/01/2023
Carol W. Hicklyn

EXHIBIT A

The land in Agawam, Hampden County, Massachusetts bounded and described as follows:

Beginning at a County Bound in the Northerly line of Springfield Street in said Agawam, and running Easterly twenty six and 79/100 (26.79) feet to an iron pipe located two hundred five (205) feet more or less, Westerly of the Westerly edge of the Agawam River; thence Northerly one hundred righty-six (186) feet, more or less, to the Westerly edge of the Agawam River in a line making an interior angle of 90° 50' with the previous course; thence along the Westerly edge of the Agawam River in a Northwesterly direction to the center of the brook; thence Southwesterly along the center of the brook to a point in the northerly line of Springfield Street; thence Easterly along the northerly line of Springfield Street, one hundred fifty (150) feet, more or less, to the point of beginning.

Excepting therefrom those portions conveyed out by deeds of Kenneth F. and Helen C. Foote to Melrose Construction Co., Inc. dated May 29, 1959 and recorded in the Hampden County Registry of Deeds in Book 2679, Page 375 and Book 2687, Page 109.

Said land also being further described as follows:

Beginning at an iron pin in the northerly line of Springfield Street, which pin is at the southeast corner of property of Kenneth F. Foote and Helen C. Foote; thence North 88° 26' 39" West along the northerly line of Springfield Street, a distance of twenty-six and seventy-nine hundredths (26.79) feet, to a stone bound; thence along the northerly line of said Springfield Street, on an arc whose radius is two hundred (200) feet a distance of one hundred (100) feet, more or less to a point; thence along other lands now or formerly of Kenneth F. Foote and Helen C. Foote, in a northerly direction, a distance of one hundred (100) feet, more or less, to a point in lands now or formerly of Kenneth F. Foote and Helen C. Foote; thence along said lands now or formerly of Kenneth F. Foote and Helen C. Foote, in a southeasterly direction, a distance of one hundred nineteen (119) feet, more or less, to a point in lands of Rabinowitz et al; thence along lands of said Rabinowitz in a southerly direction, one hundred (100) feet, more or less, to the point and place of beginning.

Subject to Order for the alteration of Springfield Street by the Town of Agawam recorded as aforesaid in Book 5319, Page 176 and shown as Parcel 2 on Book of Plans 205, Page 13.

Subject to Taking of a permanent easement by the Town of Agawam for Bridge project dated August 14, 2017 and recorded as aforesaid in Book 21816, Page 466.

Subject to Taking of a temporary easement by the Town of Agawam for Bridge project dated August 14, 2017 and recorded as aforesaid in Book 21816, Page 509.

Subject to Easement rights in favor of American Telephone & Telegraph Company dated October 2, 1900 and recorded as aforesaid in Book 621, Page 431.

For title, see deed of Nancy L. Watson to George M. Watson, Jr. and Nancy L. Watson dated March 16, 1991 and recorded in the Hampden County Registry of Deeds in Book 7656, Page 64. See also Deed recorded in Book 4325, Page 163 and lease in Book 2508, Page 518.

APPENDIX A: SITE PLAN

SITE PLAN ENTITLED “PROPOSED BUILDING ADDITION”

PREPARED FOR VASANT SHAH

PREPARED BY R LEVESQUE ASSOCIATES, INC.

DATED SEPTEMBER 10, 2025; REVISED OCTOBER 22, 2025

Town of Agawam
Department Of Public Works

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

MEMORANDUM

To:	Conservation Commission
CC:	File
From:	Engineering Division
Date:	September 24, 2025
Subject:	SP 674 – Proposed Building Addition – 18 Springfield Street

Per your request, we have reviewed the Notice of Intent for the proposed building addition to be located at 18 Springfield Street prepared by R. Levesque Associates and submitted on September 12, 2025. Based on our review, Engineering has the following comments:

1. It appears that the proposed parking layout will reduce the shared two-way travel aisle with TD Bank below the minimum 24 ft. width. Engineering recommends that the proposed parking spaces face the building, or that the western-most space be removed.
2. Proposed ADA parking spaces shall be 9 feet wide, as per Town standards.
3. Proposed parking spaces over the underground tank manhole may make access to the tank difficult.
4. The proposed dumpster relocation is not shown on the submitted plan. Engineering requests clarification pertaining to the proposed location.

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

Sincerely,

Michelle Chase, P.E.
Town Engineer

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

Town of Agawam

Building Department

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

September 25, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments for 18 Springfield Street Agawam, MA 01001;

The Building Department has the following comments for the proposed site plan dated September 10, 2025 for the above referenced property:

- Note for the record, the "forward" facing wheelchair symbol is not a Massachusetts approved symbol. The State of Massachusetts only recognizes the international standard wheelchair symbol for code regulations and compliance. Accessible parking signage sign(s) would need to reflect this requirement.

- The building is a pre-existing legal nonconforming structure when it comes to the rear yard setback dimensions. A special permit will need to be applied for to expand the rear of the building, per M.G.L. 40A section 6 and section 180-7-A of the Town's zoning ordinances.

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

April 30, 2025

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

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

Dear Mr. Von Rein,

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

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

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

Sincerely,

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

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. BEACOM
STRUCTURAL
No. 53842
REGISTERED
PROFESSIONAL ENGINEER
4/30/25

November 7, 2025

Town of Agawam
Zoning Board of Appeals
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Zoning Board of Appeals Meeting Extension Request - Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") Special Permit and Variance Application for Proposed Wireless Communications Installation at 580 Main Street.

Dear Chairwoman Prouty,

The Zoning Board of Appeals (the "Board") is scheduled to conduct a hearing on Monday, November 10th, 2025, regarding the above-captioned Special Permit and Variance Applications.

As we previously discussed, we are in the process of addressing the comments provided by the Town's independent consultant relating to the radio frequency aspects of the above-mentioned Wireless Communications Installation. Due to unforeseen circumstances, our radio frequency experts will not be available to attend the November 10th meeting to address the above-mentioned comments. Therefore, we respectfully request that the Board vote to continue our Special Permit and Variance Applications on the agenda for November 10th, 2025, to a future meeting of the Board to be held on December 8th.

Please do not hesitate to contact me should you have any questions regarding this request.

Very truly yours,

Michael A. Fenton, Esq.

MAF/bss

23\0520\ZBA_Meeting_Rqst_Ltr(November).5701

October 23, 2025

VIA ELECTRONIC MAIL: *lawtonmk@gmail.com*
Isotrope, LLC
PO Box 52437
Boston, MA 02205
Attn: Michael Lawton

RE: Response to Questions Regarding EME Reports.

Dear Michael:

This letter is in response to the questions presented by Isotrope relating to the proposed wireless communications facility installation at 580 Main Street, Agawam, MA, submitted by Cellco Partnership d/b/a Verizon Wireless ("Verizon") and Diamond Communications, LLC ("Diamond" and together with Verizon, the "Co-Applicants").

Both radio frequency emissions reports show that Verizon's proposed installation is compliant with and materially below the Federal Communications Commission's emissions requirements. We have spoken with our client and the relevant consultants, and have determined that the SiteSafe RF Emissions Compliance Report dated May 13, 2025, (the "SiteSafe Report") should be relied on for this submission. InfraServices Group Wireless, LLC has been hired as the consultants to provide testimony with respect to the radio frequency emissions aspects of this proposal, and they are the consultants responsible for the SiteSafe Report. InfraServices Group Wireless, LLC is available to answer any questions you may have about the SiteSafe Report.

If you have any further questions, please feel free to contact us.

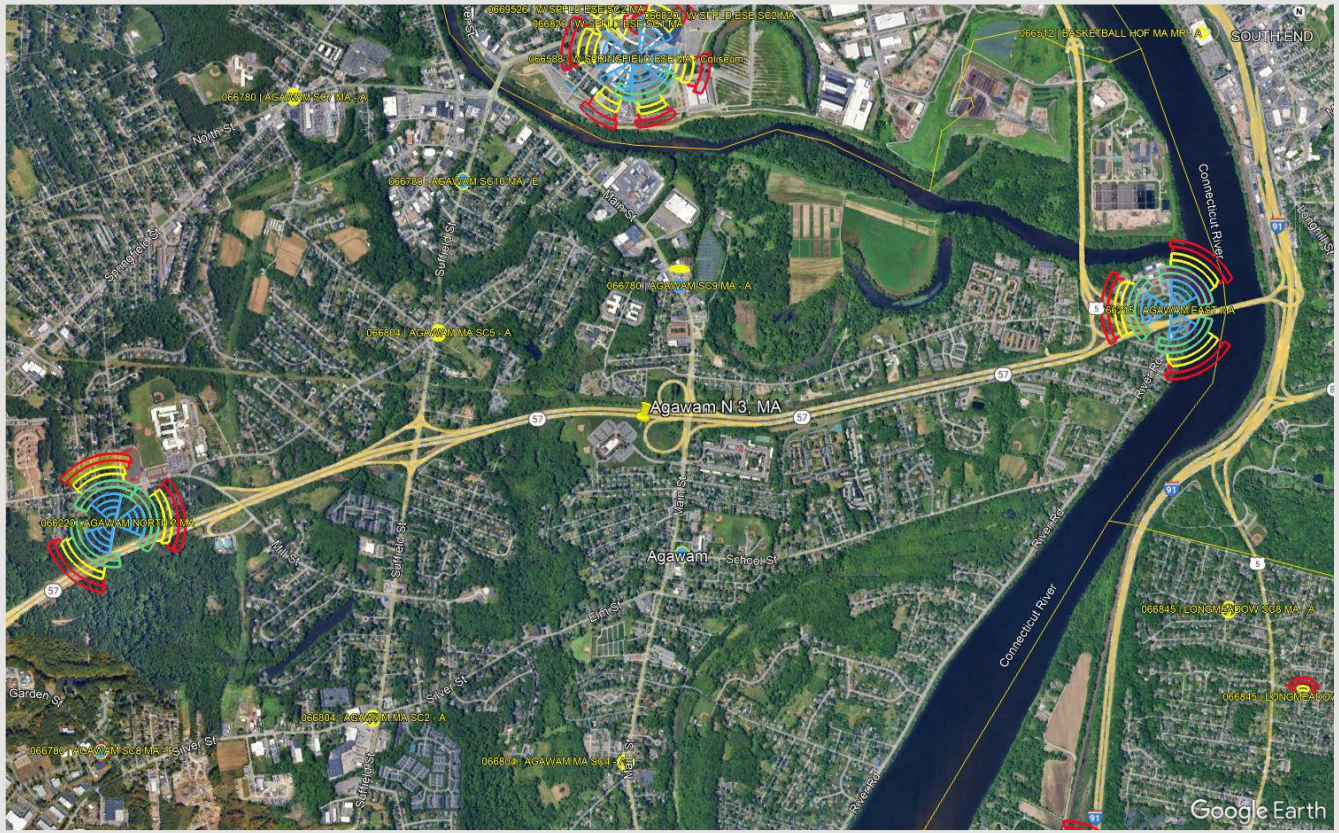
Sincerely,

Michael A. Fenton

23\0520\Special Permit\Updated Materials_10-21-25\5Ltr_Re - EME Reports.5701

Verizon Wireless Communications Facility

Engineering Necessity Case – Agawam N 3, MA



Prepared by:
Juan (Jay) F. Latorre III

October 23rd, 2025

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Project Need Overview:

This Height Justification Report is prepared as a supplemental submission to Verizon's proposed Agawam N 3, MA site application. This document has been prepared in a response to Isotrope Wireless, consultant for the Town of Agawam in its' proceedings. The purpose of this document is to visually show the need for Verizon's proposal to build a wireless communications facility with antennas at a centerline of 110', and an overall approximate structure height of 120'.

This Height Justification Report is utilizing RF coverage predictions assuming Verizon's 700 MHz and 2100 MHz coverage layers. 700 MHz is generally assumed to be Verizons' spectrum holding capable of covering the largest geographic area reliably. 700 MHz will provide coverage similar to 850 MHz. 2100 MHz is a good representation of Verizons' mid-band spectrum holding, and will have a coverage footprint similar to 1900 MHz and 3.7 GHz. It can be assumed that as the spectrum increases in MHz, the reduction in coverage, as a result of a reduction in structure height, will have a greater impact on the reliable coverage footprint of that spectrum.

For this analysis, in addition to showing the proposed coverage from the Agawam N 3, MA site at 110', coverage plots are provided at 100', 90', and 80', to show what alternative coverage might look like if the structure was lowered in height. It should be assumed, that for every 10' that the structure is lowered in height, that both Verizon and potential co-locating service providers would lose some level of reliable coverage footprint.

The site(s) proposed in this application are necessary to achieve the technical objectives stated above. Note that there are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 83 FR 51867, at ¶ 6 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement *materially inhibits* a provider's ability to engage in any of a *variety of activities related to its provision of a covered service*," and this test is met "not only when filling a coverage gap but *also when densifying a wireless network, introducing new services or otherwise improving service capabilities*").

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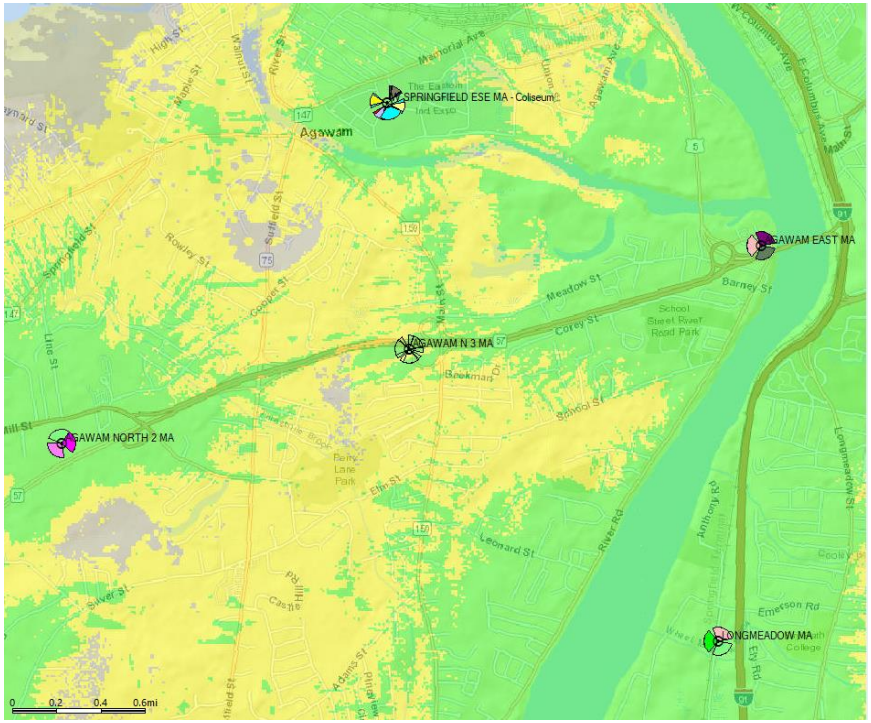
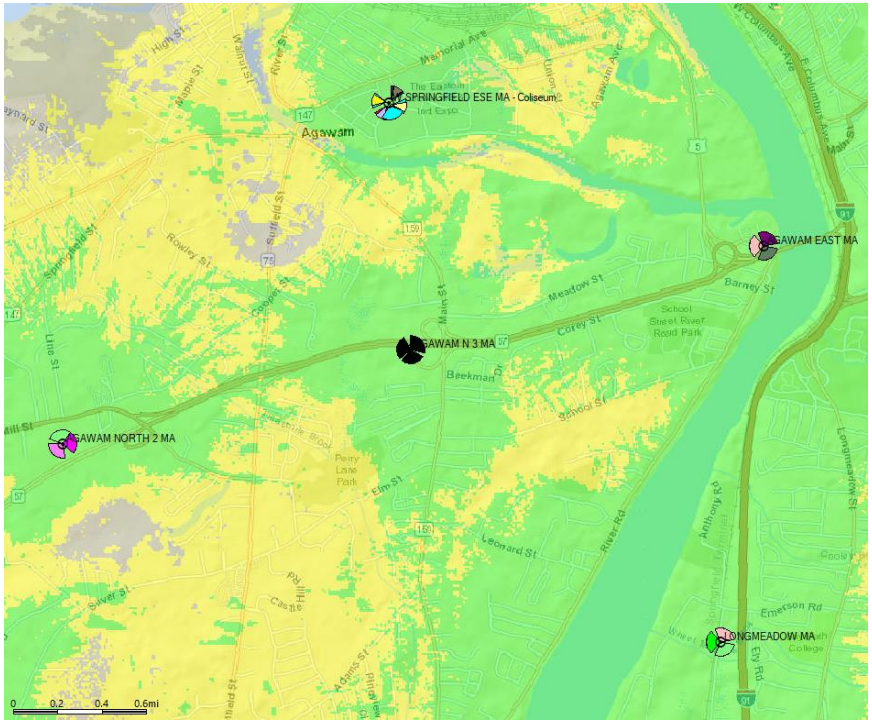
-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 110'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green.

verizon

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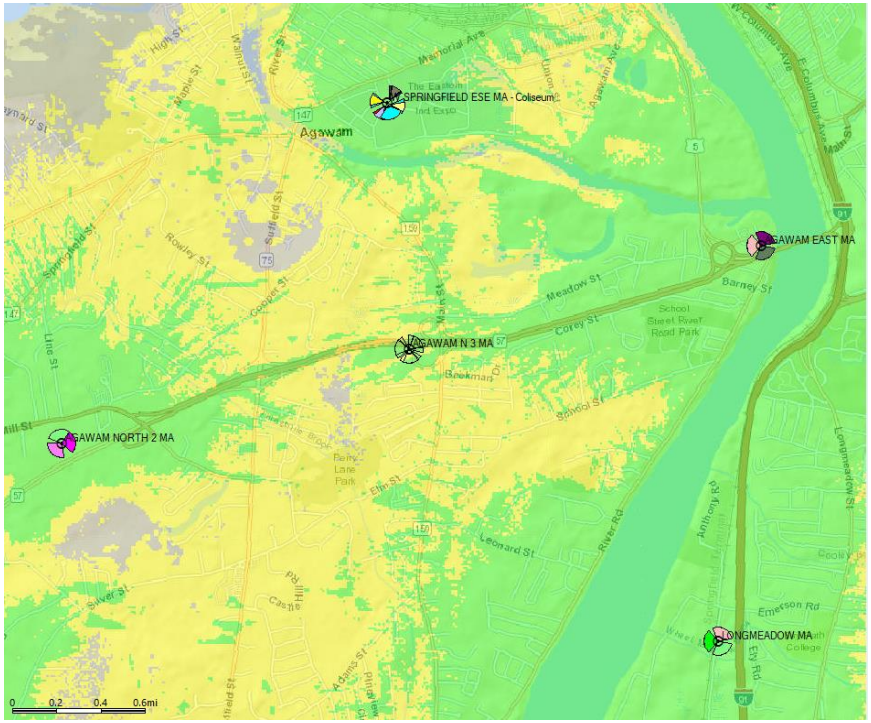
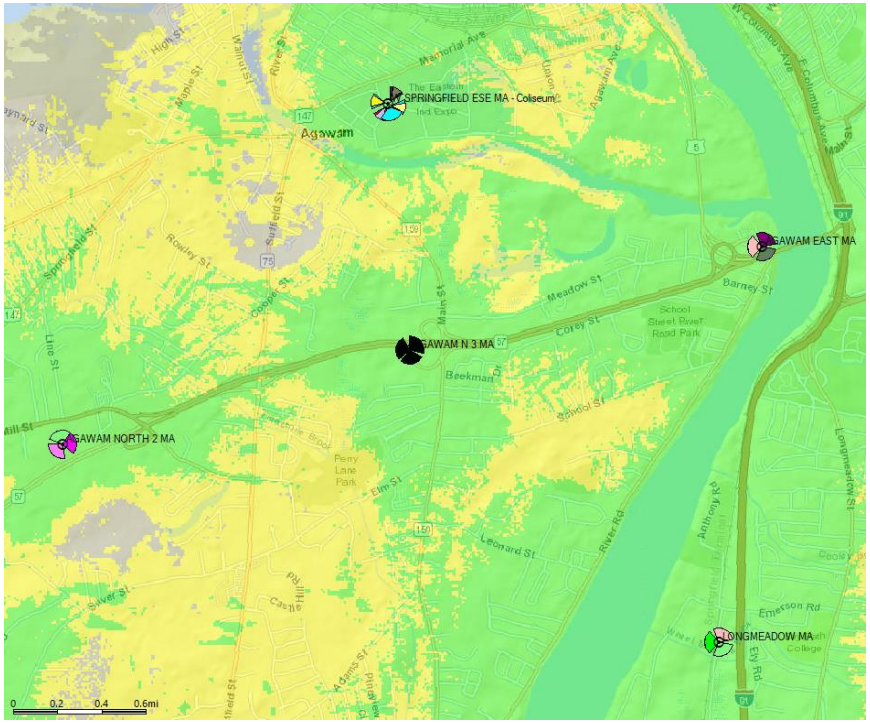


Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is noticeable, but minimal, reduction in in-building coverage.

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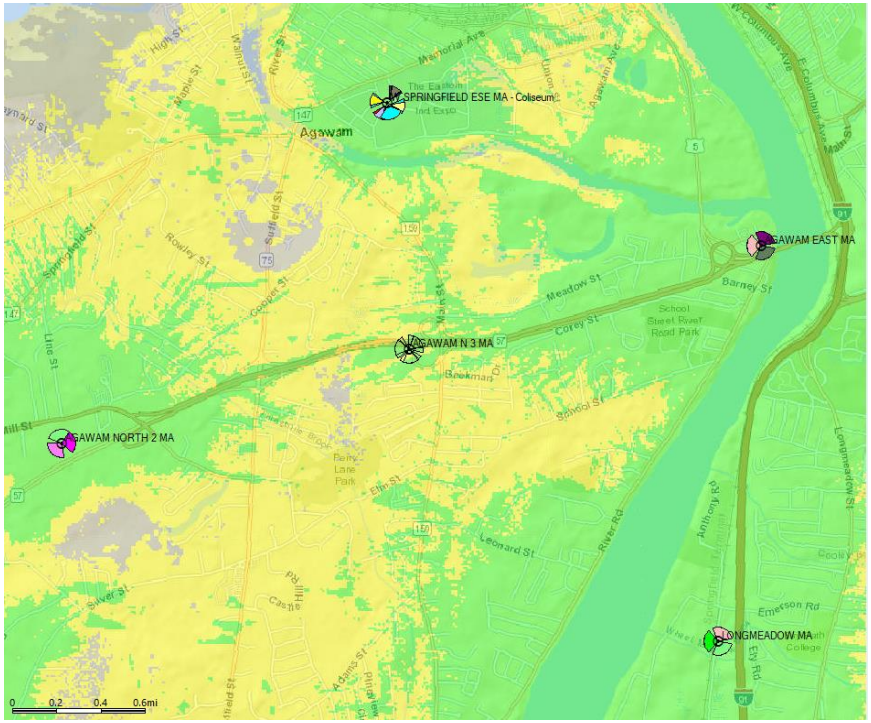
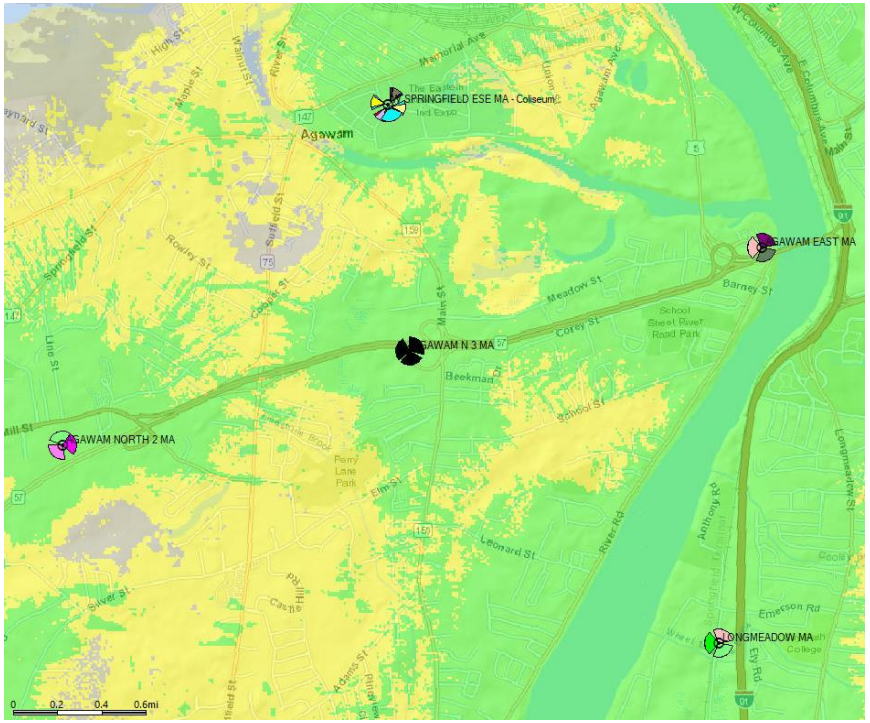
Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 90'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a more noticeable, reduction in in-building coverage.

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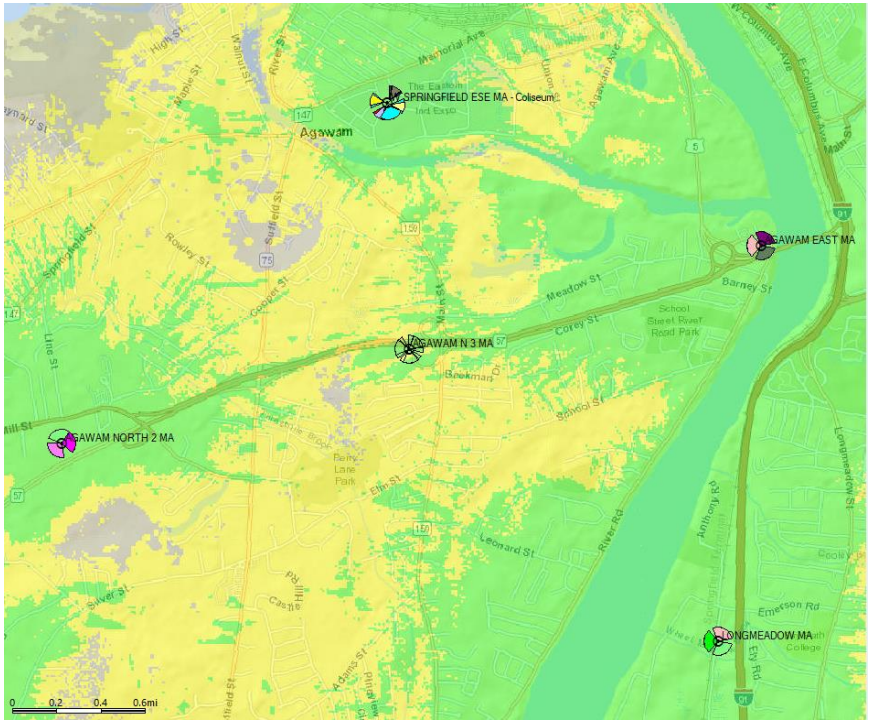
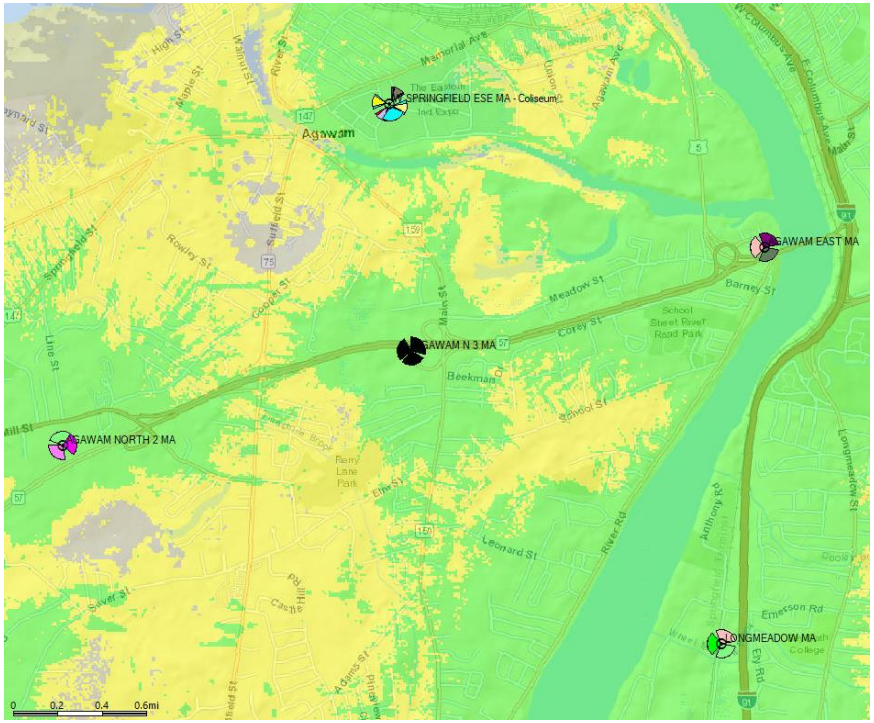
Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 80'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 80', there is a significant reduction in in-building coverage, as well as along Route 57, west of the proposed Agawam N 3, MA site.

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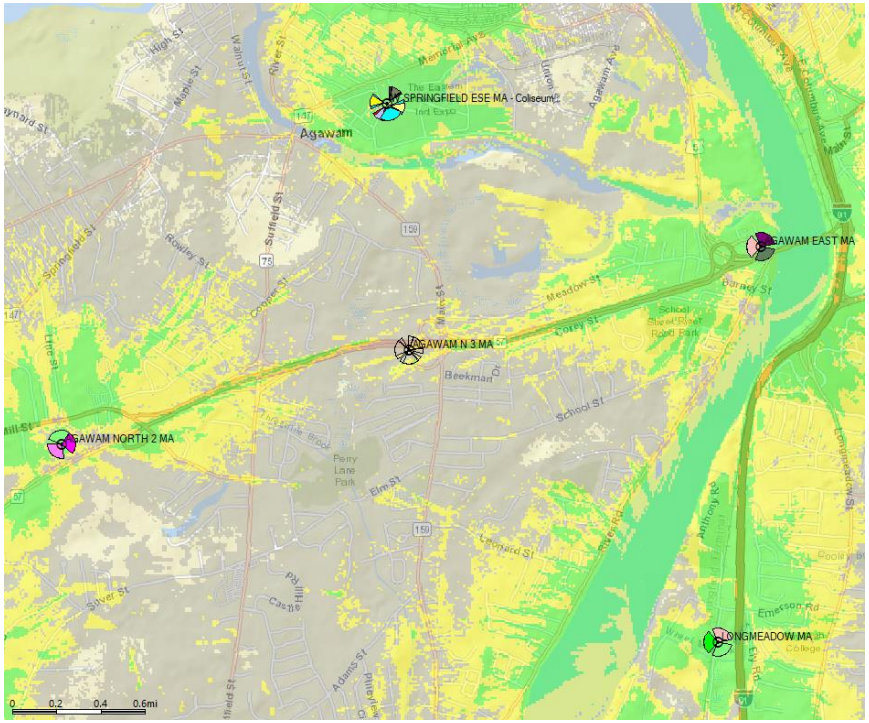
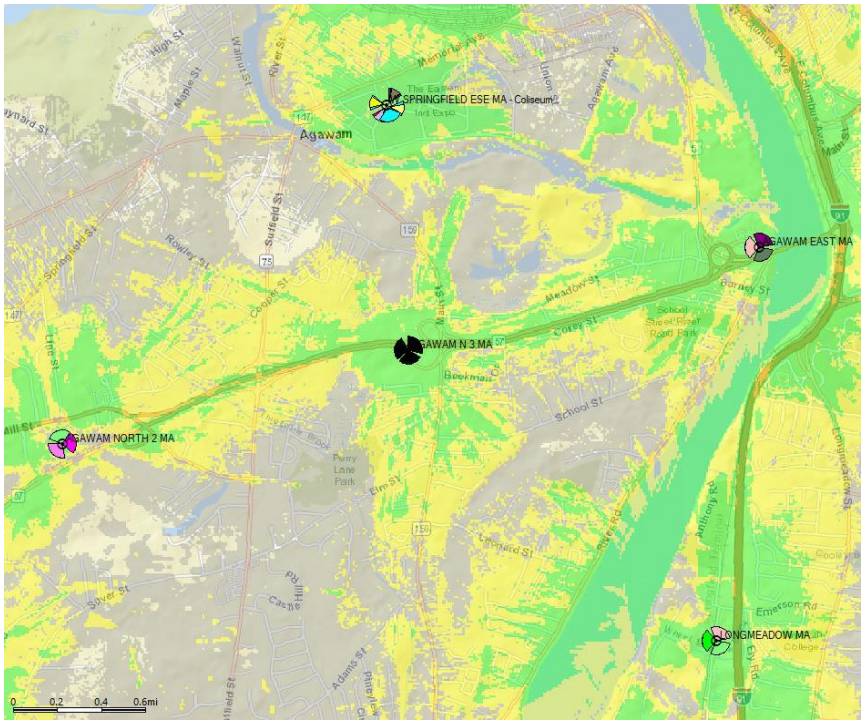
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 110'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green.

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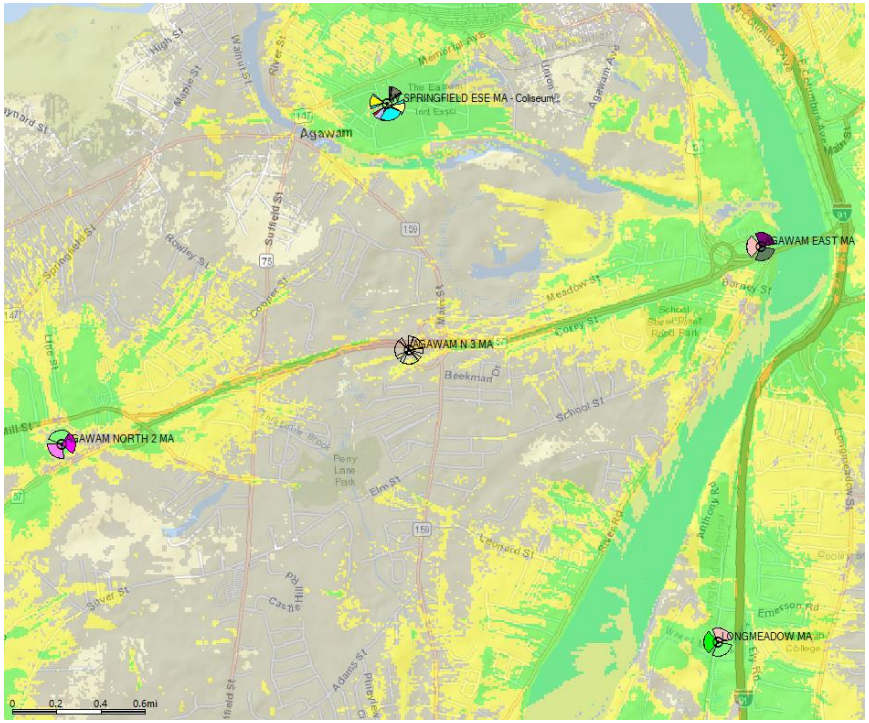
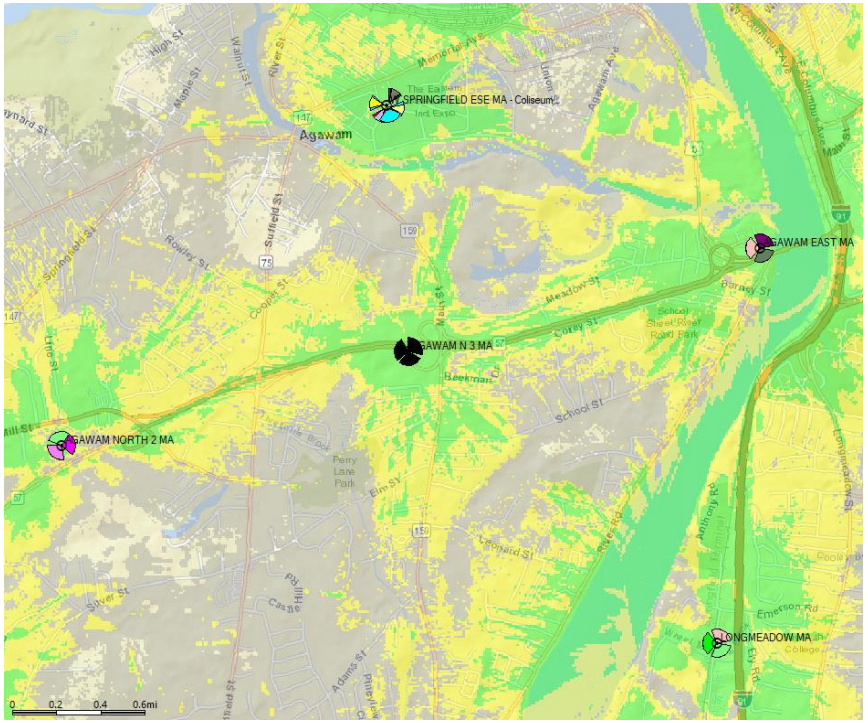
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is a sight shift in in-building coverage, and a slight reduction in in-vehicle coverage.

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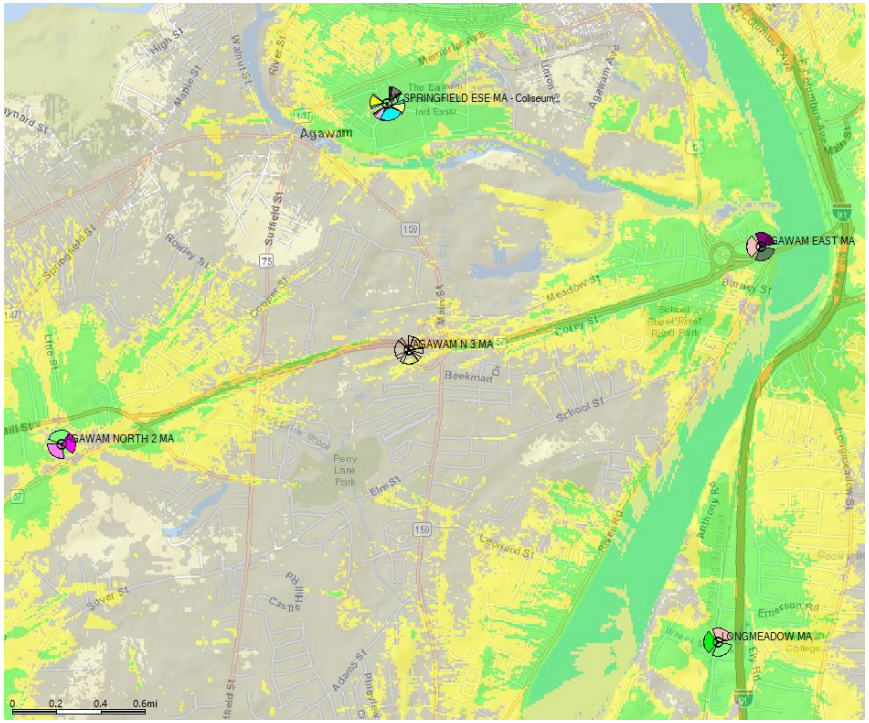
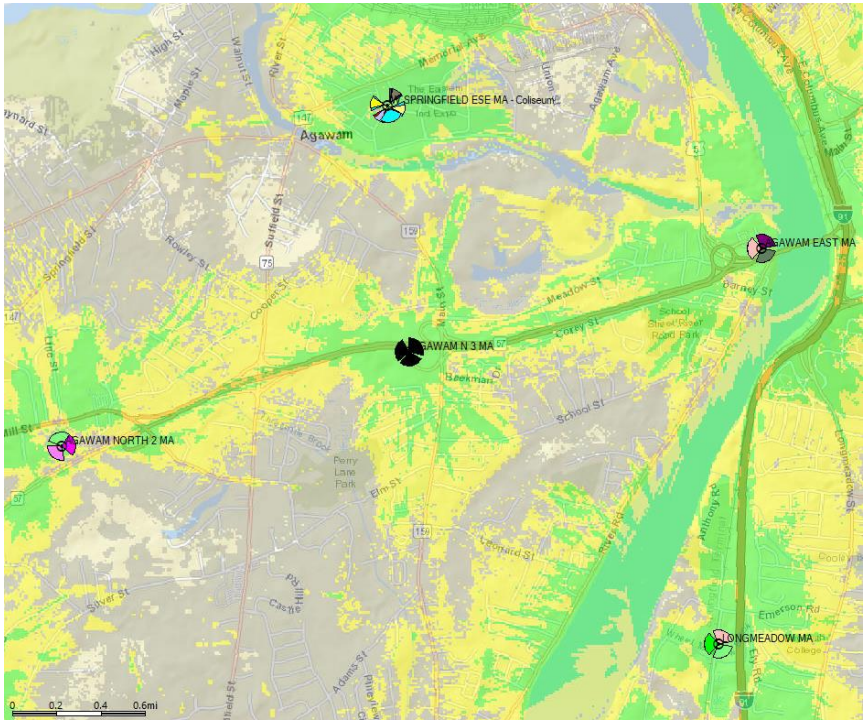
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 90'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a sight shift in in-building coverage, and a slightly larger reduction in in-vehicle coverage.

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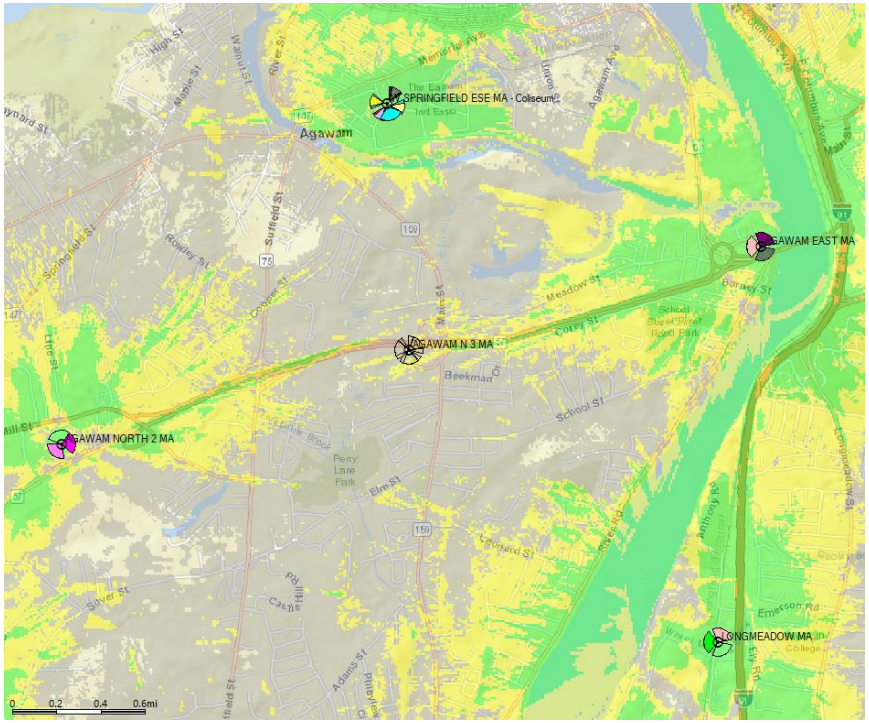
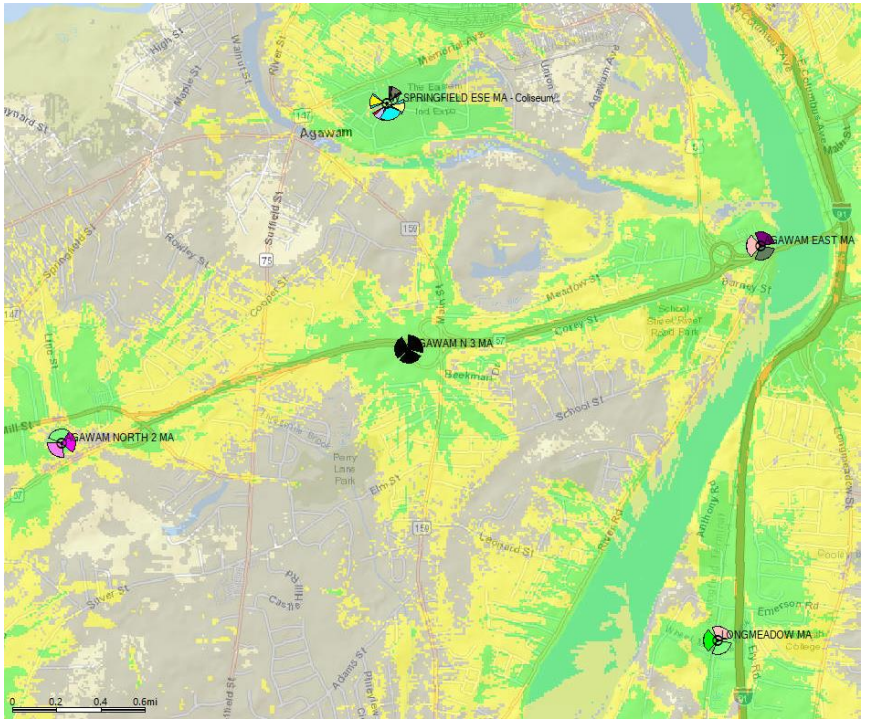
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 80'



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Verizon is part of your community.

Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:34 PM by: William.Bridger

Diamond Communications LLC

verizon

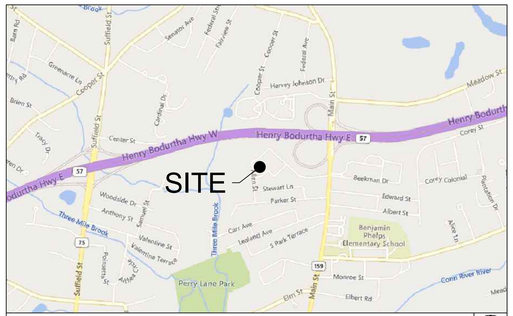
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

NORTH

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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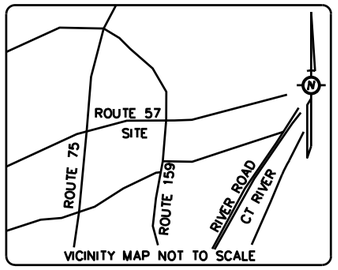


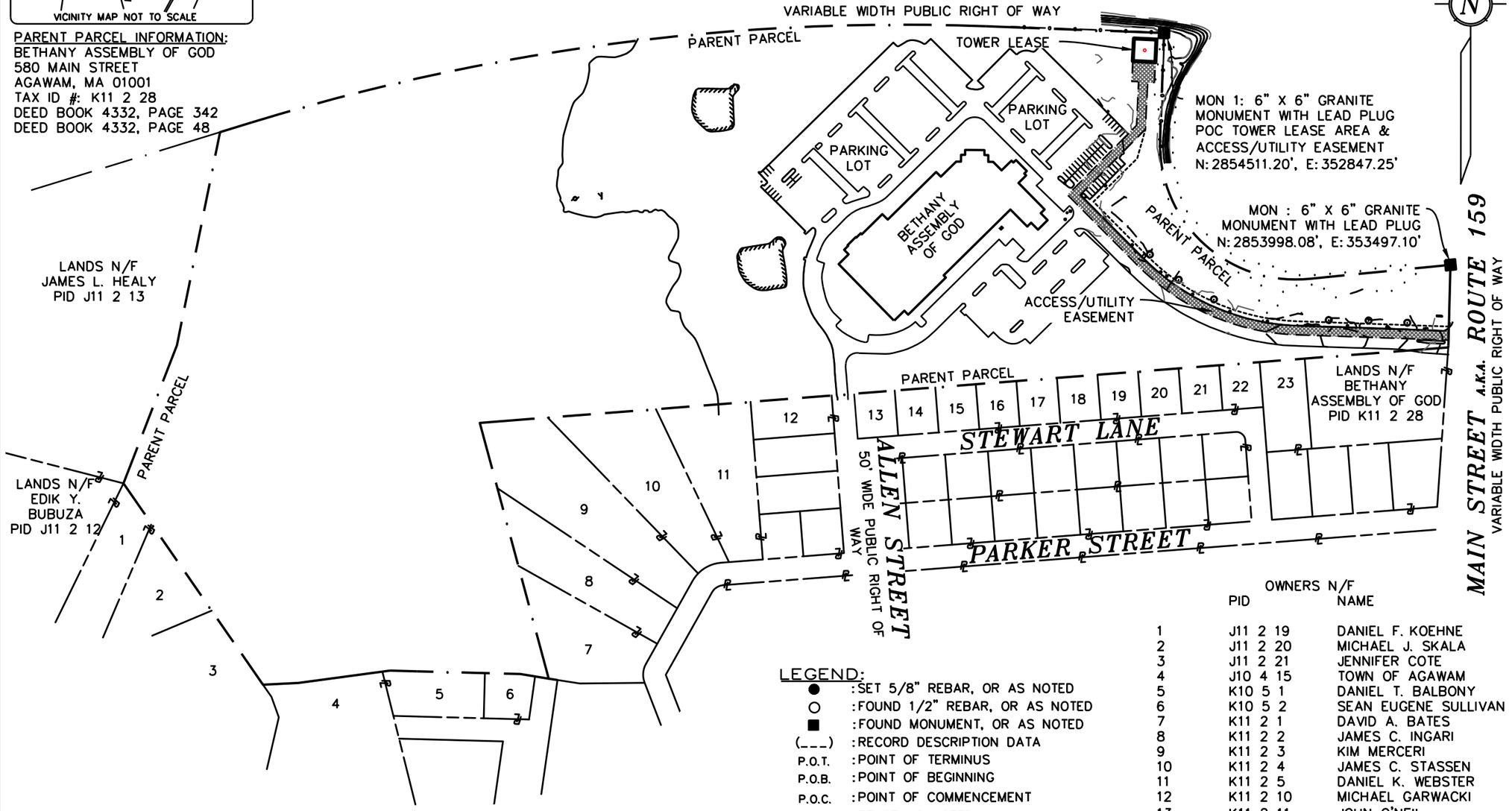
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



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

LEGEND:

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

OWNERS N/F

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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

SHEET 1 OF 5

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

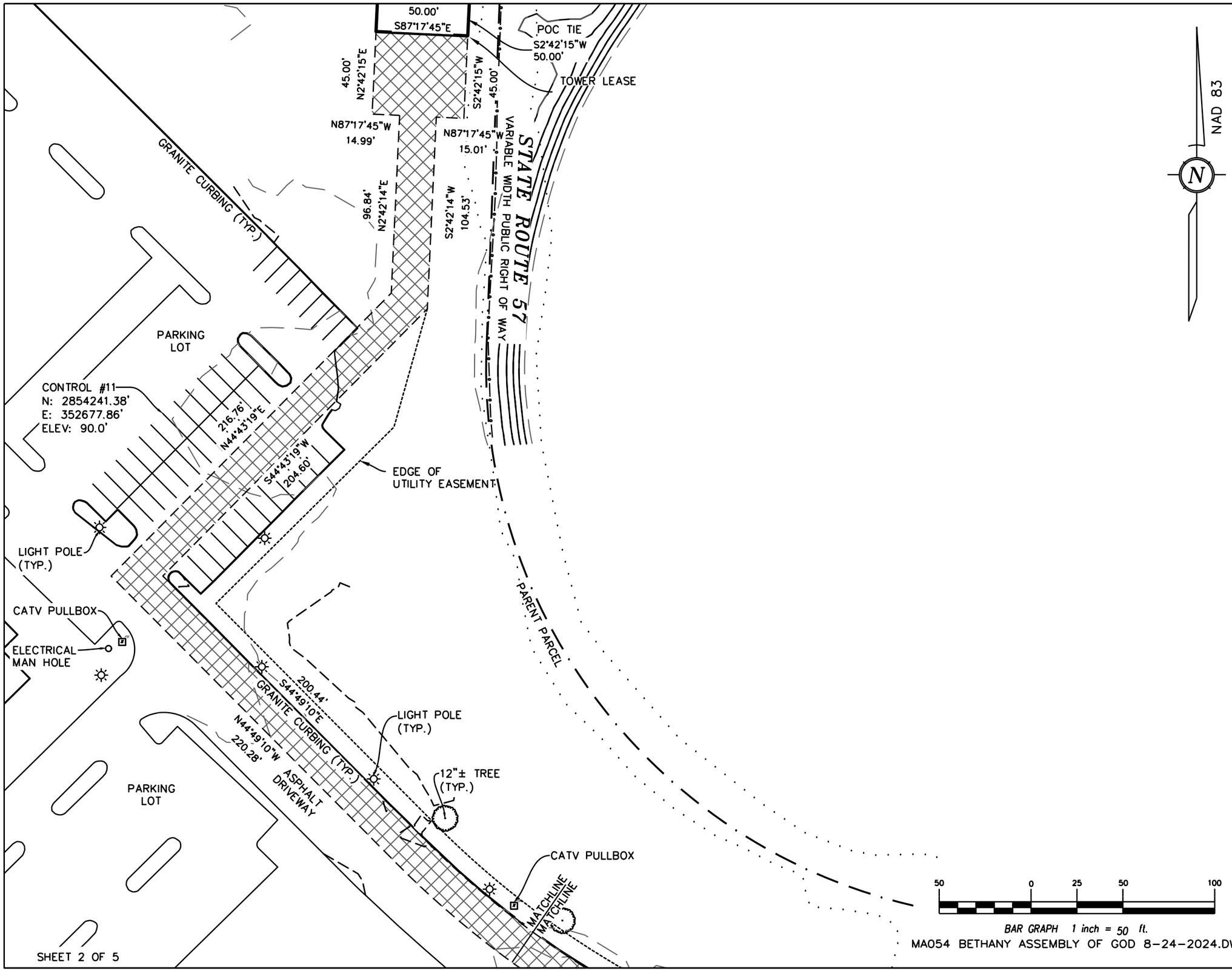
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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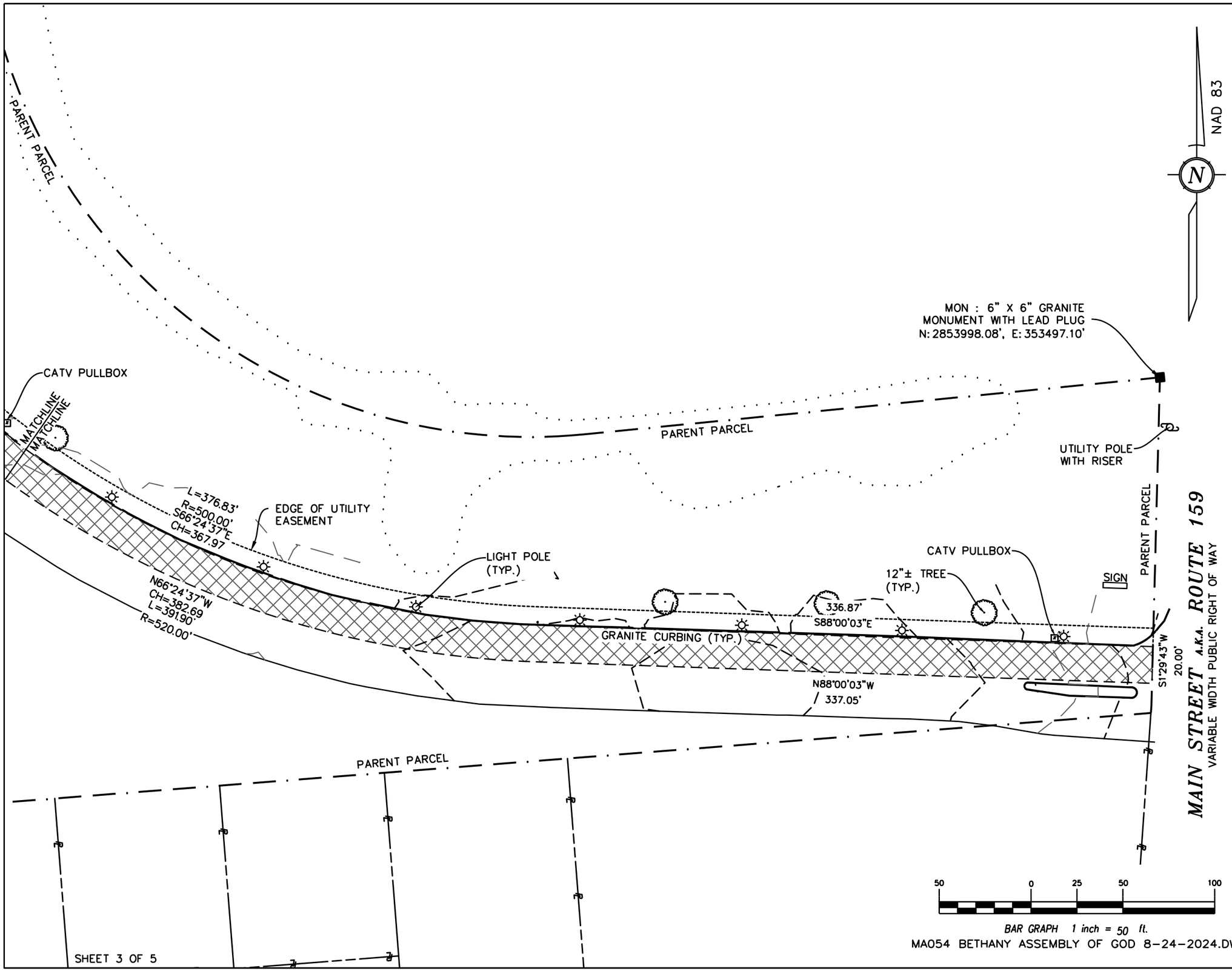

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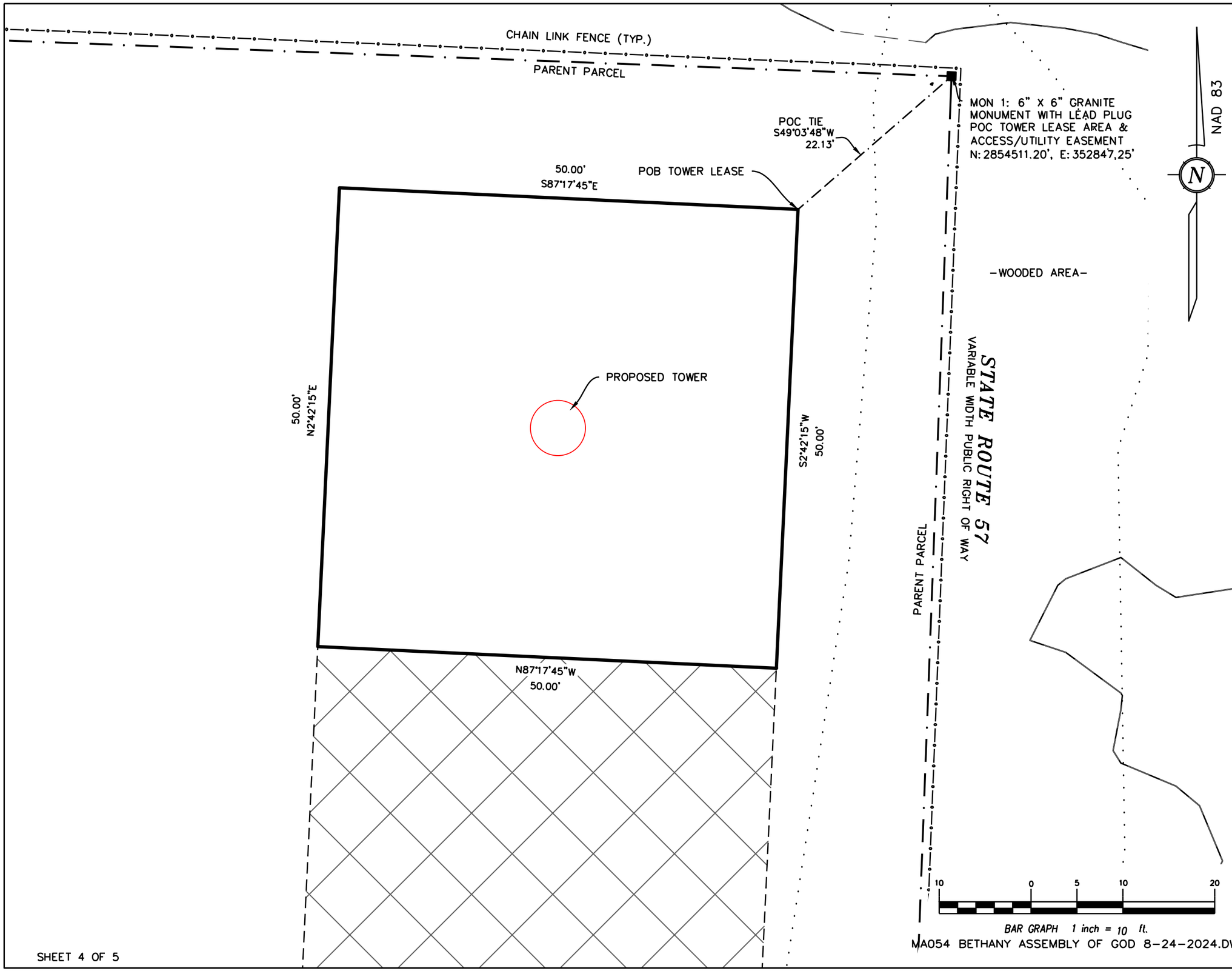

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DATE: 10/30/2024

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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MAINLAND MASSACHUSETTS ZONE

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FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 37896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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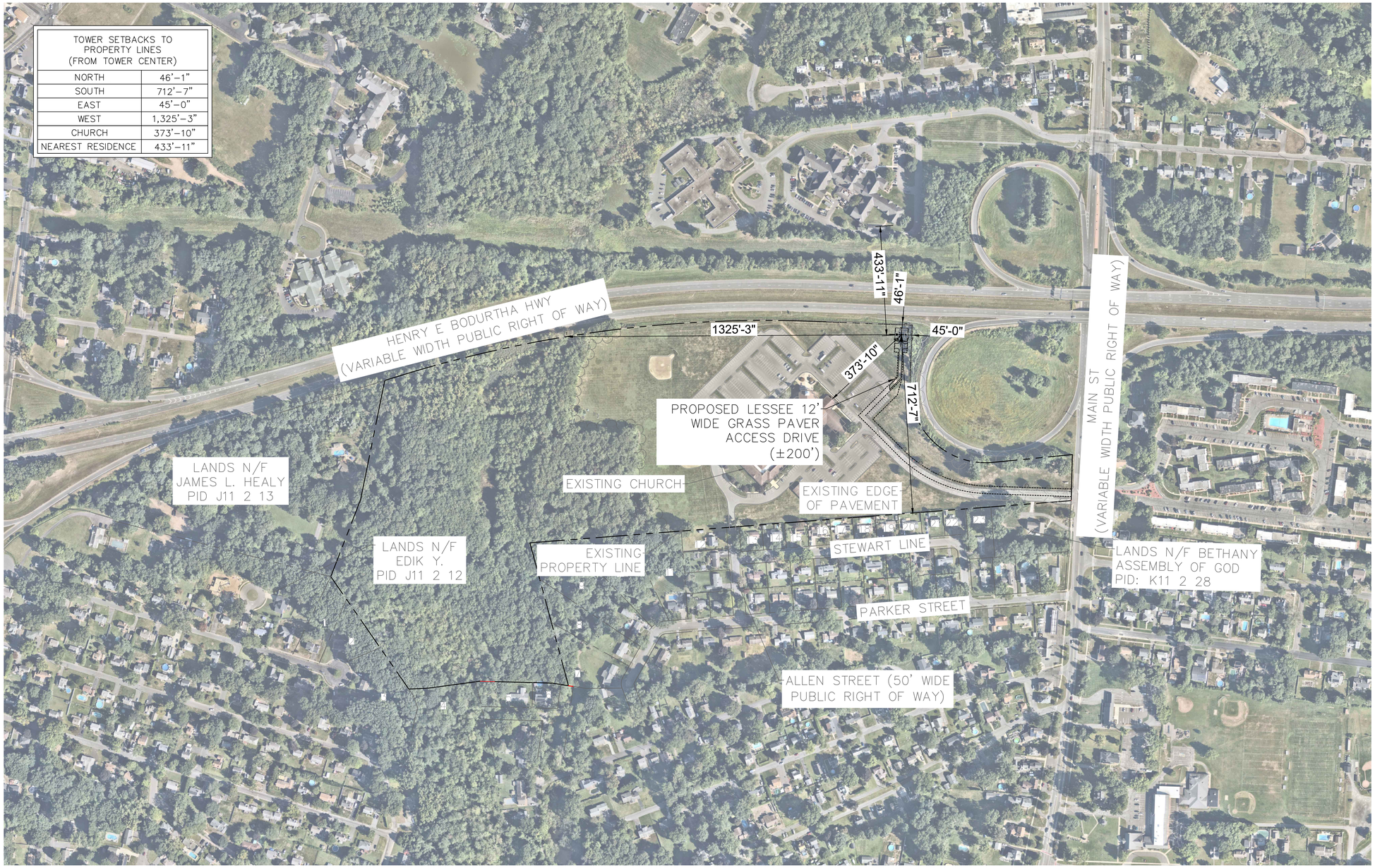
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL AERIAL PARCEL PLAN

SHEET NUMBER:

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

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OVERALL PARCEL TOPO

SHEET NUMBER:

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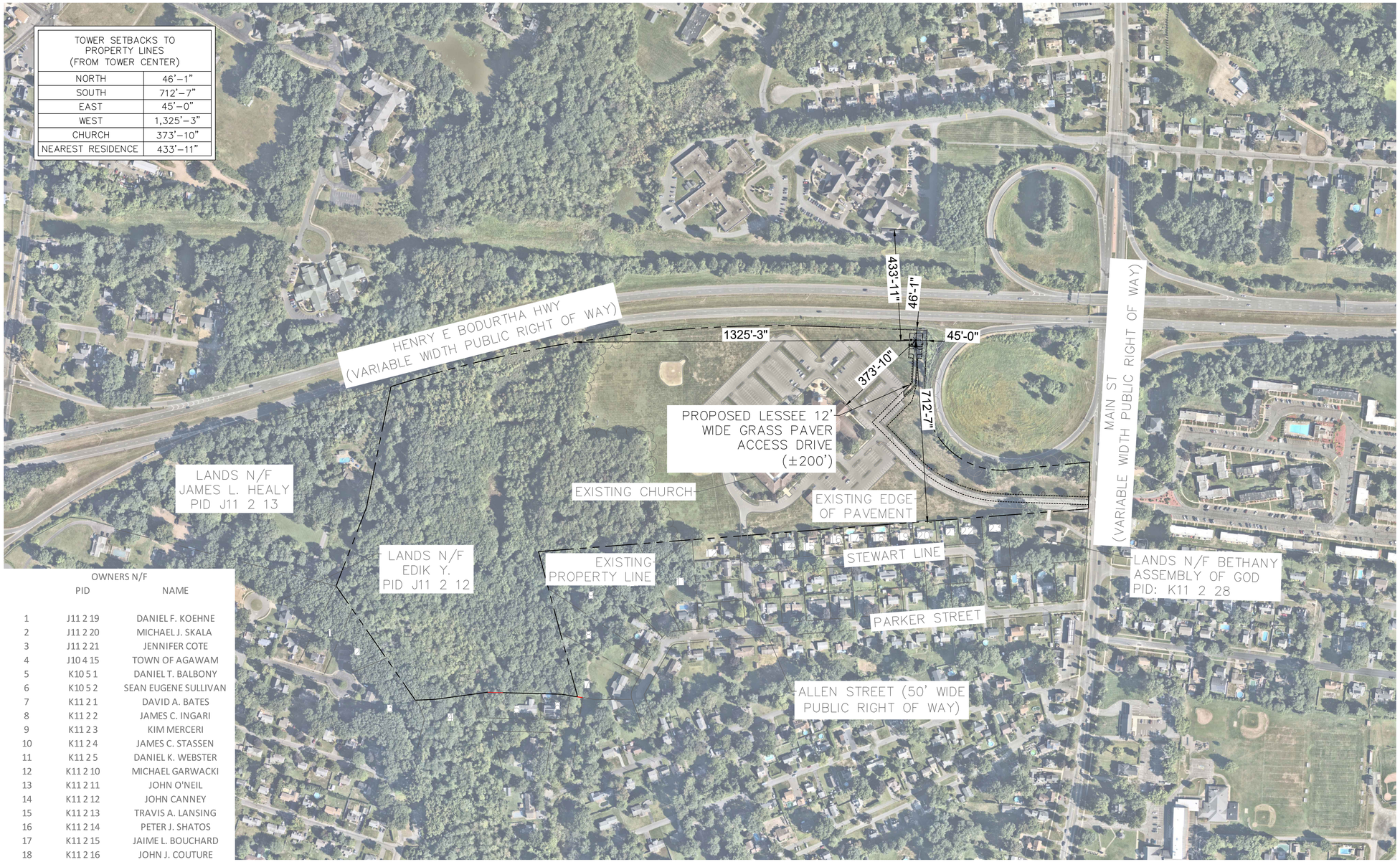

OWNERS N/F

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

SURVEY NOTE:

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2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC SITE VISIT ON 08/14/23.

1 / C0.2 OVERALL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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SITE No.: MA054

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HAMPDEN COUNTY

PLANS PREPARED BY:

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ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

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OVERALL PARCEL PLAN

SHEET NUMBER:

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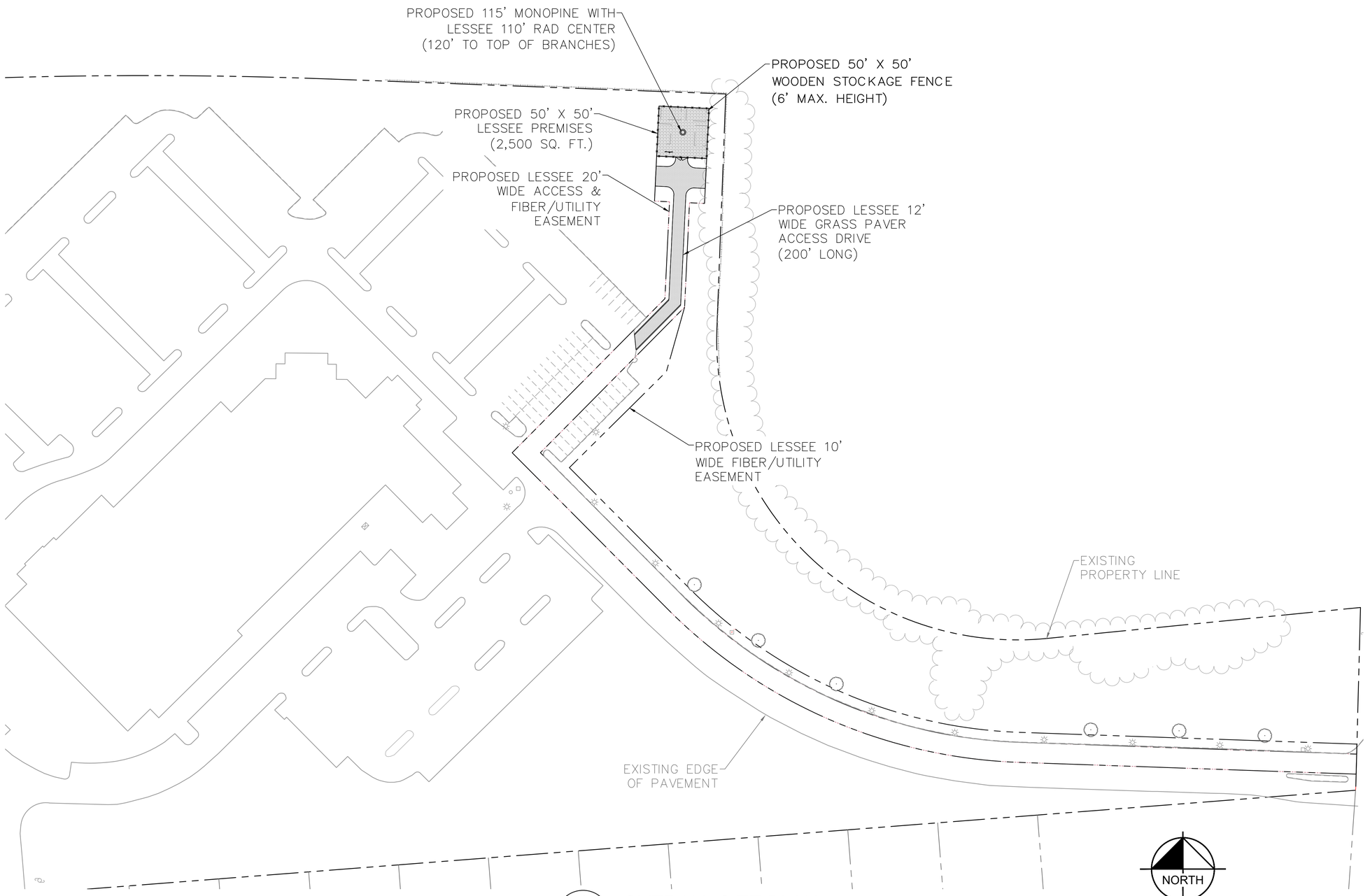

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1 / C1 **OVERALL SITE PLAN**

SCALE: 1" = 50'

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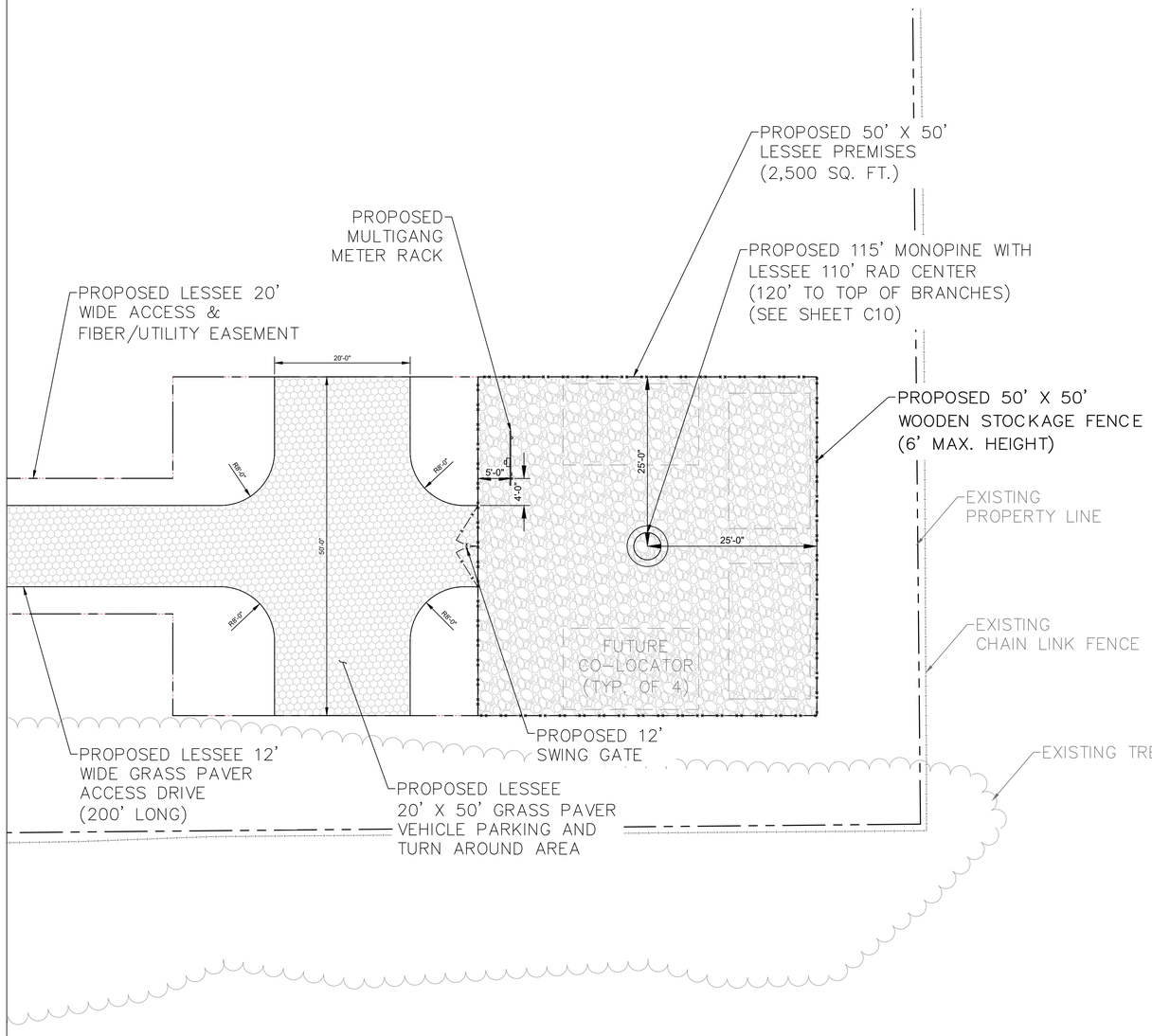

1 / C2 SITE PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

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LICENSER:

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DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

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JAR	CDS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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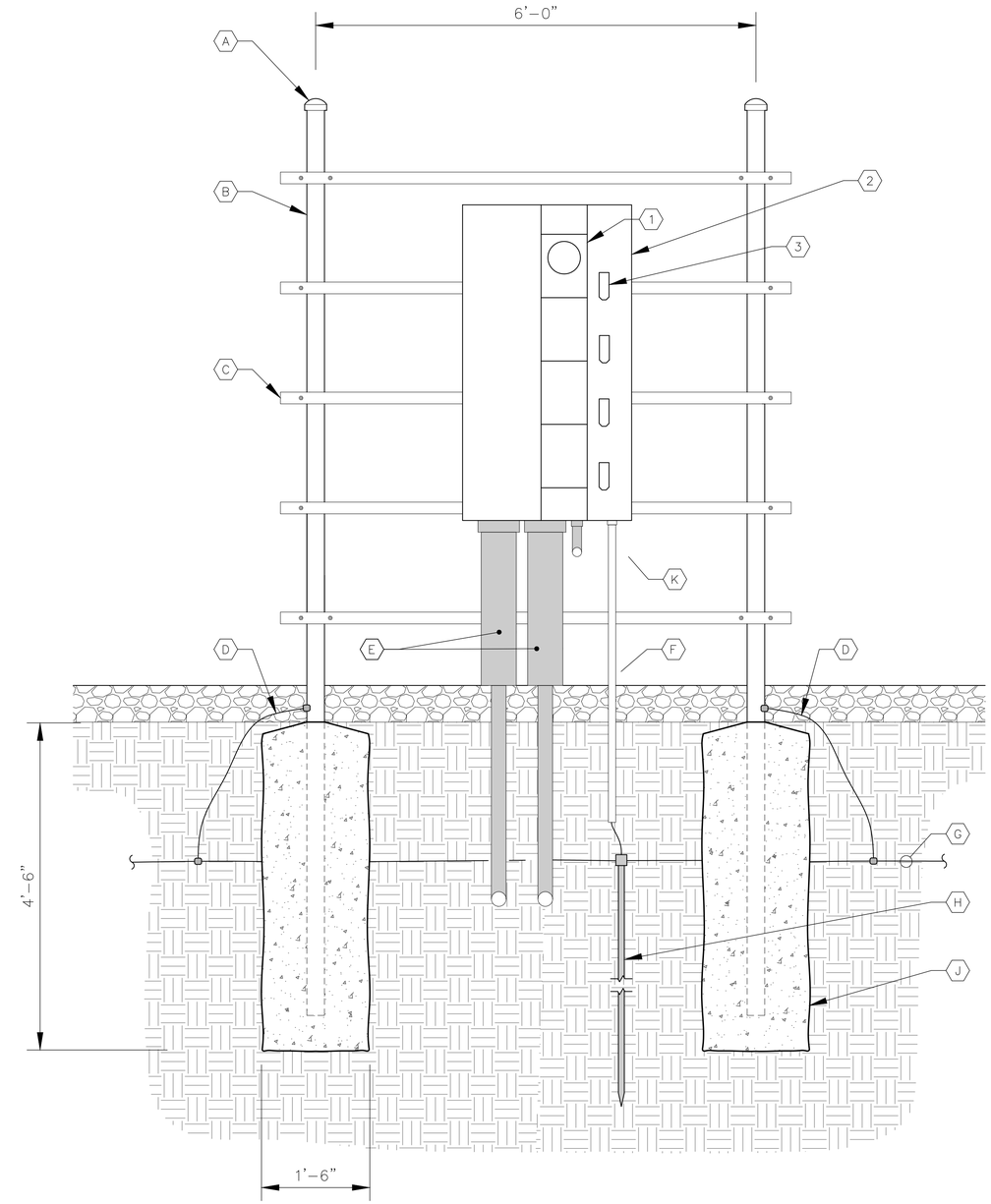

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

Diamond Communications LLC

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580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: DATE: ISSUED FOR: BY:

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECar-GB.dwg ---- 04/25/25 1:35 PM by: William.Bridger

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

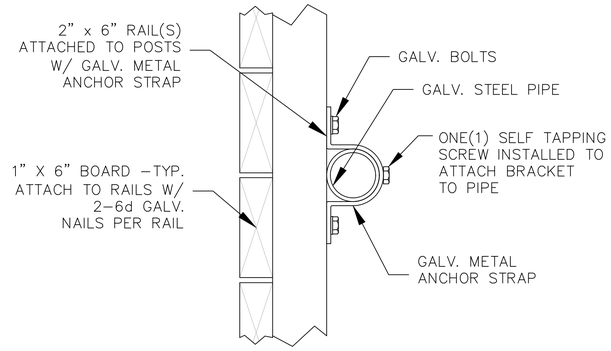
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

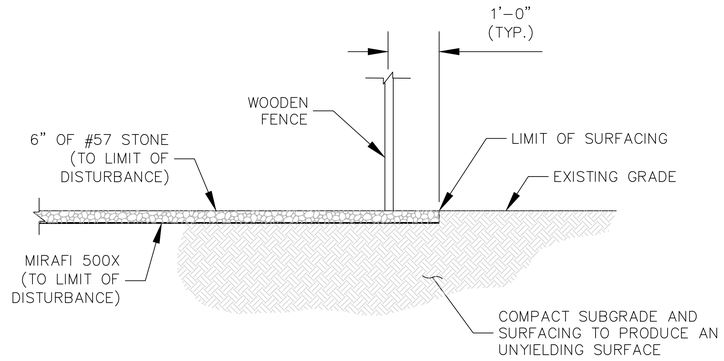
4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

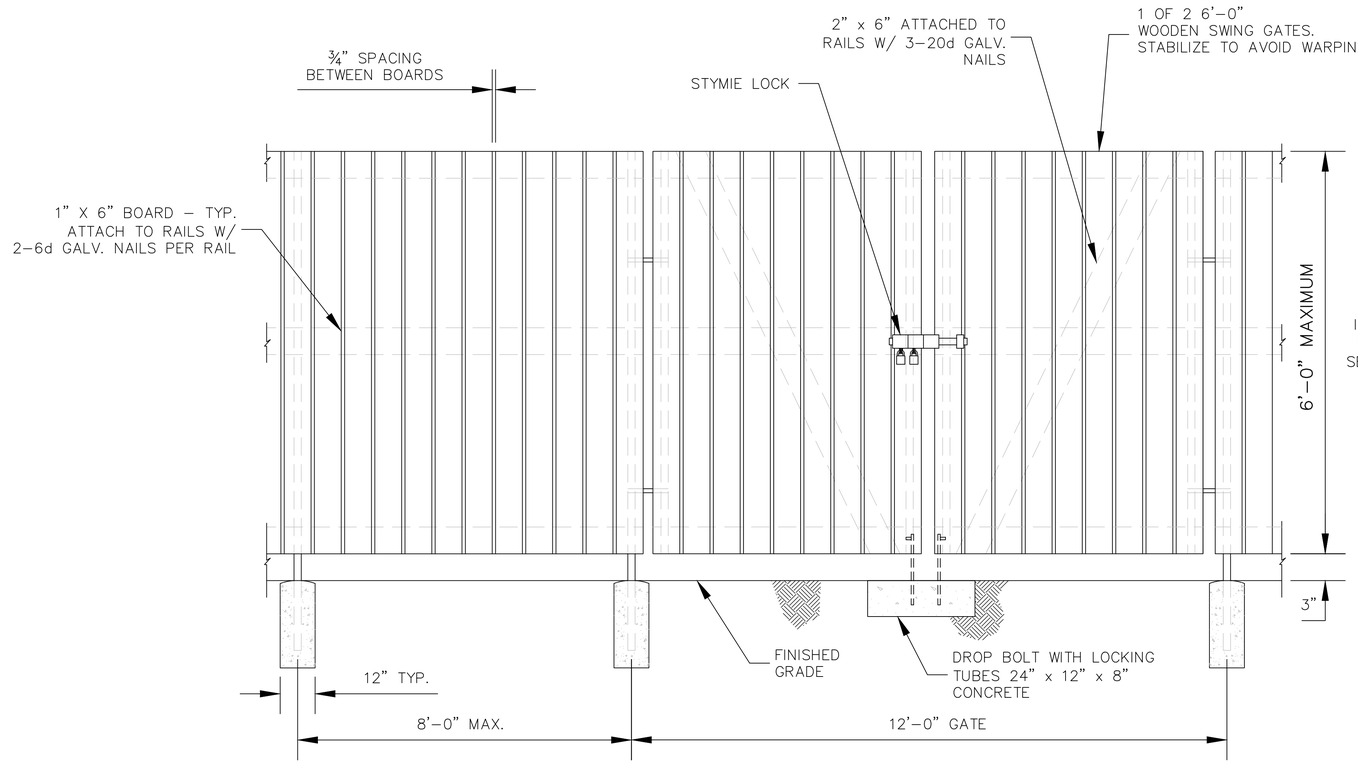
6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



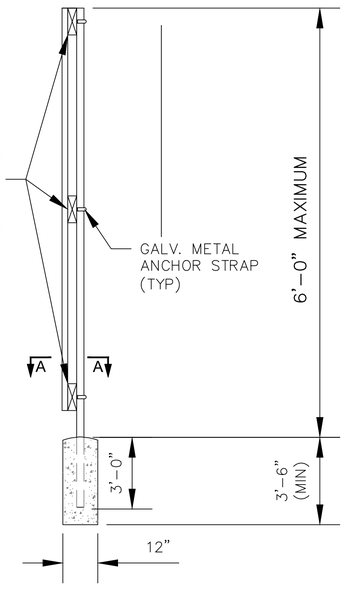
SECTION "A-A"
NOT TO SCALE



3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C4

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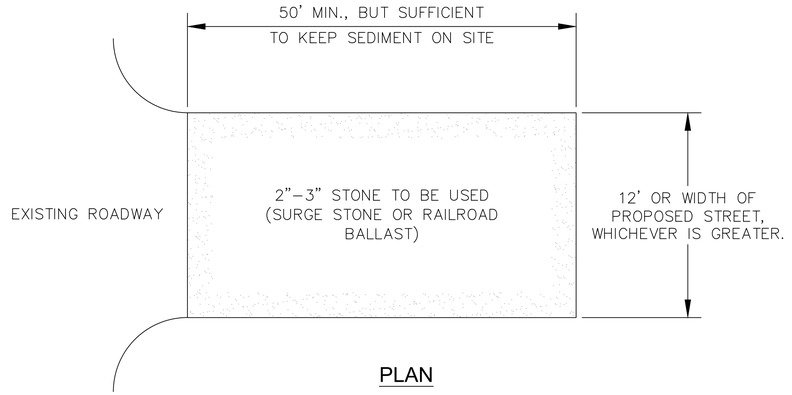
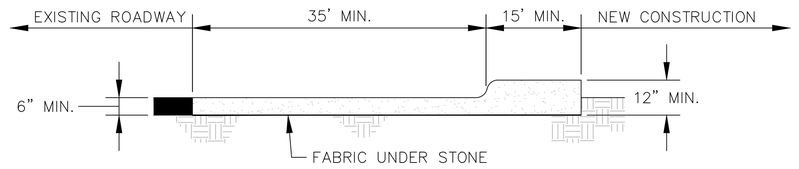


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

NOT TO SCALE

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Diamond Communications LLC

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SITE No.: MA054

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No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER:

C5

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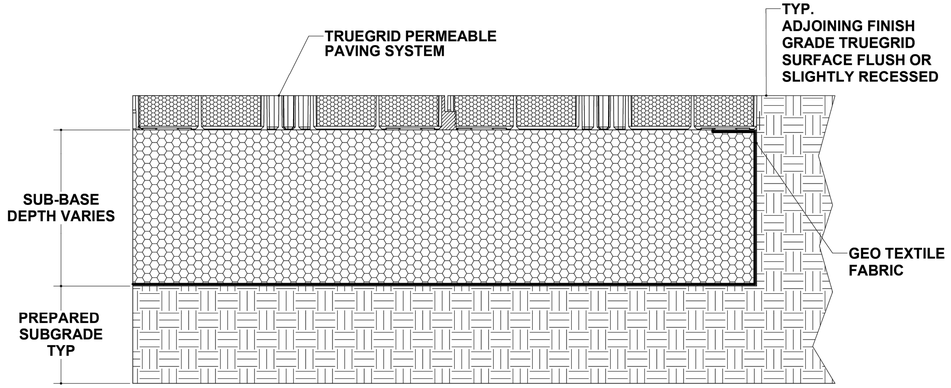
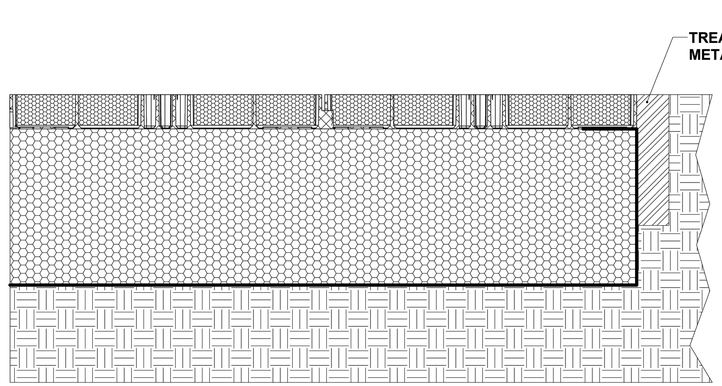
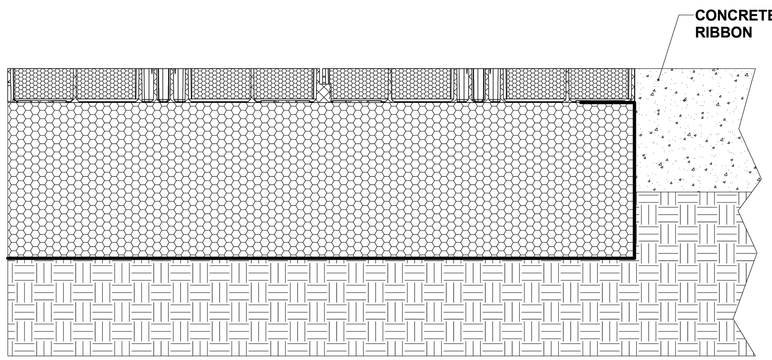


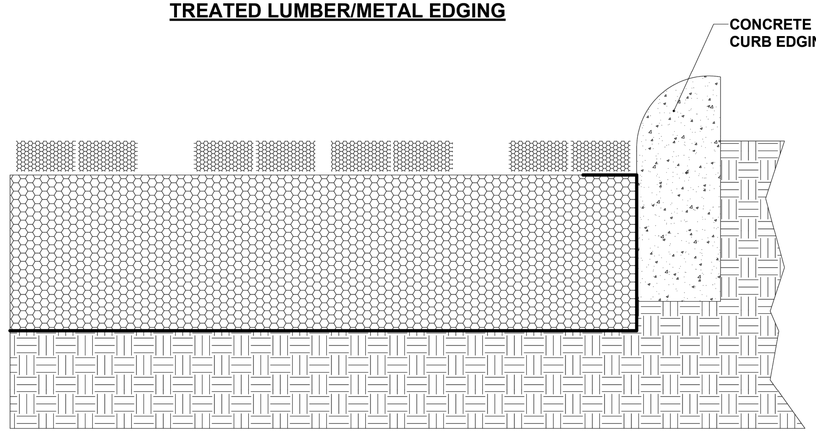
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



CONCRETE CURB EDGING

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

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

1-855-355-GRID (4743)

MADE IN U. S. A.

TRUEGRIDPAVER.com

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APPROVAL INFORMATION

DRAWN BY: J. Thethy	DATE: 8/22/2017	
CHECKED BY: J. Thethy	DATE: 8/22/2017	
APPROVED BY: C. White	DATE: 8/22/2017	
WEIGHT:		

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TRUEGRID EDGING OPTIONS

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SCALE: 1:3 | SHEET: 1 OF 1

Diamond Communications LLC

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SITE No.: MA054

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REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

C6

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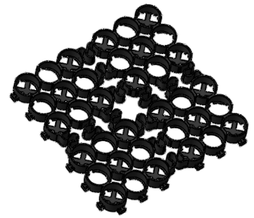
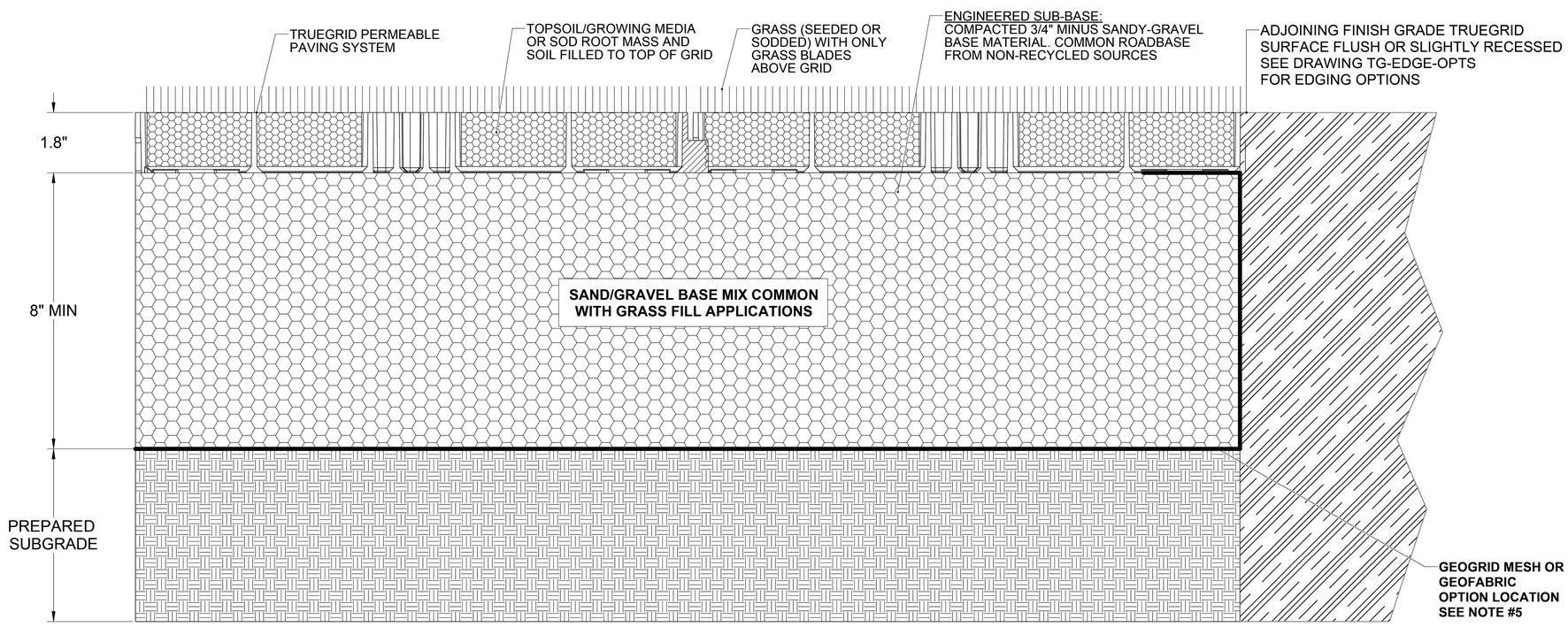
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

CLIENT / PROJECT

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CHECKED BY: J. Thethy	DATE: 2/28/2020	
APPROVED BY: C. White	DATE: 2/28/2020	SIZE: D
FILE I.D.: TG-GRS-HL.sldprt	SCALE: 1:1.5	SHEET: 1 OF 1

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TRUEGRID GRASS FILL INSTALLATION HEAVY LOAD

DRAWING NUMBER: TGFB-GRS-HL REV: 01

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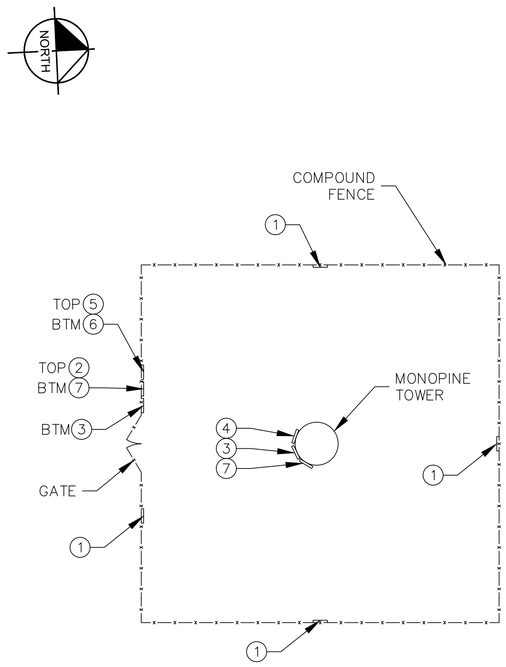


1 / C8 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

(OPERATIONS PROVIDED)

GREEN BACKGROUND w/ WHITE LETTERING

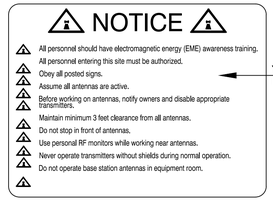
WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE

(OPERATIONS PROVIDED)

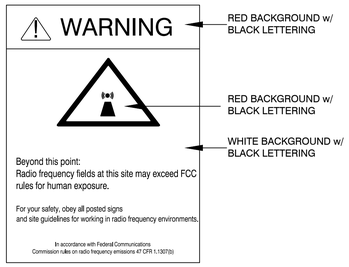


YELLOW BACKGROUND w/ BLACK LETTERING

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



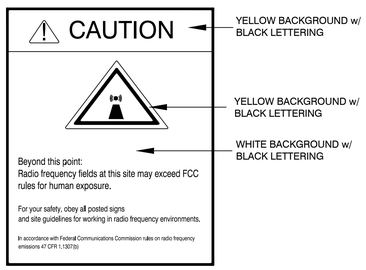
RED BACKGROUND w/ BLACK LETTERING

RED BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



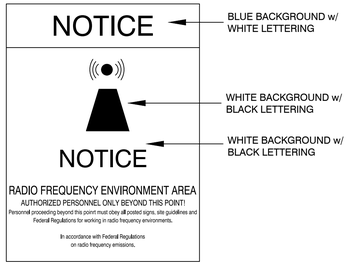
YELLOW BACKGROUND w/ BLACK LETTERING

YELLOW BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



BLUE BACKGROUND w/ WHITE LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

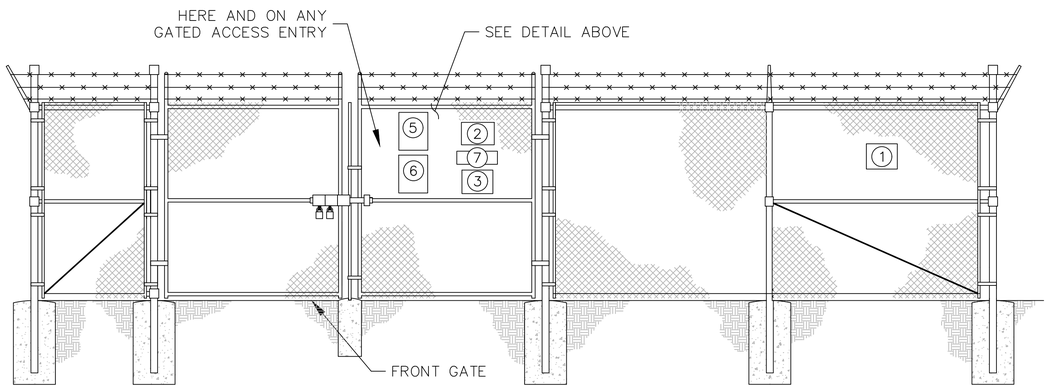
WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C8 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C8 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

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

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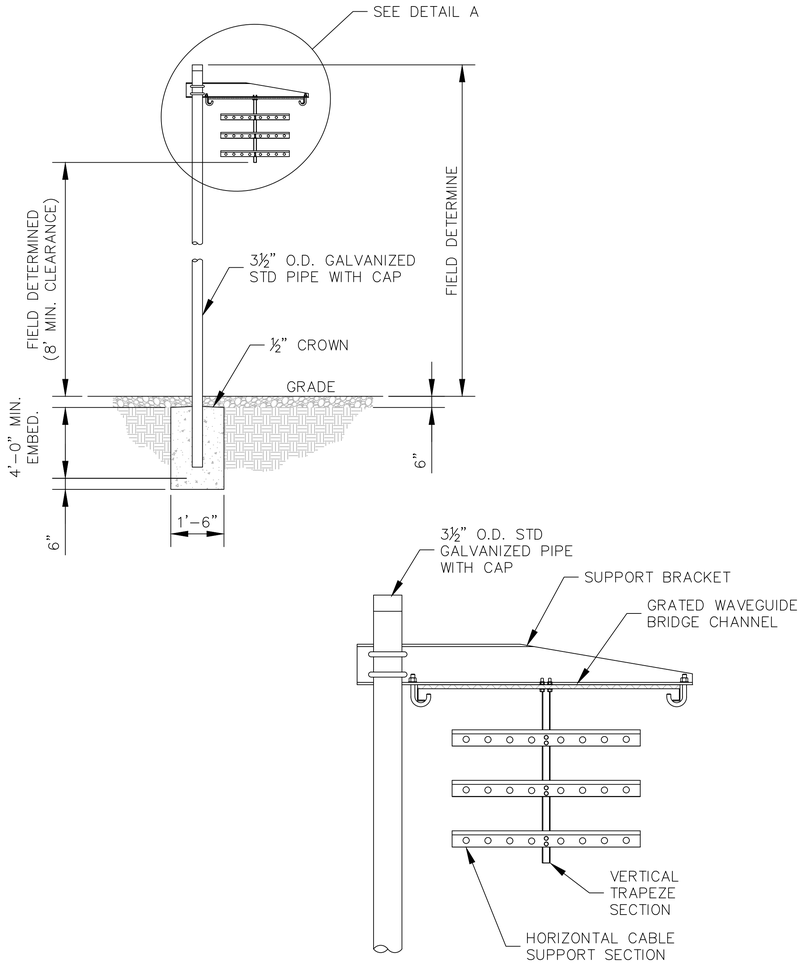
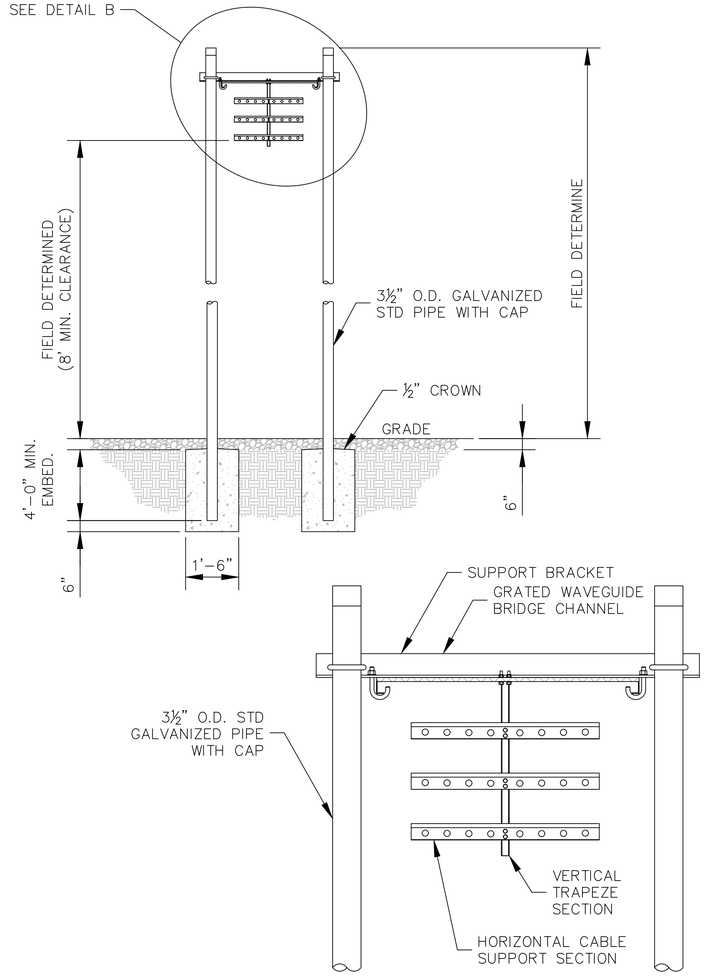


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV:	DATE:	ISSUED FOR:	BY:
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7			
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5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C9

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:35 PM by: William.Bridger

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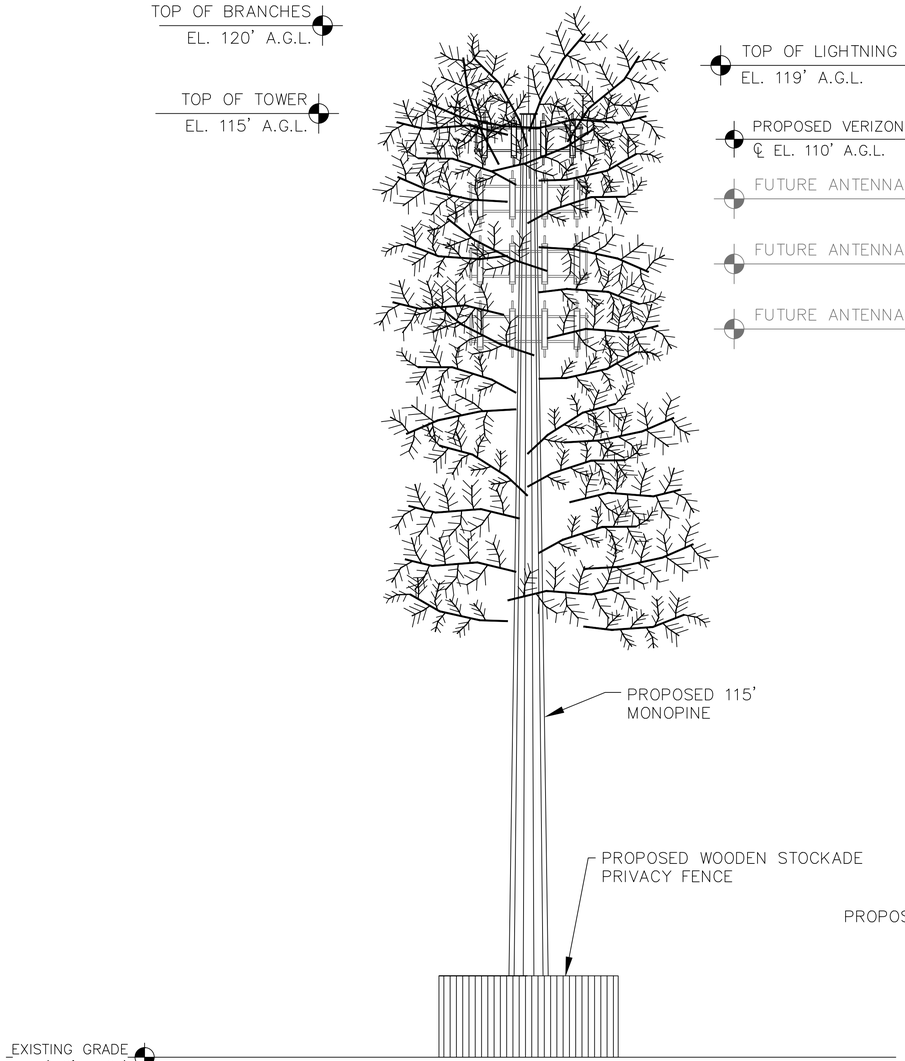
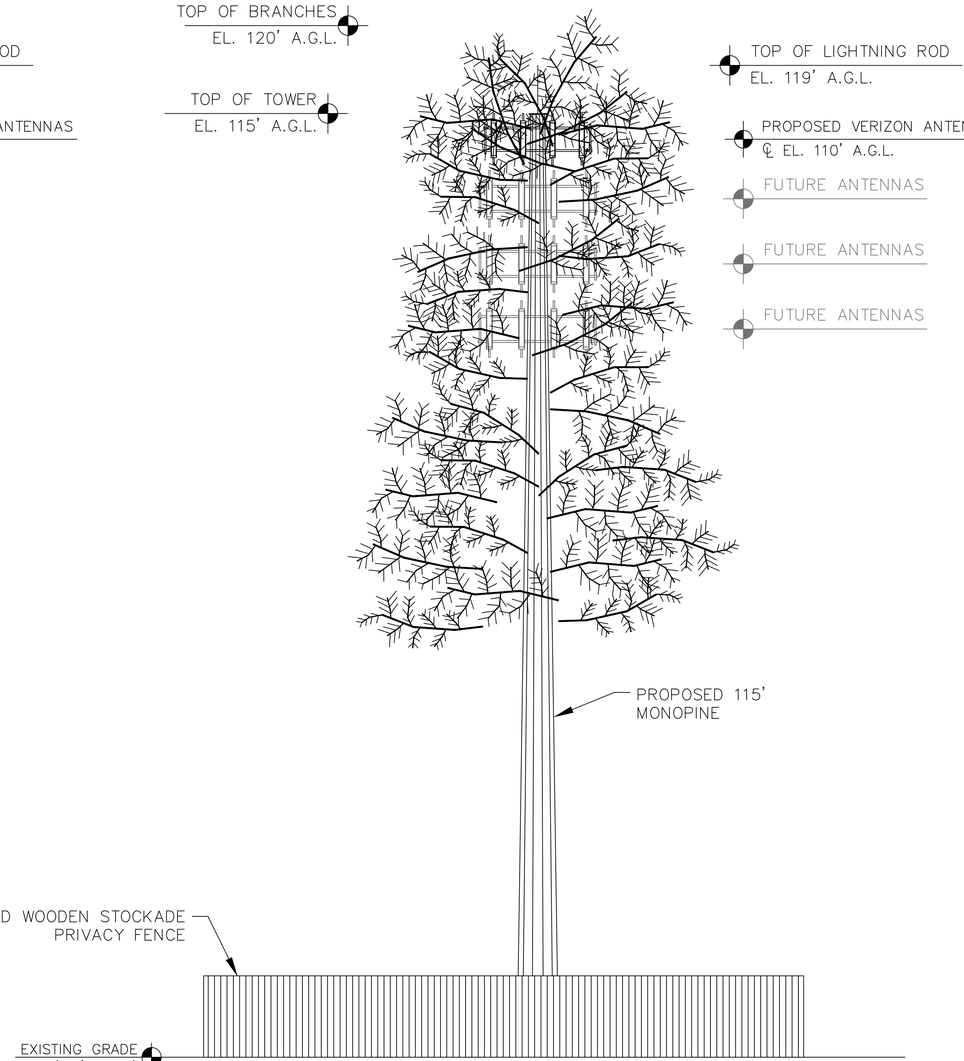


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).

2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: DATE: ISSUED FOR: BY:

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

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C10

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

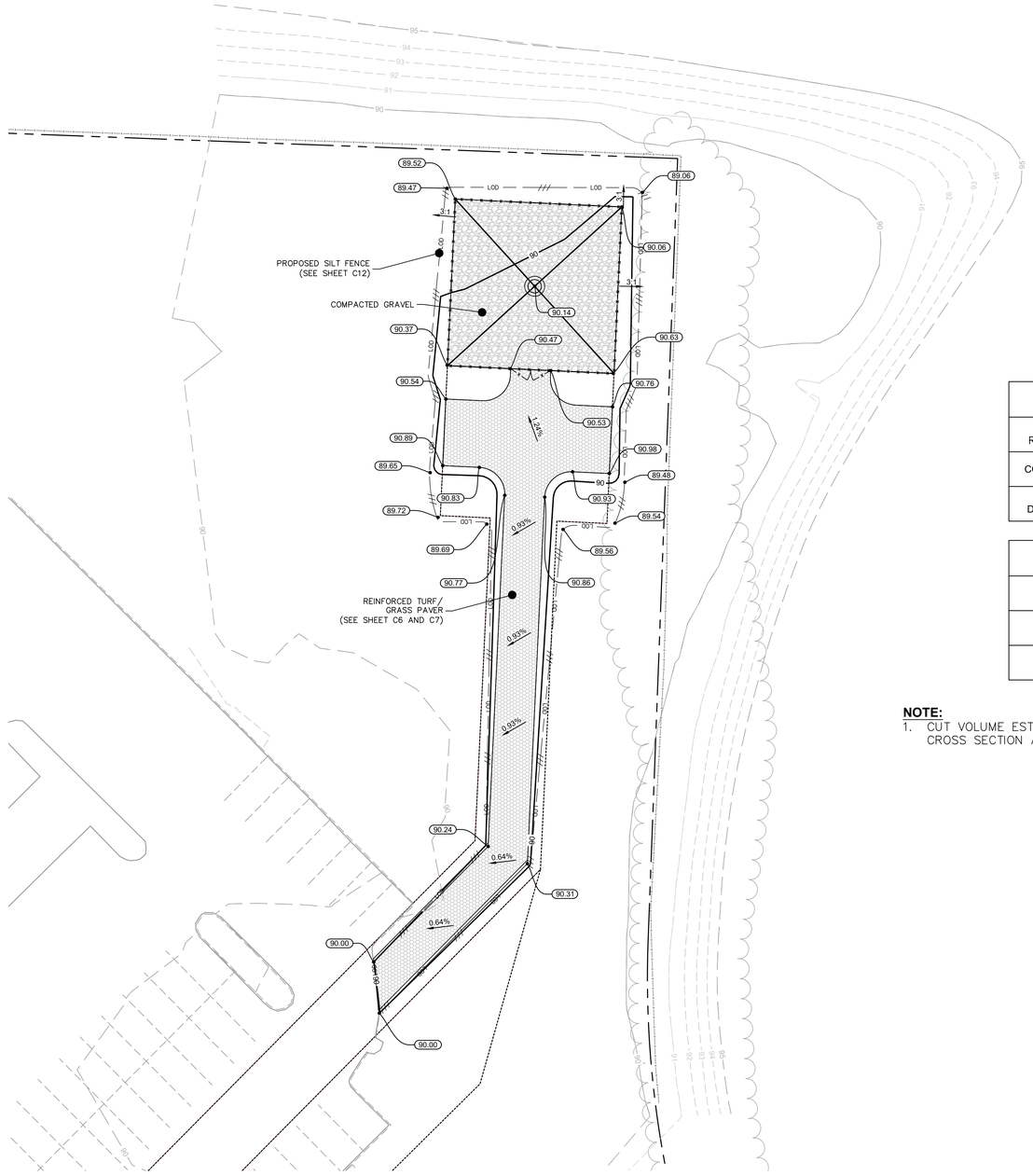
LOD/SILT FENCE — — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

0 10 20 40
GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 20'

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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ALPHARETTA, GA 30009
PHONE: 770-619-4280
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REV: DATE: ISSUED FOR: BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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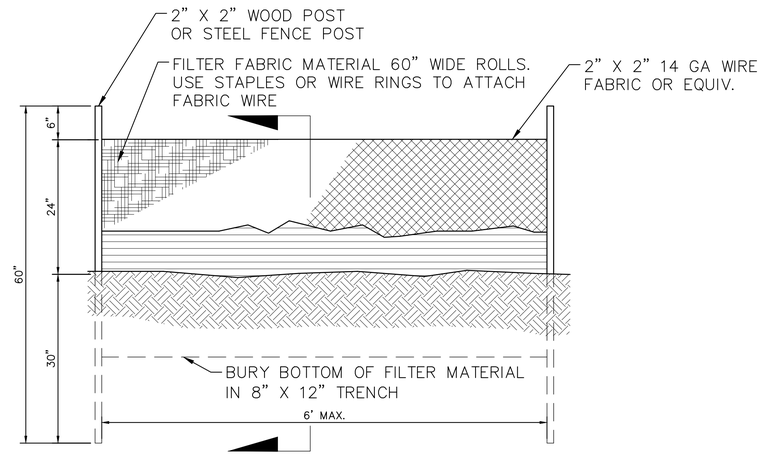
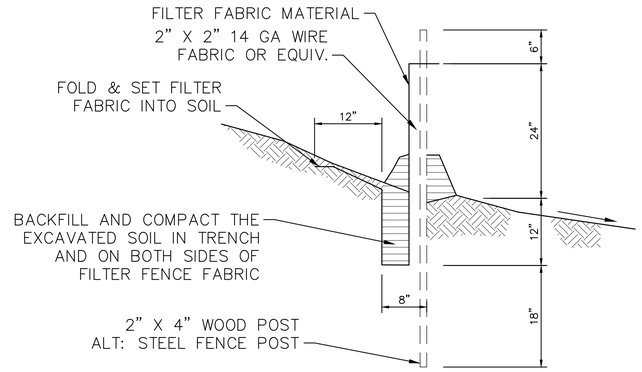


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
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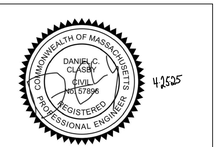
0	01/19/24	ZONING	DMF

LICENSER:



KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: DCC

SHEET TITLE:

SILT FENCE DETAILS

SHEET NUMBER:

C12

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Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings

inspections@agawam.ma.us

September 12, 2025

To: Office of Planning and Community Development:

Re: Special Permit & Variance Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God- Proposed Cell Tower Project;

The Building Department no specific zoning issues or concerns at this time for the special permit and variance request for the above referenced cell tower project.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

June 20, 2025

Town of Agawam
Zoning Board of Appeals
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless Proposed Wireless Communications Installation at 580 Main Street.

Dear Chairwoman Prouty,

Please be advised that this office represents Diamond Communications, LLC and Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") regarding a Special Permit and Variance Application for the property commonly known at 580 Main Street (the "Application")

Please note there is a hearing scheduled on August 11, 2025 (the "Hearing Date") regarding the Application. Under Section 180-95 of the Agawam Zoning By-laws, the Zoning Board of Appeals (the "ZBA") has the authority to hire an independent consultant to review the Application. Please accept this correspondence as the Applicants' authorization for the ZBA to hire Isotrope, LLC prior to the Hearing Date. The Applicants agree to cover the cost of the review up to $5,000.00.

Please let me know if you have any questions.

Very truly yours,

Michael A. Fenton

MAF/lkm

23\0520\5ZBA.5003

April 30, 2025

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

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

Dear Mr. Von Rein,

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

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

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

Sincerely,

COMMONWEALTH OF MASSACHUSETTS
ROBERT E. BEACOM
STRUCTURAL
No. 53842
REGISTERED
PROFESSIONAL ENGINEER
4/30/25

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

October 23, 2025

VIA ELECTRONIC MAIL: *lawtonmk@gmail.com*
Isotrope, LLC
PO Box 52437
Boston, MA 02205
Attn: Michael Lawton

RE: Response to Questions Regarding EME Reports.

Dear Michael:

This letter is in response to the questions presented by Isotrope relating to the proposed wireless communications facility installation at 580 Main Street, Agawam, MA, submitted by Cellco Partnership d/b/a Verizon Wireless ("Verizon") and Diamond Communications, LLC ("Diamond" and together with Verizon, the "Co-Applicants").

Both radio frequency emissions reports show that Verizon's proposed installation is compliant with and materially below the Federal Communications Commission's emissions requirements. We have spoken with our client and the relevant consultants, and have determined that the SiteSafe RF Emissions Compliance Report dated May 13, 2025, (the "SiteSafe Report") should be relied on for this submission. InfraServices Group Wireless, LLC has been hired as the consultants to provide testimony with respect to the radio frequency emissions aspects of this proposal, and they are the consultants responsible for the SiteSafe Report. InfraServices Group Wireless, LLC is available to answer any questions you may have about the SiteSafe Report.

If you have any further questions, please feel free to contact us.

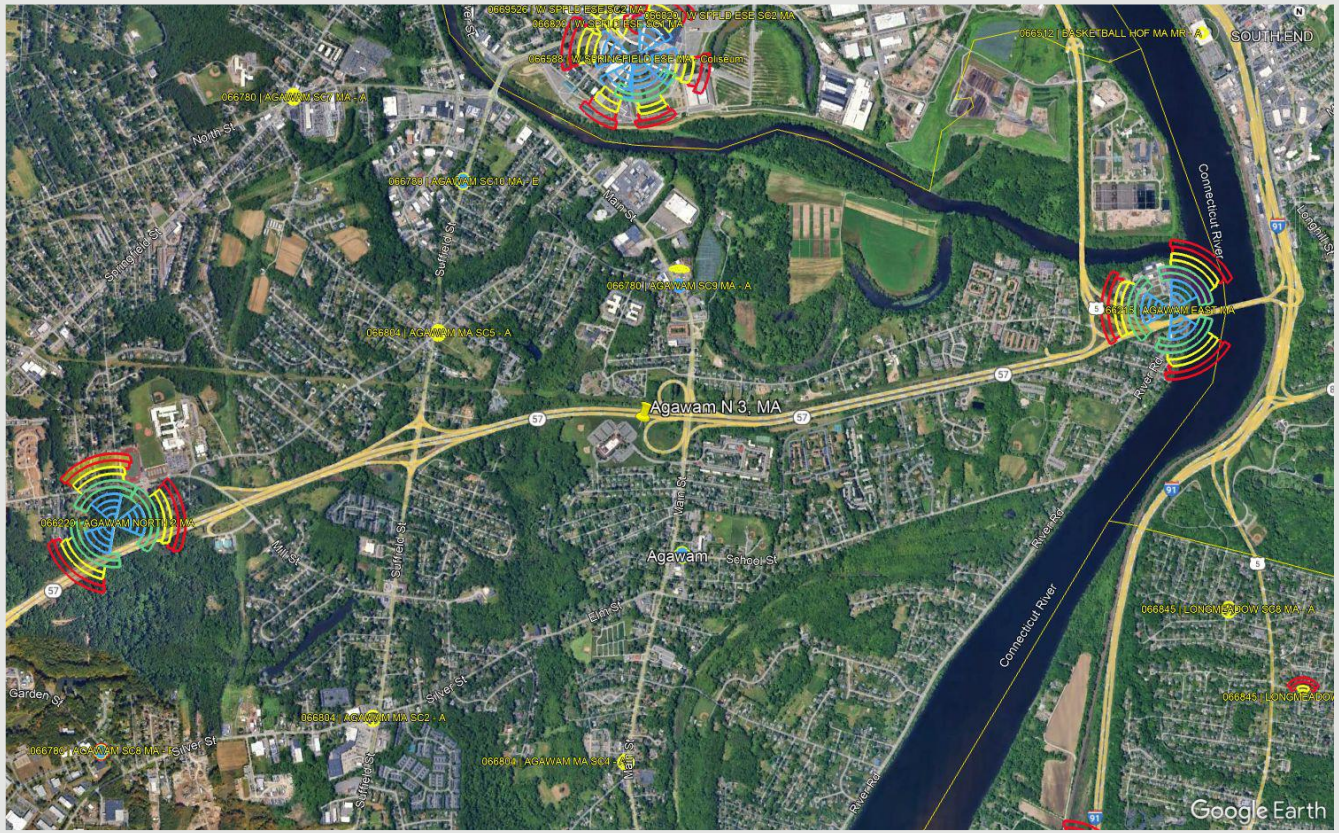
Sincerely,

Michael A. Fenton

23\0520\Special Permit\Updated Materials_10-21-25\5Ltr_Re - EME Reports.5701

Verizon Wireless Communications Facility

Engineering Necessity Case – Agawam N 3, MA



Prepared by:
Juan (Jay) F. Latorre III

October 23rd, 2025

Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Project Need Overview:

This Height Justification Report is prepared as a supplemental submission to Verizon's proposed Agawam N 3, MA site application. This document has been prepared in a response to Isotrope Wireless, consultant for the Town of Agawam in its' proceedings. The purpose of this document is to visually show the need for Verizon's proposal to build a wireless communications facility with antennas at a centerline of 110', and an overall approximate structure height of 120'.

This Height Justification Report is utilizing RF coverage predictions assuming Verizon's 700 MHz and 2100 MHz coverage layers. 700 MHz is generally assumed to be Verizons' spectrum holding capable of covering the largest geographic area reliably. 700 MHz will provide coverage similar to 850 MHz. 2100 MHz is a good representation of Verizons' mid-band spectrum holding, and will have a coverage footprint similar to 1900 MHz and 3.7 GHz. It can be assumed that as the spectrum increases in MHz, the reduction in coverage, as a result of a reduction in structure height, will have a greater impact on the reliable coverage footprint of that spectrum.

For this analysis, in addition to showing the proposed coverage from the Agawam N 3, MA site at 110', coverage plots are provided at 100', 90', and 80', to show what alternative coverage might look like if the structure was lowered in height. It should be assumed, that for every 10' that the structure is lowered in height, that both Verizon and potential co-locating service providers would lose some level of reliable coverage footprint.

The site(s) proposed in this application are necessary to achieve the technical objectives stated above. Note that there are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 83 FR 51867, at ¶ 6 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement *materially inhibits* a provider's ability to engage in any of a *variety of activities related to its provision of a covered service*," and this test is met "not only when filling a coverage gap but *also when densifying a wireless network, introducing new services or otherwise improving service capabilities*").

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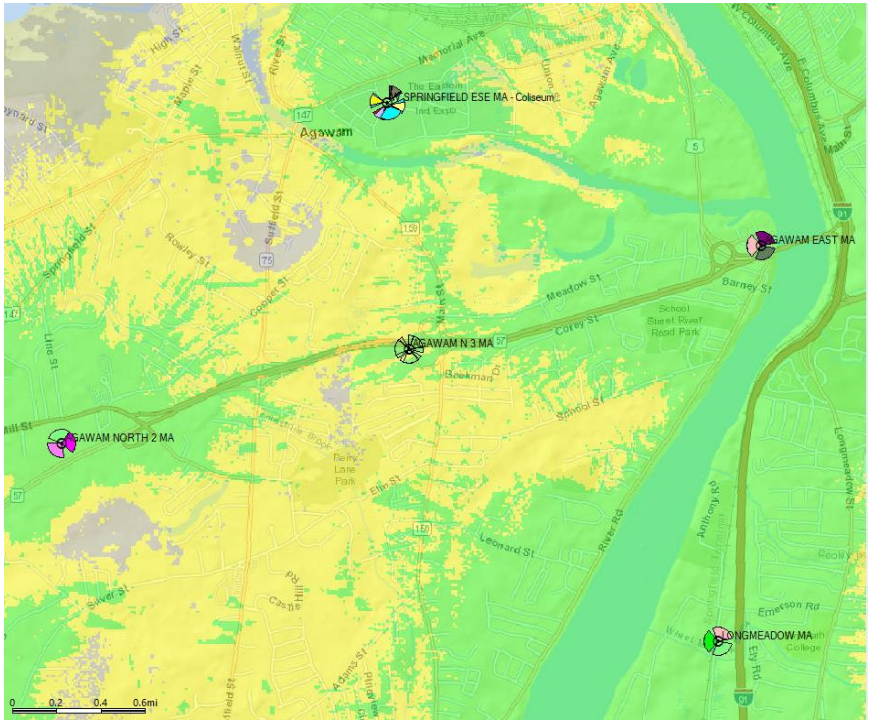
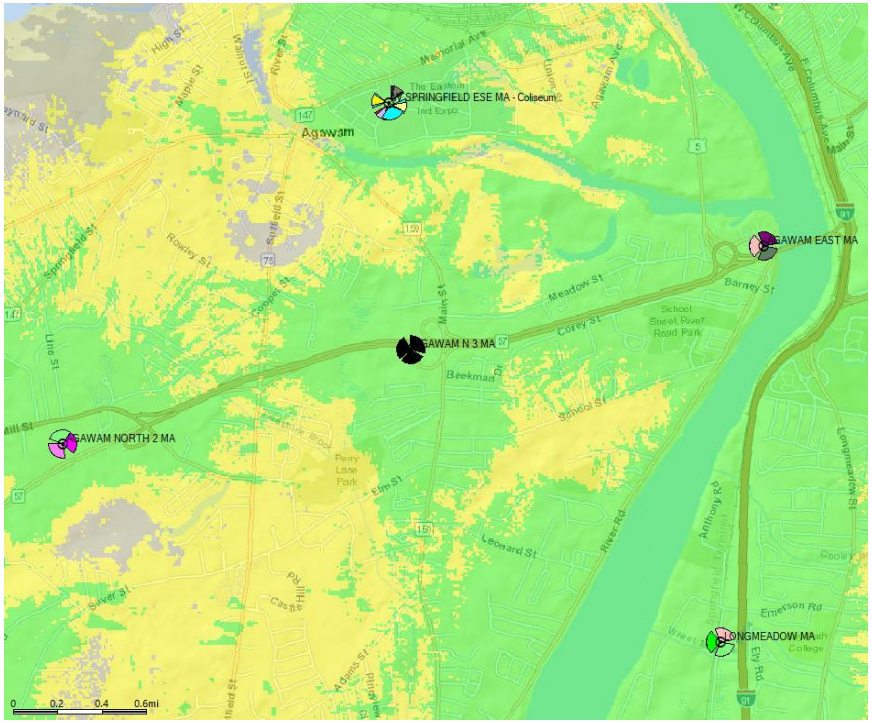
-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 110'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green.

verizon

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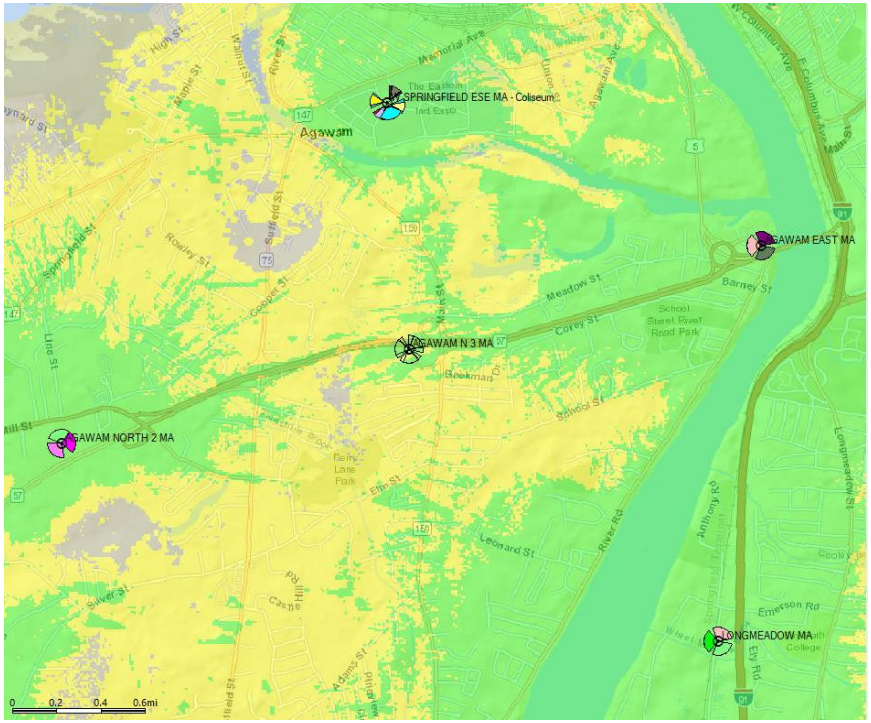
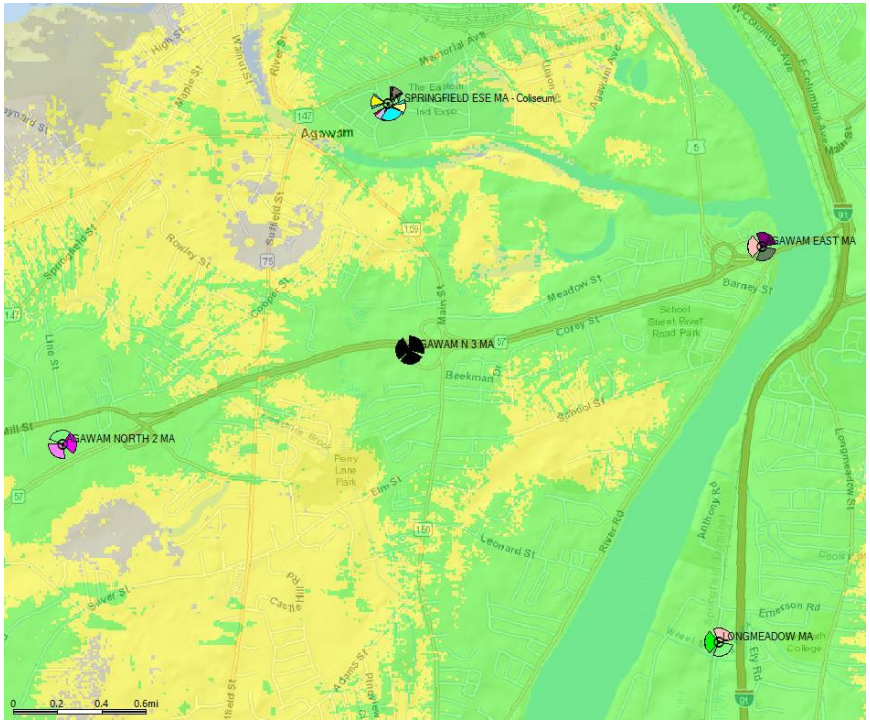
Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is noticeable, but minimal, reduction in in-building coverage.

verizon

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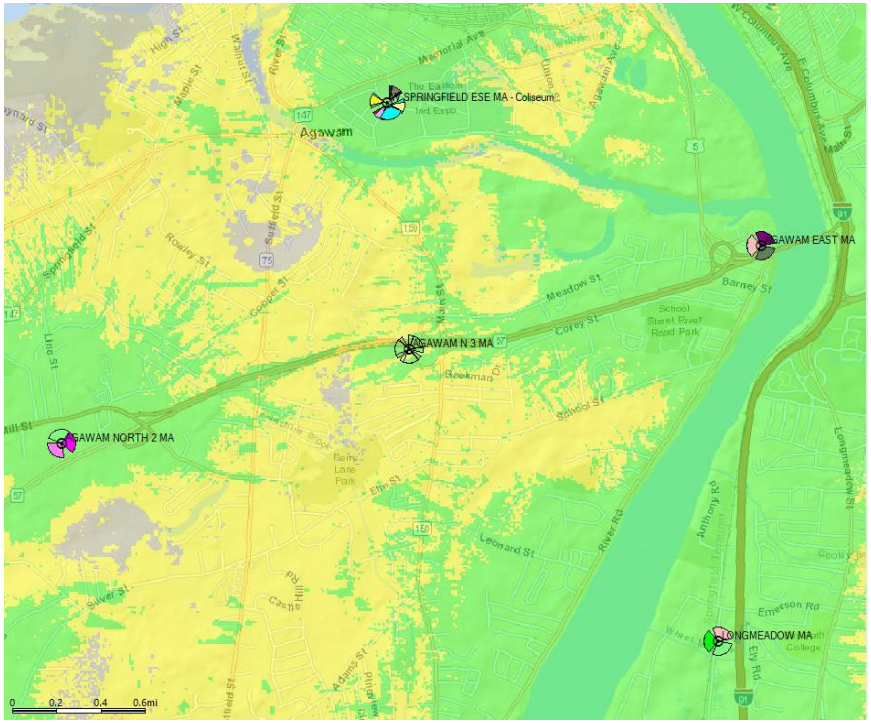
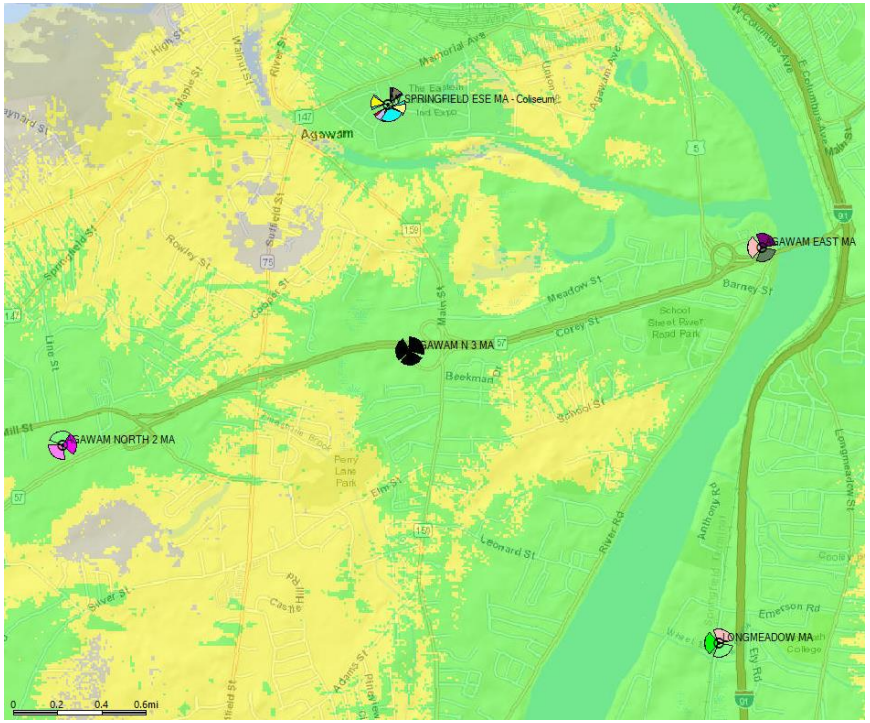
Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 90'



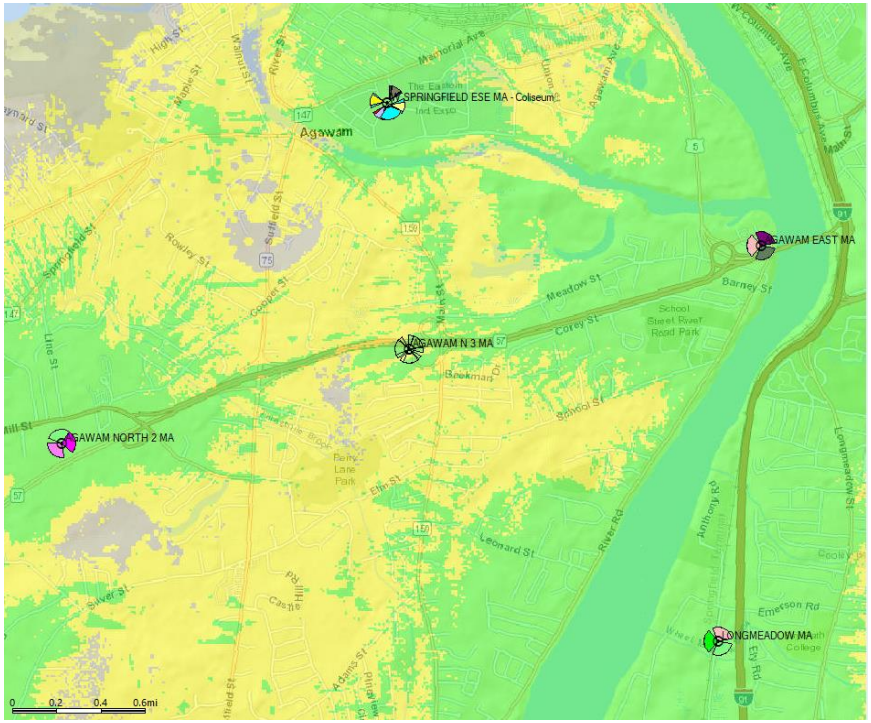
The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a more noticeable, reduction in in-building coverage.

verizon

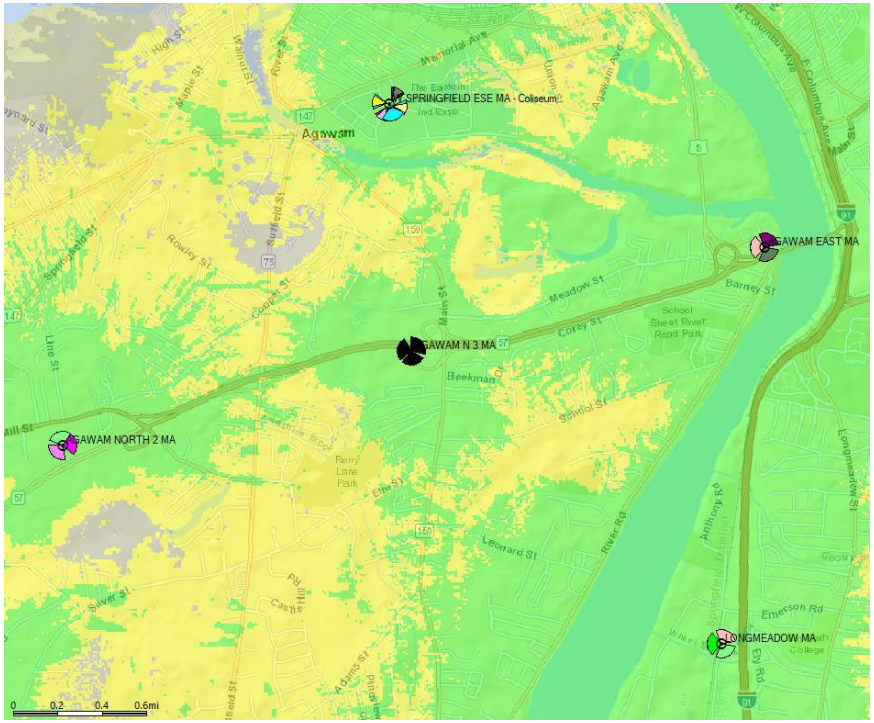
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 80'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 80', there is a significant reduction in in-building coverage, as well as along Route 57, west of the proposed Agawam N 3, MA site.

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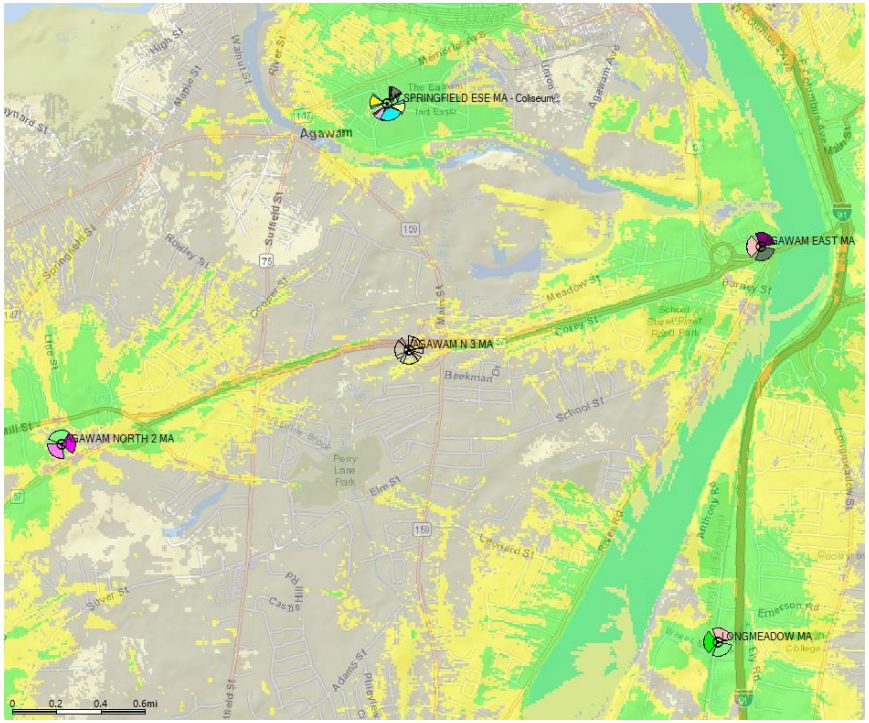
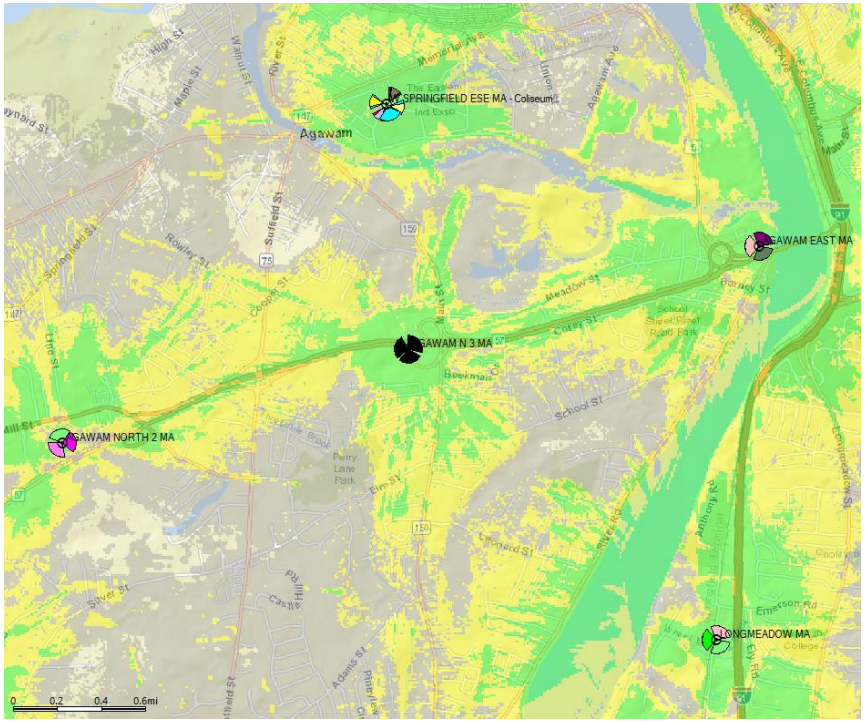
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 110'



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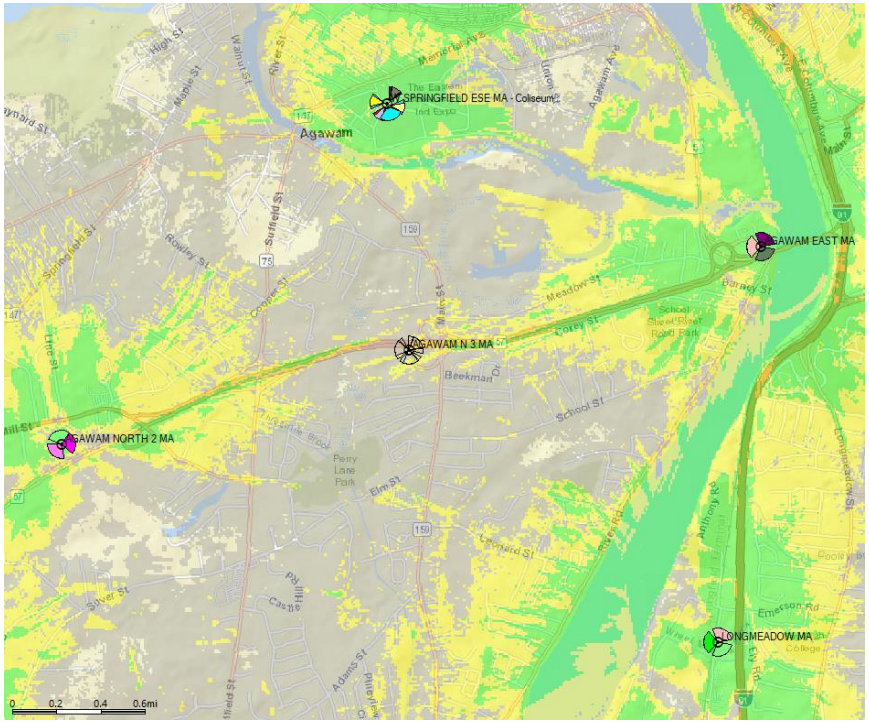
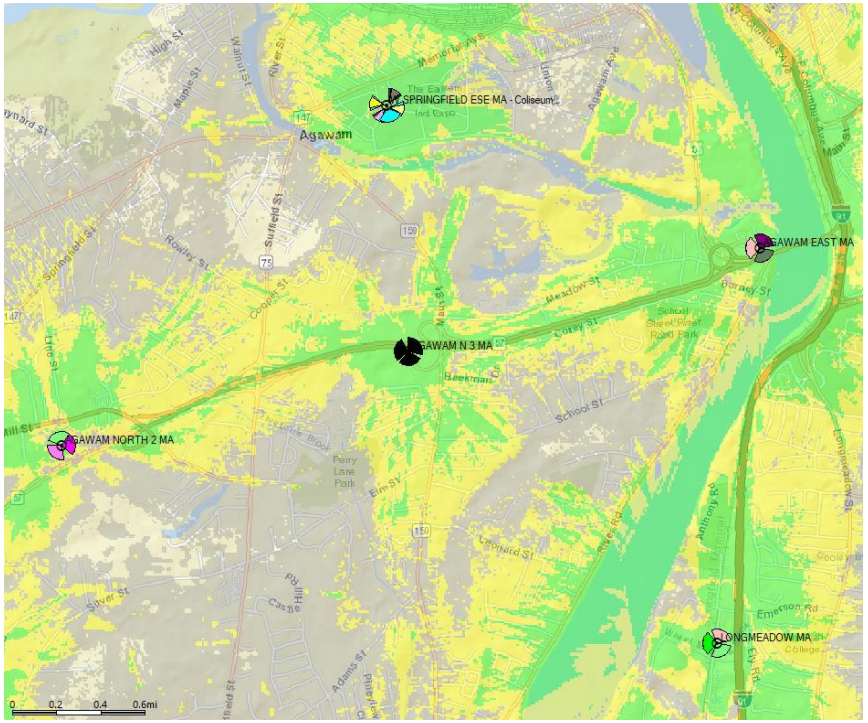
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is a sight shift in in-building coverage, and a slight reduction in in-vehicle coverage.

verizon

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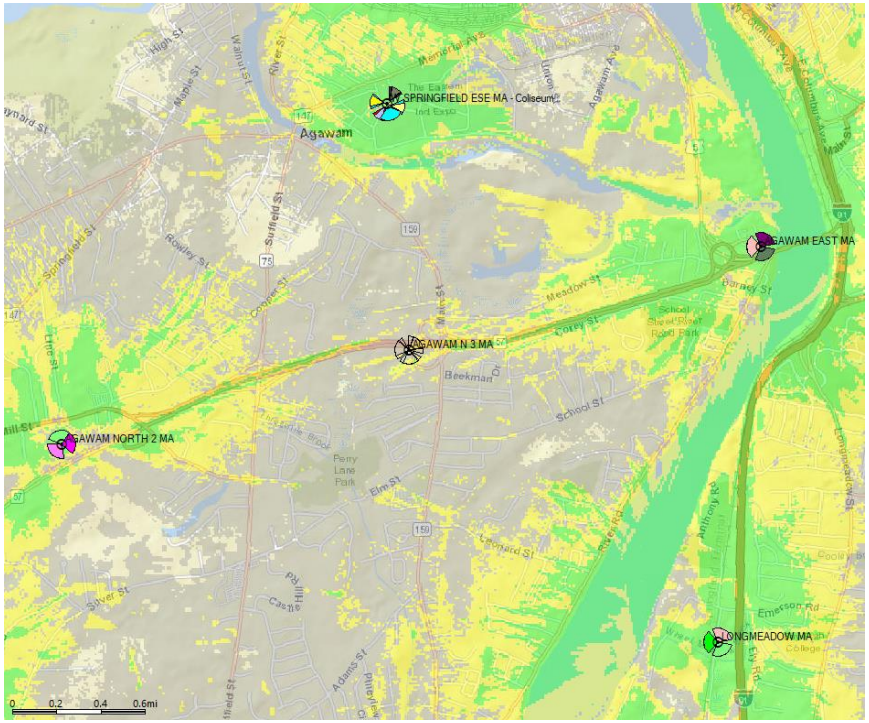
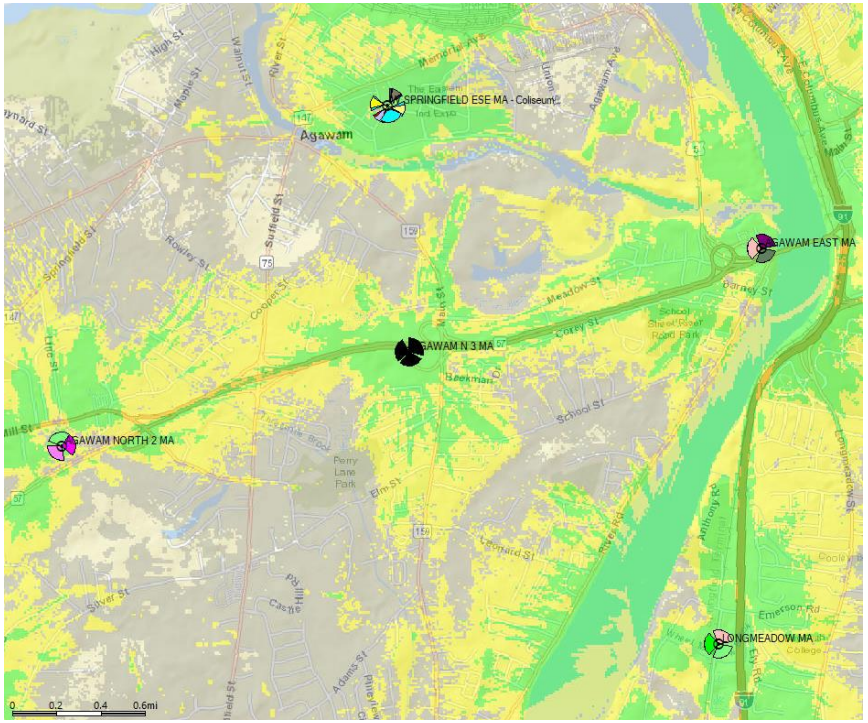
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 90'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a sight shift in in-building coverage, and a slightly larger reduction in in-vehicle coverage.

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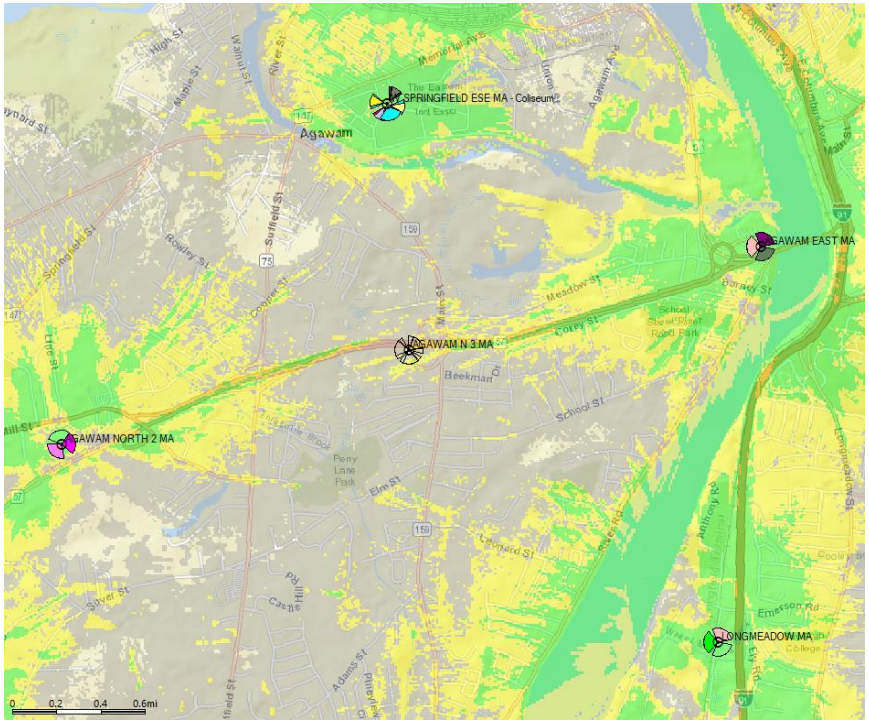
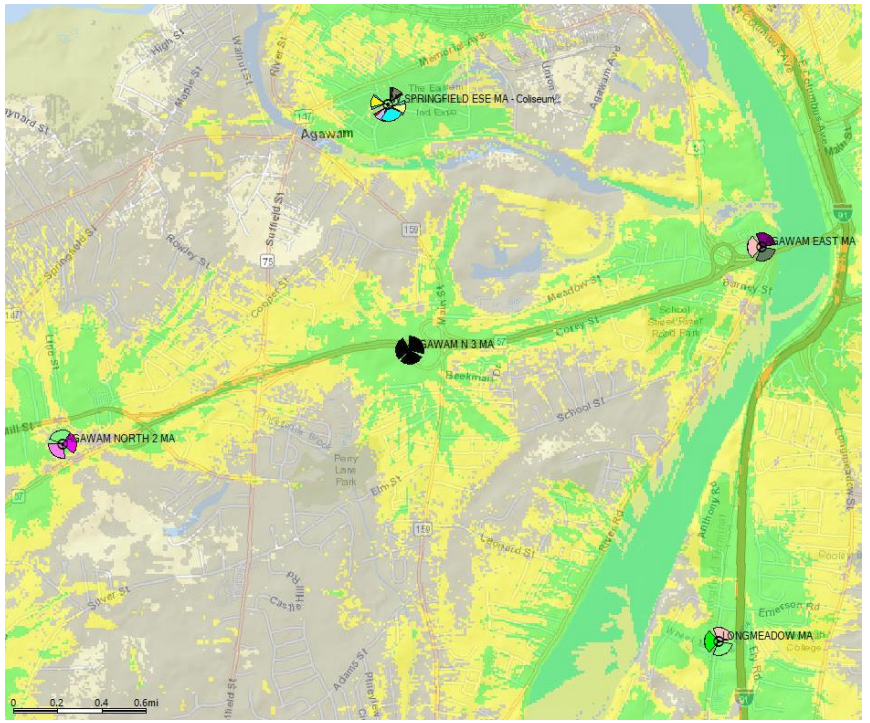


Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 80'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 80', there is a sight shift in in-building coverage, and a greater reduction in in-vehicle coverage.

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Verizon is part of your community.

Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:34 PM by: William.Bridger

Diamond Communications LLC

verizon

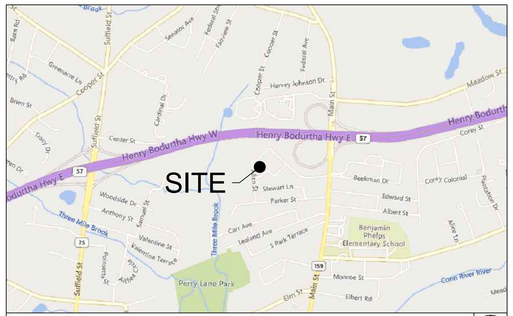
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

NORTH

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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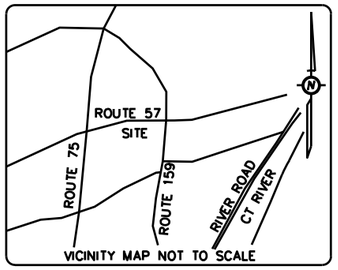


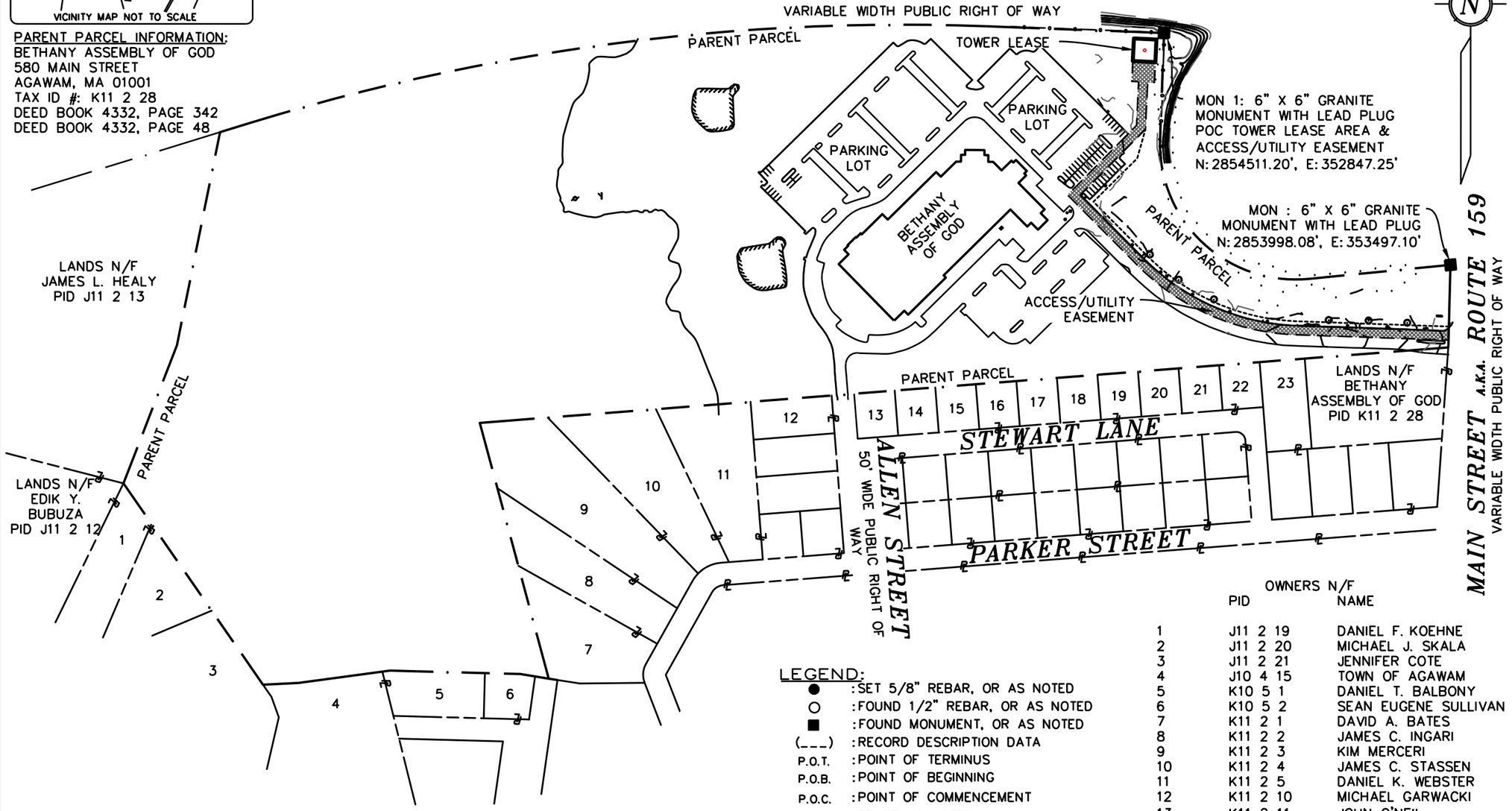
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



OWNERS N/F

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

LEGEND:

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

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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

SHEET 1 OF 5

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

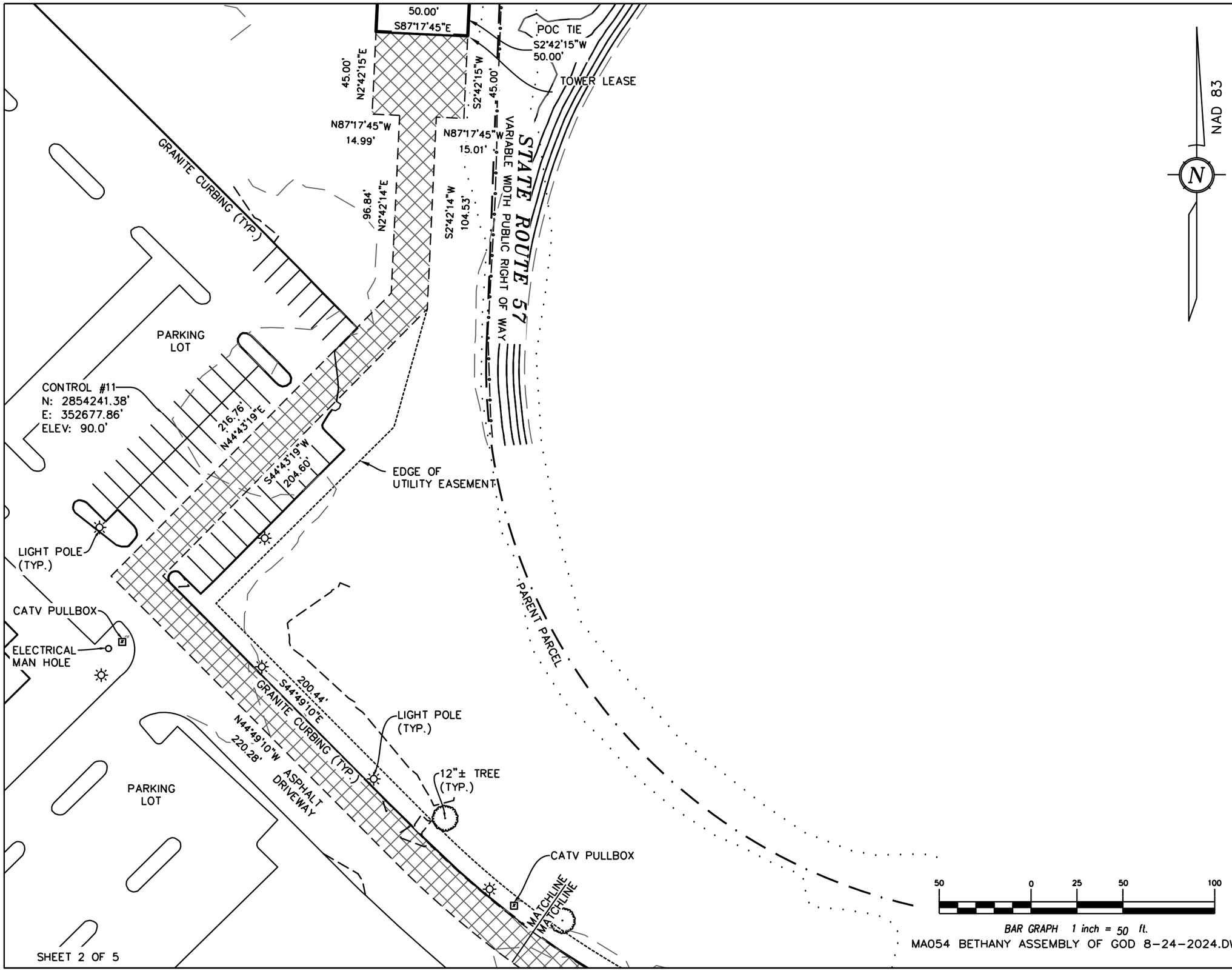
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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SITES#: MA054
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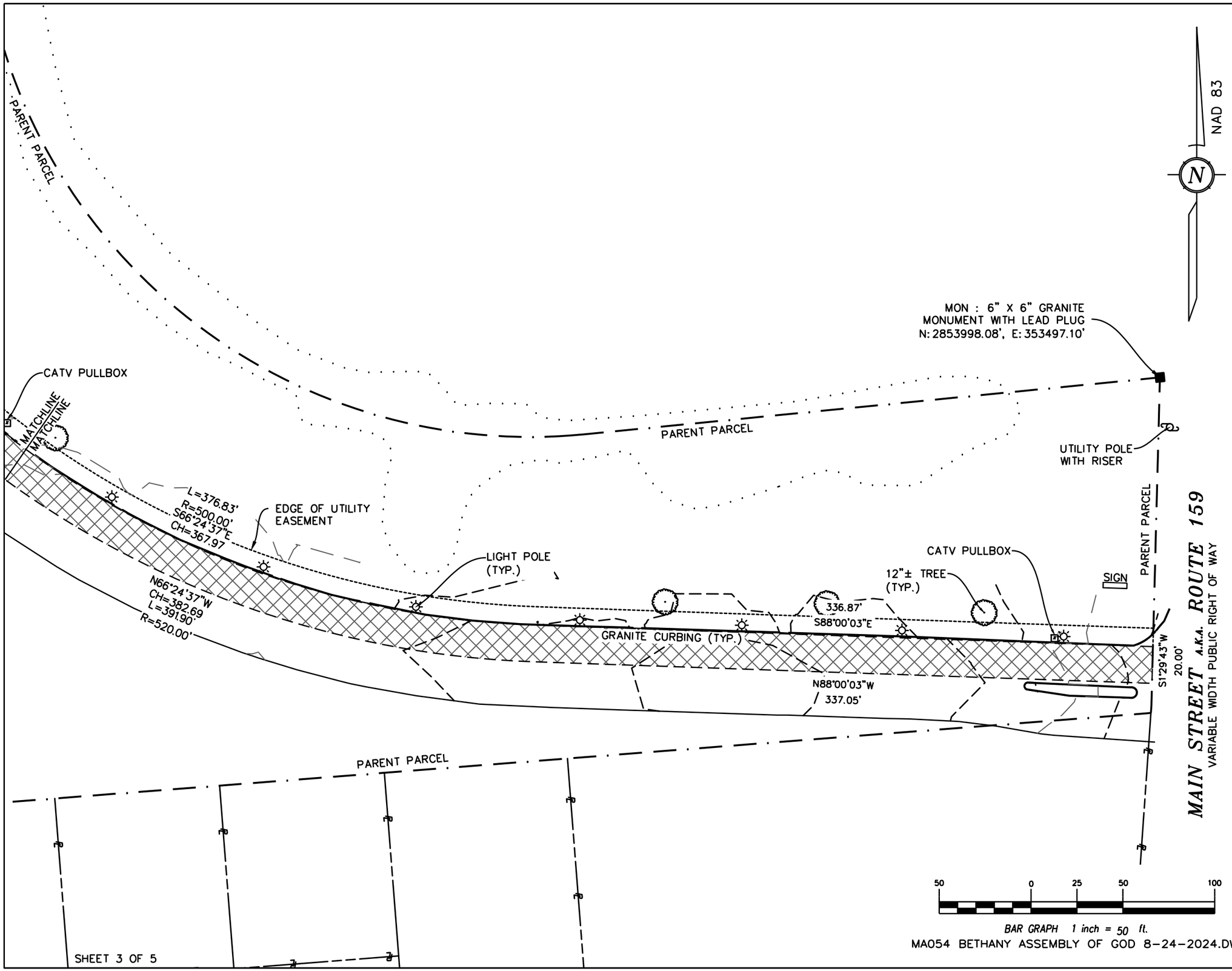

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DATE: 10/30/2024

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
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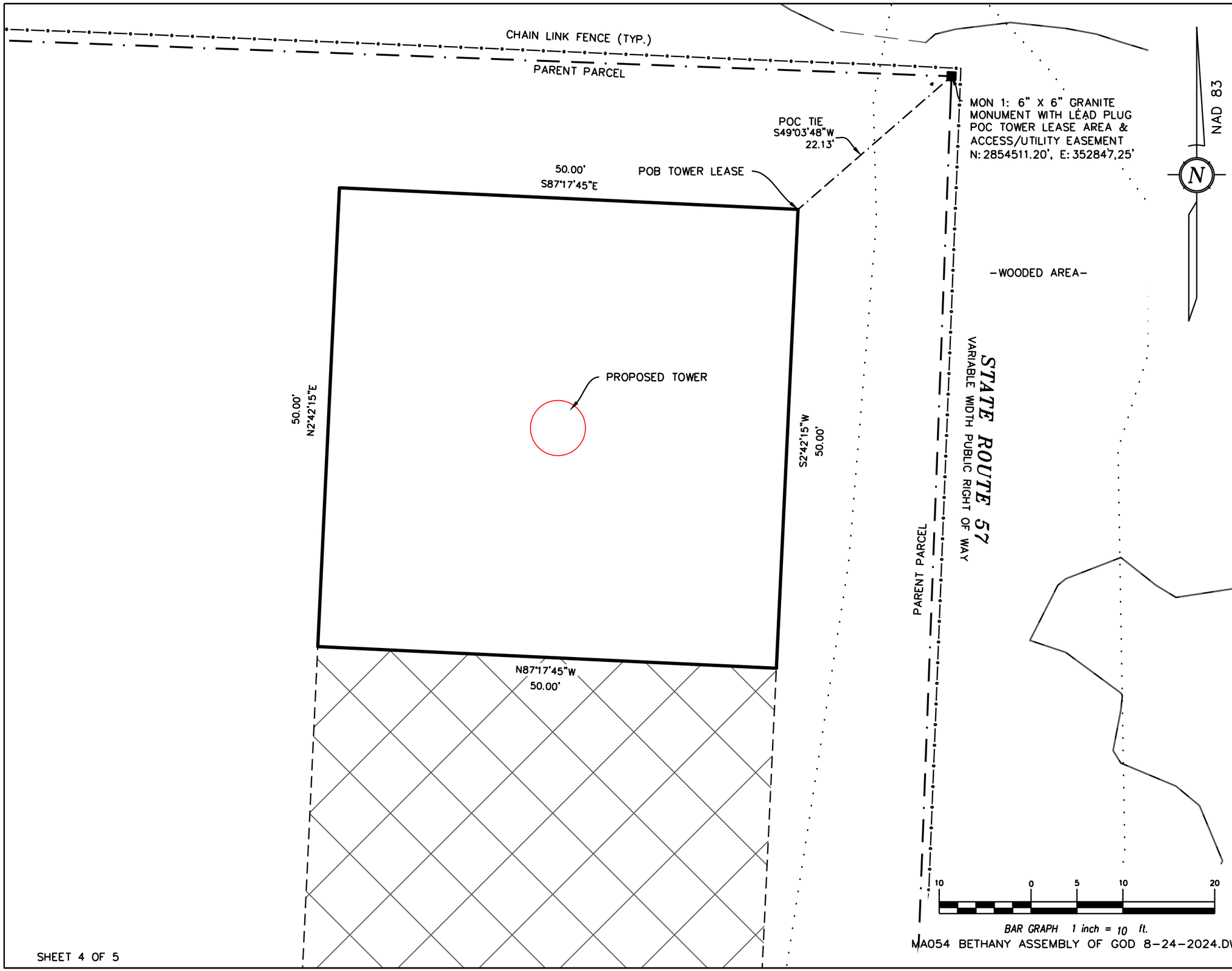

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ADDRESS: 580 MAIN STREET
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13430 NW 104th Terrace, Suite A Alachua, FL 32615
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Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

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DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: | DATE: | ISSUED FOR: | BY:

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3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 37896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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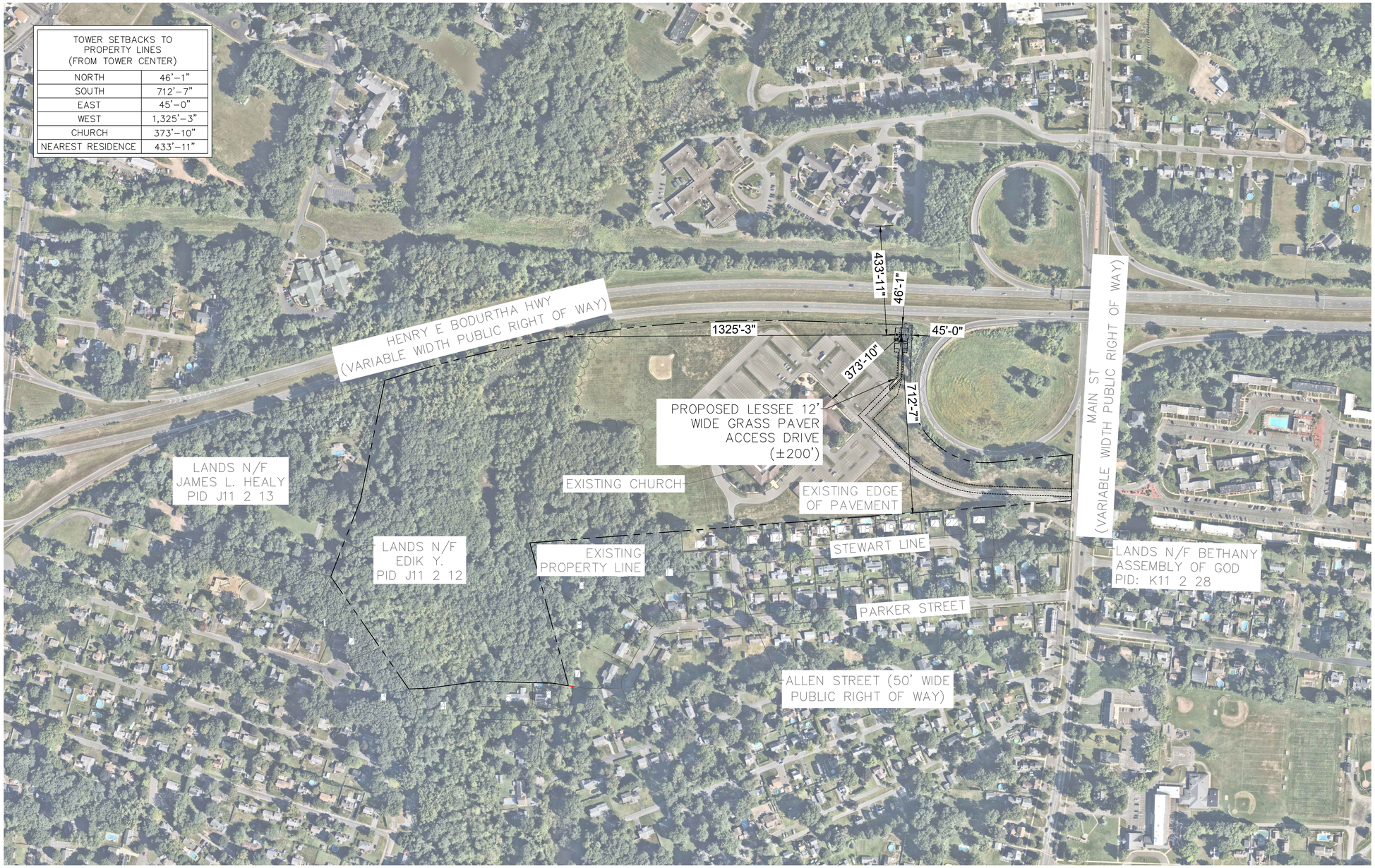
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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SITE No.: MA054

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HAMPDEN COUNTY

PLANS PREPARED BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL AERIAL PARCEL PLAN

SHEET NUMBER:

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

PROJECT INFORMATION:

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BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
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PLANS PREPARED BY:

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DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL PARCEL TOPO

SHEET NUMBER:

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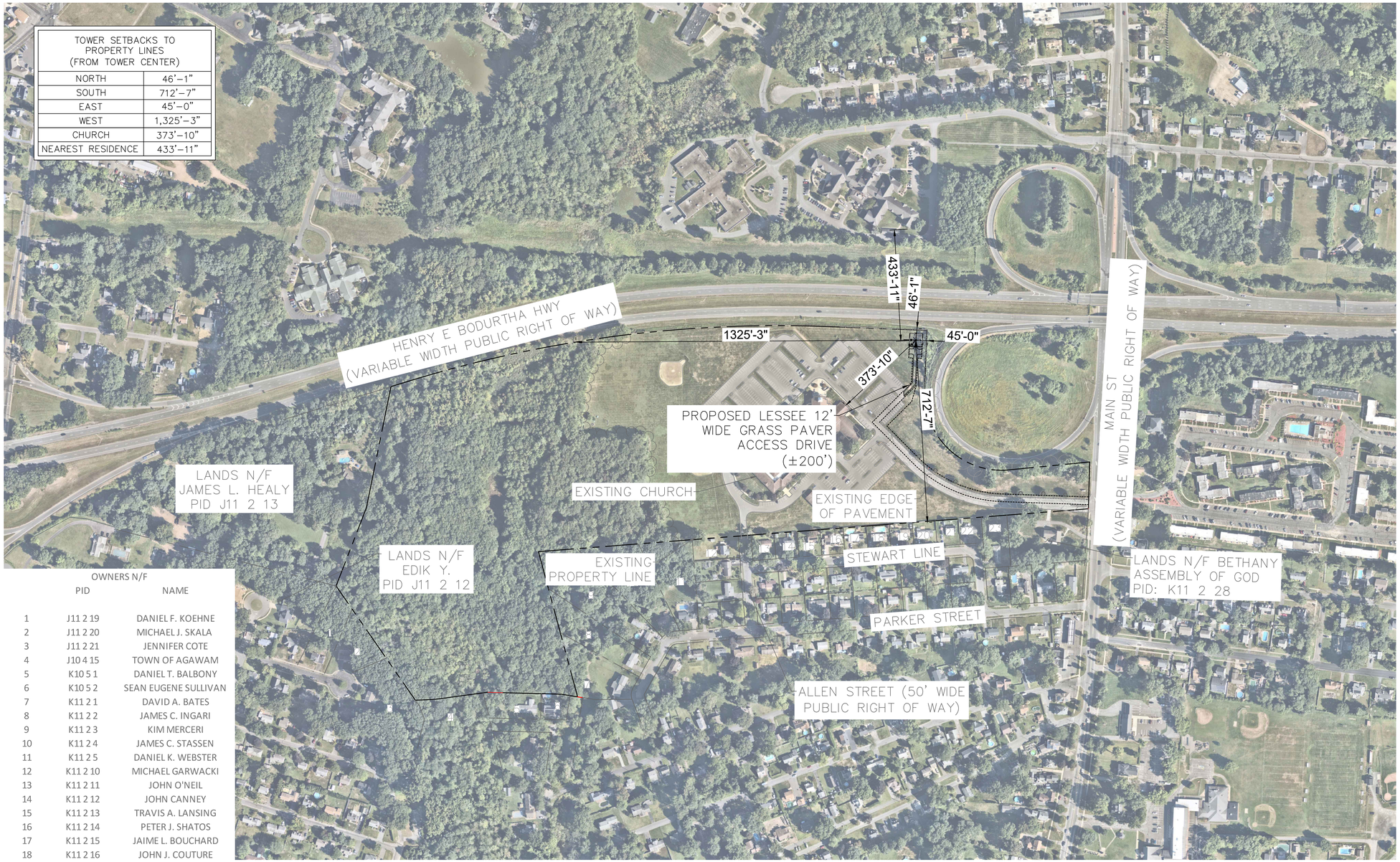

OWNERS N/F

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

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

1 / C0.2 OVERALL PARCEL PLAN
SCALE: 1:200

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

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV:	DATE:	ISSUED FOR:	BY:
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3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
OVERALL PARCEL PLAN

SHEET NUMBER:
C0.2

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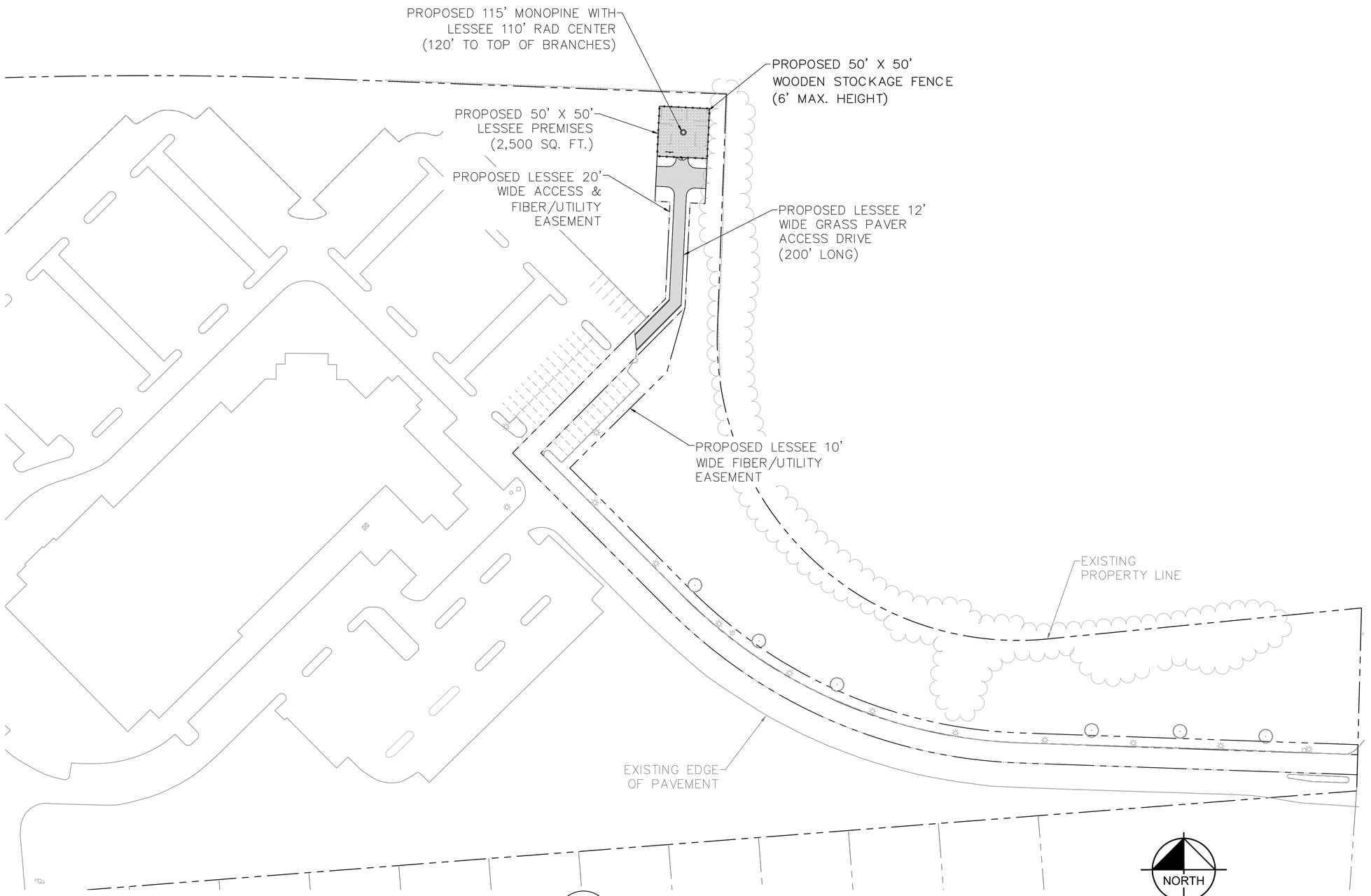

SURVEY NOTE:

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

1 / C1 **OVERALL SITE PLAN**

SCALE: 1" = 50'

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OVERALL SITE PLAN

SHEET NUMBER:

C1

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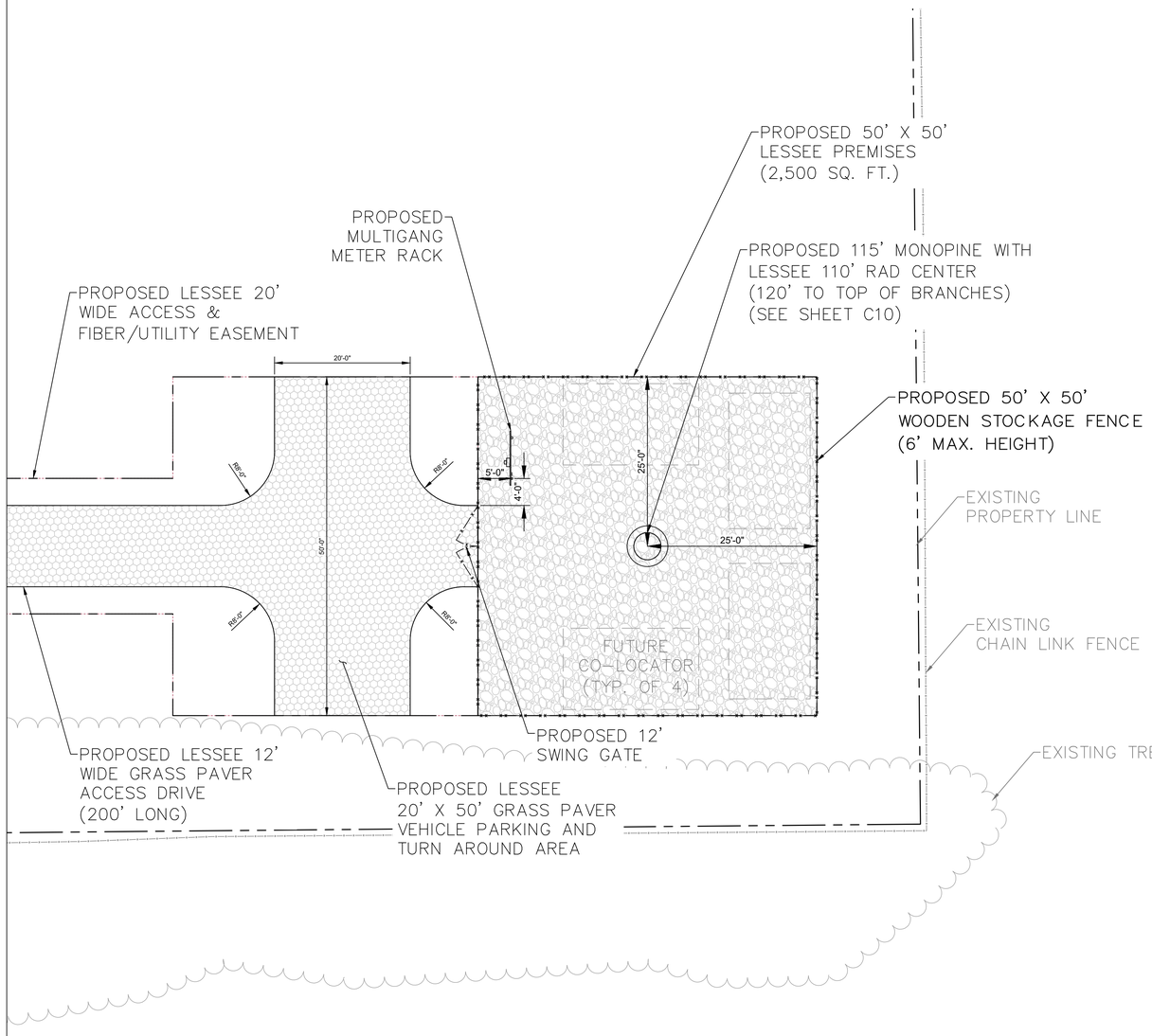

SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

1 / C2 SITE PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

Diamond Communications LLC

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DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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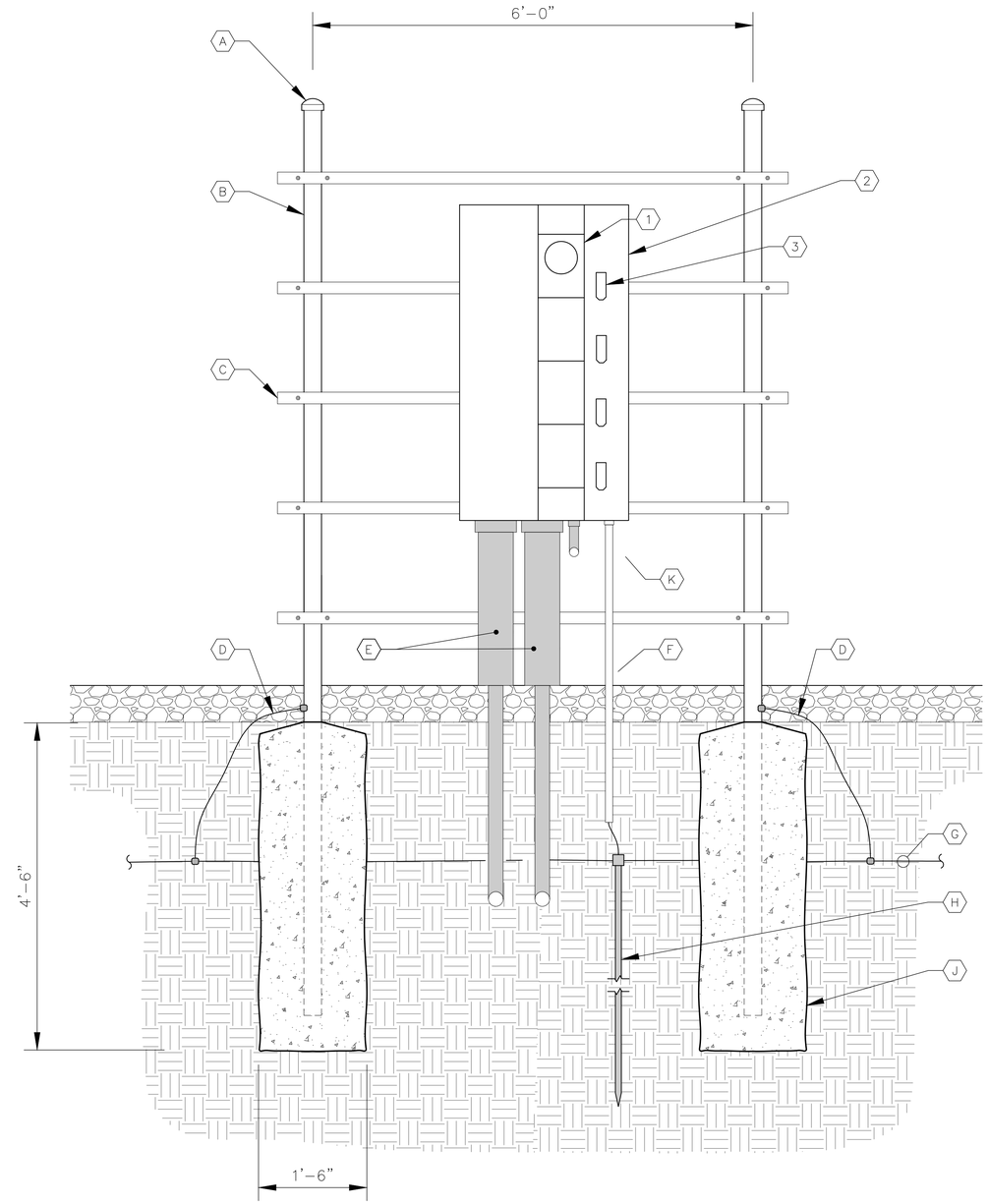

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

Diamond Communications LLC

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No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

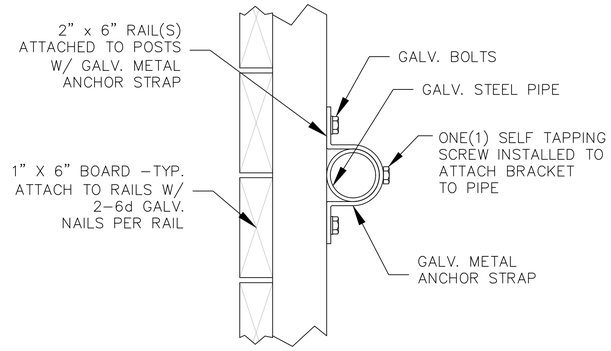
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



SECTION "A-A"
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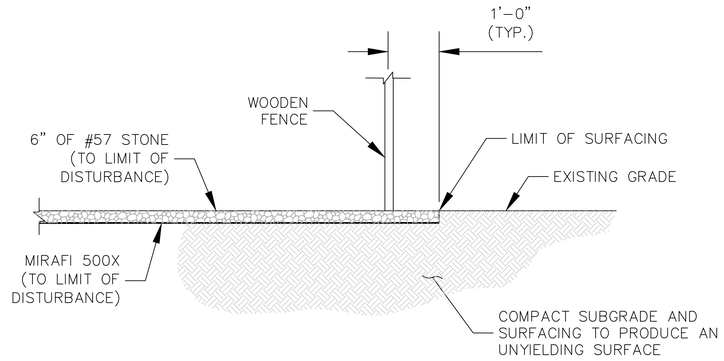
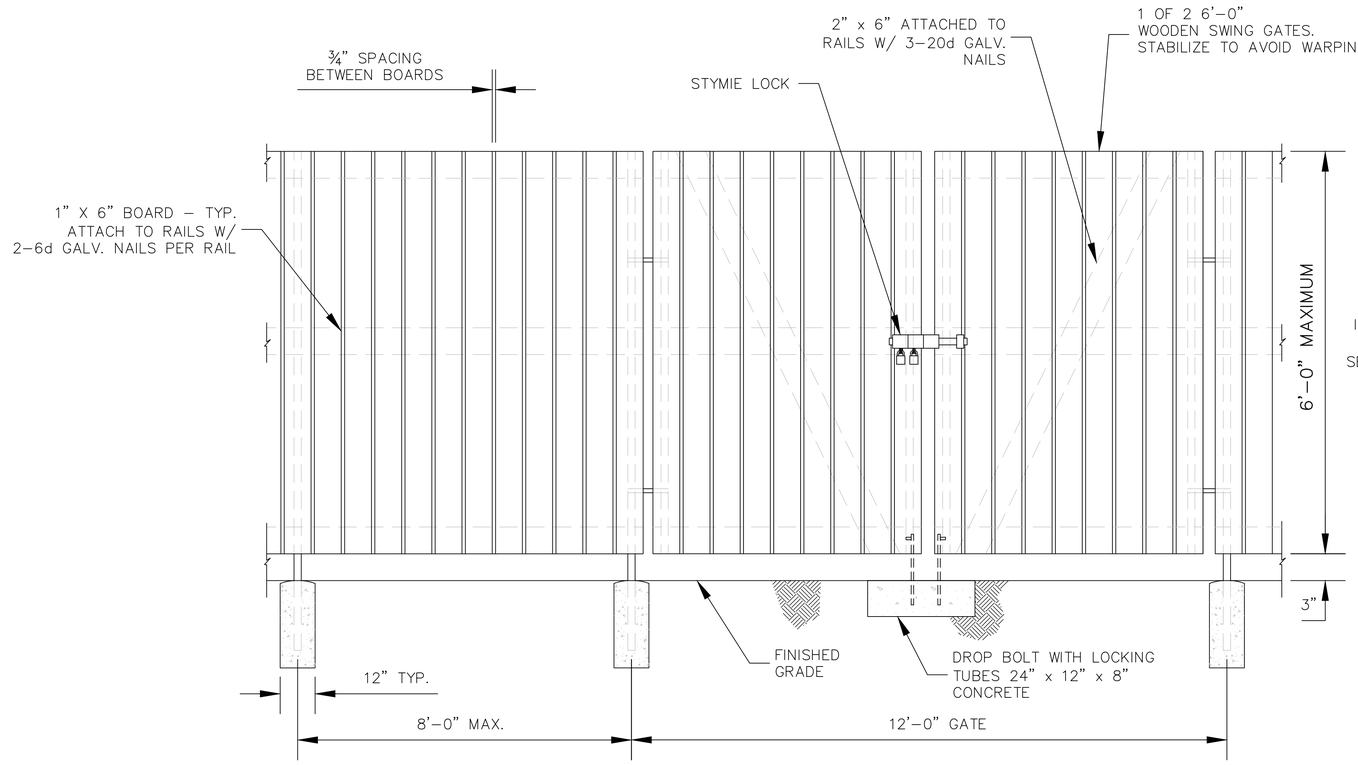
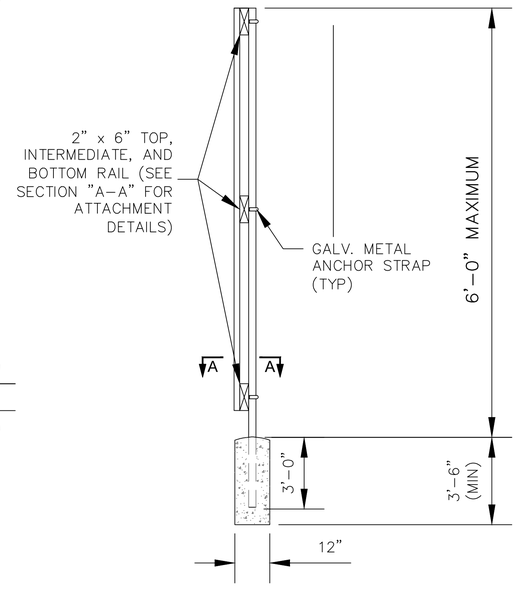


3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

Diamond Communications LLC

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SITE No.: MA054

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS — DANIEL C. CLASBY — CIVIL — No. 57896 — REGISTERED PROFESSIONAL ENGINEER — 42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:

C4

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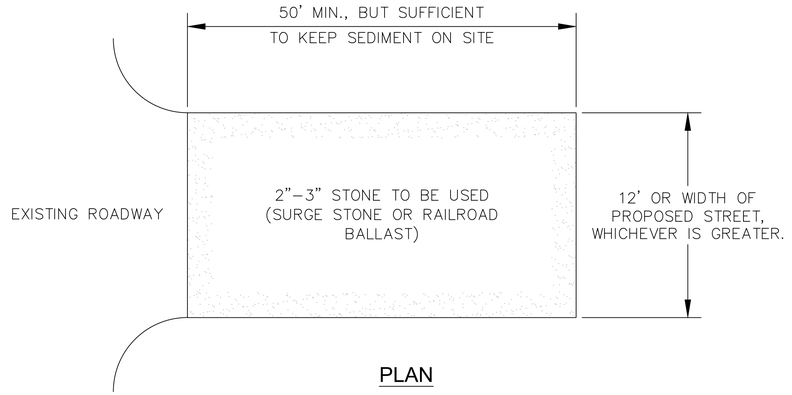
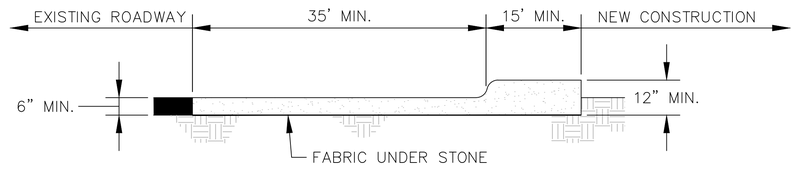


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

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4.25.25

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SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER:

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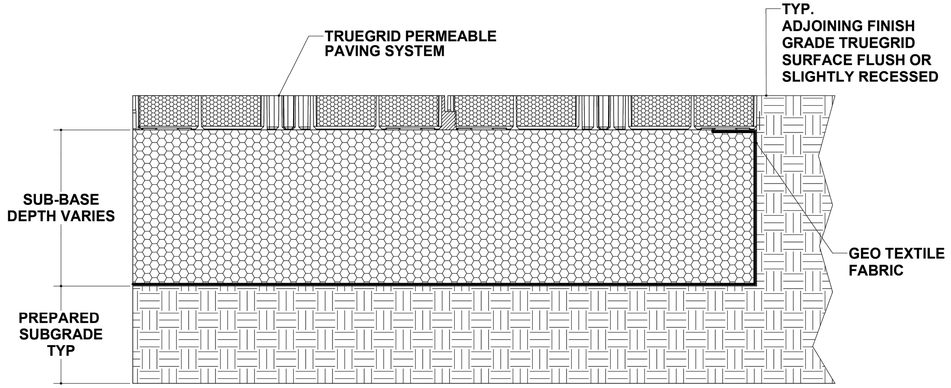
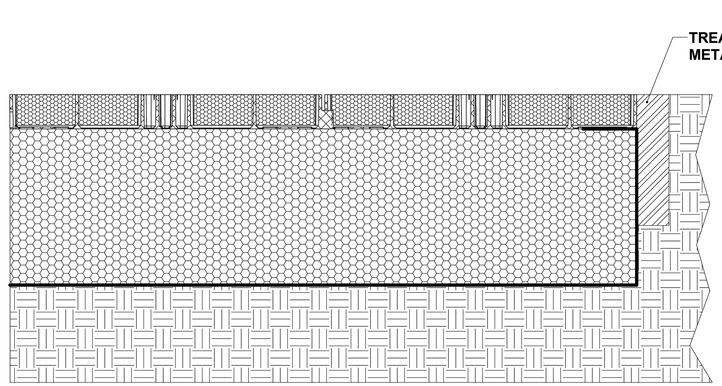
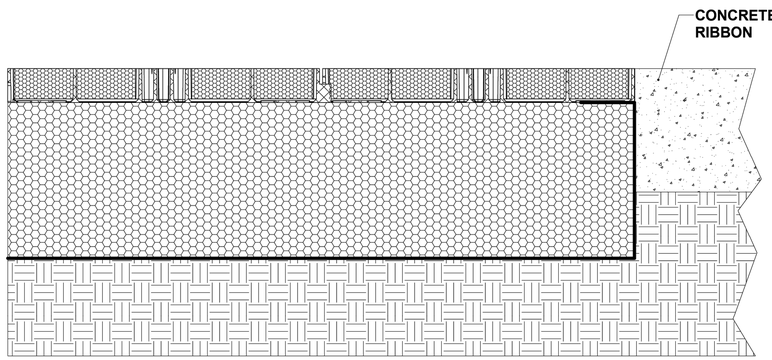


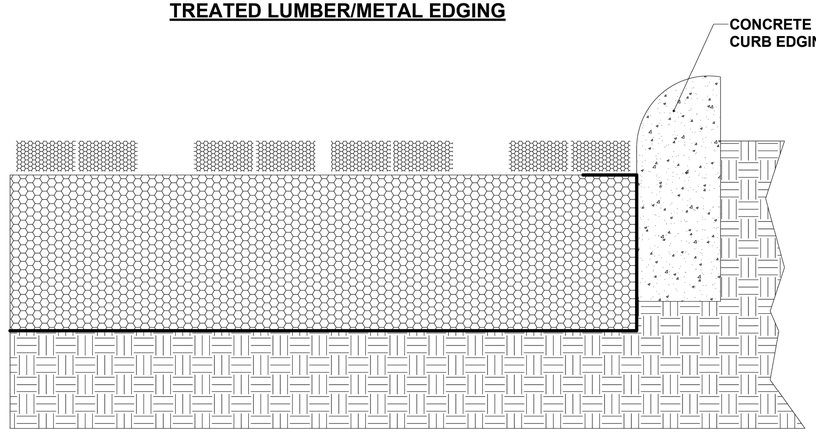
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



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CHECKED BY: J. Thethy	DATE: 8/22/2017	
APPROVED BY: C. White	DATE: 8/22/2017	
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DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

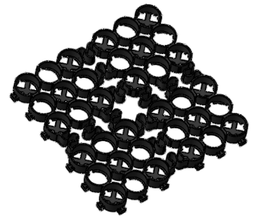
ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

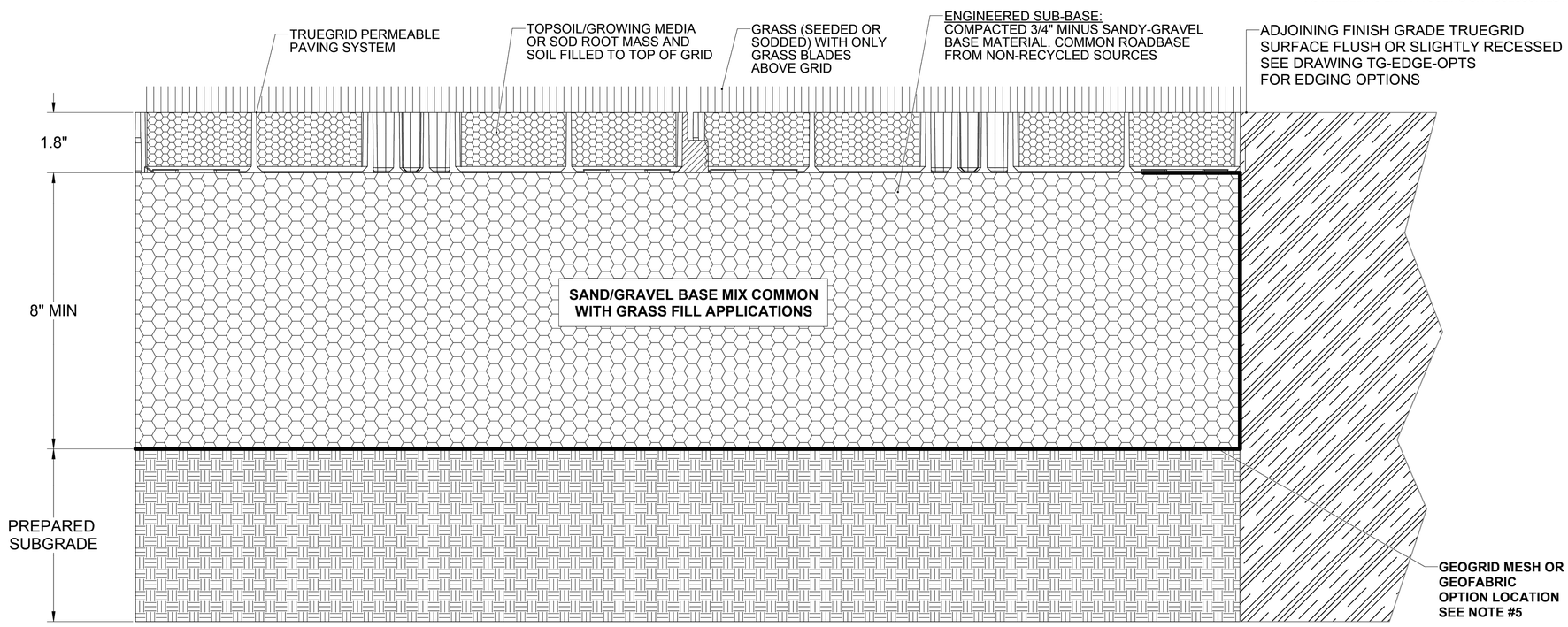
C6

NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

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DO NOT SCALE DRAWING

APPROVAL INFORMATION

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CHECKED BY: J. Thethy	DATE: 2/28/2020	
APPROVED BY: C. White	DATE: 2/28/2020	SIZE: D
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TRUEGRID® True to your project. True to the environment.

TRUEGRID GRASS FILL INSTALLATION HEAVY LOAD

DRAWING NUMBER: TGFB-GRS-HL

REV: 01

SHEET: 1 OF 1

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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013541034

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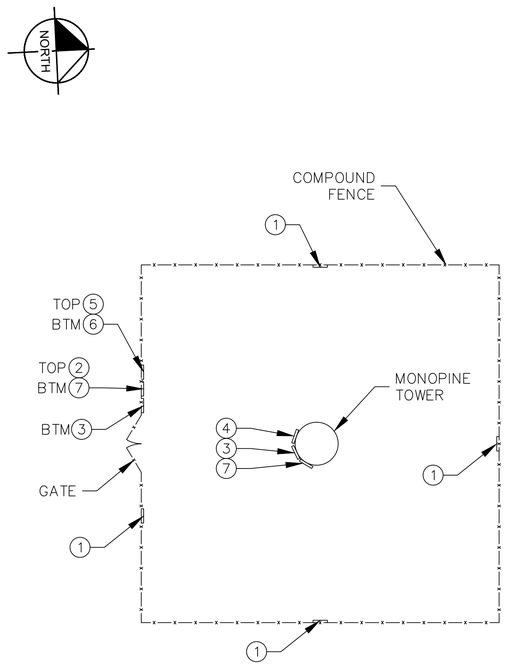
SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

C7



1 / C8 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

(OPERATIONS PROVIDED)

GREEN BACKGROUND w/ WHITE LETTERING

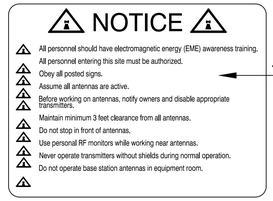
WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE

(OPERATIONS PROVIDED)

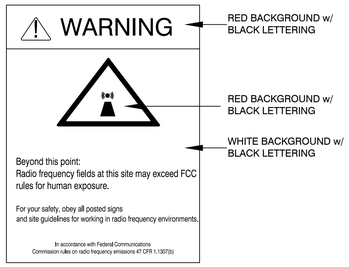


YELLOW BACKGROUND w/ BLACK LETTERING

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



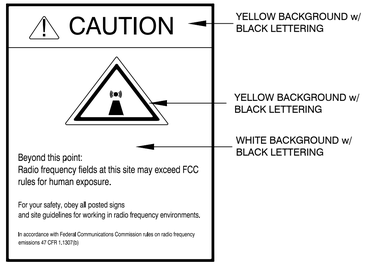
RED BACKGROUND w/ BLACK LETTERING

RED BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



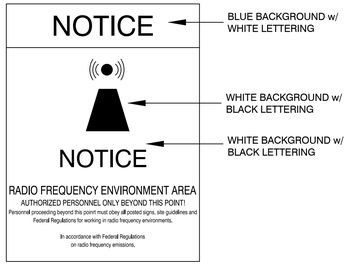
YELLOW BACKGROUND w/ BLACK LETTERING

YELLOW BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



BLUE BACKGROUND w/ WHITE LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

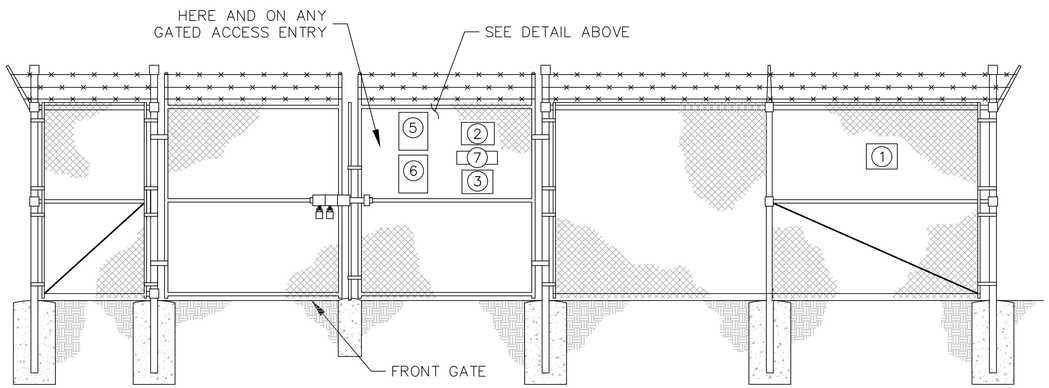
WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C8 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C8 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

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

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SITE SIGNAGE DETAILS

SHEET NUMBER:

C8

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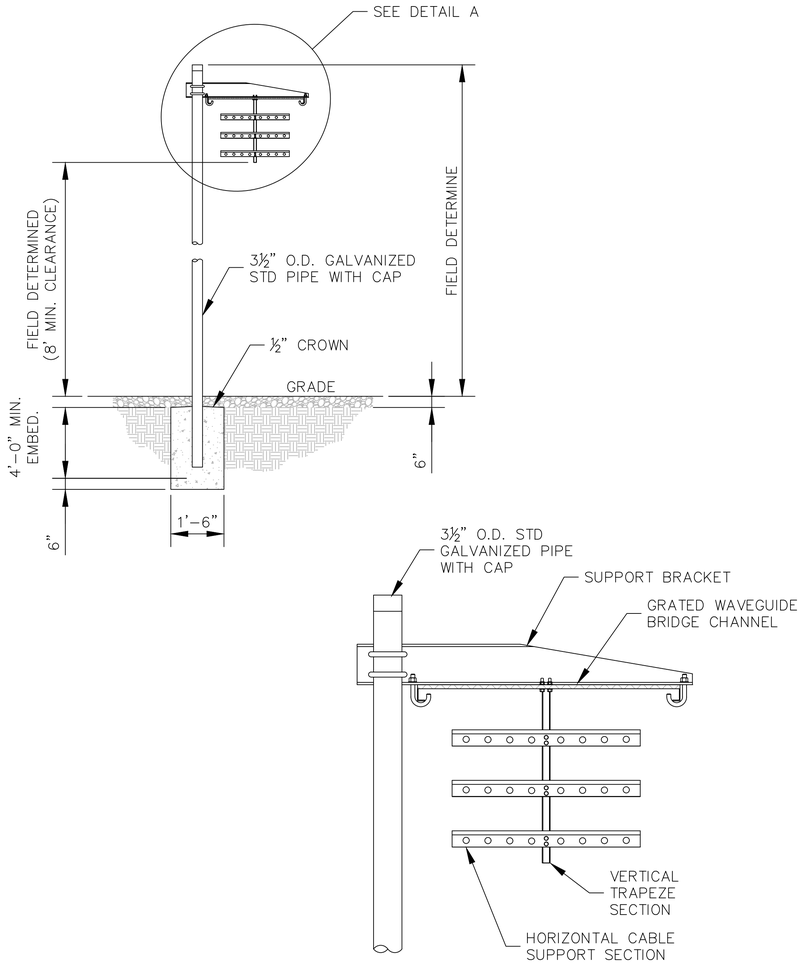
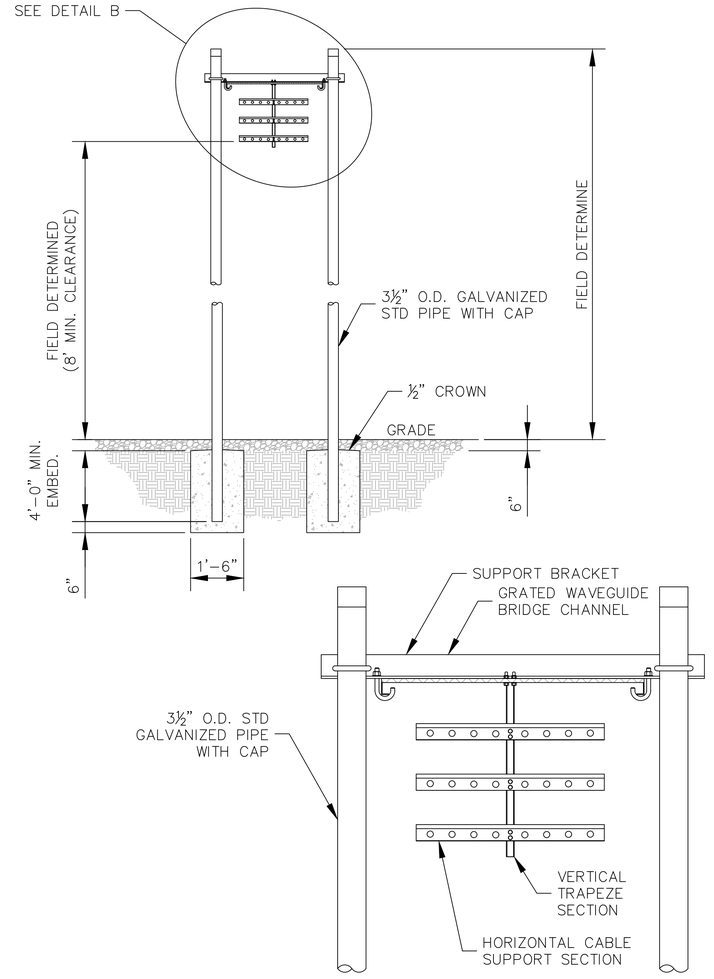


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

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WAVEGUIDE BRIDGE DETAILS

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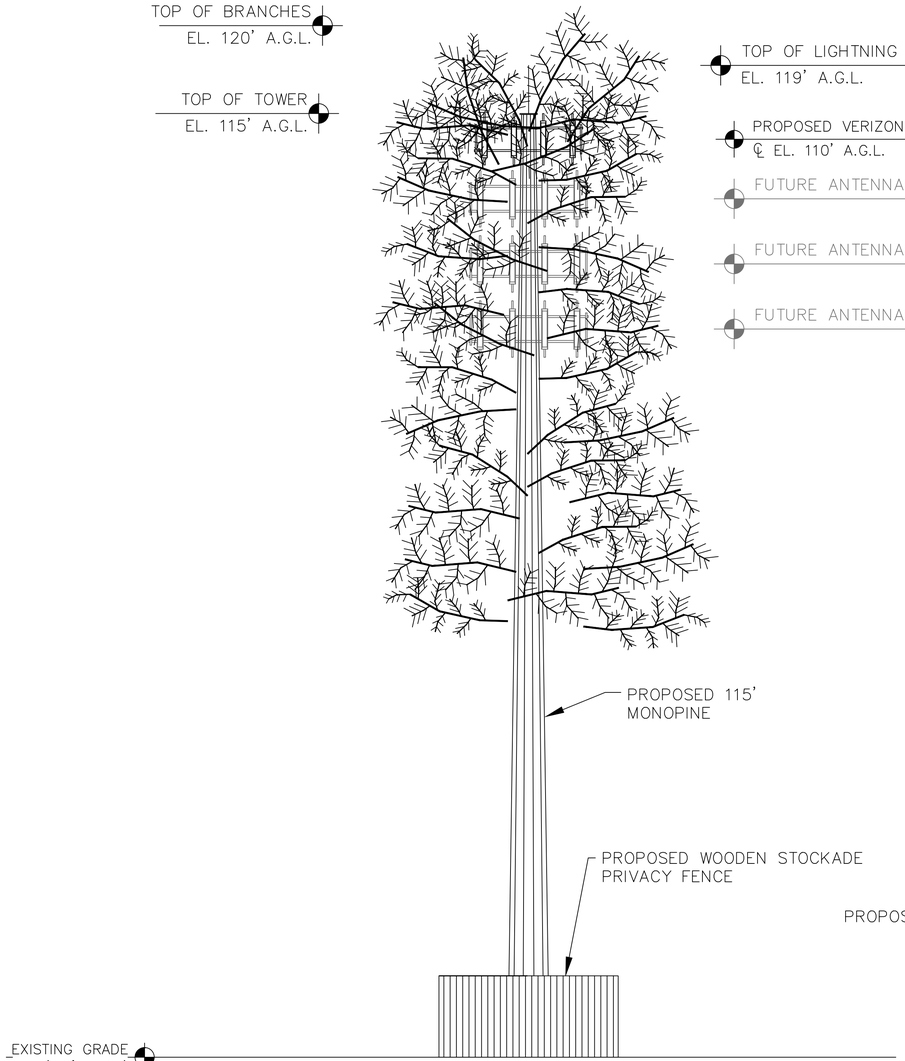
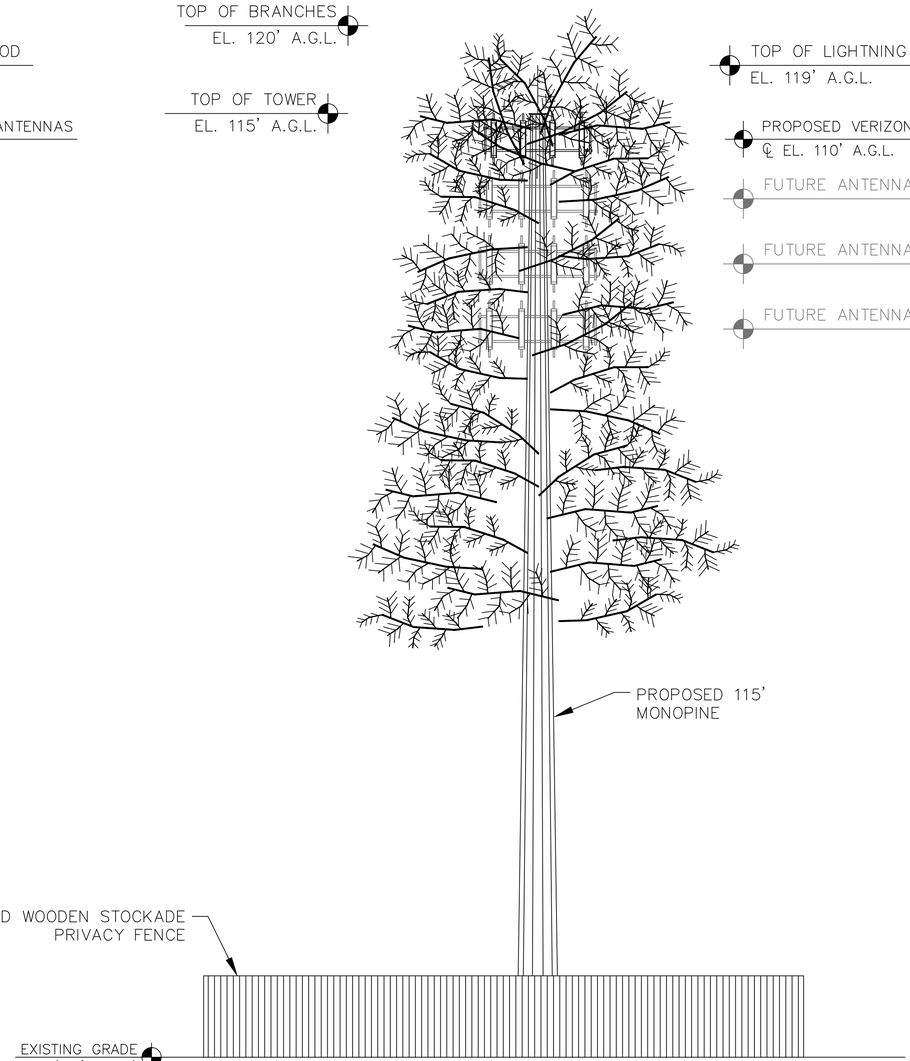


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).

2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

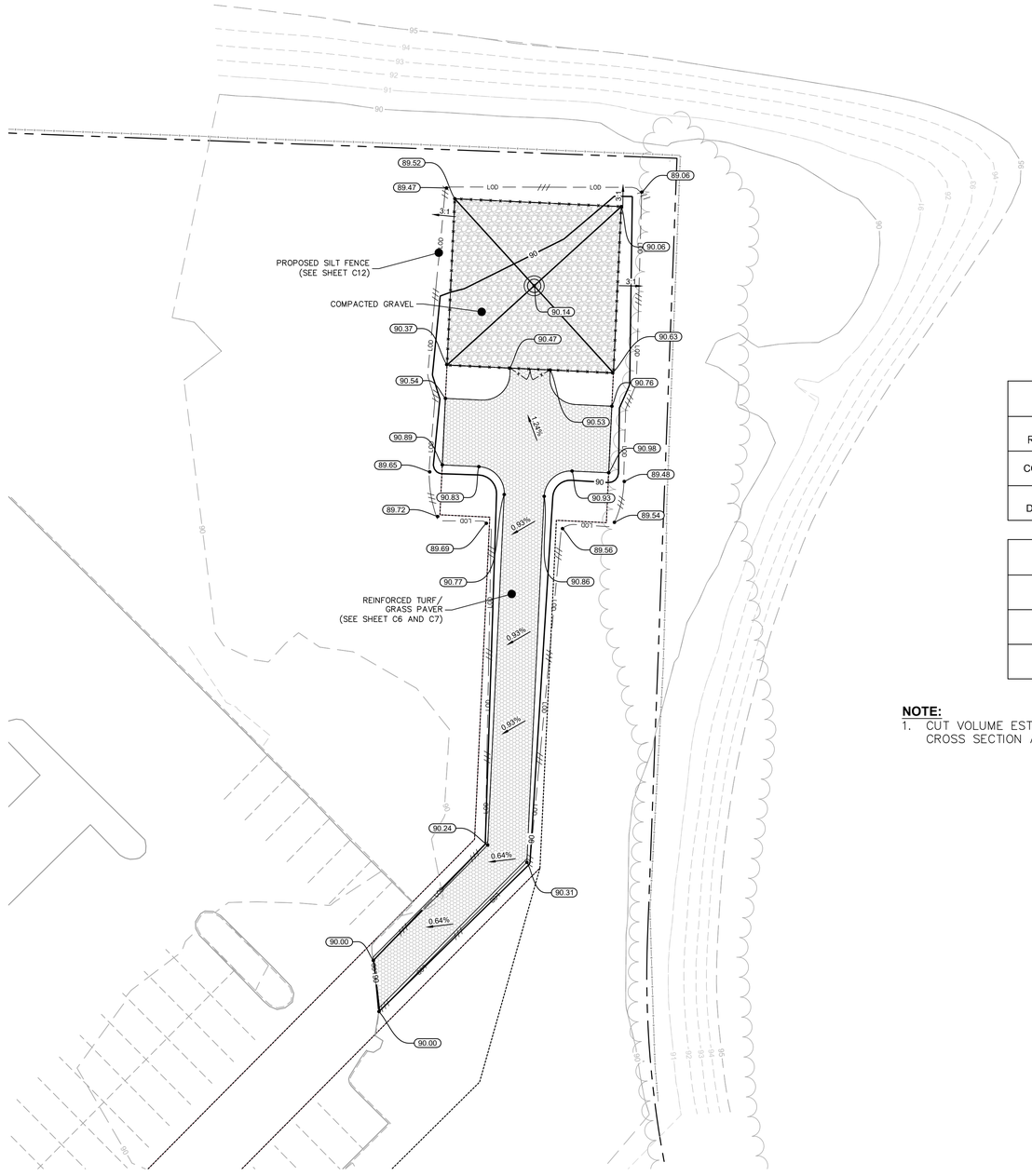
LOD/SILT FENCE — — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'

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COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
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DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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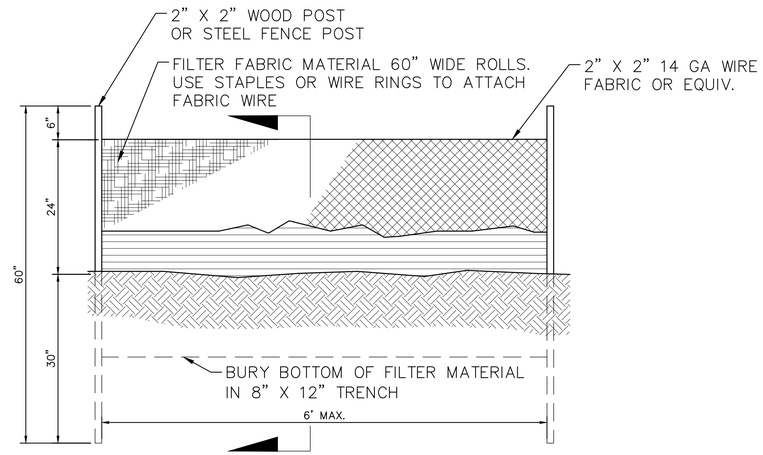
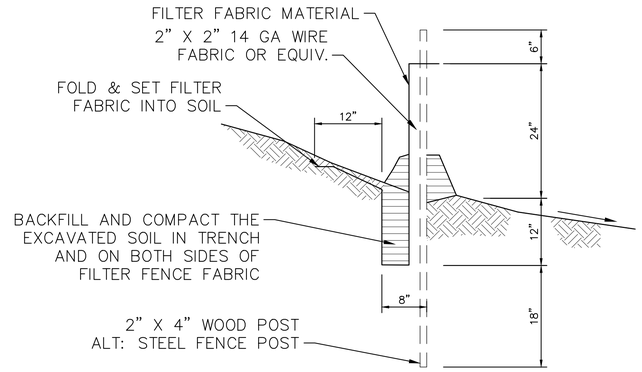


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

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SILT FENCE DETAILS

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Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings

inspections@agawam.ma.us

September 12, 2025

To: Office of Planning and Community Development:

Re: Special Permit & Variance Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God- Proposed Cell Tower Project;

The Building Department no specific zoning issues or concerns at this time for the special permit and variance request for the above referenced cell tower project.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

September 8, 2025

Town of Agawam
Zoning Board of Appeals
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Zoning Board of Appeals Meeting Extension Request - Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") Special Permit and Variance Application for Proposed Wireless Communications Installation at 580 Main Street.

Dear Chairwoman Prouty,

The Zoning Board of Appeals is scheduled to conduct a hearing on Monday, September 22nd, 2025, regarding the above-captioned Special Permit and Variance Applications.

As we previously discussed, we are in the process of preparing filings with and appearing before the Conservation Commission relating to the abovementioned Wireless Communications Installation. Unfortunately, it appears as though we will not appear before the Conservation Commission until their September 25th meeting. Therefore, we respectfully request that the Zoning Board of Appeals vote to continue our Special Permit and Variance Applications on the agenda for September 22nd, 2025, to a future meeting of the board to be held on October 27th, 2025. As soon as we complete our due diligence with the Conservation Commission, we will also be back in touch to schedule the balloon floats for the proposed Wireless Communications Installation.

Please do not hesitate to contact me should you have any questions regarding this request.

Very truly yours,

Michael A. Fenton, Esq.

MAF/bss

23\0520\ZBA_Meeting_Rqst_Ltr_September.5702

September 5, 2025

Town of Agawam
Zoning Board of Appeals
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Zoning Board of Appeals Meeting Extension Request - Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") Special Permit and Variance Application for Proposed Wireless Communications Installation at 580 Main Street.

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Very truly yours,

Michael A. Fenton, Esq.

MAF/bss

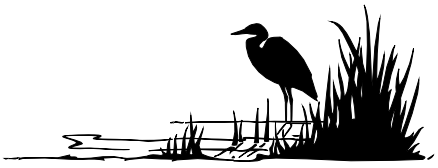
23\0520\ZBA_Meeting_Rqst_Ltr_September.5701

$117.22 / #2 Verizon 580 Main 7 p.m. / Agawam Adv 9.4 9.11

AGAWAM ZONING BOARD OF APPEALS LEGAL ADVERTISEMENT LEGAL NOTICE

Notice is hereby given that the Agawam Zoning Board of Appeals will hold a public hearing at the Agawam Senior Center, 954 Main St., Agawam, MA. on **Monday, September 22 ,2025 at 7PM** for all parties interested in the request of Verizon Wireless and Diamond Communications, LLC, which is seeking a Special Permit in accordance with the Town of Agawam's Zoning Ordinances, Chapter 180, Sections 90-103 (Article XIV) to allow for the installation of a wireless communication facility at the premises identified as 580 Main Street.

Doreen A. Prouty, Chairperson
Agawam Zoning Board of Appeals
09/04, 09/11/2025



TOWN OF AGAWAM, MASSACHUSETTS
CONSERVATION COMMISSION
ORDER OF CONDITIONS

DEP File #087-0706 | 248 River Road & 56 Forest Ridge Lane | Nakhabenko

1. This Order supersedes all previous Orders of Conditions issued for this work.

2. The Order of Conditions applies only to the work permitted by this Order. Any other work to be done within the area of statutory interests of Wetlands Protection shall require the filing of a new Notice of Intent or Request for Determination.

3. During the construction phase, the applicant shall be responsible for maintaining a copy of these Orders at the site. The applicant shall be responsible for compliance with the conditions of these Orders.

4. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and until the site has become stabilized with permanent vegetative cover.

5. The Commission shall be notified at least seventy-two hours prior to the start of site work (including tree cutting or clearing).

6. The Commission shall be notified when the erosion control measures are in place to enable the Commission to ensure compliance with these Orders.

7. There shall be no discharge or spillage of oil, fuel, any petroleum product or any other pollutant into any area of statutory interest.

8. At no time shall any construction materials, soils, fills, sediments, dredging or any other substances be stockpiled or stored in any area of statutory interest.

9. All work within the area of statutory interest shall be performed so as to create minimum disturbance to the existing vegetative cover and contours.

10. The construction site shall be left in a stable condition at the close of each day. Erosion and sedimentation controls shall be continuously monitored to ensure proper operation.

11. If any alteration of the wetland/resource area does occur, the Commission shall impose such measures as it finds necessary to protect and restore the areas of statutory interest.

12. Only tagged trees shall be removed. All limbs, branches, slash and deadwood shall be

removed from the areas of statutory interest.

13. Whether from on-site or off-site, any fill used in connection with this project shall be clean fill as described here:

    The fill material shall be clean coarse washed sand or other clean granular material essentially free of clay, fines, dust, organic matter, large stones, masonry, stumps, frozen clumps of earth, wood tree branches and waste material. Before the fill is put in place, all trees, brush and stumps shall be removed from the area to be filled. Topsoil, peat and other impervious materials shall be removed from all areas to be filled prior to the placement of the fill material.

14. No liquid or solid chemical lawn fertilizers, pesticides, herbicides or chemical or petroleum dust control agents shall be applied within the area of statutory interest or anywhere that the surface drainage is discharged into an area of statutory interest. Also no petroleum or liquid or solid chemical storage is permitted in any areas of statutory interest.

15. Parcels abutting or containing wetland or resource areas shall carry the following restrictions, and a covenant so noted on each deed:

    "This lot contains certain areas or abuts areas protected by Chapter 131, Section 40 of the General Laws of Massachusetts known as the Wetlands Protection Act and comes under the jurisdiction of the Agawam Conservation Commission. No cutting of trees, clearing of brush, digging, filling in with soil or debris, or the building of bridges is permitted within one hundred (100) feet of the designated wetland areas or within 200' of any designated river without specific approval granted by the Conservation Commission."

16. The Commission reserves the right to impose additional conditions on any or all portions of this work to minimize the impact of potential site erosion or noticeable degradation of water quality discharging from the site at any time.

17. This order shall apply to all successor or assignee in interest or control of the subject property. Any conveyance of interest or control in the subject property shall make reference to this order by stating that the conveyance is subject to the provisions of an Order of Conditions under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and by giving the book and page reference in the Hampden County Registry of Deeds where this order is recorded.

18. The petitioner shall have recorded in the Hampden County Registry of Deeds an “Order of Conditions Form” provided by this Commission. The Commission will not allow work to begin until proof of recording is provided the Conservation Commission.

19. Prior to construction, the Commission shall be given notification of NHESP approval of final approved plans.

20. Mitigation plantings shall be completed in the Fall 2025 (Sept) or Spring 2026 (May)

growing season. Notify the Commission once completed so an inspection may be made. A follow-up inspection will be made one year after plantings were completed to ensure compliance.

21. Once all conditions of this Order are met, the applicant shall request a Certificate of Compliance.

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:34 PM by: William.Bridger

Diamond Communications LLC

verizon

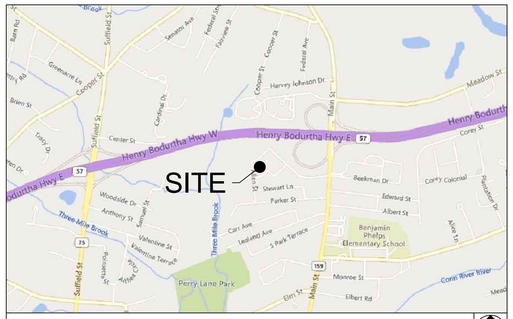
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

NORTH

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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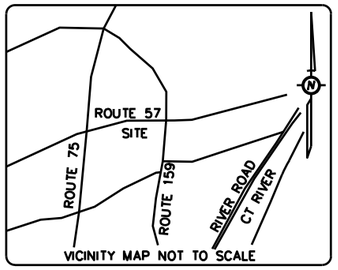


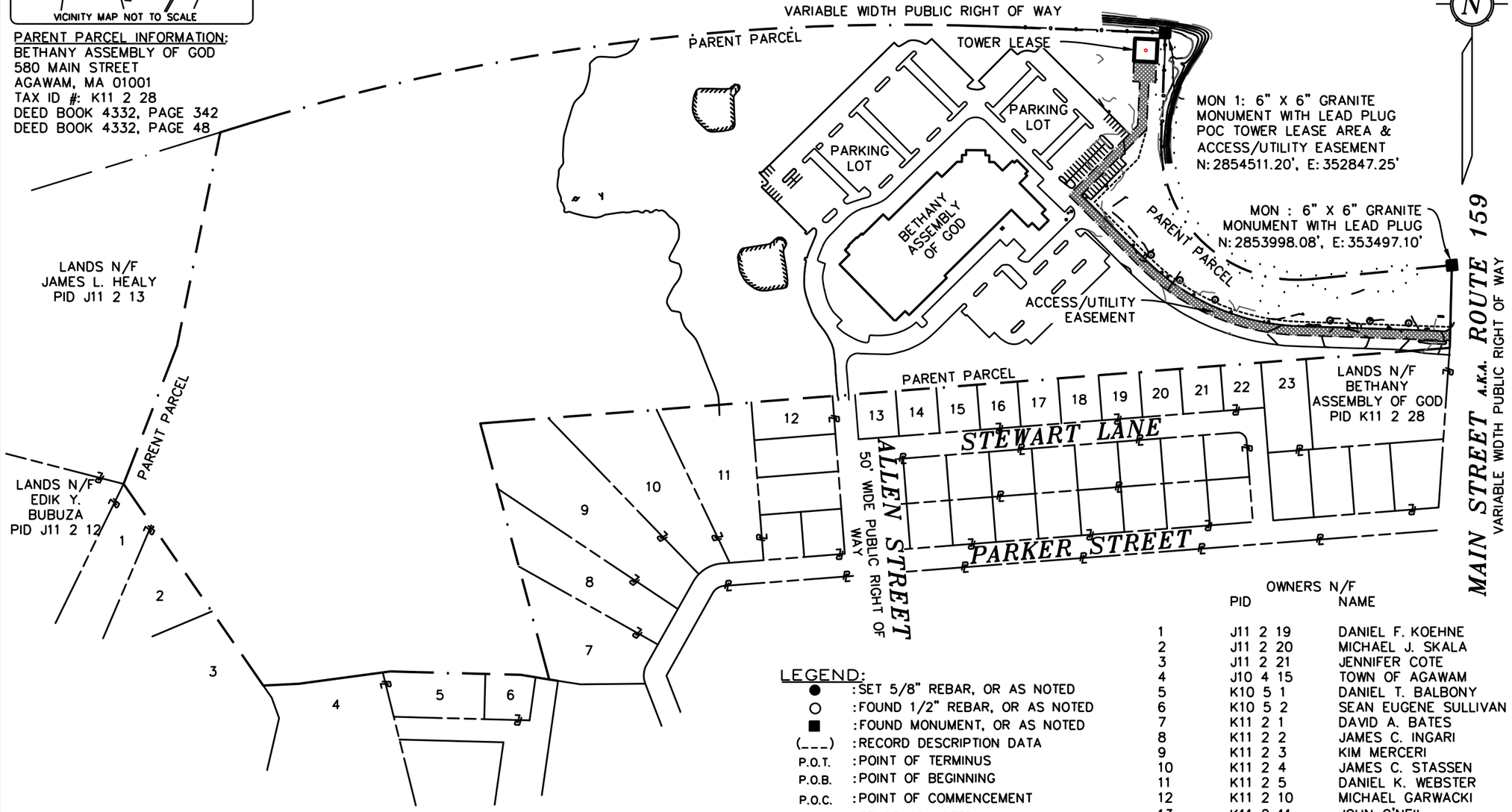
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



OWNERS N/F

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

LEGEND:

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

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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

SHEET 1 OF 5

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

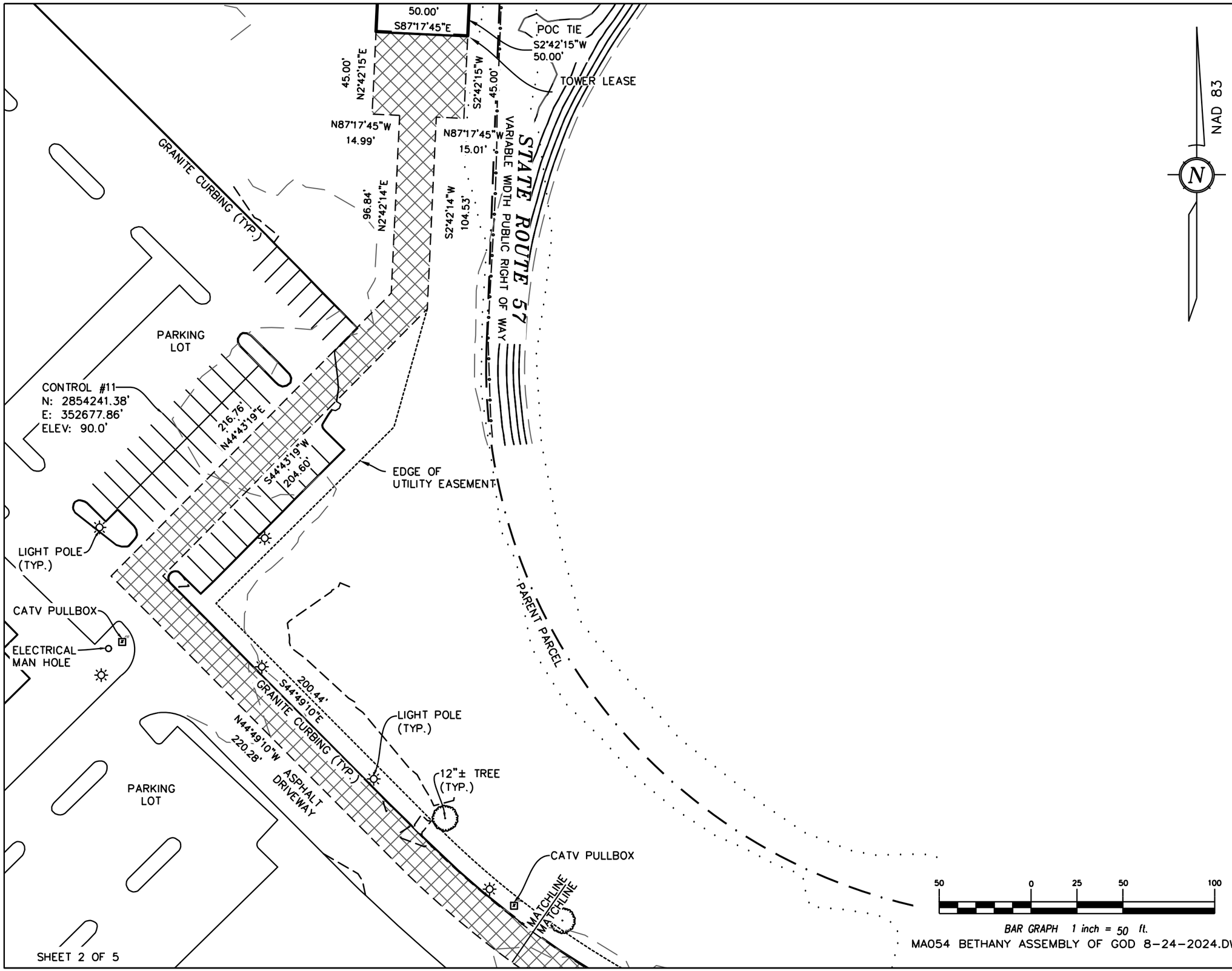
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

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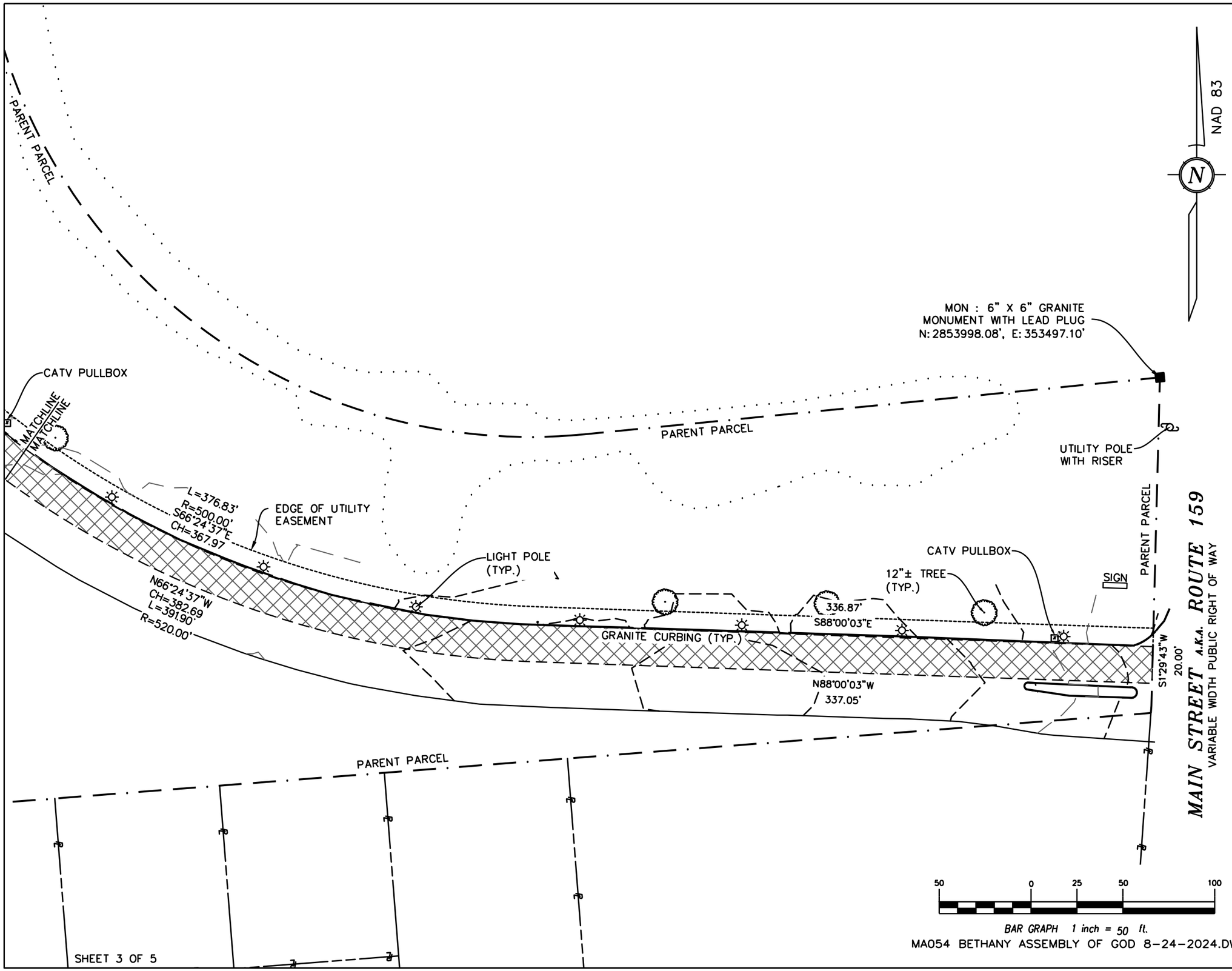

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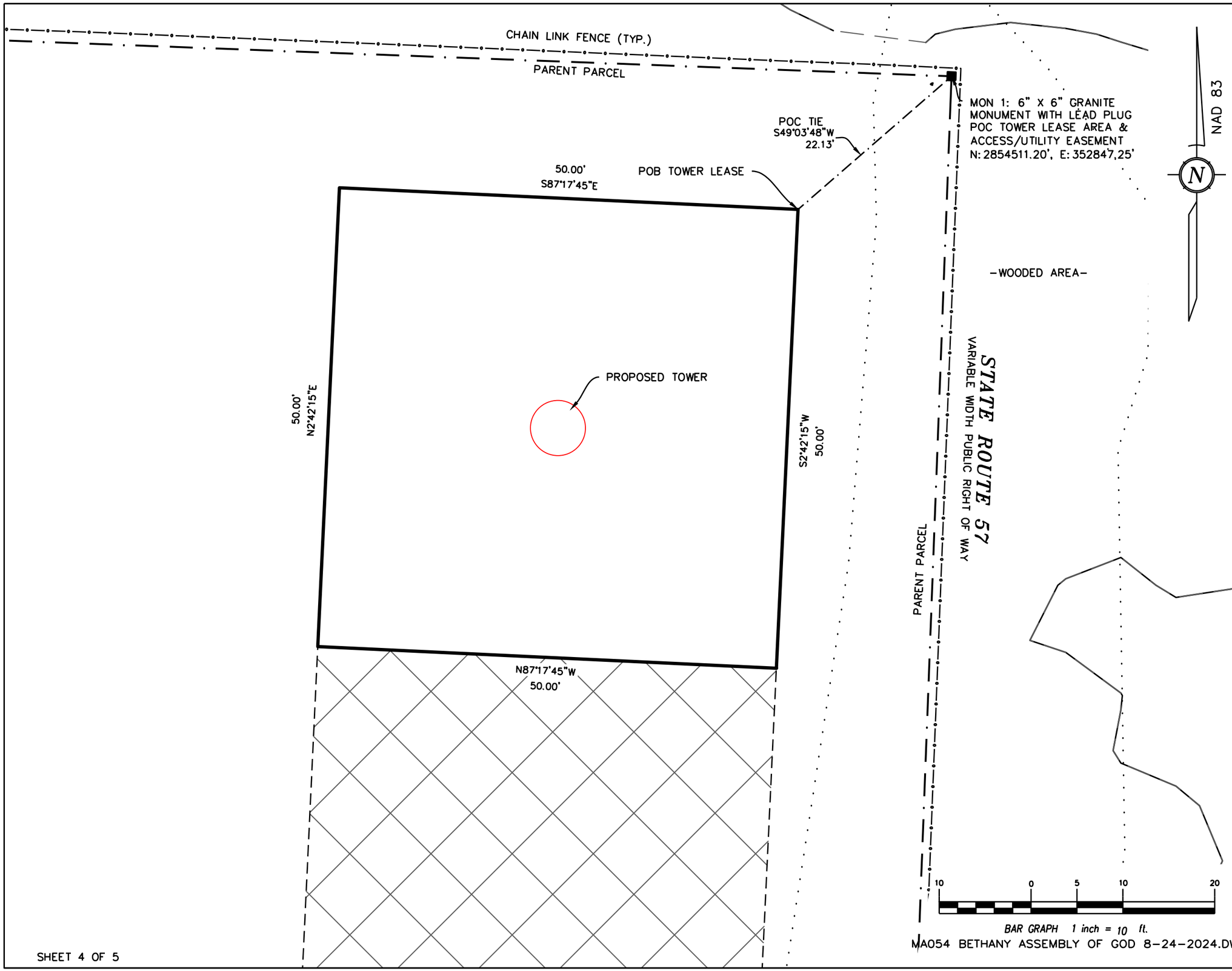

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LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: | DATE: | ISSUED FOR: | BY:

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3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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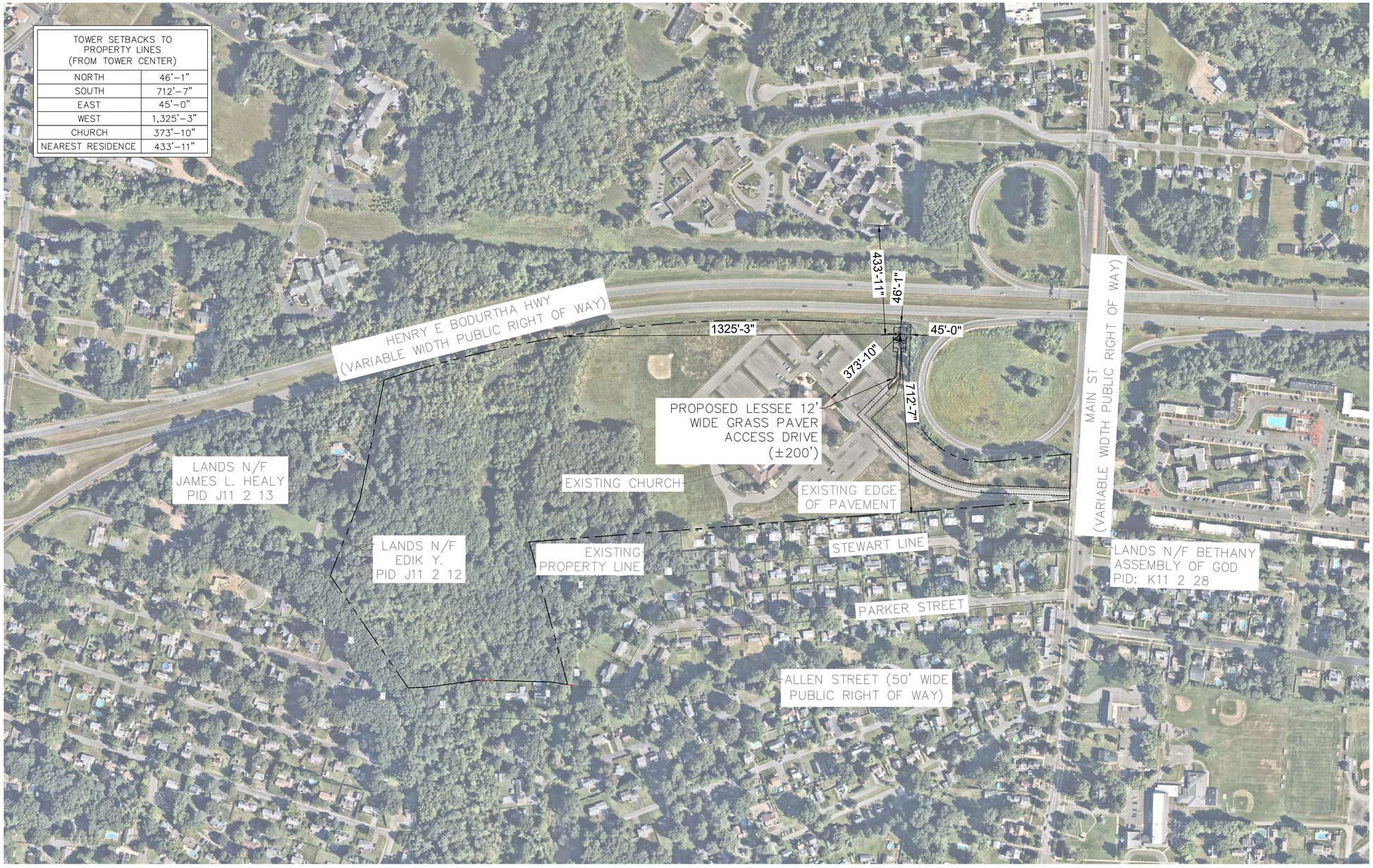
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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SITE No.: MA054

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PLANS PREPARED BY:

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

PROJECT INFORMATION:

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BETHANY ASSEMBLY OF GOD
SITE No.: MA054

580 MAIN ST
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11720 AMBER PARK DRIVE, SUITE 600
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DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL PARCEL TOPO

SHEET NUMBER:

C0.1

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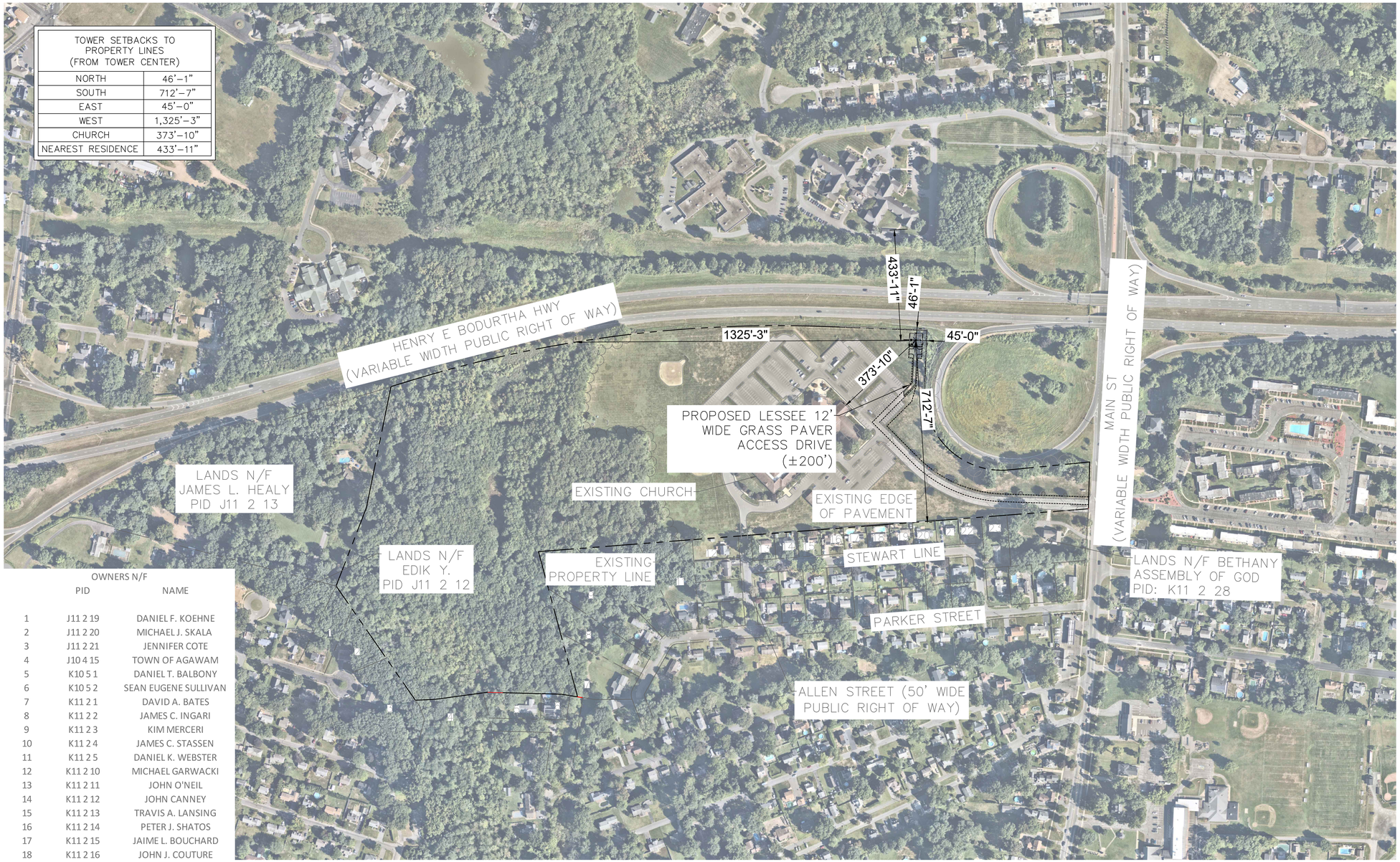

OWNERS N/F

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

SURVEY NOTE:

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

1 / C0.2 OVERALL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL PARCEL PLAN

SHEET NUMBER:

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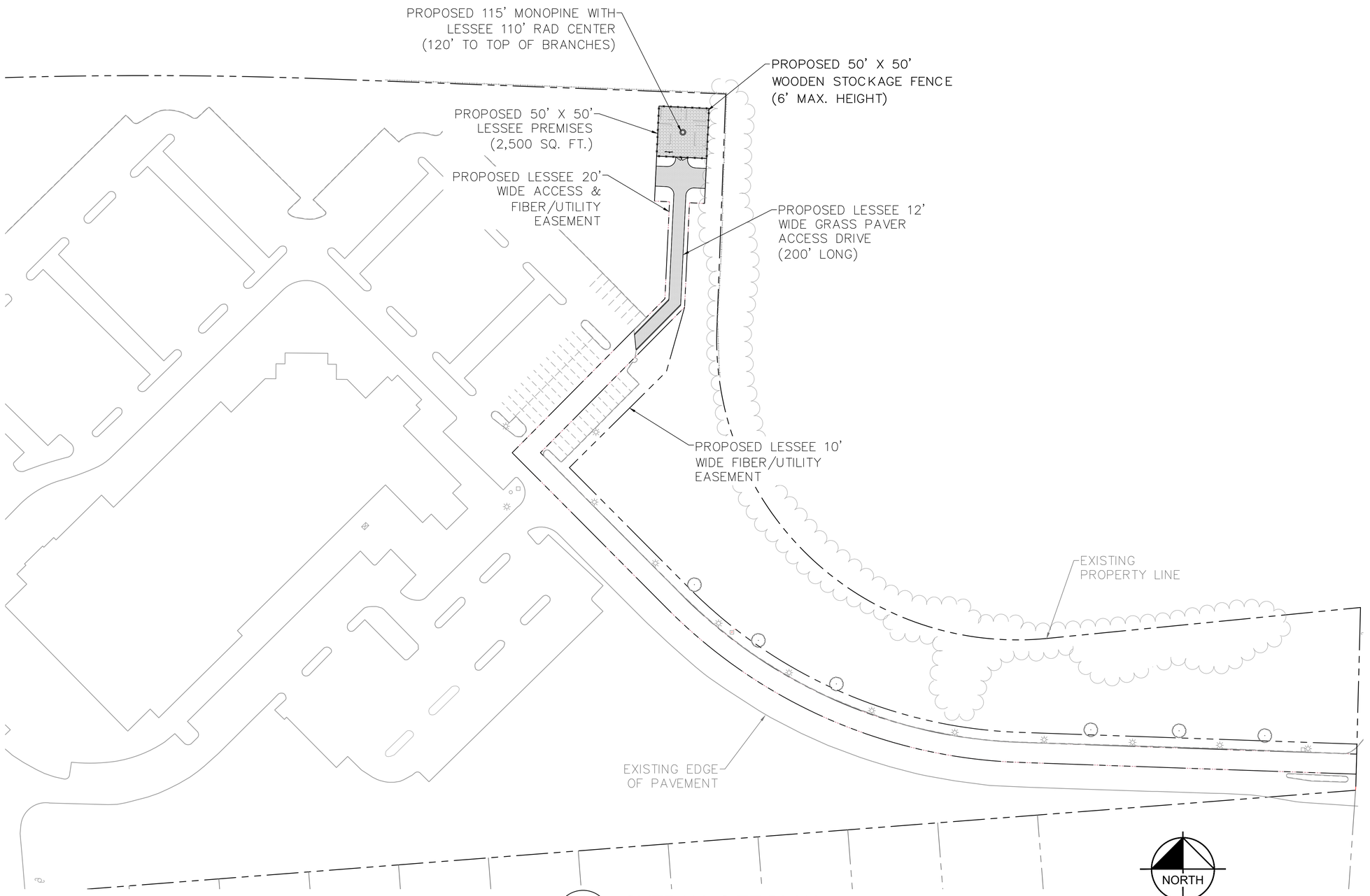

SURVEY NOTE:

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

1 / C1 OVERALL SITE PLAN

SCALE: 1" = 50'

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Diamond Communications LLC

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SHEET TITLE:

OVERALL SITE PLAN

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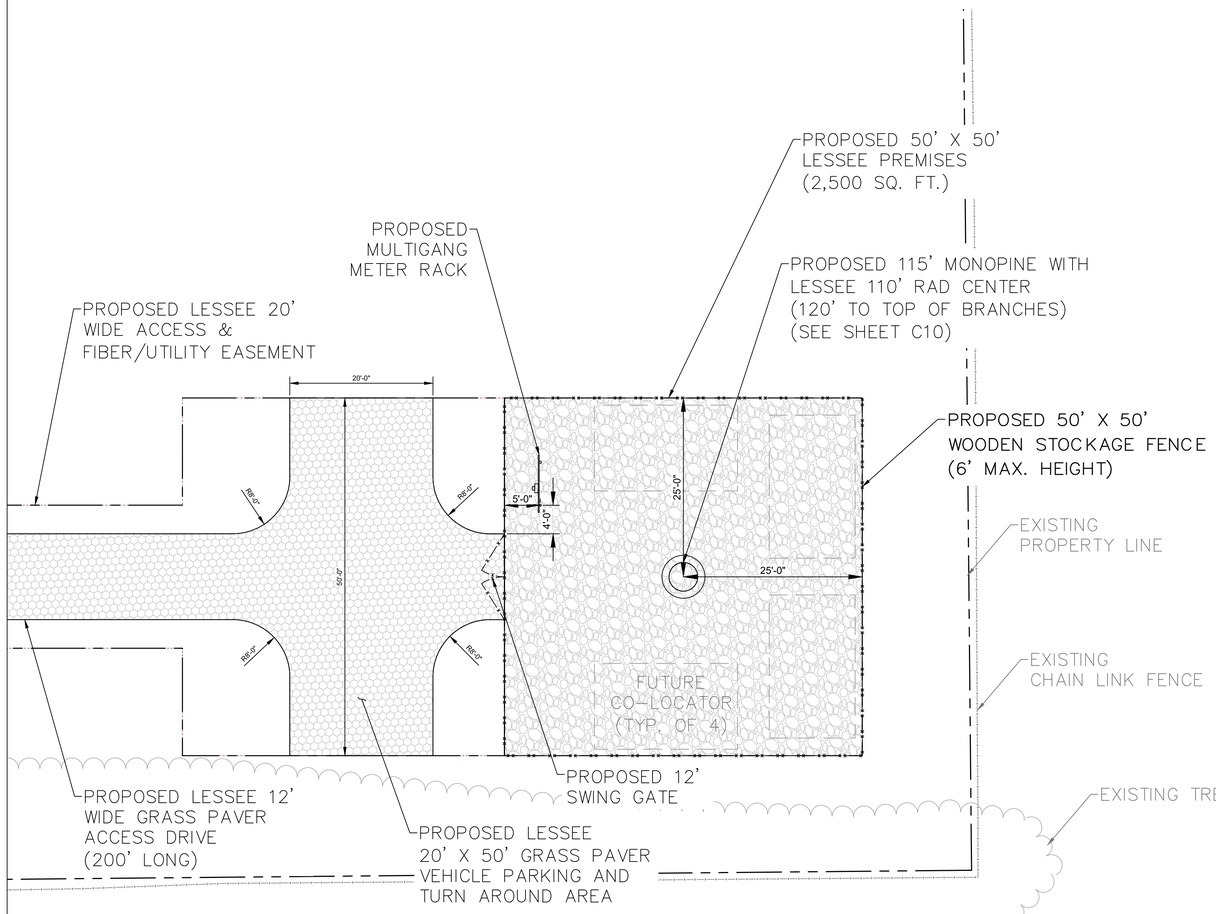
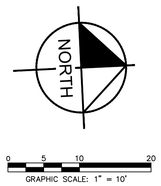


1 / C2 SITE PLAN

SCALE: 1" = 10'



SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
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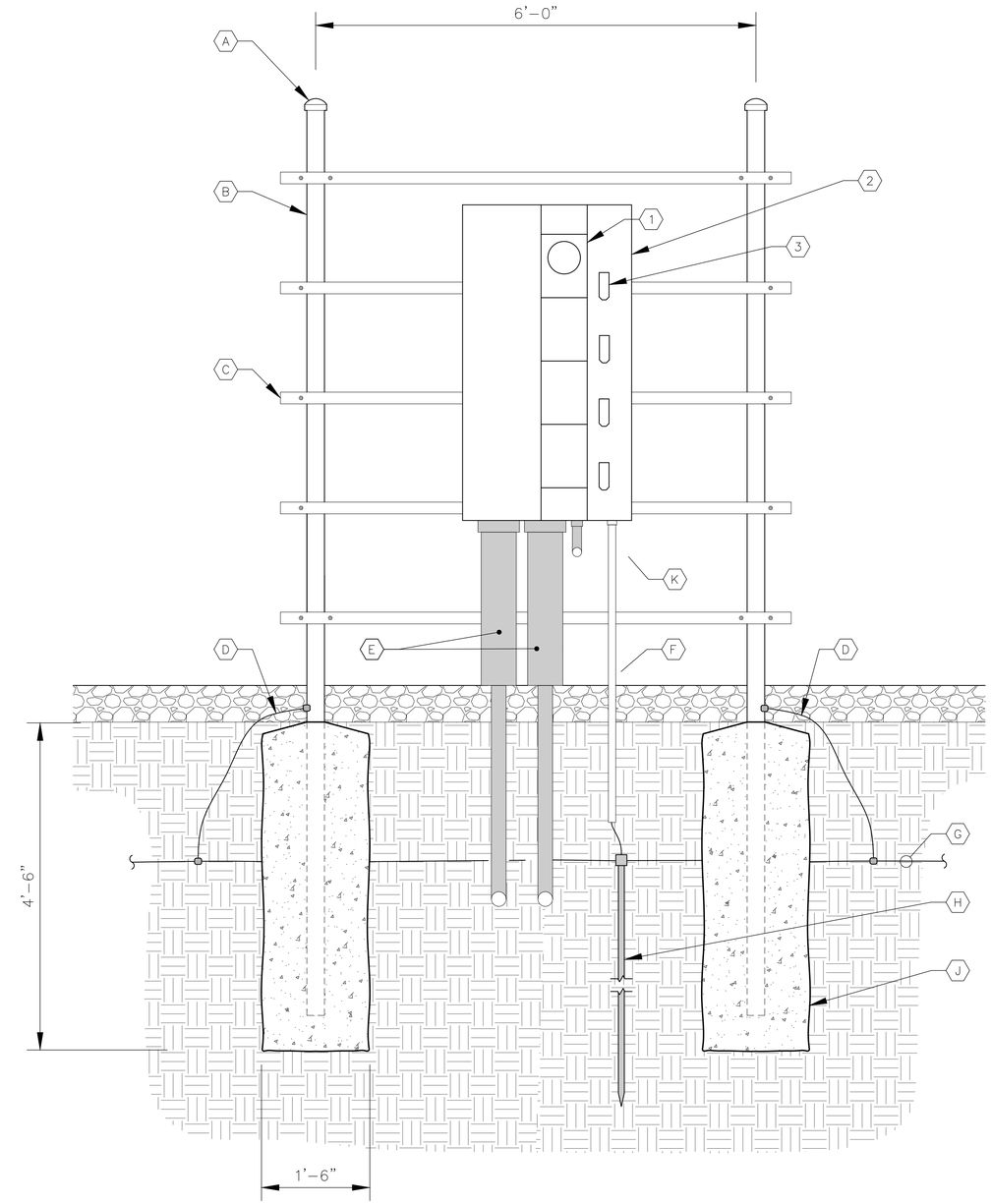

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

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4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

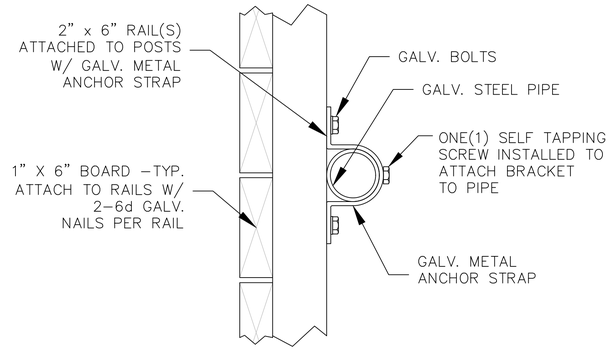
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



SECTION "A-A"
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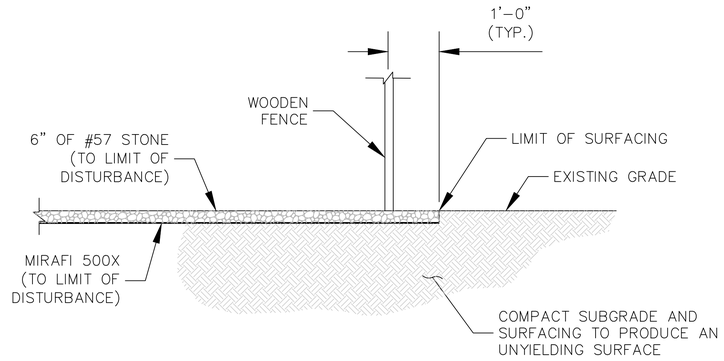
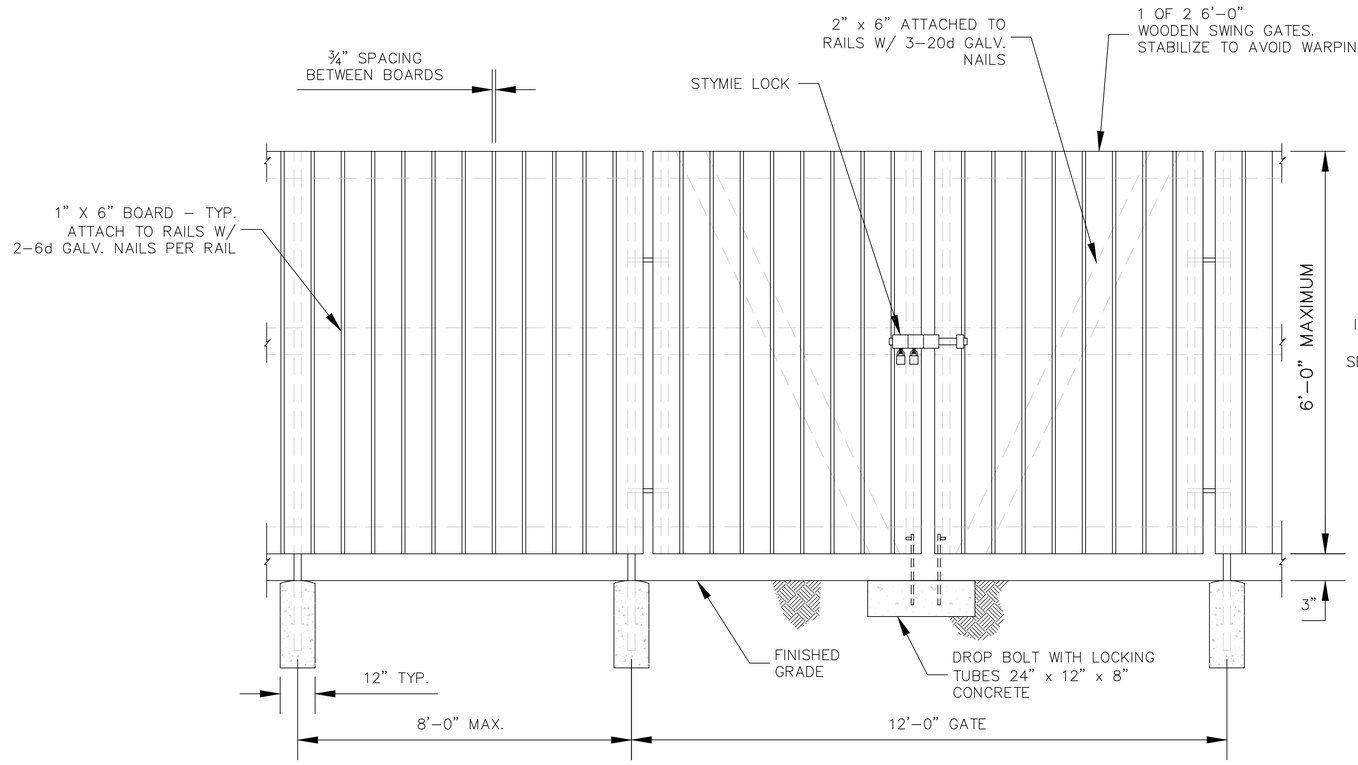
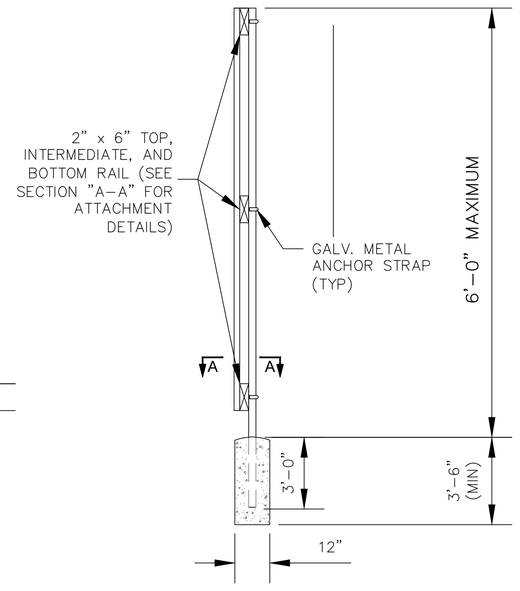


3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS — DANIEL C. CLASBY — CIVIL — No. 57896 — REGISTERED PROFESSIONAL ENGINEER — 42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:

C4

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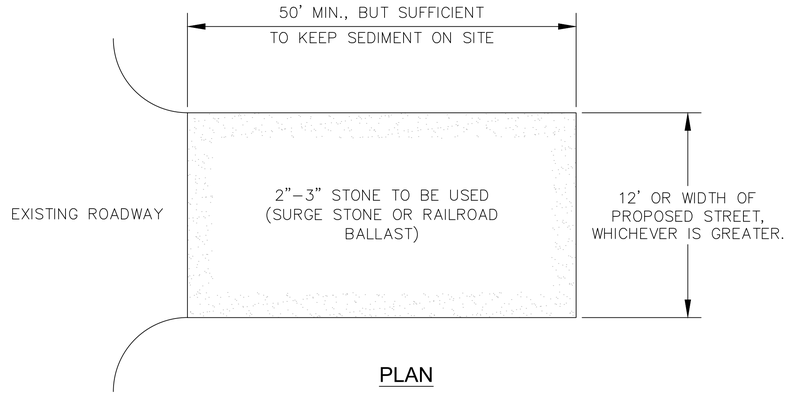
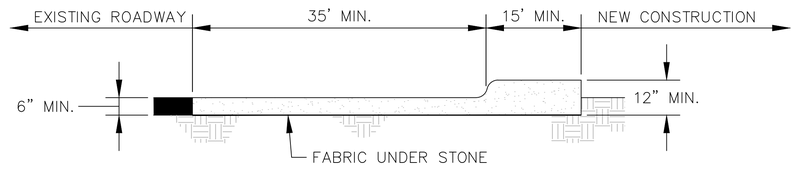


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

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4.25.25

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ACCESS ROAD DETAILS

SHEET NUMBER:

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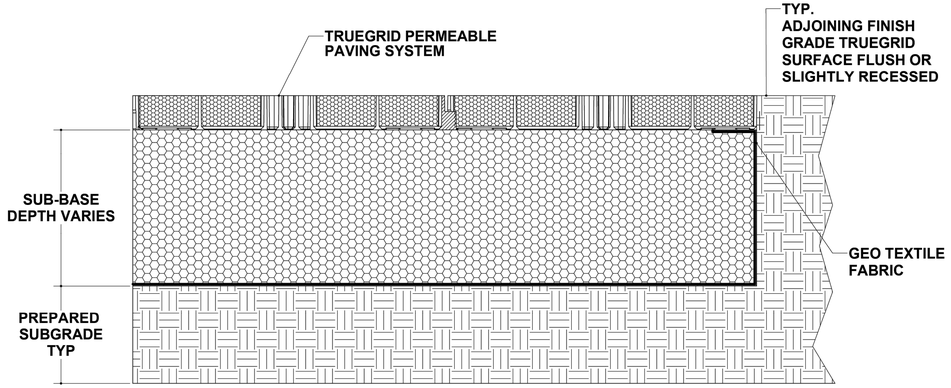
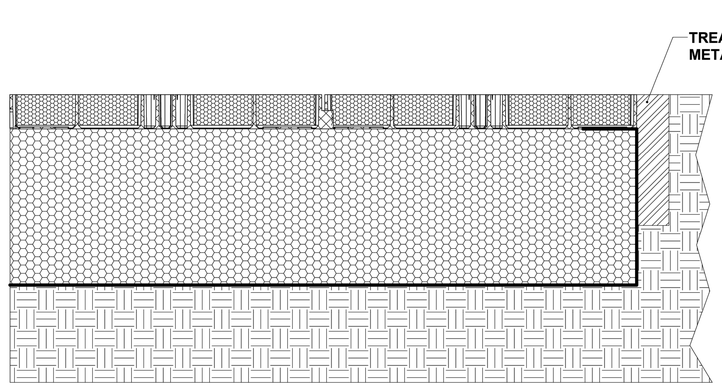
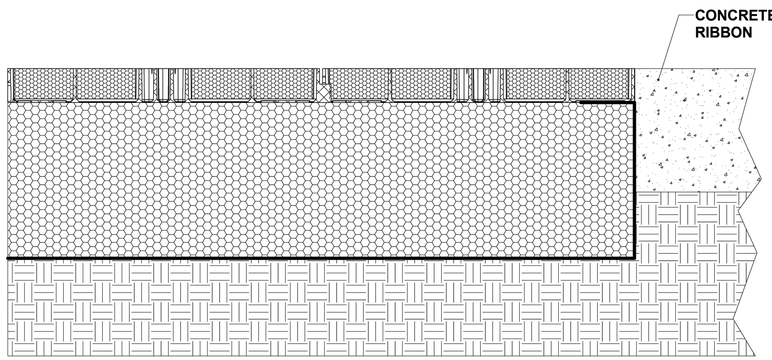


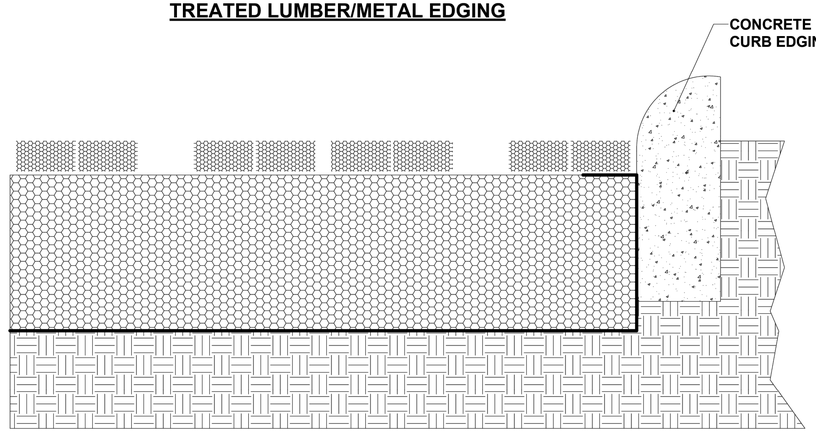
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



CONCRETE CURB EDGING

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

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ACCESS ROAD TRUEGRID DETAILS

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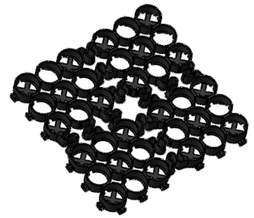
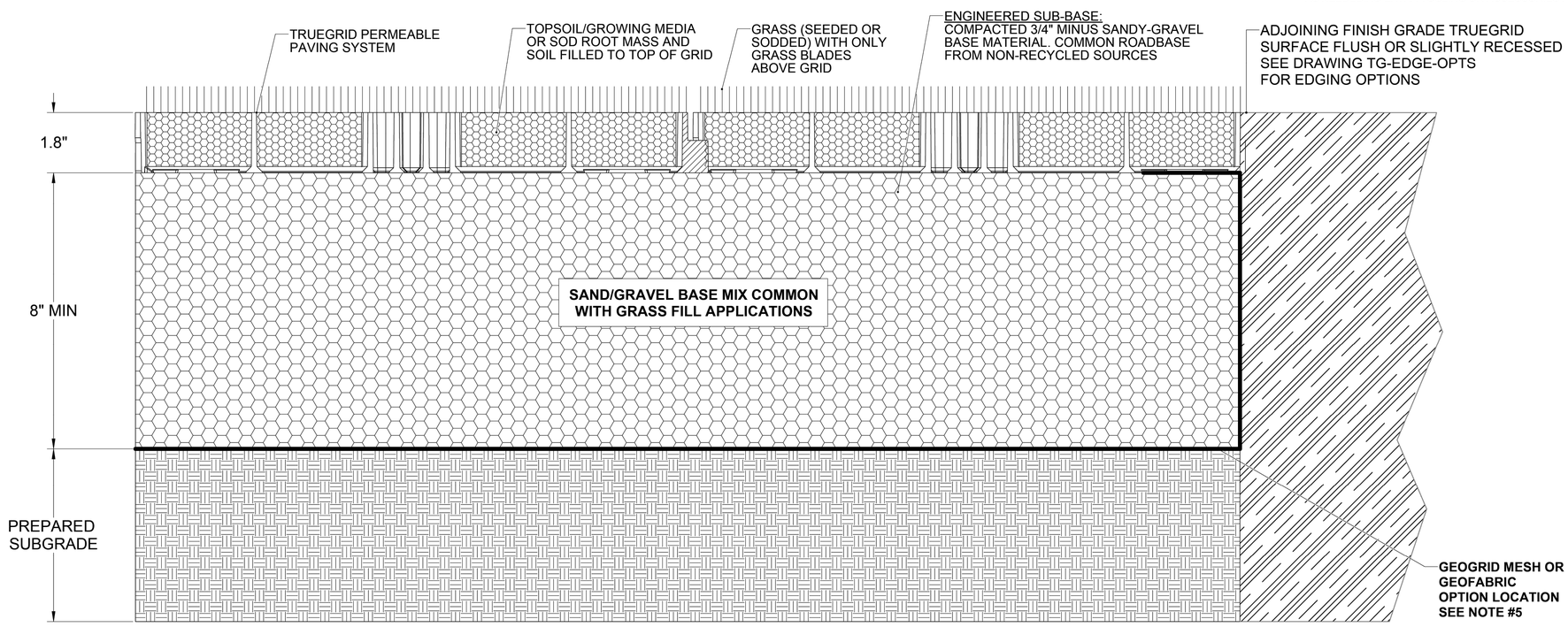
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

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DO NOT SCALE DRAWING

APPROVAL INFORMATION

DRAWN BY:	J. Thethy	DATE: 2/28/2020
CHECKED BY:	J. Thethy	DATE: 2/28/2020
APPROVED BY:	C. White	DATE: 2/28/2020
FILE I.D.:	TG-GRS-HL.sldprt	

TRUEGRID®
True to your project. True to the environment.

TRUEGRID GRASS FILL INSTALLATION HEAVY LOAD

SIZE: D | DRAWING NUMBER: TGFB-GRS-HL | REV: 01

SCALE: 1:1.5 | SHEET: 1 OF 1

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER: 013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE: ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER: C7

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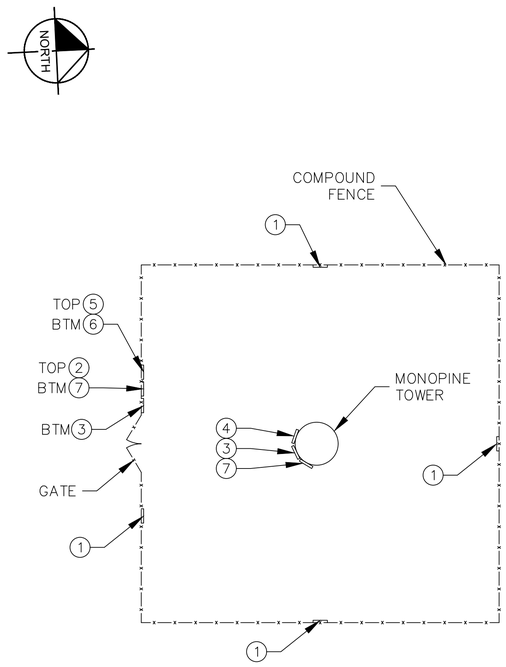


1 / C8 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

(OPERATIONS PROVIDED)

GREEN BACKGROUND w/ WHITE LETTERING

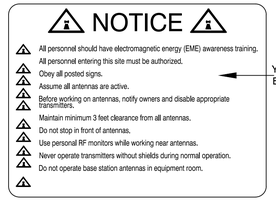
WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE

(OPERATIONS PROVIDED)

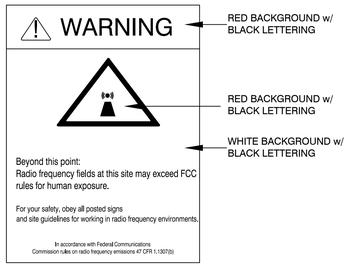


YELLOW BACKGROUND w/ BLACK LETTERING

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



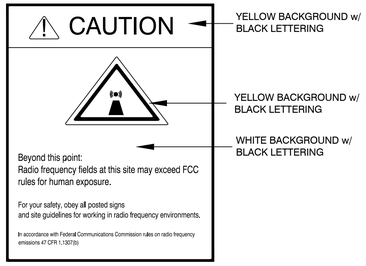
RED BACKGROUND w/ BLACK LETTERING

RED BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



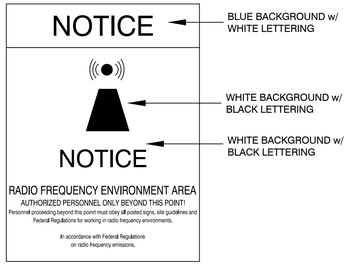
YELLOW BACKGROUND w/ BLACK LETTERING

YELLOW BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



BLUE BACKGROUND w/ WHITE LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

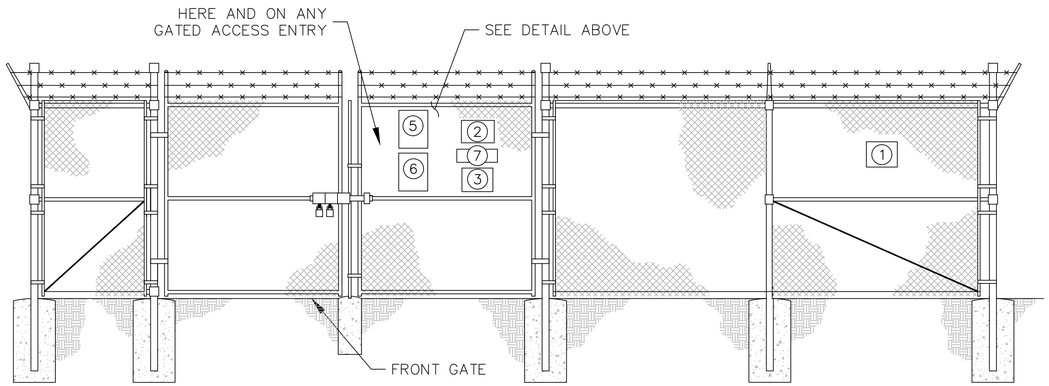
WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C8 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C8 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

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

Diamond Communications LLC

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Kimley»Horn
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LICENSER:

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

SITE SIGNAGE DETAILS

SHEET NUMBER:

C8

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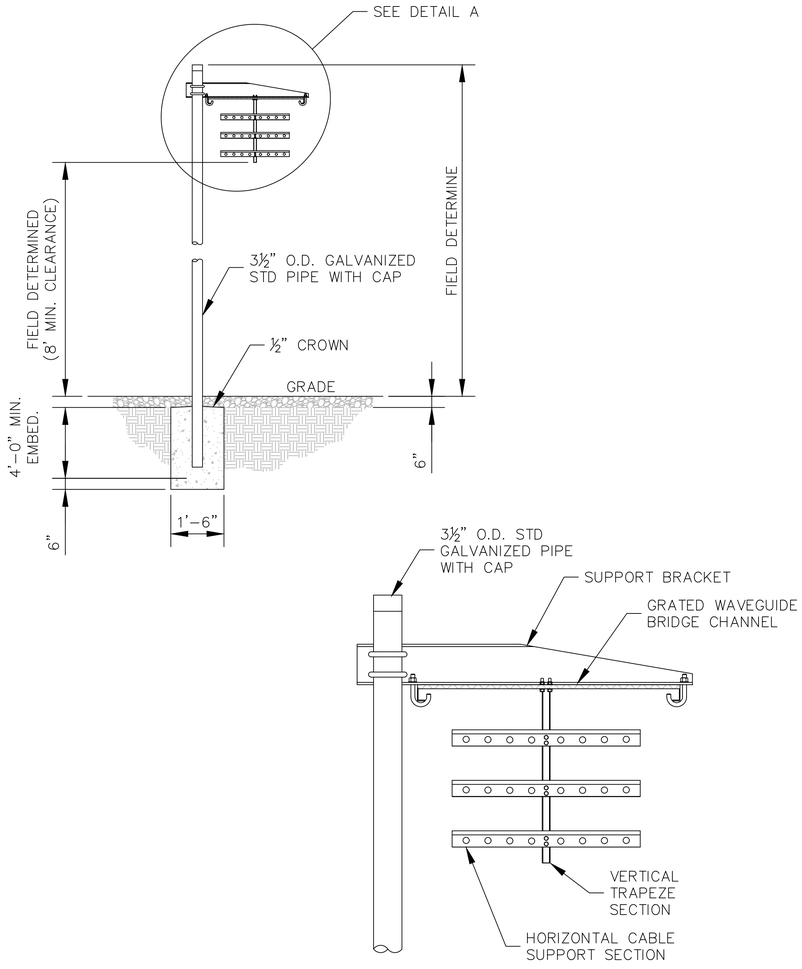
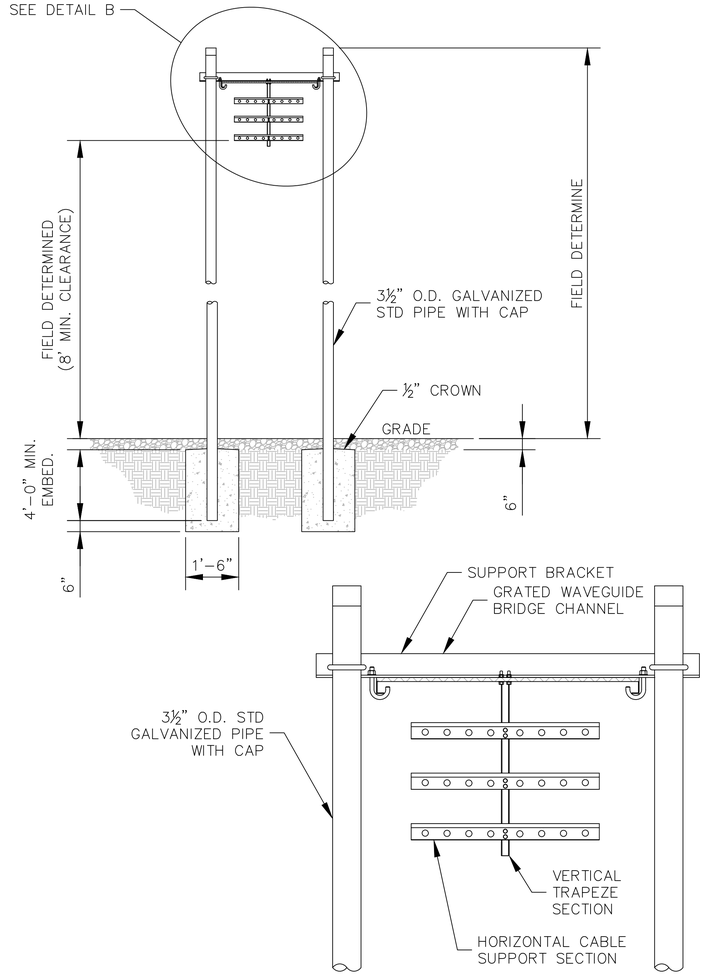


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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Diamond Communications LLC

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

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JAR	CDS

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C9

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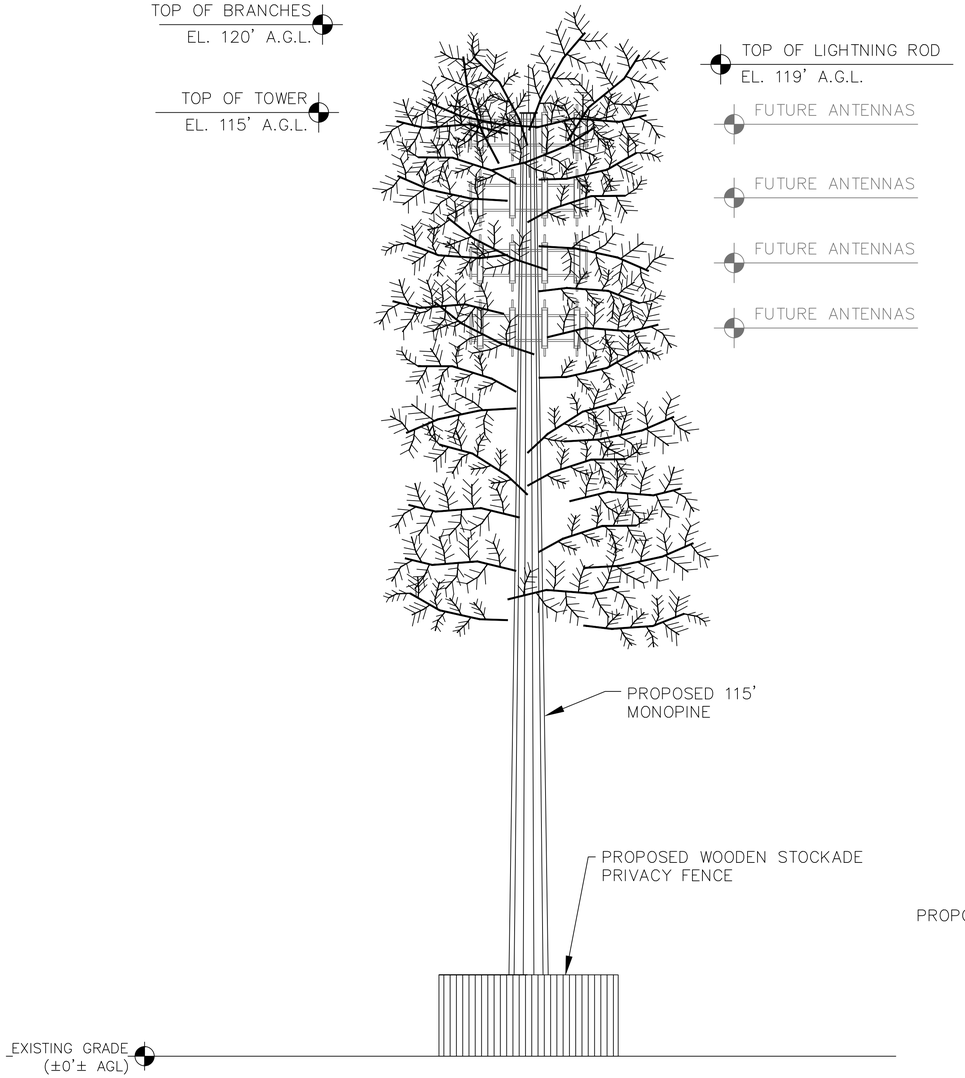
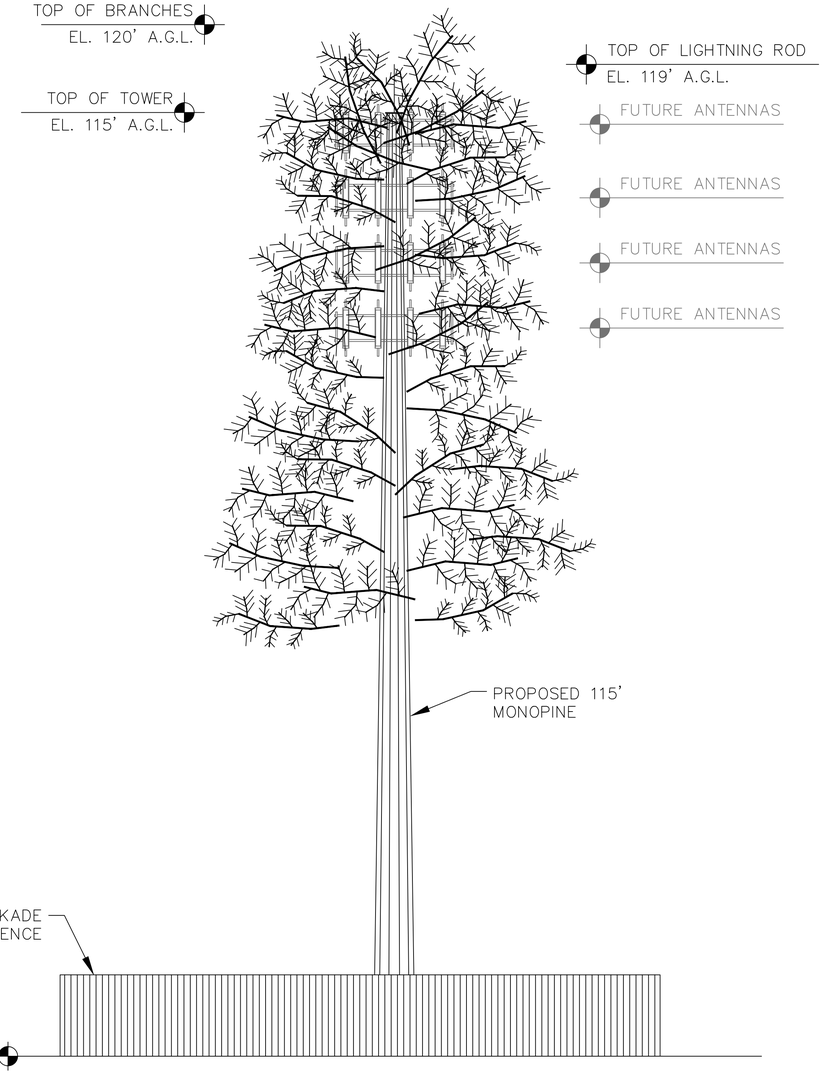


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).

2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C10

NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

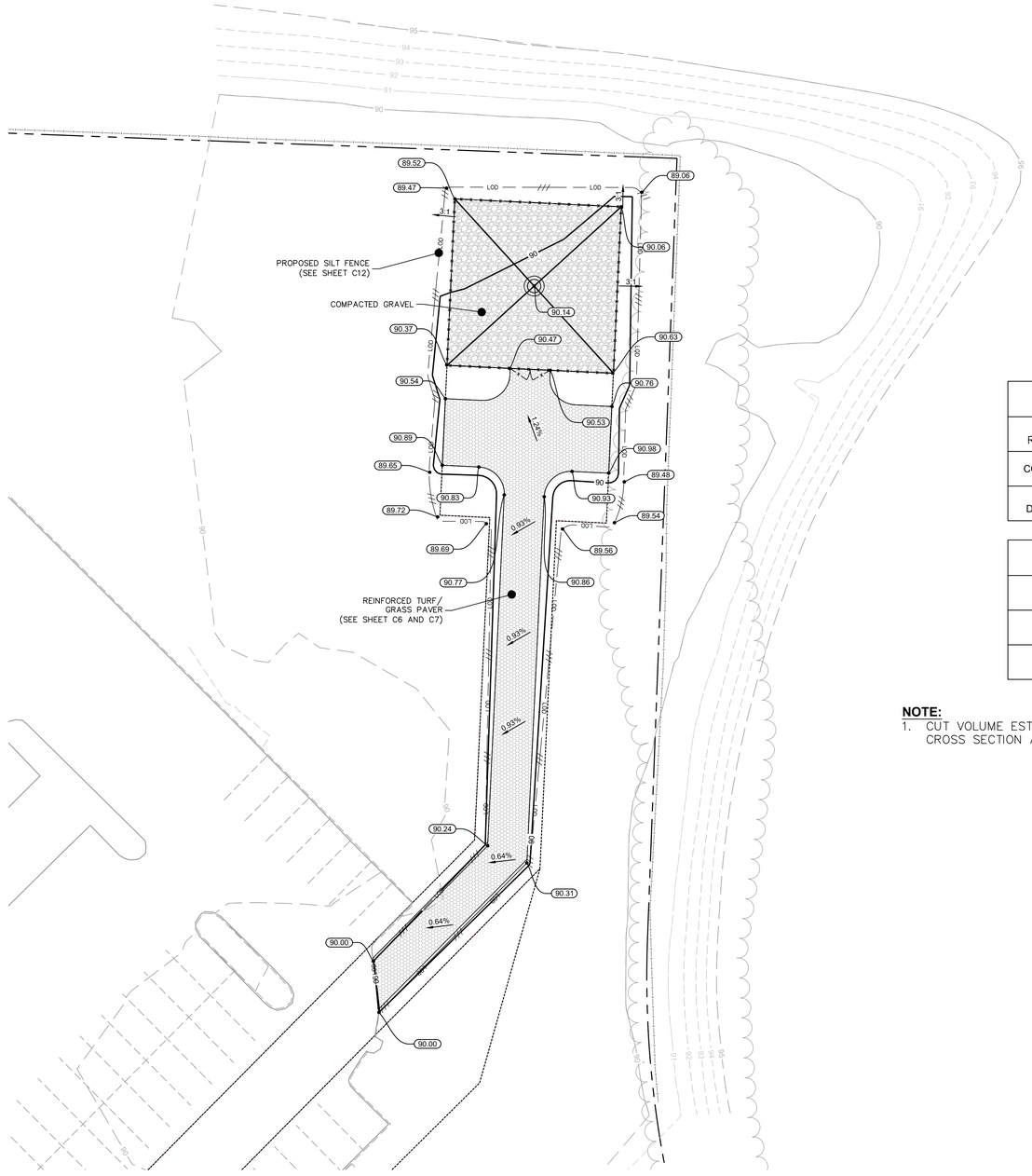
LOD/SILT FENCE — — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

0 10 20 40
GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 20'

Diamond Communications LLC

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COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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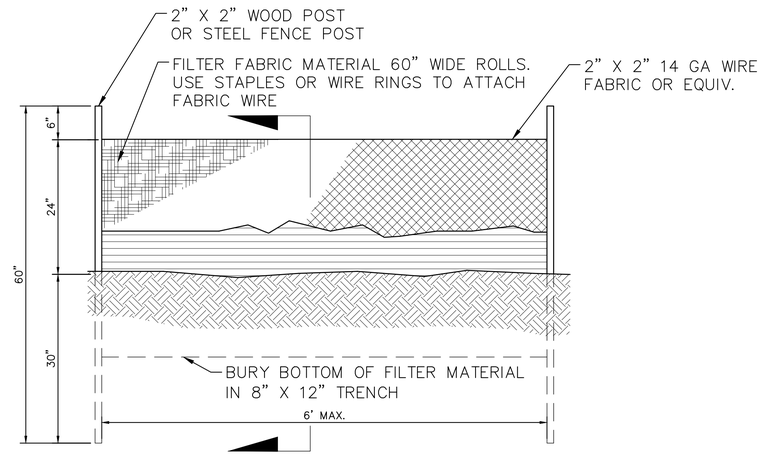
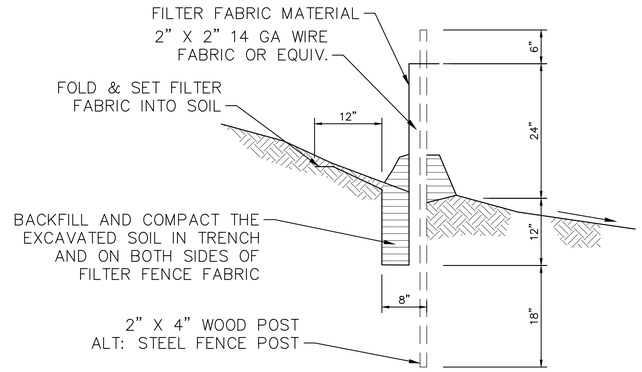


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

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DRAWN BY: JAR | CHECKED BY: DCC

SHEET TITLE:

SILT FENCE DETAILS

SHEET NUMBER:

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Town of Agawam

Building Department

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

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

May 23, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God- Proposed Cell Tower Project;

The Building Department has the following comments for the proposed cell tower project located on the property referenced above:

- Project will require a special permit by the Z.B.A- #180-94-B.
- Proposed fence height of 8' will require a variance- #180-97-H.
- Proposed base location does not meet the required setbacks from the property lines, variance required- #180-96-K.

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

June 20, 2025

Town of Agawam
Zoning Board of Appeals
Agawam Town Hall
36 Main Street
Agawam, MA 01001

Re: Diamond Communications, LLC & Cellco Partnership d/b/a Verizon Wireless Proposed Wireless Communications Installation at 580 Main Street.

Dear Chairwoman Prouty,

Please be advised that this office represents Diamond Communications, LLC and Cellco Partnership d/b/a Verizon Wireless (collectively, the "Applicants") regarding a Special Permit and Variance Application for the property commonly known at 580 Main Street (the "Application")

Please note there is a hearing scheduled on August 11, 2025 (the "Hearing Date") regarding the Application. Under Section 180-95 of the Agawam Zoning By-laws, the Zoning Board of Appeals (the "ZBA") has the authority to hire an independent consultant to review the Application. Please accept this correspondence as the Applicants' authorization for the ZBA to hire Isotrope, LLC prior to the Hearing Date. The Applicants agree to cover the cost of the review up to $5,000.00.

Please let me know if you have any questions.

Very truly yours,

Michael A. Fenton

MAF/lkm

23\0520\5ZBA.5003

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:34 PM by: William.Bridger

Diamond Communications LLC

verizon

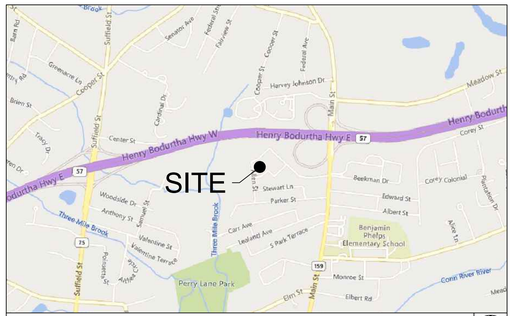
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

NORTH

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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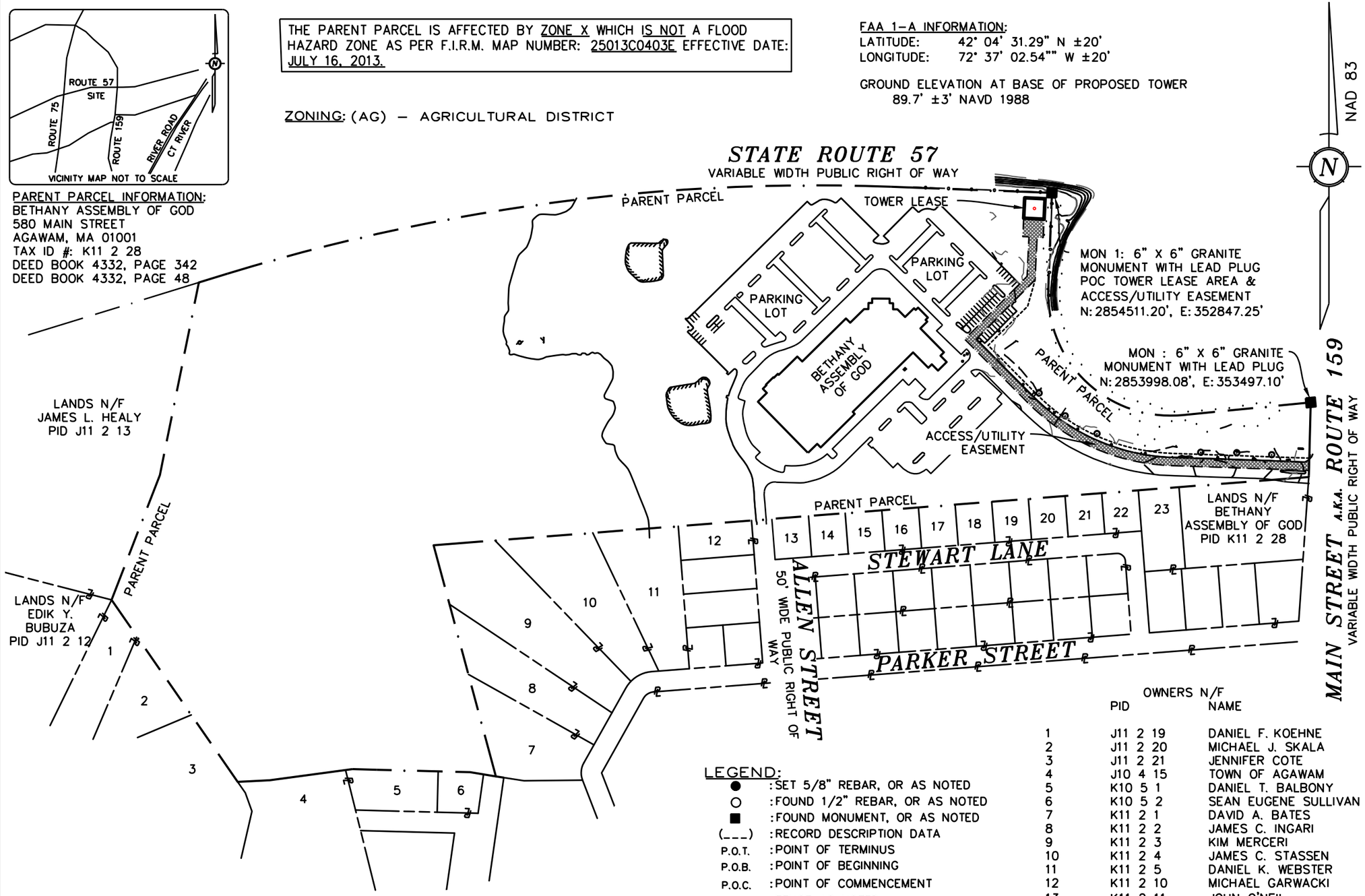
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



OWNERS N/F

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

LEGEND:

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

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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

SHEET 1 OF 5

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

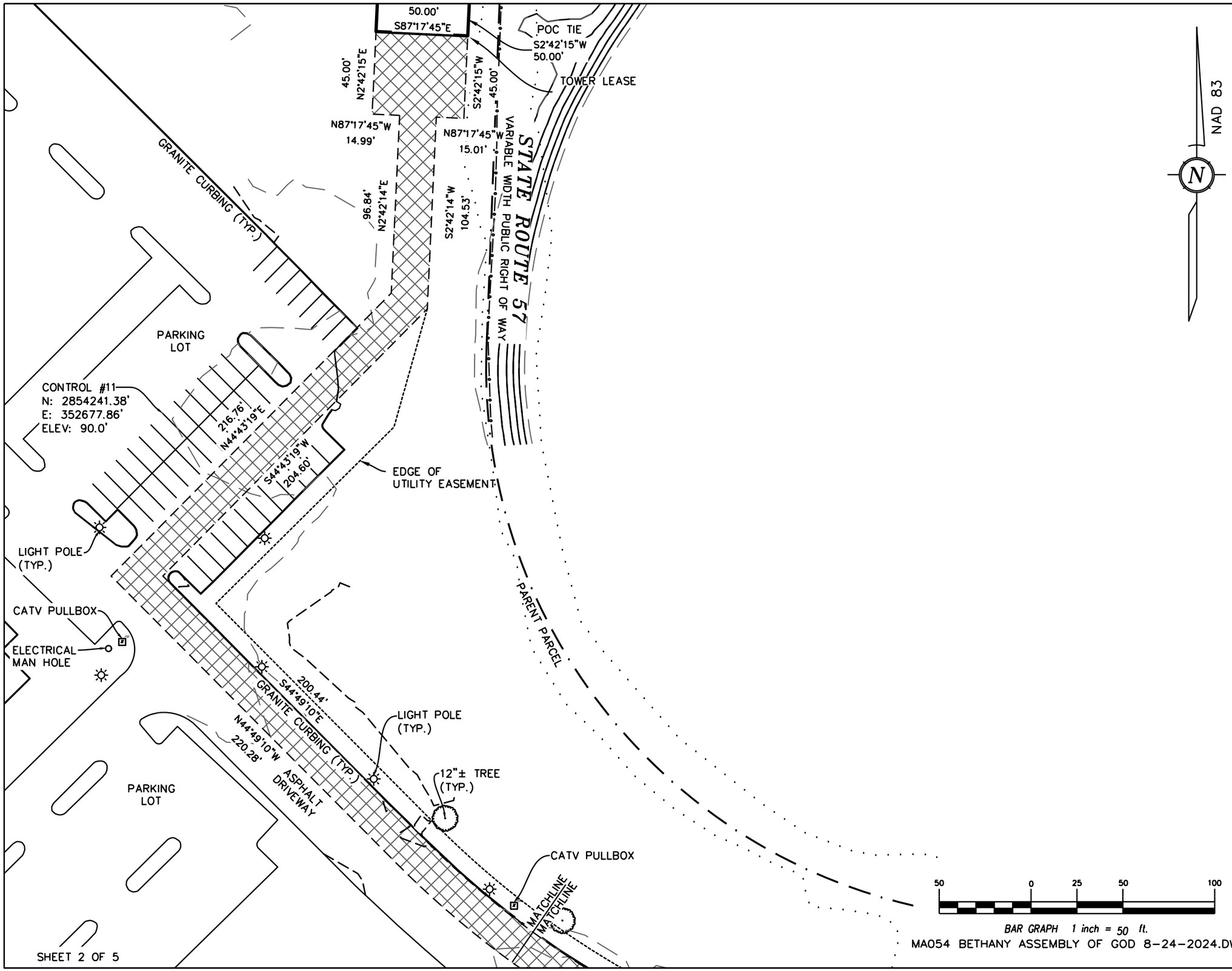
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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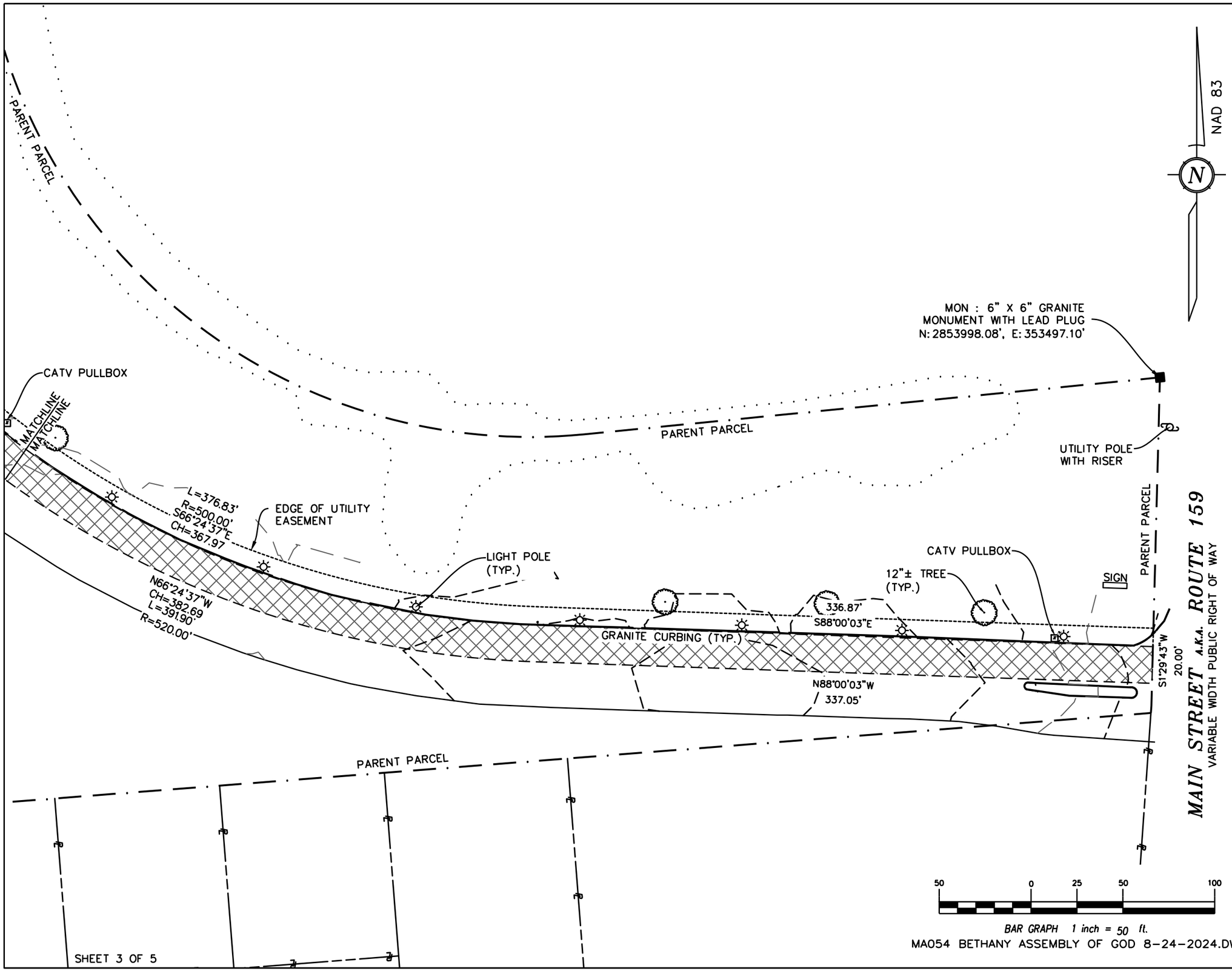

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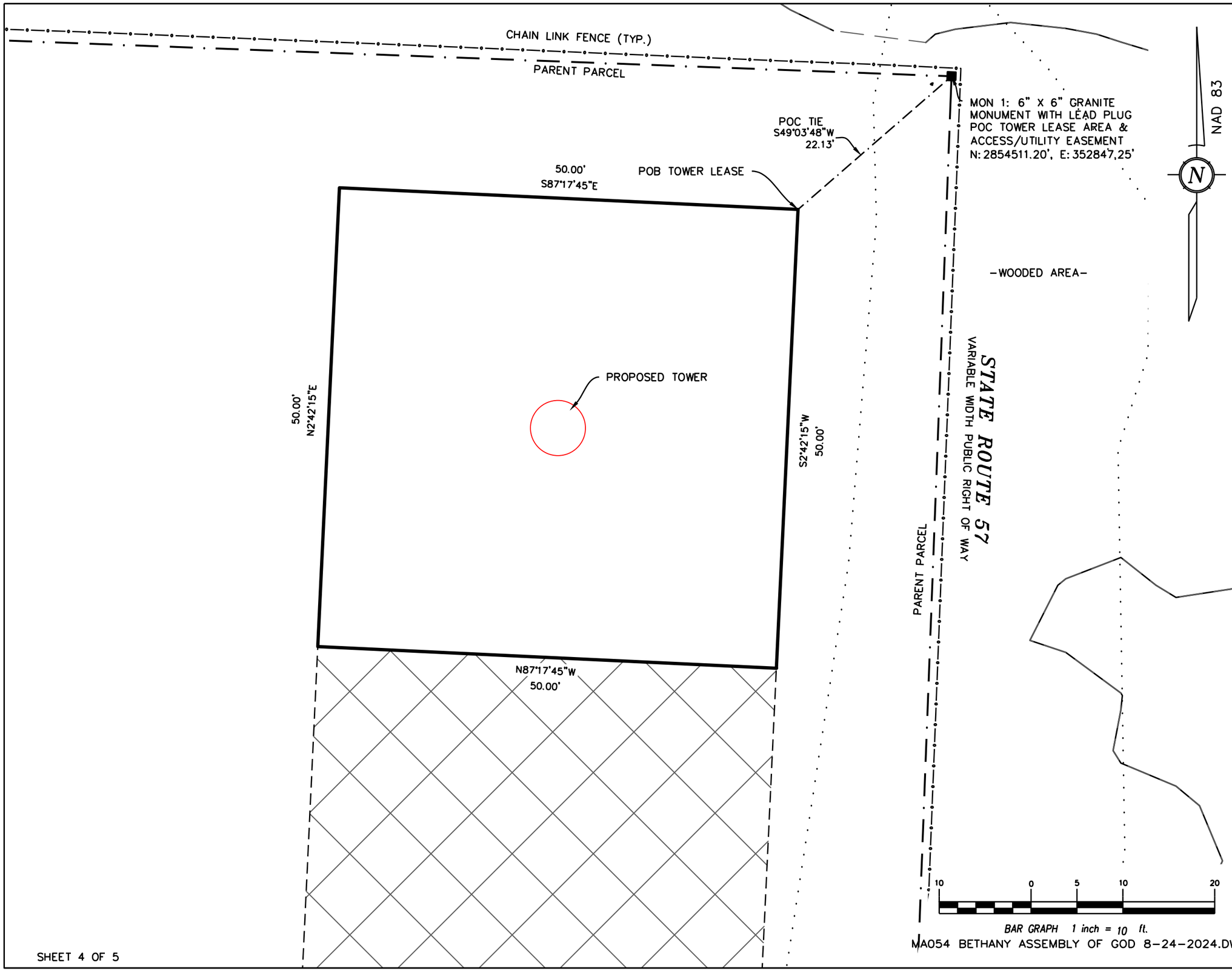

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DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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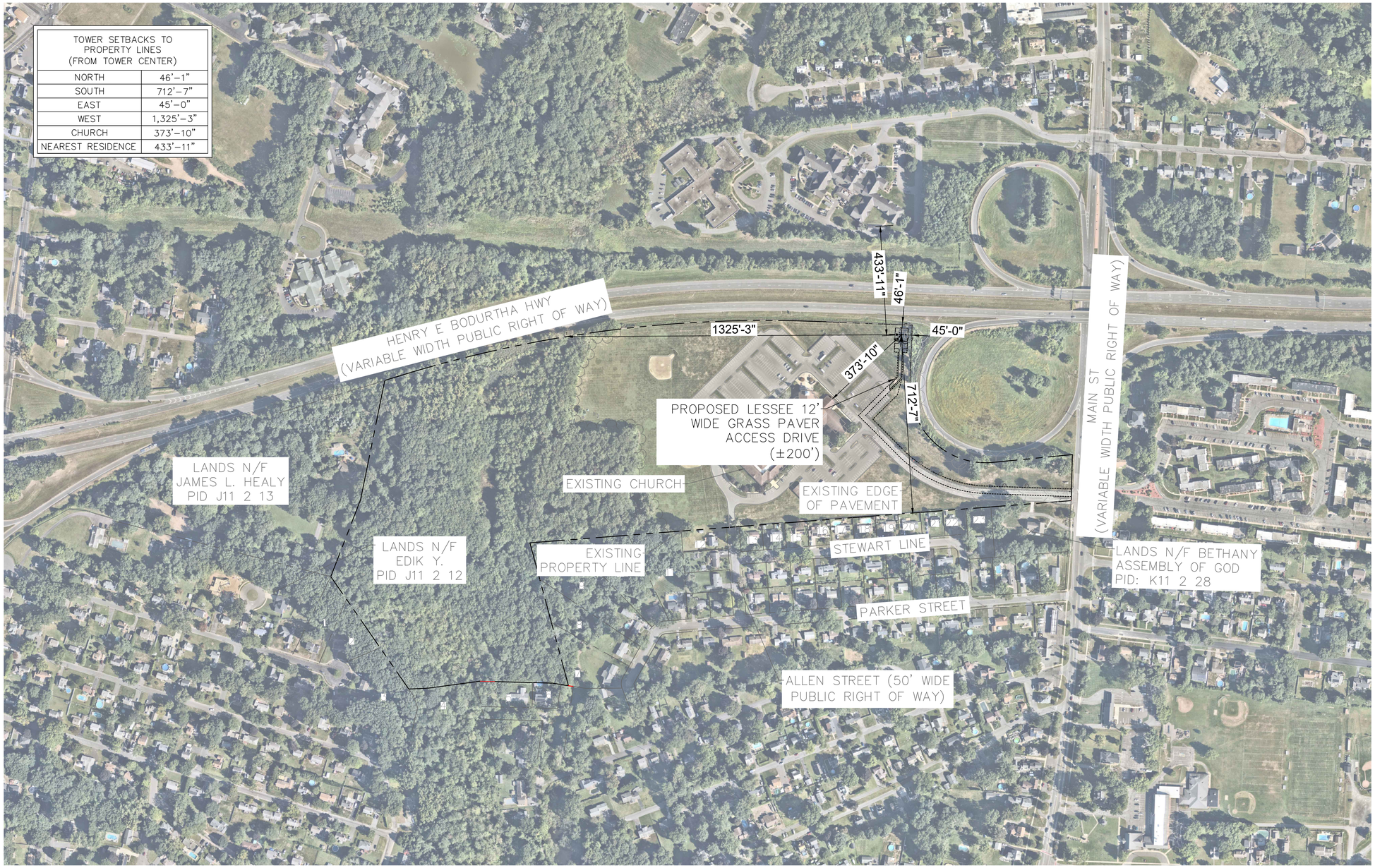
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

PROJECT INFORMATION:

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SITE No.: MA054

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

PROJECT INFORMATION:

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SITE No.: MA054

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OVERALL PARCEL TOPO

SHEET NUMBER:

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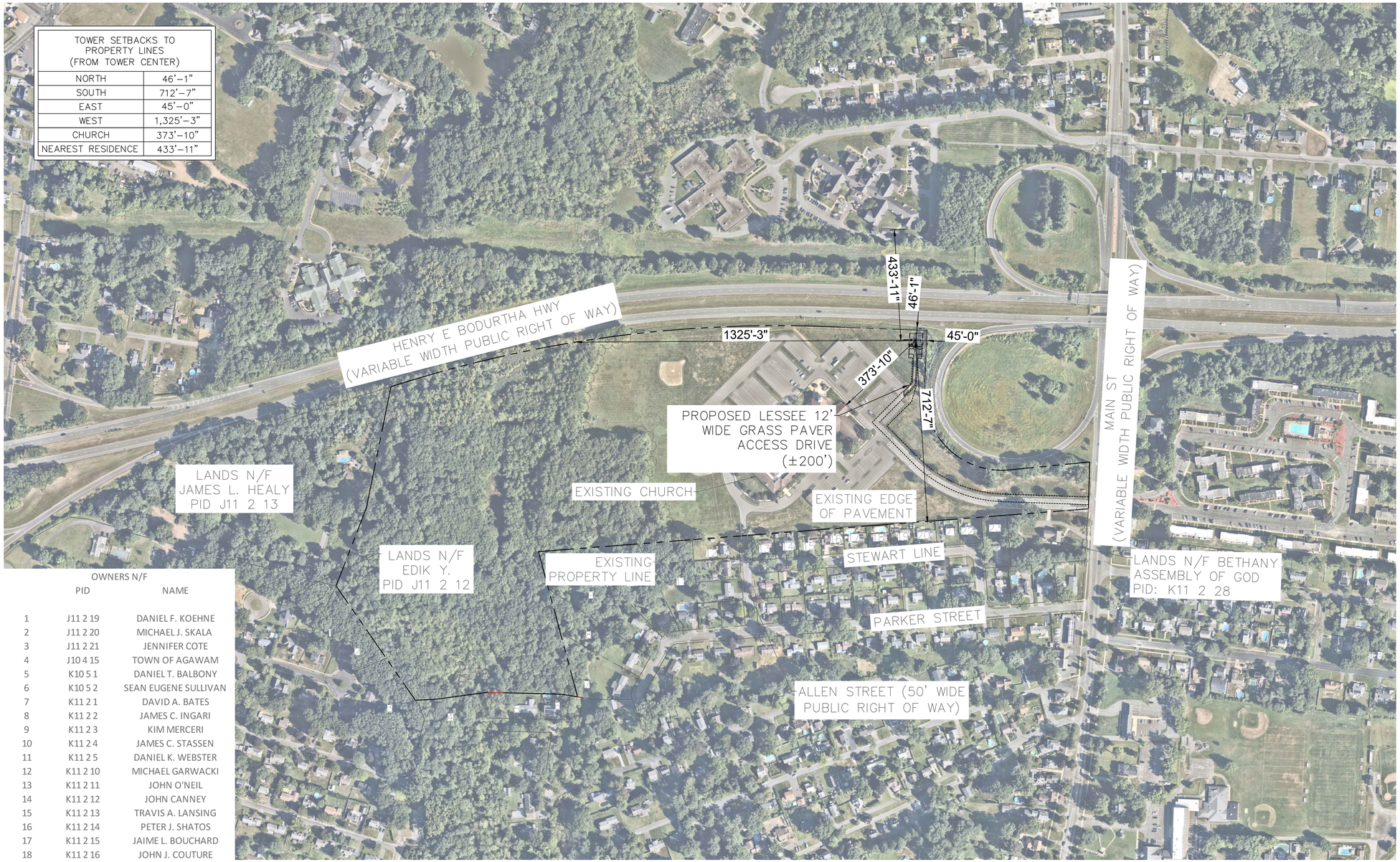

OWNERS N/F

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

SURVEY NOTE:

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1 / C0.2 OVERALL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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SITE No.: MA054

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HAMPDEN COUNTY

PLANS PREPARED BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

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SHEET TITLE:

OVERALL PARCEL PLAN

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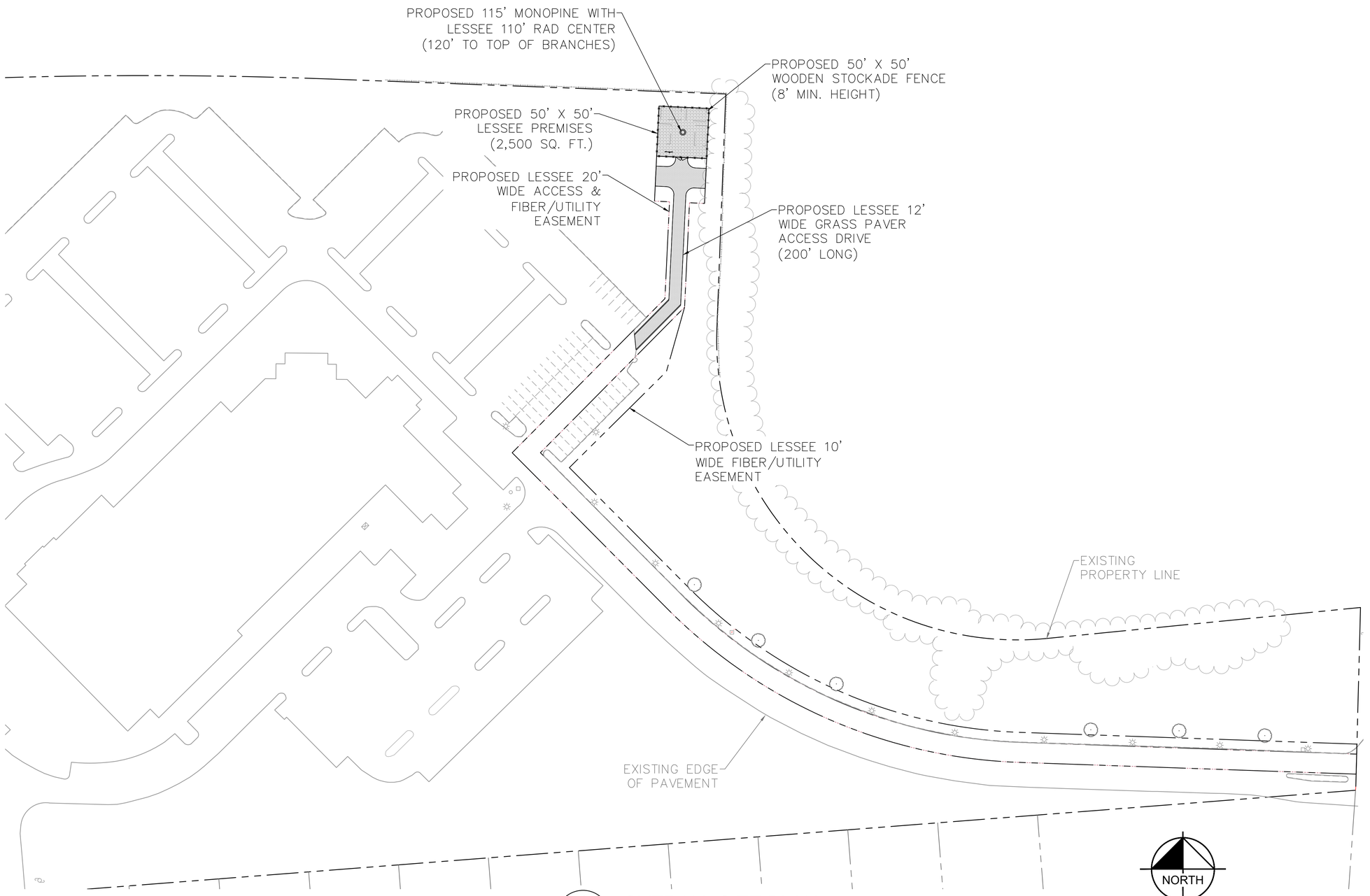

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1 / C1 **OVERALL SITE PLAN**

SCALE: 1" = 50'

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CIVIL
NO. 57896
REGISTERED
PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

013541034

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OVERALL SITE PLAN

SHEET NUMBER:

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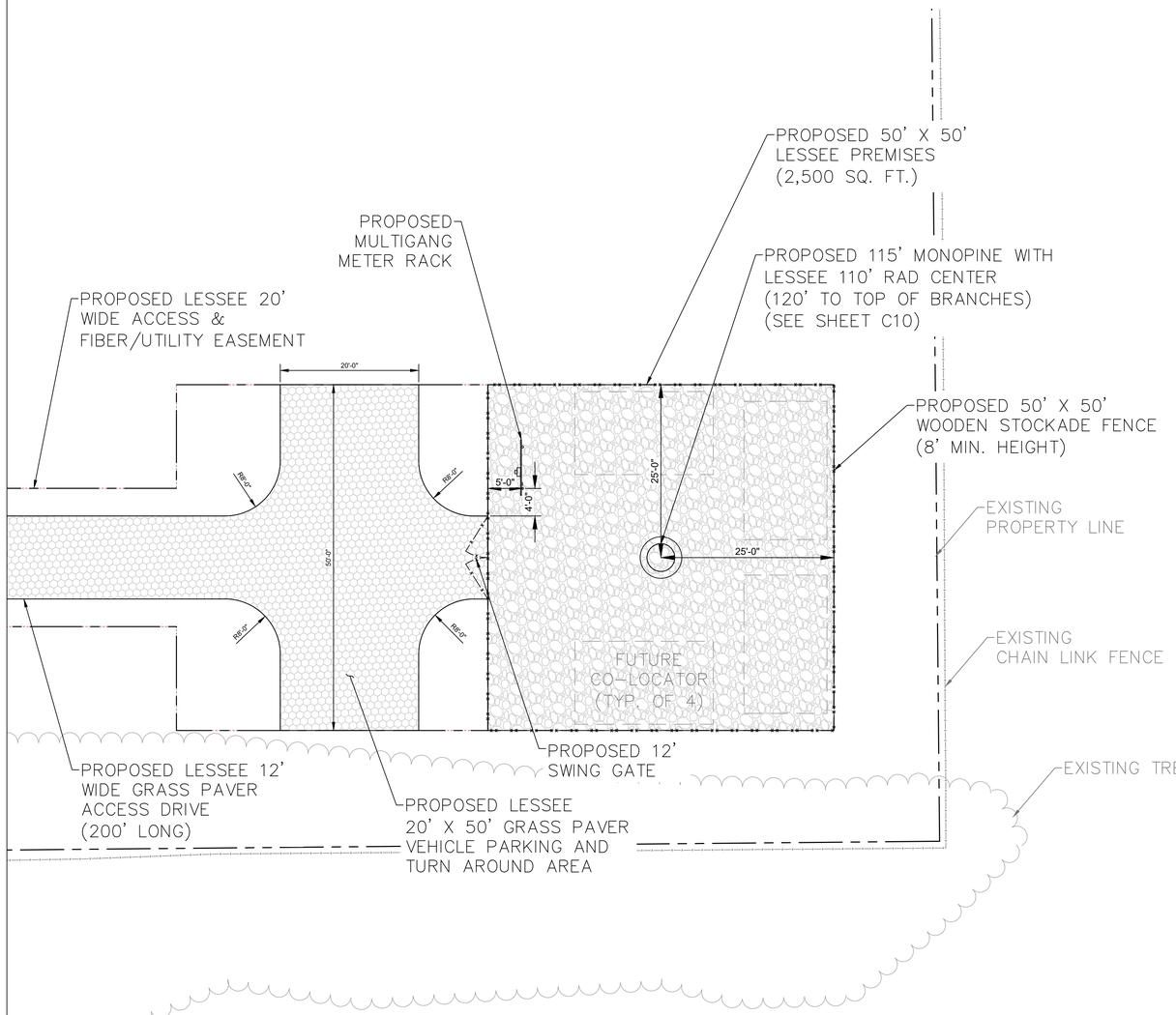
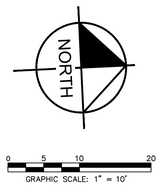


1 / C2 SITE PLAN

SCALE: 1" = 10'



SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: DATE: ISSUED FOR: BY:

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3	04/18/25	ZONING	DCC
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0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C2

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:35 PM by: William.Bridger

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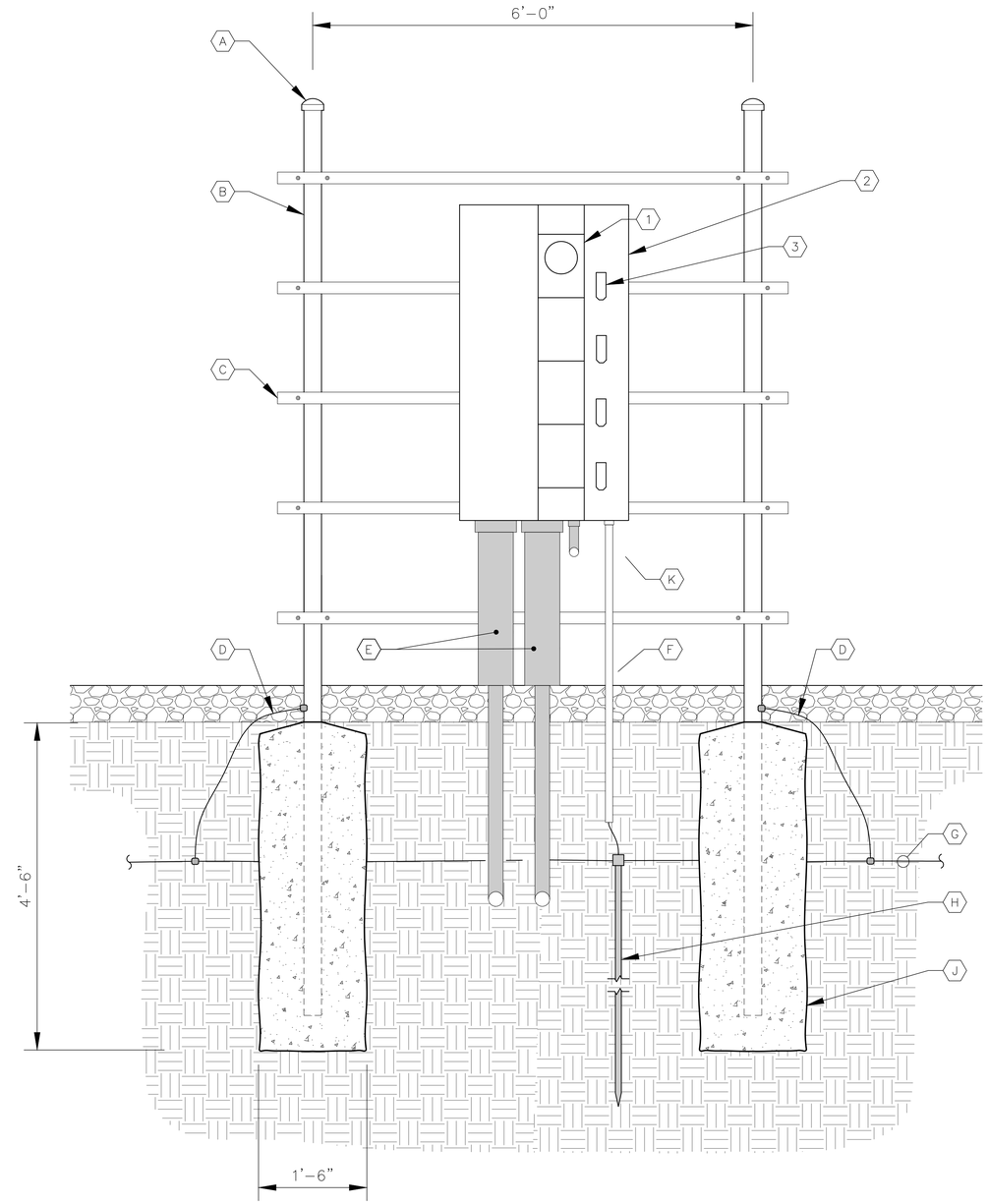

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

Diamond Communications LLC

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4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

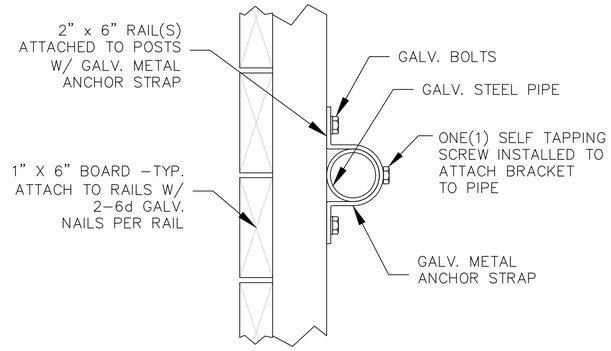
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



SECTION "A-A"
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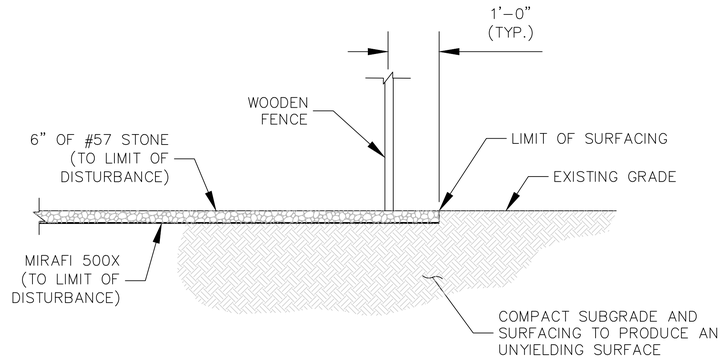
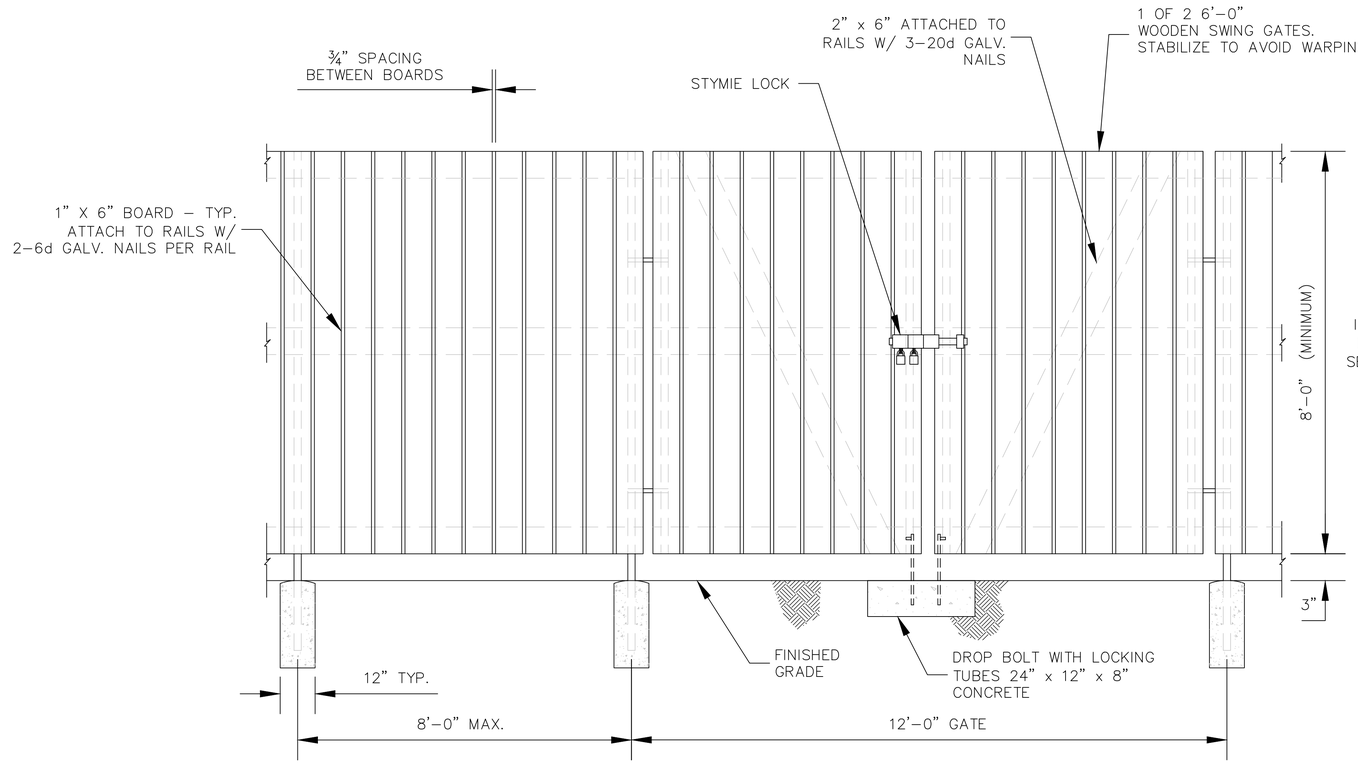
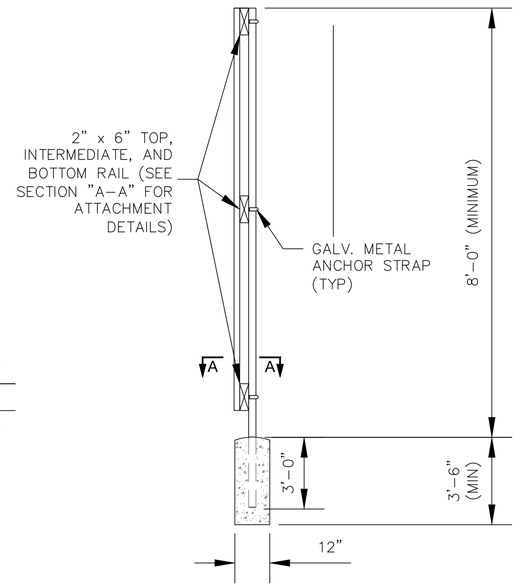


3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

Diamond Communications LLC

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SITE No.: MA054

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HAMPDEN COUNTY

PLANS PREPARED BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C4

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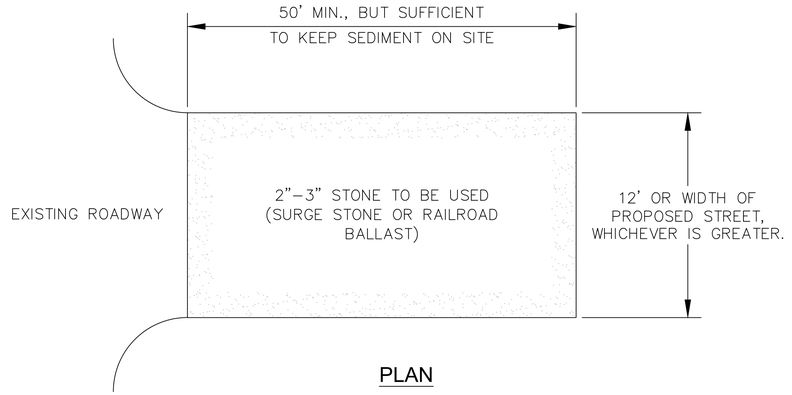
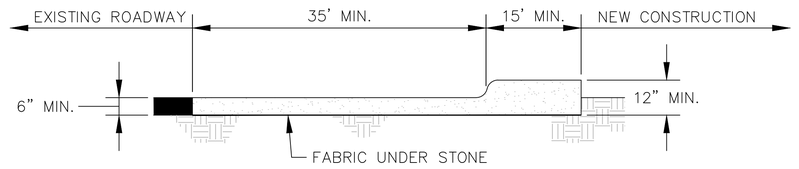


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

NOT TO SCALE

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
NO. 57896
REGISTERED
PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER:

C5

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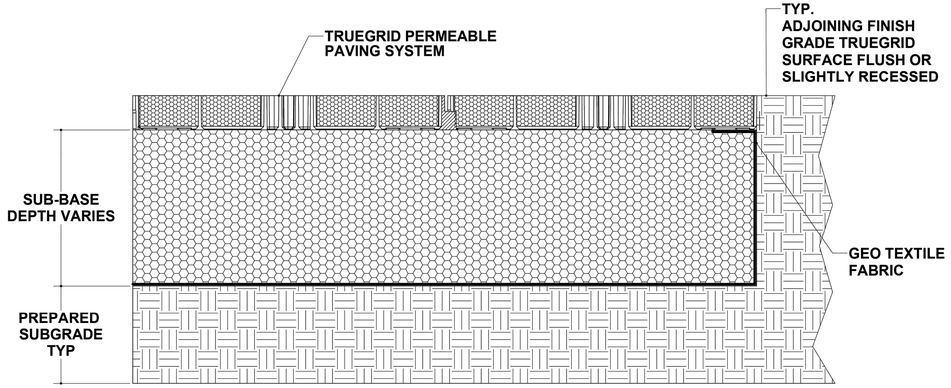
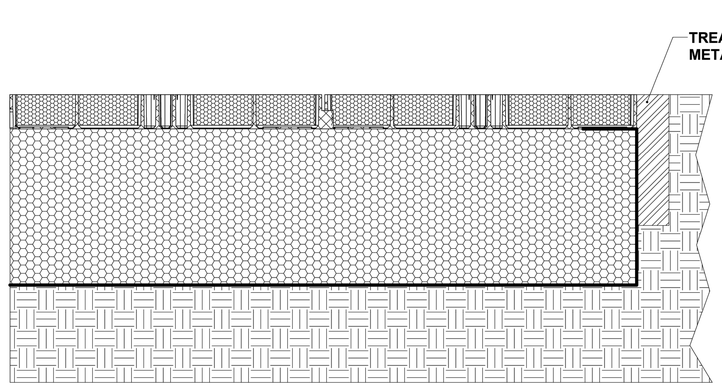
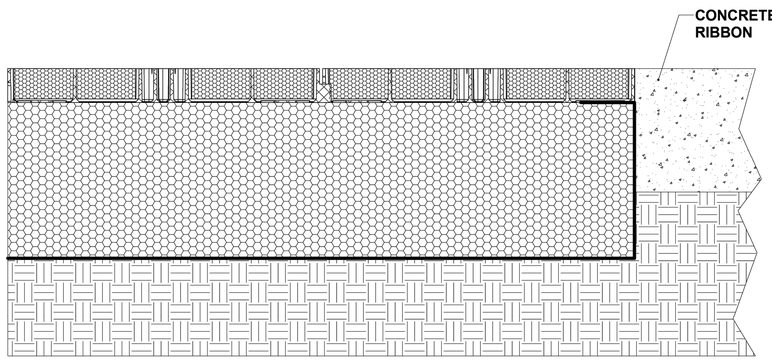


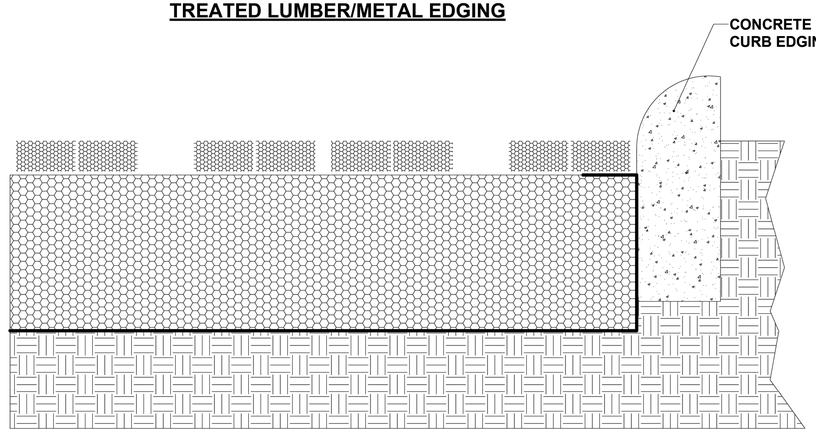
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



CONCRETE CURB EDGING

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

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

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APPROVED BY: C. White	DATE: 8/22/2017	
WEIGHT:		

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Diamond Communications LLC

PROJECT INFORMATION:

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580 MAIN ST
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PLANS PREPARED BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

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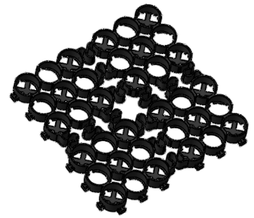
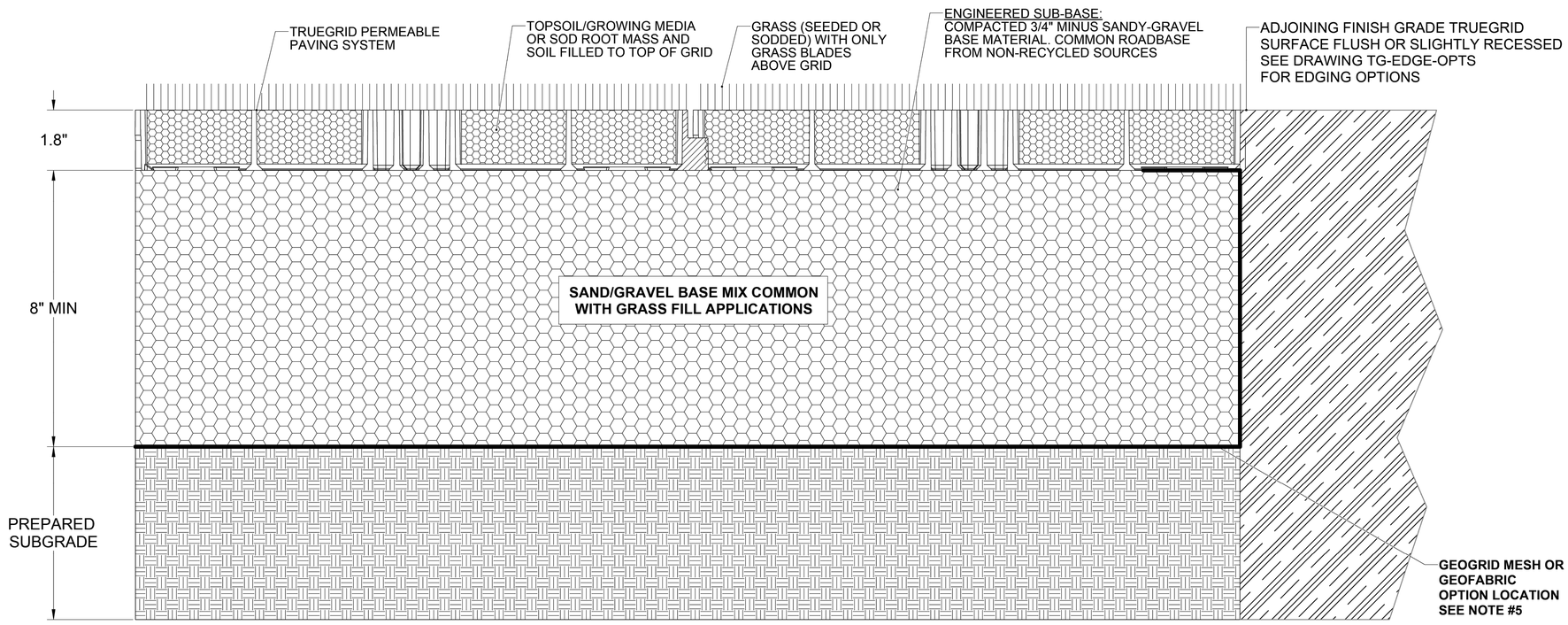
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

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01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

CLIENT / PROJECT

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CHECKED BY:	J. Thethy	DATE: 2/28/2020
APPROVED BY:	C. White	DATE: 2/28/2020
FILE I.D.:	TG-GRS-HL.sldprt	

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4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

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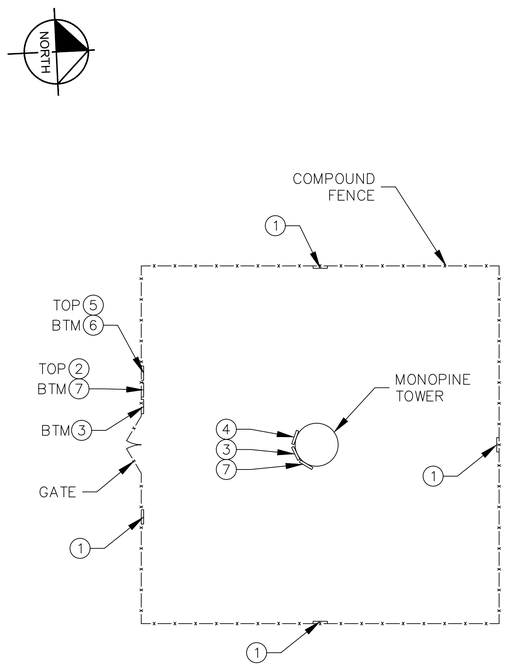


1 SIGN PLACEMENT PLAN VIEW
C8

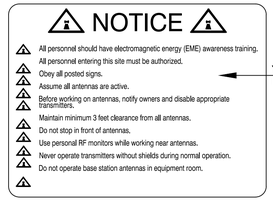
NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

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

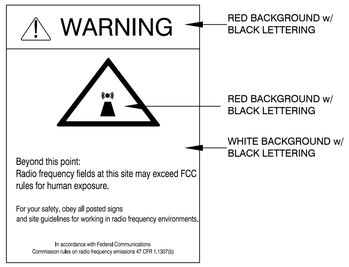
GREEN BACKGROUND w/ WHITE LETTERING
WHITE BACKGROUND w/ BLACK LETTERING
WHITE BACKGROUND w/ BLACK LETTERING

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



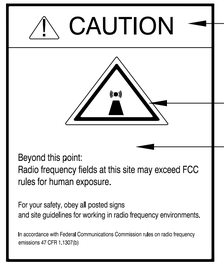
YELLOW BACKGROUND w/ BLACK LETTERING

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



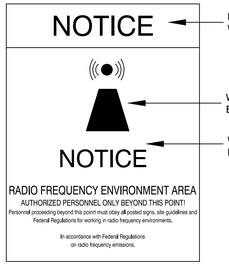
RED BACKGROUND w/ BLACK LETTERING
RED BACKGROUND w/ BLACK LETTERING
WHITE BACKGROUND w/ BLACK LETTERING

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



YELLOW BACKGROUND w/ BLACK LETTERING
YELLOW BACKGROUND w/ BLACK LETTERING
WHITE BACKGROUND w/ BLACK LETTERING

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



BLUE BACKGROUND w/ WHITE LETTERING
WHITE BACKGROUND w/ BLACK LETTERING
WHITE BACKGROUND w/ BLACK LETTERING

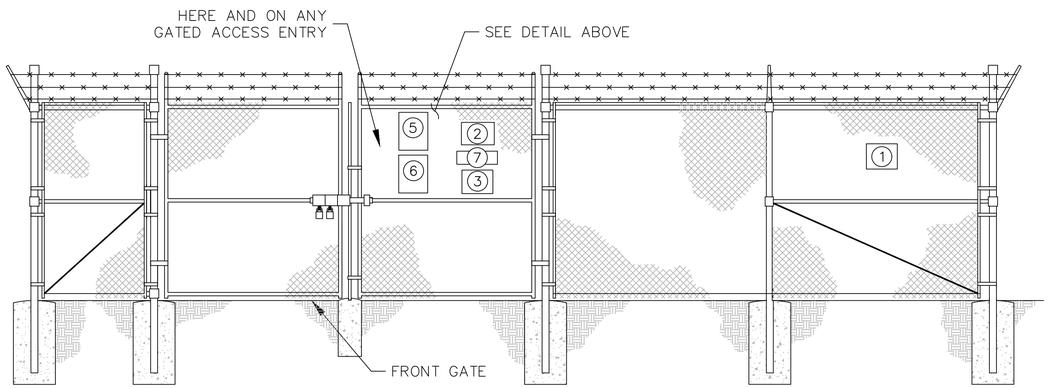
⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH

WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN
20 WIDE X 4" HIGH

2 TYPICAL SIGNS AND SPECIFICATIONS
C8

NOT TO SCALE



3 SIGN PLACEMENT FRONT GATE VIEW
C8

NOT TO SCALE

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

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
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REV: | DATE: | ISSUED FOR: | BY:

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0	01/19/24	ZONING	DMF

LICENSER:

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
SITE SIGNAGE DETAILS

SHEET NUMBER:
C8

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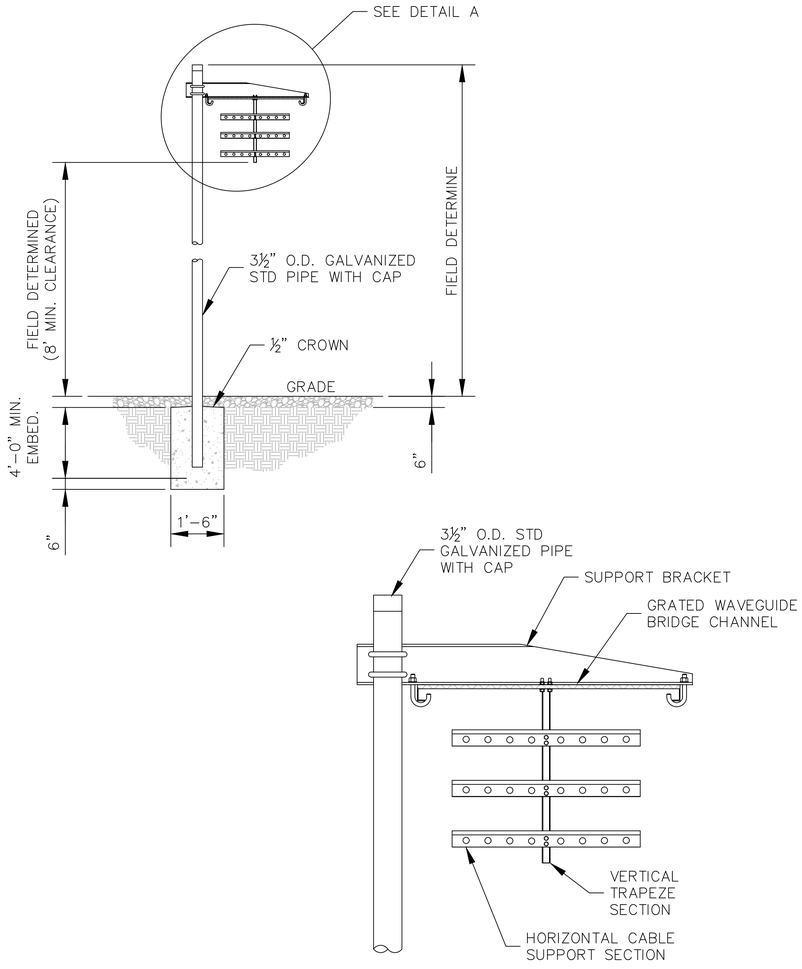
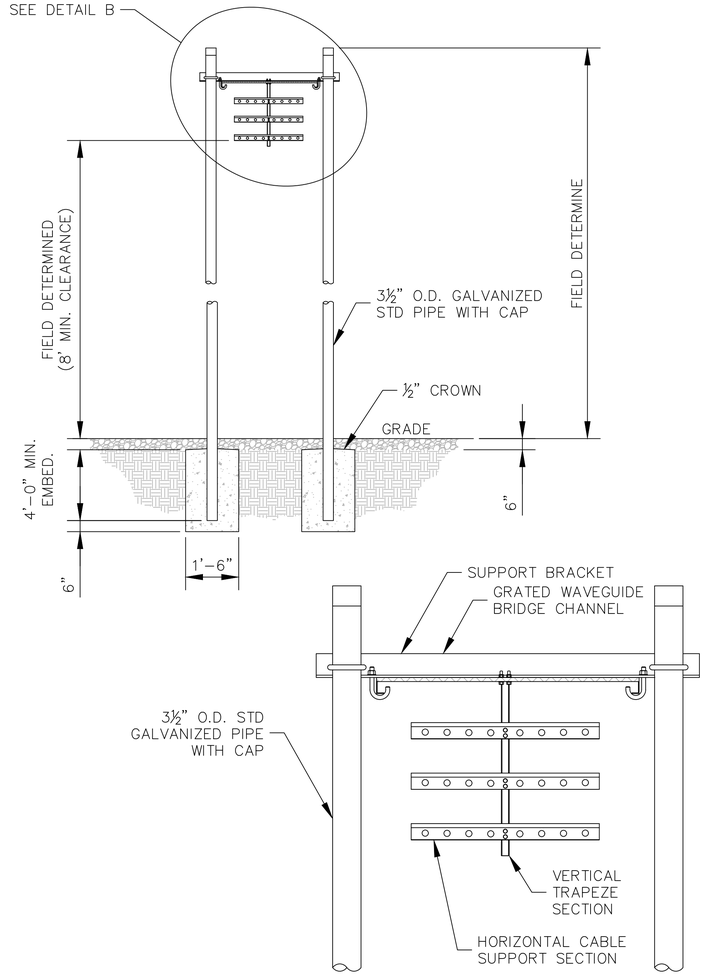


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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Diamond Communications LLC

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C9

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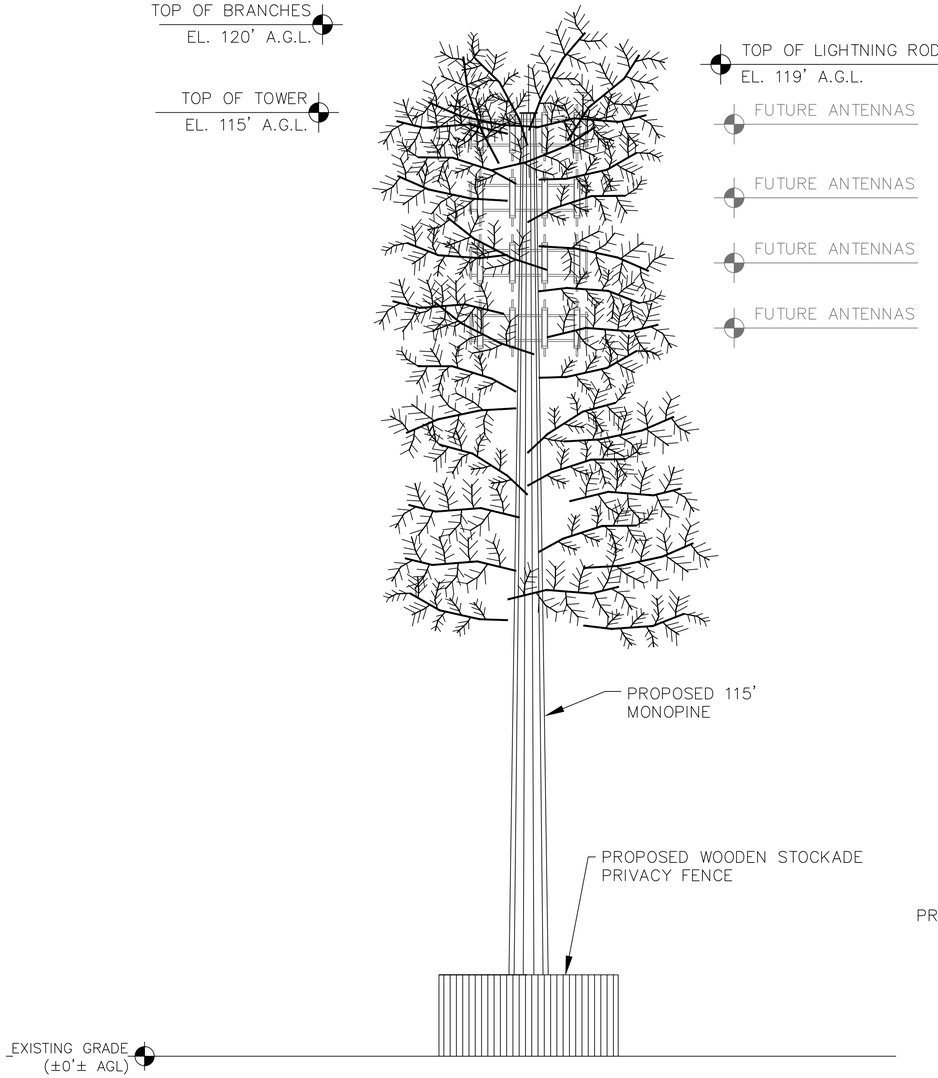
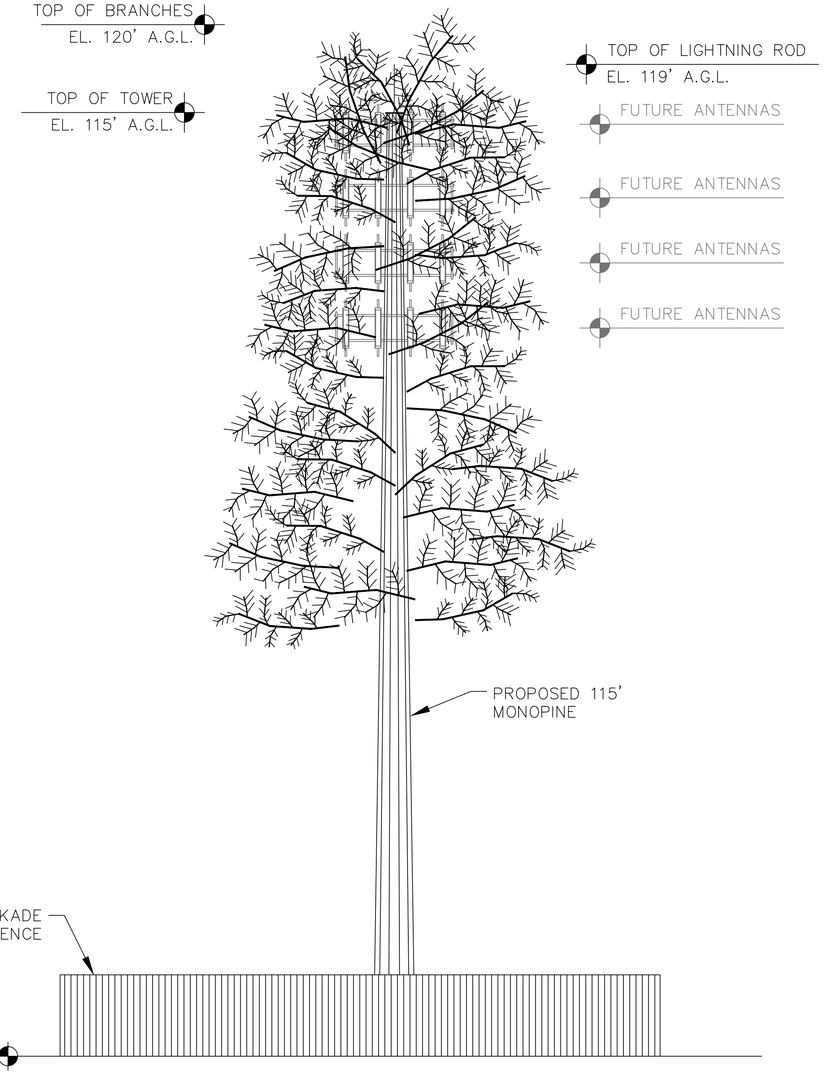


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).

2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

Diamond Communications LLC

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DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C10

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

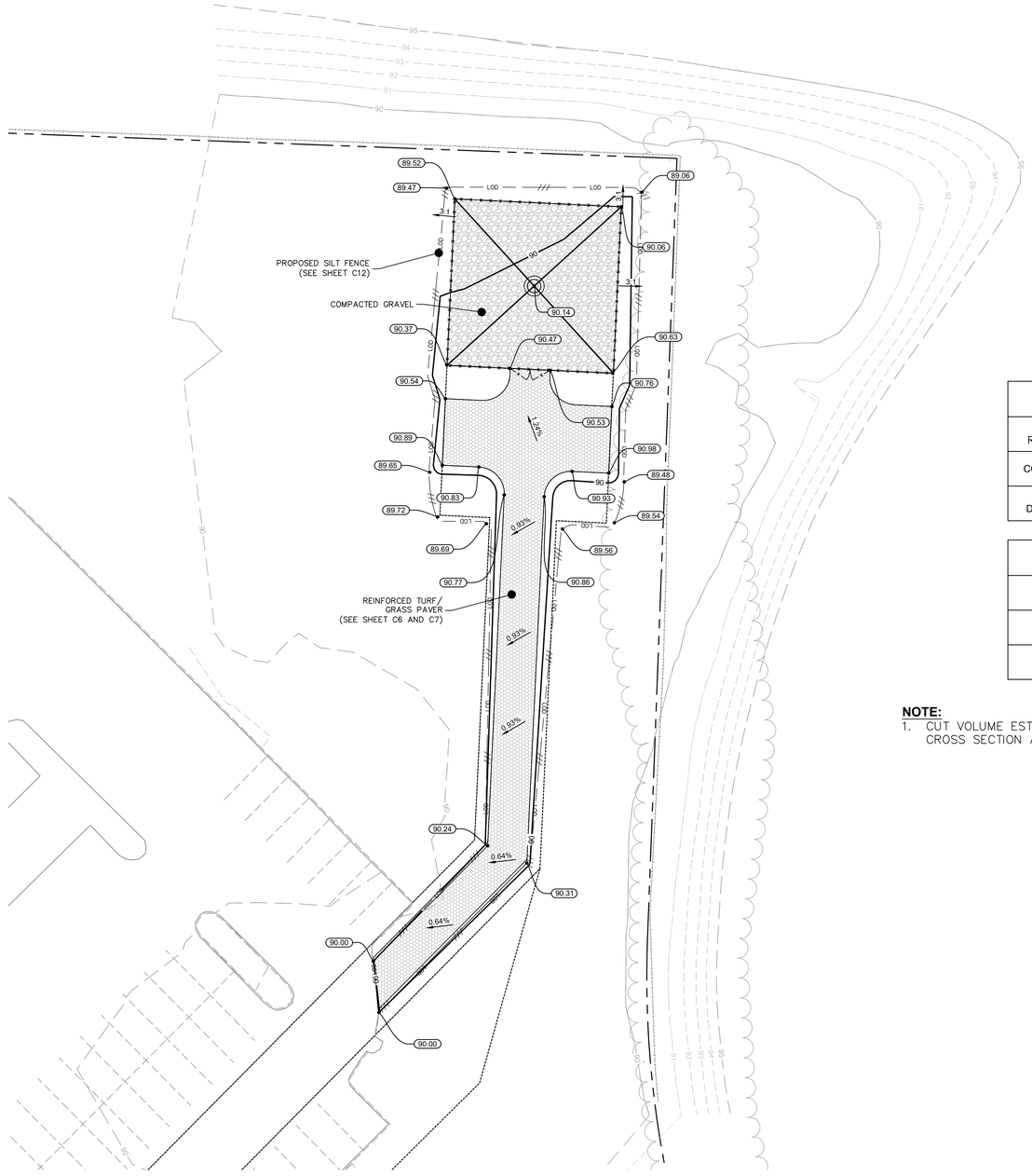
LOD/SILT FENCE — — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'

Diamond Communications LLC

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SITE No.: MA054

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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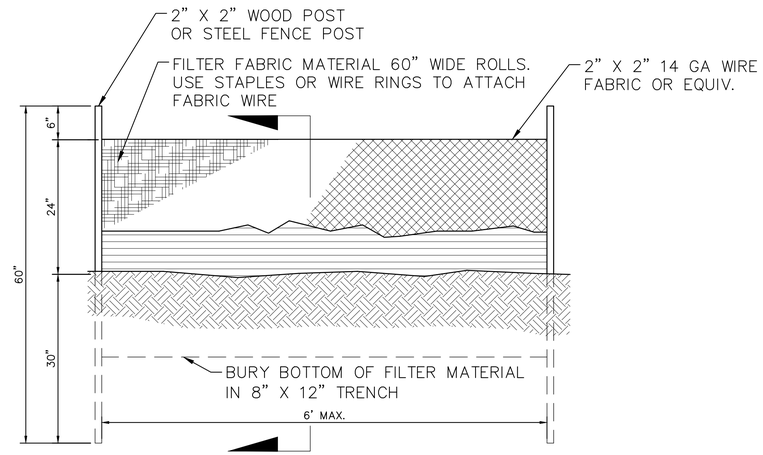
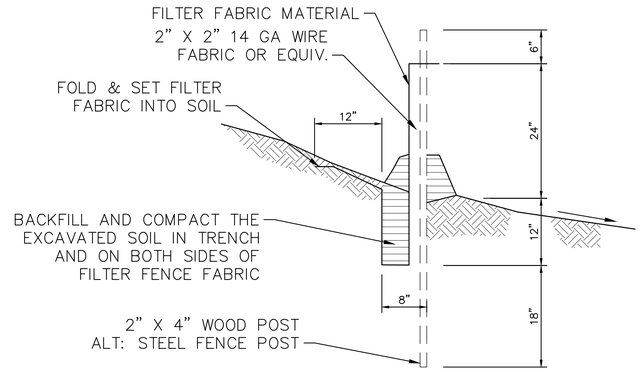


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

Diamond Communications LLC

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: DCC

SHEET TITLE:

SILT FENCE DETAILS

SHEET NUMBER:

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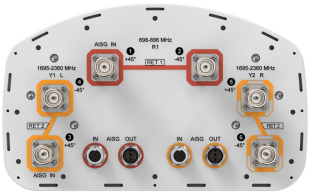
CBRS Clip-on Antenna for 4T4R RU

SAMSUNG

Item		Specification
Frequency range (MHz)		3,550~3,700
Polarization		Dual, Slant ±45°
Impedance (Ω)		50Ω
Return loss		< 1.5:1(14 dB)
Port to Port Isolation (dB)		> 25
Gain(dBi)		12.5 ±0.5
Horizontal 3dB beam width (°)		65 ±5
Vertical 3dB beam width (°)		17 ±3
Fixed Electrical Tilt (°)		8 ±2°
Front to back ratio (dB) 180° ±30°		≥ 25
Cross polar ratio	dB@ Boresight	> 18
	dB@ ±30°	> 10
	dB@ ±60°	> 8
Max Power/Port(Watt)		200
PIM		<-145 dBc @ 2x5Watts
Size (WHD)		220 x 303.5 x 37 mm, (8.7 x 12 x 1.5 inch)
Volume		Less than 2.5L
Weight (W/o Solar Shield & finger guard)		3.3 lb (1.5kg)
Operating Temperature		-40℃ (-40℉) ~ 55℃ (131℉)
Dust and water ingress		IP55
RF Connector (Bottom side)		2.2-5 Male

* Notes :
1. Fixed Electrical Tilt angle is the angle between the antenna mechanical boresight and the half-power beam axis in the elevation cut.
2. Specifications maybe not applicable if enclosure(or shroud) is added, Need make further analysis based on specific scenario

NHH-65C-R2B



6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package
- Internal SBT on low and high band allow remote RET control from the radio over the RF jumper cable
- Separate RS-485 RET input/output for low and high band
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light Gray (RAL 7035)
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage | Wind loading figures are validated by wind tunnel measurements described in white paper WP-112534-EN
Radome Material	Fiberglass, UV resistant
Radiator Material	Copper | Low loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information

RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	2 female | 2 male
Input Voltage	10–30 Vdc
Internal Bias Tee	Port 1 | Port 3
Internal RET	High band (1) | Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W

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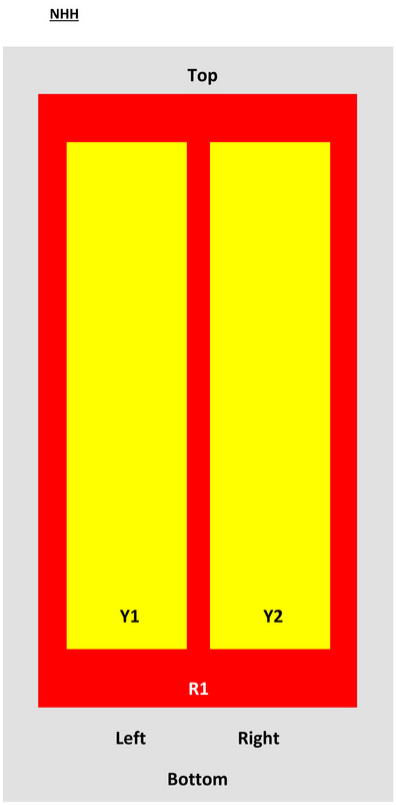
NHH-65C-R2B

Protocol	3GPP/AISG 2.0 (Single RET)

Dimensions

Width	301 mm | 11.85 in
Depth	180 mm | 7.087 in
Length	2438 mm | 95.984 in
Net Weight, without mounting kit	23.4 kg | 51.588 lb

Array Layout



Array	Freq (MHz)	Conns	RET (SRET)	AISG RET UID
R1	698-896	1-2	1	ANxxxxxxxxxxxxxxx1
Y1	1695-2360	3-4	2	ANxxxxxxxxxxxxxxx2
Y2	1695-2360	5-6		

View from the front of the antenna

(Sizes of colored boxes are not true depictions of array sizes)

Logo Image

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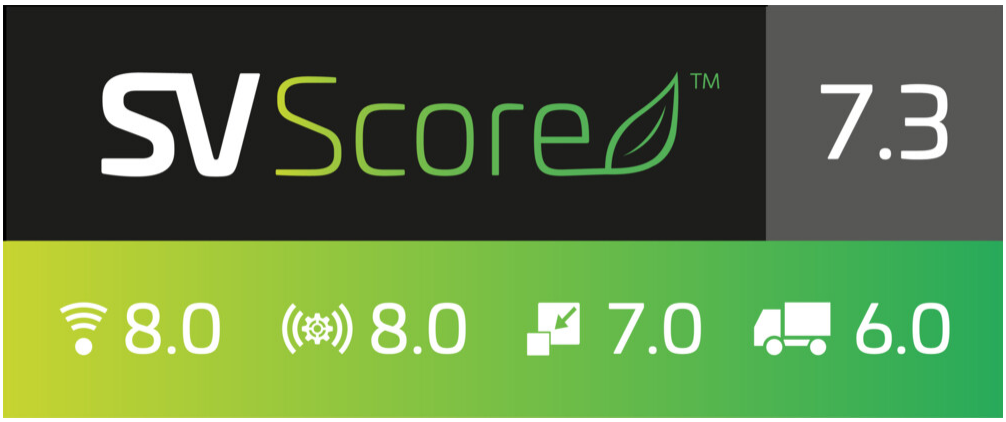

Electrical Specifications

Impedance	50 ohm
Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Polarization	±45°
Total Input Power, maximum	900 W @ 50 °C

Electrical Specifications

Frequency Band, MHz	**698–806**	**806–896**	**1695–1880**	**1850–1990**	**1920–2200**	**2300–2360**
Gain, dBi	16	16.1	17.3	17.7	18.3	18.2
Beamwidth, Horizontal, degrees	65	62	74	66	62	59
Beamwidth, Vertical, degrees	9	7.9	5.6	5.2	4.9	4.5
Beam Tilt, degrees	0–11	0–11	0–7	0–7	0–7	0–7
USLS (First Lobe), dB	21	18	19	20	22	18
Front-to-Back Ratio at 180°, dB	35	31	33	29	29	30
Isolation, Cross Polarization, dB	25	25	25	25	25	25
Isolation, Inter-band, dB	30	30	30	30	30	30
VSWR | Return loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port, maximum, watts	400	400	350	350	350	300

Electrical Specifications, BASTA

Frequency Band, MHz	**698–806**	**806–896**	**1695–1880**	**1850–1990**	**1920–2200**	**2300–2360**

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Gain by all Beam Tilts, average, dBi	15.8	15.9	16.9	17.5	18	17.9
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.4	±0.4	±0.3	±0.6	±0.4
Gain by Beam Tilt, average, dBi	0 ° | 15.9 5 ° | 15.9 11 ° | 15.5	0 ° | 15.8 5 ° | 16.0 11 ° | 15.7	0 ° | 16.9 4 ° | 17.0 7 ° | 16.9	0 ° | 17.4 4 ° | 17.5 7 ° | 17.4	0 ° | 17.9 4 ° | 18.0 7 ° | 18.0	0 ° | 17.8 4 ° | 17.9 7 ° | 17.9
Beamwidth, Horizontal Tolerance, degrees	±1.2	±1.6	±5.3	±3.4	±6	±3.1
Beamwidth, Vertical Tolerance, degrees	±0.6	±0.4	±0.3	±0.2	±0.2	±0.2
USLS, beampeak to 20° above beampeak, dB	15	14	17	16	17	15
Front-to-Back Total Power at 180° ± 30°, dB	25.6	23.8	28	25	25	24
CPR at Boresight, dB	18	26	20	25	20	17
CPR at Sector, dB	15	9	11	10	8	2

Mechanical Specifications

Effective Projective Area (EPA), frontal	0.37 m² | 3.983 ft²
Effective Projective Area (EPA), lateral	0.31 m² | 3.337 ft²
Mechanical Tilt Range	0°–12°
Wind Loading @ Velocity, frontal	393.0 N @ 150 km/h (88.3 lbf @ 150 km/h)
Wind Loading @ Velocity, lateral	330.0 N @ 150 km/h (74.2 lbf @ 150 km/h)
Wind Loading @ Velocity, maximum	757.0 N @ 150 km/h (170.2 lbf @ 150 km/h)
Wind Loading @ Velocity, rear	398.0 N @ 150 km/h (89.5 lbf @ 150 km/h)
Wind Speed, maximum	241 km/h (150 mph)

Packaging and Weights

Width, packed	380 mm | 14.961 in
Depth, packed	295 mm | 11.614 in
Length, packed	2571 mm | 101.221 in
Weight, gross	35.9 kg | 79.146 lb

Regulatory Compliance/Certifications

Agency	Classification
CHINA-ROHS	Above maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system

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NHH-65C-R2B

ROHS	Compliant/Exempted
UK-ROHS	Compliant/Exempted

Included Products

BSAMNT-3	–	Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note	Severe environmental conditions may degrade optimum performance

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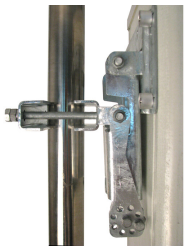
BSAMNT-3



Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

Product Classification

Product Type	Downtilt mounting kit

General Specifications

Application	Outdoor
Color	Silver

Dimensions

Compatible Diameter, maximum	115 mm | 4.528 in
Compatible Diameter, minimum	60 mm | 2.362 in
Weight, net	6.2 kg | 13.669 lb

Material Specifications

Material Type	Galvanized steel

Packaging and Weights

Included	Brackets | Hardware
Packaging quantity	1
Weight, gross	6.4 kg | 14.11 lb

Regulatory Compliance/Certifications

Agency	Classification
CE	Compliant with the relevant CE product directives
CHINA-ROHS	Below maximum concentration value
ISO 9001:2015	Designed, manufactured and/or distributed under this quality management system
REACH-SVHC	Compliant as per SVHC revision on www.commscope.com/ProductCompliance
ROHS	Compliant
UK-ROHS	Compliant

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BSAMNT-3

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Specifications

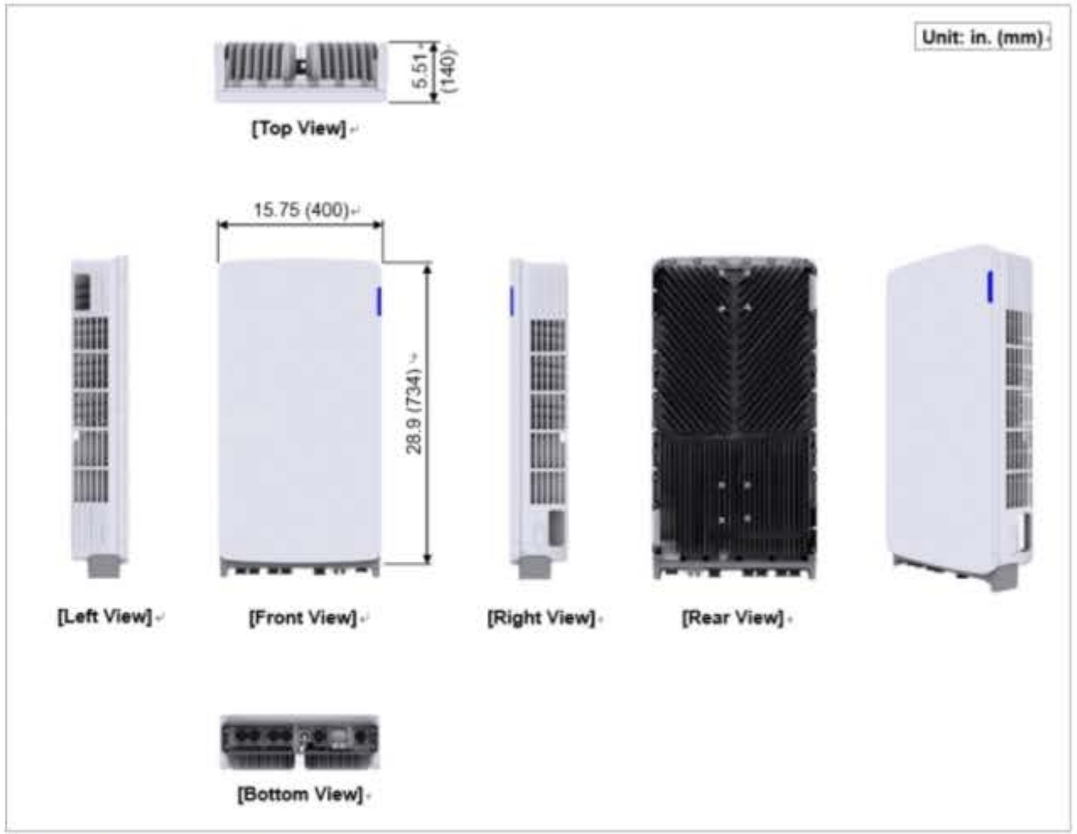
◆ C-band Verizon MMU Gen.2 (MT6413)

Table 1. Specification

Item		MT6413-77A
Air Technology		NR
Duplex		TDD
OFR		3,700 to 3,980 MHz
IBW		200 MHz
OBW		200 MHz
Carrier Configuration	Ch. BW	NR 20/40/60/80/100 MHz
	# of carriers (per unit)	2CC
TRX Path Configuration		64T64R
Antenna Configuration		2V16H 192 AE (6 x 1 sub-array)
Conductive Power		320 W
MIMO Capacity		DL 16L, UL 16RX (8L)
Function Split		Opt. 7-2x
Optic Interface		20 km, 25 Gbps × 4 ports
Input Voltage		-48 V DC (-36 to -58 V DC)
Power Consumption [a]		• 882 W @ 40 % room temp • 1,260 W @ 100 % room temp • 1,299 W @ 100 % all temp
Volume / Dimension (W x H x D)		41.1 L / 15.75 x 28.9 x 5.51 in. (400 x 734 x 140 mm)
Weight		57.32 lb (26 kg) or less (without a Bracket)
Operating Temperature [b]		-104 °F to +131 °F (-40 °C to +55 °C), (without solar load)
Cooling Scheme		Natural Convection
Installation		Pole, Wall
Operating Humidity [b]		5 to 100 % RH (non-condensing, not to exceed 30 g/m³ absolute humidity)
Altitude		Telcordia GR-63-CORE, Issue 5, Section 4.1.3
Noise		Telcordia GR-487-CORE, Issue 5, Section 3.34 (45 dBA)
Ingress Protection Rating		IEC 60529 (IP65)
Salt Fog / Salt Spray		Telcordia GR-487-CORE, Issue 5, Section 3.40.1
Wind Resistance		Telcordia GR-487-CORE, Issue 5, Section 3.36
Earthquake		Telcordia GR-63-CORE, Issue 5, Section 4.4.1 (Zone 4)
Vibration		Telcordia GR-63-CORE, Issue 5, Section 4.4.4 / 4.4.5
EMC		FCC Title 47 CFR Part 15 Subpart B
Safety		UL 62368-1
RF		FCC Title 47, CFR Part 27

[a] These values is predictive from simulation. Measurement data can be changed by +/- 10% when development is completed.

Figure 2. MMU View



1) Height dimension is smaller than Gen.1
It occur to New bracket code for Gen.2 MMU.
Gen.1 Bracket cannot be installed at Gen.2 because of the distance between Upper bracket and Lower bracket.

2) The Eye bolt is removed.
We can use the Bracket for hoisting instead of the eye bolt.

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Bethany Assembly of God MA054 Site Simulation Map

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #1 from Meadow Street
approximately 870ft. north of site

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #2 from Harvey Johnson Drive
approx. 1,180ft. north-northeast of site

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #3 from Main Street
approx. 1,440ft. north-northeast of site

Diamond Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #4 from Meadow Street
approximately 1,275ft. northeast of site

Diamond Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #5 from Main Street
approximately 915ft. northeast of site

Diamond
Communications LLC
BETHANY ASSEMBLY OF GOD
MA054
580 Main Street, Agawam, MA 01001
120ft. MONOPINE
SIMULATION
View #6 from Highway 57
approximately 1,550ft. east of site
Existing View

Diamond Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #7 from Main Street
approx. 830ft. east-southeast of site

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #8 from Beekman Drive
approx. 1,120ft. east-southeast of site

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #9 from Edward Street
approximately 1,240ft. southeast of site

Existing View

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #10 from Parker Street
approx. 1,100ft. south-southeast of site

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD
MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #11 from Stewart Lane
approximately 830ft. south of site

Diamond
Communications LLC
BETHANY ASSEMBLY OF GOD
MA054
580 Main Street, Agawam, MA 01001
120ft. MONOPINE
SIMULATION
View #12 from Stewart Lane
approx. 860ft. south-southwest of site
Existing View

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #13 from Allen Street
approximately 1,140ft. southwest of site

Diamond
Communications LLC
BETHANY ASSEMBLY OF GOD
MA054
580 Main Street, Agawam, MA 01001
120ft. MONOPINE
NOT VISIBLE
View #14 from Woodside Drive
approx. 2,660ft. west-southwest of site

Diamond
Communications LLC
BETHANY ASSEMBLY OF GOD
MA054
580 Main Street, Agawam, MA 01001
120ft. MONOPINE
SIMULATION
View #15 from Highway 57
approximately 990ft. west of site
Existing View

Diamond
Communications LLC

BETHANY ASSEMBLY OF GOD
MA054
580 Main Street, Agawam, MA 01001
120ft. MONOPINE SIMULATION
View #16 from Meadow Street
approximately 1,020ft. northwest of site

Existing View

Diamond
Communications LLC

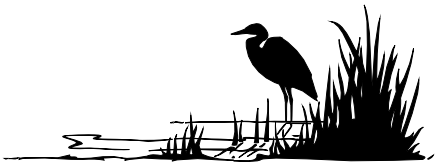
BETHANY ASSEMBLY OF GOD

MA054

580 Main Street, Agawam, MA 01001

120ft. MONOPINE SIMULATION

View #17 from Harvey Johnson Drive
approx. 1,040ft. north-northwest of site



TOWN OF AGAWAM, MASSACHUSETTS
CONSERVATION COMMISSION
ORDER OF CONDITIONS

DEP File #087-0706 | 248 River Road & 56 Forest Ridge Lane | Nakhabenko

1. This Order supersedes all previous Orders of Conditions issued for this work.

2. The Order of Conditions applies only to the work permitted by this Order. Any other work to be done within the area of statutory interests of Wetlands Protection shall require the filing of a new Notice of Intent or Request for Determination.

3. During the construction phase, the applicant shall be responsible for maintaining a copy of these Orders at the site. The applicant shall be responsible for compliance with the conditions of these Orders.

4. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and until the site has become stabilized with permanent vegetative cover.

5. The Commission shall be notified at least seventy-two hours prior to the start of site work (including tree cutting or clearing).

6. The Commission shall be notified when the erosion control measures are in place to enable the Commission to ensure compliance with these Orders.

7. There shall be no discharge or spillage of oil, fuel, any petroleum product or any other pollutant into any area of statutory interest.

8. At no time shall any construction materials, soils, fills, sediments, dredging or any other substances be stockpiled or stored in any area of statutory interest.

9. All work within the area of statutory interest shall be performed so as to create minimum disturbance to the existing vegetative cover and contours.

10. The construction site shall be left in a stable condition at the close of each day. Erosion and sedimentation controls shall be continuously monitored to ensure proper operation.

11. If any alteration of the wetland/resource area does occur, the Commission shall impose such measures as it finds necessary to protect and restore the areas of statutory interest.

12. Only tagged trees shall be removed. All limbs, branches, slash and deadwood shall be

removed from the areas of statutory interest.

13. Whether from on-site or off-site, any fill used in connection with this project shall be clean fill as described here:

    The fill material shall be clean coarse washed sand or other clean granular material essentially free of clay, fines, dust, organic matter, large stones, masonry, stumps, frozen clumps of earth, wood tree branches and waste material. Before the fill is put in place, all trees, brush and stumps shall be removed from the area to be filled. Topsoil, peat and other impervious materials shall be removed from all areas to be filled prior to the placement of the fill material.

14. No liquid or solid chemical lawn fertilizers, pesticides, herbicides or chemical or petroleum dust control agents shall be applied within the area of statutory interest or anywhere that the surface drainage is discharged into an area of statutory interest. Also no petroleum or liquid or solid chemical storage is permitted in any areas of statutory interest.

15. Parcels abutting or containing wetland or resource areas shall carry the following restrictions, and a covenant so noted on each deed:

    "This lot contains certain areas or abuts areas protected by Chapter 131, Section 40 of the General Laws of Massachusetts known as the Wetlands Protection Act and comes under the jurisdiction of the Agawam Conservation Commission. No cutting of trees, clearing of brush, digging, filling in with soil or debris, or the building of bridges is permitted within one hundred (100) feet of the designated wetland areas or within 200' of any designated river without specific approval granted by the Conservation Commission."

16. The Commission reserves the right to impose additional conditions on any or all portions of this work to minimize the impact of potential site erosion or noticeable degradation of water quality discharging from the site at any time.

17. This order shall apply to all successor or assignee in interest or control of the subject property. Any conveyance of interest or control in the subject property shall make reference to this order by stating that the conveyance is subject to the provisions of an Order of Conditions under the Wetlands Protection Act, M.G.L. Chapter 131, Section 40, and by giving the book and page reference in the Hampden County Registry of Deeds where this order is recorded.

18. The petitioner shall have recorded in the Hampden County Registry of Deeds an “Order of Conditions Form” provided by this Commission. The Commission will not allow work to begin until proof of recording is provided the Conservation Commission.

19. Prior to construction, the Commission shall be given notification of NHESP approval of final approved plans.

20. Mitigation plantings shall be completed in the Fall 2025 (Sept) or Spring 2026 (May)

growing season. Notify the Commission once completed so an inspection may be made. A follow-up inspection will be made one year after plantings were completed to ensure compliance.

21. Once all conditions of this Order are met, the applicant shall request a Certificate of Compliance.

Town of Agawam

Building Department

1000 Suffield Street, Agawam, Massachusetts 01001

Telephone - (413) 821-0632

Kevin Duquette

Inspector of Buildings

inspections@agawam.ma.us

September 12, 2025

To: Office of Planning and Community Development:

Re: Special Permit & Variance Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God- Proposed Cell Tower Project;

The Building Department no specific zoning issues or concerns at this time for the special permit and variance request for the above referenced cell tower project.

Respectfully,

Kevin Duquette

Kevin Duquette
Inspector of Buildings
Town of Agawam

Town of Agawam

Building Department

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

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

May 23, 2025

To: Office of Planning and Community Development:

Re: Site Plan Review Comments- 580 Main Street Agawam, MA 01001- Bethany Assembly of God- Proposed Cell Tower Project;

The Building Department has the following comments for the proposed cell tower project located on the property referenced above:

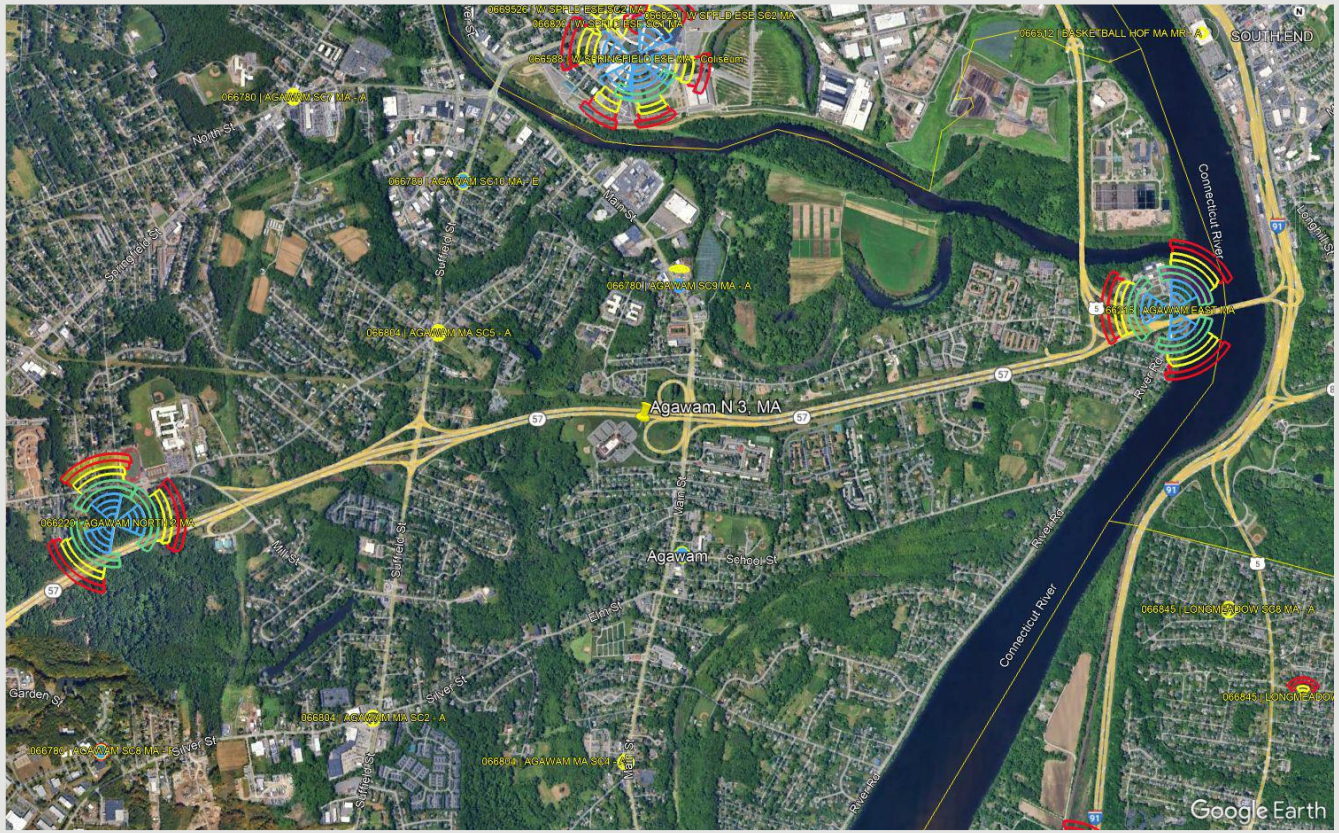
- Project will require a special permit by the Z.B.A- #180-94-B.
- Proposed fence height of 8' will require a variance- #180-97-H.
- Proposed base location does not meet the required setbacks from the property lines, variance required- #180-96-K.

Respectfully,

Kevin Duquette
Kevin Duquette
Inspector of Buildings
Town of Agawam

Verizon Wireless Communications Facility

Engineering Necessity Case – Agawam N 3, MA



Prepared by:
Juan (Jay) F. Latorre III

October 23rd, 2025

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Project Need Overview:

This Height Justification Report is prepared as a supplemental submission to Verizon's proposed Agawam N 3, MA site application. This document has been prepared in a response to Isotrope Wireless, consultant for the Town of Agawam in its' proceedings. The purpose of this document is to visually show the need for Verizon's proposal to build a wireless communications facility with antennas at a centerline of 110', and an overall approximate structure height of 120'.

This Height Justification Report is utilizing RF coverage predictions assuming Verizon's 700 MHz and 2100 MHz coverage layers. 700 MHz is generally assumed to be Verizons' spectrum holding capable of covering the largest geographic area reliably. 700 MHz will provide coverage similar to 850 MHz. 2100 MHz is a good representation of Verizons' mid-band spectrum holding, and will have a coverage footprint similar to 1900 MHz and 3.7 GHz. It can be assumed that as the spectrum increases in MHz, the reduction in coverage, as a result of a reduction in structure height, will have a greater impact on the reliable coverage footprint of that spectrum.

For this analysis, in addition to showing the proposed coverage from the Agawam N 3, MA site at 110', coverage plots are provided at 100', 90', and 80', to show what alternative coverage might look like if the structure was lowered in height. It should be assumed, that for every 10' that the structure is lowered in height, that both Verizon and potential co-locating service providers would lose some level of reliable coverage footprint.

The site(s) proposed in this application are necessary to achieve the technical objectives stated above. Note that there are several ways by which an applicant can establish site need. See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment," FCC 18-133, 83 FR 51867, at ¶ 6 (October 15, 2018) (confirming that the test for establishing an effective prohibition is whether "a state or local legal requirement *materially inhibits* a provider's ability to engage in any of a *variety of activities related to its provision of a covered service*," and this test is met "not only when filling a coverage gap but *also when densifying a wireless network, introducing new services or otherwise improving service capabilities*").

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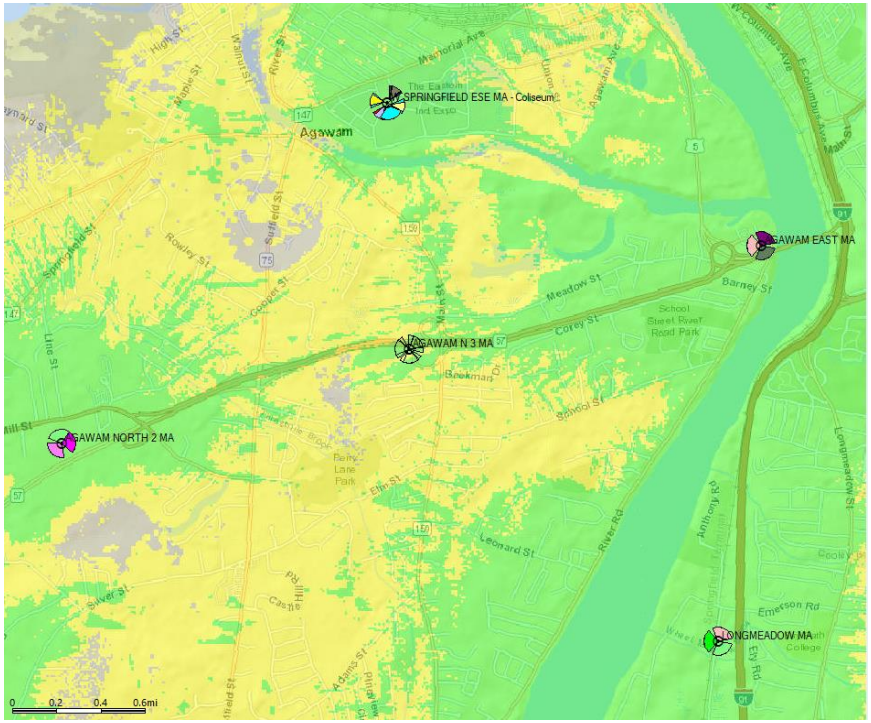
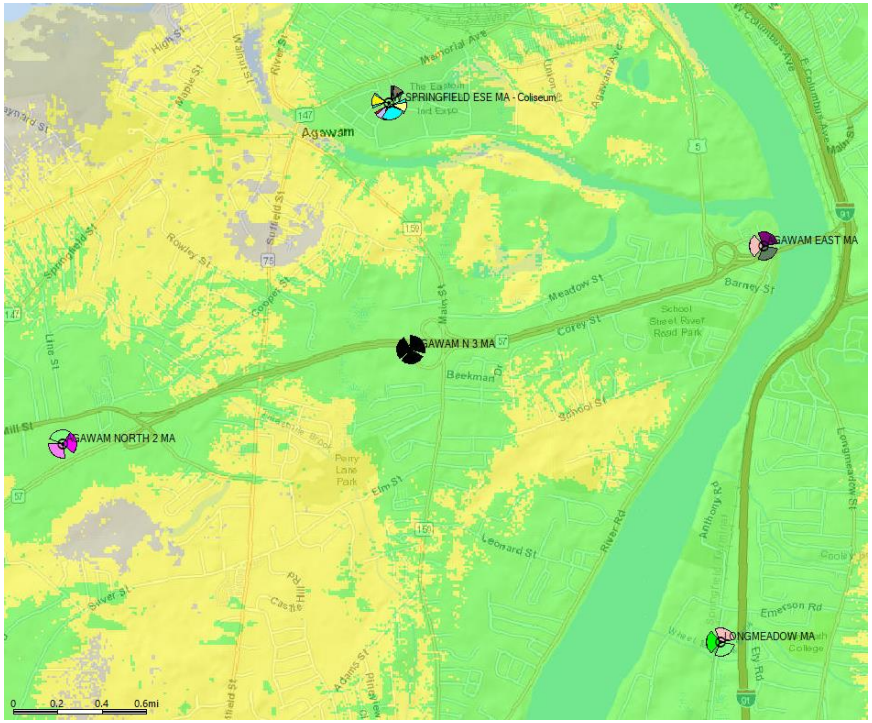
-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 110'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green.

verizon

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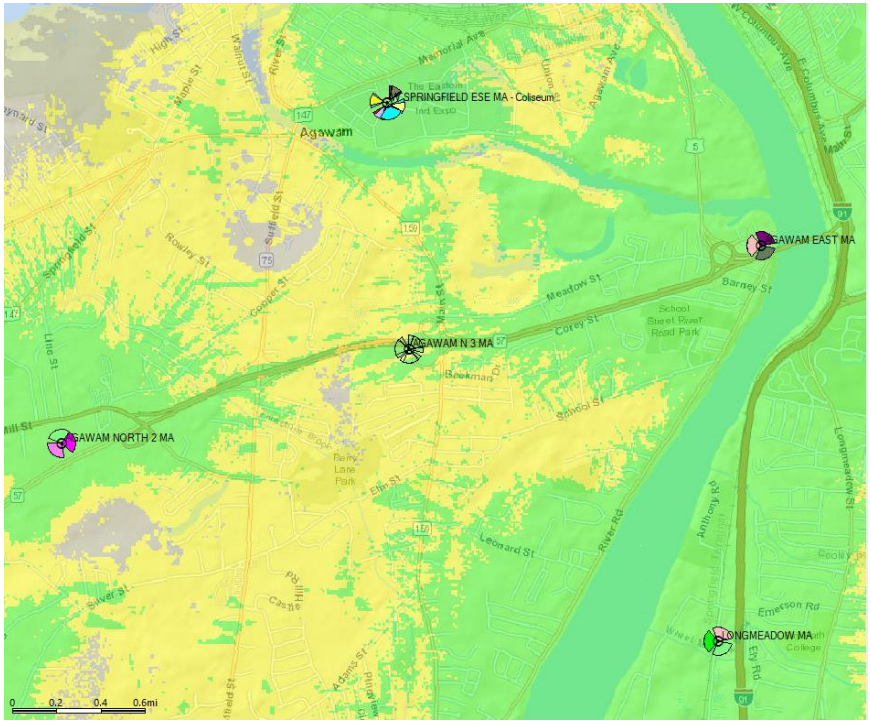
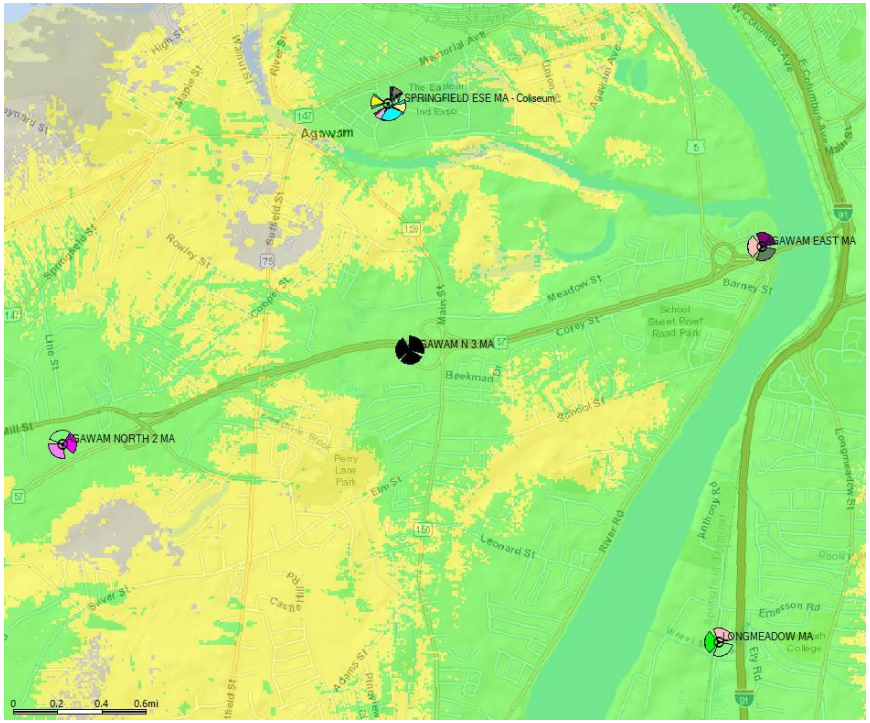
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is noticeable, but minimal, reduction in in-building coverage.

verizon

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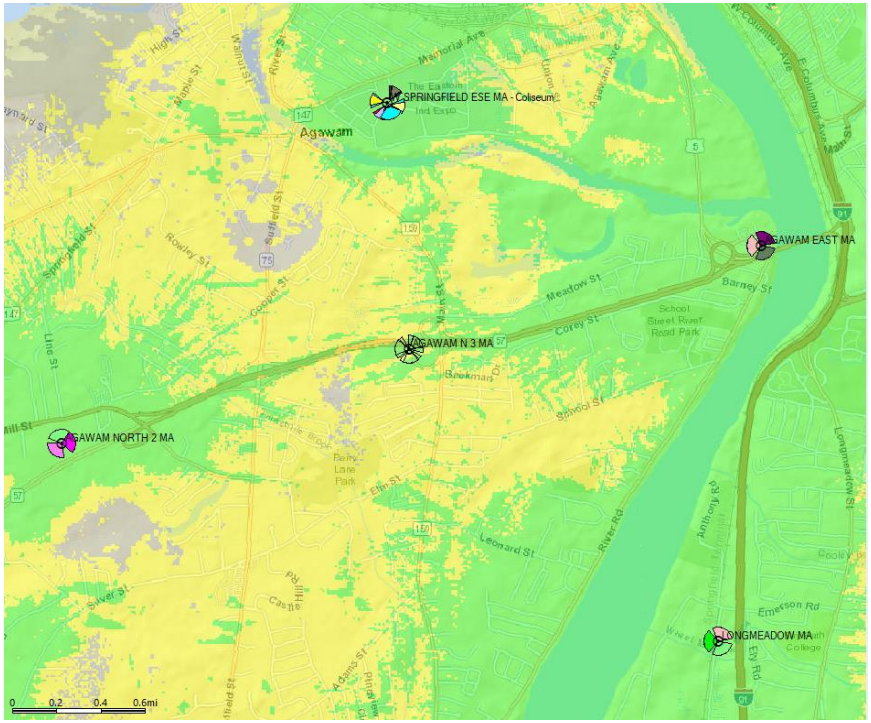
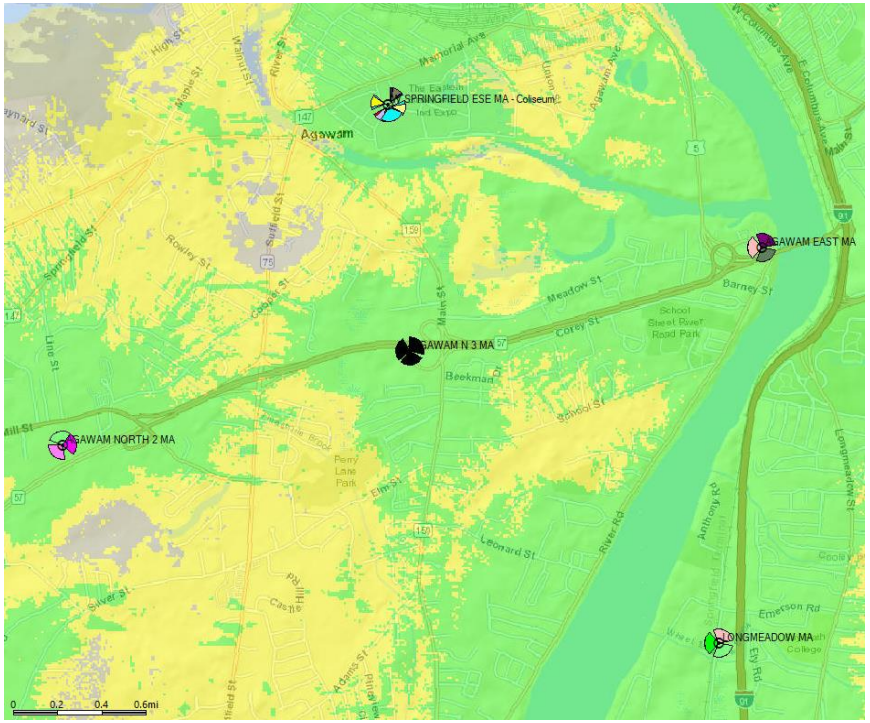
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 90'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a more noticeable, reduction in in-building coverage.

verizon

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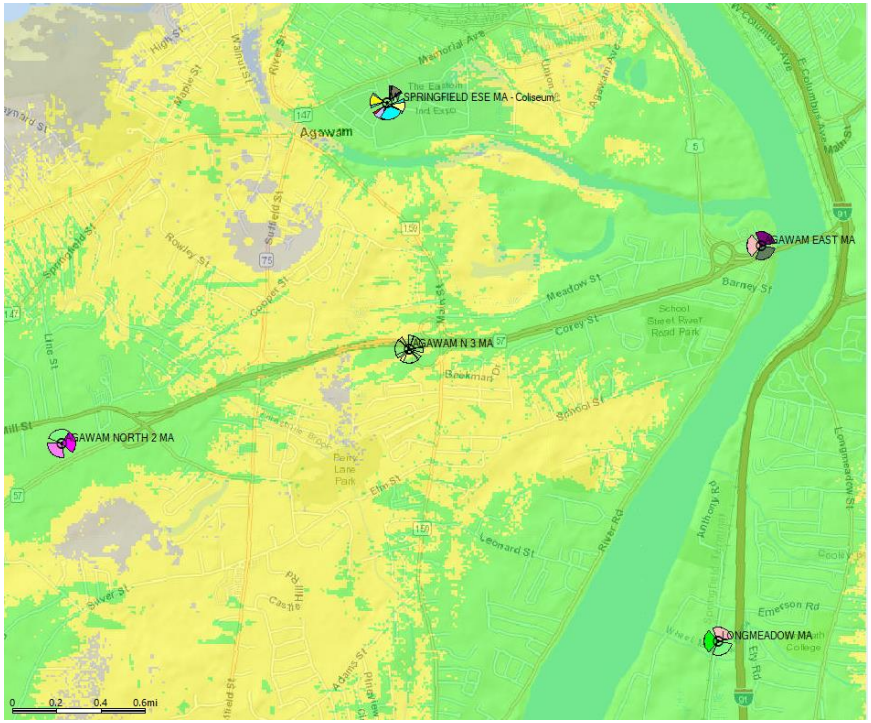
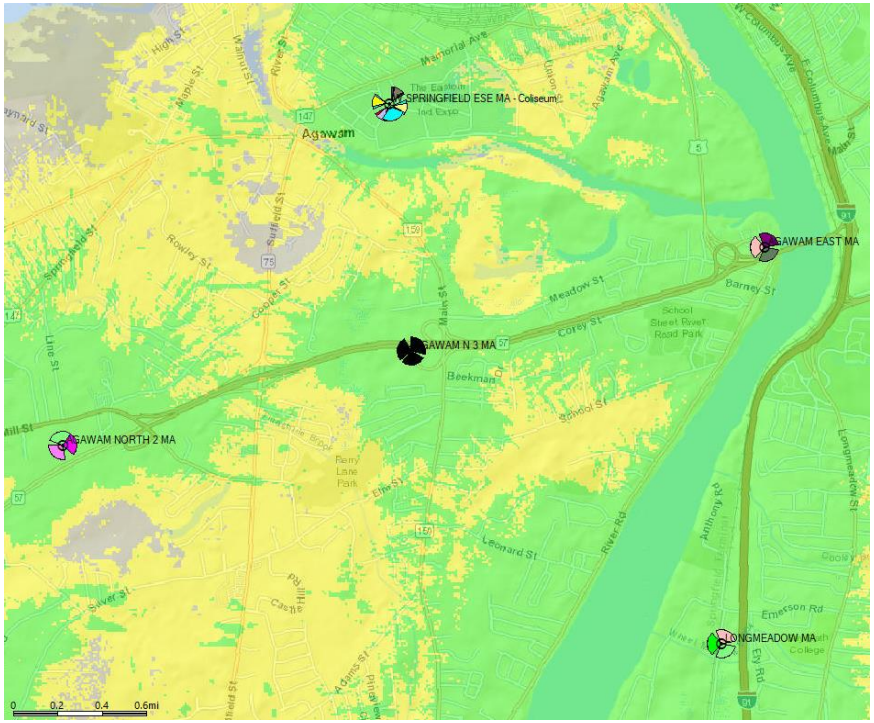
-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 700 MHz 4G Coverage



Agawam N 3, MA Proposed 700 MHz 4G Coverage @ 80'



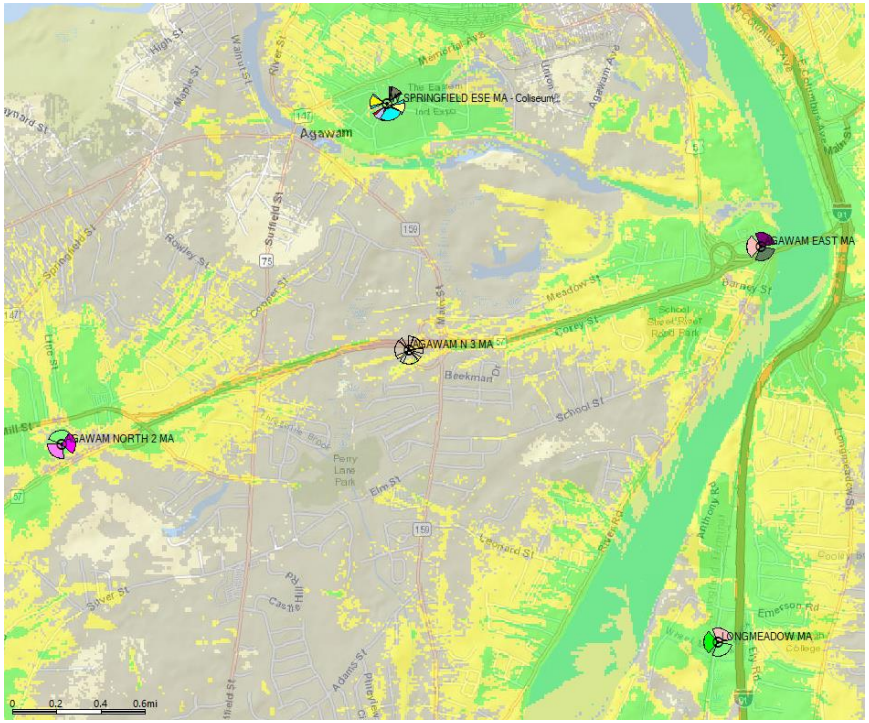
The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 80', there is a significant reduction in in-building coverage, as well as along Route 57, west of the proposed Agawam N 3, MA site.

verizon

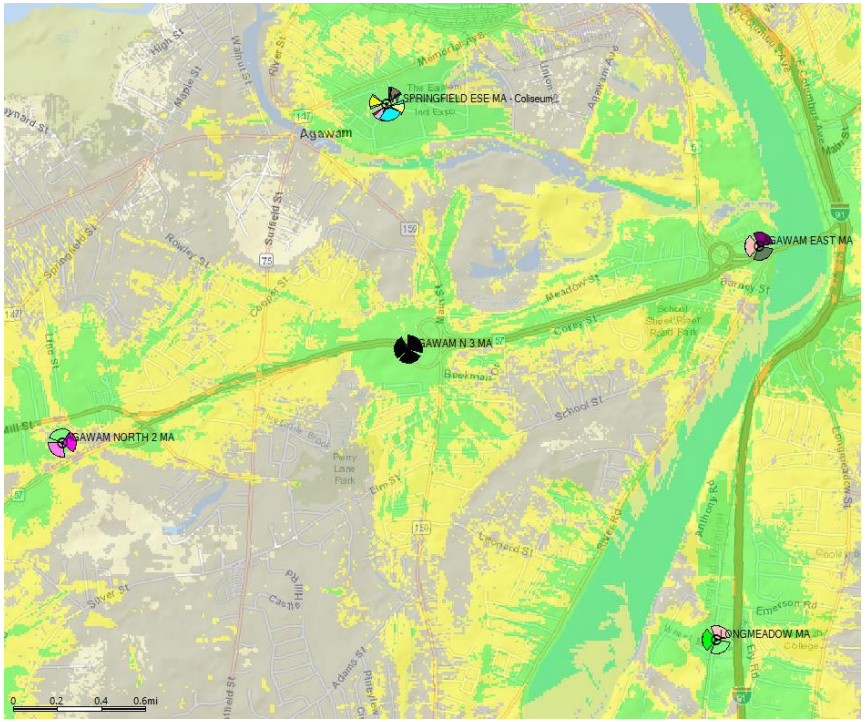
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

-105 = (Gray) On-Street Coverage
-95 = (Yellow) In-Vehicle Coverage
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 110'



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verizon

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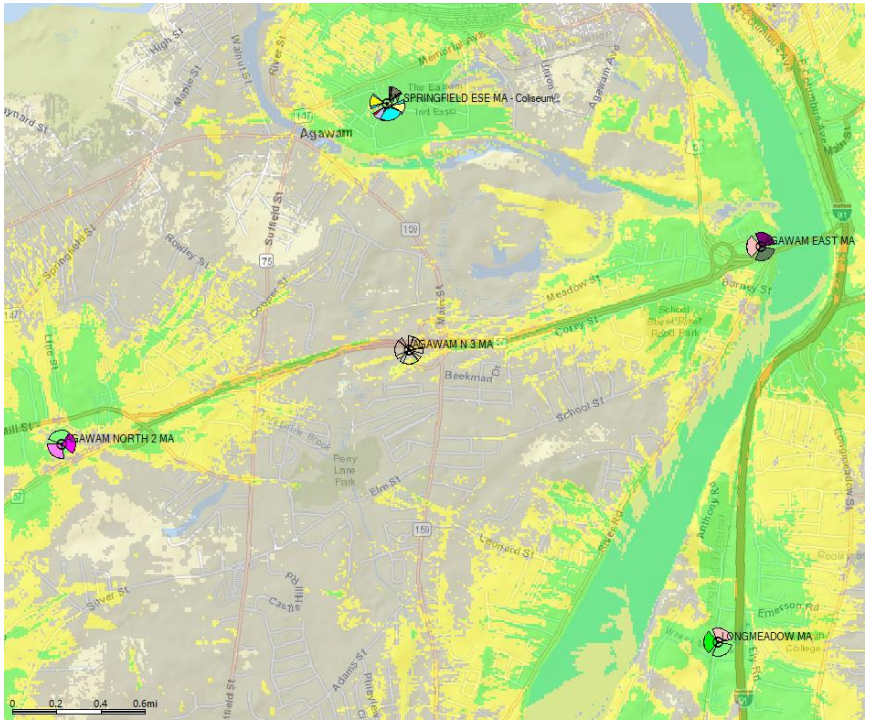
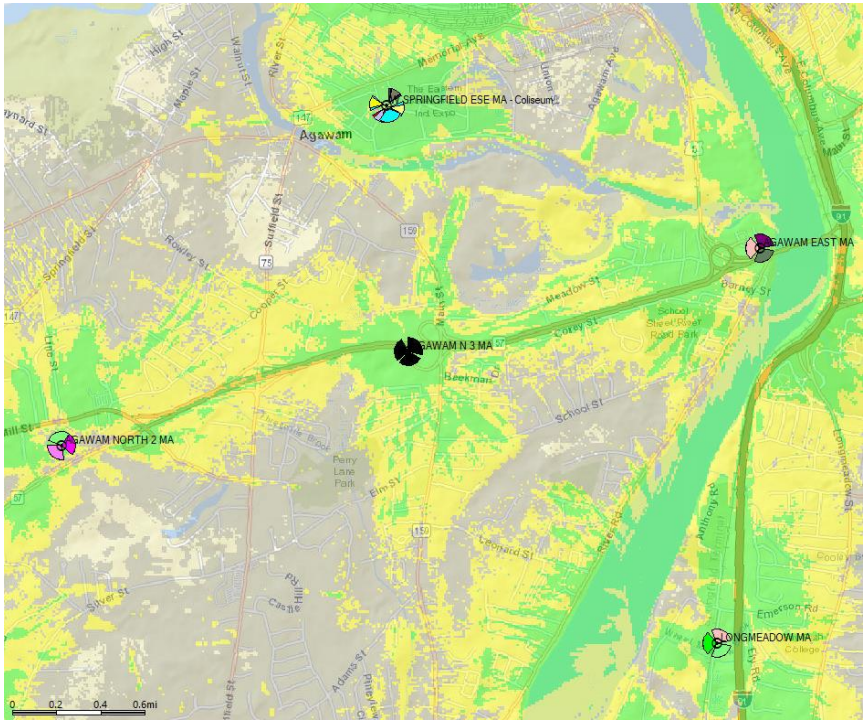
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 100'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 100', there is a sight shift in in-building coverage, and a slight reduction in in-vehicle coverage.

verizon

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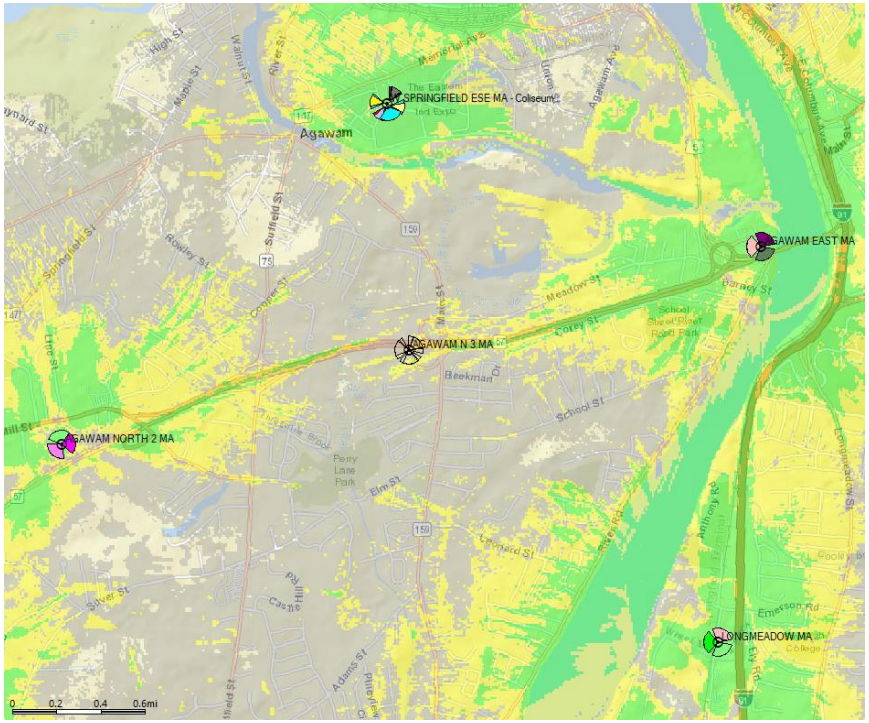
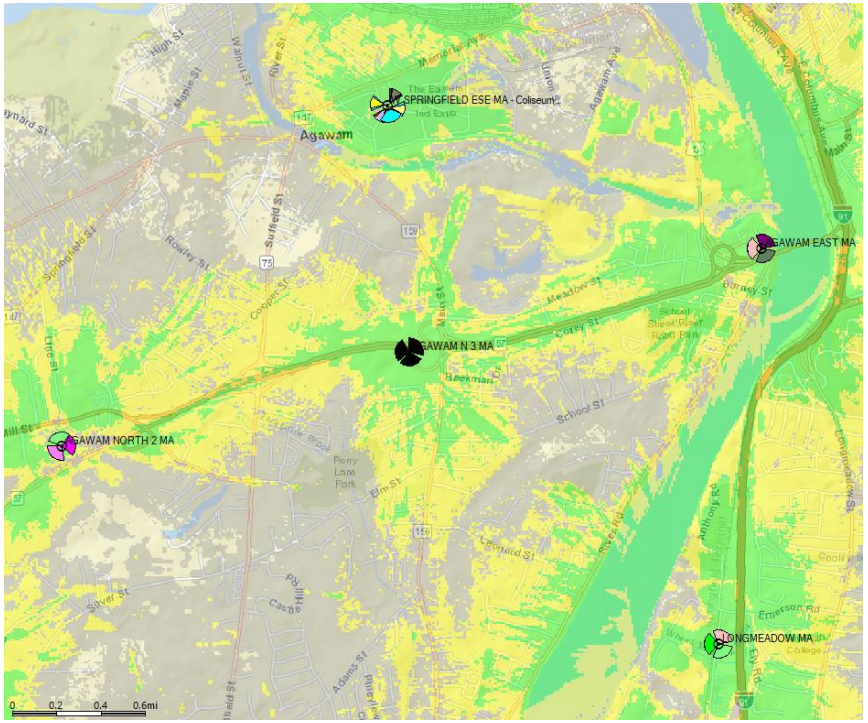
Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 90'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 90', there is a sight shift in in-building coverage, and a slightly larger reduction in in-vehicle coverage.

verizon

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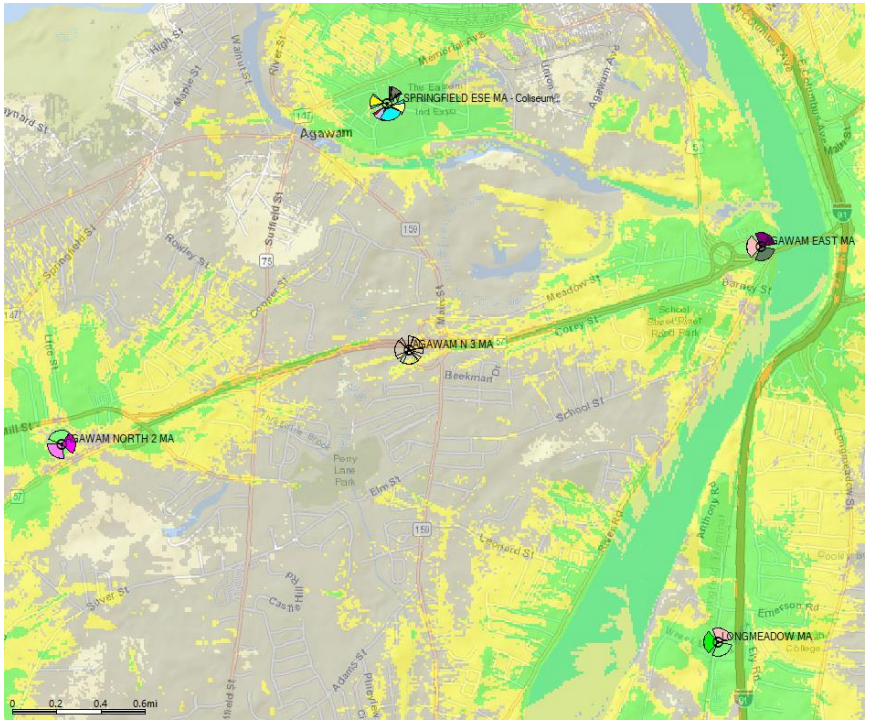
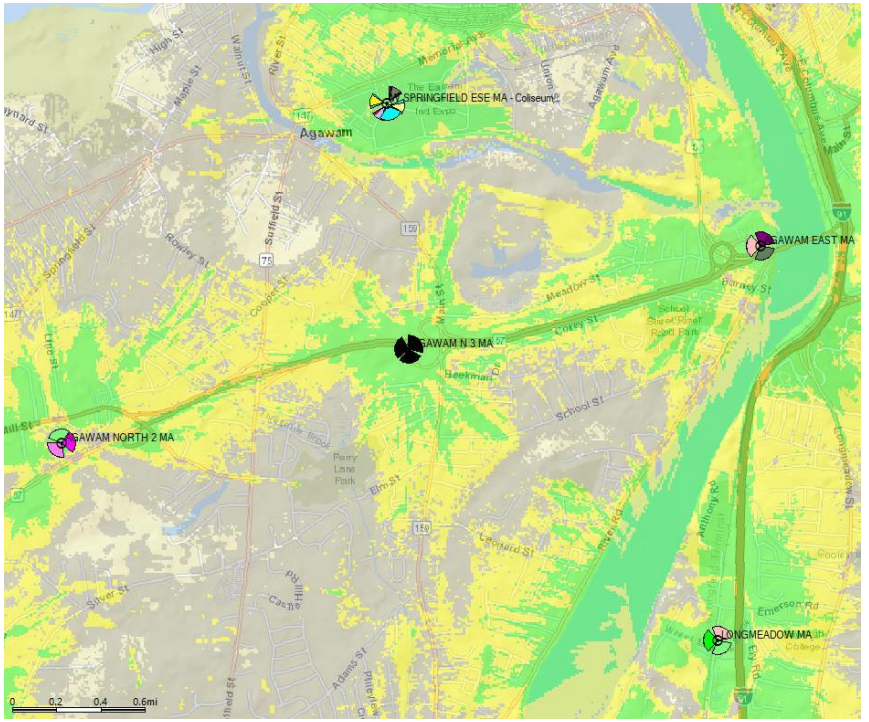
-85 – (Green) In-Building Coverage

Agawam N 3, MA Existing 2100 MHz 4G Coverage



Agawam N 3, MA Proposed 2100 MHz 4G Coverage @ 80'



The above map shows the coverage of the current network, and if the proposed cell is activated. Reliable in-building coverage is shown in green. At 80', there is a sight shift in in-building coverage, and a greater reduction in in-vehicle coverage.

verizon

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Verizon is part of your community.

Because we live and work there too.

We believe technology can help solve our biggest social problems.

We're working with innovators, community leaders, non-profits, universities and our peers to address some of the unmet challenges in education, healthcare and energy management.

Learn more about our corporate social responsibility at www.verizon.com.

verizon

K:\ATL_Wireless\Diamond Communications\Bethany Assembly of God - MA054\CAD\ZD\ECor-GB.dwg ---- 04/25/25 1:34 PM by: William.Bridger

Diamond Communications LLC

verizon

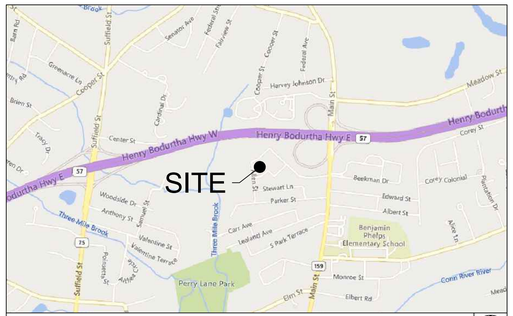
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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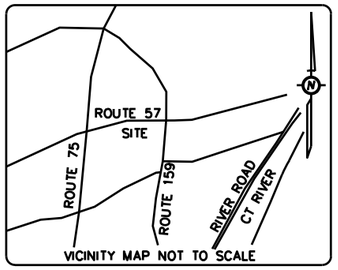


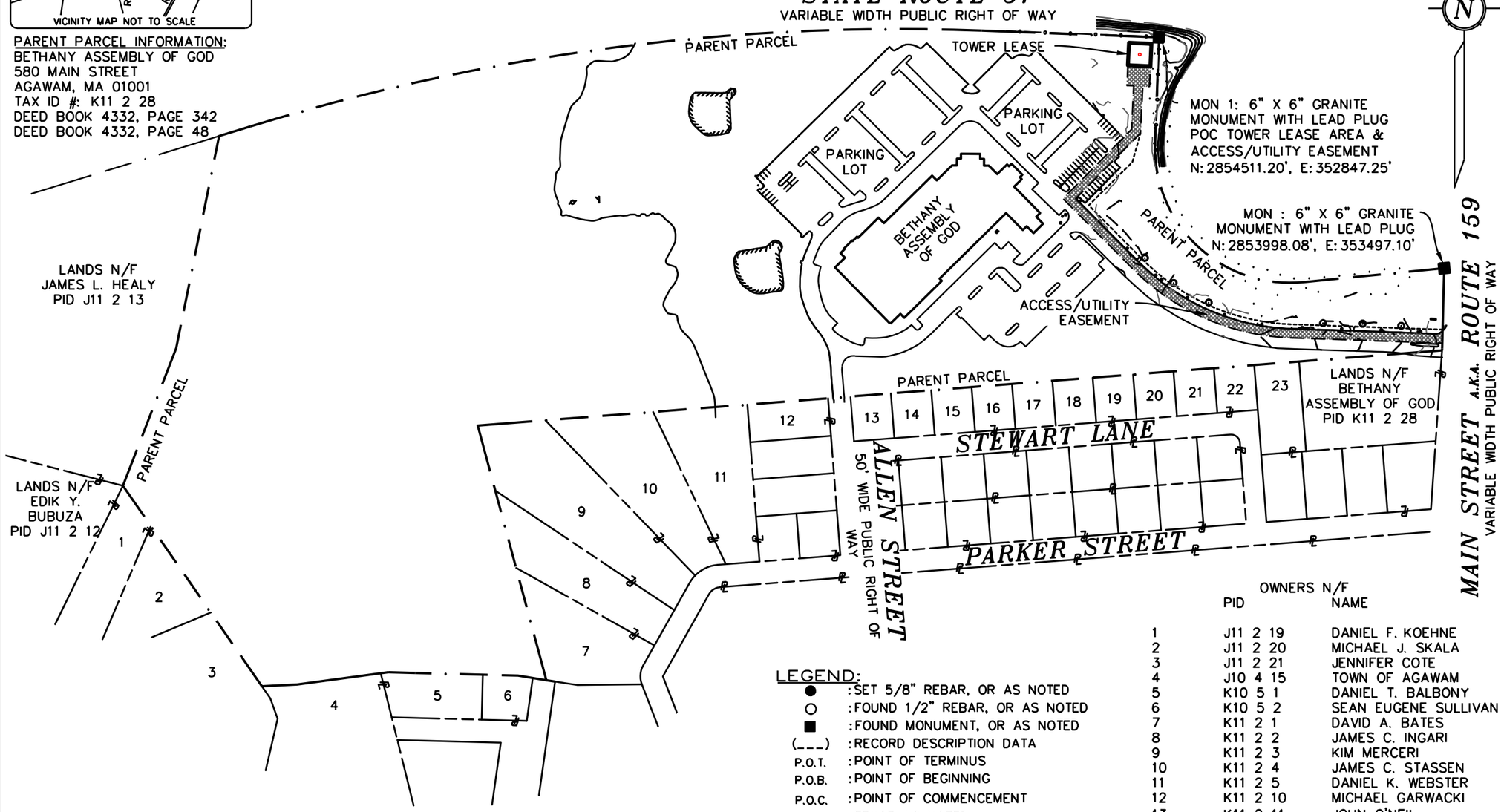
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



OWNERS N/F

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

LEGEND:

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

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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

SHEET 1 OF 5

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

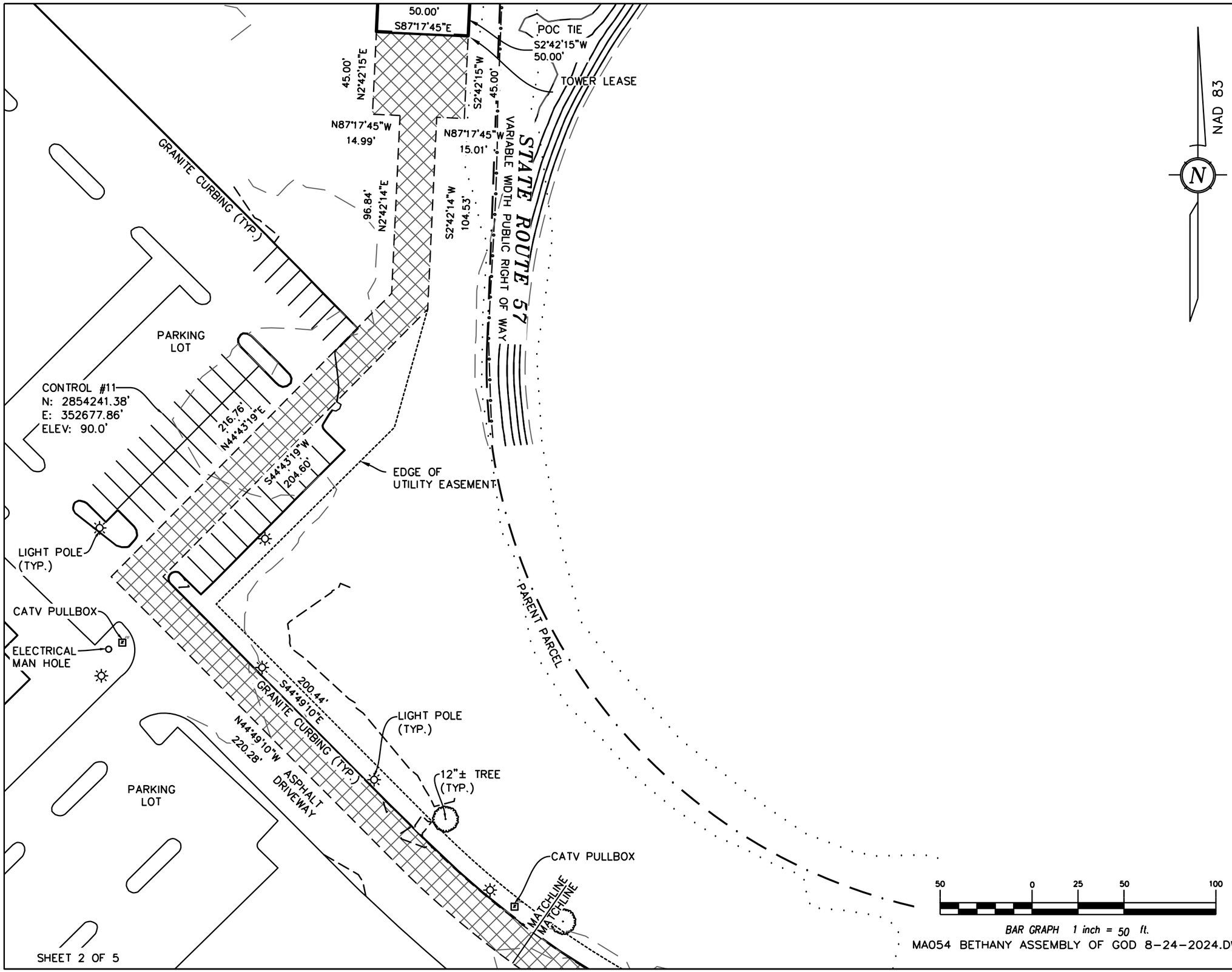
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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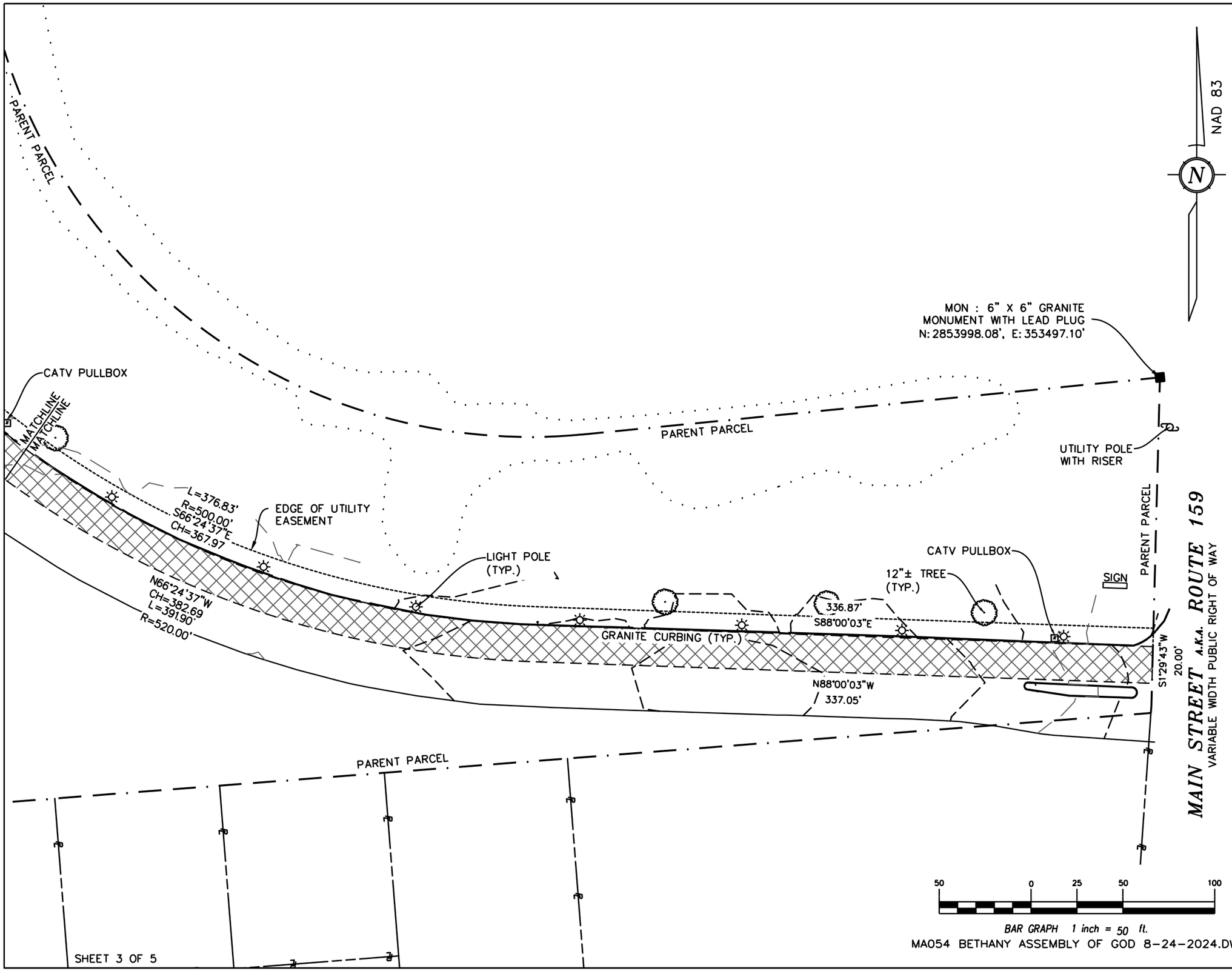

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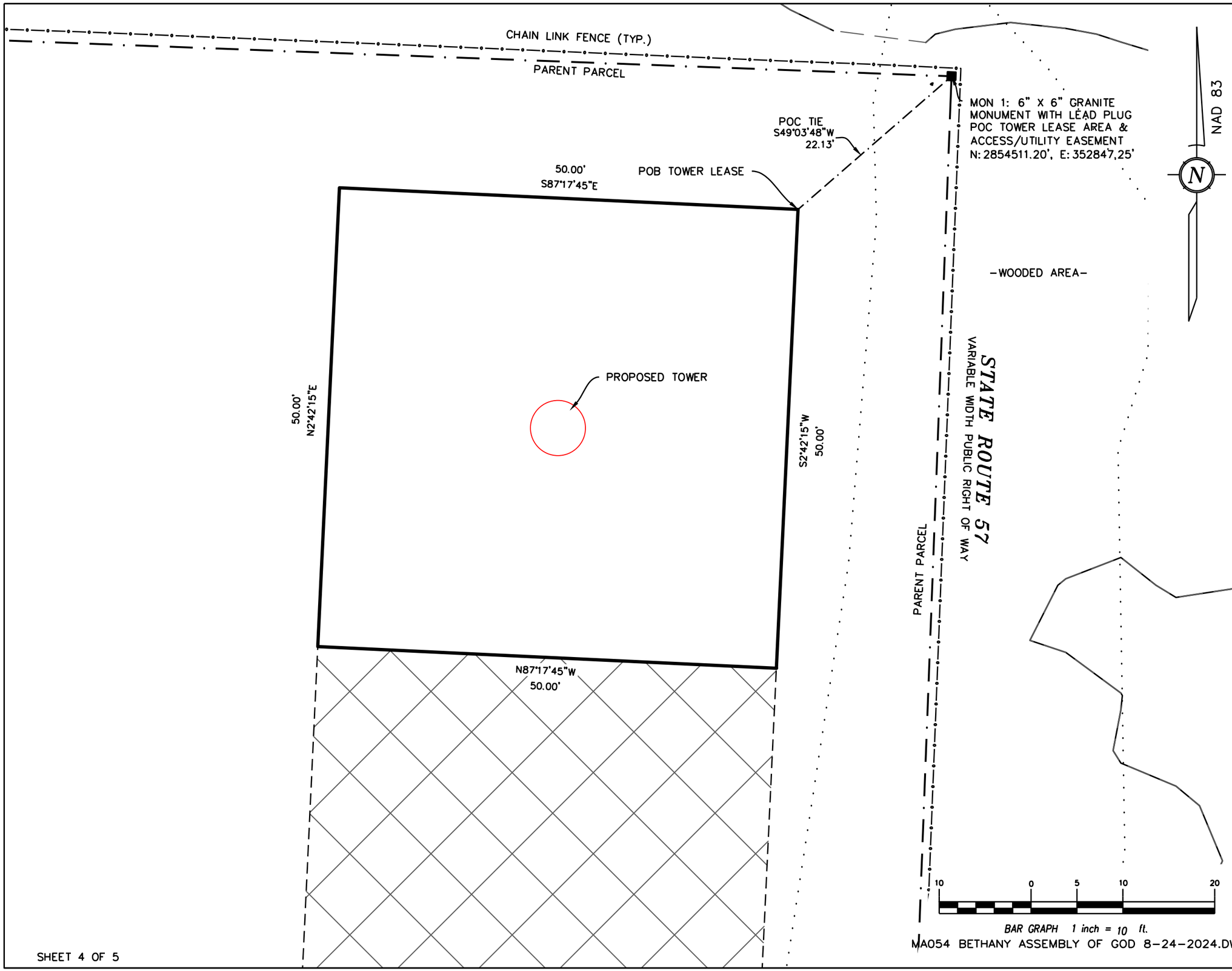

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Raleigh NC 27613 FAX 995-9616
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LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: | DATE: | ISSUED FOR: | BY:

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 37896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N1

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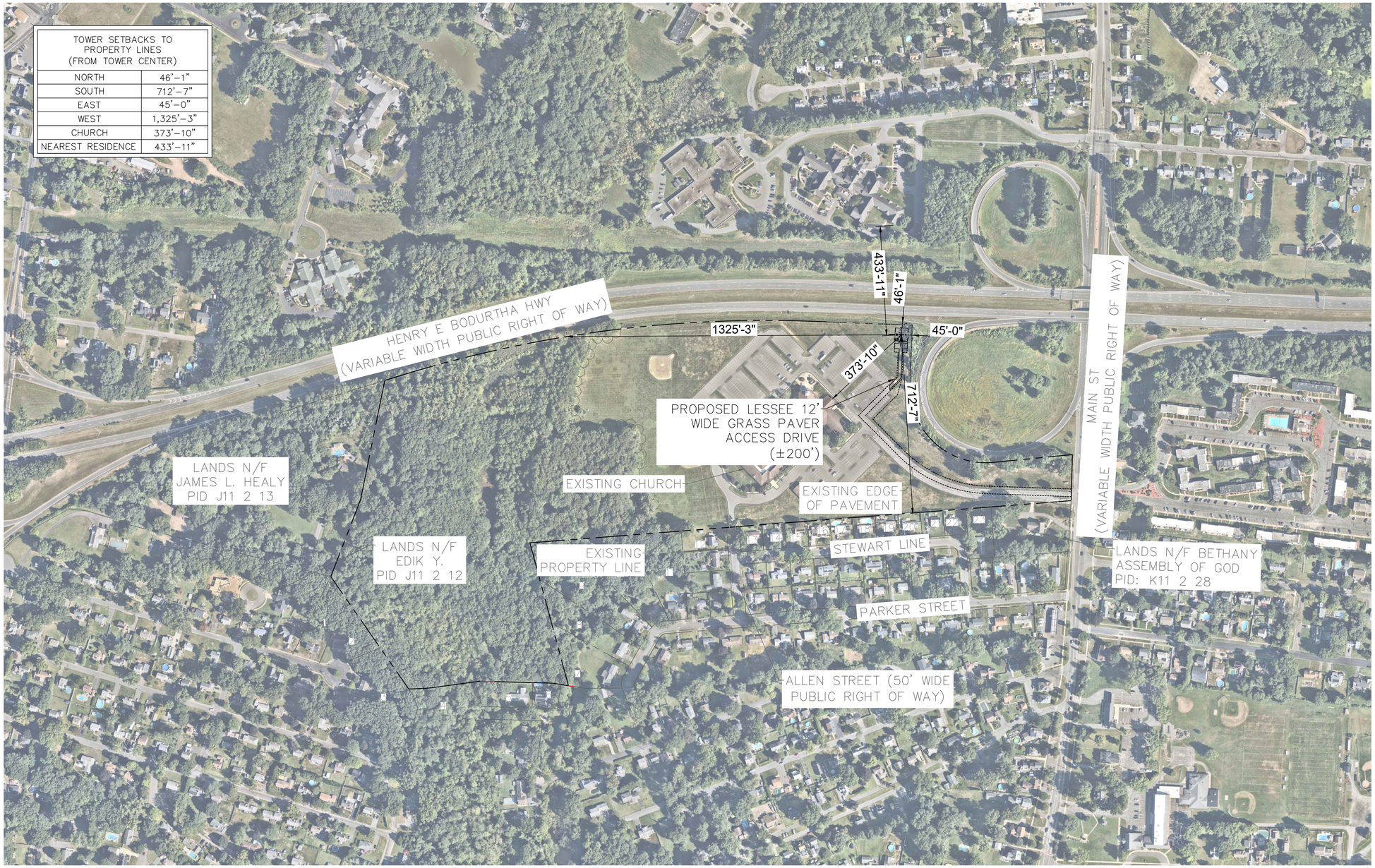
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 — OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
41525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

OVERALL AERIAL PARCEL PLAN

SHEET NUMBER:

C0

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NORTH

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GRAPHIC SCALE: 1" = 200'

SURVEY NOTE:

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

Diamond Communications LLC

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SITE No.: MA054

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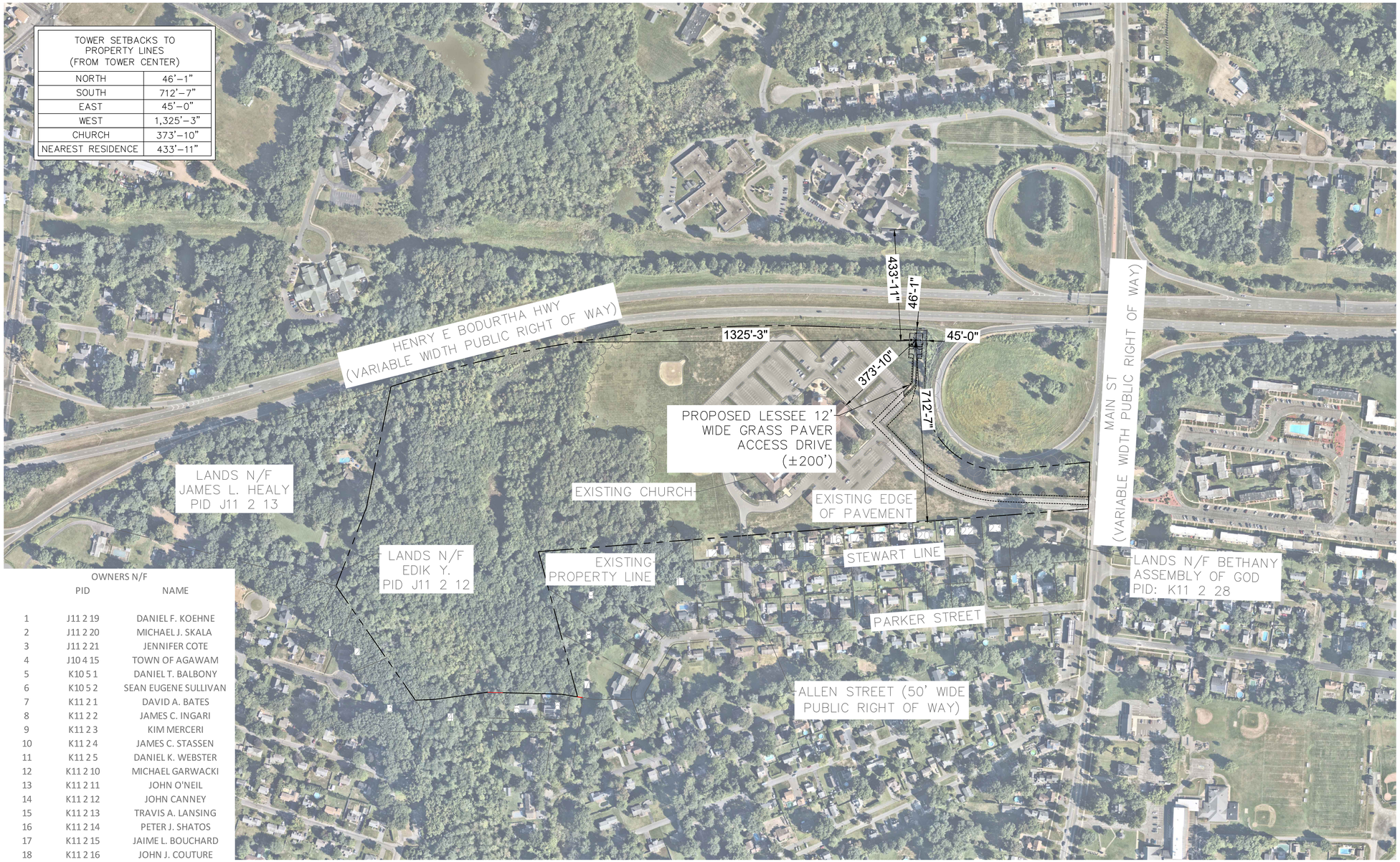

OWNERS N/F

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

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

1 / C0.2 OVERALL PARCEL PLAN
SCALE: 1:200

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

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
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PLANS PREPARED BY:

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ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:
OVERALL PARCEL PLAN

SHEET NUMBER:
C0.2

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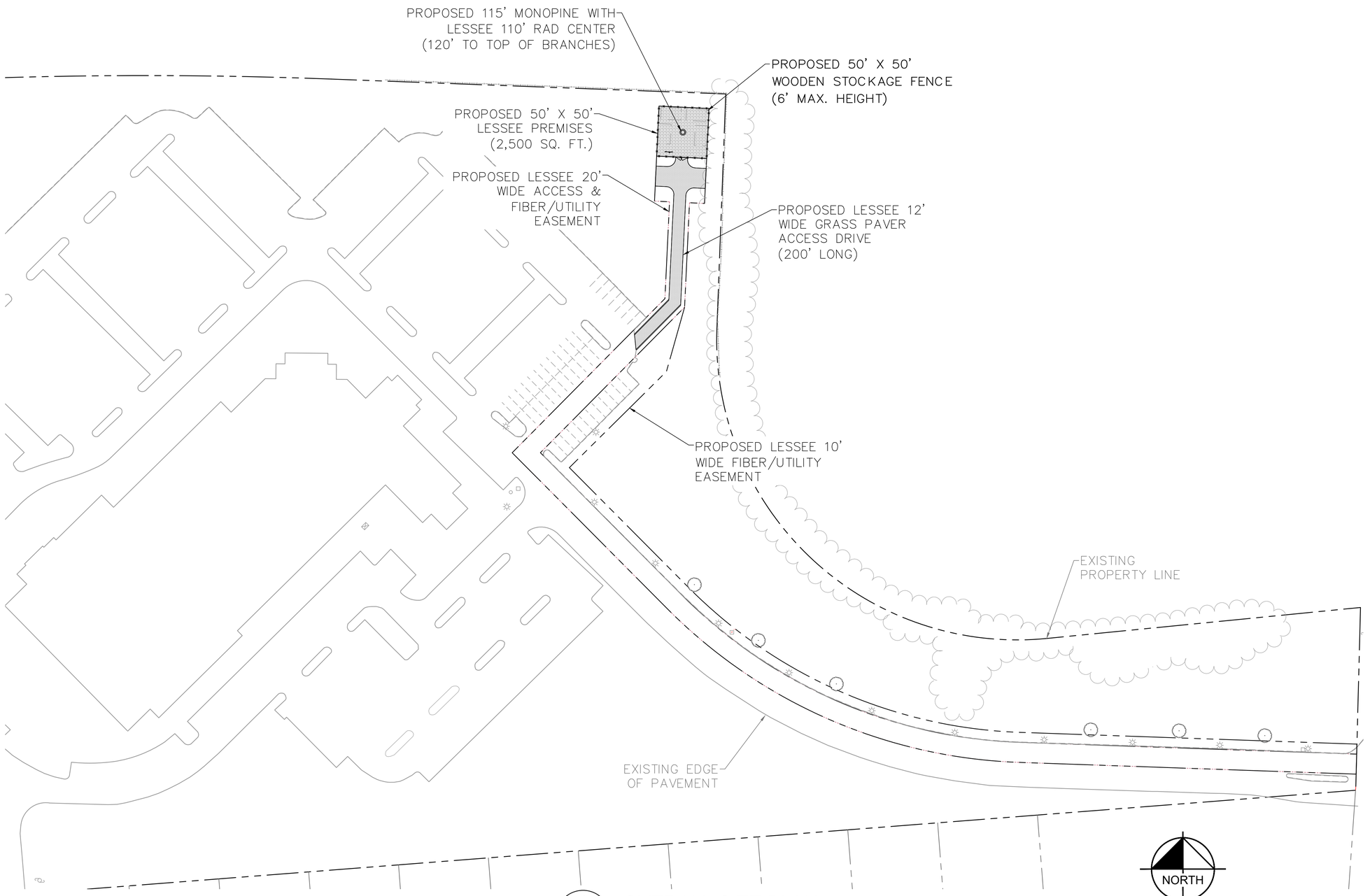

SURVEY NOTE:

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

1 / C1 **OVERALL SITE PLAN**

SCALE: 1" = 50'

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C1

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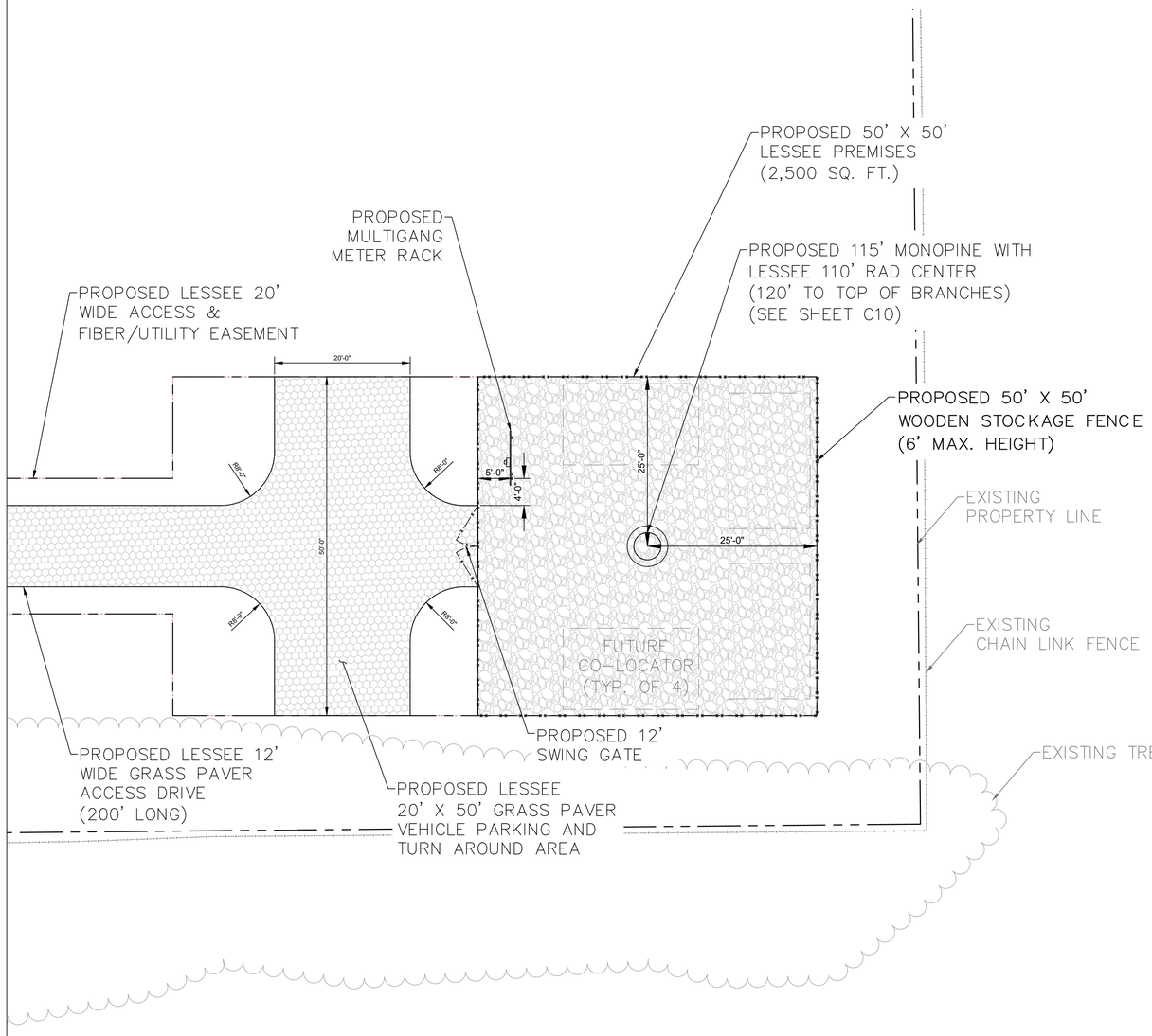

1 / C2 SITE PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

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DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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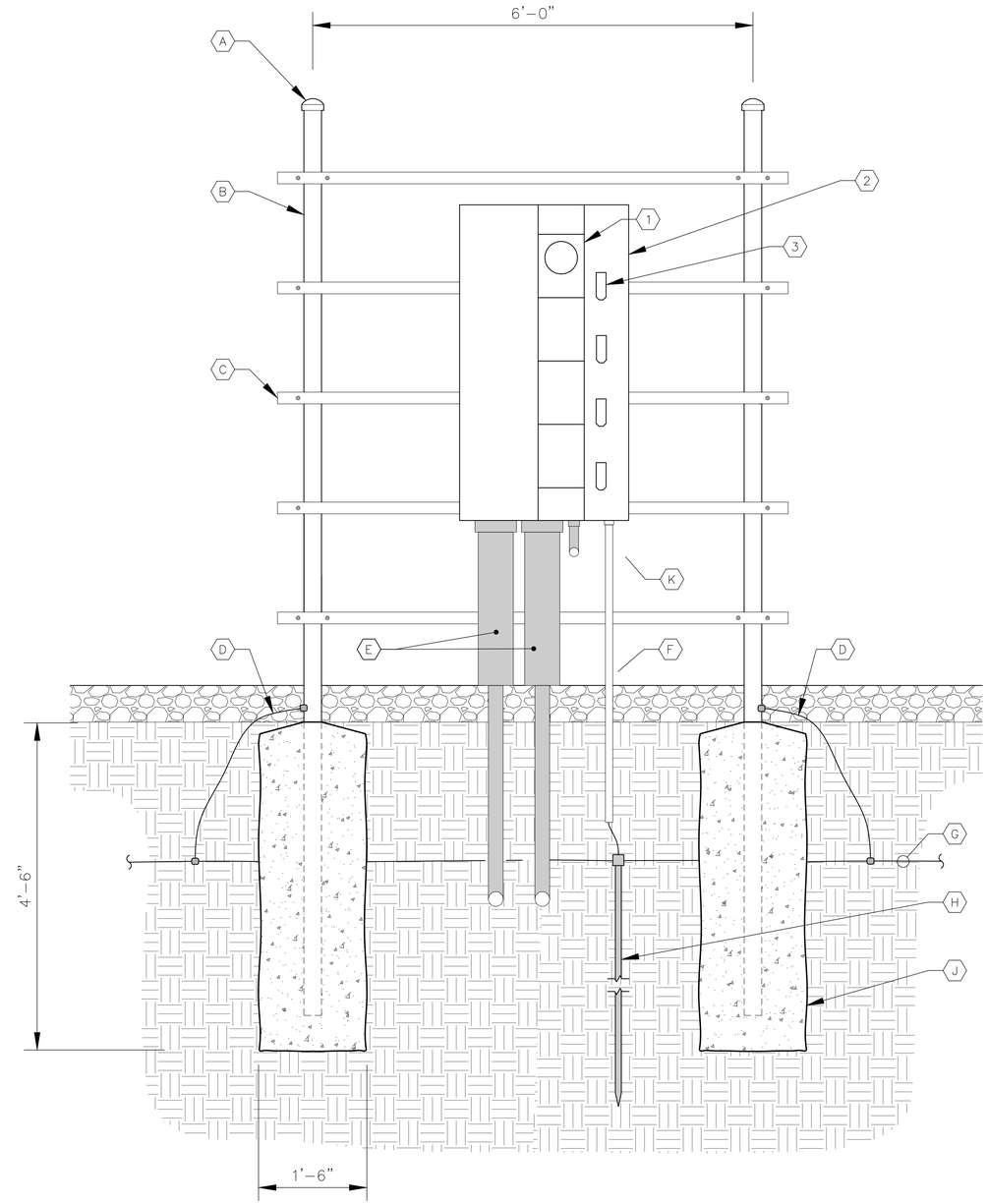

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

Diamond Communications LLC

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4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

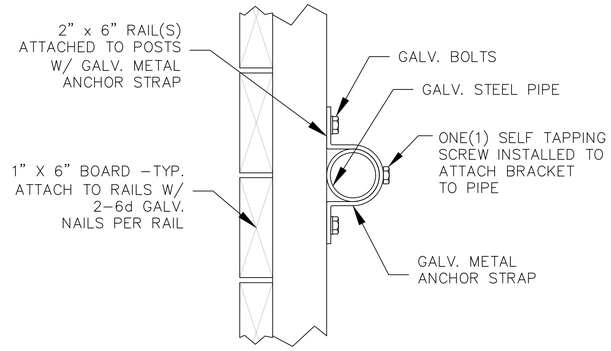
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



SECTION "A-A"
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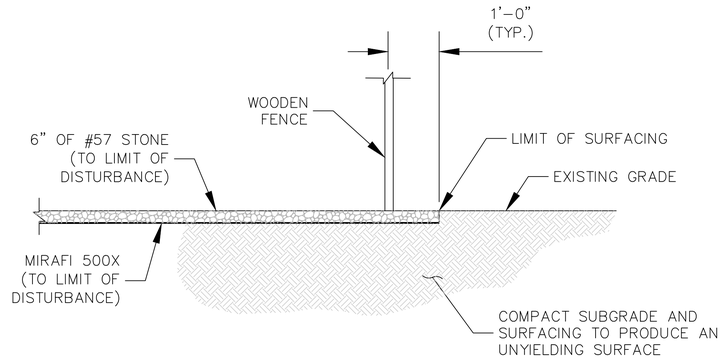
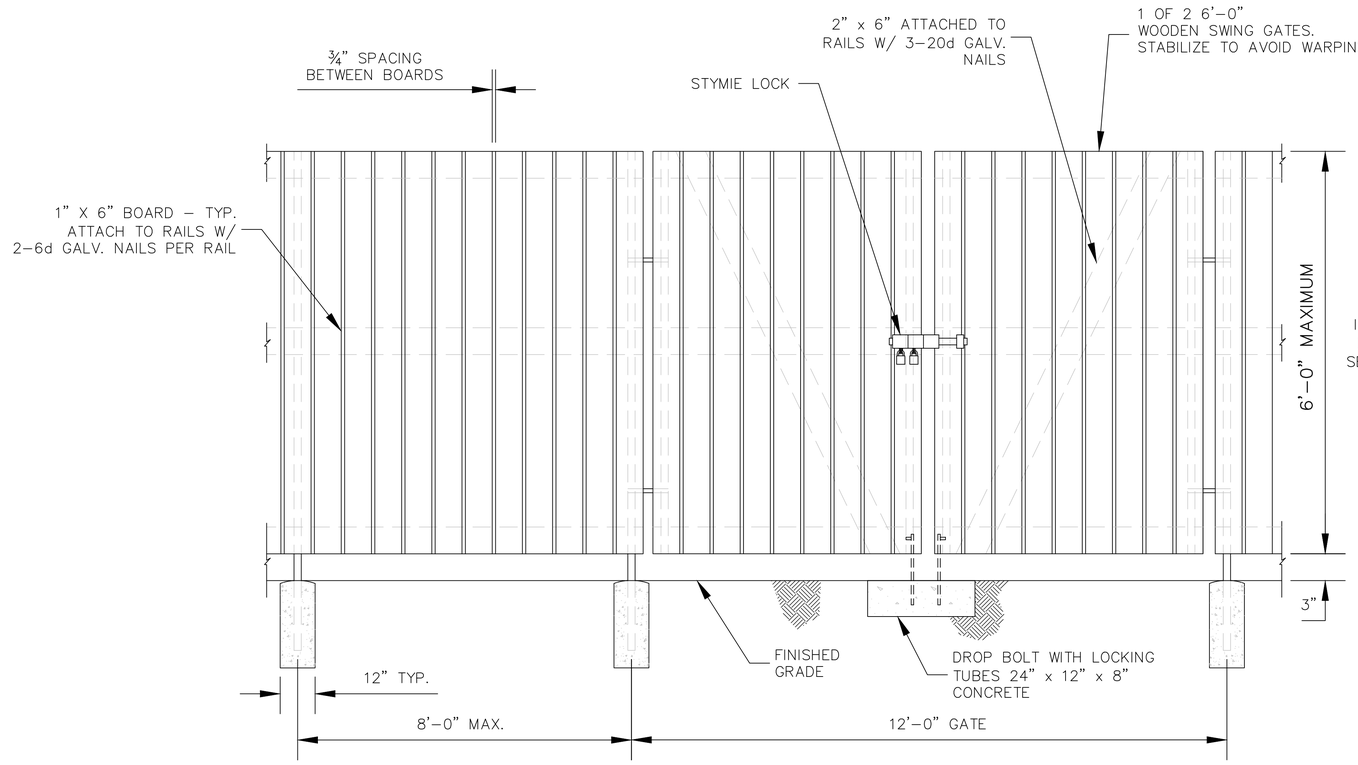
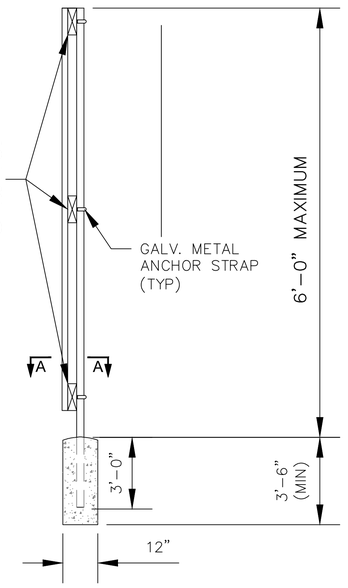


3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

Diamond Communications LLC

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SITE No.: MA054

580 MAIN ST
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HAMPDEN COUNTY

PLANS PREPARED BY:

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COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C4

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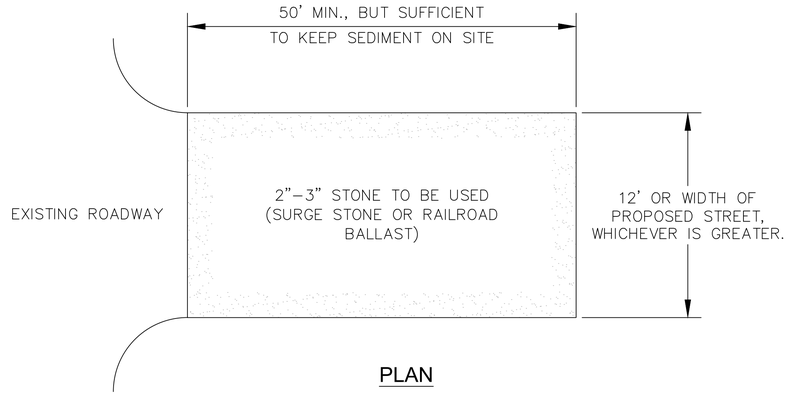
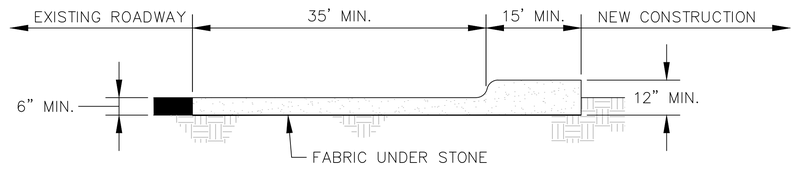


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

NOT TO SCALE

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CIVIL
NO. 57896
REGISTERED
PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

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SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER:

C5

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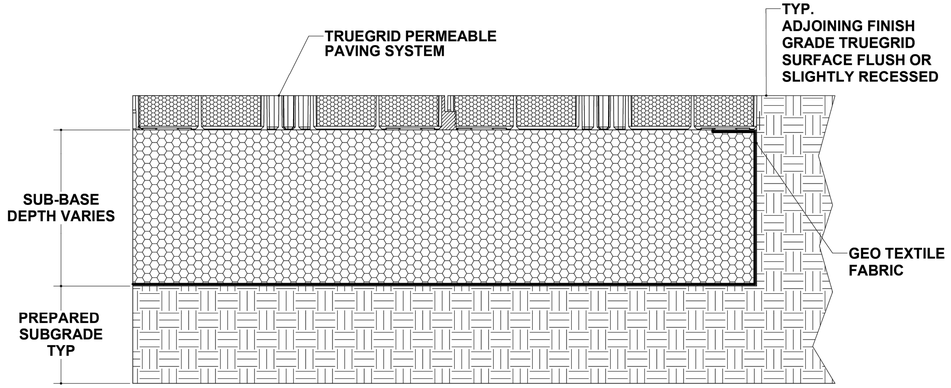
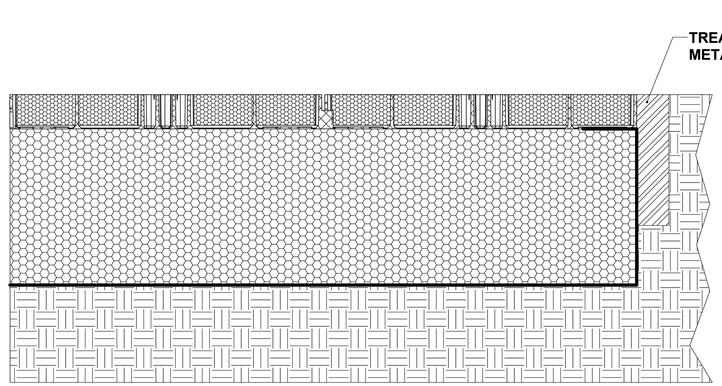
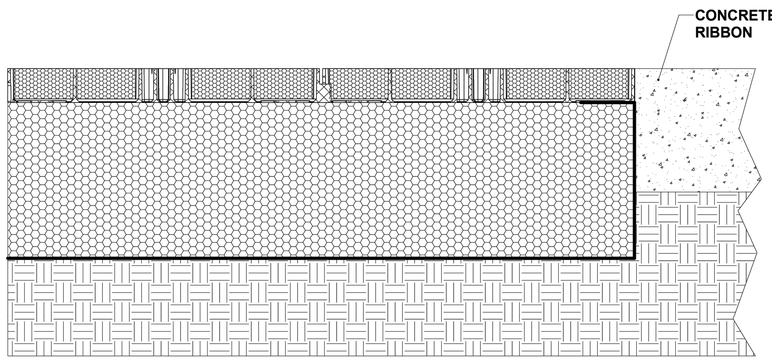


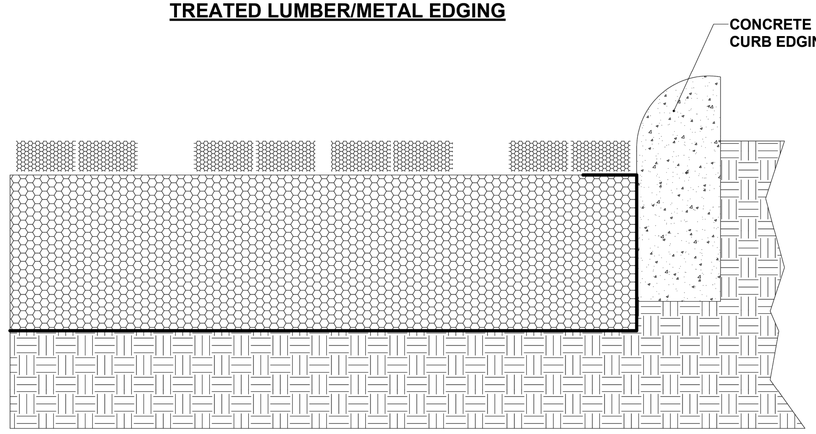
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



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CHECKED BY: J. Thethy	DATE: 8/22/2017	
APPROVED BY: C. White	DATE: 8/22/2017	
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KHA PROJECT NUMBER: 013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE: ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER: C6

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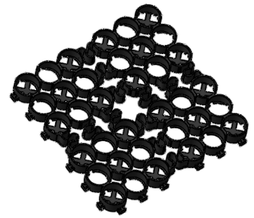
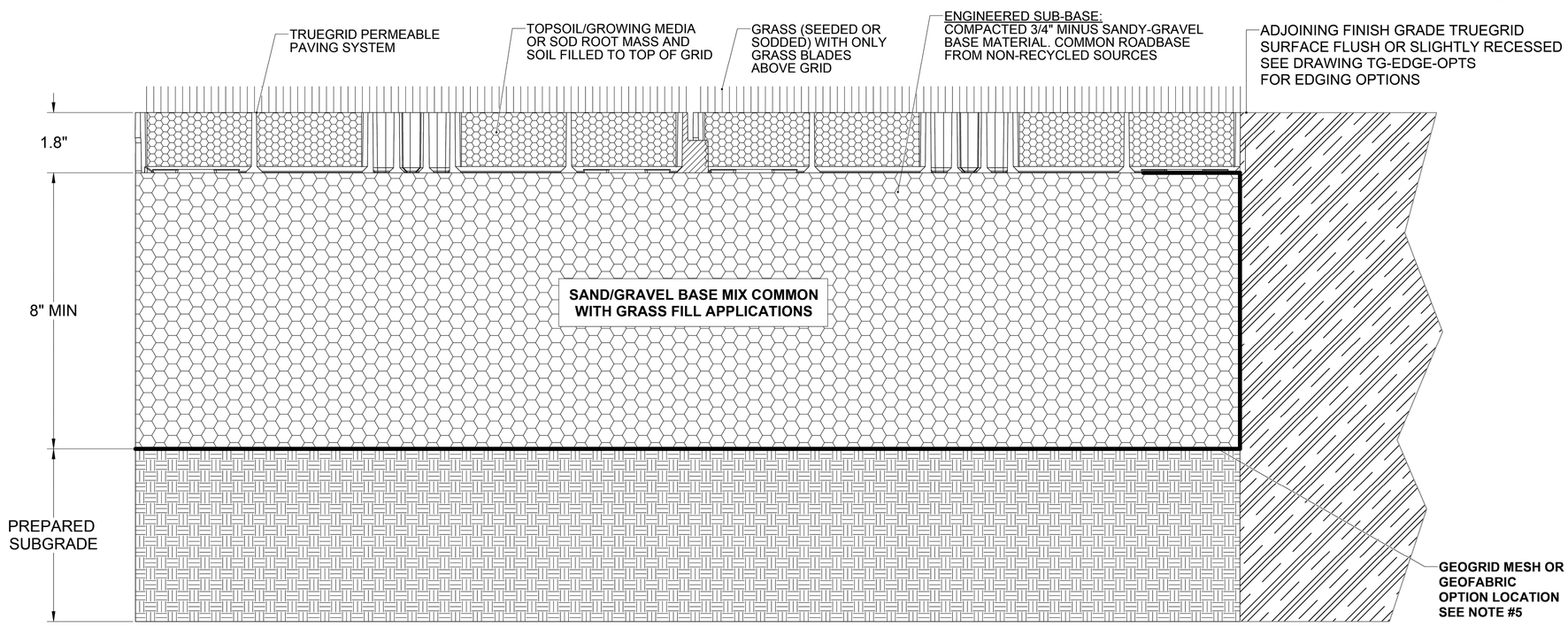
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

CLIENT / PROJECT

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES

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DO NOT SCALE DRAWING

APPROVAL INFORMATION

DRAWN BY: J. Thethy	DATE: 2/28/2020	
CHECKED BY: J. Thethy	DATE: 2/28/2020	
APPROVED BY: C. White	DATE: 2/28/2020	SIZE: D
FILE I.D.: TG-GRS-HL.sldprt	SCALE: 1:1.5	SHEET: 1 OF 1

TRUEGRID® True to your project. True to the environment.

TRUEGRID GRASS FILL INSTALLATION HEAVY LOAD

DRAWING NUMBER: TGFB-GRS-HL REV: 01

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: DATE: ISSUED FOR: BY:

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LICENSER:

KHA PROJECT NUMBER:

013541034

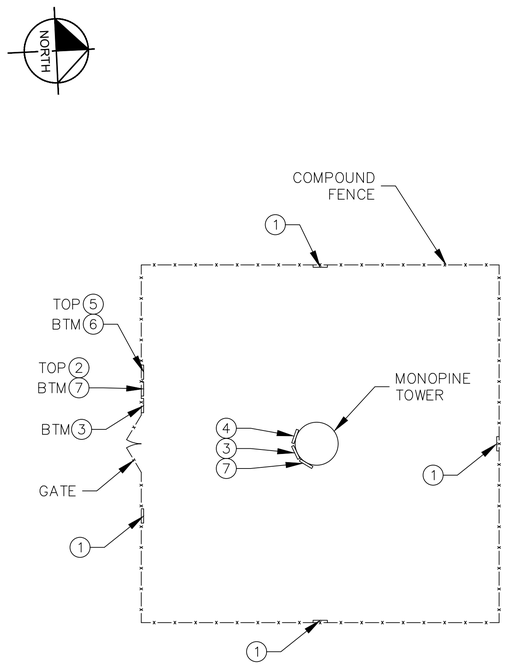
DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

C7



1 / C8 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

(OPERATIONS PROVIDED)

GREEN BACKGROUND w/ WHITE LETTERING

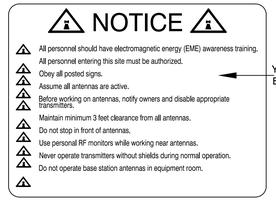
WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE

(OPERATIONS PROVIDED)

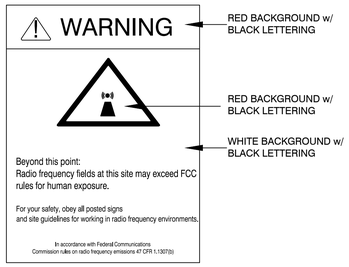


YELLOW BACKGROUND w/ BLACK LETTERING

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



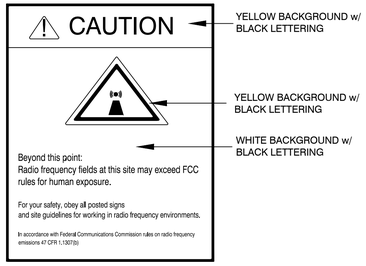
RED BACKGROUND w/ BLACK LETTERING

RED BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



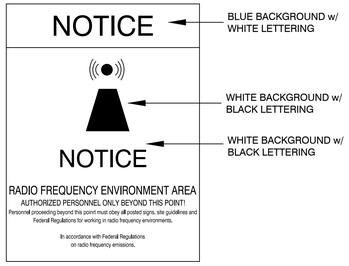
YELLOW BACKGROUND w/ BLACK LETTERING

YELLOW BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



BLUE BACKGROUND w/ WHITE LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

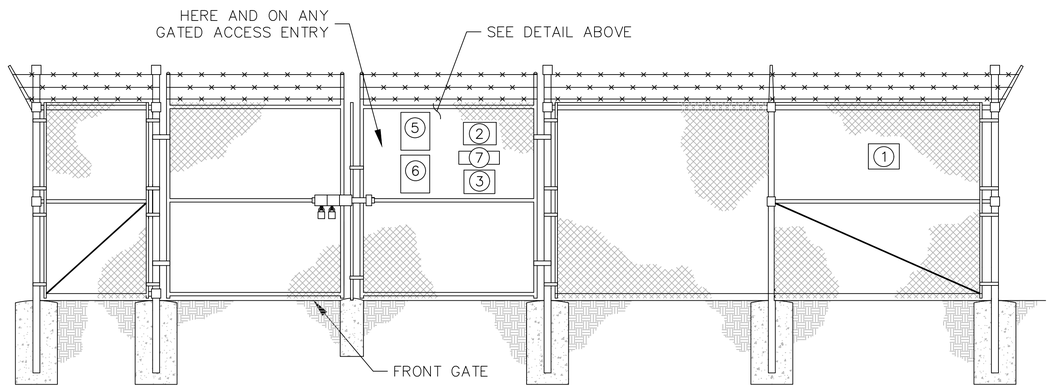
WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C8 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C8 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

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

Diamond Communications LLC

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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LICENSER:

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

SITE SIGNAGE DETAILS

SHEET NUMBER:

C8

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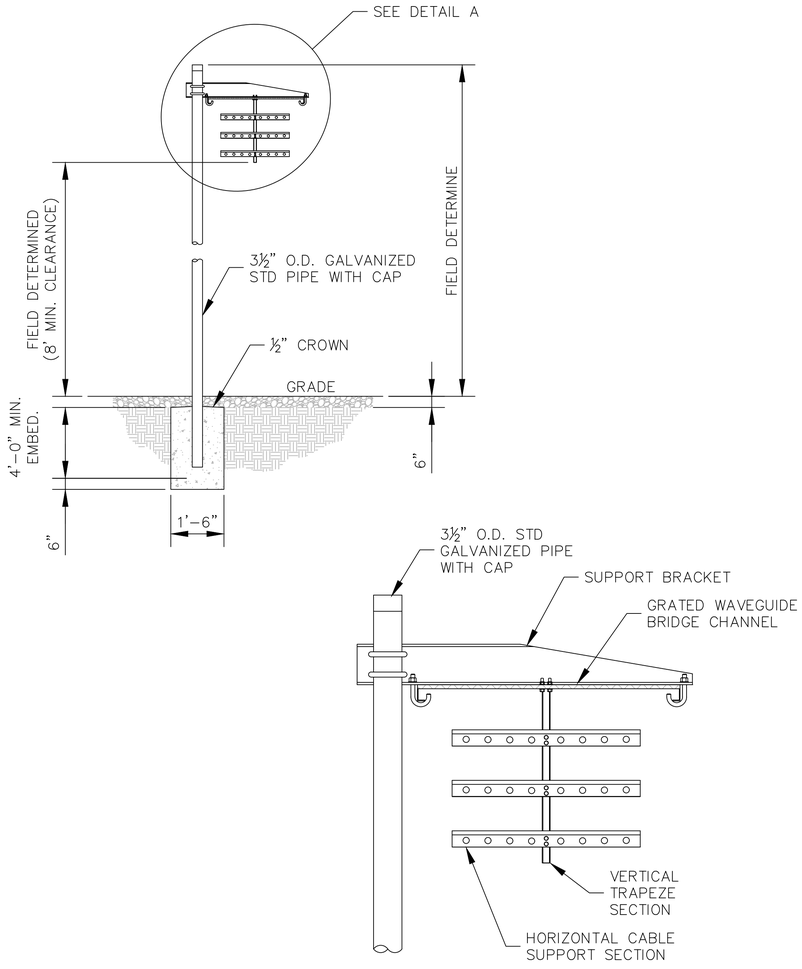
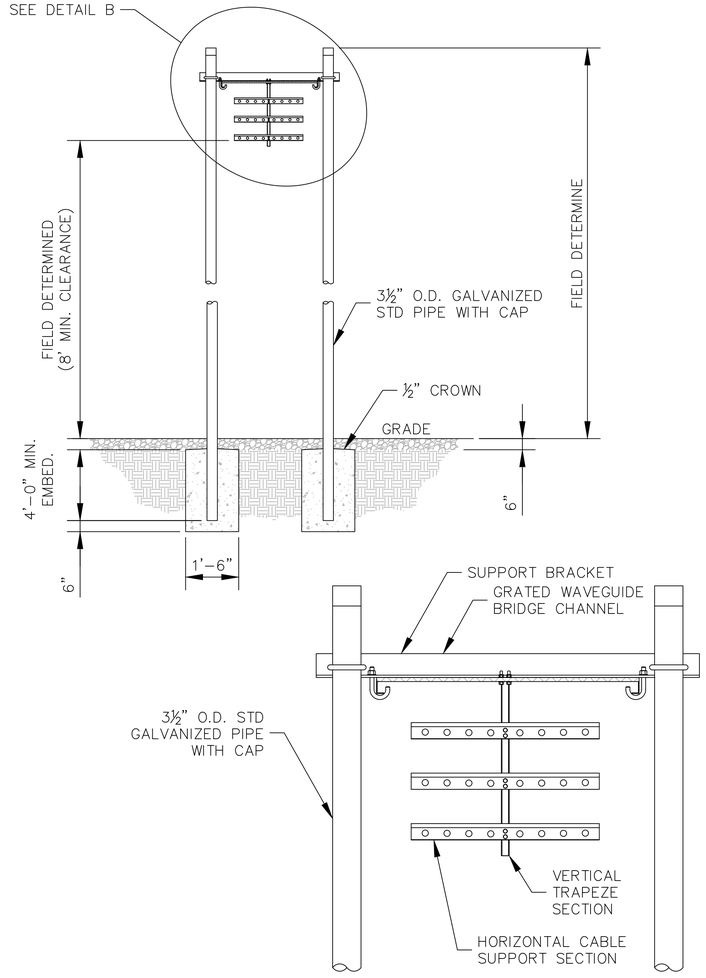


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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Diamond Communications LLC

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580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
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PHONE: 770-619-4280
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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

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JAR	CDS

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C9

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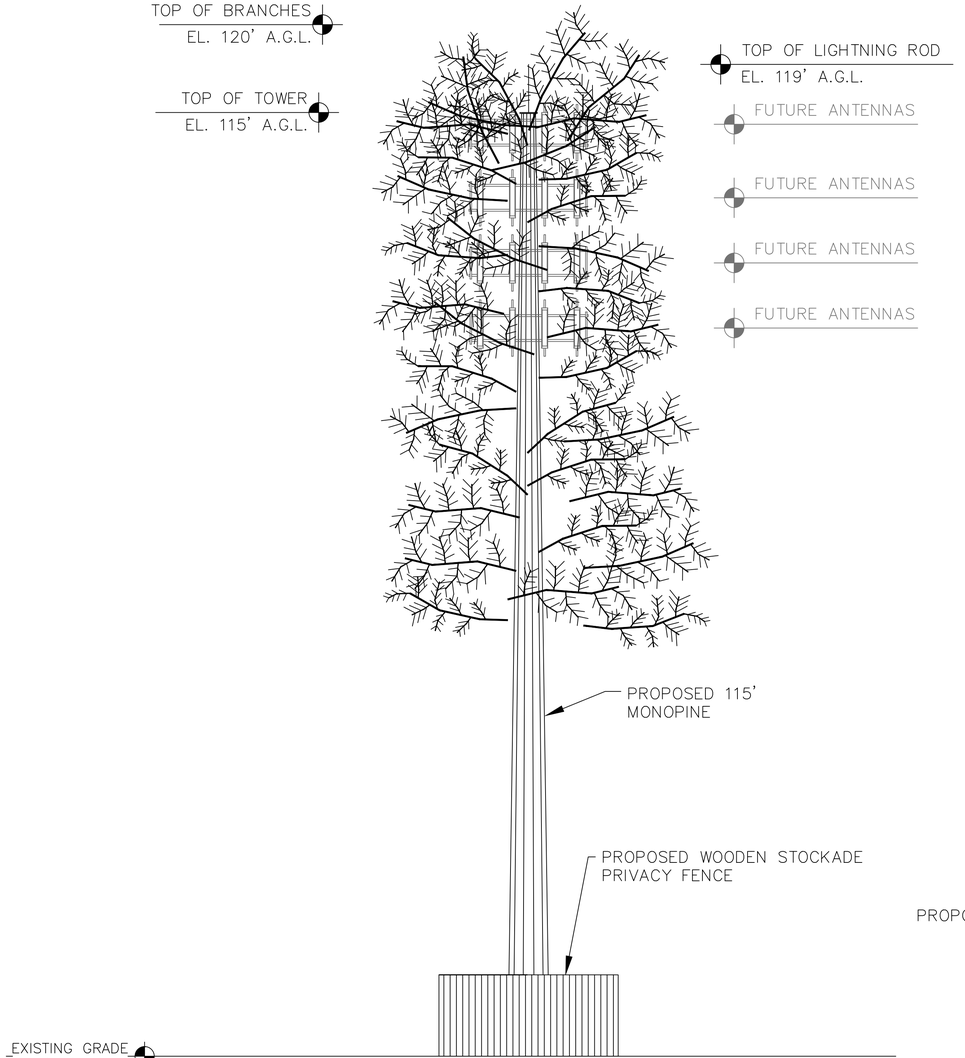
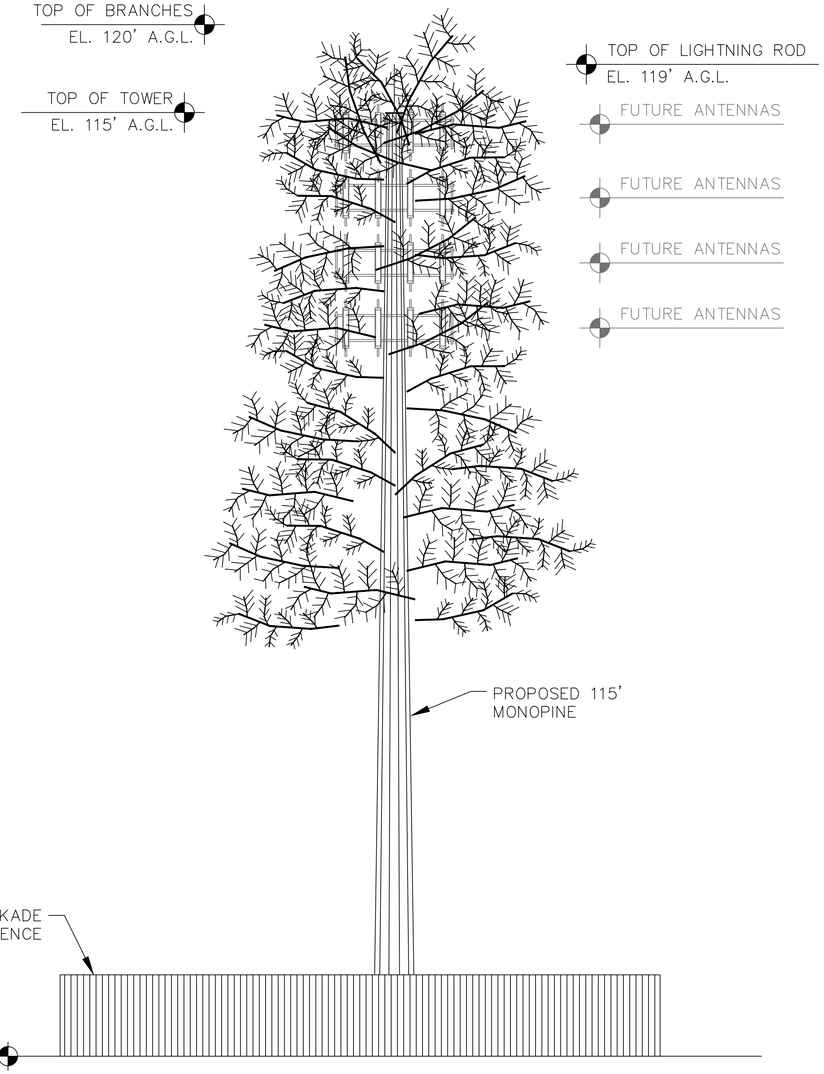


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

1. ALL INFORMATION ON THIS PAGE IS PROVIDED BY DIAMOND COMMUNICATIONS AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE DIAMOND COMMUNICATION CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, AND COAX CABLE INFORMATION.

2. REFER TO STRUCTURAL ANALYSIS BY TOWER OWNER FOR ANALYSIS OF PROPOSED TOWER.

3. IT IS UNDERSTOOD THAT KIMLEY-HORN MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FINDINGS, DESIGNS, RECOMMENDATIONS, SPECIFICATIONS, OPINION, OR PROFESSIONAL ADVICE RELATING TO THE STRUCTURAL ADEQUACY OF THE PROPOSED TOWER OR ATTACHMENT OF ANTENNAS OR OTHER APPURTENANCES.

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).

2. THE TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.

3. COAX/FIBER CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY CORRECT LENGTH IN FIELD AT TIME OF CONSTRUCTION.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

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11720 AMBER PARK DRIVE, SUITE 600
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WWW.KIMLEY-HORN.COM

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KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

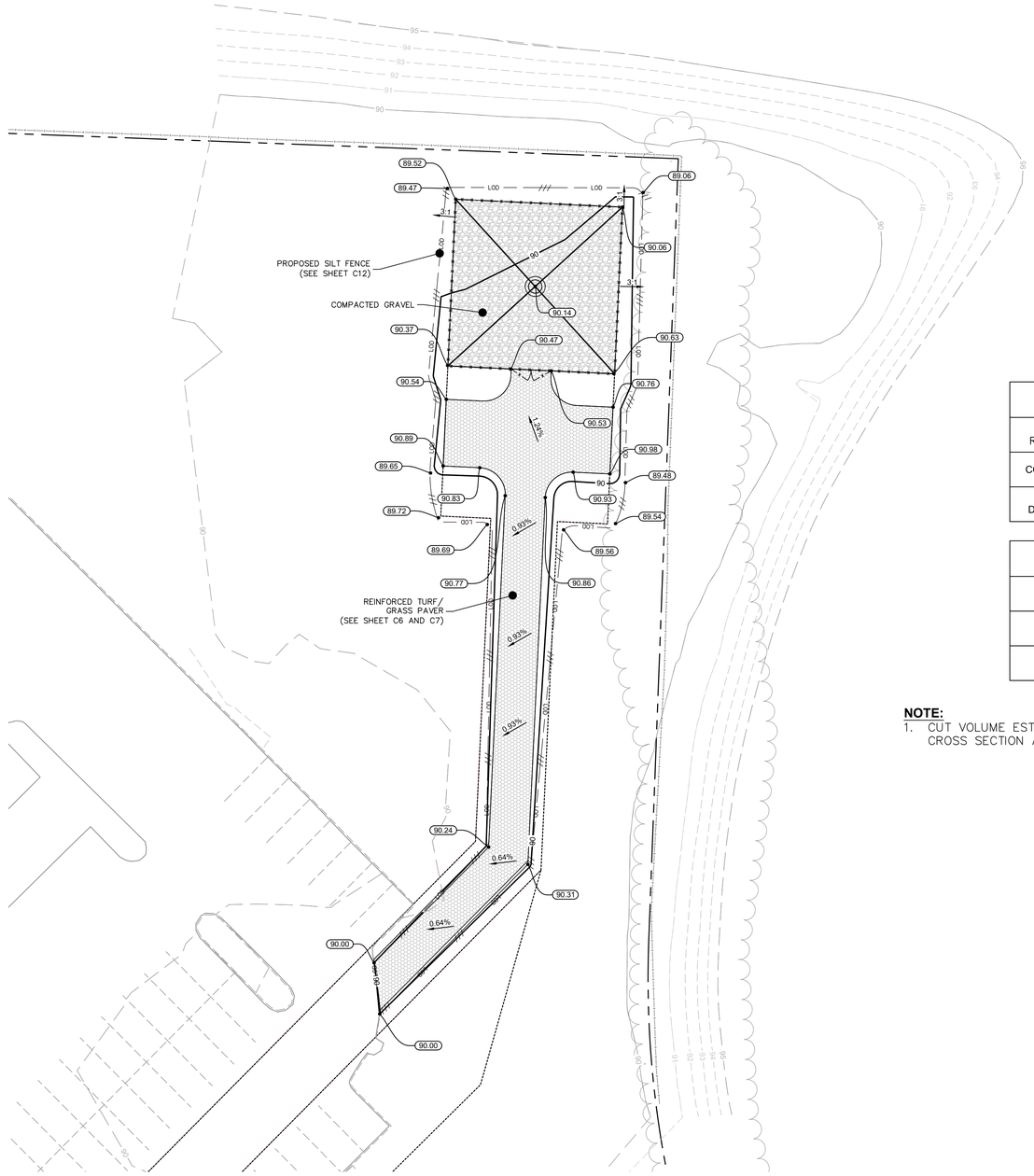
LOD/SILT FENCE — — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

0 10 20 40
GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN
SCALE: 1" = 20'

Diamond Communications LLC

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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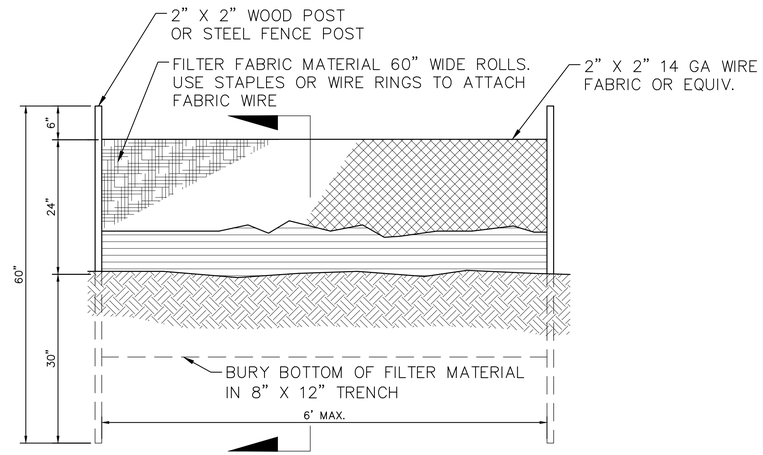
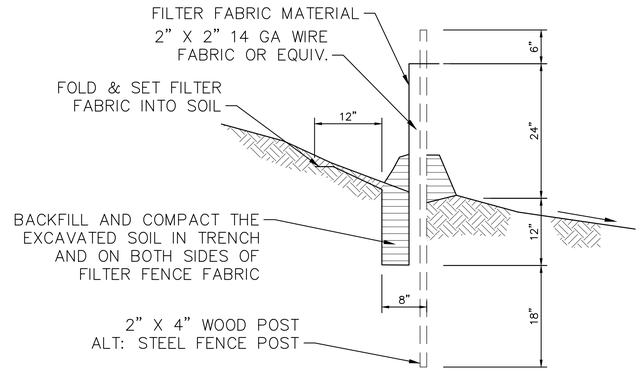


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

Diamond Communications LLC

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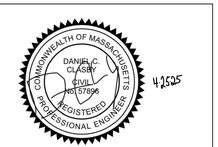

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SILT FENCE DETAILS

SHEET NUMBER:

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Diamond Communications LLC

verizon

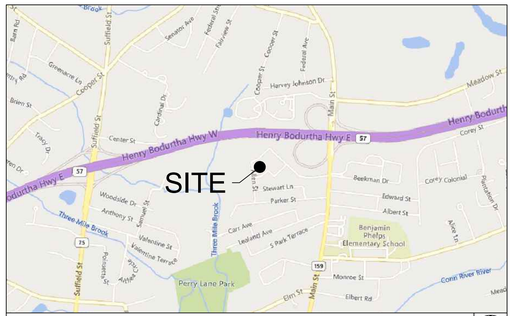
BETHANY ASSEMBLY OF GOD

SITE ADDRESS (E-911 TBD)

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

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

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



VICINITY MAP

NORTH

DRIVING DIRECTIONS

JURISDICTION:
TOWN OF AGAWAM

STATE:
MASSACHUSETTS

TOWER TYPE:
MONOPINE TOWER

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

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

USE:
PROPOSED TELECOMMUNICATIONS TOWER AND UNMANNED EQUIPMENT

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

PROJECT SUMMARY

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

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

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

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

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SURVEY
N1	GENERAL NOTES
C0	OVERALL AERIAL PARCEL PLAN
C0.1	OVERALL PARCEL TOPO
C0.2	OVERALL PARCEL PLAN
C1	OVERALL SITE PLAN
C2	SITE PLAN
C3	EQUIPMENT RACK DETAIL - FRONT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	ACCESS ROAD DETAILS
C6	ACCESS ROAD TRUEGRID DETAILS
C7	ACCESS ROAD TRUEGRID DETAILS
C8	SITE SIGNAGE DETAILS
C9	WAVEGUIDE BRIDGE DETAILS
C10	ANTENNA AND TOWER ELEVATION DETAILS
C11	GRADING AND EROSION CONTROL PLAN
C12	SILT FENCE DETAILS

SHEET INDEX

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

PERMIT INFORMATION

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4	04/25/25	ZONING	DCC
3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CASEY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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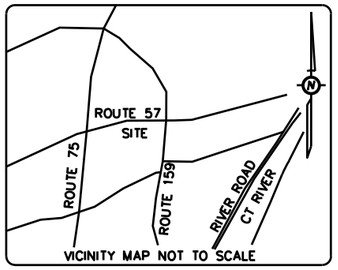


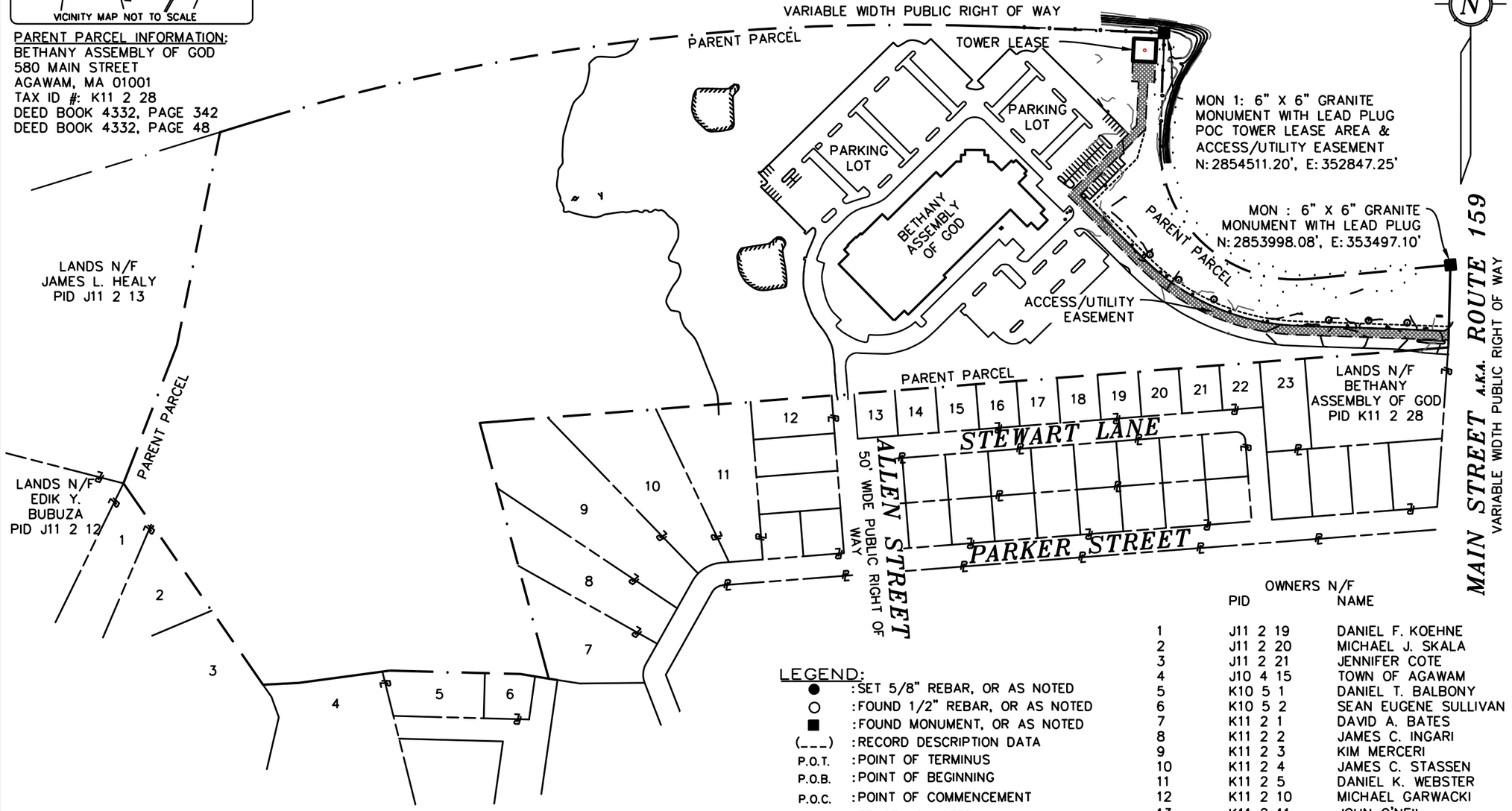
THE PARENT PARCEL IS AFFECTED BY ZONE X WHICH IS NOT A FLOOD HAZARD ZONE AS PER F.I.R.M. MAP NUMBER: 25013C0403E EFFECTIVE DATE: JULY 16, 2013.

FAA 1-A INFORMATION:
LATITUDE: 42° 04' 31.29" N ±20'
LONGITUDE: 72° 37' 02.54"" W ±20'

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

ZONING: (AG) – AGRICULTURAL DISTRICT

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



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

250 0 125 250 500

BAR GRAPH 1 inch = 250 ft.

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

LEGEND:

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

OWNERS N/F

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

RAW LAND SURVEY

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

NATIONAL SURVEY SERVICES COORDINATION BY:

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

SURVEY WORK PERFORMED BY:

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
E-MAIL : raleigh@murphygeomatics.com FIRM C-2757

SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

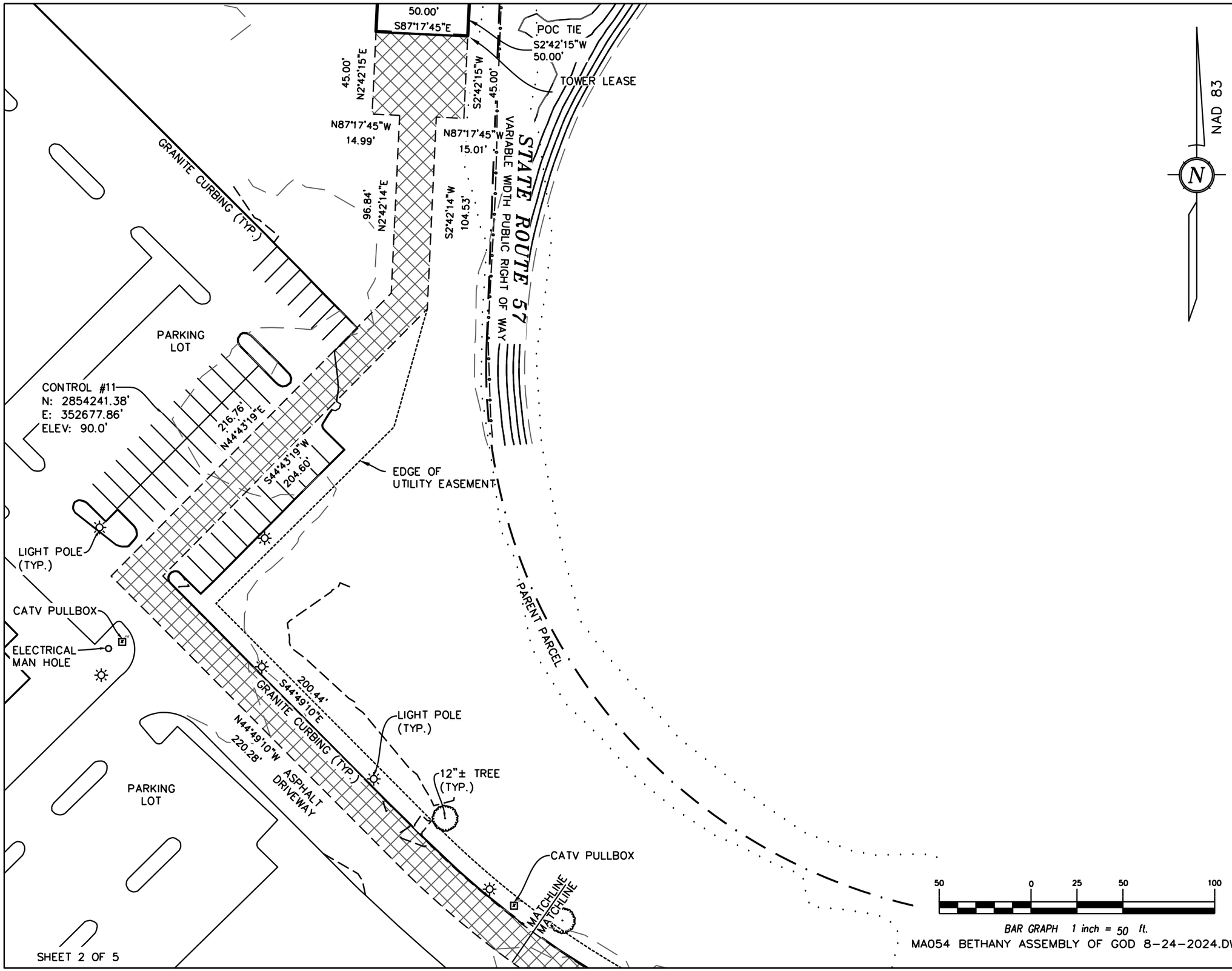
I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023



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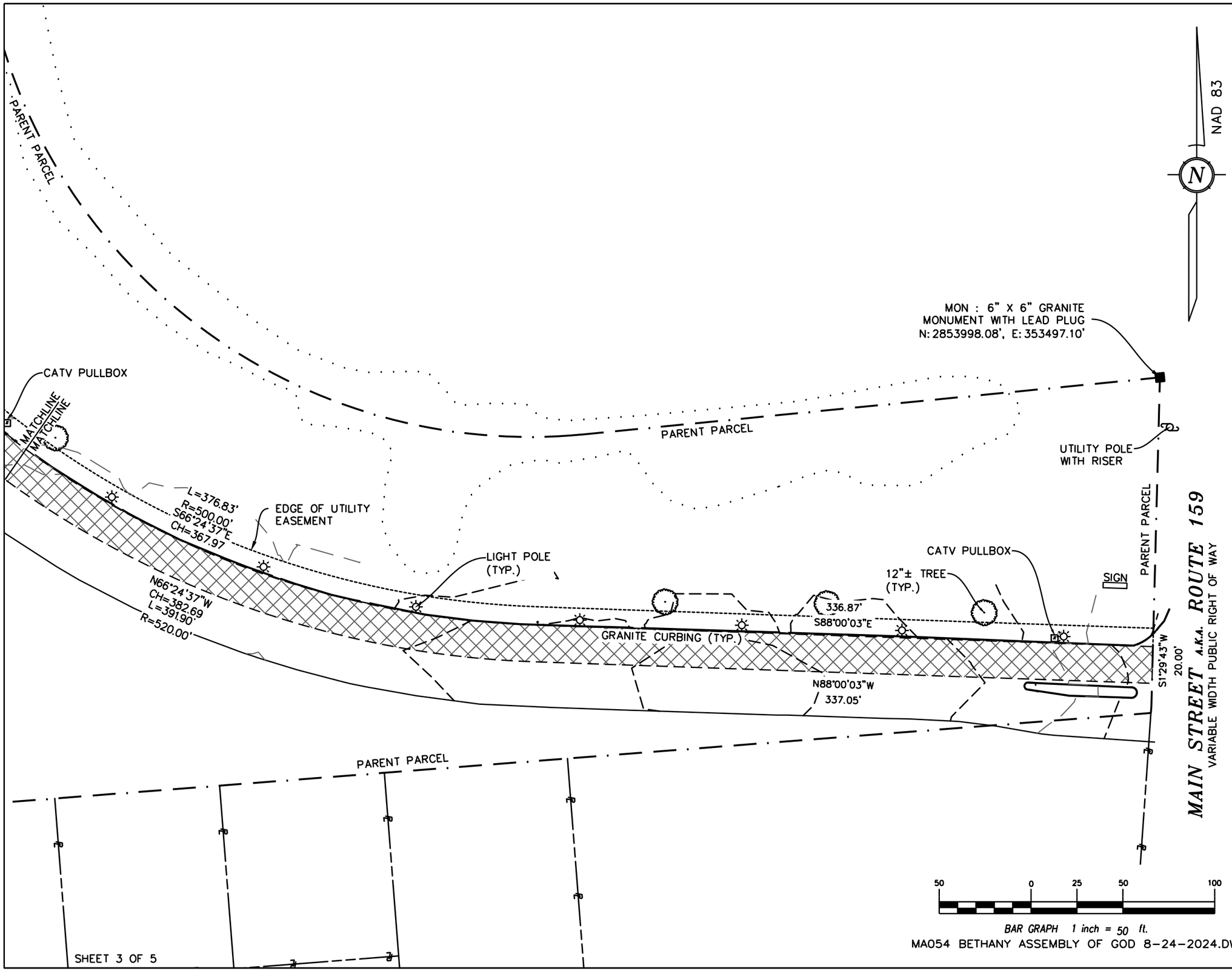

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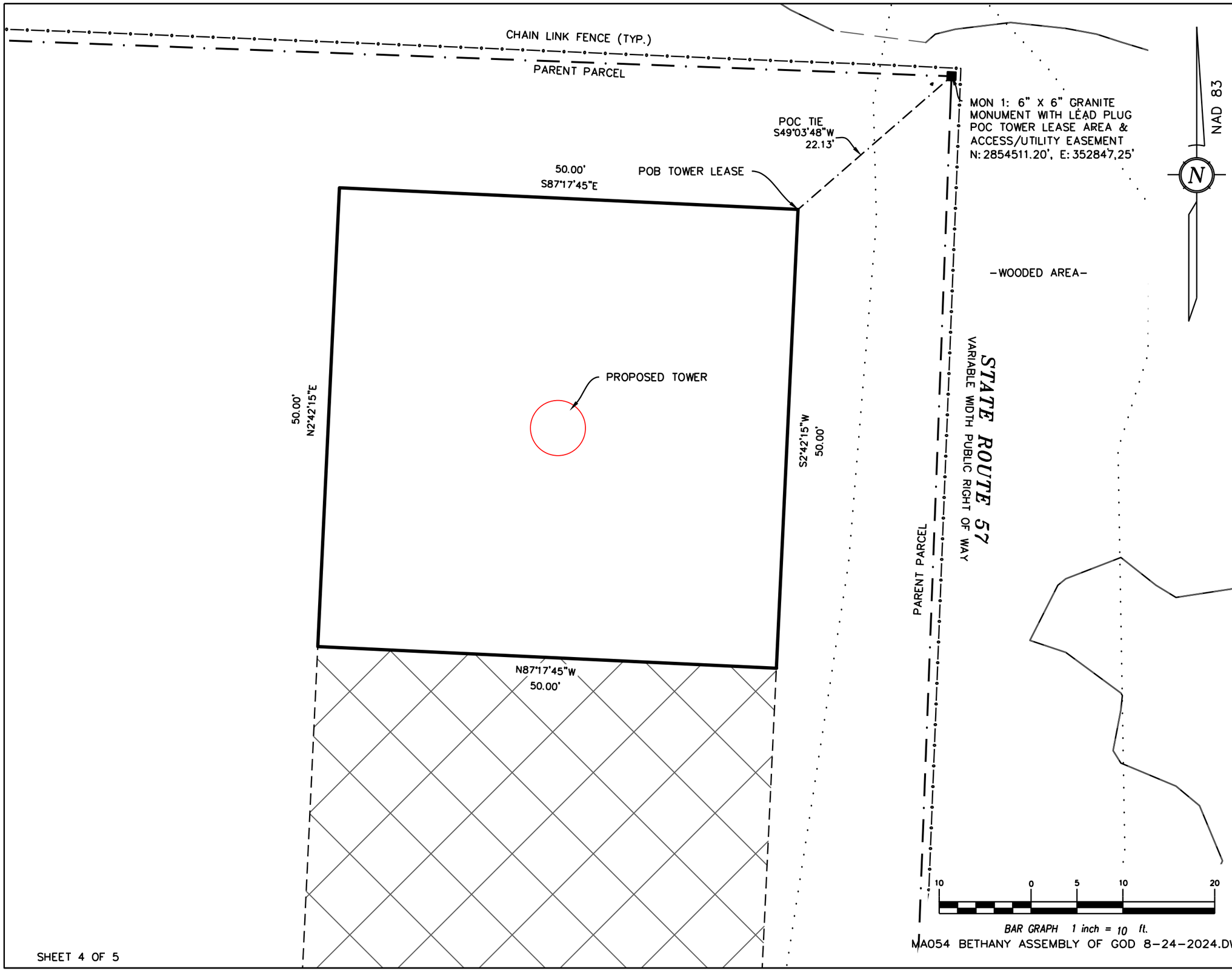

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DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

LEGAL DESCRIPTION: PARENT PARCEL (AS PROVIDED)

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

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

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

TAX ID NO: K11 2 28

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

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

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

RAW LAND SURVEY

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

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SURVEYOR'S NOTES

1. BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM 1983
MAINLAND MASSACHUSETTS ZONE

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TELECOM EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN HEREON NOT DEPICTED TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
DIAMOND COMMUNICATIONS, LLC

LITTLE RIVER LAND SURVEYING

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

COMMONWEALTH OF MASSACHUSETTS
JERAMIAH RAITT
NO. 56221
REGISTERED
PROFESSIONAL LAND SURVEYOR

FIELD DATE: 08/14/2023

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "MASSACHUSETTS 811" 72 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (888) 344-7233 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED
PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

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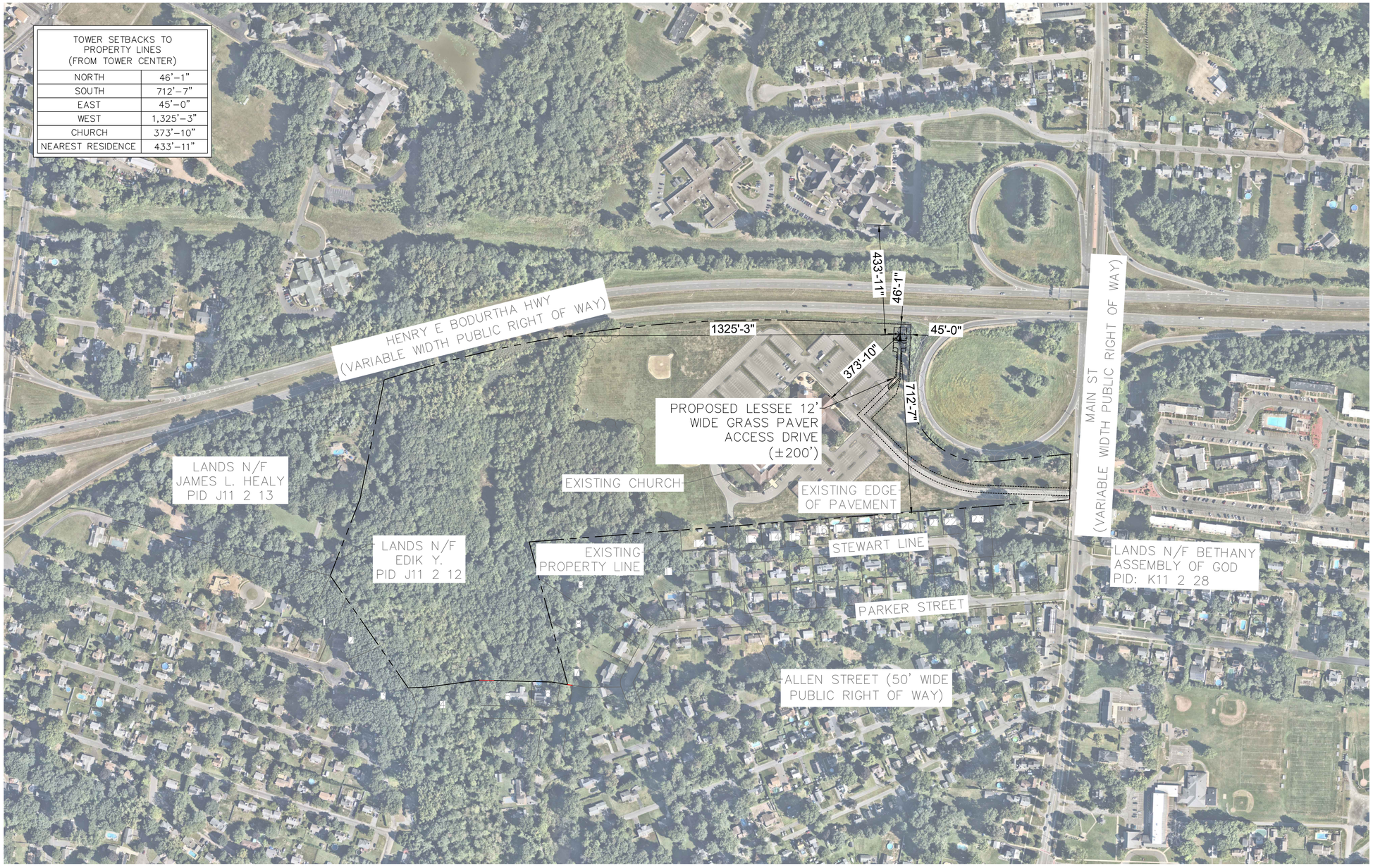
TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER)	
NORTH	46'–1"
SOUTH	712'–7"
EAST	45'–0"
WEST	1,325'–3"
CHURCH	373'–10"
NEAREST RESIDENCE	433'–11"



SURVEY NOTE:

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

1 / C0 OVERALL AERIAL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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OVERALL AERIAL PARCEL PLAN

SHEET NUMBER:

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1 / C0.1 OVERALL PARCEL TOPO

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

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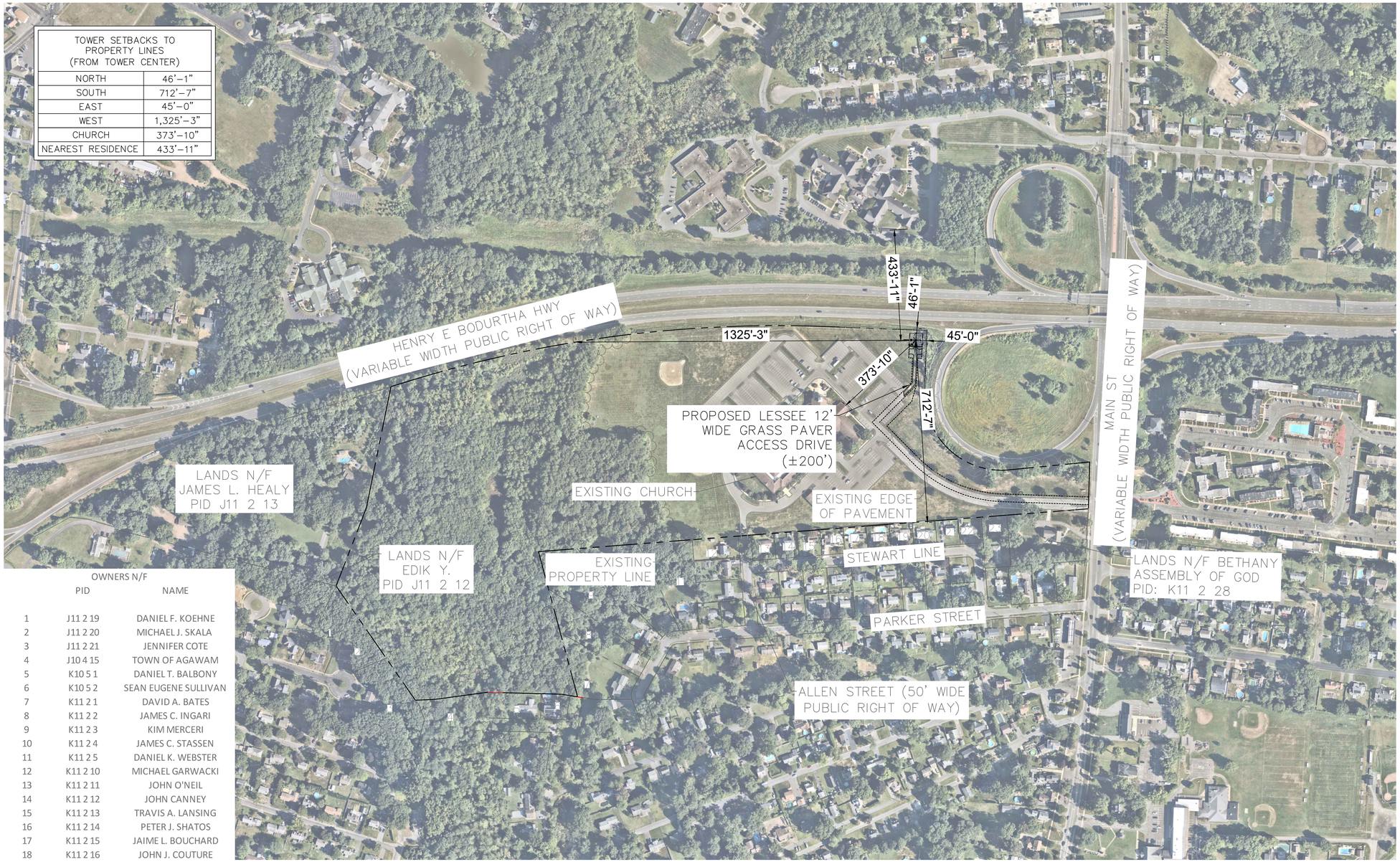

OWNERS N/F		
	PID	NAME
1	J11 2 19	DANIEL F. KOEHNE
2	J11 2 20	MICHAEL J. SKALA
3	J11 2 21	JENNIFER COTE
4	J10 4 15	TOWN OF AGAWAM
5	K10 5 1	DANIEL T. BALBONY
6	K10 5 2	SEAN EUGENE SULLIVAN
7	K11 2 1	DAVID A. BATES
8	K11 2 2	JAMES C. INGARI
9	K11 2 3	KIM MERCERI
10	K11 2 4	JAMES C. STASSEN
11	K11 2 5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

SURVEY NOTE:

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1 / C0.2 OVERALL PARCEL PLAN

SCALE: 1:200

NORTH

0 100 200 400

GRAPHIC SCALE: 1" = 200'

Diamond Communications LLC

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SITE No.: MA054

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HAMPDEN COUNTY

PLANS PREPARED BY:

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

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SHEET TITLE:

OVERALL PARCEL PLAN

SHEET NUMBER:

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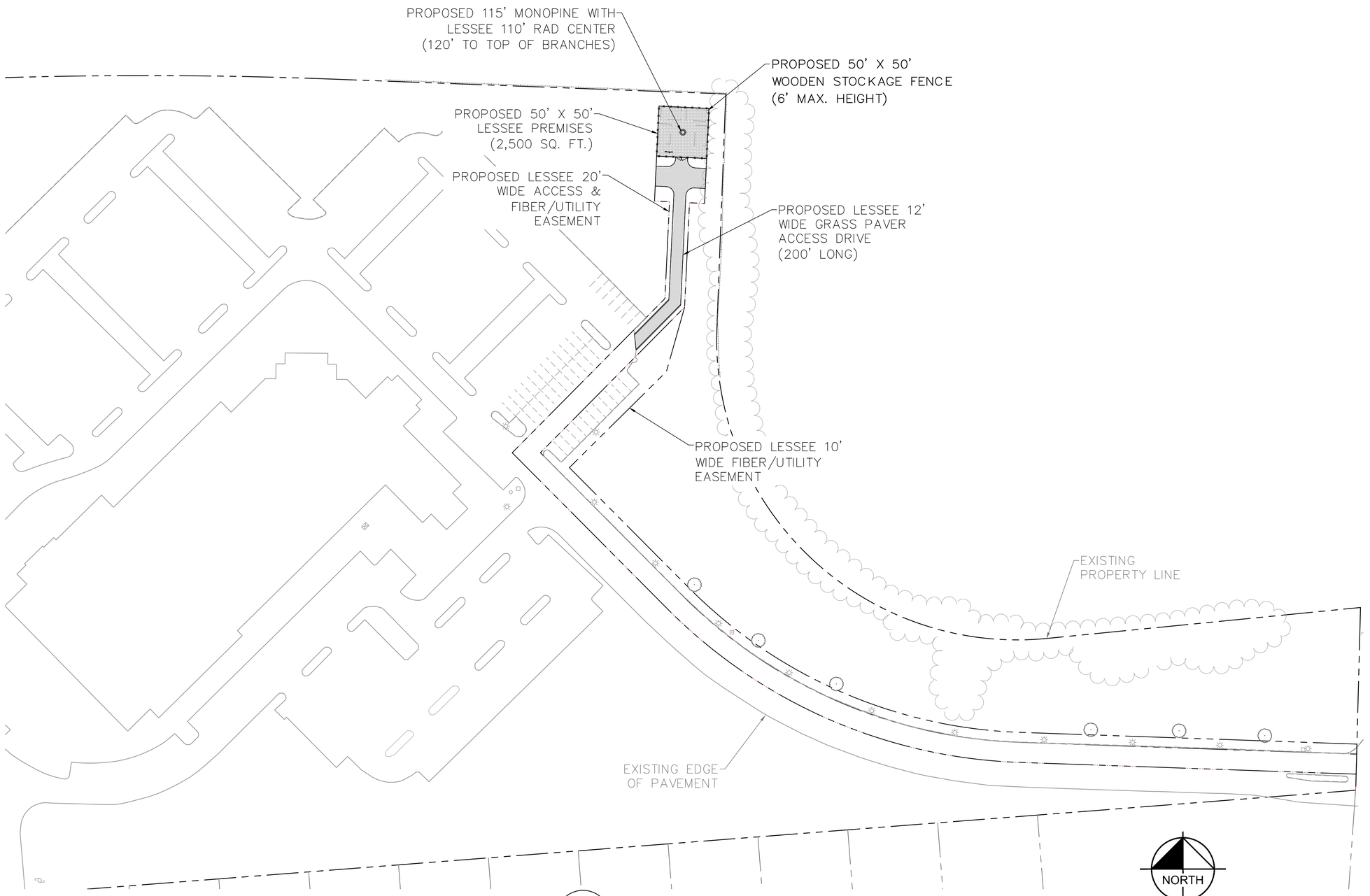

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1 / C1 **OVERALL SITE PLAN**

SCALE: 1" = 50'

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OVERALL SITE PLAN

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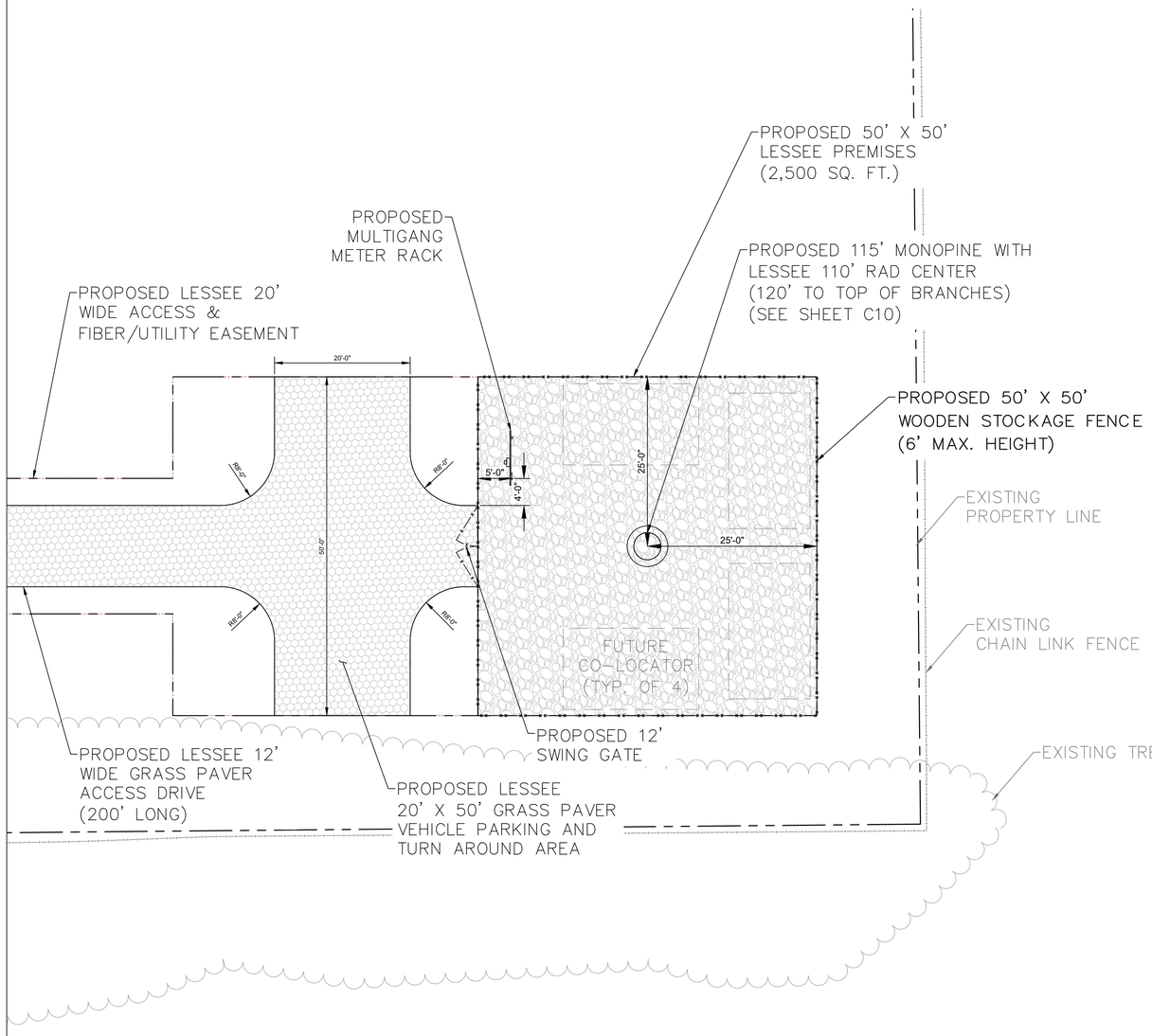

SITE NOTES:

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

LEGEND

EXISTING FENCE	
PROPOSED FENCE	
COMPACTED GRAVEL	
REINFORCED TURF/ GRASS PAVER	

1 / C2 SITE PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

Diamond Communications LLC

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KHA PROJECT NUMBER:

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DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C2

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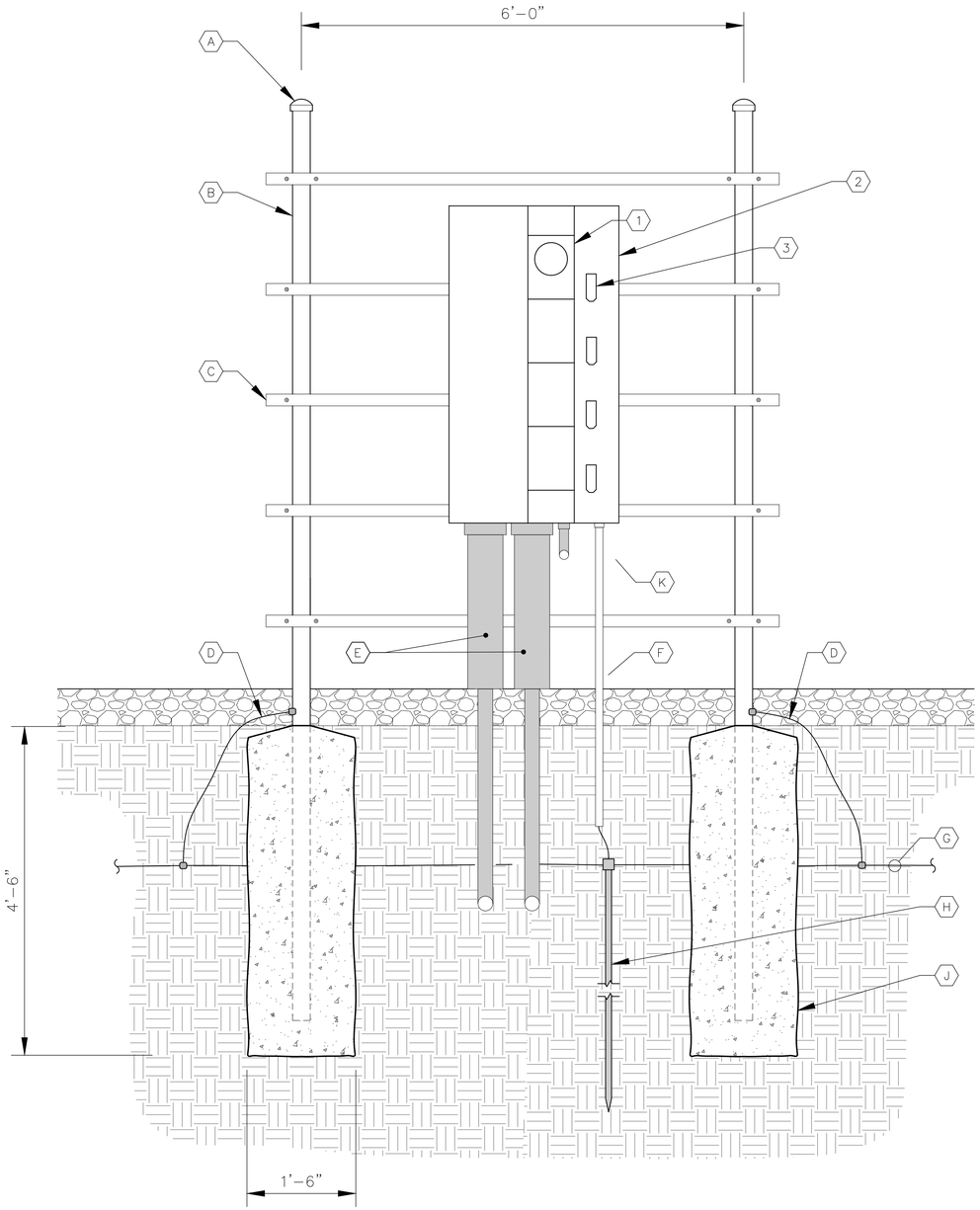

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- A — GALVANIZED RIGID STEEL CAP, TYPICAL.
- B — 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- C — 1-5/8" x 1-5/8" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- D — ONE (1) #2 AWG BARE SOLID TINNED COPPER BONDING CONDUCTOR IN ¾" PVC CONDUIT FROM H-FRAME VERTICAL PIPE TO GROUND RING, EXOTHERMIC WELD BOTH ENDS.
- E — 3" PVC CONDUIT WITH 6" EXPANSION SLEEVE FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY. SEE DETAIL 3/E7 FOR TRENCHING INFORMATION.
- F — 1" PVC WITH ONE (1) – 3/0 BARE STRANDED TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- G — GROUND RING (SEE SHEETS E6-E7).
- H — GROUND ROD, EXOTHERMIC WELD TO GROUND RING (SEE DETAIL 2/E7).
- J — CONCRETE FOUNDATION FOR H-FRAME VERTICAL PIPE. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
- K — 1½" PVC POWER CONDUIT TO LGT PANEL.

KEY NOTES - ELECTRICAL EQUIPMENT

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

1 / C3 EQUIPMENT RACK DETAILS - FRONT

NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: DATE: ISSUED FOR: BY:

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3	04/18/25	ZONING	DCC
2	10/24/24	ZONING	DMF
1	02/14/24	ZONING	DMF
0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

EQUIPMENT RACK DETAIL - FRONT

SHEET NUMBER:

C3

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FENCE NOTES:

1. USE 3000–PSI CONCRETE, FULLY CONSOLIDATED AROUND THE POST.

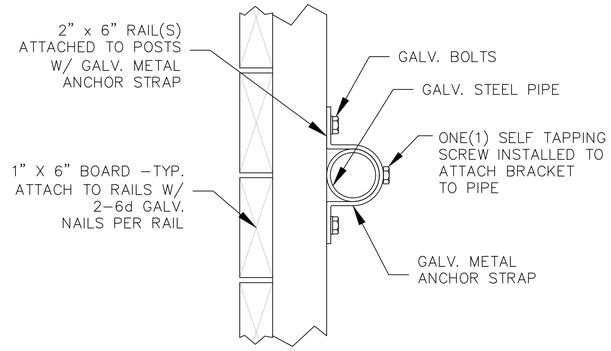
2. WHERE THE POST IS SET IN ROCK OR CONCRETE, CORE A HOLE 12" DEEP AND 1" LARGER IN DIAMETER THAN THE POST. SET THE POST AND GROUT IN PLACE USING NON–SHRINK GROUT.

3. ALL POSTS MUST BE PLUMB AND ALIGNED WITH ONE ANOTHER IN BOTH HORIZONTAL AND VERTICAL PLANES.

4. PROVIDE MIDRAILS AND BRACING AT ALL CORNER POSTS WHERE THE FENCE CHANGES DIRECTION BY MORE THAN 30 DEGREES.

5. THE GRADE OF THE SITE AND INSTALLATION OF THE FENCE SHALL PROVIDE FOR NO MORE THAN A 3" GAP BETWEEN THE BOTTOM OF THE FENCE MATERIAL AND FINISH GRADE.

6. CONTRACTOR SHALL PROVIDE HOLD OPEN DEVICES FOR ALL GATES AT THE SPECIFIED OPEN POSITIONS, DRIVEN PIPE TYPE RECEIVERS ARE NOT AUTHORIZED.



SECTION "A-A"
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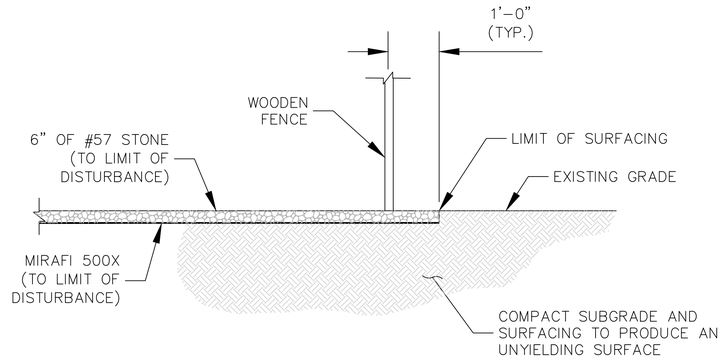
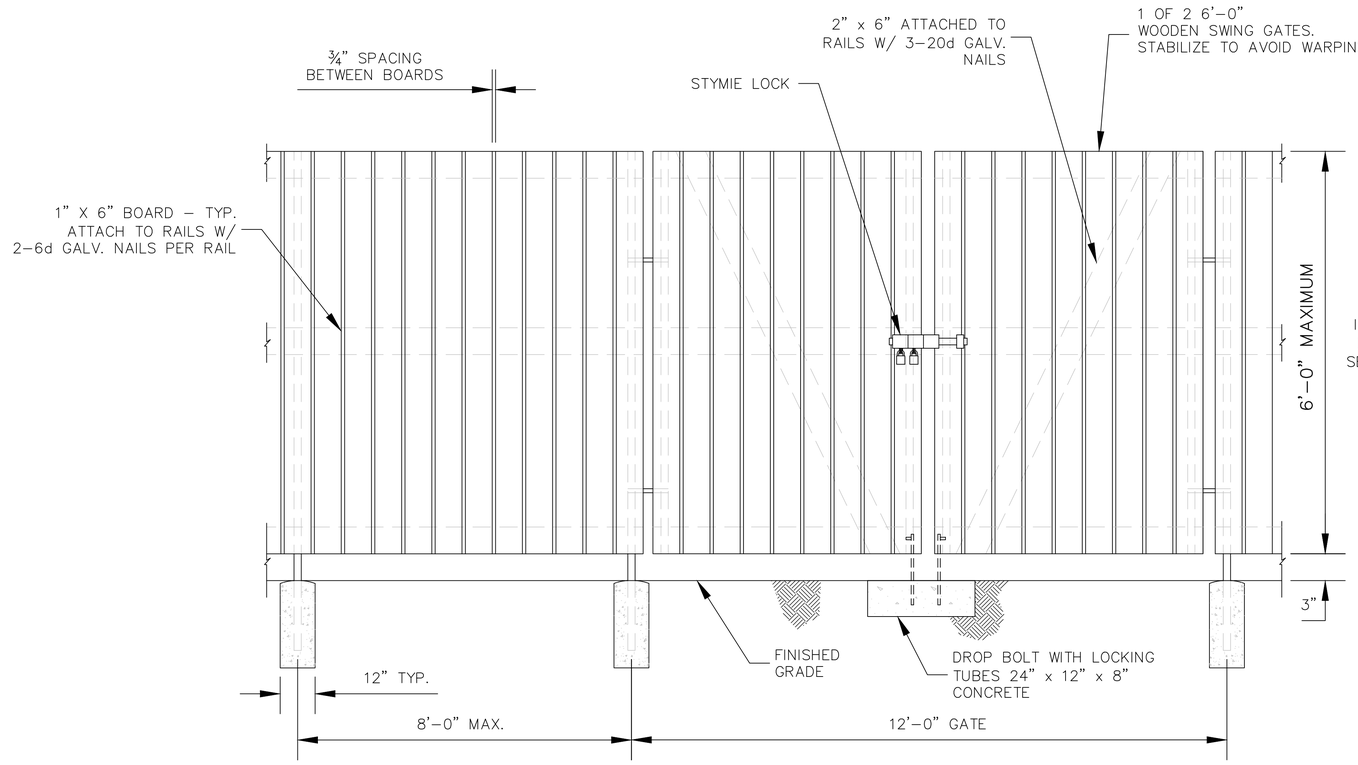
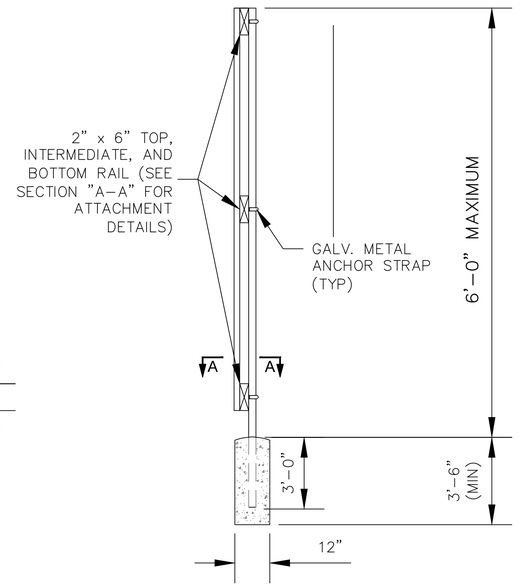


3 / C4 SITE COMPOUND SURFACE DETAIL
NOT TO SCALE



1 / C4 WOODEN FENCE AND GATE ELEVATION
NOT TO SCALE



2 / C4 SIDE ELEVATION VIEW
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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0	01/19/24	ZONING	DMF

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C4

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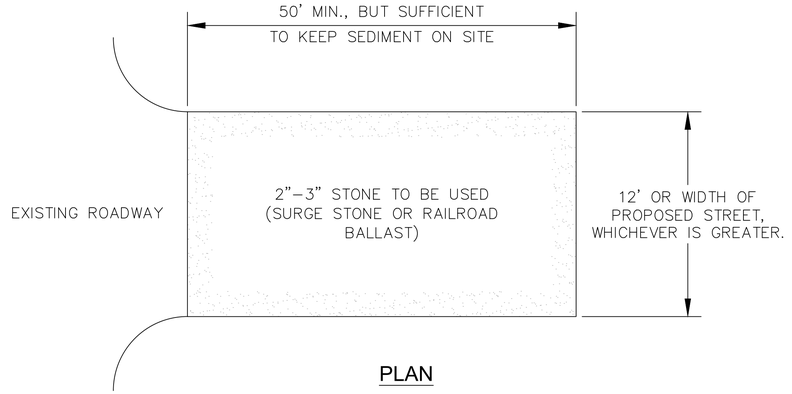
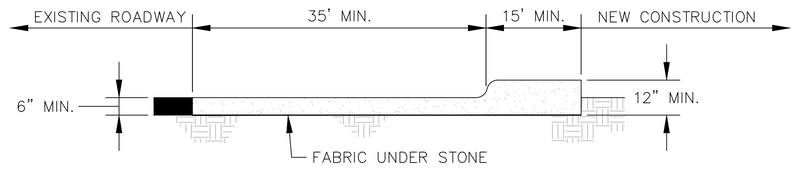


PLAN

NOTES:

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



CROSS SECTION

1 / C5 CONSTRUCTION ENTRANCE

NOT TO SCALE

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Diamond Communications LLC

PROJECT INFORMATION:

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
4.25.25

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD DETAILS

SHEET NUMBER:

C5

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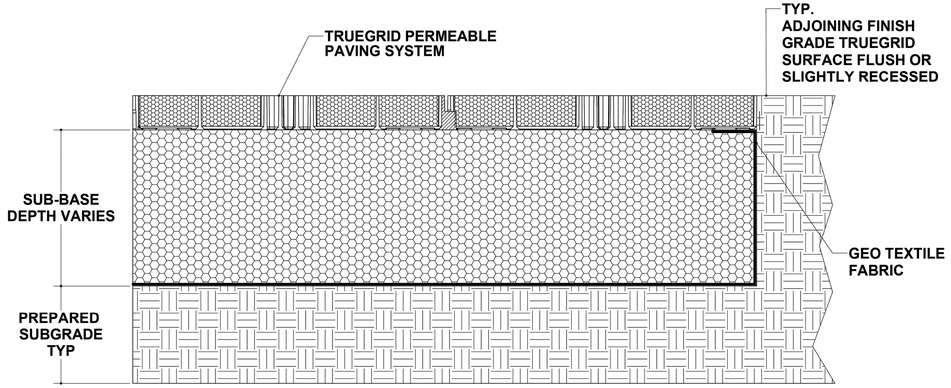
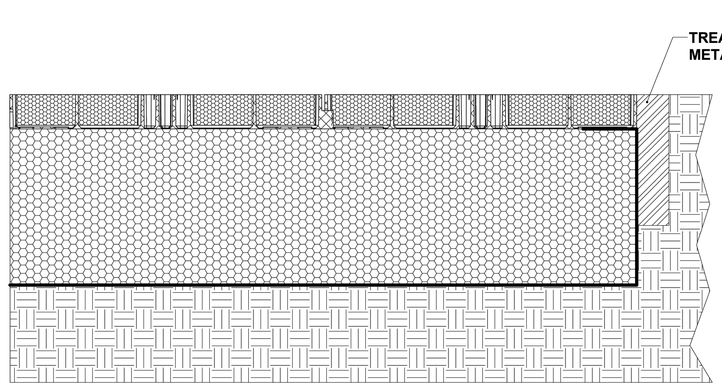
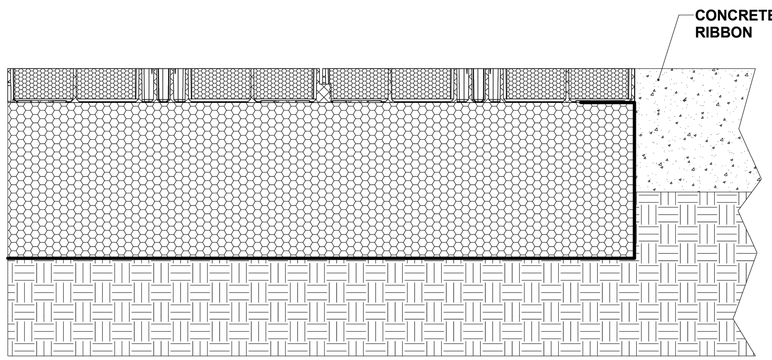


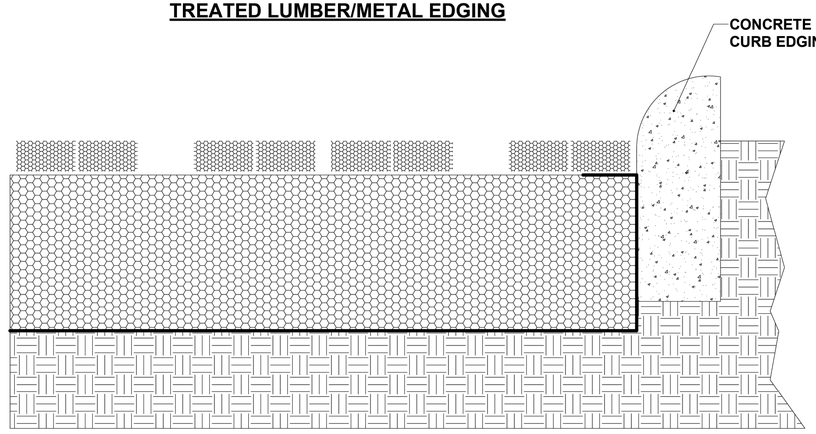
EXISTING GRADE



TREATED LUMBER/METAL EDGING



CONCRETE RIBBON EDGING OR TRANSITION TO HARDSCAPE



CONCRETE CURB EDGING

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

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

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MADE IN U.S.A.

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CHECKED BY: J. Thethy	DATE: 8/22/2017	
APPROVED BY: C. White	DATE: 8/22/2017	
WEIGHT:		

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn

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LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

C6

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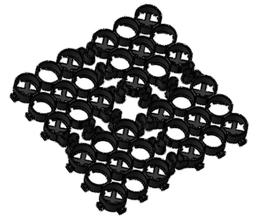
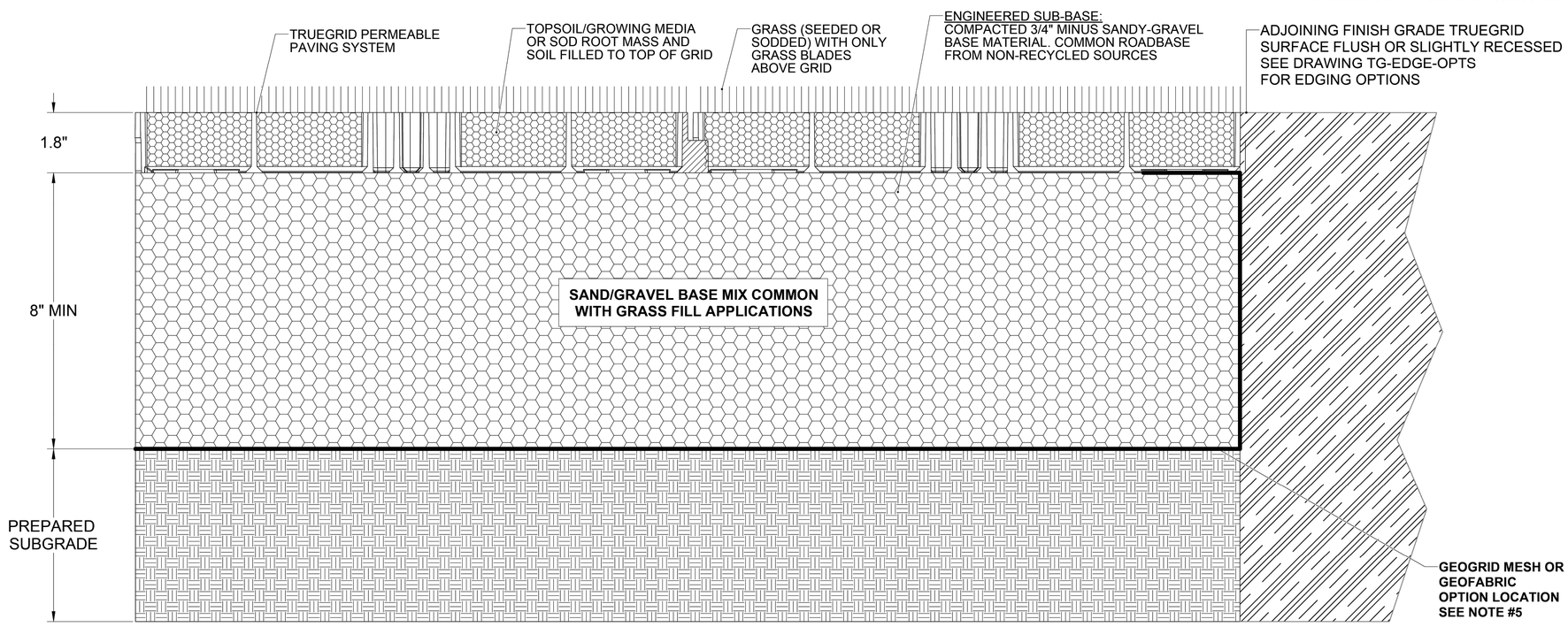
NOTES:

1. SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
2. TRUEGRID PRO PLUS PRODUCTS ARE SUFFICIENTLY RATED FOR H-20 /HS-20 LOADING AND GREATER.
3. SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
4. SOD INSTALLATION METHOD: FILL TOPSOIL/GROWING MEDIA HALF-WAY (~1") WITHIN TRUEGRID AND PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
5. GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
6. NO STAKING NECESSARY WITH TRUEGRID PRO PLUS WHEN SLOPE IS BELOW 20 DEGREES. ASSESS PROJECT, AS NEEDED.
7. TRUEGRID PRO PLUS IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
8. ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
9. THIS CROSS SECTION IS FOR INFORMATION ONLY.



TRUEGRID BLOCK REFERENCE VIEW
PREASSEMBLED & DELIVERED IN 4' X 4' SHEET. RECONFIGURED AS NEEDED.NO EXTRA TOOLING OR ACCESSORIES REQUIRED



GRASS FILL HEAVY LOAD TRUEGRID PRO PLUS

APPLICATION:

HEAVY LOAD PARKING LOT, FIRE LANES, EQUIPMENT YARD, SERVICE ROADS.

MANUFACTURED IN NORTH AMERICA

1-855-355-GRID (4743)

REV	REVISION	DRAWN	CHECKED	APPROVED	DATE
01	UPDATED NOTES, AND FLAG NOTES	JT	JT	CW	9/3/2020

CLIENT / PROJECT

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CHECKED BY:	J. Thethy	DATE: 2/28/2020
APPROVED BY:	C. White	DATE: 2/28/2020
FILE I.D.:	TG-GRS-HL.sldprt	

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SCALE: 1:1.5 | SHEET: 1 OF 1

Diamond Communications LLC

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KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

ACCESS ROAD TRUEGRID DETAILS

SHEET NUMBER:

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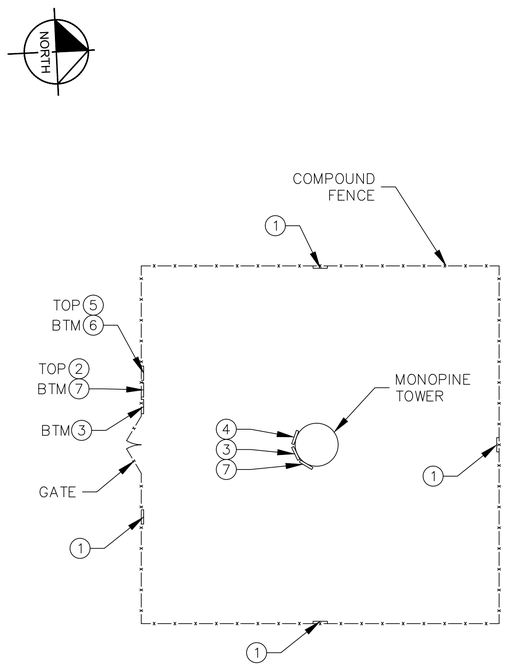


1 / C8 SIGN PLACEMENT PLAN VIEW

NOT TO SCALE

WHITE BACKGROUND w/ RED LETTERING

① NO-TRESPASSING SIGN

18" HIGH X 24" WIDE

(OPERATIONS PROVIDED)

GREEN BACKGROUND w/ WHITE LETTERING

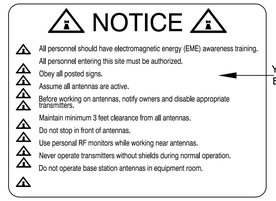
WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

② DIAMOND COMMUNICATIONS - SITE ID SIGN

15" HIGH X 23" WIDE

(OPERATIONS PROVIDED)

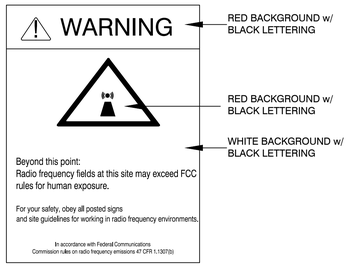


YELLOW BACKGROUND w/ BLACK LETTERING

③ NOTICE-RFE SIGN

12" HIGH X 18" WIDE

(OPERATIONS PROVIDED)



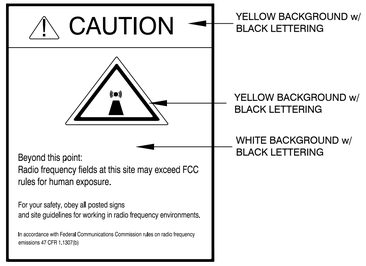
RED BACKGROUND w/ BLACK LETTERING

RED BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

④ WARNING-RF SIGN (RED)

12" WIDE X 18" HIGH



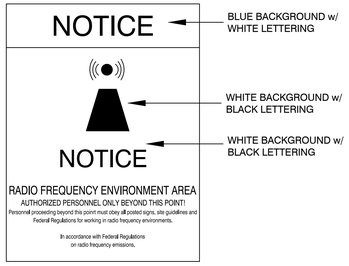
YELLOW BACKGROUND w/ BLACK LETTERING

YELLOW BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑤ CAUTION-RF SIGN (YELLOW)

12" WIDE X 18" HIGH



BLUE BACKGROUND w/ WHITE LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

WHITE BACKGROUND w/ BLACK LETTERING

⑥ NOTICE-RF SIGN (BLUE)

12" WIDE X 18" HIGH

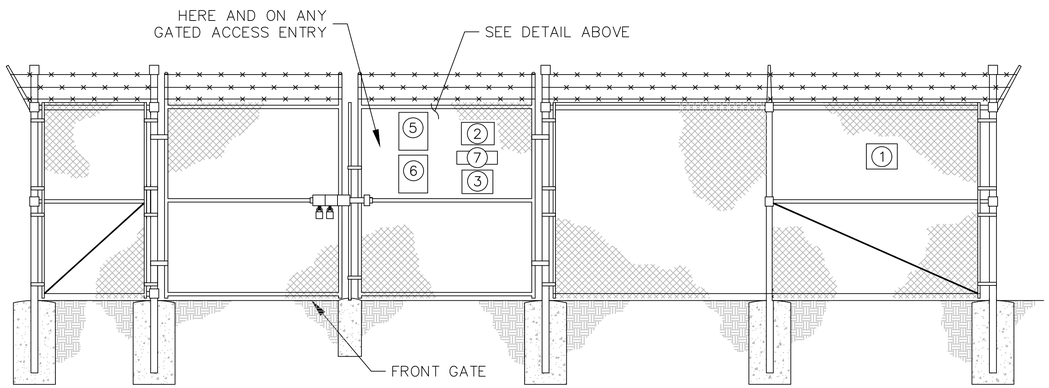
WHITE W/BLACK LETTERING

⑦ FCC REGISTRATION SIGN

20 WIDE X 4" HIGH

2 / C8 TYPICAL SIGNS AND SPECIFICATIONS

NOT TO SCALE



3 / C8 SIGN PLACEMENT FRONT GATE VIEW

NOT TO SCALE

SIGNAGE NOTES:

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

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

REV: | DATE: | ISSUED FOR: | BY:

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LICENSER:

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR | CHECKED BY: CDS

SHEET TITLE:

SITE SIGNAGE DETAILS

SHEET NUMBER:

C8

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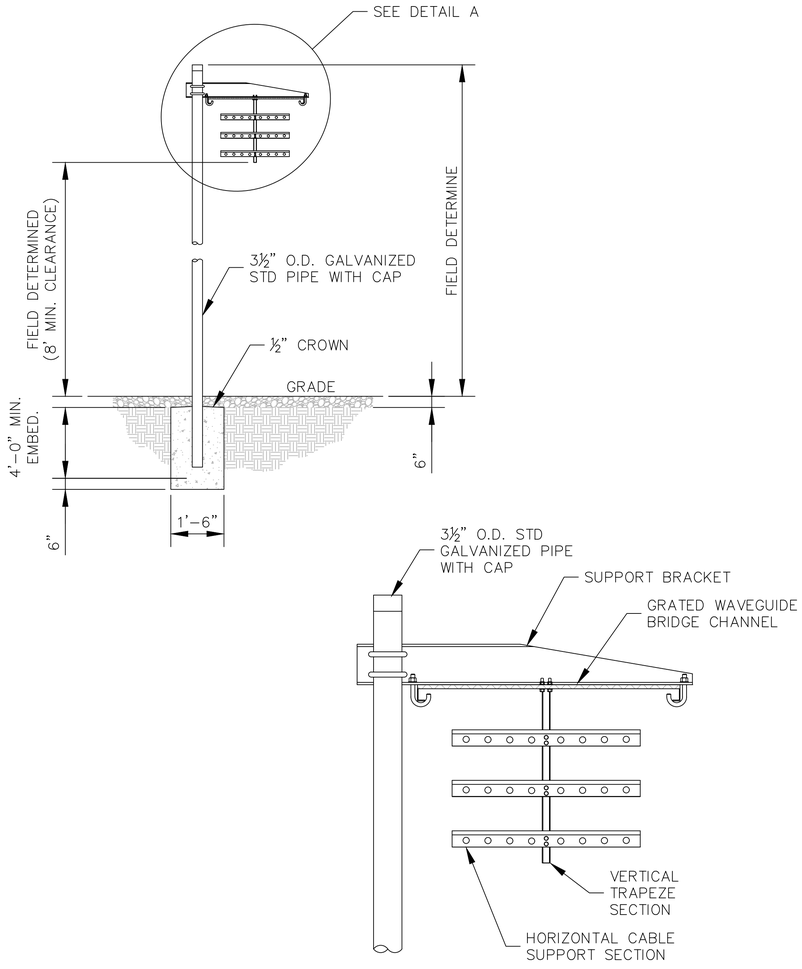
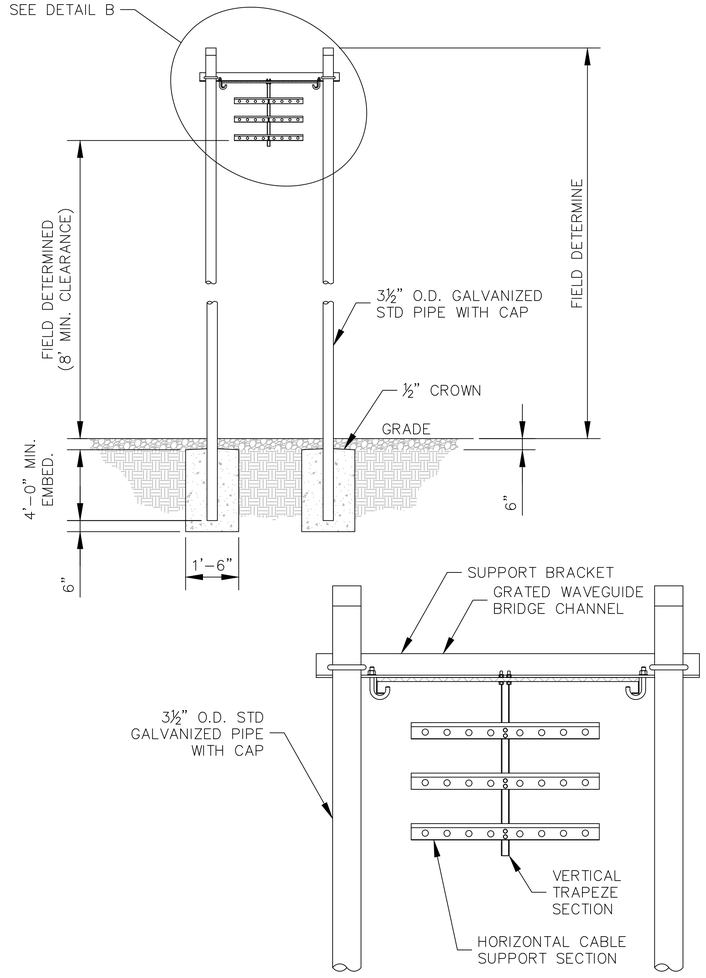


DETAIL A

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



DETAIL B

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

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1/C9 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE

2/C9 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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

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

LICENSER:

COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57896
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:

013541034

DRAWN BY:	CHECKED BY:
JAR	CDS

SHEET TITLE:

WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C9

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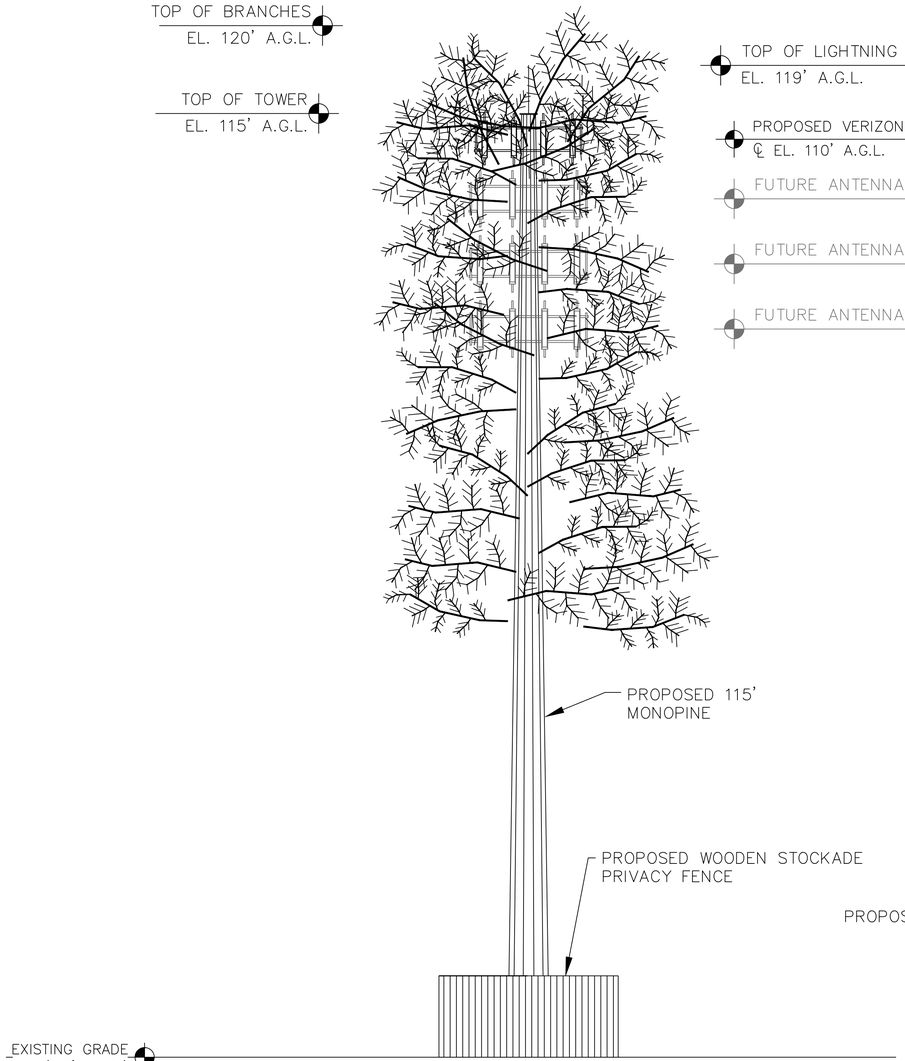
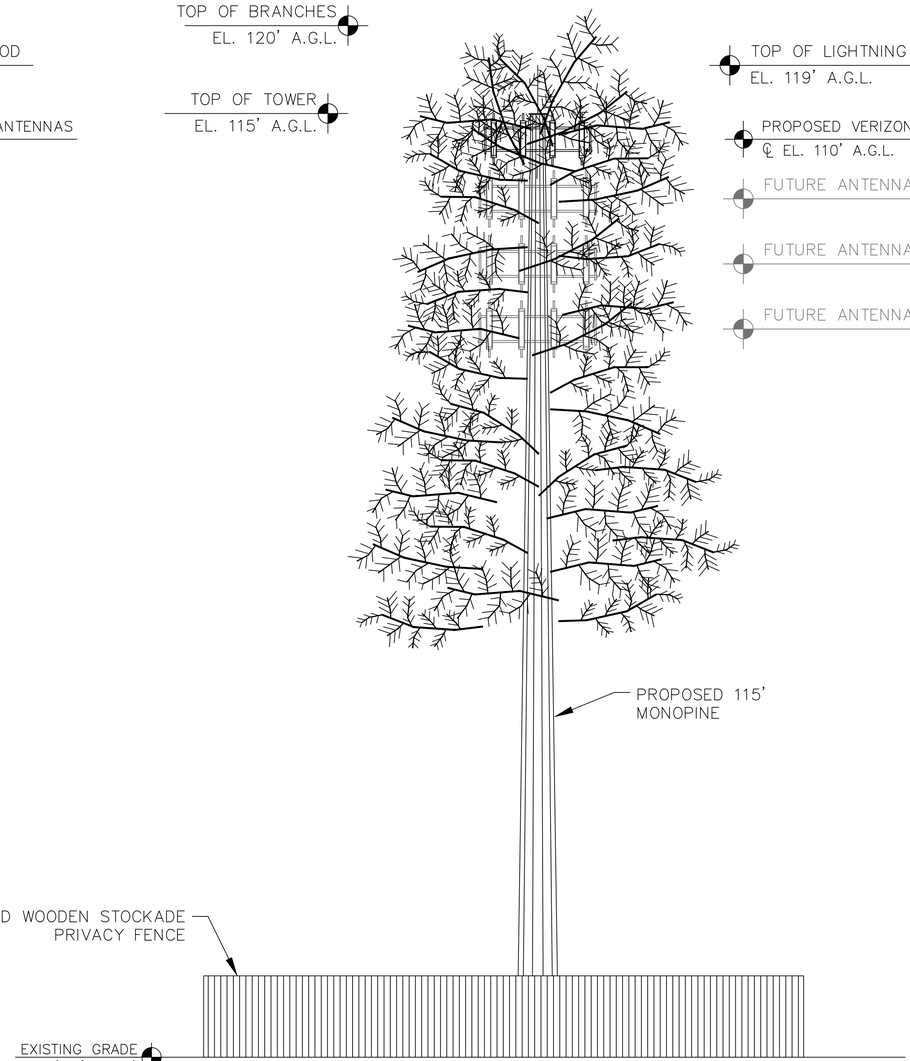


1 C10 MONOPINE TOWER ELEVATION - EAST VIEW (FACING WEST)

NOT TO SCALE



2 C10 MONOPINE TOWER ELEVATION - NORTH VIEW (FACING SOUTH)

NOT TO SCALE

NOTES:

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

NOTES:

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

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
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LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013541034

DRAWN BY: JAR CHECKED BY: CDS

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C10

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 8,462± SQ. FT. (0.19 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

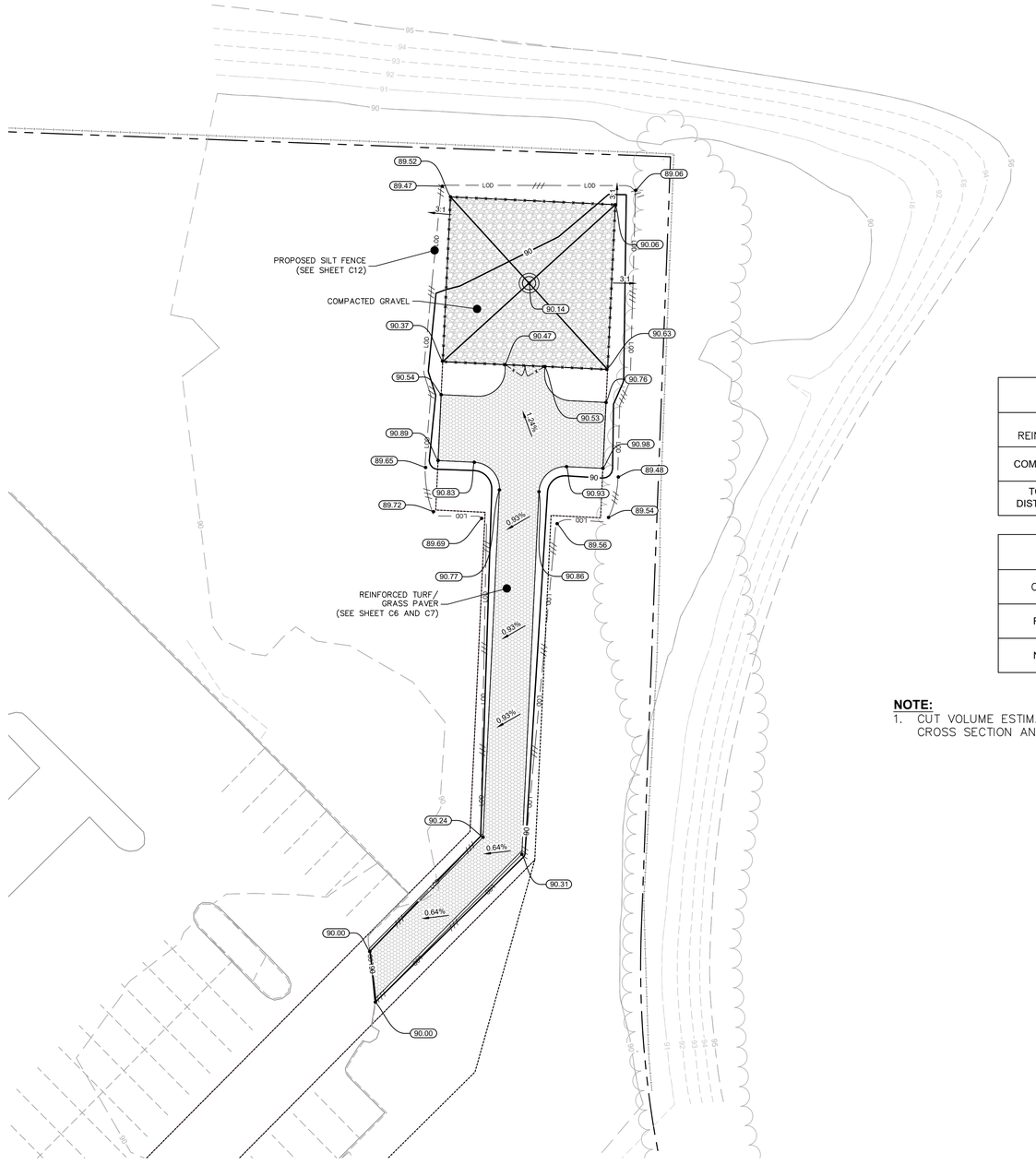
LOD/SILT FENCE — LOD — /// — LOD — ///

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX

COMPACTED GRAVEL

REINFORCED TURF/ GRASS PAVER



LAND COVER TABLE	
PERVIOUS REINFORCED TURF	3,224 SQ. FT.
COMPACTED GRAVEL	2,500 SQ. FT.
TOTAL LIMIT OF DISTURBANCE (LOD)	8,462 SQ. FT.

CUT / FILL TABLE	
CUT VOLUME:	225 CU. YD.
FILL VOLUME:	259 CU. YD.
NET VOLUME:	34 CU. YD. (FILL)

NOTE:
1. CUT VOLUME ESTIMATED BASED ON EXCAVATION REQUIRED FOR PAVER CROSS SECTION AND FOUNDATION INSTALLATIONS.

NORTH

GRAPHIC SCALE: 1" = 20'

1 / C11 GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 20'

Diamond Communications LLC

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SITE No.: MA054

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

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COMMONWEALTH OF MASSACHUSETTS
DANIEL C. CLASBY
CIVIL
No. 57894
REGISTERED PROFESSIONAL ENGINEER
42525

KHA PROJECT NUMBER:
013541034

DRAWN BY: JAR CHECKED BY: DCC

SHEET TITLE:
GRADING AND EROSION CONTROL PLAN

SHEET NUMBER:
C11

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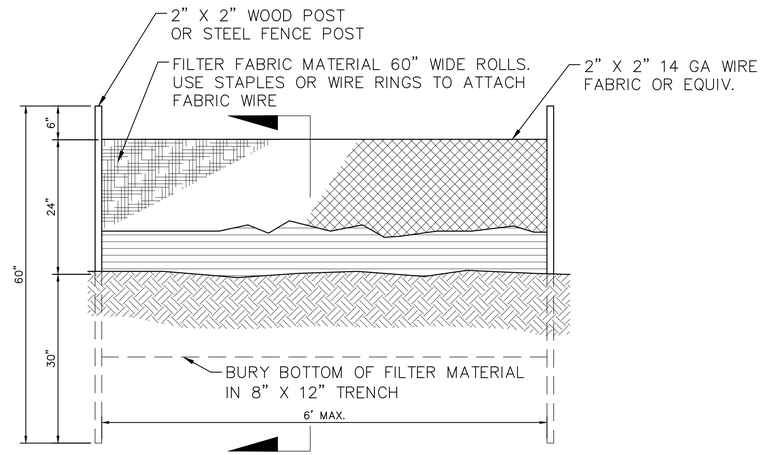
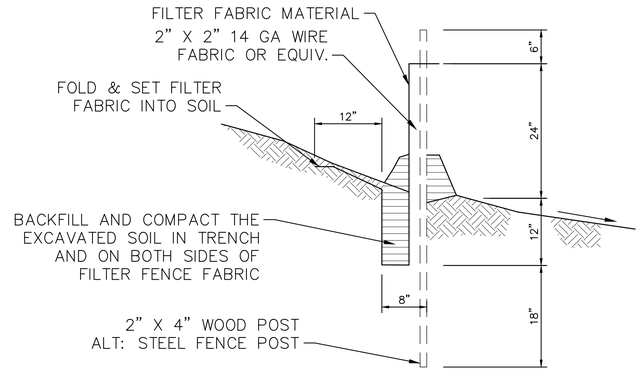


FRONT ELEVATION



SECTION A–A

NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

1 / C12 SILT FENCE DETAILS

NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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

580 MAIN ST
AGAWAM, MA 01001
HAMPDEN COUNTY

PLANS PREPARED BY:

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11720 AMBER PARK DRIVE, SUITE 600
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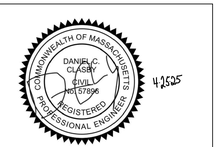

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SILT FENCE DETAILS

SHEET NUMBER:

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April 30, 2025

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

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

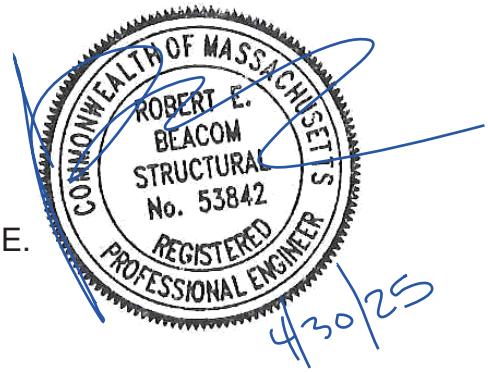
Dear Mr. Von Rein,

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

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

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

Sincerely,



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

Town of Agawam
Department Of Public Works

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

MEMORANDUM

To:	Planning Board
CC:	File
From:	Engineering Division
Date:	July 15, 2025
Subject:	SP 672 – Bethany Assembly of God Verizon Tower – 580 Main Street

Per your request, we have reviewed the revised Site Plans titled "Diamond Communications, LLC; Verizon; Bethany Assembly of God; Plans Prepared By Kimley-Horn; 11720 Amber Park Drive, Suite 600; Alpharetta, GA 30009; Phone: 770-619-4280; WWW.KIMLEY-HORN.COM" dated April 25, 2025. Based on our review, Engineering has no comments at this time.

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

Sincerely,

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

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

The following members attended the public meeting:

Doreen Prouty-Chair
Richard Maggi-Vice Chair
Vinny Ronghi-Alternate
Viktor Savonin-Alternate

Member Absent
Aldo Mancini-Clerk

Chair Prouty open the meeting at 6:30pm.

1. PUBLIC HEARING CONT.-CASE#2034 & 2035-580 Main Street-Verizon & Diamond Communications

Chair Prouty read the memo received by this Board from the petitioners' representative, Attorney Michael Fenton, dated November 7th, asking to continue these hearings to December 8th, 2025. The petitioners' radio frequency expert could not make tonight's hearings.

Motion was made by member Ronghi to continue to December 8th. Seconded by member Maggi. All in favor.

2. APPROVAL OF MINUTES-October 27, 2025

Motion made by member Ronghi and seconded by member Savonin to approve the minutes as written. All in favor.

3. Any other matter that may legally come before Zoning Board of Appeals

No other business to come before the Board.

Motion to adjourn by member Maggi, seconded by member Ronghi. All in favor.

Chair Prouty closed the meeting @ 6:34PM.