CITY COUNCIL

City Clerk's Office 4/26/2022

Regular Meeting Agenda~

I hereby notify you that the following items of business have been filed with this office and can be acted upon at the meeting of the City Council **Monday May 2, 2022** at 07:00 PM.

City Clerk

Possible Public Speak-Out Time 6:30 PM

Call to Order

7:00 PM Meeting called to order on May 2, 2022 at Virtual Meeting (Zoom) , Virtual Meeting, N/A, NA.

Moment of Silence - Pledge of Allegiance

Reports of Committee

Informational

(1.) March Revenue Vs. Expenditure Report (Mayor Sarno)
(2.) Law Department - March Expenditure Report (Mayor Sarno)
(3.) From CC re:Appointment of Maria D'Angelantonio to the License Commission –
(4.) Rule 20 Report - Pension Obligation Bonds ()

Petitions

(5.) Eversource Gas- Grosvenor St.
(6.) Eversource Gas- Alvin St.
(7.) Eversource-Wayne St.
(8.) Eversource-Claremont St

Grants

(9.) MassHeal Grant - No Match Required $650,000.00 (Mayor Sarno)
(10.) FY22 Automated External Defibrillator Equipment Program Grant - No Match - $2,500.00 (Mayor Sarno)
(11.) Elders Donations- $200.00 (Mayor Sarno)

Orders

(12.) Pawnbroker Moratorium Chapter 270 (Ward 2 Councilor Fenton)
Pawnbroker Moratorium Chapter 270

(13.) Order Authorizing Expenditure of FY22 – Supplemental Budget – Winter Road Recovery Assistance Program Funds ($1,481,760) ()

(14.) Bond Authorization - Pension Obligation Bonds $755,000,000 (Mayor Sarno)

(15.) Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00) ()

(16.) Free Cash to DPW Department Professional Services Account - $700,000.00 (Mayor Sarno)

(17.) Free Cash to DPW Salaries & Wages Account - $190,000.00 (Mayor Sarno)

(18.) Budget Transfer Within a Department - $85,000.00 (Mayor Sarno)
Budget Transfer Within a Department - $85,000 PS to OTPS

(19.) Free Cash to Comptroller Department State Assessment - $75,000.00 (Mayor Sarno)

(20.) Budget Transfer Within a Department - $45,000.00 (Mayor Sarno)
Budget Transfer Within a Department - $45,000 PS to OTPS

(21.) Free Cash to Veterans - $25,000.00 (Mayor Sarno)

(22.) Free Cash to 311 - $12,000.00 (Mayor Sarno)

(23.) Budget Transfer Within a Department - $6,000.00 (Mayor Sarno)
Budget Transfer Within a Department - $6,000 PS to OTPS

Special Permits

(24.) For a Special Permit to Operate an Adult Use Marijuana Establishment (Marijuana Cultivator) at a Portion of the Property Known as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

Request:	See Above
Owner:	DAL Page, LLC
By:	Davis Goodman, Manager
Petitioner:	Page Cultivate, LLC
By:	Mark Waldron, Manager

(25.) For a Special Permit to Operate a Medical Office, Clinic or Treatment Facility, with No Overnight Stay, at the Property Known as 90 Carando Drive (02347-0005) (Book #L123/Page#LC65), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Request:	See Above
Owner:	Dask Partnership, LLP
By:	Seth Croker
Petitioner:	Sonetta Covington
By:	Sonetta Covington

(26.) For a Special Permit for the Construction of a Townhouse Development (More Than 10 Dwelling Units) at the Properties Known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057& 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435) and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as Allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Request:	See Above
Owner:	City of Springfield
By:	Christopher Caputo, City Collector-

	Treasurer
Petitioner:	Home City Development, Inc.
By:	Thomas Kegelman

(27.) For a Special Permit for a Car Wash, at the Properties Known as 1090 Boston Road (01655-0203) (Book# 13359/Page# 2), NS Boston Road (01655-0201 & 0206) (Book# 13359/Page# 2) and WS Ramsgate Street (10050-0018) (Book# 13359/Page# 2), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Request:	See Above
Owner:	1090 Boston Road, Inc.
By:	Trevor Wiggins
Petitioner:	Sevan Multi-Site Solutions
By:	Joseph Bermudez

(28.) For a Special Permit to Reopen a Pre-Existing, Non-Conforming Use (12 Units Residential) at the Property Known as 2612 Main Street (08130-0279) (Book #20184/Page#198), as Allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Request:	See Above
Owner:	City of Springfield
By:	Christopher Caputo, Collector-Treasurer
Petitioner:	Cedar Investment Group & Witman Properties
By:	Jacob Hannoush

General Business

(29.) Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street, Park Street - Zone Change from Business B to Business C Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street, Park Street None Yet

PETITIONER:	**Springfield Planning Board**
ADDRESS:	**State St, Willow St, Stockbridge St, Main St, Park St**
CHANGE REQUESTED:	**Bus B to Bus C**

CITY OF SPRINGFIELD, MASSACHUSETTS

Statement of Revenues and Other Sources, and Expenditures and Other Uses Budget and Actual - General Fund

For the period ended
03/31/22

Revenues and Other Sources:	Revised Budget	Actual	Variance Over/(Under)	%
Real Estate & Personal Property Taxes	232,850,632	174,854,677	(57,995,955)	75
Real Estate & Personal Property Taxes - Tax Liens	-	808,765	808,765	0
Motor Vehicle Excise	10,439,074	9,559,863	(879,211)	92
Penalties, interest and other taxes	17,857,057	3,071,193	(14,785,864)	17
Charges for Services	9,892,663	10,945,919	1,053,256	111
Intergovernmental	463,267,916	346,337,589	(116,930,326)	75
Licenses and Permits	3,934,664	3,859,726	(74,938)	98
Fines and Forfeits	446,733	364,315	(82,418)	82
Interest earned on Investments	1,356,523	613,057	(743,466)	45
Miscellaneous	4,934,282	5,183,556	249,274	105
FY 2021 Net School Spending Shortfall (a.)	15,825,515	15,825,515	-	100
Stabilization Reserves - Settlements	5,000,000	5,000,000	-	100
Free Cash	2,500,000	2,500,000	-	100
Other Financing Sources - ARPA Grant	12,080,086	12,312,711	232,625	102
Total Revenues and Other Sources	780,385,145	591,236,886	(189,148,260)	76
Expenditures and Other Uses:				
General government	33,357,633	21,131,527	12,226,106	63
Public safety				
Police	50,928,503	36,053,373	14,875,130	71
Fire	24,858,542	17,918,275	6,940,267	72
Centralized Dispatch	1,993,283	1,136,092	857,192	57
Other	4,517,296	3,095,295	1,422,001	69
Health and Welfare	4,425,207	2,579,902	1,845,306	58
Public works	11,160,231	10,004,910	1,155,321	90
Education	511,382,143	354,745,718	156,636,425	69
Culture and recreation	14,684,107	10,555,683	4,128,424	72
Pension and fringe	82,679,805	73,780,702	8,899,103	89
State and district assessments	3,843,098	2,900,392	942,705	75
Debt Service	26,089,357	24,914,712	1,174,645	95
Pay as you go Capital	4,207,801	3,630,107	577,694	86
Other Financing Use - Trash Enterprise Supplement	6,258,139	6,258,139	-	100
Total Expenditures and Other Uses	780,385,145	568,704,827	211,680,319	73
Excess (deficiency) of revenues and other sources over expenditures and other uses	-	22,532,059	22,532,059	

(a.) The FY 2021 Net School Spending Requirement shortfall must be appropriated in the School Budget pursuant to Chapter 70. Section 11 of the Education Reform Act of 1993.

Attachment: March Revenue Vs. Expenditure Report (6758 : March Revenue Vs. Expenditure Report)

Attachment: March Revenue Vs. Expenditure Report (6758 : March Revenue Vs. Expenditure Report)

CITY OF SPRINGFIELD, MASSACHUSETTS
Budget and Actual - General Fund
Expenditures and Encumbrances
For the period ended
03/31/22

	Original Budget	Transfers In/(Out)	Revised Budget	Expenditure	Encumbrance	Variance Over/(Under)	%
Expenditures and Other Uses:							
General government	27,460,633	5,897,000	33,357,633	19,368,335	1,763,192	12,226,106	63%
Public safety							
Police	51,928,503	(1,000,000)	50,928,503	35,284,030	769,343	14,875,130	71%
Fire	24,858,542	-	24,858,542	17,558,557	359,718	6,940,267	72%
Centralized Dispatch	1,993,283	-	1,993,283	1,131,887	4,205	857,192	57%
Other	4,517,296	-	4,517,296	2,895,651	199,644	1,422,001	69%
Health and Welfare	4,425,207	-	4,425,207	2,450,588	129,314	1,845,306	58%
Public works	11,160,231	-	11,160,231	9,367,362	637,547	1,155,321	90%
Education	491,696,545	19,685,598	511,382,143	328,749,074	25,996,644	156,636,425	69%
Culture and recreation	14,581,107	103,000	14,684,107	9,710,737	844,946	4,128,424	72%
Pension and fringe	82,679,805	-	82,679,805	73,734,067	46,635	8,899,103	89%
State and district assessments	3,843,098	-	3,843,098	2,889,788	10,604	942,705	75%
Debt Service	26,089,357	-	26,089,357	24,853,715	60,998	1,174,645	95%
Pay as you go Capital	4,207,801	-	4,207,801	2,512,150	1,117,957	577,694	86%
Other Financing Use - Trash Enterprise Supplement	6,258,139	-	6,258,139	6,258,139	-	-	100%
Total Expenditures and Other Uses	755,699,547	24,685,598	780,385,145	536,764,081	31,940,746	211,680,319	73%

CITY OF SPRINGFIELD, MASSACHUSETTS

Yearly Comparision Revenue Vs. Expenditures
For the period ended
3/31/22 vs 3/31/21

Revenues and Other Sources:	FY 2022 Actual	FY 2021 Actual	Increase/ (Decrease)	Comments
Real Estate & Personal Property Taxes	$ 174,854,677	$ 169,111,875	$ 5,742,801	
Tax Liens	808,765	924,698	(115,933)	
Motor Vehicle Excise	9,559,863	10,329,214	(769,351)	*FY 21 Extended due date*
Penalties, interest and other taxes	3,071,193	11,987,830	(8,916,638)	*FY 21 MGM Payments*
Charges for Services	10,945,919	7,683,378	3,262,541	
Intergovernmental	346,337,589	323,046,632	23,290,957	*Increase in State Aid - Chapter 70*
Licenses and Permits	3,859,726	2,884,479	975,247	
Fines and Forfeits	364,315	297,516	66,799	
Interest earned on Investments	613,057	1,863,999	(1,250,942)	*IRS Sinking Fund Payment - FY 21*
Miscellaneous	5,183,556	4,307,299	876,257	
Net School Spending Shortfall	15,825,515	14,792,138	1,033,377	*Increase in NSS Carryover*
Stabilization Reserves	5,000,000	6,809,000	(1,809,000)	*Settlement Appropriation*
Free Cash	2,500,000	4,519,786	(2,019,786)	
Other Financing Sources - ARPA	12,312,711	-	12,312,711	*APRA Grant Fund Revenue*
Total Revenues and Other Sources	591,236,886	558,557,844	32,679,042	

Expenditures and Other Uses:

General government	21,131,527	24,549,416	(3,417,889)	*Settlement Payment in FY 21*
Public safety				
Police	36,053,373	37,384,514	(1,331,141)	
Fire	17,918,275	18,070,029	(151,754)	
Centralized Dispatch	1,136,092	1,441,015	(304,923)	
Other	3,095,295	3,156,226	(60,931)	
Health and Welfare	2,579,902	2,464,144	115,758	
Public works	10,004,910	9,715,129	289,780	
Education	354,745,718	308,616,547	46,129,172	*FY 22 Pension Payment & School Transportation*
Culture and recreation	10,555,683	10,614,529	(58,846)	
Pension and fringe	73,780,702	57,527,985	16,252,717	*FY 22 Pension Payment Timing*
State and district assessments	2,900,392	2,869,103	31,289	
Debt Service	24,914,712	24,422,760	491,953	
Pay as you go Capital	3,630,107	1,711,159	1,918,948	
Trash Enterprise Supplement	6,258,139	5,690,177	567,961	*Increase in Supplement in FY22*
Total Expenditures and Other Uses	568,704,827	508,232,734	60,472,093	
Totals	$ 22,532,059	$ 50,325,110	$ (27,793,051)	

Attachment: March Revenue Vs. Expenditure Report (6758 : March Revenue Vs. Expenditure Report)

City of Springfield - Law Department
Excessive Force/ Misconduct Cases Expenses
March Expenditures

Vendor#	Vendor Name	Account Title	Amount	Warrant	Check #	Invoice#	Payment Description	Invoice Date
569	Desousa Lisa C.	Intergovernmental Fee, Permits	402.00	03162022	527326	SUAREZ V. SPD	Filing Fees Reimbursement - Suarez Vs. City of Springfield	03/09/2022
40813	Clerk of Hampden County Superior Court	Intergovernmental Fee, Permits	62.55	03162022	527337	SUAREZ V. SPD	Filing Fees - Suarez Vs. City of Springfield	03/14/2022
2719	Doherty Wallace Pillsbury & Murphy PC	Professional Services	8,784.50	03172022	527557	216922	Professional Services - Vigneault Vs. City of Springfield	03/04/2022
13044	Law Offices of Howard Friedman P.C.	Settlement Claims	290,000.00	03232022	527828	FE V BIGDA	Settlement - Attorney for F.E.	03/21/2022
251	Accurate Court Reporting	Professional Services	984.05	04072022	528992	204495	Stenographer Services - Santiago Vs. City of Springfield	03/10/2022
	Total		$ 300,233.10					

City of Springfield - Law Department
Excessive Force/ Misconduct Cases Expenses
As of March 31, 2022

Beginning Balance Appropriation: 11/15/2021 **$ 5,000,000.00**

Vendor#	Vendor Name	Account Title	Amount	Warrant	Check #	Invoice#	Payment Description	Invoice Date
251	Accurate Court Reporting	Professional Services	$ 395.00	09022021	512956	202502	Stenographer Services - Perez Vs. Wajdula	08/19/2021
251	Accurate Court Reporting	Professional Services	432.50	01062022	522307	203495	Stenographer Services - Santiago Vs. City of Springfield	12/15/2021
251	Accurate Court Reporting	Professional Services	572.90	01062022	522308	203482	Stenographer Services - Perez Vs. Wajdula	12/15/2021
19012	Walsh Linda	Legal Services	72.25	12232021	522163	20200550	Court Reporter - Santiago Vs. City of Springfield	11/30/2021
22050	Infraware	Legal Services	356.40	12232021	521944	6913	Transcription Services - Perez Vs. City of Springfield	11/23/2021
22050	Infraware	Legal Services	295.00	12232021	521943	300032	Transcription Services - Perez Vs. City of Springfield	11/22/2021
22050	Infraware	Legal Services	295.00	01062022	522417	300048	Transcription Services - Perez Vs. Wajdula	12/16/2021
13044	Law Offices of Howard Friedman P.C.	Settlement Claims	320,000.00	01052022	522262	BELLAMY	Settlement - Attorney for Jerry Bellamy	01/04/2022
105811	Alice Moran	Professional Services	4,816.05	02032022	524084	21-55	Court Reporter - US Vs. Gregg Bigda	12/30/2021
251	Accurate Court Reporting	Professional Services	417.00	02172022	525114	203925	Stenographer Services - Santiago Vs. City of Springfield	01/18/2022
251	Accurate Court Reporting	Professional Services	1,536.45	02172022	525115	203923	Stenographer Services - Santiago Vs. City of Springfield	01/20/2022
22651	Jeanne A Liddy	Settlement Claims	262,500.00	02232022	525563	D.R. v GREGG BIGDA	Settlement - Attorney for D.R.	02/14/2022
569	Desousa Lisa C.	Intergovernmental Fee, Permits	402.00	03162022	527326	SUAREZ V. SPD	Filing Fees Reimbursement - Suarez Vs. City of Springfield	03/09/2022
40813	Clerk of Hampden County Superior Court	Intergovernmental Fee, Permits	62.55	03162022	527337	SUAREZ V. SPD	Filing Fees - Suarez Vs. City of Springfield	03/14/2022
2719	Doherty Wallace Pillsbury & Murphy PC	Professional Services	8,784.50	03172022	527557	216922	Professional Services - Vigneault Vs. City of Springfield	03/04/2022
13044	Law Offices of Howard Friedman P.C.	Settlement Claims	290,000.00	03232022	527828	FE V BIGDA	Settlement - Attorney for F.E.	03/21/2022
251	Accurate Court Reporting	Professional Services	984.05	04072022	528992	204495	Stenographer Services - Santiago Vs. City of Springfield	03/10/2022
	Total		**$ 891,921.65**					

Ending Balance Appropriation as of March 31, 2022 **$ 4,108,078.35**

THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

HOME OF THE BASKETBALL HALL OF FAME

April 26, 2022

Gladys Oyola, City Clerk
City of Springfield
36 Court Street
Springfield, MA 01103

I appoint Maria D'Angelantonio of 130 Hartwick Street, Springfield, Massachusetts, as a member of the License Commission, for an unexpired term until April 26, 2026 and certify that, in my opinion, Ms. D'Angelantonio is a person qualified to hold this position based on their education, training and experience to perform the duties of said office, and I make the appointment solely in the interest of the City. Ms. D'Angelantonio will be replacing Michael Siciliano.

Respectfully,

Domenic J. Sarno
Mayor

Attachment: Maria D'Angelantonio - License (6766 : Appointment of Maria D'Angelantonio to the License Commission)

Patrick S. Burns
City Comptroller

City Comptroller's Office
36 Court Street
Springfield, MA 01103
Office: (413) 787-6150
Fax: (413) 787-6159

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

April 27, 2022

Councilor Justin Hurst
36 Court Street
City Council Office - Room 200
Springfield, MA. 01103

Re: Bond Authorization – Pension Obligation Bonds $755,000,000.00

Councilor Hurst:

At a meeting of the City Council held on Monday April 25, 2022 you invoked Rule 20 of the Rules of the City Council. This rule requires that the City Comptroller files a report to the Council verifying cost estimates and/or verifying the City's ability to meet costs associated with an order under consideration by the City Council.

The order in question is authorizing the City of Springfield to issue debt totaling up to $755,000,000.00 in Pension Obligation Bonds to fund a portion of the Springfield Retirement System's Unfunded Actuarial Accrued Lability (UAAL). Chapter 181 of the Acts of 2002 allows the City of Springfield to issue bonds for the purpose of funding all or a portion of the Unfunded Actuarial Accrued Lability.

KMS Actuaries Inc. performed a study of the Springfield Retirement System as of January 1, 2022 to determine an updated UAAL. The study determined that the updated UAAL for the System is $904,913,600 with a funded ratio of 35.45%. Please see the chart below provided by KMS Actuaries:

6. The UAAL for each unit is provided below:

	City	Water/Sewer	Housing Authority	Total
Accrued Liability	1,269,127,169	95,459,706	37,260,577	1,401,847,452
Market Value of Assets	495,568,533	37,275,088	14,549,503	547,393,124
Value of Additional Contributions[2]	4,755,600	-	-	4,755,600
Market Value of Assets	500,324,133	37,275,088	14,549,503	552,148,724
Actuarial Value of Assets	450,291,720	33,547,579	13,094,553	496,933,852
Unfunded Actuarial Accrued Liability (UAAL)	818,835,449	61,912,127	24,166,024	904,913,600
Funded Ratio	35.48%	35.14%	35.14%	35.45%
Percent of UAAL	90.49%	6.84%	2.67%	100.00%

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

The Springfield Contributory Retirement Board met with KMS Actuaries during a Special Meeting held Wednesday March 23, 2022. The Board voted to approve the UAAL calculation of $904,913,600 prepared by the Actuary pursuant to Chapter 181 of Acts of 2002.

The City has engaged their Financial Advisor, Hilltop Securities, to prepare schedules showing principal and interest expense associated with issuing bonds to fund the UAAL. The schedules attached as exhibits I - VI contain principal and interest payments with varying interest rates and payment terms. The City of Springfield will not know the actual interest rate and maturity date until the bonds are sold later in the process, but I believe this is fair representation of the costs associated with the City Council authorizing the City to issue up to $755,000,000.00 in Pension Obligation Bonds.

Exhibit – I (attached)

This exhibit assumes an interest rate of 4.5% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2037. The total expense under this scenario would be **$1,061,689,725.00**.

- **$753,000,000.00** Principal
- **$308,689,725.00** Interest

Exhibit – II (attached)

This exhibit assumes an interest rate of 4.75% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2037. The total expense under this scenario would be **$1,080,221,166.67**.

- **$753,000,000.00** Principal
- **$327,221,166.67** Interest

Exhibit – III (attached)

This exhibit assumes an interest rate of 4.5% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2038. The total expense under this scenario would be **$1,088,195,175.00**.

- **$753,000,000.00** Principal
- **$335,195,175.00** Interest

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

Exhibit – IV (attached)

This exhibit assumes an interest rate of 4.75% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2038. The total expense under this scenario would be **$1,108,389,854.17**.

- **$753,000,000.00** Principal
- **$355,389,854.17** Interest

Exhibit – V (attached)

This exhibit assumes an interest rate of 4.5% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2040. The total expense under this scenario would be **$1,144,070,775.00**.

- **$753,000,000.00** Principal
- **$391,070,775.00** Interest

Exhibit – VI (attached)

This exhibit assumes an interest rate of 4.75% on a borrowing of $753,000,000.00. The term of the debt runs from Fiscal Year 2023 (Interest Only) to Fiscal Year 2040. The total expense under this scenario would be **$1,167,785,754.17**.

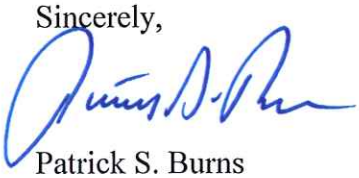
- **$753,000,000.00** Principal
- **$414,785,754.17** Interest

Conclusion:

The City of Springfield will build into the Fiscal Year 2023 Mayor's Recommended Budget the debt service payments associated with the Pension Obligation Bonds along with existing debt service payments on other bond issuances. Future Debt payments for the Pension Obligation Bonds must be appropriated on a yearly basis based on the final debt schedule.

Please contact me if you have any questions on this report or the attached Exhibits.

Sincerely,



Patrick S. Burns
City Comptroller
787-6153
pburns@springfieldcityhall.com

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

CC:

Council President Marcus Williams
Council Vice-President Jessie Lederman
Councilor Maria Perez
Councilor Michael Fenton
Councilor Melvin A. Edwards
Councilor Malo Brown
Councilor Victor Davila
Councilor Timothy Allen
Councilor Zaida Govan
Councilor Sean Curran
Councilor Trayce Whitfield
Councilor Kateri Walsh
City Clerk Gladys Oyola

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2037
Interest Estimated at 4.5%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	16,471,875.00	16,471,875.00
06/30/2024	24,685,000.00	4.500%	33,329,587.50	58,014,587.50
06/30/2025	28,485,000.00	4.500%	32,133,262.50	60,618,262.50
06/30/2026	29,425,000.00	4.500%	30,830,287.50	60,255,287.50
06/30/2027	33,530,000.00	4.500%	29,413,800.00	62,943,800.00
06/30/2028	37,940,000.00	4.500%	27,805,725.00	65,745,725.00
06/30/2029	42,660,000.00	4.500%	25,992,225.00	68,652,225.00
06/30/2030	47,720,000.00	4.500%	23,958,675.00	71,678,675.00
06/30/2031	53,140,000.00	4.500%	21,689,325.00	74,829,325.00
06/30/2032	58,935,000.00	4.500%	19,167,637.50	78,102,637.50
06/30/2033	65,130,000.00	4.500%	16,376,175.00	81,506,175.00
06/30/2034	71,750,000.00	4.500%	13,296,375.00	85,046,375.00
06/30/2035	78,820,000.00	4.500%	9,908,550.00	88,728,550.00
06/30/2036	86,365,000.00	4.500%	6,191,887.50	92,556,887.50
06/30/2037	94,415,000.00	4.500%	2,124,337.50	96,539,337.50
	753,000,000.00		308,689,725.00	1,061,689,725.00

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2037
Interest Estimated at 4.75%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	17,386,979.17	17,386,979.17
06/30/2024	24,080,000.00	4.750%	35,195,600.00	59,275,600.00
06/30/2025	27,915,000.00	4.750%	33,960,718.75	61,875,718.75
06/30/2026	28,900,000.00	4.750%	32,611,362.50	61,511,362.50
06/30/2027	33,065,000.00	4.750%	31,139,693.75	64,204,693.75
06/30/2028	37,540,000.00	4.750%	29,462,825.00	67,002,825.00
06/30/2029	42,345,000.00	4.750%	27,565,556.25	69,910,556.25
06/30/2030	47,505,000.00	4.750%	25,431,618.75	72,936,618.75
06/30/2031	53,045,000.00	4.750%	23,043,556.25	76,088,556.25
06/30/2032	58,975,000.00	4.750%	20,383,081.25	79,358,081.25
06/30/2033	65,335,000.00	4.750%	17,430,718.75	82,765,718.75
06/30/2034	72,140,000.00	4.750%	14,165,687.50	86,305,687.50
06/30/2035	79,420,000.00	4.750%	10,566,137.50	89,986,137.50
06/30/2036	87,205,000.00	4.750%	6,608,793.75	93,813,793.75
06/30/2037	95,530,000.00	4.750%	2,268,837.50	97,798,837.50
	753,000,000.00		327,221,166.67	1,080,221,166.67

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2038
Interest Estimated at 4.5%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	16,471,875.00	16,471,875.00
06/30/2024	20,625,000.00	4.500%	33,420,937.50	54,045,937.50
06/30/2025	24,090,000.00	4.500%	32,414,850.00	56,504,850.00
06/30/2026	24,880,000.00	4.500%	31,313,025.00	56,193,025.00
06/30/2027	28,630,000.00	4.500%	30,109,050.00	58,739,050.00
06/30/2028	32,655,000.00	4.500%	28,730,137.50	61,385,137.50
06/30/2029	36,970,000.00	4.500%	27,163,575.00	64,133,575.00
06/30/2030	41,600,000.00	4.500%	25,395,750.00	66,995,750.00
06/30/2031	46,560,000.00	4.500%	23,412,150.00	69,972,150.00
06/30/2032	51,870,000.00	4.500%	21,197,475.00	73,067,475.00
06/30/2033	57,550,000.00	4.500%	18,735,525.00	76,285,525.00
06/30/2034	63,625,000.00	4.500%	16,009,087.50	79,634,087.50
06/30/2035	70,115,000.00	4.500%	12,999,937.50	83,114,937.50
06/30/2036	77,045,000.00	4.500%	9,688,837.50	86,733,837.50
06/30/2037	84,445,000.00	4.500%	6,055,312.50	90,500,312.50
06/30/2038	92,340,000.00	4.500%	2,077,650.00	94,417,650.00
	753,000,000.00		335,195,175.00	1,088,195,175.00

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2038
Interest Estimated at 4.75%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	17,386,979.17	17,386,979.17
06/30/2024	20,045,000.00	4.750%	35,291,431.25	55,336,431.25
06/30/2025	23,535,000.00	4.750%	34,256,406.25	57,791,406.25
06/30/2026	24,360,000.00	4.750%	33,118,900.00	57,478,900.00
06/30/2027	28,150,000.00	4.750%	31,871,787.50	60,021,787.50
06/30/2028	32,230,000.00	4.750%	30,437,762.50	62,667,762.50
06/30/2029	36,620,000.00	4.750%	28,802,575.00	65,422,575.00
06/30/2030	41,330,000.00	4.750%	26,951,262.50	68,281,262.50
06/30/2031	46,390,000.00	4.750%	24,867,912.50	71,257,912.50
06/30/2032	51,815,000.00	4.750%	22,535,543.75	74,350,543.75
06/30/2033	57,635,000.00	4.750%	19,936,106.25	77,571,106.25
06/30/2034	63,870,000.00	4.750%	17,050,362.50	80,920,362.50
06/30/2035	70,540,000.00	4.750%	13,858,125.00	84,398,125.00
06/30/2036	77,680,000.00	4.750%	10,337,900.00	88,017,900.00
06/30/2037	85,320,000.00	4.750%	6,466,650.00	91,786,650.00
06/30/2038	93,480,000.00	4.750%	2,220,150.00	95,700,150.00
	753,000,000.00		355,389,854.17	1,108,389,854.17

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2040
Interest Estimated at 4.5%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	16,471,875.00	16,471,875.00
06/30/2024	13,865,000.00	4.500%	33,573,037.50	47,438,037.50
06/30/2025	16,775,000.00	4.500%	32,883,637.50	49,658,637.50
06/30/2026	17,300,000.00	4.500%	32,116,950.00	49,416,950.00
06/30/2027	20,455,000.00	4.500%	31,267,462.50	51,722,462.50
06/30/2028	23,845,000.00	4.500%	30,270,712.50	54,115,712.50
06/30/2029	27,490,000.00	4.500%	29,115,675.00	56,605,675.00
06/30/2030	31,410,000.00	4.500%	27,790,425.00	59,200,425.00
06/30/2031	35,610,000.00	4.500%	26,282,475.00	61,892,475.00
06/30/2032	40,115,000.00	4.500%	24,578,662.50	64,693,662.50
06/30/2033	44,945,000.00	4.500%	22,664,812.50	67,609,812.50
06/30/2034	50,110,000.00	4.500%	20,526,075.00	70,636,075.00
06/30/2035	55,645,000.00	4.500%	18,146,587.50	73,791,587.50
06/30/2036	61,555,000.00	4.500%	15,509,587.50	77,064,587.50
06/30/2037	67,880,000.00	4.500%	12,597,300.00	80,477,300.00
06/30/2038	74,630,000.00	4.500%	9,390,825.00	84,020,825.00
06/30/2039	81,840,000.00	4.500%	5,870,250.00	87,710,250.00
06/30/2040	89,530,000.00	4.500%	2,014,425.00	91,544,425.00
	753,000,000.00		391,070,775.00	1,144,070,775.00

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

BOND DEBT SERVICE

City of Springfield, Massachusetts
General Obligation Pension Bonds
(Subject to Federal and Massachusetts Income Taxation)
Final POB Maturity = FY2040
Interest Estimated at 4.75%
Preliminary & Subject to Change

Dated Date	07/06/2022
Delivery Date	07/06/2022

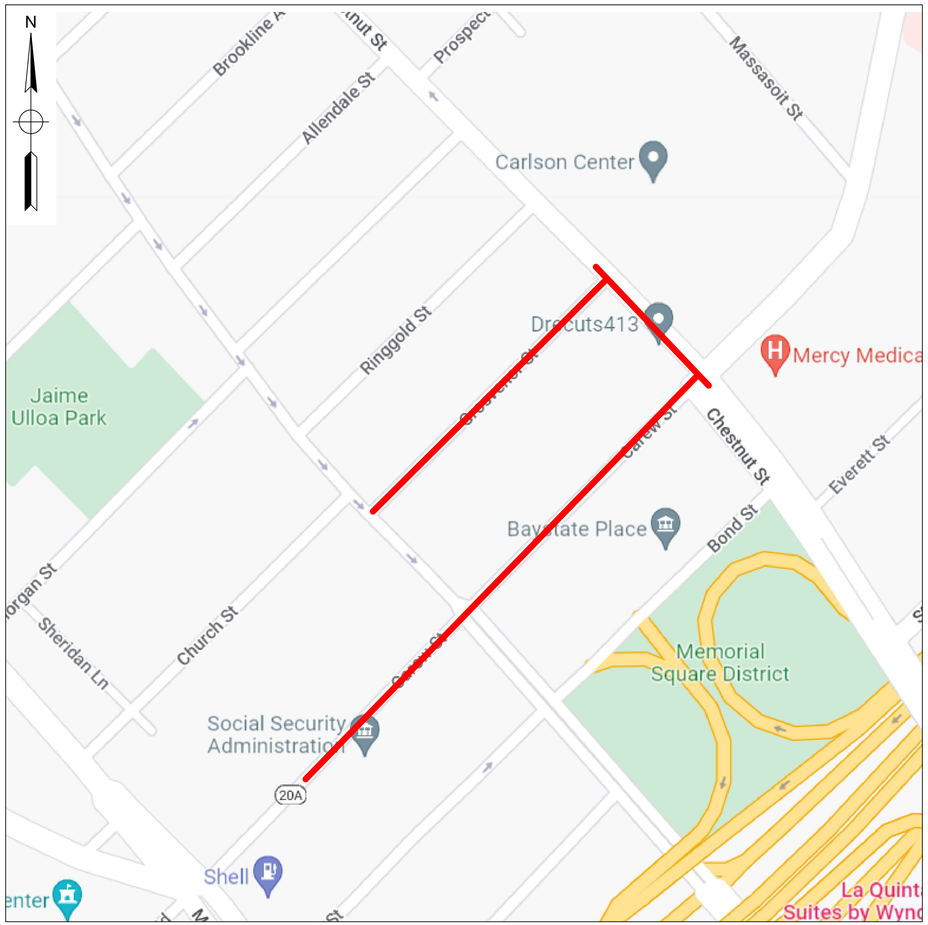
Period Ending	Principal	Coupon	Interest	Debt Service
06/30/2023	-	-	17,386,979.17	17,386,979.17
06/30/2024	13,325,000.00	4.750%	35,451,031.25	48,776,031.25
06/30/2025	16,250,000.00	4.750%	34,748,625.00	50,998,625.00
06/30/2026	16,795,000.00	4.750%	33,963,806.25	50,758,806.25
06/30/2027	19,975,000.00	4.750%	33,090,518.75	53,065,518.75
06/30/2028	23,400,000.00	4.750%	32,060,362.50	55,460,362.50
06/30/2029	27,090,000.00	4.750%	30,861,225.00	57,951,225.00
06/30/2030	31,060,000.00	4.750%	29,480,162.50	60,540,162.50
06/30/2031	35,330,000.00	4.750%	27,903,400.00	63,233,400.00
06/30/2032	39,920,000.00	4.750%	26,116,212.50	66,036,212.50
06/30/2033	44,845,000.00	4.750%	24,103,043.75	68,948,043.75
06/30/2034	50,130,000.00	4.750%	21,847,387.50	71,977,387.50
06/30/2035	55,800,000.00	4.750%	19,331,550.00	75,131,550.00
06/30/2036	61,870,000.00	4.750%	16,536,887.50	78,406,887.50
06/30/2037	68,375,000.00	4.750%	13,443,568.75	81,818,568.75
06/30/2038	75,330,000.00	4.750%	10,030,575.00	85,360,575.00
06/30/2039	82,775,000.00	4.750%	6,275,581.25	89,050,581.25
06/30/2040	90,730,000.00	4.750%	2,154,837.50	92,884,837.50
	753,000,000.00		414,785,754.17	1,167,785,754.17

Attachment: Rule 20 Report - Pension Obligation Bonds (6756 : Rule 20 Report - Pension Obligation Bonds)

TABLE OF CONTENTS

SHEET #	TITLE
1 OF 07	COVER SHEET
2 OF 07	NOTES
3 OF 07	LEGEND
4 OF 07	PROJECT LOCATION PLAN
5 OF 07	PROJECT LOCATION PLAN
6 OF 07	MA CORROSION DETAILS
7 OF 07	BLANK GRIDDED SHEET

EVERSOURCE ENERGY



PROJECT OVERVIEW MAP

LEGEND

- REGULATING STATION 50' BOUNDARY
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- GAS MAIN TO BE ABANDONED
- GAS MAIN WITH SERVICE TRANSFERS
- GAS MAIN WITH PRESSURE INCREASE

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
2020	2	PHMP	51	4	PHLP
390	8	PHMP	37	6	PHLP
			1522	4	CILP
			1182	6	CILP
2,410'	TOTAL INSTALLATION (FEET)		2,792'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES				
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES	16	9	25	36

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA

PROJECT #21-83978

No.	Description	Date	Dw/Ck
A			

Revision/Status

EVERSOURCE ENERGY

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA

PROJECT # 21-83978

COVER SHEET

SCALE: *Not to Scale* SHEET 01 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF / 3/26/22	XXX / XX/XX/XX	MA-SPR-PIP-22-006-01	A

DRAFT

PE STAMP AND SIGNATURE

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg
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Mar 29, 2022 - 9:40am
Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)

GENERAL NOTES:

A. IF ANY OF THE FOLLOWING OCCUR A DRAWING REVISION IS REQUIRED AND MUST BE APPROVED AND/OR STAMPED BY THE ENGINEER OF RECORD. CHANGES CAN BE APPROVED AND/OR STAMPED BY A PROJECT ENGINEER, BUT THE ENGINEER OF RECORD MUST BE INFORMED.

1. IF THE TIE IN POINT MOVES TO A DIFFERENT SEGMENT OF PIPE THAN SHOWN.
2. IF A CHANGE IN THE LOCATION OF VALVES IS REQUIRED.
3. IF THERE IS ANY CHANGE TO WHAT IS SHOWN ON THE DRAWING WITHIN 50 FT OF A PRESSURE REGULATING STATION, DISTRICT REGULATOR, OR GATE STATION.
4. IF A CHANGE IN PIPE SIZE, MATERIAL, OR WALL THICKNESS IS REQUIRED.
5. ALTERNATE FITTINGS THAT ARE ACCEPTABLE FOR ANY TIE-IN DETAIL WILL BE CALLED OUT IN THE DRAWING. FITTING CHANGES NOT SHOWN AS ALTERNATIVES ON THE DRAWING WILL NEED TO FOLLOW THE DRAWING CHANGE PROCESS CONTAINED IN SECTION V.D.

B. CONSTRUCTION DRAWINGS, LOCATIONS OF EXISTING UTILITIES, UNDERGROUND STRUCTURES AND WORK LOCATIONS ARE BASED ON BEST AVAILABLE INFORMATION BUT HAVE NOT BEEN FIELD VERIFIED.

C. ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL PERMITS AND APPROVALS PER EVERSOURCE, LOCAL, STATE, OSHA AND FEDERAL REGULATIONS AND STANDARDS.

D. ALL LIVE GAS WORK EXCEPT SERVICE SIZE TAPS, INCLUDING BUT NOT LIMITED TO TAPPING OF FITTINGS ON LIVE MAINS, STOPPING, MANIPULATING VALVE, ABANDONMENT, SHALL BE PERFORMED BY, OR AT THE DIRECTION AND UNDER THE DIRECT SUPERVISION OF EVERSOURCE GAS PERSONNEL AND IN ACCORDANCE WITH THE WRITTEN PROCEDURE. DRAWING CHANGES MAY ALSO REQUIRE A CHANGE TO THE PROCEDURE.

E. EXCAVATOR IS REQUIRED TO PROTECT EXISTING UTILITIES, STRUCTURES, LANDSCAPES FEATURES, SIGNAGE, CURBS, ETC. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE SUCH ITEMS. ROADWAY, SIDEWALKS, AND GRASS DISTURBED SHALL BE RESTORED TO THE SATISFACTION OF THE CITY OR TOWN. PLANT BEDS WILL BE RELOCATED TO THEIR EXISTING REGULAR LOCATION.

F. ALL TRAFFIC CONTROL SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), INCLUDING ALL REVISIONS AND ADDENDA. ALL TRAFFIC CONTROL DEVICES WILL BE SUPPLIED BY EXCAVATOR.

OVERVIEW KEY MAP
NOT TO SCALE

DRAFT

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A			

Revision/Status

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA
PROJECT # 21-83978
NOTES

SCALE: *Not to Scale* SHEET 02 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-02	A

FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg

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Mar 29, 2022 - 9:40am

Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)

DRAWING LEGEND

Gas Main Symbology

REGULATING STATION 50' BOUNDARY

EXISTING GAS MAIN — G — G —

PROPOSED GAS MAIN — — G — — G — —

GAS MAIN TO BE ABANDONED — G — G —

GAS MAIN WITH SERVICE TRANSFERS — G — G —

GAS MAIN WITH PRESSURE INCREASE — G — G —

RIGHT-OF-WAY

ELECTRIC — E — E —

WATER LINE — W — W —

SEWER LINE — S — S —

TELEPHONE — T — T —

DRAIN LINE — D — D —

FENCE LINE — x — x — x — x — x — x —

Gas Main Material/Pressure Label References

MATERIAL CODES

CS*	Coated Steel Gas Main
CI*	Cast Iron Gas Main
BS*	Bare Steel Gas Main
WI*	Wrought Iron Gas Main
PH*	High Density Polyethylene Gas Main
PM*	Medium Density Polyethylene Gas Main

PRESSURE CODES

HP..... High Pressure ..... MAOP over 60 psig
MP .... Medium Pressure..... MAOP 11 psig to 60 psig
IP ..... Intermediate Pressure..... MAOP 2 psig to 10 psig
LP ..... Low Pressure ..... MAOP below 14” w.c.

MISCELLANEOUS CODES

*-SER	Service
*-R	Riser
(TC)	Transmission Class

Gas Main Installation Method Label References

AT	Attached
BH	Bridge Hanger
BLGH	Building Hanger
DB	Directional Bore
IS	Inserted
OC	Open Cut
PB	Pneumatic Bore
PL	Plowed
RT	Roof Top
(E)	Existing
(P)	Proposed

Gas Facility Symbology

x"GV	Gas Valve
x"PV	Critical Gas Valve (Gate - GV, Plug - PV, PE Ball - BP, ST Ball - BV)
x"HVTT	High Volume Tapping Tee
x"SST	Pressure Control Fitting - ShortStopp Tee
x"SPH	Pressure Control Fitting - Spherical Tee
x"MF-BO	Pressure Control Fitting - Mueller Bottom-out
x"MF-SO	Pressure Control Fitting - Mueller Side-out
x"MF-FT	Pressure Control Fitting - Mueller Flange Tee
x"SS	Pressure Control Fitting - ShortStopp
x"MF	Pressure Control Fitting - Mueller Stopper
x"x x" POLYTAP	Polytapp Side Saddle Fitting
	Transition
	End Cap
	Riser
	Reducer
EM	Electronic Marker
TWS	Flush-mounted Tracer Wire Station
	Post Pipeline Marker with Tracer Wire
MM	Gas Main Marker without Tracer Wire
W	Test Well
R	Regulator Station
R	Single Customer Regulator
M	Meter
MR	Meter with Regulator
	Test Point (Station)
T	Gas Service Tie-over
R	Gas Service Replacement
MMO	Meter Move Out

Swing Tie Symbology

T	Telephone Manhole
D	Drain Manhole
E	Electric Manhole
	Catch Basis
S	Sewer Manhole
	Fire Hydrant
	Utility Pole
	Property Marker
T	Telephone Pedestal
C	Television Pedestal
U	Unknown Manhole
WB	Water Box
WG	Water Gate
E	Electric Pedestal
	Iron Pin
	Light Pole
	INSIDE METER
	OUTSIDE METER

DRAFT

PE STAMP AND SIGNATURE

VENDOR LOGO

DRAFT

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A			

Revision/Status

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA
PROJECT # 21-83978
LEGEND
SCALE: *Not to Scale* SHEET 03 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-03	A

Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)

FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg

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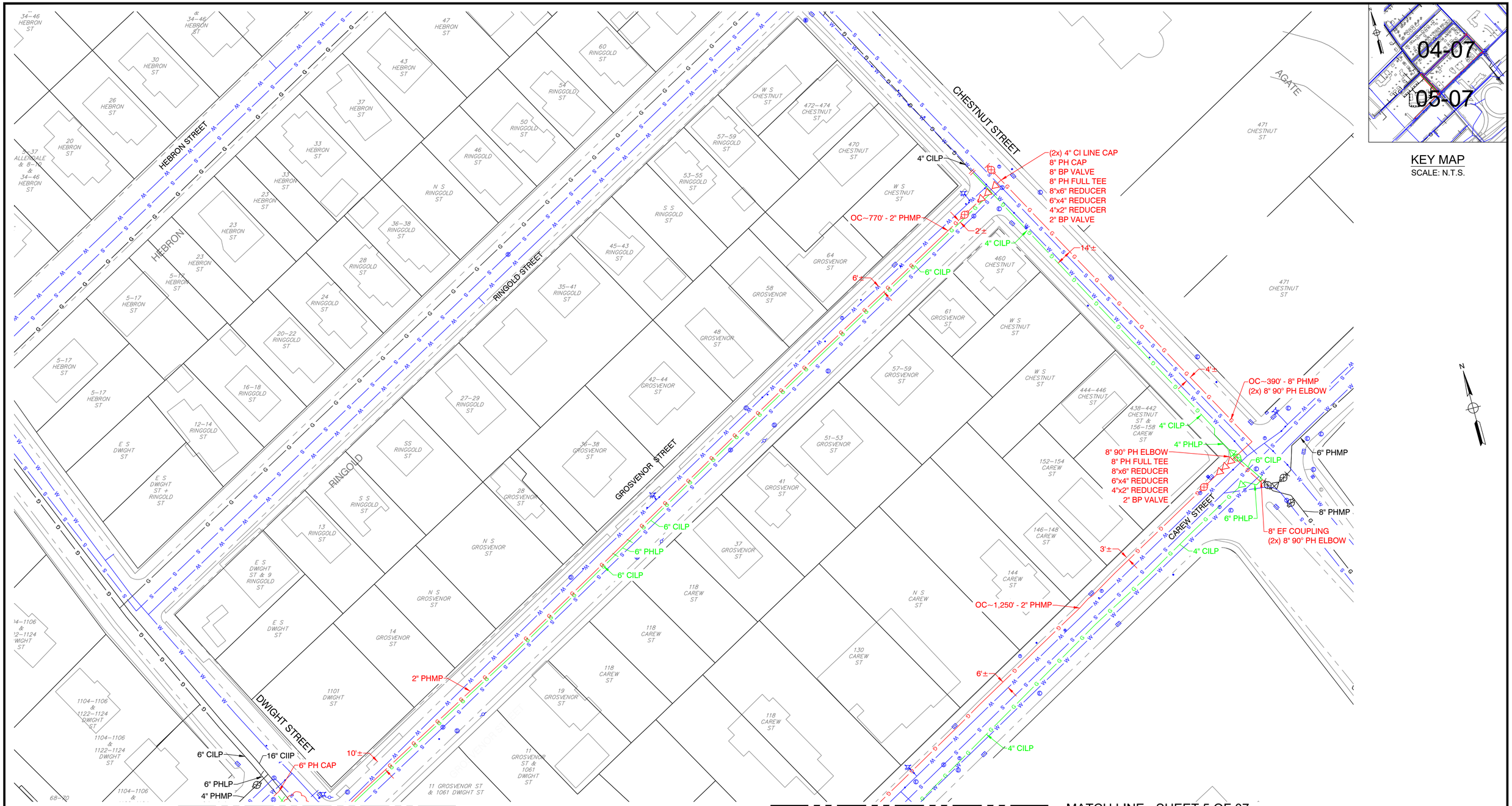

KEY MAP
SCALE: N.T.S.

MATCH LINE - SHEET 5 OF 07

MATCH LINE - SHEET 5 OF 07

No.	Description	Date	Dw/Ck
A			

Revision/Status

DRAFT

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA
PROJECT # 21-83978
PROEJCT LOCATION PLANS
SCALE:1"=40' SHEET 04 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-04	A

Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St)
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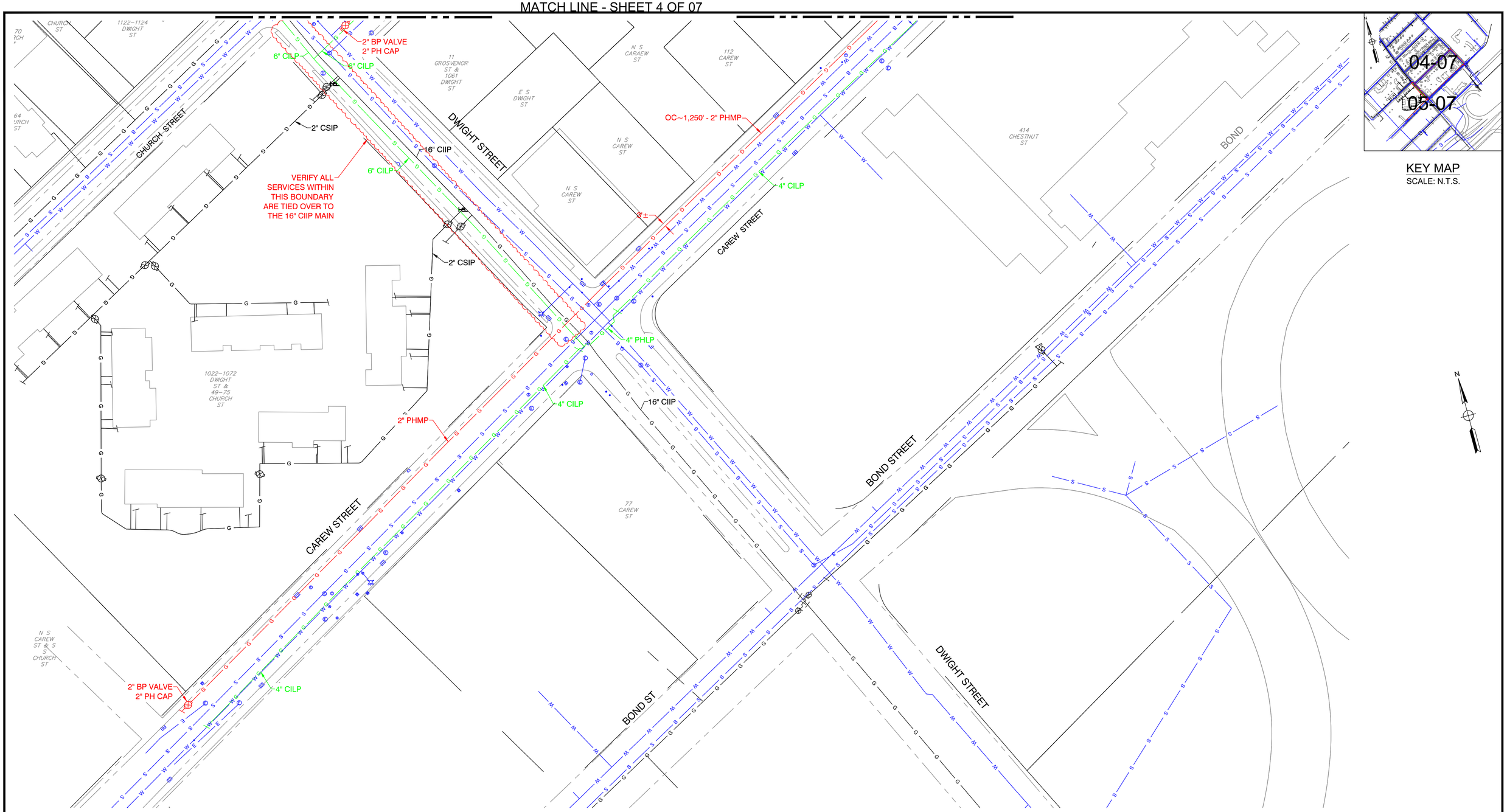
MATCH LINE - SHEET 4 OF 07



KEY MAP
SCALE: N.T.S.

No.	Description	Date	Dw/Ck
A			

Revision/Status

DRAFT

PE STAMP AND SIGNATURE

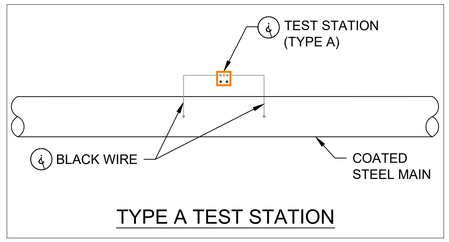
VENDOR LOGO

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA
PROJECT # 21-83978
PROEJCT LOCATION PLANS
SCALE:1"=40' SHEET 05 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-05	A

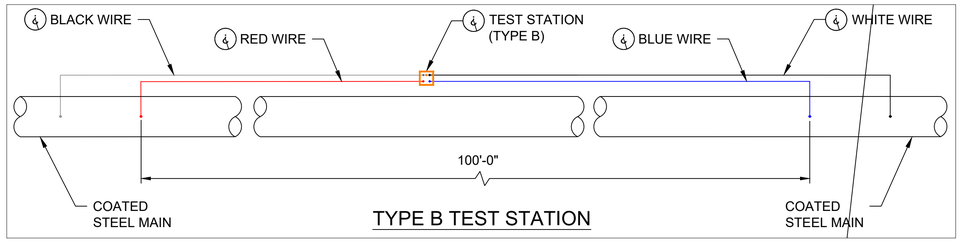
FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg
C:\Users\torcj\AppData\Local\Temp\AcPublish_17008\
Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)
Mar 29, 2022 - 9:40am



TYPE A TEST STATION

DETAIL CP1

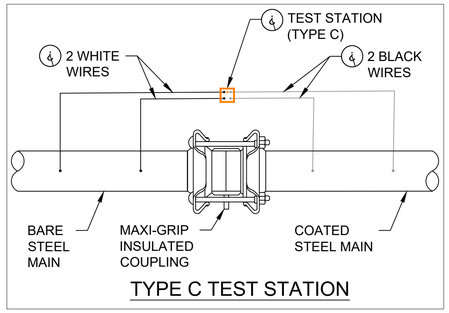
SCALE: 1/2" = 1'-0"



TYPE B TEST STATION

DETAIL CP2

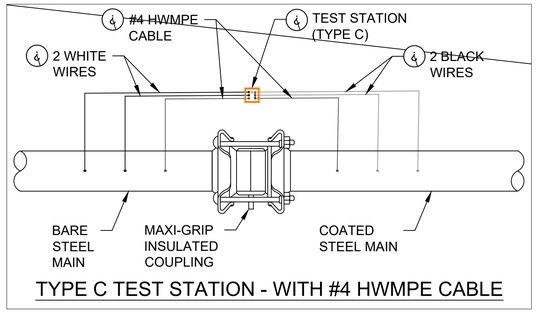
SCALE: 1/2" = 1'-0"



TYPE C TEST STATION

DETAIL CP3

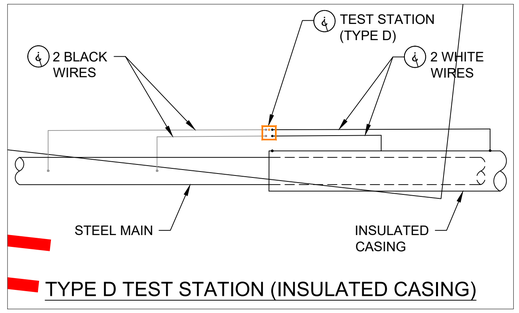
SCALE: 1/2" = 1'-0"



TYPE C TEST STATION - WITH #4 HWMPE CABLE

DETAIL CP4

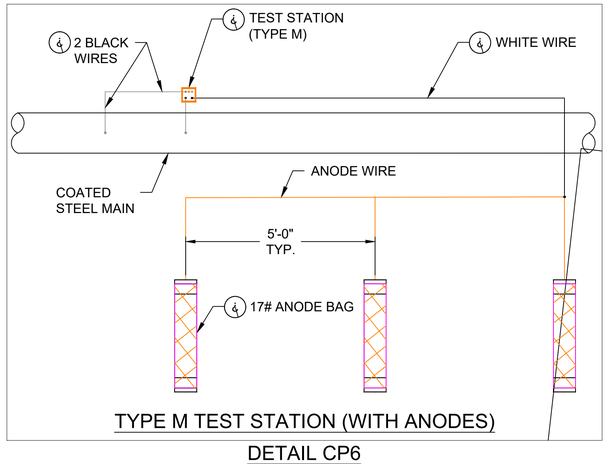
SCALE: 1/2" = 1'-0"



TYPE D TEST STATION (INSULATED CASING)

DETAIL CP5

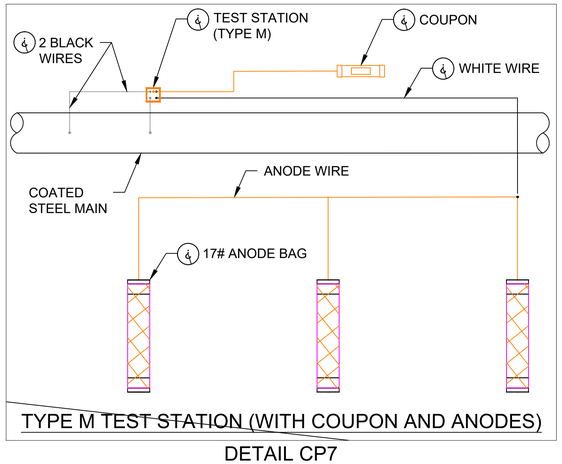
SCALE: 1/2" = 1'-0"



TYPE M TEST STATION (WITH ANODES)

DETAIL CP6

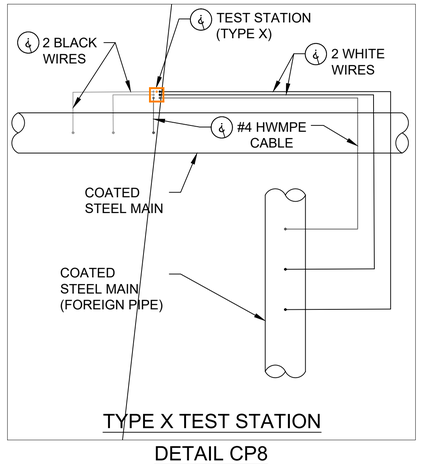
SCALE: 1/2" = 1'-0"



TYPE M TEST STATION (WITH COUPON AND ANODES)

DETAIL CP7

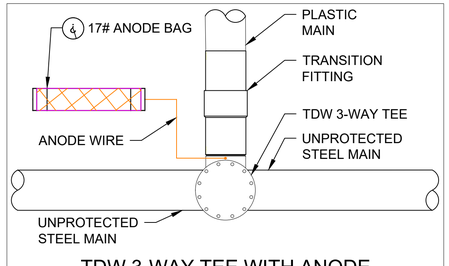
SCALE: 1/2" = 1'-0"



TYPE X TEST STATION

DETAIL CP8

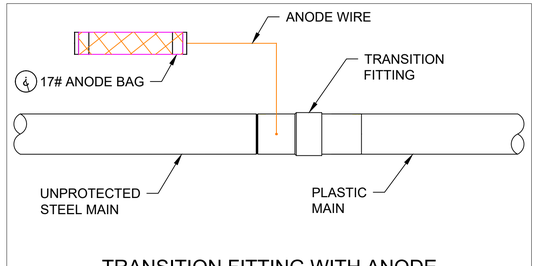
SCALE: 1/2" = 1'-0"



TDW 3-WAY TEE WITH ANODE

DETAIL CP9

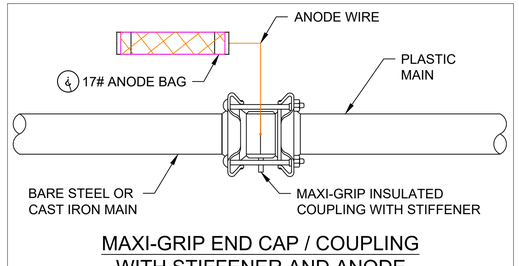
SCALE: 1/2" = 1'-0"



TRANSITION FITTING WITH ANODE

DETAIL CP10

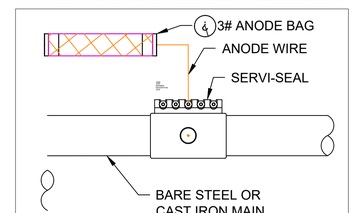
SCALE: 1/2" = 1'-0"



MAXI-GRIP END CAP / COUPLING
WITH STIFFENER AND ANODE

DETAIL CP11

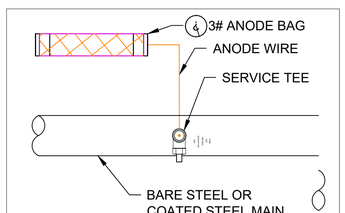
SCALE: 1/2" = 1'-0"



SERVI-SEAL / CLAMP AND ANODE

DETAIL CP12

SCALE: 1/2" = 1'-0"



SERVICE TEE AND ANODE

DETAIL CP13

SCALE: 1/2" = 1'-0"

CATHODIC PROTECTION BILL OF MATERIALS

ITEM	MAXIMO NO.	DESCRIPTION	UNITS
396	577776	ANODE,BAG, 17 LB NET, HIGH POTENTIAL MAGNESIUM, W/ 10 FT #10 AWG TW ORANGE LEAD WIRE, PACKED IN CARDBOARD BOX 42 LB TOTAL WEIGHT	EA
397	517626	CONNECTOR, SPLIT BOLT, 12 SOLID - 10 STRANDED, CU TO CU, HOUSING (COVER) MATE IN 590389.	EA
398	590389	HOUSING, 50 V MAX, 10 AWG MAX, FOR PROTECTING TRACER WIRE SPLICES, USED WITH CONNECTOR IN 517626. 10/BAG	EA
399	590871	BOX VALVE, TEST STATION, CP TEST #178, 10-1/4 IN DIA. LID, 8-3/8 IN I.D. 16 IN H., ASTM A48 CL 25 CAST IRON, FOR OFF-ROAD USE ONLY	EA
400	508567	POWDER, CARTRIDGE, TYPE IS F-33, ALLOY , CAP COLOR CLEAR, 15 GM CHARGE, 20/PAC, FOR STEEL PIPE	BOX
401	559168	SLEEVE,ELECTRICAL, #14 TO 10 AWG, W/ THERMITE WELDER, FOR CATHODIC PROTECTION	EA
402	584045	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW010, 10 FT OF CABLE	ES
403	603126	EDI CONCENTRIC COUPON ASSEMBLY INCLUDING UCB-ZIN-LW025, 25 FT OF CABLE	ES
404	603140	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, RED, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
405	578415	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, WHITE, INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
406	603141	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLUE INSULATED, CU, 500 FT SPOOL, WIRE	ROLL
407	603139	WIRE,ELECTRICAL, THHN, 1/C, #10 AWG, STRANDED, BLACK, INSULATED, CU, 500 FT SPOOL,WIRE	ROLL
408	500804	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE,HORIZONTAL STEEL PIPE 4 IN AND LARGER DIAMETER	EA
409	500805	WELDER,THERMITE, THERMITE, FOR GAS PIPE, #12 CABLE, HORIZONTAL STEEL PIPE 3/4 - 3-1/2 IN DIAMETER	EA
410	513850	CABLE, INSULATED, CATHODIC PROTECTION, 1/C, #4 AWG, 7 STR, 600 V, BLACK, HMWPE, CU, 1000 FT ROLLS	FT
411	505818	ANODE,BAG, 2.5 X 2.5 X 4.5 IN, 10 FT LG, 3 LB, MAGNESIUM, Alternate IN 577776	EA
575	508572	PRIMER, 4 GAL/CASE, BROWN, FOR WAX TAPE, APPLICATION TEMP 0 TO 230 F, TEMCOAT 3000	EA
576	503673	TAPE,WAX, 9 FT LG X 4 IN W, 24 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL
577	603769	TRENTON-FILL POR PM-GP, 140 FA, FOR FILLING VOIDS & IRREGULAR SPACES PRIOR TO WRAPPING W/WAX TAPE, 0F TO 110F APPLICATION TEMPERATURE, 6 BLOCKS/CASE.	CASE
	603423	TAPE,WAX, 9 FT LG X 6 IN W X 70-90 MIL THK, 16 ROLLS/CS, ABOVE AND BELOW GROUND APPLICATIONS, TR-#2A WAX, ALUMINUM	ROLL

NOTES:

1. ALL TEST STATION BOXES SHOULD BE INSTALLED IN A SAFE LOCATION WHERE ONE INDIVIDUAL CAN SAFELY OPEN AND ACCESS THE TEST WIRES. ALL TEST WIRES INSIDE THE BOX SHOULD HAVE ENOUGH SLACK ON THE WIRES SO THEY CAN EXTEND A MINIMUM OF 12" ABOVE GRADE.
2. FOR TYPE A TEST STATIONS, THE TWO WIRES SHOULD BE THERMITE WELDED TO THE COATED STEEL MAIN AND BE THE SAME COLOR. (COUPONS COULD BE ADDED TO THE TEST STATION TYPE).
3. FOR TYPE B TEST STATIONS, EACH OF THE FOUR WIRES SHOULD BE A DIFFERENT COLOR AND DOCUMENTED
4. FOR TYPE C TEST STATIONS, THE WIRES SHOULD BE THE SAME COLOR ON EACH SIDE OF THE INSULATED COUPLING. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
5. FOR TYPE D TEST STATIONS WHICH ARE AT A CASING, WHITE WIRES ARE NORMALLY INSTALLED ON THE STEEL CASING AND BLACK WIRES ARE INSTALLED ON THE CARRIER PIPE. (ANODES AND/OR COUPONS COULD BE ADDED TO THIS TEST STATION TYPE).
6. FOR TYPE M TEST STATIONS, THE TWO WIRES THERMITE WELDED TO THE CARRIER PIPE SHOULD BE THE SAME COLOR WIRE. THERE IS ALSO MAGNESIUM ANODE(S) WIRE(S) LOCATED INSIDE THE TEST STATION BOX.THE WIRE COLOR (TYPICALLY ORANGE) FOR THE ANODES. IF THE ANODE WIRES ARE SPLICED TO A COMMON ANODE HEADER CABLE, THE ANODE HEADER CABLE SHOULD BE A (WHITE OR RED) DIFFERENT COLOR WIRE THAN THE WIRE THAT WAS THERMITE WELDED TO THE CARRIER PIPE. AT A TYPE M TEST STATION, NO MAGNESIUM ANODES SHOULD BE DIRECTLY THERMITE WELDED TO THE CARRIER PIPE OR IN CONTACT WITH THE CARRIER PIPE. THE ANODE HEADER WIRE OR INDIVIDUAL ANODE WIRES SHOULD TERMINATE INSIDE THE TEST STATION BOX. ANODES SHOULD BE SPACED A MINIMUM OF 5' ON CENTER FROM EACH OTHER AND A MINIMUM OF 12" AWAY AND BELOW THE BOTTOM OF THE STEEL MAIN.
7. IF COUPONS ARE TO BE INSTALLED , FIRST REMOVE THE PROTECTIVE LABEL COVERING THE STEEL COUPON AND THE RED STICKERS COVERING EACH SENSING PORT. CLEAN THE ENTIRE STEEL COUPON SURFACE WITH ALCOHOL TO REMOVE THE CORROSION INHIBITOR .PLACE THE COUPON ASSEMBLY APPROXIMATELY 12" FROM THE GAS MAIN BEING MONITORED WITH THE SENSING PORTS FACING THE GAS MAIN. THE COUPON ASSEMBLY SHOULD BE LOCATED ADJACENT TO THE BOTTOM PORTION OF THE GAS MAIN, ANYWHERE BETWEEN 3 O'CLOCK AND 9 O'CLOCK. THE SOIL BETWEEN THE COUPON AND THE MAIN SHOULD BE WELL COMPACTED AND CONTAIN NO ROCKS LARGER THAN A CENTIMETER IN DIAMETER OR FOREIGN MATERIAL.
8. ONE (1) 3# ANODE (MINIMUM) SHALL BE INSTALLED TO PROTECT THE CLAMPS ON EACH 10-FOOT SPAN OF PIPE. EACH 10-FOOT SPAN OF PIPE MUST BE A CONTINUOUS SECTION OF STEEL. CLAMPS ON NON-CONTINUOUS SECTIONS OF STEEL EVEN IF THEY ARE WITHIN 10 FEET OF EACH CANNOT BE PROTECTED BY THE SAME ANODE.
9. REFER TO CONSTRUCTION STANDARD CS-500 SECTION IV.G WHICH PROVIDES GENERAL GUIDANCE REGARDING "WRAPPING" FOR CORROSION PROTECTION. CS-500 SECTION IV.G.5. DESCRIBES THE BASIC STEPS REQUIRED TO WRAP LEAK REPAIR CLAMPS.

No.	Description	Date	Dw/Ck
A			

Revision/Status

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA

PROJECT # 21-83978

DETAILS, NOTES AND BILL OF MATERIALS

SCALE:1"=40' SHEET 06 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-06	A

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg

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Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)

Attachment: FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR (6762 : Eversource Gas- Grosvenor St.)

FPO MA-SPR-PIP-22-006 21-83978, Grosvenor St, SPR.dwg

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DRAFT

PE STAMP AND SIGNATURE

VENDOR LOGO

FIELD VERIFY DIMENSIONS PRIOR TO PIPE FABRICATION

No.	Description	Date	Dw/Ck
A			

Revision/Status

GROSVENOR ST - POOR PRESSURE, SPRINGFIELD, MA

PROJECT # 21-83978

PLAN

SCALE: 1"=40' SHEET 07 OF 07

Drawn by / Date	Checked by / Date	Drawing Number	Rev. No.
JTF 3/26/22	XXX XX/XX/XX	MA-SPR-PIP-22-006-07	A

Mar 29, 2022 - 9:40am

EVERSOURCE

3/29/22

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Tasheena M. Davis, Esq, City Clerk

PROJECT NAME: Grosvenor St – Poor Pressure

Ladies & Gentlemen:

Eversource Gas of Massachusetts hereby requests that it be granted a location for and permission to install underground gas facilities within a section of the Memorial Square Neighborhood (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
Grosvenor St	Chestnut St	Dwight St
Carew St	Chestnut St	Main St
Chestnut St	Carew St	Grosvenor St

This project will introduce modernized natural gas facilities to the area and retire the aged cast iron low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary.

Sincerely,

Jocelyn Forcier
Field Engineer
Eversource Gas of Massachusetts
2025 Roosevelt Avenue
Springfield, MA 01104
Cell: 413-310-4264
Email: jocelyn.forcier@eversource.com

Attachment: Springfield City Council Letter Grosvenor St - Poor Pressure (6762 : Eversource Gas- Grosvenor St.)

CITY OF SPRINGFIELD, MASSACHUSETTS

April 13, 2022

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated March 29, 2022, to retire underground medium pressure gas main steel pipe and install medium pressure PVC plastic pipe on Grosvenor Street, Carew Street, Chestnut Street. Starting Starting on Dwight Street running easterly direction with two (2") inches pipe on Grosvenor Street for approximately seven hundred and seventy (770') feet to Chestnut Street and continue on Chestnut Street with four (4") inches pipe southerly direction three hundred ninety (390') feet to turn southwesterly direction on Carew Street to run with two (2') inches pipe one thousand two hundred and fifty (1,250') feet on Carew Street., all shown on a plan attached with a project name, Grosvenor Street which is incorporated herein by reference and to lay and maintain underground gas main pipes for improvements of the system, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977 the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on April 13, 2022 at 3:30 P.M. at the of Chestnut Street and Grosvenor Street in Springfield, MA, after due notice from the office of the City Clerk. Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against.

The Board finds the request necessary in order that the utility company can upgrade existing underground facilities in order to improve the quality of service in this area.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Attachment: Grosvenor St. Report (6762 : Eversource Gas- Grosvenor St.)

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars ($10,000) conditioned for faithful performance of its duties under this permit.

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

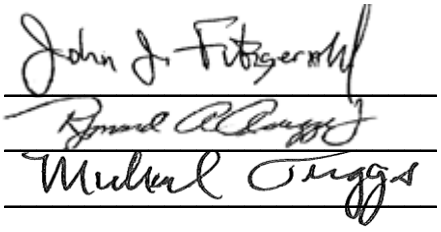
That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions outlined in the respective order are complied with.



) BOARD OF PUBLIC WORKS

)

)

Attachment: Grosvenor St. Report (6762 : Eversource Gas- Grosvenor St.)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: April 25, 2022

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition of the Eversource-Gas of Massachusetts, dated March 30.2022, to abandon gas main steel pipe and install new PVC plastic pipe on Alvin Street,. Starting at Carew Street running northwesterly direction with six (6") inches pipe for aproximate one thousand fifty (1,050) feet to Roy Street, all shown on a plan attached with project name, Alvin Street - JO#17-0821623-00 which is incorporated herein by reference and to lay and maintain underground gas main pipes for the purpose of improvements of the system, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977 the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on April 25, 2022 at 3:30 P.M. at the corner of Long Terra and Alvin Street in Springfield, MA., after due notice from the office of the City Clerk. Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor of and no-one (0) voted against.

The Board finds the request necessary in order that the utility company can replace existing steel pipe with PVC plastic in order to improve the quality of service in the area.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

Attachment: Alvin St. Report (1) (6755 : Eversource Gas- Alvin St.)

In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars ($10,000) conditioned for faithful performance of its duties under this permit.

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.

John J. Fitzgerald)
Ronald A. Boggs)
Michael Fuggs) BOARD OF PUBLIC WORKS

Attachment: Alvin St. Report (1) (6755 : Eversource Gas- Alvin St.)

Columbia Gas® of Massachusetts

A NiSource Company

JOB ORDER NUMBER (INSTALL) 17-0821623-00
JOB ORDER NUMBER (ABANDON) 17-0821624-00
PROJECT ID 17-48128
ALVIN ST - PAVING

JOB TYPE: MAINS LEAKAGE ELIMINATION (557 / 558)

PROJECT INFORMATION

FIELD ENGINEER/TECHNICIAN:	RICHARD SALVAREZZA
CONSTRUCTION FLL:	MARK PARISEAU, LANCE HEDGE, MARK BRONNER
PERMITS:	CITY PERMIT
TCC:	8200
COUNTY:	HAMPDEN (013)
TAX DISTRICT:	0000244
MAP NUMBER:	41
SYSTEM NUMBER(S):	80003054(14"WC)
24 HR. EMERGENCY LINE:	1-800-525-8222

LEGEND

	EXISTING GAS MAIN	(W)	TEST WELL
	EXISTING GAS MAIN TO BE ABANDONED	(R)	REGULATOR STATION
	PROPOSED GAS MAIN	(R)	SINGLE CUSTOMER REGULATOR
	PROPOSED GAS MAIN UPRATE	(M)	METER
CS	COATED STEEL GAS MAIN	(MR)	METER WITH REGULATOR
CI	CAST IRON GAS MAIN	(T)	TEST POINT (STATION)
BS	BARE STEEL GAS MAIN	(T)	GAS SERVICE TIE-OVER
WI	WROUGHT IRON GAS MAIN	(R)	GAS SERVICE REPLACEMENT
PH	HIGH DENSITY POLYETHYLENE GAS MAIN	MMO	METER MOVE OUT
PM	MEDIUM DENSITY POLYETHYLENE GAS MAIN	(T)	TELEPHONE MANHOLE
LP	LOW PRESSURE	(D)	DRAIN MANHOLE
IP	INTERMEDIATE PRESSURE	(E)	ELECTRIC MANHOLE
MP	MEDIUM PRESSURE		CATCH DRAIN
HP	HIGH PRESSURE	(S)	SEWER MANHOLE
AT	ATTACHED		FIRE HYDRANT
BH	BRIDGE HANGER		UTILITY POLE
BLGH	BUILDING HANGER		WETLAND
DB	DIRECTIONAL BORE		GAS VALVE
IS	INSERTED		CRITICAL GAS VALVE
OC	OPEN CUT		PRESSURE CONTROL FITTINGS
PB	PNEUMATIC BORE		TRANSITION
PL	PLOWED		END CAP
RT	ROOF TOP		REDUCER
(E)	EXISTING	EM	ELECTRONIC MARKER
(P)	PROPOSED	TWS	FLUSH-MOUNTED TRACER WIRE STATION
			POST PIPELINE MARKER WITH TRACER WIRE

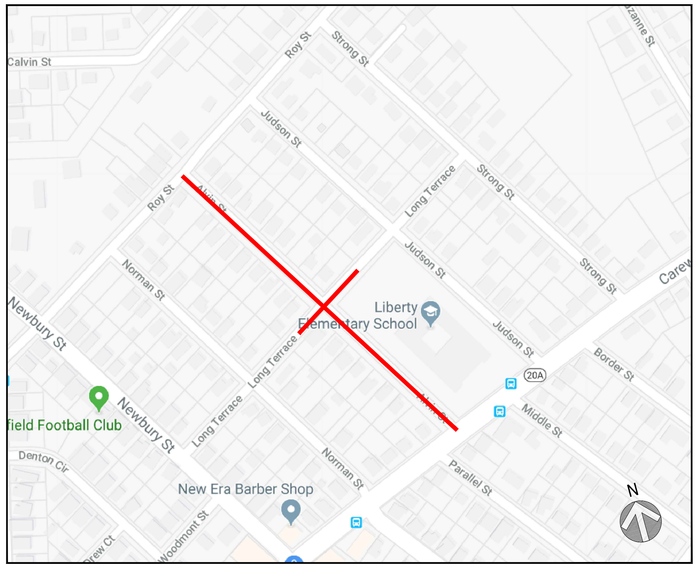
W1 WELD LOCATION

T1 GAS MAIN TIE IN LOCATION

A1 GAS MAIN ABANDONMENT LOCATION

VICINITY MAP

SCALE: N.T.S.



PROJECT DESCRIPTION

RERUN MAIN DUE TO PAVING.

SHEET INDEX

DWG.	DESCRIPTION
T-1	TITLE SHEET
O-1	OVERVIEW SHEET
L-1 - L-3	LAYOUT PLANS
A-1 - A-3	AS-BUILT PLANS
D-1	CONSTRUCTION DETAILS

PROJECT SUMMARY TABLE

PROPOSED INSTALLATION			PROPOSED ABANDONMENT		
LENGTH (FT)	SIZE (IN)	TYPE	LENGTH (FT)	SIZE (IN)	TYPE
1,377'	6"	PHLP	152'	4"	CILP
			1,214'	6"	CILP
			1,366'	TOTAL GSEP PIPE ABANDONMENT (FEET)	
			1,366'	TOTAL PRIORITY PIPE ABANDONMENT (FEET)	
1,377'	TOTAL INSTALLATION (FEET)		1,366'	TOTAL ABANDONMENT (FEET)	

PROPOSED GAS SERVICES				
	REPLACEMENTS	TIE OVERS	TOTAL SERVICES	METER OUTS
ESTIMATED GAS SERVICES	20	11	31	24

GENERAL NOTES

1. THE PROPOSED GAS MAIN SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE.
2. PROPERTY LINES, STRUCTURES, STREET LINES, ETC. WERE COMPILED USING THE COLUMBIA GAS GIS DATABASE AND ARE TO BE CONSIDERED APPROXIMATE.
3. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED FROM ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. COLUMBIA GAS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
4. PROPOSED OR COMPLETED INSTALLATION LOCATION REFERENCES MAY BE INDICATED BY A COMBINATION OF THE FOLLOWING CODES: F - FRONT, BK - BACK, L - LEFT, R - RIGHT, B - BUILDING EDGE, CEL - CENTER OF EASTBOUND LANE, CLP - CENTER OF PAVEMENT, CLR - CENTER OF RIGHT-OF-WAY, CNL - CENTER OF NORTHBOUND LANE, CSL - CENTER OF SOUTHBOUND LANE, CU - CURB, CWL - CENTER OF WESTBOUND LANE, D - DRIVEWAY EDGE, EP - EDGE OF PAVEMENT, ES - EDGE OF SIDEWALK, PL - PROPERTY LINE.

Columbia Gas® of Massachusetts
A NiSource Company

811 Know what's below. Call before you dig.

PROPOSED

REVISIONS		
0	09-10-2018	DRAWING CREATED
REV. #	DATE	DESCRIPTION

	NAME	DATE	PHONE #
DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
CHECK'D BY	BJM	09-10-2018	413-326-0636
AS-BUILT BY			

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

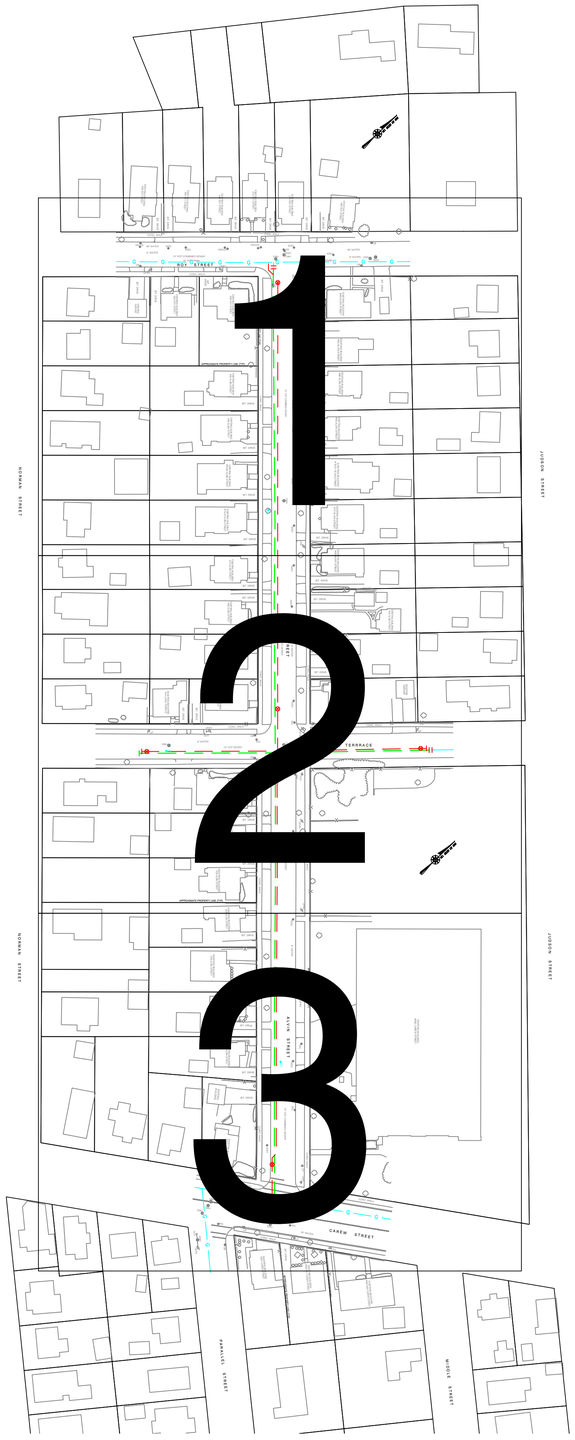
DRAWING TITLE:

TITLE SHEET

DRAWING NO:

T-1

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)



Columbia Gas of Massachusetts
A NiSource Company

811
Know what's **below.**
Call before you dig.

1
2
3

KEY PLAN

N

0 80 160
Feet

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
0	09-10-2018	DRAWING CREATED

	NAME	DATE	PHONE #
DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
CHECKD BY	BJM	09-10-2018	413-326-0636
AS-BUILT BY			

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

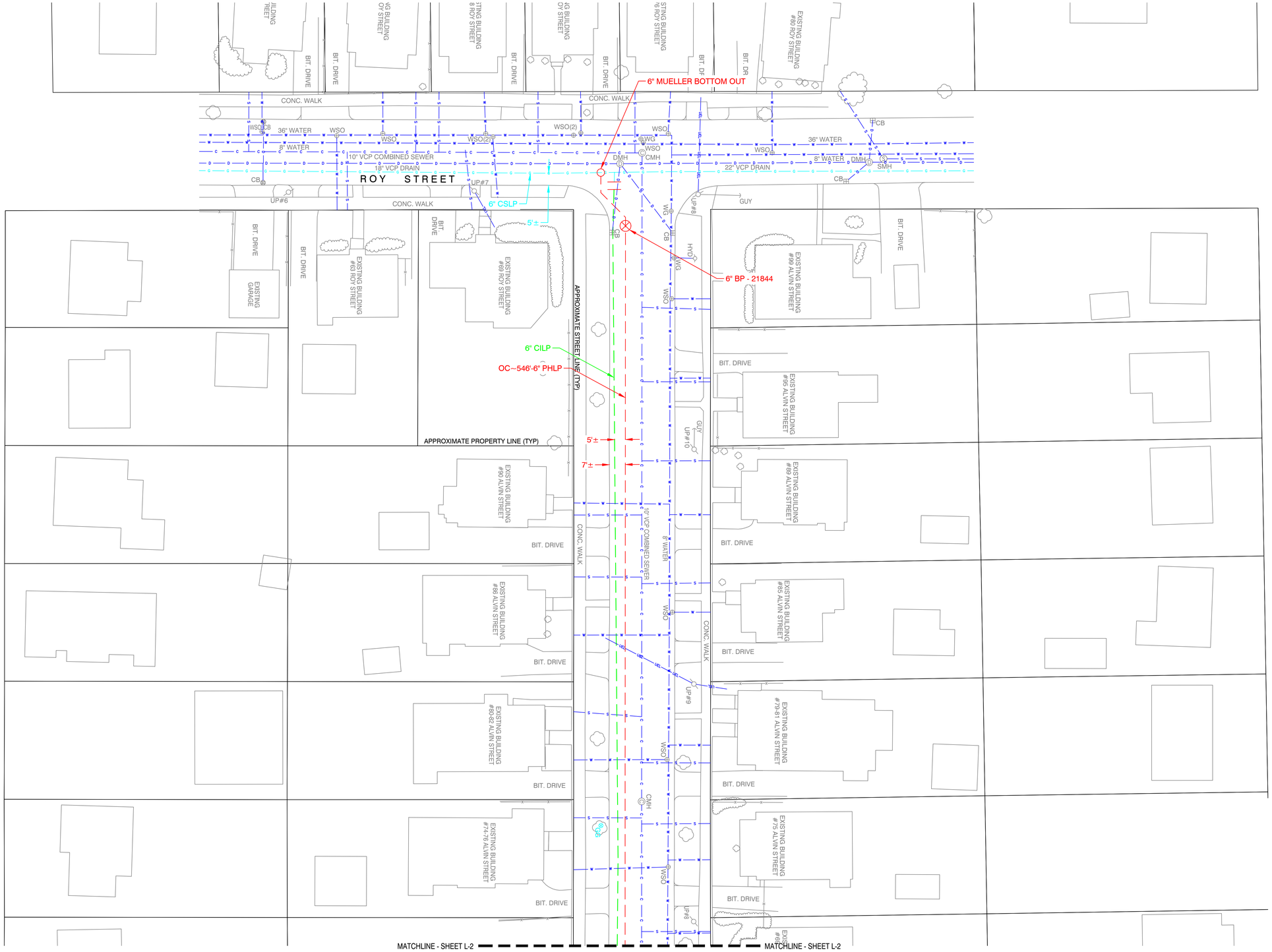
OVERVIEW SHEET

DRAWING NO:

O-1

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)



Columbia Gas of Massachusetts
A NiSource Company

811 Know what's **below.** **Call** before you dig.

1
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3

KEY PLAN

0 20 40
Feet

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
0	09-10-2018	DRAWING CREATED

DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
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AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

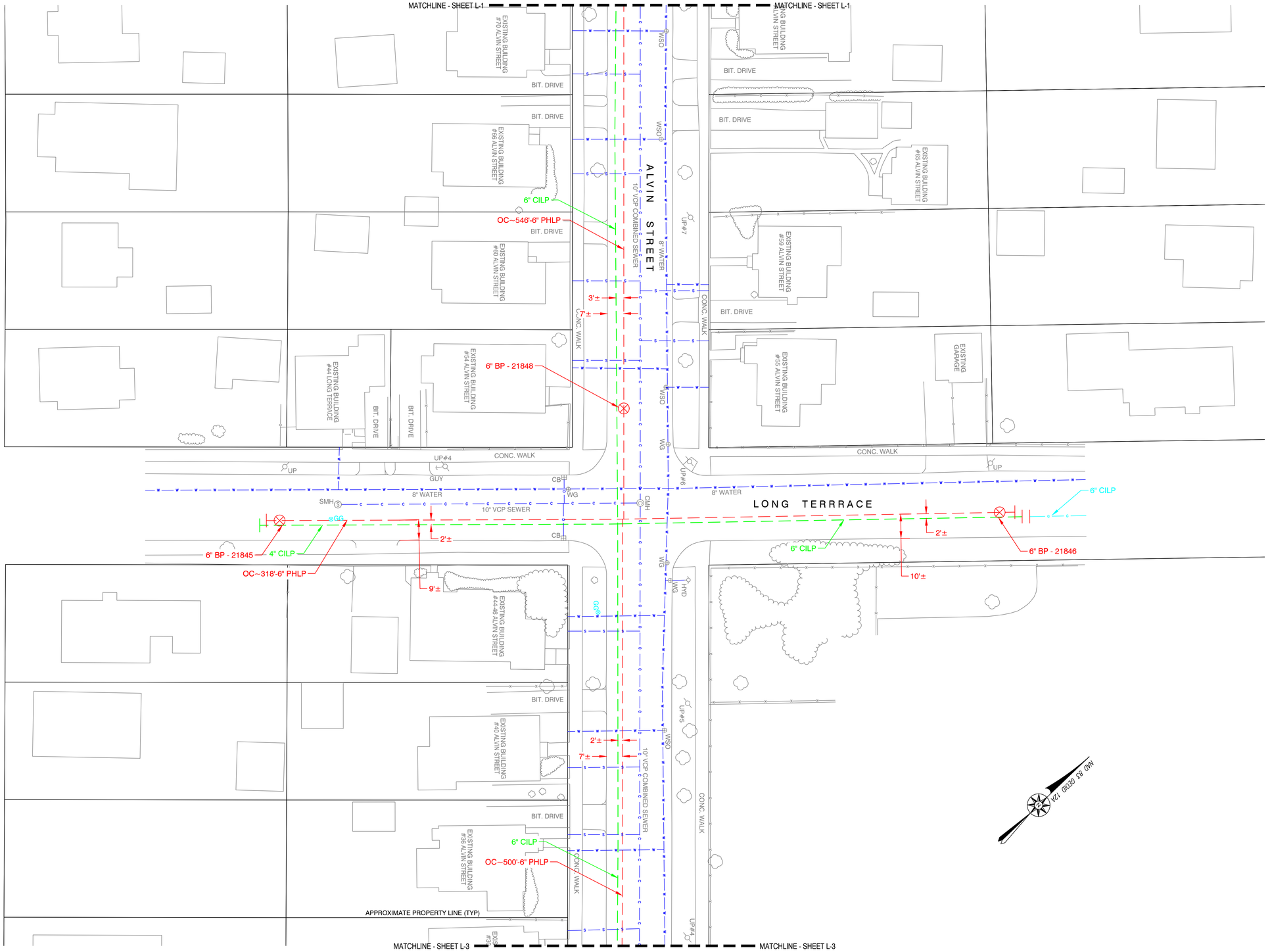
LAYOUT PLAN

DRAWING NO:

L-1

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)



Columbia Gas of Massachusetts
A NiSource Company

811
Know what's **below.**
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KEY PLAN

N

0 20 40
Feet

PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
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DESIGNED BY	RAS	09-10-2018	413-302-5853
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AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

LAYOUT PLAN

DRAWING NO:

L-2

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)

MATCHLINE - SHEET L-2

MATCHLINE - SHEET L-2

EXISTING BUILDING #26 ALVIN STREET

EXISTING BUILDING #20 ALVIN STREET

EXISTING BUILDING #16 ALVIN STREET

EXISTING BUILDING #962 CAREW STREET

EXISTING BUILDING #950 CAREW STREET

EXISTING BUILDING #956-968 CAREW STREET

BIT. DRIVE

BIT. DRIVE

BIT. DRIVE

BIT. DRIVE

BIT. DRIVE

ALVIN STREET

CAREW STREET

APPROXIMATE STREET LINE (TYP)

PAVED AREA

CONC. WALK

CONC. WALK

CONC. WALK

2'±

6'±

6" CILP

OC–500'-6" PHLP

6" BP - 21847

10'±

6" CILP

8" WATER

10" VCP COMBINED SEWER

10" VCP SEWER

30" WATER

WSO

WG

CB

CMH

UP #3

UP #2

SMH

DMH

EMH

TMH

LP

HH

CTV

GUY

GG

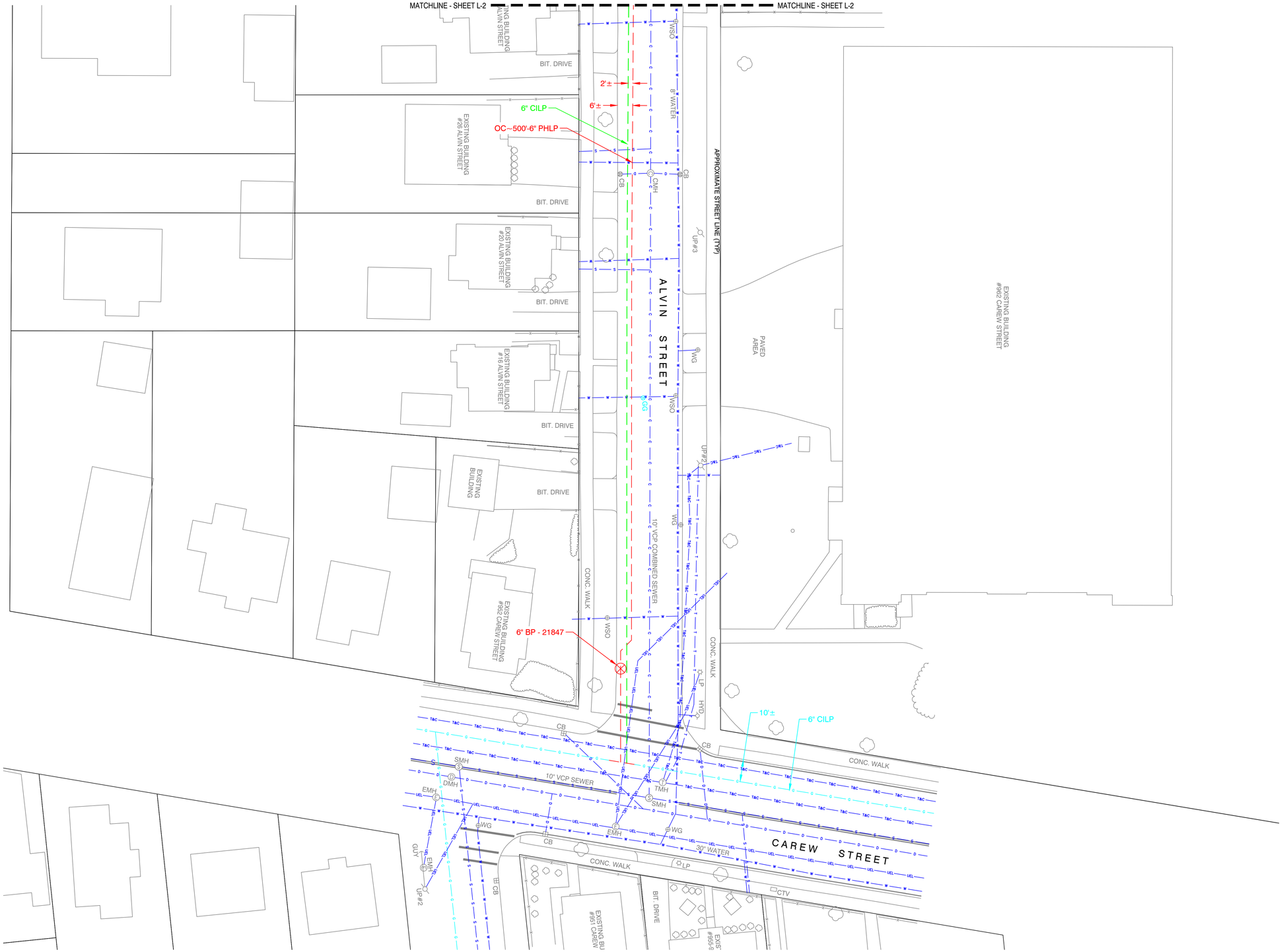
T&C

UEL

D

S

W



Columbia Gas of Massachusetts
A NiSource Company

811
Know what's **below.**
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1
2
3

KEY PLAN

N

0 20 40
Feet

PROPOSED

REVISIONS

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REV. #	DATE	DESCRIPTION

DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
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AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

LAYOUT PLAN

DRAWING NO:

L-3

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St)

Columbia Gas of Massachusetts
A NiSource Company

811 Know what's **below.** **Call** before you dig.

1
2
3

KEY PLAN

N

0 20 40
Feet

AS-BUILT:_____

REVISIONS

REV. #	DATE	DESCRIPTION
0	09-10-2018	DRAWING CREATED

	NAME	DATE	PHONE #
DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
CHECK'D BY	BJM	09-10-2018	413-326-0636
AS-BUILT BY			

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

AS-BUILT PLAN

DRAWING NO:

A-1

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)

Columbia Gas of Massachusetts
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811
Know what's **below.**
Call before you dig.

1
2
3

KEY PLAN

N

0 20 40
Feet

AS-BUILT:_____

REVISIONS

REV. #	DATE	DESCRIPTION
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	NAME	DATE	PHONE #
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SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

DRAWING NO:

A-2

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)

Columbia Gas of Massachusetts
A NiSource Company

811
Know what's **below.**
Call before you dig.

1
2
3

KEY PLAN

N

0 20 40
Feet

AS-BUILT:_____

REVISIONS

0	09-10-2018	DRAWING CREATED
REV. #	DATE	DESCRIPTION

DESIGNED BY	RAS	09-10-2018	413-302-5853
DRAWN BY	RAS	09-10-2018	413-302-5853
CHECK'D BY	BJM	09-10-2018	413-326-0636
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

DRAWING NO:

A-3

10/3/2018

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St)

AS-BUILT NOTES

(TO BE COMPLETED DURING CONSTRUCTION)

Columbia Gas of Massachusetts
A NiSource Company

811
Know what's **below.**
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PROPOSED

REVISIONS

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REV. #	DATE	DESCRIPTION

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DRAWN BY	RAS	09-10-2018	413-302-5853
CHECK'D BY	BJM	09-10-2018	413-326-0636
AS-BUILT BY			
	NAME	DATE	PHONE #

SITE NAME:

JO# 17-0821623-00
JO# 17-0821624-00
PROJECT ID# 17-48128
ALVIN ST - PAVING
SPRINGFIELD, HAMPDEN

DRAWING TITLE:

CONSTRUCTION DETAILS

DRAWING NO:

D-1

10/3/2012

Attachment: 17-0821623-00 Pro Drawing REV0 (6755 : Eversource Gas- Alvin St.)

Columbia Gas of Massachusetts
A NiSource Company

03/30/2022

Honorable Mayor and City Council
City of Springfield
City Hall
Court Street
Springfield, MA 01103

ATTN: Mr. Anthony Wilson, City Clerk

PROJECT NAME: Alvin St Project

Ladies & Gentlemen:

Eversource Gas of Massachusetts (EGMA) hereby requests that it be granted a location for and permission to install and replace underground gas facilities within a section of the Alvin St Neighborhoods (as seen in the attached plan). Work will extend to the following streets in varying degrees/durations:

Street Name	From	To
Alvin St	Carew St	Roy St
Long Ter	Norman St	Judson St
Carew St	Intersection of Alvin St	-

This Project will introduce modernized natural gas facilities to the area and retire the aged low pressure natural gas infrastructure. All proposed work by EGMA will include such laterals and service connections as it may now or subsequently find necessary. This project is being done in order to eliminate low pressure mains within the Alvin St neighborhood before planned City paving.

Sincerely,

Ryan Barnes
Project Engineer
Eversource Gas of Massachusetts
2025 Roosevelt Avenue
Springfield, MA 01104
Cell: 413-262-3563
Email: ryan.barnes@eversource.com

Attachment: Alvin St - Springfield City Council Letter (6755 : Eversource Gas- Alvin St.)

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council of the City of Springfield, Massachusetts

EVERSOURCE requests permission to locate a line of poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

127 WAYNE STREET

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL A FULLY OWNED 40-5 STUB POLE, APPROX 32' FROM THE EXISTING POLE, IN THE PUBLIC WAY ON WAYNE ST. THIS POLE IS INTENDED TO REPLACE THE TREE GUY AND SUPPORT EXISTING POLE ACROSS THE STREET. PROPOSED POLE WILL ALSO INCLUDE A SIDEWALK GUY.

Drawing # 6320

Wherefore it prays that after due notice and hearing as provided by law, let it be granted a location for and permission to construct and maintain a line of poles, wires and cables, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith and made a part hereof marked -

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

EVERSOURCE

By Karla Cacho

Karla Cacho, Technician
Karla.cacho@eversource.com

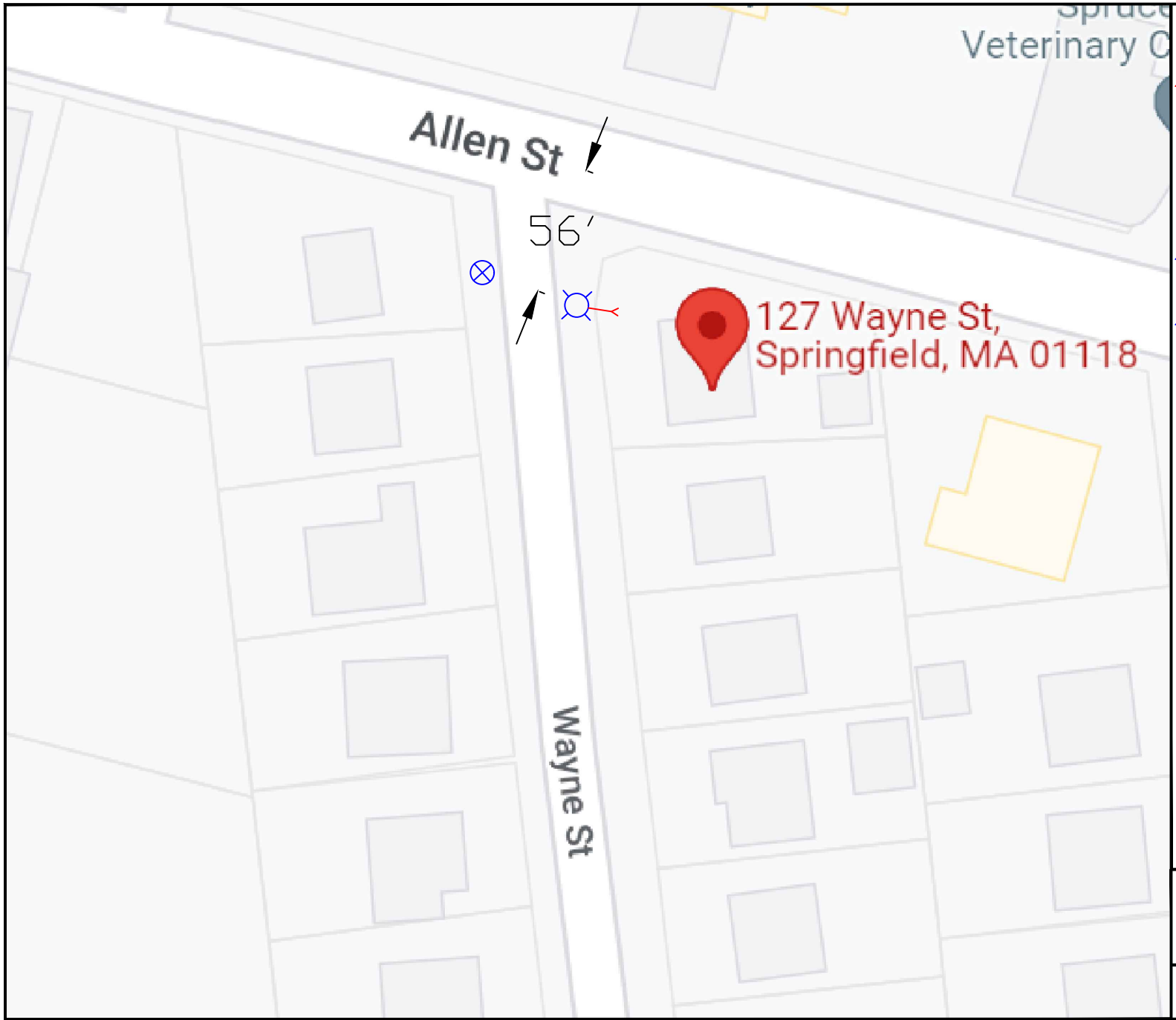
Dated this 11th day of March, 2022.

A true copy of a petition referred to the Board of Public Works on:

March 28, 2022

Attest: L Oyola-Lopez **Gladys Oyola Lopez**
City Clerk

Attachment: Petition 127 Wayne (6754 : Eversource-Wayne St.)



LEGEND

- PROPOSED JOINT POLE
- PROPOSED EVERSOURCE POLE
- EXISTING JOINT POLE
- EXISTING EVERSOURCE POLE
- EXISTING EVERSOURCE POLE TO BE JOINT
- EXISTING FOREIGN POLE TO BE JOINT
- PROPOSED PAD MOUNT TRANSFORMER
- EXISTING PAD MOUNT TRANSFORMER
- M EXISTING MANHOLE
- UG EXISTING CONDUIT
- UG PROPOSED CONDUIT
- (H) PROPOSED HANDHOLE
- (H) EXISTING HANDHOLE
- ANCHOR
- (S) PROPOSED SILO
- EXISTING SILO
- HEXHOLE

PROPRIETARY INFORMATION:
THE INFORMATION ON THIS MAP SHALL BE CONSIDERED PROPRIETAI TO EVERSOURCE AND THE USER (WHICH SHALL BE DEFINED AS AN' PERSON OR ENTITY WHO HAS RECEIVED THE MAP THROUGH SALE PURCHASE, EXCHANGE, GIFT OR OTHERWISE) SHALL KEEP IT IN CONFIDENCE AND SHALL NOT FURNISH OR DISCLOSE IT TO ANY THIF PARTY WITHOUT PRIOR WRITTEN PERMISSION OF EVERSOURCE UTILITIES.

EVERSOURCE ENERGY

PETITION MAP
127 WAYNE ST
SPRINGFIELD

DATE	CIRCUIT	VOLTAGE
03/11/22	22H16	13.8KV

SCALE NTS DRAWN BY KARLA CACHO

PURPOSE AND DESRIPTION:

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL A FULLY OWNED 40-5 STUB POLE, APPROX 32' FROM THE EXISTING POLE, IN THE PUBLIC WAY ON WAYNE ST. THIS POLE IS INTENDED TO REPLACE THE TREE GUY AND SUPPORT EXISTING POLE ACROSS THE ST. PROPOSED POLE WILL ALSO INCLUDE A SIDEWALK GUY.

Attachment: , 127 Wayne St,_WO_7945145_Petition (6754 : Eversource-Wayne St.)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: April 20, 2022

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition Wayne Street of Everesource Electric Company dated March 11, 2022 to install one (1) 40 feet pole on Wayne Street. One (1) new pole will be installed to replace the tree guy and support the existing pole across the street in front of house #132 Wayne Street. The new pole will be located at the east side corner of Wayne Street, approximately thirty-five (35') feet from Allen Street southerly direction, all as substantially shown on a plan attached, referred to EVERSOURCE, 127 Wayne Street, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above public way for the purpose of making connections with the pole as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977 the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on April 20, 2022 at 4:00 P.M. in front of 127 Wayne Street in Springfield, MA. Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against.

The Board finds the request necessary in order that the utility company can support the existing pole in front of 127 Wayne Street.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

Attachment: Wayne St. Report (6754 : Eversource-Wayne St.)

In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars ($10,000) conditioned for faithful performance of its duties under this permit.

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

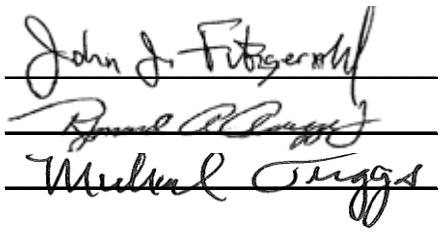
That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.

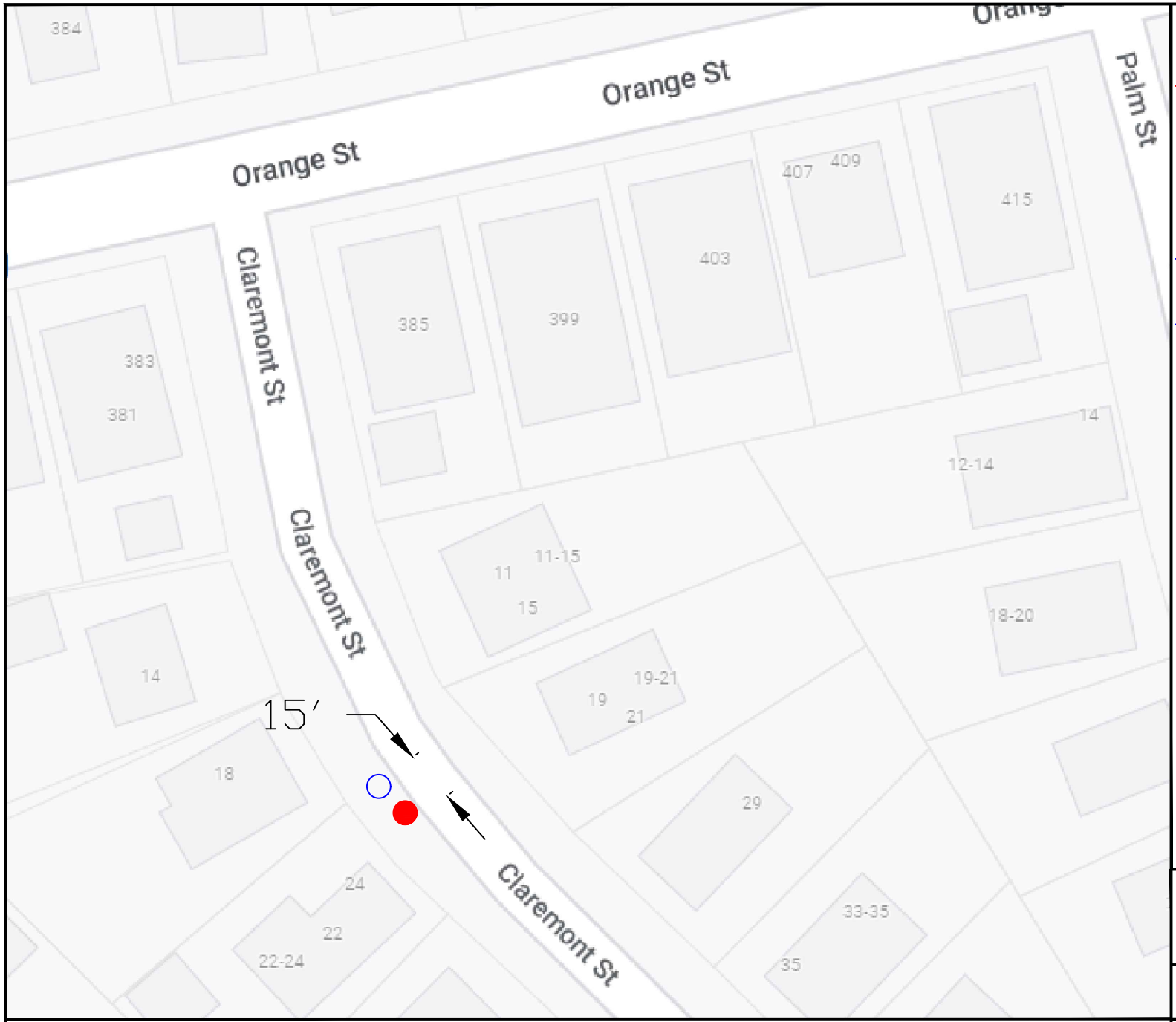


) BOARD OF PUBLIC WORKS

)

)

Attachment: Wayne St. Report (6754 : Eversource-Wayne St.)



LEGEND

- PROPOSED JOINT POLE
- PROPOSED EVERSOURCE POLE
- EXISTING JOINT POLE
- EXISTING EVERSOURCE POLE
- EXISTING EVERSOURCE POLE TO BE JOINT
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- (H) EXISTING HANDHOLE
- ANCHOR
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- EXISTING SILO
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PROPRIETARY INFORMATION:
THE INFORMATION ON THIS MAP SHALL BE CONSIDERED PROPRIETAI TO EVERSOURCE AND THE USER (WHICH SHALL BE DEFINED AS AN' PERSON OR ENTITY WHO HAS RECEIVED THE MAP THROUGH SALE PURCHASE, EXCHANGE, GIFT OR OTHERWISE) SHALL KEEP IT IN CONFIDENCE AND SHALL NOT FURNISH OR DISCLOSE IT TO ANY THIF PARTY WITHOUT PRIOR WRITTEN PERMISSION OF EVERSOURCE UTILITIES.

EVERSOURCE ENERGY

PETITION MAP
18 CLAREMONT ST
SPRINGFIELD

DATE	CIRCUIT	VOLTAGE
03/21/22	22H16	13.8KV

SCALE NTS DRAWN BY KARLA CACHO

PURPOSE AND DESRIPTION:

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL A FULLY OWNED 40-1 POLE, APPROX 15' FROM THE EXISTING POLE, IN THE PUBLIC WAY ON CLAREMONT ST. THIS POLE IS INTENDED TO REPLACE THE EXISTING POLE THAT IS INBETWEEN THE SHARED DRIVEWAY TO HOUSE #18 AND #22.

Attachment: Springfield, 18 Claremont St,_WO_6297307_Petition (6753 : Eversource-Claremont St)

PETITION FOR POLE AND WIRE LOCATIONS

To the City Council of the City of Springfield, Massachusetts

EVERSOURCE requests permission to locate a line of poles, wires, cables and fixtures, including the necessary sustaining and protecting fixtures along and across the following public way:

18 CLAREMONT ST

EVERSOURCE IS REQUESTING PERMISSION TO INSTALL A FULLY OWNED 40-1 POLE, APPROX 15' FROM THE EXISTING POLE, IN THE PUBLIC WAY ON CLAREMONT ST. THIS POLE IS INTENDED TO REPLACE THE EXISTING POLE THAT IS IN BETWEEN THE SHARED DRIVEWAY TO HOUSE #18 AND #22.

Drawing # 6321

Wherefore it prays that after due notice and hearing as provided by law, let it be granted a location for and permission to construct and maintain a line of poles, wires and cables, together with such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith and made a part hereof marked -

Also, for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross arm at a suitable point on each of said poles for the fire, police, telephone and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

EVERSOURCE

By Karla Cacho

Karla Cacho, Technician
Karla.cacho@eversource.com

Dated this 23 RD day of March 2022.

A true copy of a petition referred to the Board of Public Works on:

March 28, 2022

Attest: G Oyola-Lopez **Gladys Oyola Lopez**
City Clerk

Attachment: Petition Claremont St. (6753 : Eversource-Claremont St)

CITY OF SPRINGFIELD, MASSACHUSETTS

Date: April 20, 2022

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF SPRINGFIELD:

The Board of Public Works, to which was referred the petition Claremont Street of Everesource Electric Company dated March 11, 2022 to replace (1) 40 feet pole on Claremont Street. One (1) new pole will be installed to replace a damage pole located between the driveways of houses #18 & 22 Claremont Street, all as substantially shown on the plan referred to EVERSOURCE, Claremont Street, which is incorporated herein by reference and to lay and maintain underground laterals, cables, and wires in the above public way for the purpose of making connections with the pole as it may desire for distributing purposes, reports thereon as follows:

By virtue of Chapter 708 of the Acts of 1977 the Board of Public Works held the hearing on the above matter provided for in Section 22 of Chapter 166 of the General Laws. The hearing was held on April 20, 2022 at 3:30 P.M. in front of #18 Claremont Street in Springfield, MA. Two (2) members of the Board and one (1) person interested in the matter were present. Of the latter, one (1) voted in favor of and no one (0) voted against.

The Board finds the request necessary in order that the utility company can replace the damage pole between the driveways of houses #18 & 22 Claremont Street.

After careful consideration, the Board recommends the petition be granted provided:

That due care for public safety is exercised during construction including but not limited to the use of a police officer(s) for traffic control if necessary.

That said construction would not unnecessarily interfere with the movement of vehicular or pedestrian traffic in the area.

That care be taken during said construction not to damage any underground services.

That the construction site be returned to the same condition as found or better.

Said company shall indemnify and save harmless against all damages, costs and expenses whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.

In addition said company shall, before a public way is disturbed for the laying of its wire or conduit, execute its bond in the penal sum of Ten Thousand Dollars ($10,000) conditioned for faithful performance of its duties under this permit.

Attachment: Claremont St. Report (6753 : Eversource-Claremont St)

Said company shall comply with the requirements of existing Ordinances and orders and comply with any changes in Ordinances and orders as may hereafter be adopted by the Mayor and Council governing the construction and maintenance of buried cable, conduits and wires.

That any sidewalks that are damaged or removed will be replaced in kind and in accordance with the City of Springfield's Standard Specifications.

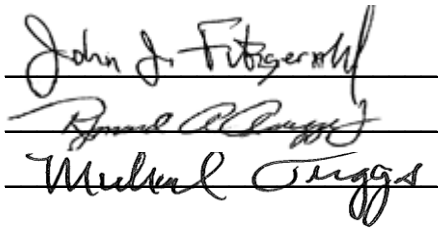
That ramps for the handicapped will be provided if and where required by law and in conformance with the Rules and Regulations of the Massachusetts Architectural Barrier Board.

That any curbing that is disturbed during construction will be reset to the established street grade using proper construction procedures.

That due care be exercised not to unnecessarily damage any public shade trees located within the construction area.

That the Springfield Water and Sewer Commission be notified before construction begins. All installations of adjacent utilities must be a minimum of 4 feet from the existing water and/or sewer main, edge to edge of pipe.

That all conditions set forth in the respective order are complied with.



) BOARD OF PUBLIC WORKS

)

)

Attachment: Claremont St. Report (6753 : Eversource-Claremont St)

REQUEST FOR GRANT SETUP

This form and the required attachments are required by the Office of the City Comptrollers before a Grant Fund and related accounts will be created in MUNIS. Please do not use this form for requesting a non-grant related account to be created – use the Request for New Account form instead. Please return this form and the required attachments to the Office of the City Comptrollers.

All fields are mandatory.

Date of Request	3/24/2022
Department Requesting Grant Setup	HHs
Department Phone # (Please include extension)	6710
Name and Title of Person to Contact in Case of Questions	Lorene ? Fiscal Manager

Was this Grant previously setup for a prior fiscal year? YES
If yes, please indicate your previous project number: HEAL2

If this is a new Grant, have you filled out the "Approval to apply for a grant" Form? (Y/N) If yes, please attach a copy of the Approved Form.

	Grant Type:
	State – Highway
	Federal Pass-Through DOE– School
	Federal Direct– School
Xx	Federal – City
	State DOE– School
	State Other – School
	State – City
	Private/Other

Grant Name: MassHeal

Total Grant Amount Awarded: $ 650,000

Attachment: HHS - MassHEAL Grant Increase (6765 : MassHeal Grant - No Match Required $650,000.00)

Is this a Reimbursable Grant? (Y/N) YEs
A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name	Boston Medical Center
Contact Person	Michael Hebert
Street Address	660 Harrison Avenue, Gambro 220
City, State, Zip Code	Boston, MA 02118-290
Telephone	
Fax	
E-Mail	Micahel.Hebert@bmc.org

Actual Award Date	3/22/2022
Board Approval Date	
Start Date	4/1/2022
Expiration Date	12/31/2023
Renewal Action Date (optional)	

If there are any Matching Funds:
- Type
- Percent
- Amount

Is there any Leverage? HUD FUNDING ONLY
- Source
- Amount

Comments re: Description/Purpose of Grant
To reduce opiod overdose by 40% using a community engaged, phased intervention process referred to as Community That Heal (CTH)

Comments re: Conditions/Restrictions of Grant
See Budget

If this is a Federal Grant, enter CFDA#: CFDA:93:279

If applicable enter the State ID # :

What is the required drawdown frequency?
(Ex: Monthly, Quarterly) Monthly

If payment is to be sent by Grantor as a Wire,
Please enter any wire reference/identification # that may be used (if known)

Attachment: HHS - MassHEAL Grant Increase (6765 : MassHeal Grant - No Match Required $650,000.00)

Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code: 26965200

Object Codes: 530105/535200/542010/551700/571100/578700

Budget Roll-Up Codes: YES

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.

Signature

3/24/2022
Date

Please attach the following documents:

- Signed Approval to Apply for a Grant Form
- Grant Award Letter
- City Council/Mayor Approval
- Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.

Attachment: HHS - MassHEAL Grant Increase (6765 : MassHeal Grant - No Match Required $650,000.00)

BOSTON MEDICAL CENTER

EXCEPTIONAL CARE. WITHOUT EXCEPTION.
The primary teaching affiliate of the

Boston University School of Medicine.
RESEARCH OPERATIONS
Pre-Award

Mahara R. Pinheiro, Manager of Sponsored Programs
617-414-2852, mahara.pinheiro@bmc.org

Gina Daniels, Senior Grant Administrator
617-414-2858, gina.daniels@bmc.org

Kathleen Donnelly, Senior Grant Administrator
617-414-3830, kathleen.donnelly@bmc.org

Debra Melinkas, Grant Administrator
617-414-3830, debra.melinkas@bmc.org

March 22, 2022

Ms. Helen Caulton-Harris
Commissioner
City of Springfield
Department of Health and Human Services
311 State Street
Springfield, MA 01105

Re: Continuation Funding from NIDA Grant entitled, "MassHEAL - Reducing overdose deaths by 40%"

Dear Ms. Caulton-Harris:

I am writing to confirm that Boston Medical Center (BMC) is committed to increasing the City of Springfield's subaward budget related to MassHEAL project in the approximate amount of $650,000. This funding will be available for both the salary of the Community Coordinator position, the administration of the ORCCA intervention and associated costs in the lead up to the intervention period (4/1/2022 – 6/30/2022) as well as across the entire intervention period (7/1/2022 – 12/31/2023).

Boston Medical Center intends to issue the City of Springfield a subaward amendment awarding this funding, but wanted to let you know in advance.

Please let me know if you have any questions or require additional information.

Sincerely,

Kathleen Donnelly

Kathleen Donnelly, Senior Grant Administrator
Office of Research Operations
660 Harrison Avenue | Gambro, 220 | Boston, MA 02118-2908
(617) 686-5164

Attachment: HHS - MassHEAL Grant Increase (6765 : MassHeal Grant - No Match Required $650,000.00)

Council Date: May 2, 2022

Grant Name: Boston Medical Center, MassHeal Program

Accepting Department: Department of Health & Human services

Awarding entity: Boston Medical Center

Amount: $ 650,000.00

What are your goals and deliverables of this program?

The objective of this program is to reduce opioid overdose by 40% using a community engaged, phased intervention process referred to as Community That Heal (CTH). The CTH intervention is a coalition led by data driven process designed to guide the community toward a community action plan and will address the specific needs of the community.

The specific goals include:

- Increasing Naloxone distribution and overdose prevention education
- Increasing access to Medications for Opioid Use Disorder (MOUD)
- Improving opioid prescribing safety

1. Grant Period: *April 1, 2022 to December 31, 2023*
2. When will the program start? *The new wave will begin April 1, 2022*.
3. Does the program support any current employee's salary and/or benefits? Which employee's will it support? *The program will continue to support the salary of the program coordinator. This is a contracted position and does not support any kind of benefits.*
4. Does the program support the hiring of new employees? Does it support their benefits? What will the position titles of these new employees? *The program will not support the hiring of new employees.*
5. Does the program support the hiring of temporary employees? How many and it what roles? *No the program will not support the hiring of temporary employees. The program may collaborate with community agencies to help facilitate the goals of the grant.*
6. Where will the program take place? *This program will be based at the Department of Health & Human Services at 311 State Street, Springfield, MA 01105*
7. Was the application for this grant competitive? *Yes, it was competitive during the first year*
8. Please note if the awarding agency is a pass through? (eg, it is federal funding being awarded by a private entity?
9. Is there a match? What is the funding source? *There is not a match for this award.*

Attachment: HHS - MassHEAL Grant Increase (6765 : MassHeal Grant - No Match Required $650,000.00)

OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

March 30, 2022

Mr. Domenic Sarno, Mayor
Springfield Fire Department
36 Court Street
Springfield, MA 01103

Dear Mr. Sarno,

Congratulations! We are pleased to inform you that the **Springfield Fire Department** has been awarded **$2,500.00** in funding from the Automated External Defibrillator Equipment Program offered by the Executive Office of Public Safety and Security's Office of Grants and Research (OGR).

If you have any questions, please feel free to email your grant point of contact Beth Flynn, at elizabeth.m.flynn@mass.gov.

Once again, congratulations on your award and we look forward to working with you and your municipality on this important public safety initiative.

Sincerely,

Governor Charles D. Baker Lt. Governor Karyn E. Polito

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

The Commonwealth of Massachusetts
Executive Office of Public Safety & Security
Office of Grants & Research
Ten Park Plaza, Suite 3720-A
Boston, Massachusetts 02116
Tel: 617-725-3301
Fax: 617-725-0260
www.mass.gov/ogr

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Terrence M. Reidy
Secretary

Kevin J. Stanton
Executive Director

March 30, 2022

Mr. Domenic Sarno, Mayor
Springfield Fire Department
36 Court Street
Springfield, MA 01103

Dear Mr. Sarno,

Congratulations! I am pleased to inform you that the Springfield Fire Department has been selected to receive an Automated External Defibrillator (AED) Equipment award for $2500.00 from the Office of Grants and Research (OGR).

The Office of the Comptroller has determined that this award process will not require a Commonwealth Standard Contract to be executed, therefore these funds will be directly deposited into your municipality bank account. Please note, the amount of your award was based on the AED quote submitted with your application. Placement of the AED should match the vehicle designated in your application and all goods must be purchased and received by June 30, 2022.

Each municipality is responsible for covering any costs for the AED purchase that exceed the amount awarded. Conversely, if the award amount exceeds the final cost of the AED purchase, please notify this office for further discussion.

If you have any questions regarding your award, please contact your OGR grant contact, Beth Flynn at elizabeth.m.flynn@mass.gov.

Again, congratulations and thank you for your continued commitment to public safety.

Sincerely,

Kevin J. Stanton
Executive Director

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

City of Springfield, Massachusetts
Form: Approval to Apply for a Grant

General Information			
Title of Grant	FY22 Automated External Defibrillator Equipment Program		
Submission Due Date	1/14/22		
Granting Agency	Commonwealth of Massachusetts Executive Office of Public Safety & Security		
Purpose/Summary of Grant:	The purpose of this grant is to supply Public Safety and Response Vehicles with an Automated External Defibrillator (AED).		
Amount of Grant	$2,500	Department	Fire
Staff Contact Name	Darcy Borecki	Contact Information	413-750-2422 dborecki@springfieldcityhall.com

Matching funds and/or support required		
Are matching funds required?	☐ Yes ☒ No	If yes, dollar amount, timing, and source:
Are you hiring new staff under this grant? Note: the City's *Fiscal Policies and Procedures* require that the hiring department structure the hiring as grant funded and temporary.	☐ Yes ☒ No	If yes, describe how this will be done:
If hiring, list # of positions:		
Full time or part time?		
Fringe Benefits? (Y/N)		
Does work needed by the grant require staff hours from other departments?	☐ Yes ☒ No	If yes, describe whether that department or those departments have been notified, and whether those staff hours are covered under the grant:
Are you purchasing IT equipment under this grant? Note: the City's *Fiscal Policies & Procedures* require that MTS be notified of all IT purchases.	☐ Yes ☒ No	If yes, describe equipment and software (include information on how upgrades for both hardware and software will be funded):
Is IT equipment and software support covered under the grant?	☐ Yes ☒ No	If yes, describe costs covered and who will be providing the support:
Are you requesting capital projects under this grant? Note: the City's *Fiscal Policies & Procedures* require capital project be approved in the City's centralized capital planning process.	☐ Yes ☒ No	If yes, describe who will be providing on-going maintenance and whether / how those cost are covered:

Sign-off			
DEPARTMENT HEAD		Date	3/31/2022
GRANTS DIRECTOR		Date	

Please Scan & E-mail this Form to Melanie Acobe at macobe@springfieldcityhall.com

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

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All fields are mandatory.

Date of Request	3/31/22
Department Requesting Grant Setup	Fire
Department Phone # (Please include extension)	787-6411

Name and Title of Person to Contact in Case of Questions
Darcy Borecki, Administrative Analyst

Was this Grant previously setup for a prior fiscal year? NO
If yes, please indicate your previous project number:

If this is a new Grant, have you filled out the "Approval to apply for a grant" Form?
(**Y**/N) If yes, please attach a copy of the Approved Form.

Grant Type:

State – Highway
Federal Pass-Through DOE– School
Federal Direct– School
Federal – City
State DOE– School
State Other – School
X **State – City**
Private/Other

Grant Name: FY22 Automated External Defibrillator Equipment Program

Total Grant Amount Awarded: $2,500
Is this a Reimbursable Grant? (Y/**N**)
A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name	Commonwealth of Massachusetts Executive Office of Public Safety and Security
Contact Person	Beth Flynn
Street Address	10 Park Plaza Suite 3720
City, State, Zip Code	Boston, MA 02116
Telephone	617-933-3547
Fax	617-725-0260
E-Mail	elizabeth.m.flynn@state.ma.us

Actual Award Date 3/31/22
Board Approval Date
Start Date
Expiration Date 6/30/22
Renewal Action Date (optional)
If there are any Matching Funds:
Type
Percent
Amount
Is there any Leverage? HUD FUNDING ONLY
Source
Amount

Comments re: Description/Purpose of Grant

With this funding, the Department is purchasing 1 Automated External Defibrillator (AED) for a response vehicle.

Comments re: Conditions/Restrictions of Grant

If this is a Federal Grant, enter CFDA#:

If applicable enter the State ID # :

What is the required drawdown frequency?
(Ex: Monthly, Quarterly)

If payment is to be sent by Grantor as a Wire,

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

Please enter any wire reference/identification # that may be used (if known)

Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code:

Object Codes: 551700

Budget Roll-Up Codes:

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.

Signature

3/31/2022
Date

Please attach the following documents:

- Signed Approval to Apply for a Grant Form
- Grant Award Letter
- City Council/Mayor Approval
- Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.

Attachment: AED Equipment Program - Fire (6749 : FY22 Automated External Defibrillator Equipment Program Grant- No Match - $2,500)

****
Gift Activation Receipt

Card: SS 25 GIFT CARD
Card Number: **********1399
Amount Paid: $25.00
Activation: Approved
Approved 25.00
AUTH#: 274316

01/13/22 01:20Pm 80 31 40 4400
****

$25

STOP&SHOP

STOP&SHOP
Store 80

****
Gift Activation Receipt

Card: SS 25 GIFT CARD
Card Number: **********9799
Amount Paid: $25.00
Activation: Approved
Approved 25.00
AUTH#: 516314

01/13/22 01:20Pm 80 31 40 4400
****

****
Gift Activation Receipt

Card: SS 25 GIFT CARD
Card Number: **********0685
Amount Paid: $25.00
Activation: Approved
Approved 25.00
AUTH#: 703667

01/13/22 01:20Pm 80 31 40 4400

STOP&SHOP

STOP&SHOP
Store 80

****
Gift Activation Receipt

Card: SS 25 GIFT CARD
Card Number: **********4688
Amount Paid: $25.00
Activation: Approved
Approved 25.00
AUTH#: 139847

01/13/22 01:20Pm 80 31 40 4400
****

Purchased for Hungry Hill Senior Center $100.00

Attachment: Gift Cards-totaling $200.00 (6760 : Elders Donations - $200.00)

SPRINGFIELD, MA 01104
RICH LaFLECHE - STORE DIRECTOR
(413) 732-5177

BIG Y GC ACTIVATION

GIFT CARD XXXXXXXXXXX2166

KEEP ACTIVATION SLIP WITH GIFT CARD

++++ APPROVED +++
Beginning Balance: 0.00
Transaction Amount 25.00
Ending Balance: 25.00
Auth # 164157
Register 22 Cashier #4023
01 04 22 10 35 Ref 532200006

5896295405902166

Amount: _____
From: _____
To: _____

1090 ST. JAMES AVENUE
SPRINGFIELD, MA 01104
RICH LaFLECHE - STORE DIRECTOR
(413) 732-5177

BIG Y GC ACTIVATION

GIFT CARD XXXXXXXXXXX2141

KEEP ACTIVATION SLIP WITH GIFT CARD

++++ APPROVED +++
Beginning Balance: 0.00
Transaction Amount 25.00
Ending Balance: 25.00
Auth # 028735
Register 22 Cashier #4023
01 04 22 10 35 Ref 482200001

5896295405902141

Amount: _____
From: _____
To: _____

Purchased For Hungry Hill Senior Center

$50.00

Purchase For Hungry Hill

1090 ST. JAMES AVENUE
SPRINGFIELD, MA 01104
RICH LaFLECHE - STORE DIRECTOR
(413) 732-5177

BIG Y GC ACTIVATION

GIFT CARD XXXXXXXXXXX2133

KEEP ACTIVATION SLIP WITH GIFT CARD

++++ APPROVED +++
Beginning Balance: 0.00
Transaction Amount 25.00
Ending Balance: 25.00
Auth # 164096
Register 22 Cashier #4023
01 04 22 10 35 Ref 532200004

Amount: _____

From: _____

To: _____

1090 ST. JAMES AVENUE
SPRINGFIELD, MA 01104
RICH LaFLECHE - STORE DIRECTOR
(413) 732-5177

BIG Y GC ACTIVATION

GIFT CARD XXXXXXXXXXX2158

KEEP ACTIVATION SLIP WITH GIFT CARD

++++ APPROVED +++
Beginning Balance: 0.00
Transaction Amount 25.00
Ending Balance: 25.00
Auth # 226763
Register 22 Cashier #4023
01 04 22 10 35 Ref 472200005

Amount: _____

From: _____

To: _____

Purchased Hill
For Hungry
Senior Center

$50.00

Attachment: Gift Cards-totaling $200.00 (6760 : Elders Donations - $200.00)

Purchased Hill Hungry Sr. Ctr.

Attachment: Gift Cards-totaling $200.00 (6760 : Elders Donations - $200.00)

REQUEST FOR GRANT SETUP

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All fields are mandatory.

Date of Request	4/21/2022
Department Requesting Grant Setup	Public Works
Department Phone # (Please include extension)	750-2728

Name and Title of Person to Contact in Case of Questions Peg Merrill
Contract Administrator
Was this Grant previously setup for a prior fiscal year? No
If yes, please indicate your previous project number:

If this is a new Grant, have you filled out the "Approval to apply for a grant" Form
(Y/N) Y Refer to City Contract # 20170622

Grant Type:

State – Highway
Federal Pass-Through DOE– School
Federal Direct– School
Federal – City
State DOE– School
State Other – School
State – City
Private/Other

Grant Name: Mass. FY 22 Supplemental Budget – Winter Road Recovery Assistance Program

Total Grant Amount Awarded: $1,481,760

Attachment: DPW Winter Road Recovery (6742 : Order Authorizing Expenditure of FY22 Winter Road Recovery Assistance Program)

Is this a Reimbursable Grant? (Y/N) Y
A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name Mass. Highway Dept. District #2
Contact Person Patricia Leavenworth, Acting District Highway Director
Street Address 811 North King St.
City, State, Zip Code Northampton, MA. 01060
Telephone (857) 368-2217
Fax
E-Mail Patricia.Leavenworth@dot.state.ma.us

Actual Award Date 4/1/2022
Board Approval Date 5/2/2022
Start Date 6/1/2022
Expiration Date 12/31/2022
Renewal Action Date (optional) N/A
If there are any Matching Funds: No
Type
Percent
Amount

Comments re: Description/Purpose of Grant: Arterial and Residential Roadway repairs due to degradation of roadways from the past winter weather events.

Comments re: Conditions/Restrictions of Grant N/A

If this is a Federal Grant, enter CFDA#: N/A

If applicable enter the State ID # :

What is the required drawdown frequency?
(Ex: Monthly, Quarterly) Quarterly

If payment is to be sent by Grantor as a Wire,
Please enter any wire reference/identification # that may be used (if known)

Attachment: DPW Winter Road Recovery (6742 : Order Authorizing Expenditure of FY22 Winter Road Recovery Assistance Program)

Please list all object codes needed for the grant.
(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code:

Object Codes: 501000, 530105, 506000,531730 580800

Budget Roll-Up Codes:

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.

Signature

4-21-22
Date

Please attach the following documents:

- o Signed Approval to Apply for a Grant Form
- X Grant Award Letter
- X City Council/Mayor Approval
- O Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.

Attachment: DPW Winter Road Recovery (6742 : Order Authorizing Expenditure of FY22 Winter Road Recovery Assistance Program)

FY2023 Paving List

City of Springfield - Department of Public Works

BASE BID NO. 1 - CHAPTER 90 FUNDS - $2.8 MILLION	STREET TYPE / NAME	FROM:	TO:	Street Length (LF)	Street Area (S.Y.)	Approx. Total DPW Cost	Approx. Water / Sewer Cost	Approx.Total Cost	PCI	NIEGHBORHOOD
	ARTERIAL STREETS:									
	GOODWIN STREET	Page Blvd.	Pinevale Street	2,860	10,466	$389,105	$41,545	$430,650	50	**IO**
	BIRCHLAND AVENUE	Wilbraham Road	North Road	2,400	7,748	$165,895	$40,640	$206,535	52	**SA**
	LIBERTY STREET	Chicopee T/L	Armory Street	6,600	26,700	$1,139,674	$92,840	$1,232,514	51	**LH**
	SUMNER AVENUE **	Daytona Street	Converse Street	800	5,100	$144,854	$20,170	$165,024	55	**FP**
	RESIDENTIAL STREETS:									
	HAYDEN AVENUE	Hayden Alley	State Street	845	1,875	$109,985	$4,670	$114,655	36	**BAY**
	GIFFORD STREET	E. Allen Ridge	Treetop Avenue	1,950	6,399	$133,463	$14,600	$148,063	43	**EFP**
	GRALIA DRIVE **	Porter Road	N'ly 1394'	1,394	4,036	$74,748	$2,730	$77,478	43	**SA**
	ELIZABETH STREET	Rollins Streeet	Berkshire Avenue	422	1,318	$51,650	$2,340	$53,990	44	**PP**
	FOREST STREET	Forest Park Avenue	Belmont Avenue	750	2,600	$57,086	$4,740	$61,826	45	**FP**
	LIVELY LANE **	Leatherleaf Drive	E'ly 305'	305	1,376	$32,084	$2,970	$35,054	46	**SA**
	DELL PLACE **	Allen Street	E'ly 286'	286	821	$22,178	$1,360	$23,538	47	**EFP**
	PEMBROKE STREET	797' SE'ly of Wilbur St.	SE'ly 510'	600	1,866	$27,318	$2,690	$30,008	47	**LH**
	RALPH STREET	Berkshire Avenue	Merritt Street	500	2,630	$58,063	$3,100	$61,163	47	**PP**
	BROOKS STREET	Fenwick Street	Lakeside Street	628	1,953	$55,353	$3,380	$58,733	48	**UH**
	TAFT STREET	Woodland Street	Sylvan Street	355	1,007	$34,669	$1,070	$35,739	48	**FP**
	PRINCE STREET	King Street	Lebanon Street	300	1,093	$25,520	$1,680	$27,200	49	**OH**
	WARRINIER AVENUE	Locust Street	E'ly 498	498	1,696	$37,215	$3,180	$40,395	49	**SE**
		SUBTOTAL - BASE BID NO. 1		21,493	78,684	**$2,558,857**	**$243,705**	**$2,802,562**		
		CONTINGENCY ITEMS				**$47,380**				
						$2,606,237				
		APPROX. SAFETY CONTROL COST (7.5%)				**$195,468**	**$18,278**	**$213,746**		
			TOTAL			**$2,801,704**	**$261,983**	**$3,063,687**		

ALTERNATE BID NO. 1 - WINTER ROADWAY REPAIR FUNDS - $1.3 MILLION	STREET TYPE / NAME	FROM:	TO:	Street Length (LF)	Street Area (S.Y.)	Approx. Total DPW Cost	Approx. Water / Sewer Cost	Approx.Total Cost	PCI	NIEGHBORHOOD
	ARTERIAL STREETS:									
	RIFLE STREET	Allen Street	Hancock Street	1,960	6,414	$178,742	$11,895	$190,637	47	**SC**
	LONGHILL STREET **	RT. I 91 Ramp	Sumner Avenue	1,574	8,945	$666,452	$48,040	$714,492	48	**FP**
	Including Sumner Ave Int.	Longhill Street	Fort Pleasant Avenue	700	5,210					
	RESIDENTIAL STREETS:									
	PARKWOOD STREET	Sumner Avenue	Forest Park	502	1,673	$60,361	$3,830	$64,191	47	**FP**
	BEAUCHAMP STREET **	Armory Street	E'ly 750'	750	2,133	$56,948	$3,620	$60,568	48	**LH**
	EDGEWOOD STREET	Bay Street	Acorn Street	1,056	3,520	$165,988	$6,360	$172,348	48	**BAY**
	INA STREET	Fenwick Street	Lakeside Street	581	2,121	$40,399	$2,890	$43,289	49	**UH**
		SUBTOTAL - ALTERNATE BID NO. 1		7,123	30,016	**$1,168,889**	**$76,635**	**$1,245,524**		
		APPROX. SAFETY CONTROL COST (7.5%)				**$87,667**	**$5,748**			
			TOTAL			**$1,256,555**	**$82,383**			

Attachment: DPW Winter Road Recovery (6742 : Order Authorizing Expenditure of FY22 Winter Road

FY2023 Paving List

City of Springfield - Department of Public Works

BASE BID NO. 2 - ARTERIAL & PRIVATE WAY PAVING $1.3 MILLION

STREET TYPE / NAME	FROM:	TO:	Street Length (LF)	Street Area (S.Y.)	Approx. Total DPW Cost	Approx. Water / Sewer Cost	Approx.Total Cost	PCI	NIEGHBORHOOD
ARTERIAL STREETS:									
WHITE STREET	Belmont Avenue	E. Longmeadow T/L	1,624	8,600	$256,726	$35,640	$292,366	53	**FP**
PRIVATE WAY STREETS:								**PCI**	**NBH**
BUENA VISTA PLAZA **	Longhill Street	380'W'ly	380	1,099	$47,098	$1,510	$48,608	32	**FP**
DERBY DINGLE **	Springfield Street	N'ly 1875	1,875	2,639	$51,703	$3,160	$54,863	34	**LH**
STATE STREET TERRACE	State Street	Shattuck Street	792	289	$15,426	$850	$16,276	34	**BAY**
DUTCHESS STREET **	Marine Street	E'ly to Senator Street	400	1,244	$20,965	$2,990	$23,955	37	**SA**
RIVERTON ROAD	Devonshire Road	Putnam Street	700	1,215	$35,123	$2,250	$37,373	38	**PP**
WRENTHAM ROAD	Grayson Drive	Hamilton Street	848	2,153	$205,925	$10,800	$216,725	38	**BR**
HILLCREST STREET	Riverton Road	200 N'ly	200	632	$11,888	$420	$12,308	39	**PP**
VILLA PKWY	Wilbraham Road	S'ly 950'	950	1,883	$29,976	$4,820	$34,796	41	**UH**
IVANHOE STREET	State Street	Nokomis Street	567	620	$19,780	$1,740	$21,520	42	**PP**
CLOVERDALE STREET	Edgeland Street	200 S'ly to Hazelwood	200	445	$16,690	$660	$17,350	43	**FP**
ROCHFORD CIRCLE **	White Oak Road	White Oak Road	1,400	4,000	$60,741	$6,510	$67,251	43	**SA**
BANNER STREET IO	Main Street IO	Lowe Street IO	550	654	$18,068	$2,740	$20,808	44	**IO**
HALSEY STREET	Crane Street	Nursery Street	400	980	$23,178	$220	$23,398	44	**LH**
JENNINGS STREET	Methuen Street	Newfield Road	950	1,850	$48,060	$3,050	$51,110	44	**PP**
NEWFIELD ROAD	Almira Road	Jennings Street	1,250	3,611	$120,625	$3,420	$124,045	45	**PP**
HOPE STREET	Wallace Street	Slater Avenue	525	1,516	$22,960	$1,740	$24,700	46	**BR**
RANCH LANE **	White Oak Road	Woodcrest Road	700	1,733	$65,240	$220	$65,460	46	**SA**
SACHEM STREET	Orange Street	SW'ly 198'	198	440	$11,895	$1,070	$12,965	47	**FP**
WASHINGTON BLVD. **	Longhill Street	Washington Road	1,700	11,485	$185,600	$5,410	$191,010	55	**FP**
LLOYD AVENUE	Boston Road	350' S'ly of Wisteria St.	1,655	5,088	$89,880	$11,670	$101,550	62	**BR**
	SUBTOTAL - BASE BID NO. 2		17,864	52,176	**1,357,545**	**100,890**	**1,458,435**		
					$1,357,545				
	APPROX. SAFETY CONTROL COST (7.5%)				**$101,816**	**$7,567**			
		TOTAL			**$1,459,360**	**$108,457**			
	OVERALL TOTAL		**46,480**	**160,876**	**$5,517,620**	**$452,822**	**$5,506,520**		
		Total Miles	**8.80**						

Attachment: DPW Winter Road Recovery (6742 : Order Authorizing Expenditure of FY22 Winter Road

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: **Springfield City Council**

From: **TJ Plante, Chief Administrative & Financial Officer**

Date: **April 25, 2022**

Re: **Order for Council Meeting – 4/25/22**

Cc: **Mayor Sarno**

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the April 25, 2022 Council meeting, which authorizes the City to pay up to $755,000,000 for the purpose of funding all or a portion of the unfunded pension liability of the retirement system.

Background: The City of Springfield's public retirement system is currently 35.45% funded. The Unfunded Actuarial Accrued Liability (UAAL), the gap between current funds reserved for pension payments and the total future cost of pension payments, is approximately $904.9 million. As the City Council is aware, the City has made concerted efforts to decrease the unfunded liability. The most significant implementations include:

- Adopting an aggressive funding schedule beginning in 2016, with two annual increases of 14% and 9% thereafter
- Obligating $3.1M of free cash, overfunding the City's appropriation in 2019
- Consistently reducing the rate of return factored into the UAAL
- Committing to a schedule, which funds our liability by 2033, years before the mandated requirement of 2040.

The UAAL payment was approximately $66.9 million in Fiscal Year 2022, and with the necessary scheduled increases, payments will be approximately $193.7 million in Fiscal Year 2033. As such, the City is exploring alternative funding methods for the UAAL to provide pension reserve fund savings in case of change in the market and restructure the payments, reducing future pressure on the budget.

The City of Springfield became aware that the current market rates would create a favorable outlook for this opportunity in early 2022. A working group comprised of City officials representing the administration, City Council and retirement board, along with the City's financial advisor, actuarial consultant, bond counsel, and outside underwriters, began exploring the risks and benefits of using POBs. Projections and models for the bonds and investments continue to be updated accordingly for market adjustments, and will continue up to the date of sale. Funds would be transferred to the pension reserve on the bond closing. The working group will monitor projections to ensure the opportunity remains favorable for the City of Springfield,

Attachment: CAFO Cert - Bond Authorization - POBs $755M (6743 : Bond Authorization - Pension Obligation Bonds - $755,000,000)

and are prepared to issue a lower amount or cancel the sale at any point should circumstances change.

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: CAFO Cert - Bond Authorization - POBs $755M (6743 : Bond Authorization - Pension Obligation Bonds - $755,000,000)

REQUEST FOR GRANT SETUP

This form and the required attachments are required by the Office of the City Comptrollers before a Grant Fund and related accounts will be created in MUNIS. Please do not use this form for requesting a non-grant related account to be created – use the Request for New Account form instead. Please return this form and the required attachments to the Office of the City Comptrollers.

All fields are mandatory.

Date of Request	4/21/2022
Department Requesting Grant Setup	Public Works
Department Phone # (Please include extension)	750-2728

Name and Title of Person to Contact in Case of Questions Peg Merrill
Contract Administrator
Was this Grant previously setup for a prior fiscal year? No
If yes, please indicate your previous project number:

If this is a new Grant, have you filled out the "Approval to apply for a grant" Form
(Y/N) Y Refer to City Contract # 20170622

Grant Type:

State – Highway
Federal Pass-Through DOE– School
Federal Direct– School
Federal – City
State DOE– School
State Other – School
State – City
Private/Other

Grant Name: 2023 Chapter 90

Total Grant Amount Awarded: $ 3,638,824.00
Is this a Reimbursable Grant? (Y/N) Y

Attachment: DPW Chapter 90 Grant Set up (6741 : Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00))

A Reimbursable Grant is defined as one that requires that you pay for expenses first and then you apply to the grantor for a reimbursement of the exact amount actually expended.

If it is a Reimbursable Grant, please enter Grantor contact information or the CID # if Grantor is already in the customer file:

Entity Name Mass. Highway Dept. District #2
Contact Person Patricia Leavenworth, Acting District Highway Director
Street Address 811 North King St.
City, State, Zip Code Northampton, MA. 01060
Telephone (857) 368-2217
Fax
E-Mail Patricia.Leavenworth@dot.state.ma.us

Actual Award Date 2/17/2022
Board Approval Date 5/2/2022
Start Date 7/1/2022
Expiration Date 6/30/2027
Renewal Action Date (optional) N/A
If there are any Matching Funds: No
Type
Percent
Amount

Comments re: Description/Purpose of Grant: MHD Chapter 90 Local Transportation Aid to maintain and upgrade roadway system.

Comments re: Conditions/Restrictions of Grant N/A

If this is a Federal Grant, enter CFDA#: N/A

If applicable enter the State ID # :

What is the required drawdown frequency?
(Ex: Monthly, Quarterly) Quarterly

If payment is to be sent by Grantor as a Wire,
Please enter any wire reference/identification # that may be used (if known)

Please list all object codes needed for the grant.

Attachment: DPW Chapter 90 Grant Set up (6741 : Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00))

(Attach additional sheets if additional orgs and roll-ups are needed):

Org Code:

Object Codes: 501000,506000, 530105, 531730, 543200, 576400, 530600, 580800

Budget Roll-Up Codes:

I hereby attest that under the penalties of Chapter 656, I will adhere to all regulations in this grant agreement. I am responsible for timely and accurate reimbursements in the amounts listed above.

Signature

4-21-22
Date

Please attach the following documents:

- o Signed Approval to Apply for a Grant Form
- X Grant Award Letter
- X City Council/Mayor Approval
- O Any other relevant documentation

This Form and all relevant attachments will be scanned and attached in the Grant Maintenance module in MUNIS and can be viewed or printed at your convenience.

Attachment: DPW Chapter 90 Grant Set up (6741 : Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00))

Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Jamey Tesler, Secretary & CEO

3:34 3/3/22

massDOT
Massachusetts Department of Transportation

February 17, 2022

Domenic J. Sarno, Mayor
City of Springfield
36 Court Street
Springfield, MA 01033

Dear Domenic J. Sarno, Mayor

We are pleased to inform you that we anticipate Chapter 90 local transportation aid funding for Fiscal Year 2023 will total $200 million statewide, pending final legislative approval.

This letter certifies that, pending final passage of the bond authorization, your community's Chapter 90 apportionment for Fiscal Year 2023 is $3,638,824.00. This apportionment will automatically be incorporated into your existing 10-year Chapter 90 contract, and will also be listed on the MassDOT website www.massdot.state.ma.us/chapter90.

The Chapter 90 Program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

Thank you for all that you do to make the Commonwealth of Massachusetts a great place to live, work and raise a family.

Sincerely,

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Ten Park Plaza, Suite 4160, Boston, MA 02116
Tel: 857-368-4636, TTY: 857-368-0655
www.mass.gov/massdot

Attachment: DPW Chapter 90 Grant Set up (6741 : Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00))

Charles D. Baker, Governor
Karyn E. Polito, Lieutenant Governor
Jamey Tesler, Secretary & CEO

3:34
3/3/22

Please CC to TK / Chris C.

massDOT
Massachusetts Department of Transportation

February 17, 2022

Domenic J. Sarno, Mayor
City of Springfield
36 Court Street
Springfield, MA 01033

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We are pleased to inform you that we anticipate Chapter 90 local transportation aid funding for Fiscal Year 2023 will total $200 million statewide, pending final legislative approval.

This letter certifies that, pending final passage of the bond authorization, your community's Chapter 90 apportionment for Fiscal Year 2023 is $3,638,824.00. This apportionment will automatically be incorporated into your existing 10-year Chapter 90 contract, and will also be listed on the MassDOT website www.massdot.state.ma.us/chapter90.

The Chapter 90 Program is an integral part of maintaining and enhancing your community's infrastructure and is an essential component of our state-local partnership. We look forward to working with you in the coming year to continue the success of this program.

Thank you for all that you do to make the Commonwealth of Massachusetts a great place to live, work and raise a family.

Sincerely,

Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

MAR 03 2022

Attachment: DPW Chapter 90 Grant Set up (6741 : Order Authorizing Expenditure of FY23 Chapter 90 Funds ($3,638,824.00))

Ten Park Plaza, Suite 4160, Boston, MA 0211
Tel: 857-368-4636, TTY: 857-368-065
www.mass.gov/massdot

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: Springfield City Council

From: Timothy J. Plante, Chief Administrative & Financial Officer

Date: May 2, 2022

Re: Order for Council Meeting – May 2, 2022

Cc: Mayor Domenic J. Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the May 2, 2022 City Council meeting that requests a transfer in the sum of $700,000 from the FY21 Certified Free Cash Account to the DPW Department Professional Services Account.

Background: The transfer of $700,000 will be utilized to cover the expenses associated with the increase in trash from Free Cash to DPW's Professional Services line April 1st due to the closure of the incinerator.

Department	Account#	Account Description	Transfer Out	Transfer In
FY21 Free Cash	0100-703000	Free Cash	$ 700,000	
DPW - EF	65443339-530105	Professional Services	-	$ 700,000
TOTAL			**$ 700,000**	**$ 700,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: DPW - Closure of Incinerator Transfer - Trash & Recycling (6767 : Free Cash to DPW Department Professional Services Account -

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: Springfield City Council

From: Timothy J. Plante, Chief Administrative & Financial Officer

Date: May 2, 2022

Re: Order for Council Meeting – May 2, 2022

Cc: Mayor Domenic J. Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the May 2, 2022 City Council meeting that requests a transfer in the sum of $190,000 from the FY21 Certified Free Cash Account to the DPW Department Salaries & Wages Account.

Background: When the United Food and Commercial Workers Union Local 1459 (UFCW 1459) contract was ratified on December 22nd 2021, A&F advised that departments may need a transfer to salaries in order to cover costs associated with the settlement. The transfer of $190,000 will be utilized to cover the Salaries & Wages associated with the City's union contract settlements and loss of grant funding for the fiscal year ending on June 30, 2022.

Department	Account#	Account Description	Transfer Out	Transfer In
FY21 Free Cash	0100-703000	Free Cash	$ 190,000	-
DPW - GF	01441199-501000	Salaries & Wages	-	$ 190,000
TOTAL			**$ 190,000**	**$ 190,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: DPW Salaries & Wages Transfer (6768 : Free Cash to DPW Department Salaries & Wages Account - $190,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration and Finance

To: **Springfield City Council**

From: **Timothy J. Plante, Chief Administrative & Financial Officer**

Date: **May 2, 2022**

Re: **Order for Council Meeting – May 2, 2022**

Cc: **Mayor Sarno**

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for May 2, 2022 City Council meeting, which requests a transfer in the sum of $85,000 from the Law Department Salaries and Wages Account into the Law Professional Services Account.

Background: This Law Department transfer of $85,000 will be utilized to cover the expenses associated with the increased outside counsel costs in Professional Services which have been necessary due to the Law Department being currently understaffed.

Department	Account#	Account Description	Transfer Out	Transfer In
Law	01151-501000	Salaries & Wages	$ 85,000	-
Law	01151-530105	Professional Services	-	$ 85,000
TOTAL			**$ 85,000**	**$ 85,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: Law - Professional Services Budget Transfer (6761 : Budget Transfer Within a Department - $85,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: Springfield City Council

From: Timothy J. Plante, Chief Administrative & Financial Officer

Date: May 2, 2022

Re: Order for Council Meeting – May 2, 2022

Cc: Mayor Domenic J. Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the May 2, 2022 City Council meeting that requests a transfer in the sum of $75,000 from the FY21 Certified Free Cash Account to the Comptroller Department State Assessment Account.

Background: The transfer of $75,000 will be utilized to cover the expenses associated with the City's contractual obligation to pay the University of Massachusetts Medical School a commission of Municipal Medicaid Revenue for the fiscal year ending on June 30, 2022.

Department	Account#	Account Description	Transfer Out	Transfer In
FY21 Free Cash	0100-703000	Free Cash	$ 75,000	-
Comptroller	01801350-530105	State Assessment	-	$ 75,000
TOTAL			**$ 75,000**	**$ 75,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: Comptroller - Medicaid Budget Transfer (6759 : Free Cash to Comptroller Department State Assessment - $75,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: Springfield City Council

From: Timothy J. Plante, Chief Administrative & Financial Officer

Date: May 2, 2022

Re: Order for Council Meeting – May 2, 2022

Cc: Mayor Domenic J. Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the May 2, 2022 City Council meeting that requests a transfer in the sum of $45,000 from the Fire Department Salary Account to the Fire Department Gasoline and Diesel Account.

Background: The transfer of $45,000 will be utilized to cover the expenses associated with the increased cost of gasoline and diesel and will allow the Fire Department to continue operational services for the fiscal year ending on June 30, 2022

Department	Account#	Account Description	Transfer Out	Transfer In
Fire	01220290-501000	Salaries and Wages	$ 45,000	-
Fire	01220480-548400	Gasoline & Diesel	-	$ 45,000
TOTAL			**$ 45,000**	**$ 45,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: Fire - Gas & Diesel Budget Transfer (6751 : Budget Transfer Within a Department - $45,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration and Finance

To: **Springfield City Council**

From: **Timothy J. Plante, Chief Administrative & Financial Officer**

Date: **April 26, 2022**

Re: **Order for Council Meeting – May 2, 2022**

Cc: **Mayor Sarno**

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for May 2, 2022 City Council meeting, which requests a transfer of $25,000.00 from the Fiscal Year 2021 Free Cash account into the Veteran's Department Salaries & Wages account.

Background: When the United Public Service Employees Union (UPSEU) contract was ratified on March 21, 2021, A&F advised that departments may need a transfer to salaries in order to cover costs associated with the settlement. This Veterans transfer is necessary to continue paying salaries through the rest of the Fiscal Year 2022, due to recent the recent UPSEU settlement and an increase in non-bargaining personnel salary.

Department	Account#	Account Description	Transfer Out	Transfer In
FY21 Free Cash	0100-703000	Free Cash	$ 25,000	-
Veterans	01543-501000	Salaries & Wages	-	$ 25,000
TOTAL			**$ 25,000**	**$ 25,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: Veterans Free Cash PS CAFO Cert (6763 : Free Cash to Veterans - $25,000.00)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration and Finance

To: **Springfield City Council**

From: **Timothy J. Plante, Chief Administrative & Financial Officer**

Date: **April 26, 2022**

Re: **Order for Council Meeting – May 2, 2022**

Cc: **Mayor Sarno**

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for May 2, 2022 City Council meeting, which requests a transfer of $12,000.00 from the Fiscal Year 2021 Free Cash account into the 311 Salaries & Wages account.

Background: When the United Public Service Employees Union (UPSEU) contract was ratified on March 21, 2022, A&F advised that departments may need a transfer to salaries in order to cover costs associated with the settlement. This 311 transfer is necessary to continue paying salaries through the rest of the Fiscal Year 2022, due to recent the recent UPSEU settlement.

Department	Account#	Account Description	Transfer Out	Transfer In
FY21 Free Cash	0100-703000	Free Cash	$ 12,000	-
311	01132-501000	Salaries & Wages	-	$ 12,000
TOTAL			**$ 12,000**	**$ 12,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: 311 Free Cash PS CAFO Cert [Revision 1] (6764 : Free Cash to 311 - $12,000)

City of Springfield
36 Court Street
Springfield, MA 01103

Division of Administration
and Finance

To: Springfield City Council

From: Timothy J. Plante, Chief Administrative & Financial Officer

Date: May 2, 2022

Re: Order for Council Meeting – May 2, 2022

Cc: Mayor Domenic J. Sarno

Purpose: The purpose of this memo is to provide an explanation of the order sponsored by the Mayor for the May 2, 2022 City Council meeting that requests a transfer in the sum of $6,000 from the Building Code Department Salary Account to the Building Code Department Gasoline and Diesel Account.

Background: The transfer of $6,000 will be utilized to cover the expenses associated with the increased cost of gasoline and diesel and will allow the Building Code Department to continue operational services for the fiscal year ending on June 30, 2022

Department	Account#	Account Description	Transfer Out	Transfer In
Building Code	0124140-501000	Salaries and Wages	$ 6,000	-
Building Code	0124140-548400	Gasoline & Diesel	-	$ 6,000
TOTAL			**$ 6,000**	**$ 6,000**

CAFO Certification: This memorandum will confirm that in my professional opinion, as the Chief Administrative and Financial Officer, after an evaluation of all pertinent financial information reasonably available, that the City's financial resources and revenues are and will continue to be adequate to support the proposed expenditures and obligations involved in this City Council Order, without a detrimental impact on the continuous provision of the existing level of municipal services, in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

This certification is made in accordance with Section 2(f) of Chapter 656 of the Acts of 1989, as added by Section 1 of Chapter 468 of the Acts of 2008.

Attachment: Building Code - Gas & Diesel Budget Transfer (6752 : Budget Transfer Within a Department - $6,000.00)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate an Adult Use Marijuana Establishment (marijuana cultivator) at a portion of the property known as 299 Page Boulevard (09440-1100) (Book#22629/Page#91), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 20.2.

Mailing Address:

89 Guion Street
Springfield, MA 01104

Owner:

DAL Page, LLC

I hereby certify that I am the owner or acting on behalf of the owner.

BY: _____
David Goodman, Manager

Mailing Address:

89 Guion Street
Springfield, MA 01104

Petitioner:

Page Cultivate, LLC

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: _____
Mark Waldron, Manager

Attachment: 299_Page_BI_Adult_Use_Cultivation_Tax_Formal (6487 : 299 Page Boulevard)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit :	299 Page Boulevard
Petitioner :	Page Cultivate, LLC
LandLord :	DAL Page , LLC

Christopher A.Caputo: Treasurer Collector

Attachment: 299_Page_Bl_Adult_Use_Cultivation_Tax_Formal (6487 : 299 Page Boulevard)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

299 PAGE BOULEVARD (09440-1100)
ADULT USE MARIJUANA ESTABLISHMENT (CULTIVATION)
PAGE CULTIVATE, LLC

General Information

Petitioner:	Page Cultivate, LLC
Request:	Adult Use Marijuana Establishment (cultivation)
Proposed use of the property:	Adult Use Marijuana Establishment (cultivation)
Parcel Size:	106,247 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 11-8-21
Tax Status:	**SEE ATTACHED**
Site Visit:	11-15-21
Hearing Date:	11-22-21/12-6-21

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Industrial A and is located in an area of primarily commercial uses. The surrounding land uses include:

To the north are the Springfield Police Training Academy and a number of motor vehicle repair operations zoned Industrial A.
To the south is a manufacturing operation zoned Industrial A.
To the west is a warehouse operation zoned Business B and Industrial A.
To the east is a recycling operation zoned Industrial A.

Summary:

The petitioner has requested a special permit to allow for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard. This site currently contains the Springfield Police Training Academy. AN ANR/Non-Subdivision plan was submitted showing the creation of a new 106,247 square foot parcel to be located behind the existing building. The plans submitted show the construction of a new 46, 984 square foot building.

Attachment: Page_Bl_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

As the Council is aware, the voters of Massachusetts approved an initiative petition known as "*The Regulation and Taxation of Marijuana Act*", which was codified as Chapter 334 of the Acts of 2016 ("Chapter 334"). Chapter 334 reduced state criminal penalties and instituted civil penalties for the possession and recreational use of marijuana by persons over 21 years of age. It also created a way for the Commonwealth to control the production and distribution of marijuana through licensing, regulations, and taxation of Marijuana Establishments. Chapter 55 of the Acts of 2017 ("Act") was enacted by the State Legislature as an amendment to Chapter 334.

The Act allows Marijuana Establishments to cultivate, manufacture, and process marijuana and to sell marijuana to persons over 21 years of age. An applicant requesting certification as a Marijuana Establishment must meet the requirements set out in 935 CMR 500.00, the regulations promulgated by the Cannabis Control Commission, to be considered for a final license as a Marijuana Establishment.

The Act also calls for local control of Marijuana Establishments (G.L.c. 94G, §3) by allowing municipalities to create licensing requirements and to make reasonable regulations that control the time, place and manner of Establishments. In October 2018, an amendment to the Springfield Zoning Ordinance was approved which added Section 4.7.110, *Adult Use Marijuana Establishments.* Section 4.7.110 sets forth the zoning and Tier 3 special permit requirements for Establishments seeking to operate in the City. Proposed Projects must comply with all requirements set forth in section 4.7.110 of the City's Zoning Ordinance.

Due to the amount of interest the City received for this new use, the decision was made to conduct a phased Request for Qualifications/Proposals (RFQ/P) process, similar to what had been done for the medical marijuana and the casino selection. It was determined that this was the most efficient way to obtain the needed information in order to make a qualified decision about locating such an operation within Springfield.

The City conducted a first phase of the RFQ/P back in 2019. At that time, four (4) applicants were selected to move forward with the Hoar Community Agreement and special permit process. As of today's date, the City of Springfield has four marijuana retail storefronts approved and currently has two (2) in operation (1300 Boston Road and 1200 West Columbus Avenue). There are currently no cultivation uses operating in Springfield.

A Phase 2 RFQ/P was issued in January 2021. As with Phase 1, the Phase 2 RFQ/P required detailed submissions from each potential applicant. The City also continued to retained an outside expert legal consultant to advise the City about fair, balanced and neutral selection criteria. Information required to be submitted in the response to the RFQ/P included:

- **Project Description:**
  - The type of Marijuana Establishment being proposed;
  - The name of the proposer, the contact person and the contact person's business address, telephone and facsimile numbers and e-mail address; and
  - A brief description of proposer and its business including names and biographies of its officers, directors, and key personnel, or persons serving in similar capacities.

- **Location:**
  - Proof of interest, proprietary ownership, lease or control of the proposed project site evidencing binding permission to use the premises as a Marijuana Establishment;
  - Size and description of the proposed site;
  - Pedestrian and vehicular traffic safety plan; and
  - A comprehensive analysis showing the site is in compliance with zoning requirements set forth in Section 4.7.110 of the City

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

Zoning Ordinance, including buffer zones.

- **Design and Construction:**
  - Estimated construction budget;
  - Conceptual site plan of the project including, but not limited to:
    - Proposed employee and customer parking;
    - Dumpster locations;
    - Lighting;
    - Security fencing; and
    - Signage.
  - A summary of anticipated fiscal impacts on the City of Springfield, the anticipated duration of such impacts and a detailed plan to mitigate such impacts that includes:
    - Pedestrian and vehicular traffic impacts;
    - Infrastructure and utility impacts;
    - Environmental impacts; and
    - Increases in City services.

- **Management and Business Operations:**
  - A draft Management and Operations Profile pursuant to 935 CMR 500.101;
  - Business operations profile, including the projected number of full-time and part-time employment positions that will be created by the project and the number of positions available to City residents;
  - Organizational chart for the proposer, listing all principal entities. If the proposer currently has or expects to have local partners who will have an ownership in the entity developing the project, that same information must be provided;
  - Financial summary for the proposed project; and
  - Background, reputation and expertise of the proposer in designing, developing and operating marijuana or other businesses similar to the project proposed in the City.

- **Equity**:
  - Diversity plan to promote and encourage full participation in the regulated marijuana industry;
  - Plan to positively impact areas of disproportionate impact pursuant to 935 CMR 500.101;
  - If applicable, statement reflecting that the proposer is a Commission-certified Economic Empowerment Applicant pursuant to 935 CMR 500.101 and/or Commission-certified Social Equity Applicant pursuant to 935 CMR 500.105.
  - If not Commission-Certified Economic Empowerment Applicant or Social Equity Applicant, a statement reflecting extent to which Proposal includes the following:
    - A majority of ownership, and/or current employees/sub-contractors is/are: Black, African American, Hispanic, Latino, members of other underrepresented communities, women, veterans, or people with disabilities;
    - Residency of owner in a Commission-designated area of disproportionate impact (including City);

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

        - Prior, nonviolent drug conviction(s) *(This information was ONLY used to evaluate a proposer's equity qualifications);* or
        - Plans/programs demonstrating active engagement in economic education, resource provision or empowerment to disproportionately impacted individuals or communities.
        - Plans/programs intending to facilitate future business practices that promote economic empowerment in areas of disproportionate impact within the City, including the use of an incubator or accelerator program to aid limited net worth equity applicants who wish to enter the adult use industry.
    - Description detailing proposer's promotion of sustainable, socially and economically reparative practices in the cannabis industry.

- **Community Outreach and Cooperation:**
    - A summary of the Community Outreach Meeting that includes:
        - The date, time and location of the meeting;
        - A list of the attendees;
        - A description of efforts to publish and market the meeting;
        - A summary of notes taken at the meeting, reflecting citizen comments; and
        - If any, a summary of follow-up taken by the proposer to respond to public comments
    - A summary of cooperation with City personnel and the community.

A total of twenty-four (24) responses were submitted to the Phase 2 RFP/Q. This included five (5) responses for cultivation, two (2) for transport/courier and seventeen (17) storefront retail operations. Reviewing the submissions was selection committee set up by the Mayor, in conjunction with the City Council. This selection committee was made up with representatives from the Springfield Department of Health & Human Services, Police Department, Fire Department, Department of Public Works, Building Department, Law Department, Mayors Office, Office of Procurement, Division of Administration & Finance, a representative of the City Council and the Office of Planning & Economic Development. To ensure procedural fairness, the City again utilized the services of its outside expert legal consultant during the review process. It should also be noted that the RFQ/P process also included public presentations (via Zoom) by a number of the proposers.

After a full review, the responses were then ranked. Based on these rankings it was determined that a total of nine (9) submissions would be allowed to move forward with the negotiation of a Host Community Agreement (HCA). These included one (1) cultivation site, six (6) storefront/retail operations, one (1) transportation operation and one (1) currier. In addition to the HCA being approved by the City Council, as per the Zoning Regulations, a special permit is also required to be approved.

Review: 299 Page Boulevard:

As noted above, 299 Page Boulevard has been identified as the potential location for a proposed Adult Use Marijuana Cultivation Establishment. The plans submitted show the construction of a new 46, 984 square foot, single-story building. This new building would be located in the rear of the Springfield Police Training Academy.

The plans submitted show that the proposed use would have access from both Page Boulevard and Guion Street. The Page Boulevard entrance would be used to access a proposed forty-eight (48) space parking lot. This number exceeds the number required under the Zoning Regulations. It should be noted that much of the

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

proposed parking lot will be located on the adjacent property known as 271 Page Boulevard. The entrance on Guion Street would be used for commercial access for shipping and deliveries.
In addition to the site plan, detailed floor plans have also been submitted. The interior of the building will house a number of different areas including offices, security room, staff lounge, a number of growing/flowering and drying rooms. The interior of the building will also house cutting rooms, storage areas and vault.

A full detailed security plan has also been submitted. As noted, the Springfield Police Department has been involved throughout this entire process and has reviewed the security plans. The plan includes a number of security and safety measures including closed circuit television system, both inside and outside the facility. The security also includes an alarm system and access control. In addition to the security plan a full management and operations plan has also been submitted which includes details on the policies and procedures for the cultivation operation. Further, it should be noted that this will only be a cultivation operation. There will be no retail sales done at this location.

Further, as part of the submission, the petitioners were required to submit a traffic study. Those studies were then sent to the Department of Public Works (DPW) for a full review. In speaking with the Director of DPW, he had no major concerns. Since this will be the first cultivation operation in the city, the staff would recommend that, if approved, the petitioner be required to work directly with DPW to review any traffic related issues, especially during the opening of the operation.

Lastly, one of the major concerns that the staff has with the proposed use is odor control. While this site is located within an industrial area, there are homes located to the north of this property as well as along the west side of Page Boulevard. As part of the submission, the petitioner has submitted a detailed odor mitigation plan. The plan includes "odor control rooms" which will not have "…windows or other openings to allow for the release air. These "odor control rooms" will also have strict access procedures. Lastly, a carbon filtration system will be installed in each room. The information submitted indicate that "…carbon filtration systems are widely considered to be the best cannabis odor solution in facilities nationwide, as they utilize pellets of charcoal to trap terpenes as air passes through "carbon scrubbers" installed in the ducting".

In addition to the special permit, a Host Community Agreement is required as well as a full review, approval and licensing of this proposed use by the Massachusetts Cannabis Control Commission.

Overall, the staff has been very pleased with the professionalism shown by not only this company but by all the companies participating in the RFQ/P process. The staff firmly believes that Page Cultivate has provided a detailed outline of its proposal and has addressed all the concerns outlined by the many city departments participating in the RFQ/P review. The staff does not oppose the proposed request and does not believe the proposed use will have a negative impact on the surrounding properties or on the neighborhood as a whole.

Recommendation

Approve, with conditions.

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

Recommended Conditions:

1. This special permit is granted to this petitioner only and shall not be reassigned or transferred.
2. This special permit is granted solely for the operation of an Adult Use Marijuana Establishment (cultivation) on a portion of the property known as 299 Page Boulevard (09440-1100).
3. The use shall be developed as per the attached site plans, elevations and submission requirements with the addition of conditions #4 through #27.
4. The petitioner shall obtain a Host Community Agreement prior to the issuance of a Certificate of Occupancy.
5. Prior to start of operations, the petitioner shall provide the Springfield Police Department, Department of Health & Human Services and the Building Department a copy of the license issued by the Massachusetts Cannabis Control Commission.
6. This special permit shall expire upon the expiration and/or termination of the license by the Massachusetts Cannabis Control Commission.
7. The petitioner shall be required to remove all materials, signage, inventory, equipment and other paraphernalia within sixty (60) days of ceasing operations or immediately following any revocation of its license issued by the Massachusetts Cannabis Control Commission.
8. There shall be no on-site consumption, including the parking area, of marijuana or marijuana related products.
9. There shall be no retail sales done at this location.
10. There shall be no outside storage of marijuana or marijuana related products.
11. No marijuana, marijuana related product or any accessory paraphernalia shall be visible to the general public from the exterior of the building or property line.
12. The facility shall fully comply with its odor control plan providing proper and adequate ventilation. All resulting odors, smoke, vapor, fumes, gases and/or particulate matter from the use shall be effectively confined to the premises or so disposed of to avoid any increased air pollution.
13. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
14. The petitioner shall coordinate with DPW and the Springfield Police Department, and supply all requested information, to identify and address any and all potential traffic related issues, especially relating to opening activities.
15. If during the initial opening period, but no longer than six (6) months, the City determines that vehicles queuing on a public way have become a safety hazard or nuisance, the petitioner shall coordinate with DPW and the Springfield Police Department to identify and immediately implement methods to eliminate the queuing. Any and all costs related to these remedies shall be borne by the petitioner.
16. The petitioner shall coordinate with the Springfield Police Department on all security related matters and shall fully comply with the submitted Security Plan.
17. The use shall comply with all Zoning Regulations as outlined in Article 4, Section 4.7.110 and all other applicable sections of the ordinance.
18. The use shall comply with any and all regulations outlined by the Massachusetts Cannabis Control Commission and 935 CMR 500.
19. Any and all signage shall be properly permitted and comply with the Springfield Zoning Ordinance and regulations outlined by 935 CMR 500.
20. The use shall comply with any and all stipulations outlined within the approved Host Community Agreement.
21. The site shall be maintained and kept free of all litter and debris.
22. All landscaped areas shall be maintained.
23. The public sidewalk along Page Boulevard shall be maintained, including snow removal.
24. All required permits from the Department of Health & Human Services shall be obtained prior to start of operations. A Certificate of Occupancy shall also be issued by the Building Department, prior to opening.
25. Any and all required permits from the DPW and the Building Department shall be obtained prior to the

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

start of any construction.

26. Any and all dumpsters shall be completely enclosed.
27. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Page_BI_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

10/6/2021

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit :	299 Page Boulevard
Petitioner :	Page Cultivate, LLC
LandLord :	DAL Page , LLC

Christopher A.Caputo: Treasurer Collector

Attachment: Page_Bl_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

SPECIAL USE PERMITTING DRAWINGS

299 PAGE BOULEVARD - LOT 2 · SPRINGFIELD · MASSACHUSETTS

PAGE CULTIVATE, LLC

OCTOBER 15, 2021

SHEET INDEX

SHEET No.	SHEET TITLE
GI-001	COVER SHEET
C1.01	GENERAL NOTES
C1.10	EXISTING CONDITIONS PLAN
C1.11	DEMOLITION PLAN
C1.12	EROSION AND SEDIMENT CONTROL PLAN
C1.20	SITE LAYOUT PLAN
C1.30	GRADING AND DRAINAGE PLAN
C1.40	SITE UTILITY PLAN
L1.00	LANDSCAPE PLAN
C3.00	EROSION & SEDIMENT CONTROLS DETAILS
C3.01 -C3.08	CONSTRUCTION DETAILS
C3.09	LANDSCAPE DETAILS
ES-001	ELECTRICAL GENERAL NOTES & DETAILS
ES-101	ELECTRICAL SITE PLAN
ES-102	ELECTRICAL PHOTOMETRIC PLAN

OWNER

PAGE CULTIVATE, LLC

299 PAGE BOULEVARD

SPRINGFIELD, MA 01104

PREPARED BY

FUSS & O'NEILL

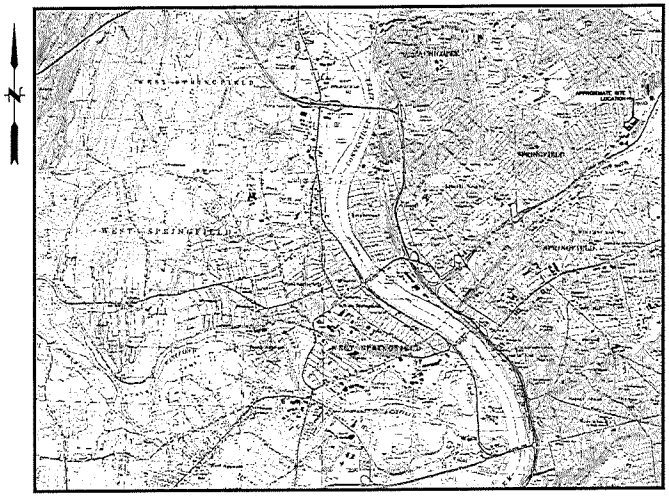
1550 MAIN STREET, SUITE 400

SPRINGFIELD, MA 01103

413.452.0445

www.fando.com

10/15/2021



LOCATION MAP

SCALE: 1" = 1000'

PROJ. No.: 20210156.A15

DATE: 10/15/2021

GI-001

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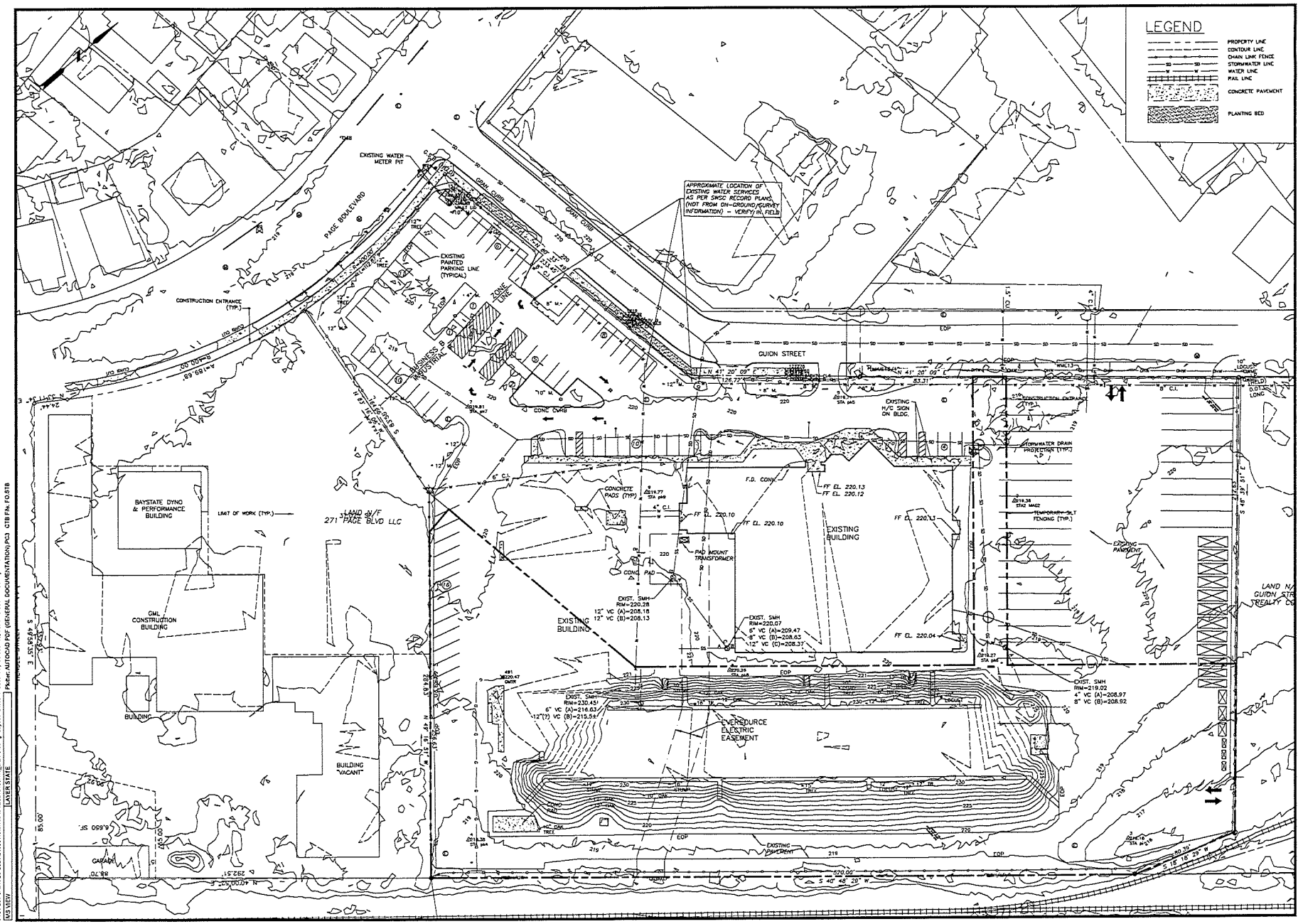

PAGE CULTIVATE, LLC

EXISTING CONDITIONS PLAN

299 PAGE BOULEVARD - LOT 2

SPRINGFIELD MASSACHUSETTS

FUSS & O'NEILL

1550 MAIN STREET, SUITE 4**
SPRINGFIELD, MA 01101
413.452.0445
www.fando.com

SCALE: HORZ.: 1"=30' VERT.: 1"=30'
DATUM: HORZ.: VERT.:
GRAPHIC SCALE 30' 15' 0 30'

10/15/2021

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER

PROJ. No.: 20210156.A15
DATE: 10/15/2021

C1.10

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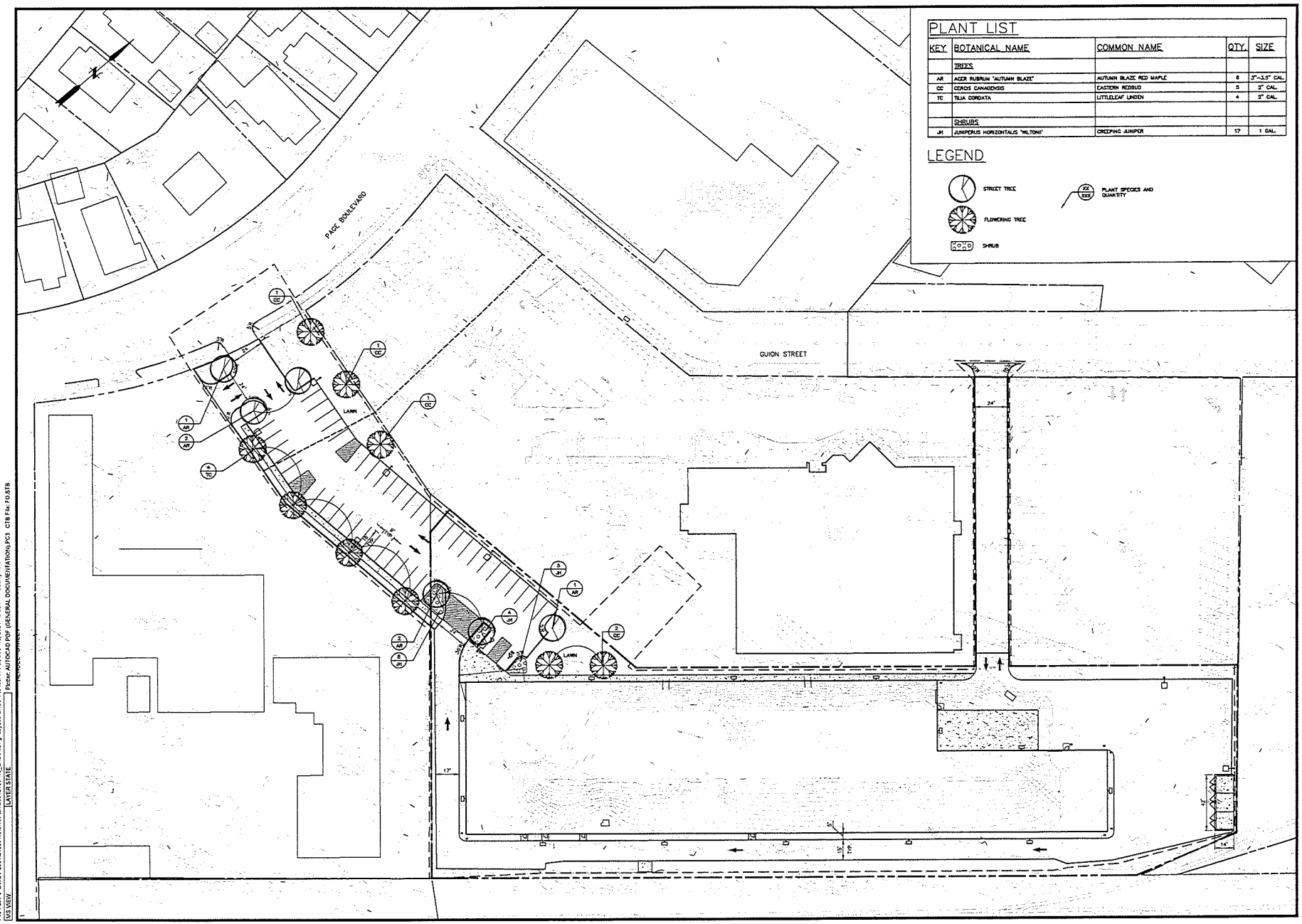
Packet Pg. 97

24.b



PAGE CULTIVATE, LLC

LANDSCAPE PLAN

299 PAGE BOULEVARD - LOT 2

SPRINGFIELD MASSACHUSETTS

FUSS & O'NEILL

1550 MAIN STREET, SUITE 400
SPRINGFIELD, MA 01101
413.452.0445
www.fando.com

SCALE
HORZ.: 1"=30'
VERT.:
DATUM
HORZ.:
VERT.:
30 15 0 30
GRAPHIC SCALE

10/15/2021

No.	DATE	DESCRIPTION	DESIGNER/REVIEWER

PROJ. No.: 20210156.A1S
DATE: 10/15/2021

L1.00

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NS VIEW

Attachment: Page_Bl_299_Adult_Use_2021 (6487 : 299 Page Boulevard)

Robert P. Shewchuk, Esquire
Associate City Solicitor
36 Court Street, Room 210
Springfield, MA 01103
Tel: (413) 787-6511
Fax: (413) 787-6173
Email: rshewchuk@springfieldcityhall.com

THE CITY OF SPRINGFIELD, MASSACHUSETTS

April 5, 2022

Springfield City Council
36 Court Street, Ste 200
Springfield, MA 01103

RE: ANR Change to 299 Page Blvd.

Councilors:

On or about March 21, 2022, the City Council requested a legal opinion concerning the validity of changes in the submission of an ANR (Approval Not Required) Plan for 299 Page Boulevard. In their original proposal, they had sought a Host Community Agreement that were compared to more recent changes submitted in May 2021 during the process of evaluating and selecting which applicants to award a Host Community Agreement.

The applicant submitted changes in follow-up discussions with the Office of Planning and Economic Development and the application of buffer zone requirements under our City Ordinances. The original ANR Plan submitted for the proposed cultivation building on Page Blvd. and a copy of the revised plan had been submitted for legal review.

The revised plan made changes to assure the proposal was outside the 250-foot buffer included in the Zoning Ordinance. The City's Zoning Ordinances provides that all Adult Use Marijuana establishments shall be required to obtain a Tier 3 Special Permit from the City Council. Additionally, Adult Use Marijuana establishments may not "be located within two hundred fifty (250) feet of a residence, a building containing residences (including commercial residential uses such as a hotel, motels, lodging houses, etc.), or a residential zoning district." City of Springfield, MA Zoning Ordinance. Section 4.7.114.

Changes to an ANR Plan during a permitting or approval process are not unusual. Under § 81P of the subdivision control law (G.L. c. 41, §§ 81k-81GG inclusive), an owner of land may secure from a planning board an endorsement on a plan of land that "approval under the subdivision control law [is] not required." G.L. c. 41, § 81P, as amended by St. 1963, c. 363, § 1. A planning board is bound to make such an endorsement unless the plan presented shows a subdivision. *Id.* That mandate steers the reader of the subdivision control law back to § 81L, which defines the term "subdivision," in part by what it is not.

Attachment: 299 Page Blvd ANR (6487 : 299 Page Boulevard)

Simply put, so long as the ANR Plan shows frontage along a public way that affords practical, safe, and efficient access, the duty required of the Planning Board under §§ 81L and 81P is ministerial in character. See Hamilton v. Planning Bd. Of Beverly, 35 Mass. App. Ct. 386,389 (1993). A plan submitted for an ANR endorsement either has the requisite frontage or it does not. In the former case, the planning board should make the ANR endorsement, thereby giving notice that the Board is not concerned with the plan. As such, the Planning Board does not have discretion and the failure to provide an ANR endorsement can lead to liability.

This was the issue involved here. There was no discretion but to allow the modification. Under the circumstances, there could be no prejudice to any other applicants. However, the refusal to accept the ANR Plan modification could have greatly prejudiced the applicant seeking an HCA for 299 Page Blvd.

In addition to the special permit requested by 299 Page Blvd. to operate an Adult Use Marijuana Establishment (Marijuana Cultivator), five additional special permits were requested for Adult Use Marijuana ranging from Adult Use Marijuana Cultivation, Storefront, and Delivery. The special use permit for Adult Marijuana Delivery was requested by Tree N' Brick for an Adult Use Delivery permit. The original ANR Plan had a location of 250 Albany Street but had since planned to relocate the business to 1860 Main Street. Similar to 299 Page Blvd., the petitioner of Tree N' Brick also requested to amend its Host Community Agreement.

On or about March 21, 2022, all six special permits were discussed. 299 Page Blvd. was tabled due to the continued question regarding the validity of the changes to its submission and the remaining five special permits were approved. Considering the similarities between 299 Page Blvd. and Tree N' Brick, I believe the City could potentially be liable should the approval of 299 Page Blvd.'s permit be held up any longer. Both applicants were in front of the City Council for a Special Permit to operate Adult Use Marijuana establishments and both applicants had a change to their ANR Plan. The change made to 299 Page Blvd.'s ANR Plan was tabled and this opinion was requested, however the change to Tree N' Brick's ANR Plan was approved with no discussion regarding the change to the ANR Plan.

I hope this provides you with the clarification you were seeking. If you have any questions, do not hesitate to contact me.

Sincerely,

Robert P. Shewchuk
Associate City Solicitor

Attachment: 299 Page Blvd ANR (6487 : 299 Page Boulevard)

Robert P. Shewchuk, Esquire
Associate City Solicitor
36 Court Street, Room 210
Springfield, MA 01103
Tel: (413) 787-6511
Fax: (413) 787-6173
Email: rshewchuk@springfieldcityhall.com

THE CITY OF SPRINGFIELD, MASSACHUSETTS

April 5, 2022

Springfield City Council
36 Court Street, Ste 200
Springfield, MA 01103

RE: ANR Change to 299 Page Blvd.

Councilors:

On or about March 21, 2022, the City Council requested a legal opinion concerning the validity of changes in the submission of an ANR (Approval Not Required) Plan for 299 Page Boulevard. In their original proposal, they had sought a Host Community Agreement that were compared to more recent changes submitted in May 2021 during the process of evaluating and selecting which applicants to award a Host Community Agreement.

The applicant submitted changes in follow-up discussions with the Office of Planning and Economic Development and the application of buffer zone requirements under our City Ordinances. The original ANR Plan submitted for the proposed cultivation building on Page Blvd. and a copy of the revised plan had been submitted for legal review.

The revised plan made changes to assure the proposal was outside the 250-foot buffer included in the Zoning Ordinance. The City's Zoning Ordinances provides that all Adult Use Marijuana establishments shall be required to obtain a Tier 3 Special Permit from the City Council. Additionally, Adult Use Marijuana establishments may not "be located within two hundred fifty (250) feet of a residence, a building containing residences (including commercial residential uses such as a hotel, motels, lodging houses, etc.), or a residential zoning district." City of Springfield, MA Zoning Ordinance. Section 4.7.114.

Changes to an ANR Plan during a permitting or approval process are not unusual. Under § 81P of the subdivision control law (G.L. c. 41, §§ 81k-81GG inclusive), an owner of land may secure from a planning board an endorsement on a plan of land that "approval under the subdivision control law [is] not required." G.L. c. 41, § 81P, as amended by St. 1963, c. 363, § 1. A planning board is bound to make such an endorsement unless the plan presented shows a subdivision. *Id.* That mandate steers the reader of the subdivision control law back to § 81L, which defines the term "subdivision," in part by what it is not.

Attachment: 299 Page Blvd ANR (6487 : 299 Page Boulevard)

Simply put, so long as the ANR Plan shows frontage along a public way that affords practical, safe, and efficient access, the duty required of the Planning Board under §§ 81L and 81P is ministerial in character. See Hamilton v. Planning Bd. Of Beverly, 35 Mass. App. Ct. 386,389 (1993). A plan submitted for an ANR endorsement either has the requisite frontage or it does not. In the former case, the planning board should make the ANR endorsement, thereby giving notice that the Board is not concerned with the plan. As such, the Planning Board does not have discretion and the failure to provide an ANR endorsement can lead to liability.

This was the issue involved here. There was no discretion but to allow the modification. Under the circumstances, there could be no prejudice to any other applicants. However, the refusal to accept the ANR Plan modification could have greatly prejudiced the applicant seeking an HCA for 299 Page Blvd.

In addition to the special permit requested by 299 Page Blvd. to operate an Adult Use Marijuana Establishment (Marijuana Cultivator), five additional special permits were requested for Adult Use Marijuana ranging from Adult Use Marijuana Cultivation, Storefront, and Delivery. The special use permit for Adult Marijuana Delivery was requested by Tree N' Brick for an Adult Use Delivery permit. The original ANR Plan had a location of 250 Albany Street but had since planned to relocate the business to 1860 Main Street. Similar to 299 Page Blvd., the petitioner of Tree N' Brick also requested to amend its Host Community Agreement.

On or about March 21, 2022, all six special permits were discussed. 299 Page Blvd. was tabled due to the continued question regarding the validity of the changes to its submission and the remaining five special permits were approved. Considering the similarities between 299 Page Blvd. and Tree N' Brick, I believe the City could potentially be liable should the approval of 299 Page Blvd.'s permit be held up any longer. Both applicants were in front of the City Council for a Special Permit to operate Adult Use Marijuana establishments and both applicants had a change to their ANR Plan. The change made to 299 Page Blvd.'s ANR Plan was tabled and this opinion was requested, however the change to Tree N' Brick's ANR Plan was approved with no discussion regarding the change to the ANR Plan.

I hope this provides you with the clarification you were seeking. If you have any questions, do not hesitate to contact me.

Sincerely,

Robert P. Shewchuk
Associate City Solicitor

Attachment: 299 Page Blvd ANR (6487 : 299 Page Boulevard)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to operate a medical office, clinic or treatment facility, with no overnight stay, at the property known as 90 Carando Drive (02347-0005) (Book #L123/Page#LC65), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 10.3.

Mailing Address:

186 Stafford Street
Springfield, MA 01104

Owner:

Dask Partnership, LLP

I hereby certify that I am the owner or acting on behalf of the owner.

DocuSigned by:
By: Seth Croker
6F55A2A56945418...
Seth P Croker

Mailing Address:

90 Carando Drive
Springfield. MA 01104

Petitioner:

Sonetta Covington

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

DocuSigned by:
By: Sonetta Covington
01A3D46D1A5540C...
Sonetta Covington

Attachment: Carando_Dr_90_Tax_Formal (6631 : 90 Carando Drive)

Christopher A. Caputo
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 4, 2022

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 90 Carando Drive – (02347-0005)

Petitioner: Sonetta Covington
90 Carando Drive
Springfield MA 01104

Property Owner: Dask Partnership, LLP
186 Stafford Street
Springfield MA 01104

Christopher A. Caputo: Treasurer/Collector

Attachment: Carando_Dr_90_Tax_Formal (6631 : 90 Carando Drive)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

90 CARANDO DRIVE, SUITE 1 (02347-0005)
MEDICAL OFFICE, CLINIC OR TREATMENT FACILITY, NO OVERNIGHT STAY

General Information

Petitioner:	Sonetta Covington
Request:	To operate a medical office, clinic or treatment facility, with no overnight stay.
Proposed use of the property:	Medical testing facility
Parcel Size:	91,476 s.f.
Compatibility with current planning documents:	The East Springfield Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	East Springfield Neighborhood Council: 3-7-22
Tax Status:	**SEE ATTACHED**
Urban Renewal Plan:	Property is not located in an urban renewal plan area.
Site Visit:	3-22-22
Hearing Date:	3-28-22/4-4-22

Staff Analysis

Neighborhood characteristics:

The property is zoned Industrial A and located within the Cottage Street Industrial Park. The surrounding land uses include:

To the north is a motor vehicle sales and service operation zoned Industrial A.
To the south is a manufacturing operation zoned Industrial A.
To the east is an office building zoned Industrial A.
To the west a manufacturing operation zoned Industrial A.

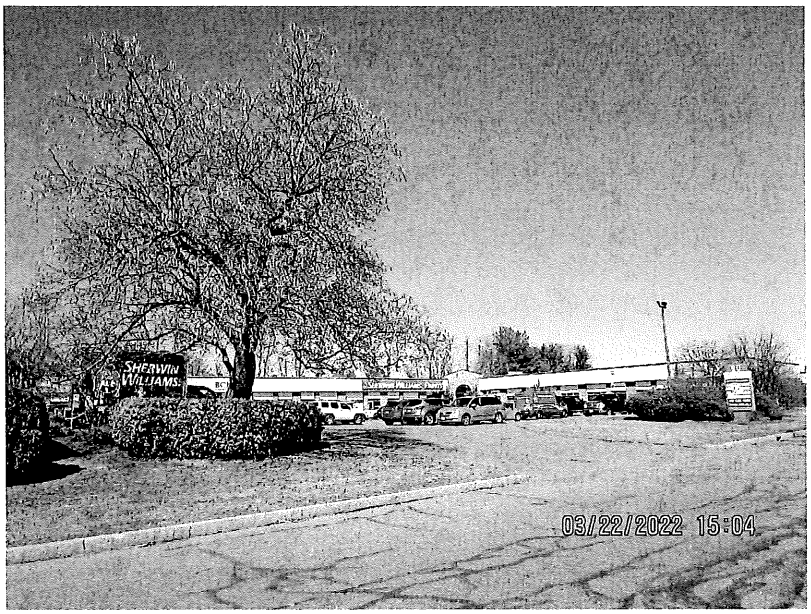
Site plan review:

The petitioner has requested a special permit to operate a medical testing facility, with no overnight stay, at the property known as 90 Carando Drive. This site currently consists of a multi-tenanted commercial building. The petitioner intends to only operate in a portion of the existing building.

After reviewing the submitted site plans and information, the staff does not object to the proposed use. As noted above, the petitioner intends to operate medical testing facility. The information submitted by the

Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

petitioner indicates that this company provides a number of medical testing services include DNA testing, COVID testing, blood testing, vaccinations, urinalysis and other testing services. The petitioner has also indicated that they are also a third party collection service to LabCorp, Quest, USDTL, DNA Diagnostics, IDENToGo and Gender Reveal. No changes would be made to the exterior of the building or to the site.



Overall, the staff believes that the proposed operation is an appropriate use for this commercial/industrial area and as such the staff does not believe the proposed use will have a detrimental impact on the abutters or the neighborhood as a whole.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to operate a medical testing facility, with no overnight stay, at the property known as 90 Carando Drive (02347-0005).
3. The use shall be developed as per the attached site plans, with the addition of condition #4..
4. Any and all permits required by the Springfield Health Department shall be obtained, prior to the issuance of a Certificate of Occupancy.
5. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

Christopher A. Caputo
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

February 4, 2022

Special Permit
Tax Certification

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Special Permit: 90 Carando Drive – (02347-0005)

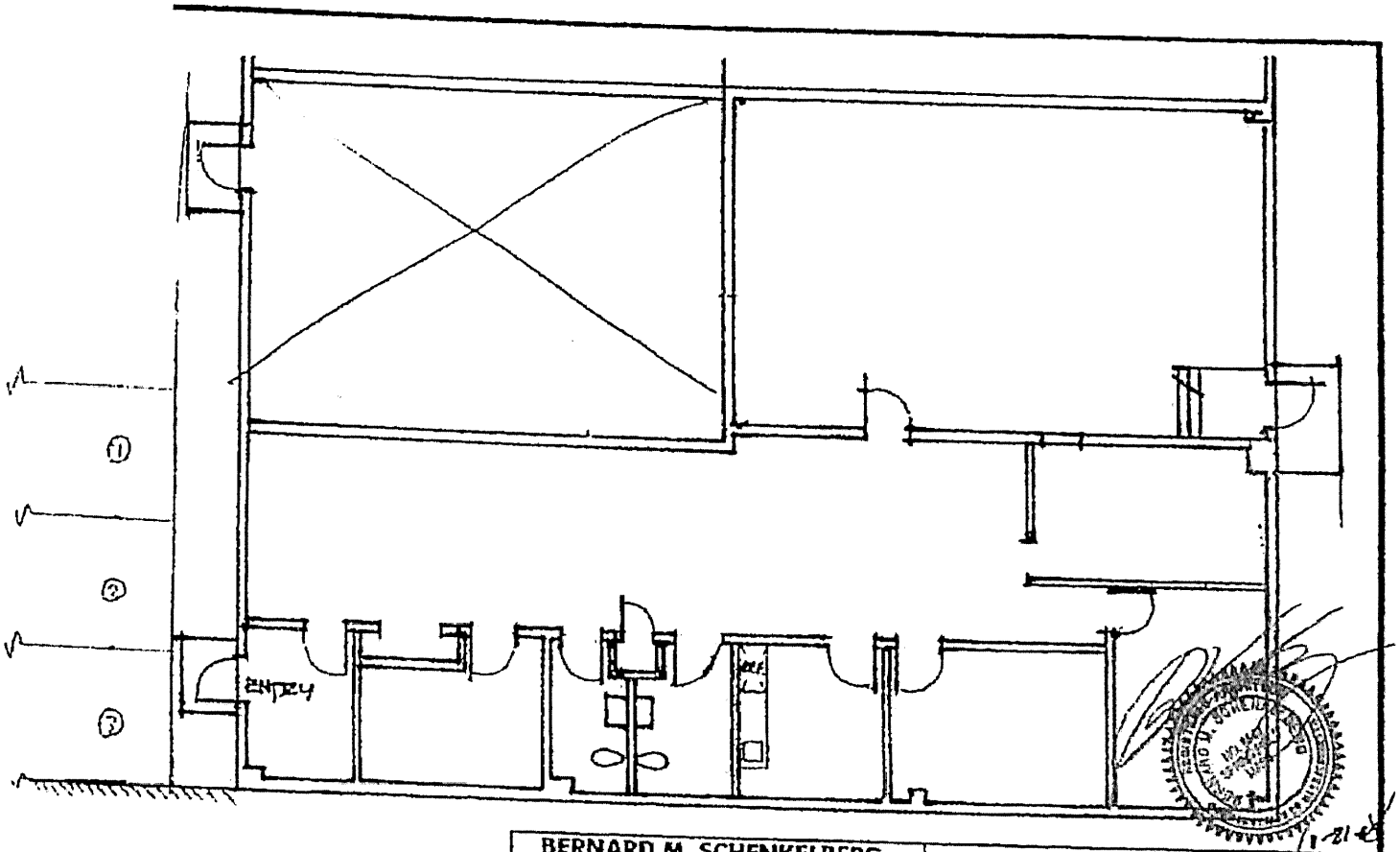
Petitioner: Sonetta Covington
90 Carando Drive
Springfield MA 01104

Property Owner: Dask Partnership, LLP
186 Stafford Street
Springfield MA 01104

Christopher A. Caputo: Treasurer/Collector

Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

EXHIBIT A



SUITE FLOOR PLAN

10-21-08

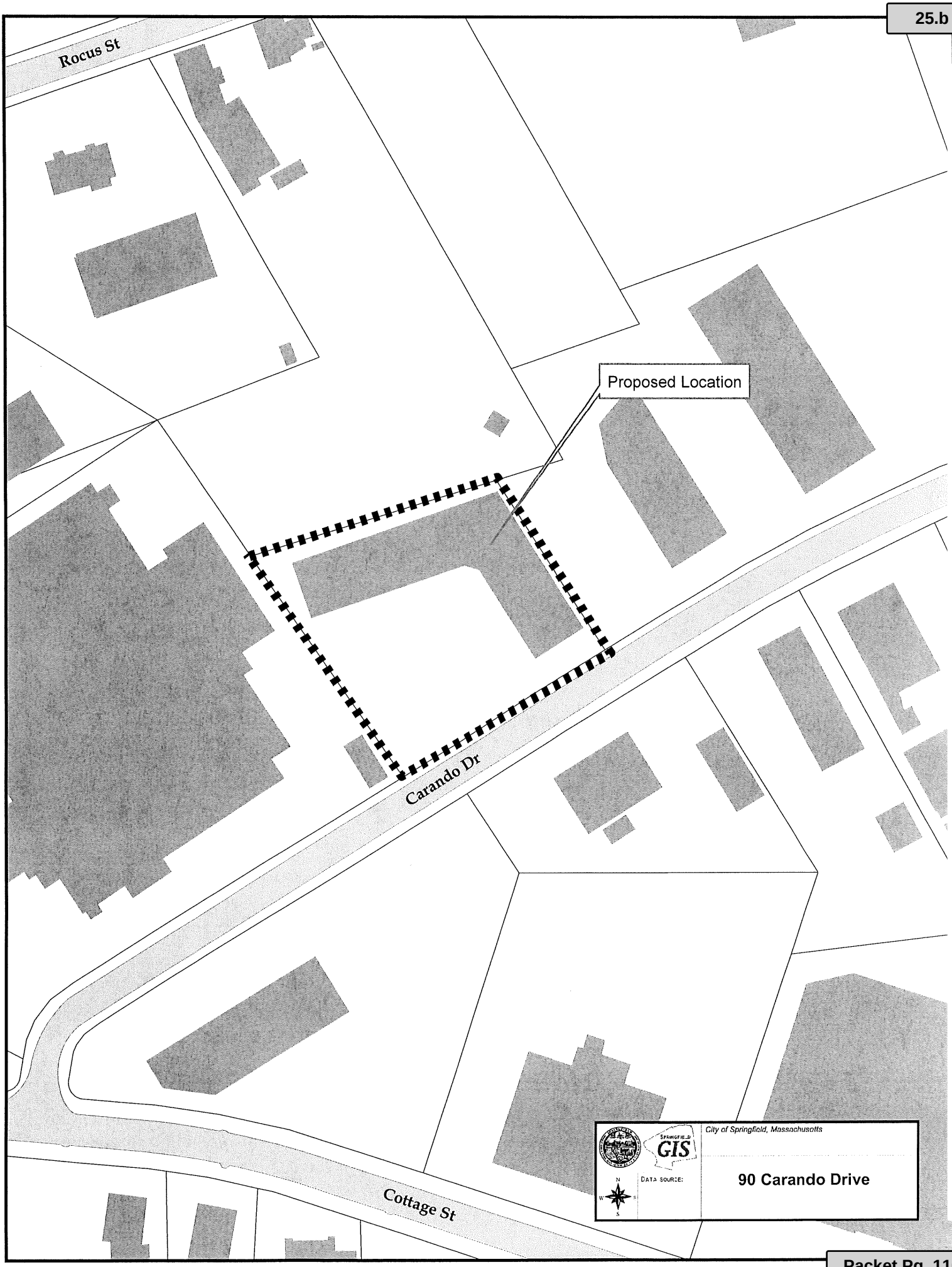
BERNARD M. SCHENKELBERG
ARCHITECT
ONE MONARCH PLACE - SUITE 2340
SUITE 2340 SPRINGFIELD, MA 01144
PHONE: 413-739-0162
FAX: 413-737-0183
5409 EIGHTH LANE
GREEN BAY, WI 54313
PHONE: 920-434-3577
FAX: 920-434-3301

COSMETIC INTERIOR RENOVATIONS
DASK PLACE BUILDING
90 CARANDO DRIVE
SPRINGFIELD, MASSACHUSETTS

A-1

25

Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)



Attachment: Carando_Dr_90_2022 (6631 : 90 Carando Drive)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for the construction of a townhouse development (more than 10 dwelling units) at the properties known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057& 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435) and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Mailing Address:

36 Court Street
Springfield, MA 01103

Owner:

City of Springfield

I hereby certify that I am the owner or acting on behalf of the owner.

By: _____
Christopher Caputo, City Collector – Treasurer

Mailing Address:

261 Oak Grove Avenue
Springfield, MA 01109

Petitioner:

Home City Development, Inc.

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: _____
Thomas Kegelman

Attachment: Morris_St_SS_et_al_Tax_Formal (6669 : SS Morris Street, Et.Al.)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for the construction of a townhouse development (more than 10 dwelling units) at the properties known as SS Morris Street (08850-0046, 0038, 0037 & 0036) (Book#10057& 6236/Page#256 & 435), SS Morris Street (08850-0035) (Book#21750/Page#555), NS Morris Street (08850-0013, 0016, 0018 & 0019) (Book#23055/Page#33), NS Central Street (02560-0009) (Book#10057 & 6236/Page#258 & 435), NS Central Street (02560-0010) (Book#10057 & 6236/Page#259 & 435), NS Central Street (02560-0013 & 0015) (Book#10057 & 6236/Page#256 & 435) and NS Central Street (02560-0017 & 0019) (Book#377/Page#126), as allowed by M.G.L. and the Springfield Zoning Ordinance Article 4, Table 4-2 and Table 4-4, Section 2.3(1).

Mailing Address:

36 Court Street
Springfield, MA 01103

Owner:

City of Springfield

I hereby certify that I am the owner or acting on behalf of the owner.

By:_____
Christopher Caputo, City Collector – Treasurer

Mailing Address:

261 Oak Grove Avenue
Springfield, MA 01109

Petitioner:

Home City Development, Inc.

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By:_____
Thomas Kegelman

Attachment: Morris_St_SS_et_al_Tax_Formal (6669 : SS Morris Street, Et.Al.)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/08/2022

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : Properties Zoned by Home City Development, Inc. See Attached list
Petitioner: Home City Development, Inc.
Landlord : City of Springfield

Christopher A Caputo / Treasurer Collector

Attachment: Morris_St_SS_et_al_Tax_Formal (6669 : SS Morris Street, Et.Al.)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

SS MORRIS STREET, ET.AL.
TOWNHOUSE DEVELOPMENT

General Information

Petitioner:	Home City Development, Inc.
Request:	Construction of a total of forty (40) residential units.
Proposed use of the property:	Residential units and accessory parking.
Parcel Size:	Approximately 95,563 s.f. (2.1 acres)
Compatibility with current planning documents:	The South End Neighborhood Plans show no changes to this area.
Urban Renewal Plan Status:	Property is located within the South End Urban Renewal Plan.
Neighborhood council notification:	South End Citizens Council: 3-14-22
Tax Status:	**SEE ATTACHED**
Site Visit:	4-19-22
Hearing Date:	4-25-22/5-2-22

Staff Analysis

Neighborhood characteristics:

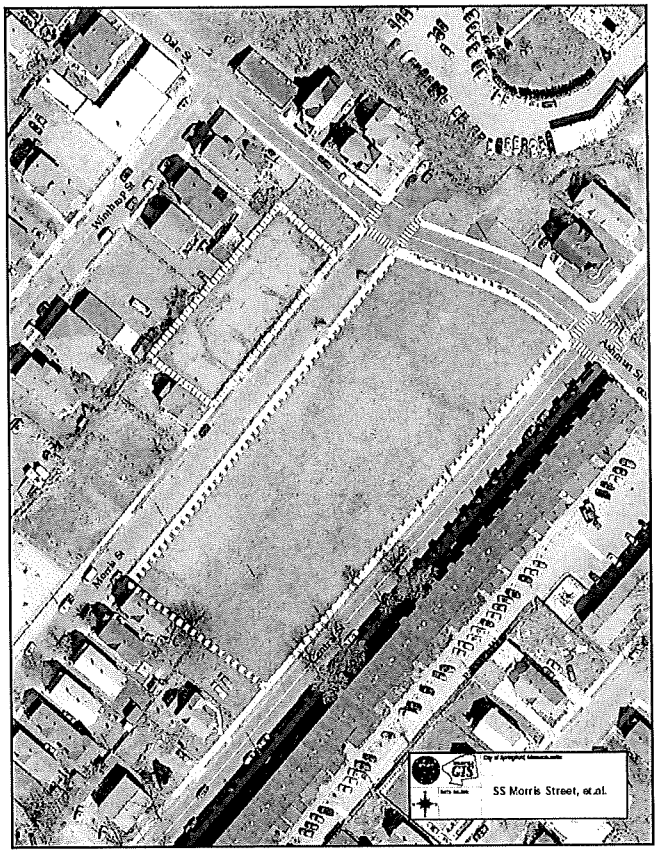
The property is located in the South End neighborhood. The site is located in an area with primarily residential uses. The surrounding land uses include:

To the north are two-family homes zoned Business B.
To the south is a townhouse development zoned Residence C.
To the east are an apartment complex and three-family home zoned Residence C and Commercial A.
To the west are a single and two-family home zoned Residence C.

Site plan review:

The petitioner has requested special permit for the construction of forty (40), new residential units at the properties known as SS Morris Street, NS Morris Street and NS Central Street. The properties proposed for this development are currently vacant and were part of the former Gemini textile mill site located in the South End. These parcels were taken by the City for tax title issues several years ago and were put out for a Request for Proposals (RFP). A zone change to Residence C was also approved by the Council back in October 2021.

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



As noted above, plans have been submitted indicating that a new forty (40) unit townhouse development will be constructed on a number of parcels within the South End Neighborhood. The project will be comprised of seven (7) individual, townhouse style, residential buildings. The larger parcel located on Morris Street will contain five (5) individual buildings with a mix of six (6) and seven (7) units each. The smaller parcel located on the north side of Morris Street will contain two (2) buildings with a mix of three (3) and four (4) units each. Each building will contain a mix of two (2) and three (3) bedroom units. In addition to the living space, the buildings are being designed to allow for one (1) space garage. In addition to the residential buildings, the developer is also planning to construct a pavilion and patio for use by the residents.

In addition to the interior parking space within each unit, the development is being designed with a large interior courtyard that will allow for additional parking of residents and visitors. This area will be accessed from two (2) new curb cuts from Morris Street. It is important to note that there will be no curb cuts onto Central Street. As with all new developments, in addition to the special permit, a full review and approval will be required by the Department of Public Works (DPW).

In addition to the site plan, a full detailed landscaping plan has been submitted. The staff has reviewed this plan and is pleased with what is being proposed. The proposed landscaping plan has a good mix of trees and shrubs. In order to ensure the long term viability of these plantings and grassed areas, the staff would strongly recommend that irrigation be installed as part of this development.

Lastly, detailed elevations of the buildings have been submitted. After a full review, the staff is very pleased with the design. The larger townhouse buildings along Central Street will complement the existing townhouse development located on the south side of Central Street. It should also be noted that the developer has been working closely with the City and the South End Neighborhood on the site plan and design.

Overall, the staff is very pleased with the proposed development. As was noted, this site has been vacant for a number of years and the staff is very pleased to see this site finally being developed. Further the proposed development will help to increase home ownership with this area of the South End. Lastly, the petitioner also has a long history of very successful redevelopment projects within the City and the staff firmly believes that the redevelopment of these properties will have a beneficial impact on the surrounding properties as well as the entire South End Neighborhood area as a whole.

Recommendation

Approve, with conditions.

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

Recommended Conditions:

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely for the construction of a forty (40) unit townhouse development at the properties known as SS Morris Street (08850-0046, 0038, 0037, 0036 & 0035), NS Central Street (02560-0009, 0010, 0013, 0015, 0017 & 0019) and NS Morris Street (08850-0013, 0016, 0018 & 0019).
3. The use shall be developed as per that attached site plans and elevations, with the addition of conditions #4 through #10.
4. All landscaping shall be installed as per the attached plans and shall be irrigated.
5. All landscaped areas shall be maintained and kept free of all overgrown vegetation, litter and debris.
6. The public treebelt and sidewalks shall be maintained, including snow removal.
7. There shall be no curb cuts onto Central Street.
8. Any and all additional special permits and/or variances shall be obtained prior to the issuance of a Building Permit.
9. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
10. A Non-Subdivision Plan (ANR) shall be submitted to the Springfield Planning Board for approval and recorded a the Hampden County Registry of Deeds, combining the parcels.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/08/2022

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : Properties Zoned by Home City Development, Inc. See Attached list
Petitioner: Home City Development, Inc.
Landlord : City of Springfield

Christopher A Caputo / Treasurer Collector

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

GEMINI TOWNHOMES

86 MORRIS STREET, SPRINGFIELD, MA 01105

PROJECT DIRECTORY

CLIENT:

GEMINI TOWNHOMES
C/O HOME CITY DEVELOPMENT, INC.
281 OAK GROVE AVE.
SPRINGFIELD, MA 01119
PH: (413) 783-5312

ARCHITECT

ArchitectureEL, Inc.
284 NORTH MAIN STREET
SUITE 2
EAST LONGMEADOW, MA 01028
PH: (413)-525-9700
FAX: (413)-525-9710

PLUMBING, MECHANICAL, ELECTRICAL

ROBERT W. HALL, CONSULTING ENGINEERING
340 MEADOW STREET
AGAWAM, MA 01001
PH: (413) 788-0960
FAX: (413) 789-2295

LANDSCAPE

WILLIAM A. CANON
158 NORTHAMPTON STREET
EASTHAMPTON, MA 01027
PH: (413) 527-4335

CIVIL ENGINEER

TORRES ENGINEERING, INC.
65 REED DRIVE
WETHERSFIELD, CT 06109
PH: (860) 232-9833

DRAWING SYMBOLS

SECTION DETAIL — SECTION DETAIL
DETAIL NAME — PLAN DETAIL
ENLARGED DETAIL
INTERIOR ELEVATION — ELEVATION DETAIL
ELEVATION MARKER
PARTITION TYPE
WINDOW TYPE
ROOM NAME & NO.
DOOR NO.
COLUMN NO. / LINE
INTERIOR ELEVATION NO.
KEY NOTE

DRAWING INDEX

T1.0 COVER SHEET

CIVIL/LANDSCAPE

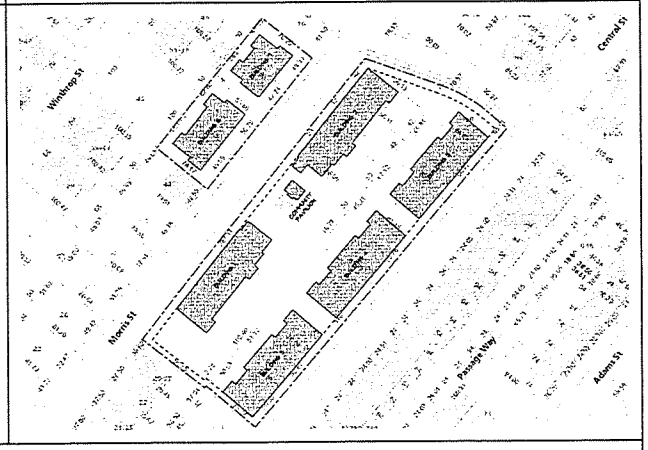
C1.1 SITE PLAN
L1.1 LANDSCAPING PLAN
L1.2 LANDSCAPING DETAILS

SE.1 ELECTIRCAL SITE PLAN
SE.2 ELECTRICAL FIXTURE SCHEDULE

ARCHITECTURAL

A1.1 3 BEDROOM UNIT A FLOOR PLANS
A1.2 2 BEDROOM UNIT B FLOOR PLANS
A1.3 2 BEDROOM UNIT C FLOOR PLANS
A1.4 H/C ACCESSIBLE UNIT 3BR & 2BR PLANS
A1.5 COMMUNITY PAVILION PLAN & ELEVATION
A1.6 MULTI-UNIT COMPLEX(ES), 1ST FLOOR PLANS
A1.7 MULTI-UNIT COMPLEX(ES), 2ND FLOOR PLANS
A1.8 BUILDINGS 6 & 7 FLOOR PLANS
A2.1 BUILDINGS 3, 4, & 5 ELEVATIONS
A2.2 BUILDING 1 ELEVATIONS
A2.3 BUILDING 2 ELEVATIONS
A2.4 BUILDINGS 6 & 7 ELEVATIONS

KEY PLAN

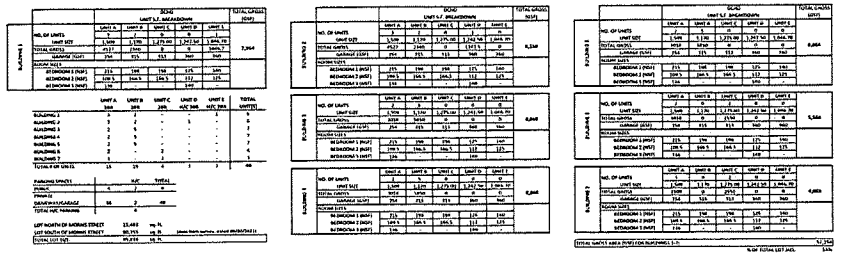


ABBREVIATIONS

MATERIAL INDICATIONS

CONCRETE
CONCRETE BLOCK (C.M.U.)
BRICK
CRUSHED STONE
COMPACTED EARTH
STEEL
CELLULAR PVC BOARDS
RIGID INSULATION
BATT INSULATION
ACOUSTICAL TILE
WOOD BLOCKING
DRYWALL OR PLASTER
PLYWOOD
FINISHED WOOD

UNIT MATRIX



ArchitectureEL
Environment Life Inc.
East Longmeadow, MA
ph. 413-525-9700
Harwich Port, MA
ph. 508-251-9076

KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

DRAWING REVISION LOG

CAD FILE: GT-A0 T1.0 COVERSHEET SPC V.DWG
CONTRACT DATE:
PLOT DATE: 4/11/2022
PROJECT NO.
DRAWN BY: NThurman
PROFESSIONAL SEAL

DRAWING NAME
COVER SHEET

DRAWING NUMBER
T1.0

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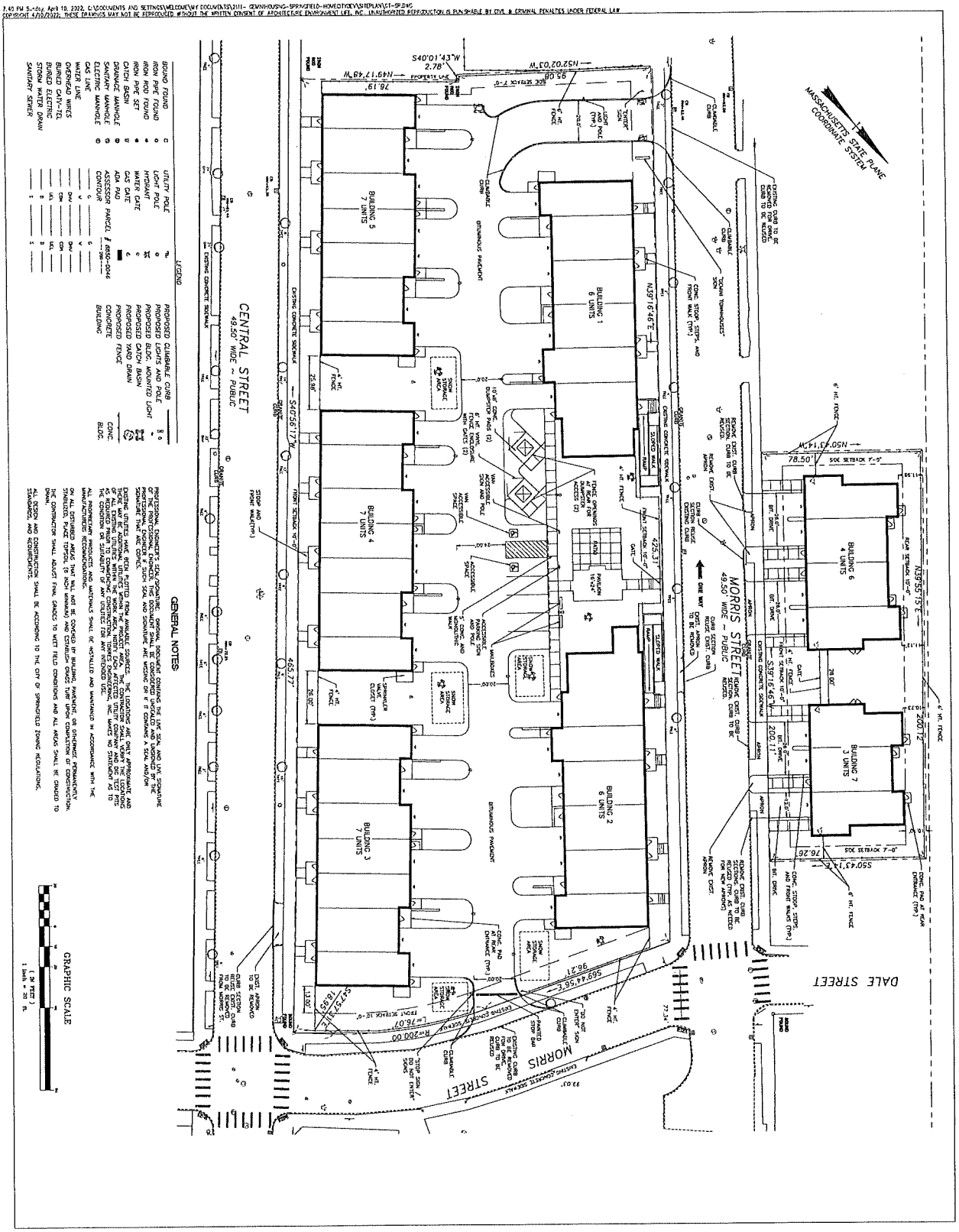


LEGEND

FOUND		UTILITY POLE	
PIPE FOUND		LIGHT POLE	
ROD FOUND		HYDRANT	
PIPE SET		WATER GATE	
BASIN		GAS GATE	
MANHOLE		ADA PAD	
MANHOLE		ASSESSOR PARCEL # 8S9G-0046	
MANHOLE		CONTOUR	
		PROPOSED CLIMBABLE CURB	
		PROPOSED LIGHTS AND POLE	
		PROPOSED BLDG. MOUNTED LIGHT	
		PROPOSED CATCH BASIN	
		PROPOSED YARD DRAIN	
		PROPOSED FENCE	
		CONCRETE BUILDING	CONC. BLDG.

GENERAL NOTES

PROFESSIONAL ENGINEER'S SEAL/SIGNATURE: ORIGINAL DOCUMENT CONTAINS THE LIVE SEAL AND LIVE SIGNATURE OF THE PROFESSIONAL ENGINEER. THIS DOCUMENT SHALL NOT BE CONSIDERED VALID WITHOUT THE SIGNATURE THAT ARE COPIED.

EXISTING UTILITIES: HAVE BEEN PLOTTED FROM AVAILABLE SOURCES. THE LOCATIONS ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WITHIN THE WORK AREA. BOTH CITY AND DIG SAFE SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DAMAGED UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. THE ENGINEER OF RECORD, INC. MAKES NO STATEMENT AS TO THE ACCURACY OF THE LOCATIONS SHOWN.

ALL PROPRIETARY PRODUCTS AND MATERIALS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

ALL DISTURBED AREAS THAT WILL NOT BE COVERED BY BUILDING, PAVEMENT, OR OTHERWISE PERMANENTLY STABILIZED PLACE TOPSOIL (6 INCH MINIMUM) AND ESTABLISH GRASS TURF UPON COMPLETION OF CONSTRUCTION.

THE CONTRACTOR SHALL ADJUST FINAL GRADES TO MEET FIELD CONDITIONS AND ALL AREAS SHALL BE GRADED TO DRAIN.

ALL CONSTRUCTION AND RECONSTRUCTION SHALL BE ACCORDING TO THE CITY OF SPRINGFIELD ZONING REGULATIONS, STANDARDS, AND REQUIREMENTS.

DRAWING REVISION LOG

CAD FILE:	GT-SP.DWG
CONTRACT DATE:	
PLOT DATE:	
PROJECT NO.:	2021-03
DRAWN BY:	DTorres

PROFESSIONAL SEAL

DRAWING NAME: SITE PLAN

DRAWING NUMBER: C1.1

GEMINI TOWNHOUSES
86 MORRIS ST
SPRINGFIELD, MA

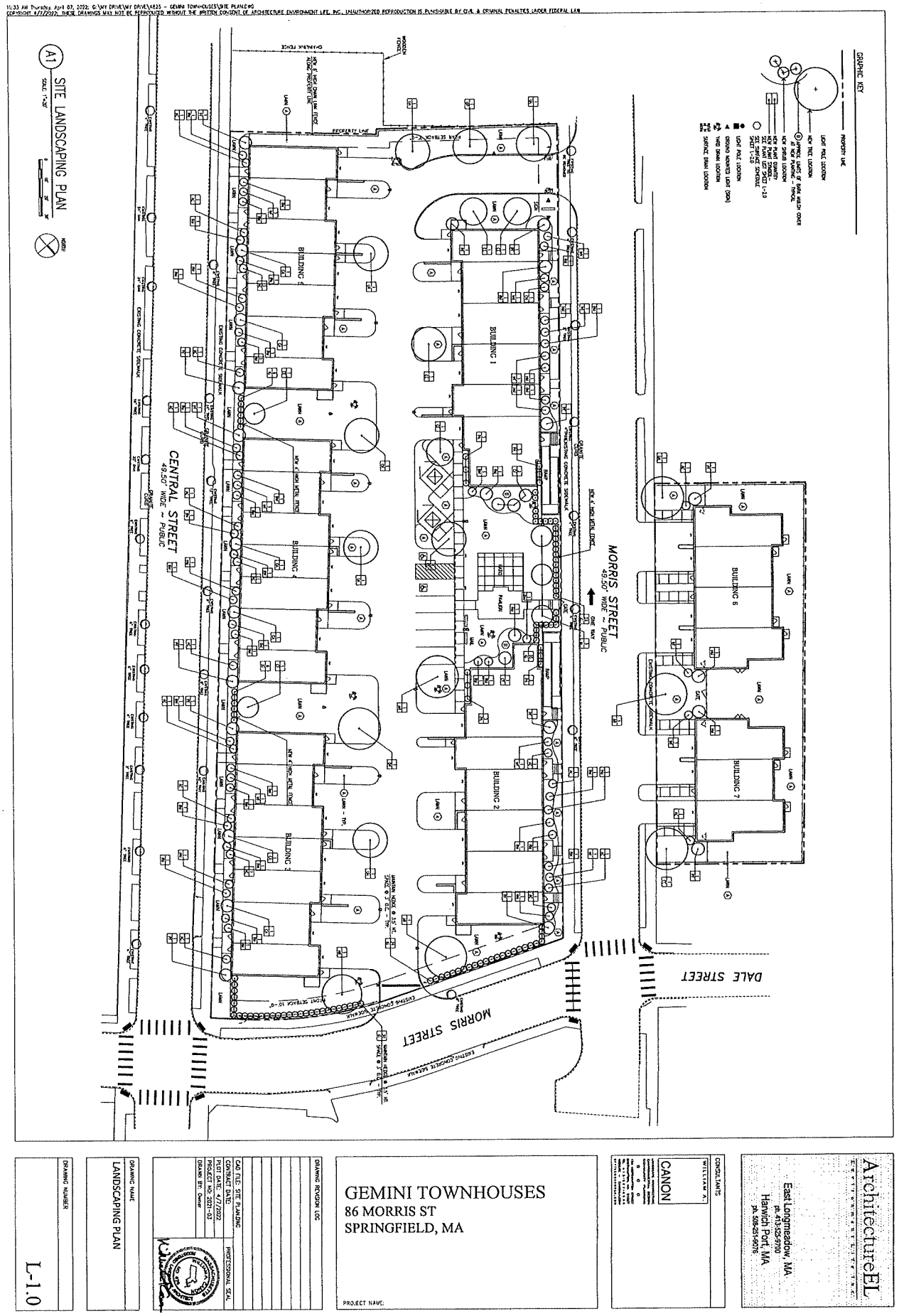
PROJECT NAME

CONSULTANTS

TE
TORRES ENGINEERING, INC.
63 REED DRIVE
WEATHERSFIELD, CT 06109
(860) 232-3533

ArchitectureEL
Easel Landscape Group, LLC
ph: 413-525-9700
Holyoke, MA
ph: 508-251-9076

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

11:33 AM Thursday, April 07, 2022, C:\MY DRIVE\MY DRIVE\4825 - GEMINI TOWNHOUSES\SITE PLANS.DWG
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SURFACE SCHEDULE

(A) LAWN AREAS

(B) BARK MULCH/ PLANT BEDS

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION
	TREES				
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	4	3-3.5" CAL	B&B
AL	AMELANCHIER LAEVIS	SPANISH	3	2.5-3" CAL	B&B
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3	2.5-3" CAL	B&B
CO	CERCIS CANADENSIS	EASTERN REDBUD	5	2-2.5" CAL	B&B
CK	CLADRASTIS KENTUKEA	YELLOWWOOD	1	2-2.5" CAL	B&B
QP	QUERCUS PALUSTRIS	PIN OAK	2	2-2.5" CAL	B&B
UA	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	6	2-2.5" CAL	B&B
	SHRUBS				
AC	ALNUS CANADENSIS	PROSPERA ALDER	19	2-2.5' HT.	CONT
CF	CHAMAECYPARIS P. 'JAMES'	GOLD THREAD FALSE CYPRESS	6	2-2.5' HT.	CONT
CA	CLETHRA ALNIFOLIA CRISPA CAL	COMPACT SUMMERSWEET	6	2-2.5' HT.	CONT
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD SUMMERSWEET	1	2-2.5' HT.	CONT
HA	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	13	2-2.5' HT.	CONT
IV	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	11	2-2.5' HT.	CONT
PM	PHYSOCARPUS M. 'SEWARD'	MOCKER RHODODENDRON	8	2-2.5' HT.	CONT
PM	PHYSOCARPUS M. 'SEWARD'	PINK REGENT RHODODENDRON	11	2-2.5' HT.	CONT
RV	RHODODENDRON V. 'ROSEUM'	ROSEBAY RHODODENDRON	12	#3	CONT
VT	VIBURNUM T. 'SUPER DOCK'	SUPER DOCK VIBURNUM	2	#3	CONT
VT	WEIGELA FL. 'TANI RUBY'	RUBY QUEEN WEIGELA (RED FLOWER)	9	2-2.5' HT.	CONT
RM	RHODODENDRON 'MILLION'	MILLION RHODODENDRON	25	1.5-2' HT.	B&B

KEY: B&B-BALLED & BURLAP, BR-BARE ROOT, CONT-CONTAINER, POT-POTTED, SS-SHRUB, STEM

PLANTING NOTES

1. TO THE BEST OF OUR KNOWLEDGE THE PLANT QUANTITIES AND SIZES SHOWN ON THE PLANT LIST ARE CORRECT. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL GOVERN. ALL PLANTS SHALL BE TYPICAL IN SIZE AND DESCRIPTION TO PLANTS DESCRIBED ON PLAN AND UPON EXAMINATION BY THE OWNER OR HIS REPRESENTATIVE SHALL BE SUBJECT TO REJECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT.
2. THERE ARE NO GUARANTEES WITH REGARDS TO UNDERGROUND UTILITIES. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION.
3. ALL PLANT BEDS AND TREE RINGS (3' DIA MIN.) SHALL BE COVERED WITH 4" MIN. DEPTH PINE SHREDDED BARK MULCH UNLESS OTHERWISE NOTED.
4. ALL PLANT AREAS SHALL BE GRADED TO MEET PAVEMENT AND TOP OF CURBS WITH A MIN. SCORED TOPSOIL AND SEEDED TO BLEND WITH ANY SURROUNDING LAWN AREAS.
5. THE USE OF SODIUM CHLORIDE FOR ICE CONTROL SHALL BE MINIMIZED, CONSISTENT WITH PUBLIC HIGHWAY SAFETY REQUIREMENTS, TO PROTECT GROUNDWATER. LANDSCAPE MATERIALS SHALL NOT BE USED IN AMOUNTS WHICH MAY RESULT IN GROUND WATER CONTAMINATION.
6. PLANT SHRUBS SHOWN ON THE SITE PLAN BETWEEN EXACT SPACING FOR INSTALLATION AND ARE A REPRESENTATION OF COVERAGE AT 2-4 YEARS OF PLANT GROWTH FROM THE TIME OF INSTALLATION.
7. ANY/ALL DISCREPANCIES BETWEEN PLANT LIST AND PLAN DRAWING SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION.

(3) HEDGE PLANTING
1"=20'
NO SCALE

(2) TREE PLANTING
1"=20'
NO SCALE

(1) SHRUB PLANTING
1"=20'
NO SCALE

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Hatfield Port, MA
ph. 508-247-4070

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WILLIAM A. CANON
P.E.
CIVIL

GEMINI TOWNHOUSES
86 MORRIS ST
SPRINGFIELD, MA

PROJECT NAME:

DRAWING REVISION LOG

CAD FILE: SITE PLANNING
CONTRACT DATE:
PLOT DATE: 4/7/2022
PROJECT NO: 2021-03
DRAWN BY: Owner

PROFESSIONAL SEAL

DRAWING NAME
LANDSCAPING DETAILS

DRAWING NUMBER
L-2.0

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

12:18 PM Monday, April 11, 2022, K:\11145531-21 GEMINI TOWNHOUSES ELECTRICAL\551 ELECTRICAL SITE PLAN.DWG
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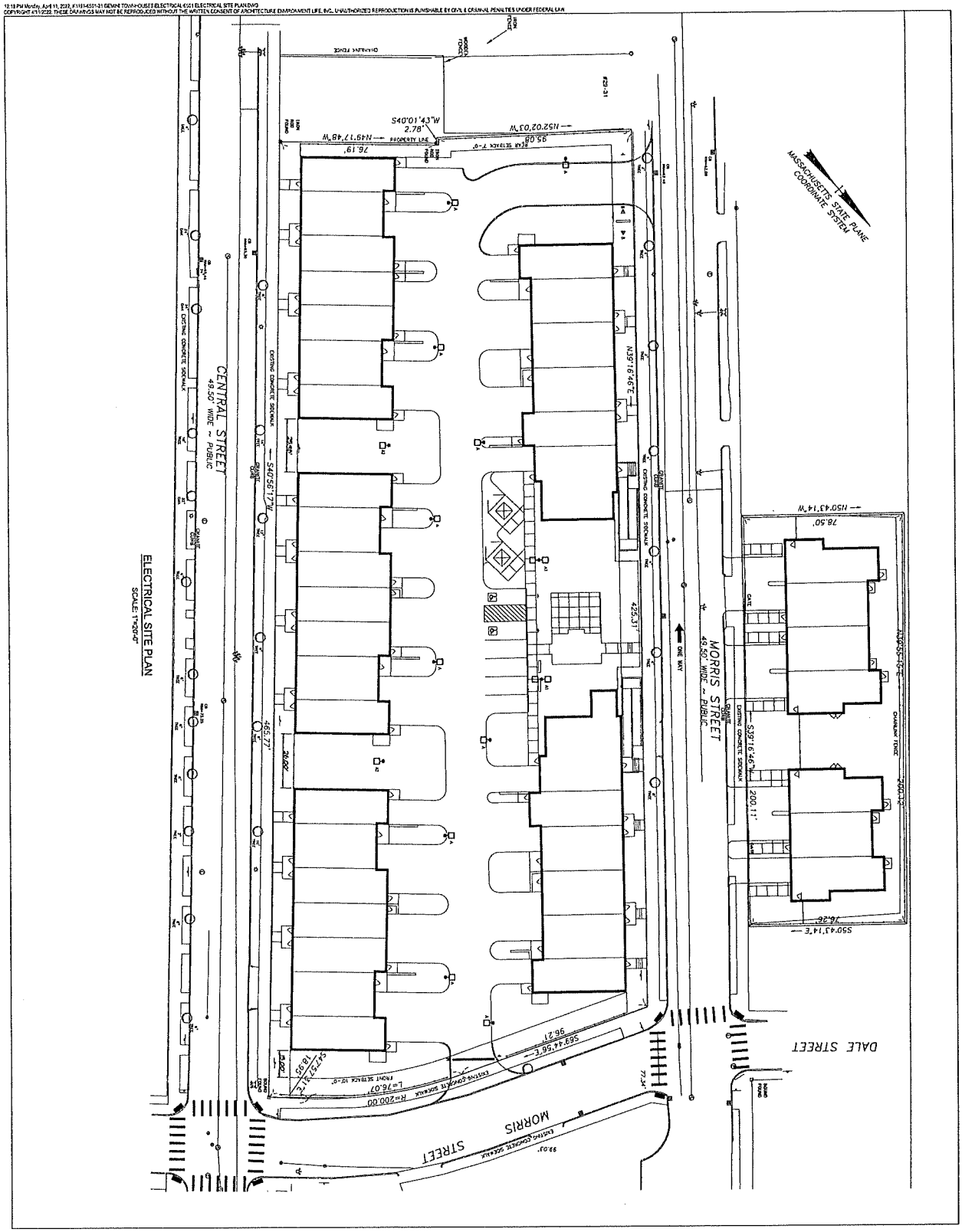

DRAWING NUMBER	SE.1
DRAWING NAME	ELECTRICAL SITE PLAN
DRAWING REVISION LOG	
PROJECT NAME	GEMINI TOWNHOUSES 86 MORRIS ST SPRINGFIELD, MA
CONSULTANTS	

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Harwich Port, MA
ph. 508-251-5076

DRAWN BY: HHAMANT
PROJECT NO: 2022-03
PLOT DATE: 4/11/2022
CONTRACT DATE:
CAD FILE: 551 ELECTRICAL SITE PLAN.DWG
PROFESSIONAL SEAL

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

9:56 AM Monday, April 11, 2022, EV191-6501-01 GEMINI TOWNHOUSES ELECTRICAL\6501 ELECTRICAL SITE PLAN.DWG
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LIGHTING FIXTURE SCHEDULE

NO	MANUF	CATALOG NUMBER	LAMPS NO	LAMPS TYPE	VOLT	MOUNTING RECESSED	MOUNTING SURFACE	LOAD	REMARKS
A	NLS	(NV)-(A,S,D)-(2,3)-(30K,40K,50K)-(FB,SP)-(BK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)	-	3000K PKG LUMENS	120		X	71	TYPE 1 DIST. DLC, 15' POLE
A1		(NV)-(A,S,D)-(2,3)-(30K,40K,50K)-(FB,SP)-(BK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)	-	7280 LUMENS EACH FIXTURE	120		X	142	TYPE 1 DIST. DLC, 12' POLE
A2		(NV)-(A,S,D)-(2,3)-(30K,40K,50K)-(FB,SP)-(BK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)-(BLK,BZ,SV)-(SP,DP,TP)-(DE,SAP,15-18)-(BRC,BSC,BLC,BLK)-(UNV,347,480)-(DIM,NLC)	-	3000K 2088 LUMENS	120		X	18	TYPE 1 DIST. DLC, 15' POLE
B	ECOSENSE	(RISE)-(18-24-30-36-48)-(SQ-RE)-(FLOOD-SPOT-WIDE)-(WW-NW-CW)-(120-277-347-480)-(DIM-DALI-ZIG)-(BK-WH-SV)-(SURF-RECESS-PEND)-(SQ-RE)-(FLOOD-SPOT-WIDE)-(WW-NW-CW)-(120-277-347-480)-(DIM-DALI-ZIG)-(BK-WH-SV)-(SURF-RECESS-PEND)-(SQ-RE)-(FLOOD-SPOT-WIDE)-(WW-NW-CW)-(120-277-347-480)-(DIM-DALI-ZIG)-(BK-WH-SV)-(SURF-RECESS-PEND)					X	71	TYPE 1 DIST. DLC, 15' POLE

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Harwich Port, MA
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CONSULTANTS

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SPRINGFIELD, MA

PROJECT NAME:

DRAWING REVISION LOG:

CAD FILE: 6501 ELECTRICAL SITE PLAN.DWG
CONTRACT DATE:
PLOT DATE: 4/11/2022
PROJECT NO: 2021-03
DRAWN BY: mbeliott

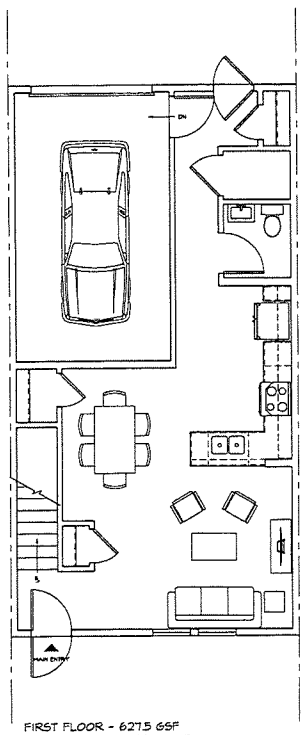
PROFESSIONAL SEAL

DRAWING NAME:
ELECTRICAL FIXTURE SCHEDULE

DRAWING NUMBER:
SE.2

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

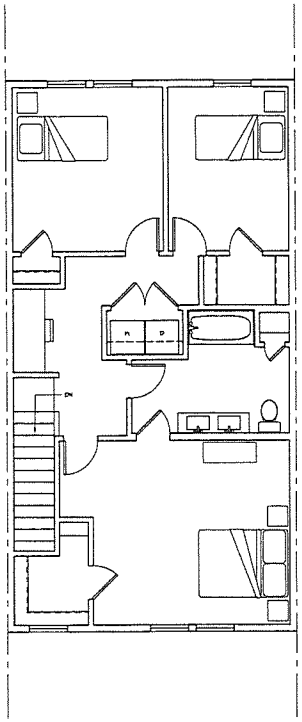
Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



FIRST FLOOR - 627.5 GSF
SECOND FLOOR - 881.5 GSF
TOTAL AREA OF 3BR UNIT - 1509 GSF

GARAGE ONLY - 254 SF

1 A1.1 FIRST FLOOR - 3BR UNIT A
SCALE: 1/4"=1'-0"



2 A1.1 SECOND FLOOR - 3BR UNIT A
SCALE: 1/4"=1'-0"

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA
PROJECT NAME

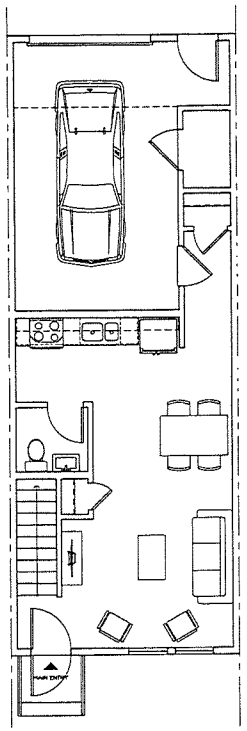
DRAWING REVISION LOG
02/23/22 SPECIAL PERMIT

CAD FILE: CT-A1.X UNIT PLANS.DWG
CONTRACT DATE:
PLOT DATE: 2/10/2022
PROJECT NO. 2021-03
DRAWN BY: NThomas
PROFESSIONAL SEAL

DRAWING NAME
3 BEDROOM UNIT A
FLOOR PLANS

DRAWING NUMBER
A1.1

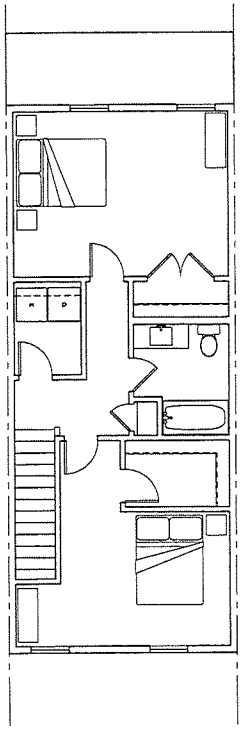
Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



FIRST FLOOR PLAN - 473 SF
SECOND FLOOR PLAN - 697 SF
TOTAL AREA OF 2BR UNIT - 1,170 SF

GARAGE ONLY - 315 SF

1 A1.2 FIRST FLOOR - 2BR UNIT B
SCALE: 1/4"=1'-0"



2 A1.2 SECOND FLOOR - 2BR UNIT B
SCALE: 1/4"=1'-0"

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA
PROJECT NAME

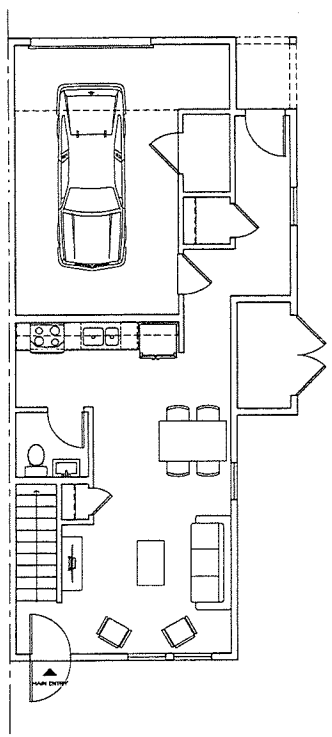
DRAWING REVISION LOG
02/28/23 SPECIAL PERMIT

CAD FILE: CT-ALL UNIT PLANS.DWG
CONTRACT DATE:
PLOT DATE: 3/22/2022
PROJECT NO: 2021-03
DRAWN BY: MTurner
PROFESSIONAL SEAL

DRAWING NAME
2 BEDROOM UNIT B
FLOOR PLANS

DRAWING NUMBER
A1.2

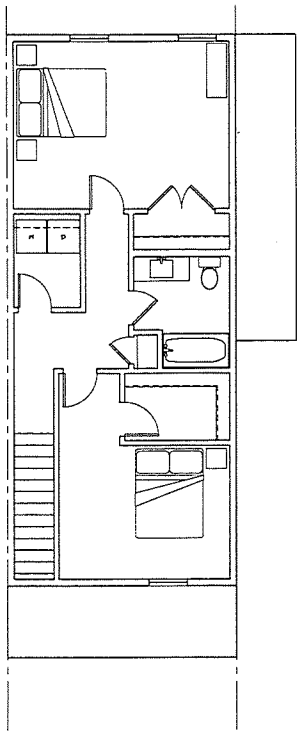
Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



FIRST FLOOR PLAN - 578 SF
SECOND FLOOR PLAN - 697 SF
TOTAL AREA OF 2BR UNIT - 1,275 SF

GARAGE ONLY - 313 SF

1 / A1.3 FIRST FLOOR - 2BR UNIT C
SCALE: 1/4"=1'-0"



2 / A1.3 SECOND FLOOR - 2BR UNIT C
SCALE: 1/4"=1'-0"

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

PROJECT NAME

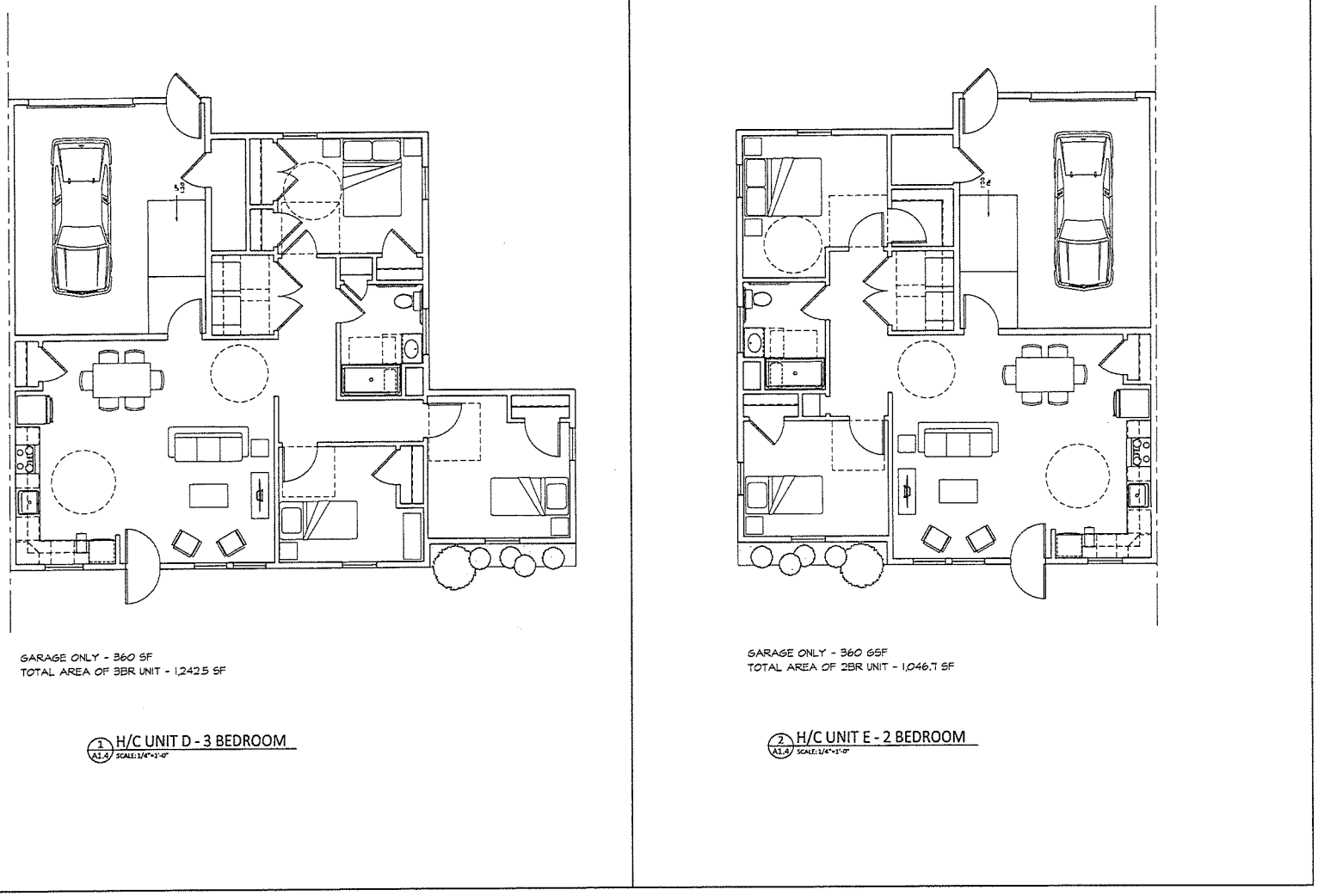
DRAWING REVISION LOG
02/28/22 SPECIAL PERMIT

CAD FILE: CT-A1.X UNIT PLAN/ELEVS
CONTRACT DATE:
PLOT DATE: 3/23/2022
PROJECT NO: 2021-03
DRAWN BY: MThomas
PROFESSIONAL SEAL

DRAWING NAME
2 BEDROOM UNIT C
FLOOR PLANS

DRAWING NUMBER
A1.3

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



GARAGE ONLY - 360 SF
TOTAL AREA OF 3BR UNIT - 1,242.5 SF

1 A1.4 H/C UNIT D - 3 BEDROOM
SCALE: 1/4"=1'-0"

GARAGE ONLY - 360 GSF
TOTAL AREA OF 2BR UNIT - 1,046.7 SF

2 A1.4 H/C UNIT E - 2 BEDROOM
SCALE: 1/4"=1'-0"

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA
PROJECT MGMT.

DRAWING REVISION LOG
01/28/22 SPECIAL PERMIT

CAD FILE: GT-A1.X UNIT PLANS.DWG
CONTRACT DATE:
PLOT DATE: 3/30/2022
PROJECT NO. 2021-03
DRAWN BY: RThurman
PROFESSIONAL SEAL

DRAWING NAME
H/C ACCESIBLE UNITS
3BR PLAN & 2BR PLAN

DRAWING NUMBER
A1.4

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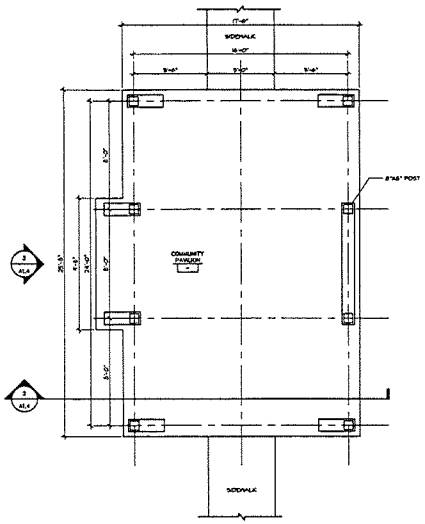
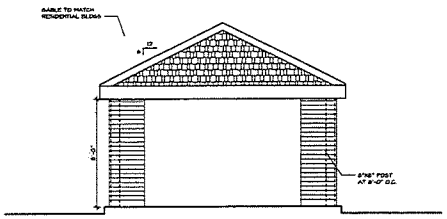
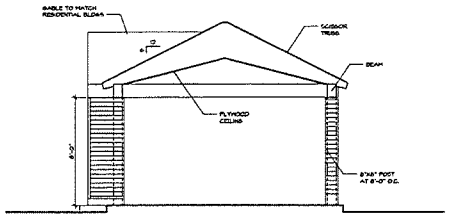
Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



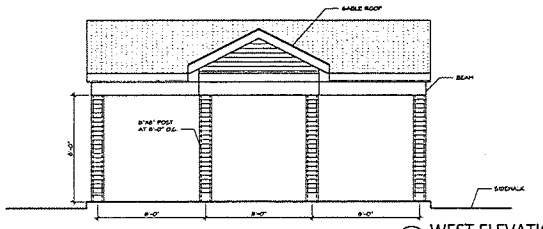
1 A1.5 COMMUNITY PAVILION
SCALE:1/4"=1'-0"



4 A1.5 SOUTH ELEVATION
SCALE:1/4"=1'-0"



2 A1.5 SECTION
SCALE:1/4"=1'-0"



3 A1.5 WEST ELEVATION
SCALE:1/4"=1'-0"

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

DRAWING REVISION LOG
01/26/22 SPECIAL PERMIT

CONTRACT DATE:
PLOT DATE: 3/30/2022
PROJECT NO: 2021-03
DRAWN BY: NTH+MG

PROFESSIONAL SEAL

DRAWING NAME
COMMUNITY PAVILION
PLAN AND ELEVATION

DRAWING NUMBER
A1.5

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East Longmeadow, MA 01028
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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

PROJECT NAME

ISSUANCE / REVISION LOG
02/24/22 SPECIAL PERMIT

SEAL / STAMP & NOTARIZATION

PROFESSIONAL SEAL

DRAWING NAME
MULTI-UNIT COMPLEX
FIRST FLOOR PLANS

DRAWING NUMBER
A1.6

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

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KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

PROJECT NAME

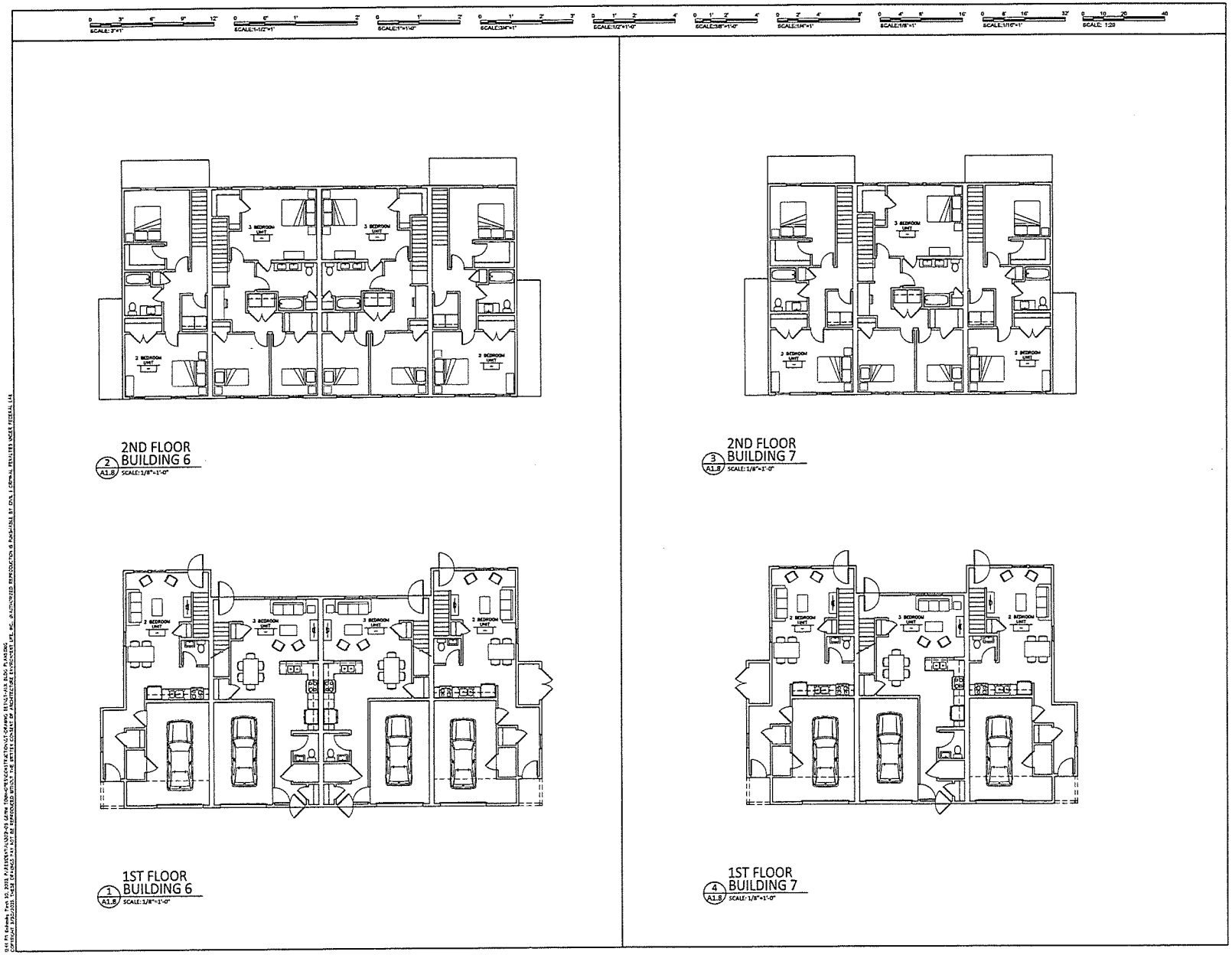
DRAWING REVISION DATE
03/29/22 - SPECIAL PERMIT

DRAWING NAME
MULTI-UNIT COMPLEX
SECOND FLOOR PLANS

DRAWING NUMBER
A1.7

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)



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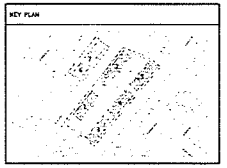
ph. 413-525-9700 fax. 413-525-9710

KEY PLAN



GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

DRAWING REVISION LOG
02/24/22 SPECIAL PERMIT

CONTRACT DATE:
PLOT DATE: 3/30/2022
PROJECT NO. 2021-03
DRAWN BY: NTheroux
PROFESSIONAL SEAL

DRAWING NAME
PROPOSED FLOOR PLANS
BUILDINGS 6 & 7

DRAWING NUMBER
A1.8

941 FF Website, Tue, 30, 2021, P:\PROJECTS\2021-03 GEMINI TOWNHOMES\CONSTRUCTION\CAD DRAWING FILES\CAD-A1.8 BLDG PLANS.DWG
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Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

ArchitectureEL
Environmental Life Inc.
264 North Main Street, Suite 2
East Longmeadow, MA 01028
ph. 413-525-9700 fax. 413-525-9710

KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

DRAWING REVISION LOG
02/28/22 SPECIAL PERMIT

CAD FILE: 01-A2.X ELEVATIONS.DWG
CONTRACT DATE:
PLOT DATE: 3/30/2022
PROJECT NO. 2021-03
DRAWN BY: MThomas
PROFESSIONAL SEAL

DRAWING NAME
PROPOSED ELEVATIONS
BUILDINGS 3, 4, & 5

DRAWING NUMBER
A2.1

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

ArchitectureEL
Environment Life Inc.
264 North Main Street, Suite 2
East Longmeadow, MA 01028
ph. 413-525-9700 fax. 413-525-9710

KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

DRAWING REVISION LOG
02/28/22 SPECIAL PERMIT

CAD FILE: 01-A2.X ELEVATIONS.DWG
CONTRACT DATE:
PLOT DATE: 2/28/2022
PROJECT NO: 2021-03
DRAWN BY: MThomas
PROFESSIONAL SEAL

DRAWING NAME
PROPOSED ELEVATIONS
BUILDING 1

DRAWING NUMBER
A2.2

ArchitectureEL
264 North Main Street, Suite 2
East Longmeadow, MA 01028
ph. 413-525-9700 fax. 413-525-9710

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

PROPOSED ELEVATIONS
BUILDING 2

A2.3

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

ArchitectureEL
Environmental Life Inc.
264 North Main Street, Suite 2
East Longmeadow, MA 01028
ph. 413-525-9700 fax. 413-525-9710

KEY PLAN

GEMINI TOWNHOMES
86 MORRIS ST
SPRINGFIELD, MA

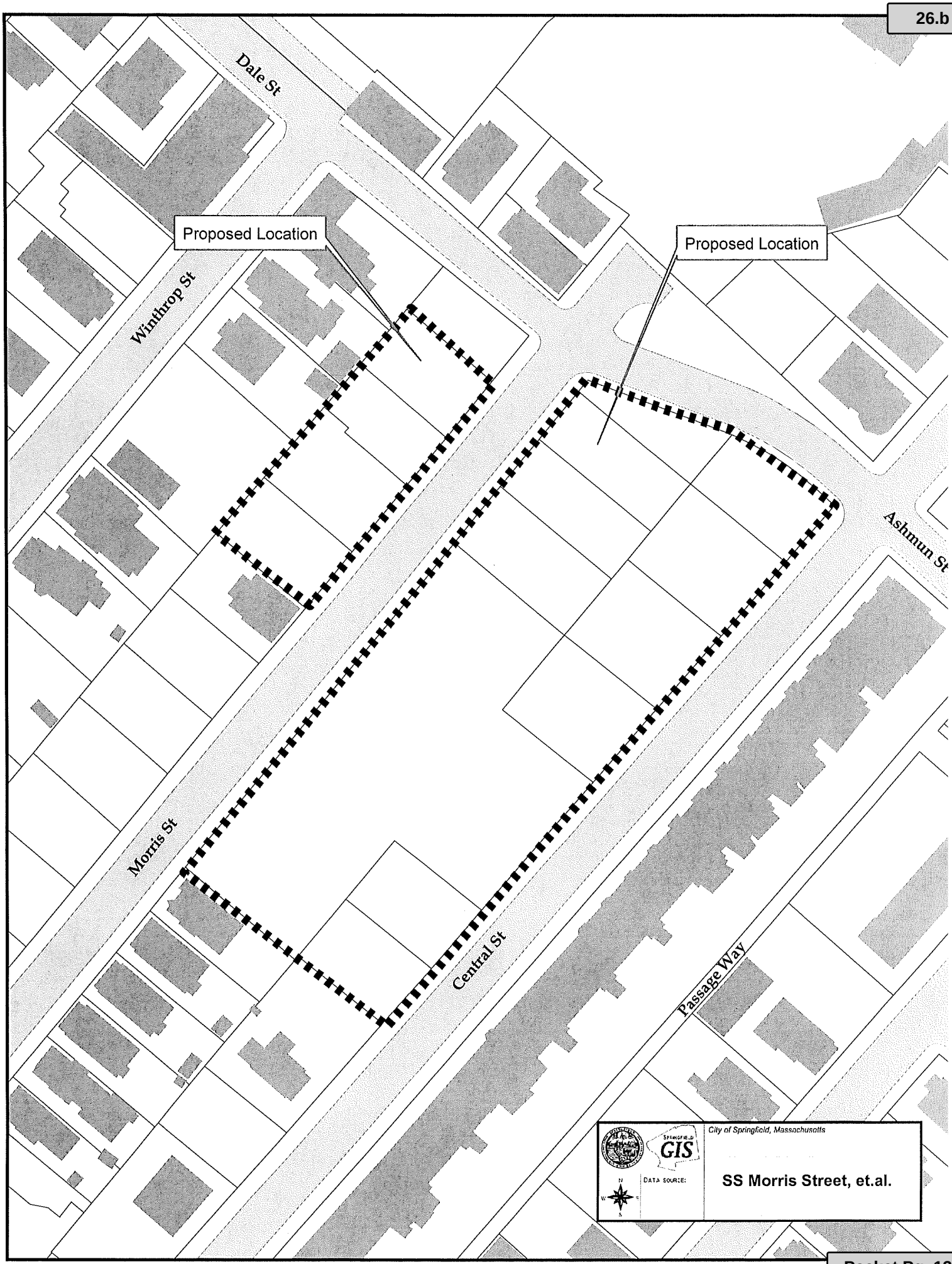
DRAWING REVISION LOG
02/28/23 SPECIAL PERMIT

CAD FILE: 4T-A2.4 ELEVATIONS.DWG
CONTRACT DATE:
PLOT DATE: 3/30/2023
PROJECT NO. 2021-03
DRAWN BY: RTHOMAS
PROFESSIONAL SEAL

DRAWING NAME
PROPOSED ELEVATIONS
BUILDINGS 6 & 7

DRAWING NUMBER
A2.4

©21 PB &Assoc, Feb 10 2022, P:\ASSISTANT\ACAD-23 LDW: TOWNHOUSES\CONSTRUCTION\4T-A2.4 ELEVATIONS.DWG
LAST PLOTTED: 3/30/2023 11:26 BY DAVID
THESE DRAWINGS ARE NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF ARCHITECTURE ENVIRONMENTAL LIFE INC., AND/OR ITS PRINCIPALS. ANY UNAUTHORIZED REPRODUCTION OR PURCHASE BY ANY PERSONS, FIRMS OR CORPORATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.



Attachment: Morris_St_SS_2022 (6669 : SS Morris Street, Et.Al.)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit for a car wash, at the properties known as 1090 Boston Road (01655-0203) (Book# 13359/Page# 2), NS Boston Road (01655-0201 & 0206) (Book# 13359/Page# 2) and WS Ramsgate Street (10050-0018) (Book# 13359/Page# 2), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 4, Table 4-4, Section 12.3(2).

Mailing Address:

615 Reservoir Avenue
Cranston, RI 02910

Owner:

1090 Boston Road, Inc.

I hereby certify that I am the owner or acting on behalf of the owner.

BY: _____
Trevor Wiggins

Petitioner:

Sevan Multi-Site Solutions

3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

BY: Joseph Bermudez _____
Joseph Bermudez

Attachment: Boston_Rd_1090_Tax_Formal (6670 : 1090 Boston Road)

Christopher A. Caputo
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 6, 2021

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1090 Boston Road – (01655-0203)

Petitioner: Sevan Multi-Site Solutions
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

Property Owner: 1090 Boston Road, Inc.
615 Reservoir Avenue
Cranston, RI 02910

Christopher A. Caputo: Treasurer/Collector

Attachment: Boston_Rd_1090_Tax_Formal (6670 : 1090 Boston Road)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

1090 BOSTON ROAD (01655-0203), ET.AL.
MECHANICAL PUBLIC CAR WASH

General Information

Petitioner:	Sevan Multi-Site Solutions
Request:	Mechanical public car wash
Proposed use of the property:	Mechanical public car wash
Size:	56,443 s.f.
Compatibility with current planning documents:	The Pine Point Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	Pine Point Neighborhood Council: 4-4-22
Tax Status:	**SEE ATTACHED**
Site Visit:	4-20-22
Hearing Date:	4-25-22/5-2-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business B and is located along the Boston Road commercial corridor. The surrounding land uses include:

To the north are vacant land and Five Mile Pond zoned Residence A.
To the south is a commercial plaza zoned Business A.
To the east are vacant land and a single-family house zoned Residence A and Business B.
To the west is Five Mile Pond zoned Open Space.

Site plan review:

The petitioner has requested a special permit to operate a mechanical public car wash at the property known as 1090 Boston Road. The site is currently vacant but has been used as a used car dealership over that past several years. The petitioner intends to demolish the existing building and construct a new 4,201± square foot tunnel car wash.

After reviewing the site plan and visiting the site, the staff does not object to the proposed request. As noted above, the site has been used for used car sales for a number of years and is currently vacant. The plans submitted indicate that the existing building will be demolished and a new tunnel car wash will be constructed. There will only be one (1) entrance/exit onto Boston Road. The proposed curb cut will move slight to the east as part of this new development.

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

Patrons will enter the site and drive around to the rear of the building to access the pay stations. Approximately twenty (20) vacuum stations will be located in the front of the building. As with all new developments, a full review and approval from the Department of Public Works (DPW) will be required. Additionally, due to the fact that this site abuts wetlands, a full review and approval will also be required from the Springfield Conservation Commission.

In addition to the site plans, a full detailed landscaping plan has been submitted. The staff is pleased with what is being proposed and is pleased to see that the landscape buffer along Boston Road will remain. The one comment the staff would have is that there is not a sufficient buffer between this use and the abutting residential property. While there is an existing solid fence between the properties, the staff believes that an additional landscape buffer should be installed. As such, if approved, the staff would strongly recommend that a condition be placed on the approval that requires an abortive hedge to be installed along the abutting residential property. In addition, due to the fact that this property does directly abut a residential property, the staff would recommend that the hours of operation be limited.

Lastly, it should be noted that an ANR plan has been submitted, incorporating all the individual properties, including the discontinued Ramsgate Street into one (1) property.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted solely for the operation of mechanical public car wash at the properties known as 1090 Boston Road (01655-0203), NS Boston Road (01655-0201 & 0206) and WS Ramsgate Street (10050-0018).
2. The use shall be developed according to the attached site plans and elevations, with the addition of conditions #3 through #12.
3. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
4. Any and all approvals required from the Springfield Conservation Commission shall be obtained, prior to the issuance of a Building Permit.
5. Landscaping shall be installed as per the attached plans and shall be irrigated.
6. The building shall be maintained graffiti free.
7. Arborvitae shrubs shall be planted along the eastern property line abutting the residential property. The existing solid fence shall remain.
8. The public sidewalk along Boston Road shall be maintained, including snow removal.

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

9. The site shall be maintained free of all overgrown vegetation, weeds, trash and debris.
10. There shall be no banners, streamers or other promotional materials located on the building or light poles.
11. Any and all signage shall be properly permitted.
12. The hours of operation shall be limited to opening no earlier than 8:00AM and closing no later than 10:00PM. Vacuums shall be shut off when the car wash is closed.
13. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in denial of the issuance of a Building Permit and/or Occupancy Permit, revocation of any permits issued and/or enforcement by the Code Enforcement Department punishable by fines of up to $200 per day for each day a violation exists.

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

Christopher A. Caputo
Collector/Treasurer

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

January 6, 2021

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit: 1090 Boston Road – (01655-0203)

Petitioner: Sevan Multi-Site Solutions
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

Property Owner: 1090 Boston Road, Inc.
615 Reservoir Avenue
Cranston, RI 02910

Christopher A. Caputo: Treasurer/Collector

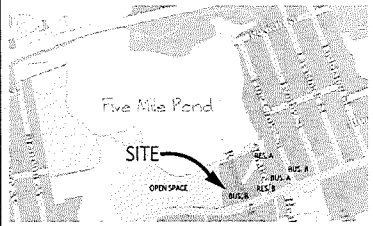
Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

Washville
Your Hometown Car Wash

WASHVILLE - SPRINGFIELD
CARWASH

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
HAMPDEN COUNTY

LOCATION MAP
SCALE: NTS



ZONING MAP
SCALE: NTS

PROJECT DESCRIPTION	
NEW TUNNEL CAR WASH WITH ASSOCIATED PARKING AND AMENITIES.	
SITE NOTES	
1.	THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY CONTROL POINT ASSOCIATES, INC. DATED: 02.11.2022.
PARCEL INFORMATION:	
PARCEL NUMBER:	2165S0203
OWNER:	WASHVILLE
ACRES:	DEVELOPMENT: ±56,005 S.F. (± 1.29 ACRES)

BUILDING CODE REVIEW	
ACCESSIBILITY CODE	521 CMR - 2006 EDITION (MASSACHUSETTS ARCHITECTURAL ACCESS BOARD)
BUILDING CODE	MASSACHUSETTS BUILDING CODE, 9TH EDITION CMR 780 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL BUILDING CODE 2015
ELECTRICAL CODE	527 CMR 12.00: MASSACHUSETTS ELECTRICAL CODE 2020 NATIONAL ELECTRICAL CODE (NEC)
ENERGY CODE	780 CMR CHAPTER 115 AA. STRETCH ENERGY CODE
MECHANICAL CODE	MASSACHUSETTS BUILDING CODE, 9TH EDITION CMR 780 INTERNATIONAL MECHANICAL CODE 2015
PLUMBING CODE	248 CMR 10.00: UNIFORM STATE PLUMBING CODE (MASSACHUSETTS)
ZONING ORDINANCE REVIEW	
ZONING ORDINANCE	CODE OF ORDINANCES OF SPRINGFIELD MASSACHUSETTS
ZONING MAP	ZONING MAP OF SPRINGFIELD MA
SITE ZONING	B - BUSINESS - BOSTON ROAD NEIGHBORHOOD
PERMITTED USE	YES

BULK REGULATIONS			
ITEM	REQUIRED	PROPOSED	ORDINANCE
LOT REQUIREMENTS:			
MIN. LOT AREA	NO REGULATION	±67,203 SF (±1.54AC)	5.3.10
MIN. LOT FRONTAGE	NO REGULATION	±324.2'	
SETBACK REQUIREMENTS:			
FRONT BUILDING SETBACK	10.0'	59.5'	5.3.10
SIDE BUILDING SETBACK	10.0'	WEST: ±3.0' EAST: ±7.0'	
REAR BUILDING SETBACK	0.0'	125.5'	
PARKING REQUIREMENTS:			
MIN. STANDARD SPACE SIZE	8.5' x 18'	8.5' x 18'	ARTICLE 7 TABLE 7.1
PARKING CALCULATION	NO CITATION FOR CAR WASH BUILDINGS	3	
VACUUM SPACES	--	19 (1 BARRIER FREE SPACE)	
BARRIER-FREE SPACES	1 PER 25 PARKING SPACES	2 (1 VAC SPACE)	ANSI/ICC A117.1
TOTAL SPACES		23	
BUFFER WIDTH IN NON-RESIDENTIAL DISTRICTS	10' LANDSCAPE ADJACENT TO RESIDENTIAL	10'	

PROJECT DIRECTORY			
	DESCRIPTION	ADDRESS	CONTACT
SITE	OWNER/ DEVELOPER		--
	PROJECT MANAGER	SEVAN MULTI-SITE SOLUTIONS 37706 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	TIMOTHY KRATZ, PE 219.841.6535
	SURVEYOR	CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	508.588.3000
DESIGN CONSULTANTS	CIVIL ENGINEER	SEVAN ENGINEERING, PC 37706 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	TIMOTHY KRATZ, PE 219.841.6535
	ARCHITECT	SEVAN DESIGN SOLUTIONS, P.C. 3025 HIGHLAND PARKWAY SUITE #450 DOWNERS GROVE, IL 60515	312.756.7778
UTILITIES	ELECTRIC	EVERSOURCE 247 STATION DRIVE WESTWOOD, MA 02090	888.633.3797
	GAS	EVERSOURCE 247 STATION DRIVE WESTWOOD, MA 02090	866.633.3797
	WATER	SPRINGFIELD WATER & SEWER COMMISION COMMISSION ENGINEER P.O. BOX 995 SPRINGFIELD, MA 01101	MARTY LORIK 413.330.3501
	SANITARY SEWER	SPRINGFIELD WATER & SEWER COMMISION COMMISSION ENGINEER P.O. BOX 995 SPRINGFIELD, MA 01101	MARTY LORIK 413.330.3501
	STORM SEWER	CITY OF SPRINGFIELD MA DEPARTMENT OF PUBLIC WORKS 70 TAPLEY STREET SPRINGFIELD, MA 01104	ANDREW KRAR 413.736.3111
GOVERNMENT	PLANNING DEPARTMENT (TOWNSHIP)	CITY OF SPRINGFIELD MA DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT 70 TAPLEY STREET SPRINGFIELD, MA 01104	PHIL DROUMME 413 787.6020
	HEALTH DEPARTMENT	CITY OF SPRINGFIELD MA ENVIRONMENTAL HEALTH DIRECTOR 70 TAPLEY STREET SPRINGFIELD, MA 01104	STEVE STATHS 413 787.6740
	FIRE DEPARTMENT	CITY OF SPRINGFIELD FIRE DEPARTMENT CAPTAIN 1535 ROOSEVELT AVENUE SPRINGFIELD, MA 01109	RICHARD MARTIN 413 787.6410
	ENGINEER	CITY OF SPRINGFIELD MA DEPARTMENT OF PUBLIC WORKS 70 TAPLEY STREET SPRINGFIELD, MA 01104	ANDREW KRAR 413 736.3111
	BUILDING DEPARTMENT	CITY OF SPRINGFIELD MA, BUILDING CODE ENFORCEMENT DEPUTY BUILDING COMMISSIONER 70 TAPLEY STREET SPRINGFIELD, MA 01104	MARIE HERBERT 413 787.6038

SHEET INDEX											
		02.22.2022 SITE PLAN REVIEW									
		0	1	2	3	4	5	6	7	8	
GENERAL											
G0.01	COVER SHEET	●									
G0.02	GENERAL NOTES	●									
SURVEY											
1 OF 1	ALTA/NSPS LAND TITLE SURVEY	●									
CIVIL											
C1.11	SOIL EROSION AND SEDIMENTATION CONTROL PLAN	●									
C1.20	DIMENSION CONTROL SITE PLAN	●									
C1.30	GRADING PLAN	●									
C1.31	STORM WATER MANAGEMENT PLAN	●									
C1.40	UTILITY PLAN	●									
C5.00	EROSION CONTROL DETAILS	●									
C5.01	SITE DETAILS	●									
C5.02	SITE DETAILS	●									

SITEology
3025 Highland Parkway, Suite 450
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER
Washville
Your Hometown Car Wash

PROJECT DESCRIPTION
WASHVILLE CARWASH

PROJECT LOCATION
1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE
COVER SHEET

SHEET MANAGEMENT
PROJECT NO. SPRINGFIELD
DATE:
CRITERIA 110' TUNNEL
PROJECT MANAGER:

SHEET NUMBER
G0.01

WASHVILLE SPRINGFIELD MA 1090 BOSTON ROAD 2022-02-25 SITE PLAN REVIEW.dwg, 2/25/2022 4:13:51 PM, Timothy Kratz, PE

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KNOW ALL OBSERVABLE CONDITIONS AND TO CONFORM TO ALL APPLICABLE CODES. THE GENERAL CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE OF ANY NECESSARY OR APPROPRIATE QUESTIONS OR CLARIFICATIONS. THE GENERAL CONTRACTOR SHALL INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND STANDARDS, INCLUDING FEDERAL ADA REQUIREMENTS.
2. THE DRAWINGS AND PROJECT MANUAL (INCLUDING ASSOCIATED STUDIES, DRAWINGS, SHOP DRAWINGS AND SIMILAR INSTRUMENTS AS APPLICABLE) CONSTITUTE THE GUIDELINES FOR THE PROJECT AND SHALL BE USED IN CONJUNCTION WITH THE AHJ(S)-MENTIONED ENTIRE BODY OF PROJECT INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE COMPLETE INFORMATION TO ALL JURISDICTIONAL AUTHORITIES, SUBCONTRACTORS, ALLIED CONSULTANTS, HIRES, AND ASSIGNS.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE DRAWINGS, PROJECT MANUAL, CODES AND STANDARDS OF THE JURISDICTIONAL AUTHORITY OR AUTHORITIES. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS. IN CASE OF DISCREPANCIES, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. THE GENERAL CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A GENERAL "A" LICENSE WITH HAZ MAT CERTIFICATION FROM THE CONTRACTOR'S STATE LICENSE BOARD AND/OR OTHER JURISDICTIONAL AUTHORITY.
5. THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FOUND DURING THE INVESTIGATION OF EXISTING UTILITIES AND TOPOGRAPHY AND/OR DURING THE CONSTRUCTION PHASE.
6. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES AND LICENSE FEES. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL REQUIRED WORK. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND PROVIDE ALL TRAFFIC CONTROL NECESSARY FOR THIS WORK.
7. WORK SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING AGENCY OR AGENCIES HAVING JURISDICTION. GRADING, PAVING, AND MATERIALS SHALL COMPLY WITH THE JURISDICTIONAL ROADWAY AUTHORITY OR AUTHORITIES (E.G., DEPARTMENT OF TRANSPORTATION) STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS PROJECT SPECIFICATIONS AND DRAWINGS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, ATTAIN CLARIFICATION FROM THE OWNER'S REPRESENTATIVE.
8. THE GENERAL CONTRACTOR SHALL ENSURE ALL SITE INSPECTIONS REQUIRED BY CITY AND/OR STATE AGENCIES, AND/OR OTHER JURISDICTIONAL AUTHORITY ARE TO BE SCHEDULED A MINIMUM OF FIVE WORKING DAYS IN ADVANCE OF REQUESTED INSPECTION DATE.
9. THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER'S REPRESENTATIVE IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE DRAWINGS, PROJECT MANUAL, AND/OR FIELD CONDITIONS SO THAT APPROPRIATE ADJUSTMENTS AND/OR REVISIONS SHALL BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICTS BETWEEN THE DRAWINGS AND PROJECT MANUAL SHALL BE IDENTIFIED BY THE GENERAL CONTRACTOR AND CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING.
10. MATERIAL TESTING SHALL BE SUPPLIED BY THE OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL COORDINATE WITH TESTING FIRMS ALL RE-TESTING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. SOIL SAMPLES MAY BE REQUIRED TO BE TAKEN FOR TESTING AT THE DIRECTION OF HAZ MAT, OTHER JURISDICTIONAL AUTHORITY, OR THE OWNER'S REPRESENTATIVE.
12. THE GENERAL CONTRACTOR SHALL MAINTAIN A CLEAN WORK AREA. TRASH AND WASTE MATERIALS SHALL BE COLLECTED AT A SAFE POINT, AWAY FROM FLAMES OR OTHER FIRE SOURCES. THE GENERAL CONTRACTOR SHALL PREVENT ANY LEAKS OR DRIPS OF HYDRAULIC FLUID, MOTOR OIL, AND/OR FUELS, SOLVENTS, AND OTHER HYDROCARBONS FROM CONTAMINATING THE GROUND. SUCH SPILLS SHALL BE IMMEDIATELY COVERED WITH AN OIL ABSORBING MEDIUM (E.G. "OIL DRY") AND REMOVED FROM THE SITE IN A LEGAL AND ENVIRONMENTALLY SOUND MANNER. TRASH SHALL BE PROPERLY DISPOSED OF DAILY, UNLESS A COVERED DUMPSTER IS PROVIDED AND ITS LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS AND ORGANIC MATERIAL IN A LAWFUL MANNER.
14. PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS, OTHER OPENINGS, AND HAZARDOUS AREAS TO KEEP OUT UNAUTHORIZED PERSONS, FOR PUBLIC SAFETY, AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS. DEWATERING SHALL NOT DISCHARGE TO ANY SANITARY SEWER SYSTEM OR BE PUMPED ONTO ANY PUBLIC ROADWAY.
16. PROMPTLY REMOVE ALL DEMOLITIONS, PROJECT DISCARDS, RUBBISH, AND DEBRIS FROM THE LIMITS OF THE OWNER'S PROPERTY AND/OR EFFECTIVE PROJECT LIMITS, AND DISPOSE IN A LEGAL MANNER.
17. ALL EQUIPMENT TO BE INSTALLED SHALL BE UL APPROVED.
18. THE GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC SEQUENCING AND SCHEDULING PLAN AT THE ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVES AND APPLICABLE LANDLORD'S REPRESENTATIVES).
19. THE GENERAL CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF AFFECTED OWNER(S), JURISDICTIONAL AUTHORITY, AND/OR AUTHORITIES, AS APPLICABLE.
20. ALL CONSTRUCTION SHALL BE CONDUCTED TO CAUSE MINIMAL INTERFERENCE WITH STREETS, DRIVES OR WALKS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND SHALL NOT CAUSE THE CLOSURE OR OBSTRUCTION OF STREETS, DRIVES, WALKS OR USER FACILITIES WITHOUT PERMISSION FROM THE OWNER'S REPRESENTATIVE.
21. THE GENERAL CONTRACTOR SHALL PHASE CONSTRUCTION IN SUCH A WAY AS TO MAINTAIN AN ACCESS ROUTE FROM AN ENTRANCE DRIVE TO TRUCK DOCKS AND/OR LOADING AREA(S) AT ALL TIMES.
22. CONTRACTOR SHALL KEEP EXISTING STREETS, ROADS AND DRIVES CLEAN OF DIRT, DEBRIS AND EQUIPMENT.
23. THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S REPRESENTATIVE FOR PARKING AND STORAGE OF EQUIPMENT. THIS AREA, AS WELL AS THE JOB SITE, SHALL BE ENCLOSED IN CHAIN LINK FENCING. A TRAFFIC DAVE SHALL BE DESIGNATED FOR INGRESS AND EGRESS FROM THE WORK AREA. IF REQUIRED, FLAG MEN SHALL BE PROVIDED TO PROVIDE FOR SAFE AND EFFICIENT MOVEMENT OF VEHICLES. NO CHANGES TO THE WORK AREA OR TO THE AGREED TRAFFIC PATTERN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE. THE OWNER'S REPRESENTATIVE WILL SECURE APPROVAL FOR SUCH CHANGES, IF APPLICABLE.
24. NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.
25. FOR THE DURATION OF CONSTRUCTION OPERATIONS, EMPLOYEE(S) WILL PARK IN A LOCATION DESIGNATED BY THE OWNER'S REPRESENTATIVE.
26. RESTORE ALL STREET SURFACES, DRIVEWAYS, CURB/WTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF AFFECTED OWNER(S), JURISDICTIONAL AUTHORITY, AND/OR AUTHORITIES, AS APPLICABLE.
27. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS, UNLESS HEREON EXPRESSLY INDICATED OTHERWISE.
28. WRITTEN DIMENSIONS SHALL PREVAIL. NO DIMENSION MAY BE SCALED. REFER ANY UNCLEAR ITEMS TO THE OWNER'S REPRESENTATIVE FOR INTERPRETATION.
29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PROPOSED DIMENSIONS FOR BUILDINGS, WALLS, CONCRETE SLABS, UTILITY SERVICE POINT CONNECTIONS, ETC., AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
30. COORDINATES AND/OR DIMENSIONS SHOWN ON THESE DRAWINGS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, OR CENTER OF STRUCTURE OR SIGN UNLESS NOTED OTHERWISE.
31. ANY BEARINGS USED HEREON ARE FOR THE PURPOSE OF ANGULAR MEASUREMENT ONLY AND ARE NOT NECESSARILY REFERENCED TO TRUE OR MAGNETIC NORTH.
32. UNDERGROUND UTILITIES MUST BE MARKED, AS REQUIRED BY PUBLIC ACT 53 OF 1974, TELEPHONE THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE BEFORE ANY DIGGING.
33. THE GENERAL CONTRACTOR AT ALL TIMES SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD LINES. IF THE GENERAL CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO UNDERGROUND AND/OR OVERHEAD ELECTRIC LINES, CONTACT THE AFFECTED UTILITY COMPANY AND MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS, PRIOR TO OPERATION.
34. THE GENERAL CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE ANY AND ALL STRUCTURES, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, LANDSCAPED AREA, ETC. DISTURBED WITHIN THE SITE AND/OR ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. SUCH FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE AFFECTED OWNER(S).
35. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
36. IN ALL CASES THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS ASSUMED TO BE APPROXIMATE. LOCATIONS ARE BASED ON THE BEST AVAILABLE REFERENCE PLANS AND AN ACTUAL FIELD SURVEY OF VISIBLE STRUCTURES. CONTACT THE REGIONAL UTILITY LOCATOR/ONE-CALL SYSTEM OFFICE BEFORE DIGGING.
37. THE GENERAL CONTRACTOR SHALL NOT INTERRUPT EXISTING UTILITIES AND/OR SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER, LANDLORD, OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE AFFECTED OWNER, LANDLORD, JURISDICTIONAL AUTHORITY, AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL OCCUR ONLY AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED
38. NOT USED.
39. THE CONTRACTOR SHALL MAINTAIN, AT THE JOB SITE, A COMPLETE SET OF CONSTRUCTION DOCUMENTS AND SPECIFICATIONS AND MAKE THEM AVAILABLE TO THE OWNER'S REPRESENTATIVE, SUBCONTRACTORS, AND/OR ALLIED CONSULTANTS THROUGHOUT THE CONSTRUCTION PROCESS.
40. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE TIMELY COMPLETION OF ALL PHASES OF CONSTRUCTION. CONSTRUCTION PROJECT TO BE COMPLETED IN ACCORDANCE WITH ALL DRAWINGS AND PROJECT MANUAL AND TURNED OVER TO THE OWNER'S REPRESENTATIVE IN FULLY OPERATIONAL CONDITION
41. UPON COMPLETION OF THE WORK, THERE SHALL BE A FINAL INSPECTION OF THE PROJECT BY THE OWNER'S REPRESENTATIVE. ALL EQUIPMENT SHALL BE TESTED UNDER NORMAL OPERATING CONDITIONS. THE GENERAL CONTRACTOR SHALL HAVE AN ELECTRICIAN AVAILABLE DURING THE OPENING TO IMPLEMENT ANY APPROPRIATE OR REQUIRED ADJUSTMENTS TO THE EQUIPMENT
42. AFTER ALL WORK HAS BEEN COMPLETED AND THE PROJECT HAS BEEN TESTED AND ACCEPTED, THE GENERAL CONTRACTOR SHALL SWEEP THE ENTIRE WORK AREA CLEAN AND REMOVE ALL DIRT, MUD, TRASH, WASTE MATERIAL, CONSTRUCTION EQUIPMENT, AND VEHICLES. DAMAGED PARKING STRIPES OR STAINED PAVEMENT SHALL BE REFINISHED TO ITS ORIGINAL CONDITION BY THE GENERAL CONTRACTOR.
43. SPECIAL CARE SHALL BE TAKEN DURING ALL TRENCHING OPERATIONS. SHEETING AND BRACING, CRIBBING, ETC. SHALL BE INSTALLED AS NECESSARY OR APPROPRIATE TO PROVIDE MAXIMUM SAFETY TO THE GENERAL CONTRACTOR'S WORKERS, AND SHALL BE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
44. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AS NEEDED TO INSTALL NEW CONCRETE CURBING, VALVES, UNDERGROUND UTILITIES AND/OR NEW BUILDING(S) OR STRUCTURE(S). SAWCUTS SHALL BE MADE A MINIMUM OF 1' BEYOND THE ACTUAL NEW CURB OR WALK LIMITS.
45. REMOVE AND REPLACE EXISTING PAVEMENT AS NEEDED TO MATCH EXISTING AND PROPOSED GRADES
46. PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS.
47. ALL PAVEMENTS, ASSOCIATED AGGREGATE MATERIALS AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DOT OR OTHER JURISDICTIONAL AUTHORITY SPECIFICATIONS AND STANDARD DETAILS UNLESS OTHERWISE EXPRESSLY SPECIFIED IN THE DRAWINGS AND PROJECT MANUAL.
48. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS AND RAILINGS AS NECESSARY.
49. WHENEVER REQUIRED OR APPROPRIATE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS TO THE OWNER'S REPRESENTATIVE, ENGINEER AND JURISDICTIONAL AUTHORITY OR AUTHORITIES, AND SHALL ACQUIRE SHOP DRAWING APPROVAL PRIOR TO FABRICATION AND/OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW AND APPROVAL.
50. THE GENERAL CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING(S), ROOF DRAINS, RAISED CONCRETE SIDEWALKS, RAMPS, STAIRWAYS, ETC.
51. TRAFFIC CONTROL SIGNS SHALL CONFORM TO THE STATE DOT AND/OR OTHER JURISDICTIONAL AUTHORITY STANDARDS, AND TO THE MOST CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
52. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, FIRE DEPARTMENT AND OTHER JURISDICTIONAL AUTHORITY REQUIREMENTS.
53. IF APPLICABLE, THE GENERAL CONTRACTOR SHALL REMOVE ON-SITE CONFLICTING PAVEMENT MARKINGS IN A METHOD APPROVED BY THE OWNER'S REPRESENTATIVE, STATE DOT AND OTHER JURISDICTIONAL AUTHORITY. THE GENERAL CONTRACTOR SHALL EXERCISE CARE TO AVOID INSTALLATION OF CONFLICTING SIGNS AND MARKINGS.
54. AGGREGATE AND BITUMINOUS PAVEMENT MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH STATE DOT AND/OR OTHER JURISDICTIONAL AUTHORITY STANDARDS. THE GENERAL CONTRACTOR SHALL SUBMIT AGGREGATE SIEVE ANALYSES AND JOB-MIX FORMULAS FOR AGGREGATE AND BITUMINOUS PAVEMENT TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL AT LEAST 14 DAYS PRIOR TO PAVEMENT INSTALLATION.
55. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED IN THE DRAWINGS AND PROJECT MANUAL MAY BE USED IF REVIEWED AND APPROVED BY THE OWNER'S REPRESENTATIVE AND OTHER AFFECTED JURISDICTIONAL AUTHORITY PRIOR TO INSTALLATION
56. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PLANS, SHOP DRAWINGS, LAYOUTS AND SURVEY INFORMATION, AND FOR EXECUTING ALL SURVEY FIELD WORK REQUIRED, TO PERFORM CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND PROJECT MANUAL.
57. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THOSE INDICATED IN THE DRAWINGS AND PROJECT MANUAL, PROVIDED THAT ANY ALTERNATE STANDARD COMPLIES WITH ALL JURISDICTIONAL AUTHORITY REQUIREMENTS, AND THAT THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.

DEMOLITION NOTES:

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY SITE DEMOLITION, EXCAVATION OR GRADING.
2. PERFORM CLEARING, STRUCTURE REMOVAL, PAVEMENT REMOVAL AND APPLICABLE STOCKPILING IN ACCORDANCE WITH THE PROJECT DRAWINGS AND PROJECT MANUAL. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE LAWFUL REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, ORGANIC MATERIAL, ETC. SEE GENERAL NOTES #13.
3. NO ATTEMPT IS MADE TO STIPULATE EACH ITEM TO BE REMOVED AND/OR DEMOLISHED, EITHER ON THE DRAWINGS OR IN THE PROJECT MANUAL. THE CONTRACTOR MUST VISIT THE SITE TO ASSESS EXISTING PHYSICAL CONDITIONS, AS WELL AS REVIEW THE DRAWINGS, AND ULTIMATELY DETERMINE WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DRAWINGS AND PROJECT MANUAL.
4. COMPLETELY RESTORE ALL DISTURBED AREAS TO CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION AND TO THE SATISFACTION OF AFFECTED OWNER(S) AND/OR GOVERNING AUTHORITY ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER RESTORATION OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING AND MAINTAINING EXISTING UTILITIES SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY. RESTORATION WORK SHALL BE PERFORMED WITHIN FIVE (5) WORKING DAYS AFTER COMPLETION OF FINAL GRADING.
5. WHERE EXISTING PAVEMENT IS TO BE PARTIALLY REMOVED, SAWCUT PAVEMENT TO FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT.
6. ALL DEMOLITION WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITY.
7. IF APPROPRIATE, RETAIN SOIL SPOILS FROM CONSTRUCTION EXCAVATION AND STORE AT DESIGNATED LOCATION FOR RE-USE, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, PROJECT DRAWINGS, AND OWNER'S REPRESENTATIVE APPROVAL(S).

UTILITY NOTES:

1. PROTECT AND MAINTAIN CROSSINGS WITH ANY AND ALL OTHER UTILITY LINES.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE JURISDICTIONAL AUTHORITY OR AUTHORITIES TO PROVIDE FEES AND SECURE PERMITS FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
3. THOROUGH COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, AND OTHER JURISDICTIONAL AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
4. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES AND SERVICE LINES, PRIOR TO CONSTRUCTION.
5. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
6. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN SERVICE RELOCATIONS. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES, PAY ALL FEES AND SECURE ALL PERMITS FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS AND DEMOLITION AS NECESSARY OR APPROPRIATE.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER'S REPRESENTATIVE, OTHER AFFECTED OWNER(S), THE UTILITY COMPANIES AND JURISDICTIONAL AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE AND CABLE SERVICES TO BUILDING(S) THAT ARE TO REMAIN OPERATIONAL.
8. THE GENERAL CONTRACTOR SHALL PROVIDE SLEEVES UNDER FOOTINGS AND/OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
9. THE GENERAL CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS AND ROOF LEADERS, AND TO THE STORM DRAINAGE SYSTEM.
10. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL IN ACCORDANCE WITH THE UTILITY COMPANY OF COMPANIES, AND OTHER JURISDICTIONAL AUTHORITY REQUIREMENTS.
11. THE GENERAL CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, PAVEMENT, CURBS, SIDEWALKS, APPROPRIATE LANDSCAPE AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. PENDING THE GENERAL CONTRACTOR'S NOTIFICATION OF AND APPROVAL BY THE OWNER'S REPRESENTATIVE, UTILITY CONNECTION DESIGN AS REFLECTED IN THE PLANS AND PROJECT MANUAL MAY CHANGE SUBJECT TO UTILITY COMPANY AND JURISDICTIONAL AUTHORITY REVIEW.

BID NOTES:

1. THE GENERAL CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL QUANTITIES.
3. THE CONTRACTOR SHALL INCLUDE THE BITUMINOUS AND CONCRETE PAVING SHOWN ON THE PLANS IN THEIR BASE BID.
4. THE CONTRACTOR SHALL PROVIDE THE UNCHARGE, IF ANY, TO INSTALL CONCRETE PAVING INSTEAD OF BITUMINOUS PAVING. THIS PRICE SHALL ALSO INCLUDE THE COSTS TO PROTECT THE NEW CONCRETE PAVING FROM WINTER CONDITIONS.
5. THE GENERAL CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEERING REPORT, DATED 11.22.2021 PREPARED BY WHITESTONE ASSOCIATES

SPRINGFIELD DEPARTMENT OF PUBLIC WORKS CONSTRUCTION NOTES:

1. CALL DIG-SAFE (1-800-322-4844) A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR STREET OCCUPANCY PERMITS FROM THE ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS.
3. NOTIFY FIELD INSPECTOR 48 HOURS PRIOR TO CONSTRUCTION
4. APPROVED PLANS SHALL BE ON SITE AT ALL TIMES
5. CHANGES TO THIS PLAN MAY OCCUR AS UNFORSEEN CONDITIONS ARISE. ALL CHANGES SHALL BE APPROVED BY FIELD INSPECTOR.
6. CALCIUM CHLORIDE/WATER FOR DUST CONTROL SHALL BE AVAILABLE AT ALL TIMES.
7. ALL MATERIALS AND METHODS SHALL CONFORM TO CITY OF SPRINGFIELD D.P.W. AND WATER AND SEWER COMMISSION STANDARDS.
8. THE CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SAFETY AND TRAFFIC ON THE PUBLIC AND PRIVATE WAYS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL PROTECT ALL SLOPES, VEGETATION, PAVING, WALKS AND IMPROVEMENTS OUTSIDE THE AREAS TO BE AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
10. ALL DRAINAGE STRUCTURES (CATCH BASINS / LEECHING BASINS) IN THE AREA SHALL BE PROTECTED FROM RUNOFF.
11. "AS-BUILT" UTILITY DRAWINGS ARE TO BE SUBMITTED TO THE ENGINEERING DIVISION UPON COMPLETION OF THIS PROJECT.
12. ALL PAVEMENT MARKINGS CHANGED, ALTERED OR REMOVED SHALL BE RE-APPLIED.
13. SPRINGFIELD D.P.W. APPROVAL IS NOT TO BE CONSTRUED AS AN ALL-INCLUSIVE APPROVAL, AS OTHER APPROVALS MAY BE NECESSARY, I.E. CITY FORESTER, CONSERVATION, FIRE DEPT. AND WATER AND SEWER COMMISSION, ETC.
14. THE CONTRACTOR SHALL HAVE AN APPROVED S.W.P.P.P. ON SITE AS NEEDED.
15. (OTHER NOTES AS NEEDED)

DISCLAIMERS:

1. THIS SET OF DRAWINGS IS INTENDED AS A SET OF GUIDELINES FOR THE PROJECT AND ARE TO BE USED IN CONJUNCTION WITH THE PROJECT MANUAL AND/OR SUPPLEMENTAL DATA TO BE PROVIDED BY THE OWNER'S REPRESENTATIVE. THEY MUST BE READ TO INCORPORATE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
2. EXISTING SITE INFORMATION HEREON IS PROVIDED BY THE OWNER, SURVEYOR, PLANS PREPARED BY OTHERS, AND/OR FIELD SURFACE EVIDENCE. ALL LOCATIONS ARE PRESUMED TO BE APPROXIMATE. SEVAM MULTI-SITE SOLUTIONS ASSUMES NO LIABILITY FOR INFORMATION REPRESENTING EXISTING CONDITIONS HEREON. IT IS THE GENERAL CONTRACTOR RESPONSIBILITY TO THOROUGHLY REVIEW THESE DRAWINGS AND SUPPLEMENTAL OWNER PROVIDED DATA WITH ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL NOTE ANY DISCREPANCIES IN THE DRAWINGS AND ACTUAL SITE CONDITIONS, WHETHER SHOWN ON THE PLANS OR NOT, WITH THE OWNER'S REPRESENTATIVE PRIOR TO BIDDING AND CONSTRUCTION.
3. THE DRAWINGS AND PROJECT MANUAL ASSUME THERE ARE NO UNUSUAL SOIL CONDITIONS, UNKNOWN UNDERGROUND STRUCTURES OR IMPEDIMENTS, WIND LOADS, AND/OR SIMILAR UNFORESEEN CIRCUMSTANCES. UNUSUAL CONDITIONS DETECTED BY THE GENERAL CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AND MAY REQUIRE SIGNIFICANT CHANGES TO THESE DRAWINGS.

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	07.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville
Your Hometown Car Wash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

GENERAL NOTES

SHEET MANAGEMENT

PROJECT NO.	SPRINGFIELD
DATE:	
CAD FILE:	110' TUNNEL
PROJECT MANAGER:	

SHEET NUMBER

G0.02

Packet Pg. 144
27.b
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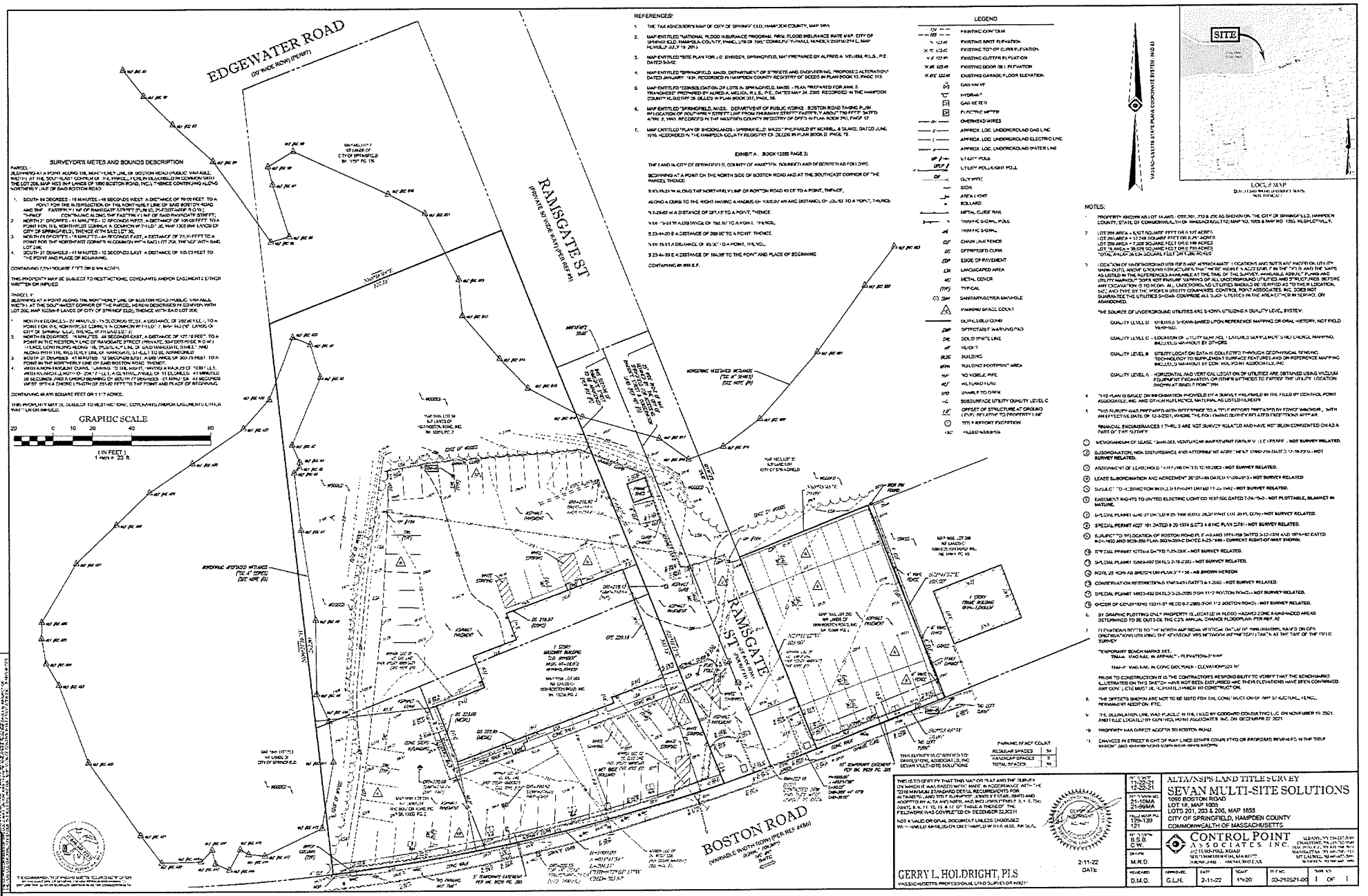

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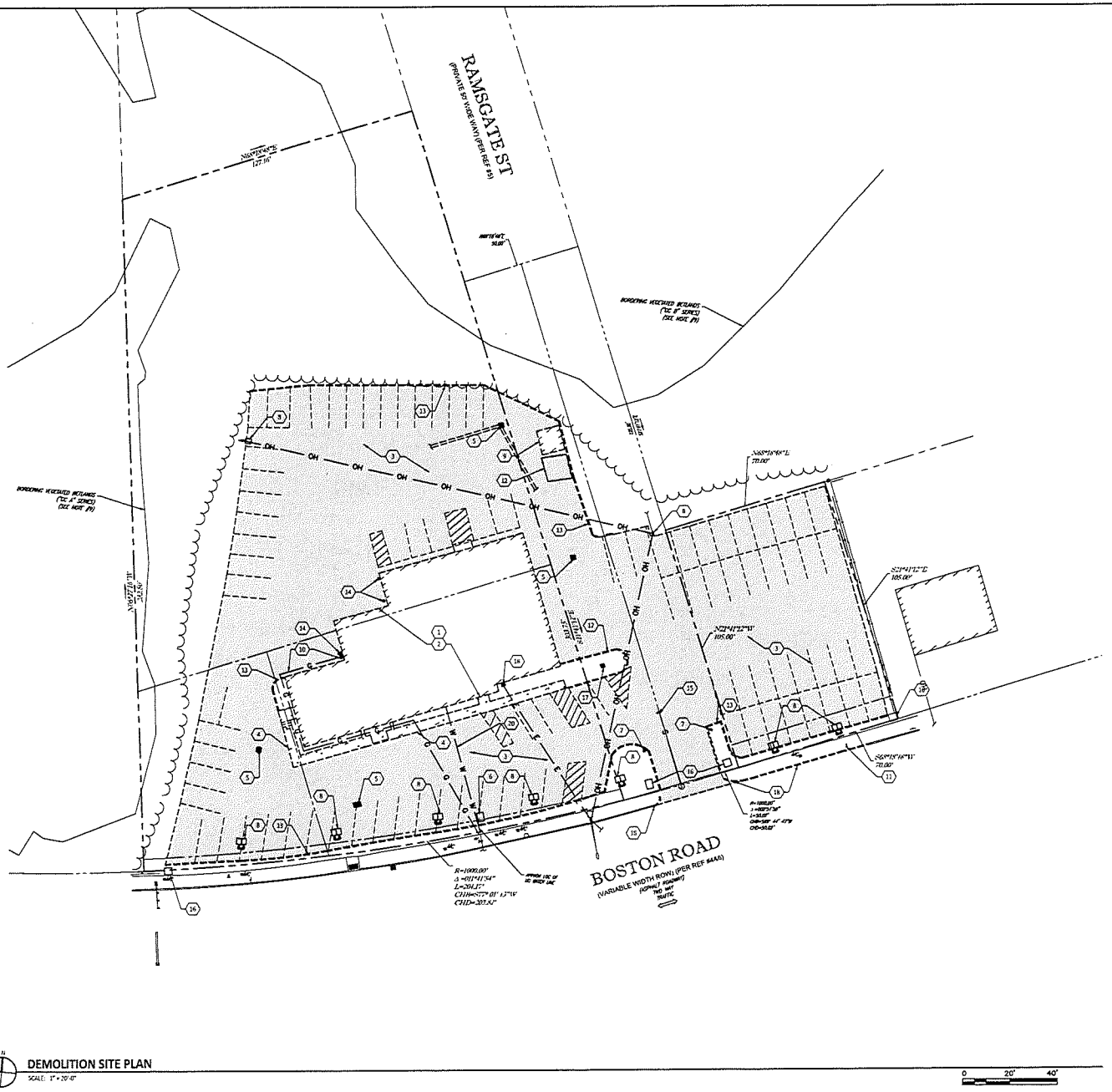


DEMOLITION SITE PLAN
SCALE: 1" = 20'-0"

DEMOLITION SITE PLAN KEYNOTES:

1. DISCONNECT AND TERMINATE ALL BUILDING UTILITIES AS REQUIRED BY CODE PRIOR TO STARTING DEMOLITION ACTIVITIES.
2. REMOVE AND DISPOSE OF BUILDING AND FOUNDATIONS AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION.
3. SAWCUT, REMOVE AND DISPOSE OF SITE PAVEMENT.
4. SAWCUT, REMOVE AND DISPOSE OF CONCRETE WALK.
5. REMOVE AND DISPOSE OF STORM STRUCTURE.
6. REMOVE AND DISPOSE OF SIGN, POLES, AND FOUNDATION, TERMINATE UTILITIES AS REQUIRED BY CODE.
7. REMOVE AND DISPOSE OF CONCRETE STONE STRUCTURE
8. DISCONNECT, REMOVE AND DISPOSE OF LIGHT FIXTURE, POLE AND FOUNDATION, TERMINATE UTILITIES AS REQUIRED BY CODE.
9. DISCONNECT, REMOVE AND DISPOSE WIRING FROM UTILITY POLE TO BUILDING.
10. REMOVE AND DISPOSE OF GAS METER AND PORTION OF GAS LINE TO EXISTING BUILDING. COORDINATE WITH GAS COMPANY.
11. REMOVE AND RELOCATE DOT SIGN. COORDINATE WITH DOT REPRESENTATIVE.
12. REMOVE AND DISPOSE OF TRASH ENCLOSURE AND FOUNDATION
13. REMOVE AND DISPOSE OF CURB
14. REMOVE AND DISPOSE OF CONCRETE BOLLARDS.
15. REMOVE AND DISPOSE OF EXISTING SANITARY LEAD AND STRUCTURES.
16. REMOVE AND DISPOSE OF CONCRETE STONE STRUCTURE
17. REMOVE AND DISPOSE OF FLAG POLE AND BASE
18. DISCONNECT, REMOVE AND DISPOSE OF ELECTRIC METER AND PORTION OF ELECTRIC LINE TO EXISTING BUILDING.
19. SAWCUT, REMOVE AND DISPOSE OF GRANITE CURB
20. REMOVE AND DISPOSE OF PORTION OF WATER LINE.

BID ALTERNATE

GC TO PROVIDE A BID ALTERNATE TO PATCH, CLEAN, AND REUSE EXISTING STORM STRUCTURES.

EXISTING:

LEGEND

- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OH — OVERHEAD UTILITY LINES
- D — DRAINAGE LINE
- S — SEWER LINE
- G — GAS LINE
- T — TEL. LINE
- UG — UNDERGROUND ELECT.
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VGC OR SGC — VERTICAL OR SLOPED GRANITE CURB
- IRRIGATION CONTROL VALVE
- EDGE OF WOODS
- CONCRETE
- MONITORING WELL
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- HYDRANT
- WATER SHUTOFF
- WATER VALVE
- GAS SHUTOFF

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville
Your Hometown Carwash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

DEMOLITION SITE PLAN

SHEET MANAGEMENT

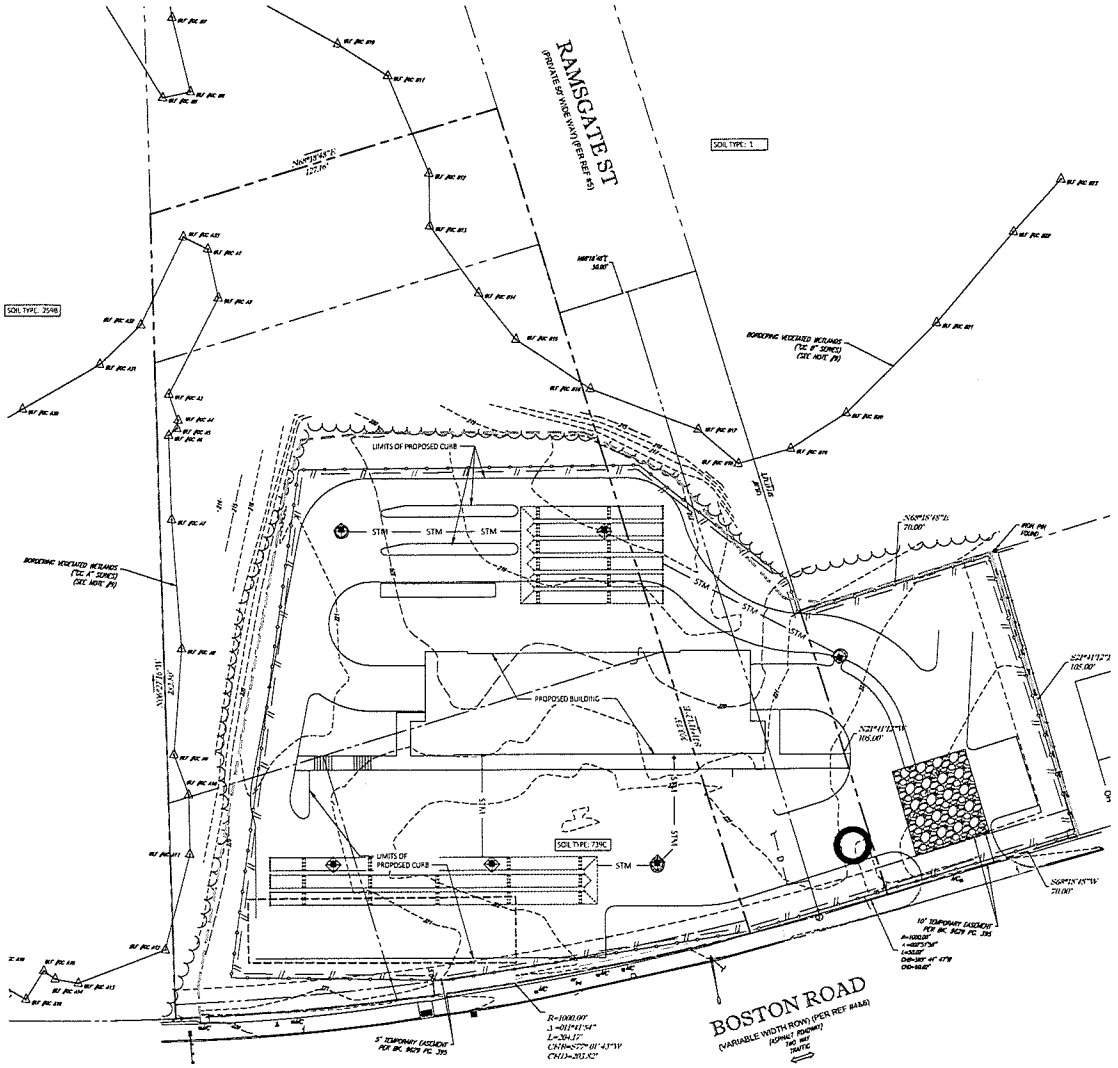
PROJECT NO:	SPRINGFIELD
DATE:	02/25/2022
CAD FILE:	
PROJECT MANAGER:	

SHEET NUMBER

C1.10

PLOTTED: 02/25/2022 10:09:45 AM BY: Kevin Kelly
XREF: C:\Users\kkelly\Desktop\Washville\Springfield\Boston Rd\Drawings\Boston_Rd_1090_2022.dwg

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



SOIL EROSION AND SEDIMENTATION CONTROL SITE PLAN

SCALE: 1" = 20'-0"

0 20' 40'

SOIL EROSION AND SEDIMENT CONTROL AND MAINTENANCE NOTES:

1. A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT, OR SIMILAR PERMIT FROM THE JURISDICTIONAL AUTHORITY, MUST BE SECURED AND POSTED ON-SITE PRIOR TO ANY EARTH CHANGES.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITY.
3. EROSION AND ANY SEDIMENT-ATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. THE GENERAL CONTRACTOR SHALL STAGE ALL SOIL EROSION AND SEDIMENTATION CONTROL (SESC) WORK AS DIRECTED IN THE DRAWINGS AND PROJECT MANUAL, AND AS OTHERWISE NECESSARY OR APPROPRIATE TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED EARTH.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF SESC DEVICES.
6. THE GENERAL CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE SESC MEASURES AS SHOWN IN THE DRAWINGS AND PROJECT MANUAL BEFORE, AND AT ALL TIMES DURING, THE CONSTRUCTION OF THIS PROJECT. ANY MODIFICATIONS OR ADDITIONS TO SESC MEASURES DUE TO CONSTRUCTION OR CHANGED CONDITIONS SHALL BE COMPLIED WITH AS REQUIRED OR AS DIRECTED BY THE JURISDICTIONAL AUTHORITY.
7. IF ANY OF THE SESC MEASURES ON THIS SITE ARE DEEMED INADEQUATE OR INEFFECTIVE, THE JURISDICTIONAL AUTHORITY HAS THE RIGHT TO REQUIRE ADDITIONAL SESC MEASURES AT THE EXPENSE OF THE GENERAL CONTRACTOR.
8. THE GENERAL CONTRACTOR SHALL INSPECT THE SESC DEVICES ONCE A WEEK UNDER ANY CIRCUMSTANCES, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT. A LOG OF INSPECTION REPORTS SHALL BE MAINTAINED AND ACCESSIBLE IN ACCORDANCE WITH NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. ANY REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
9. INSTALL SILT FENCE AS INDICATED IN THE DRAWINGS AND PROJECT MANUAL, PER ATTACHED DETAILS, AND AT ADDITIONAL AFFECTED AREAS AS NECESSARY.
   A. SILT FENCE SHALL BE INSPECTED ONCE A WEEK UNDER ANY CIRCUMSTANCES, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
   B. BUILD-UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATED TO 1/3 OF THE HEIGHT OF THE SILT FENCE.
   C. IF SILT FENCE DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE SILT FENCE SHALL BE REPLACED PROMPTLY.
10. INSTALL INLET FILTERS ON ALL PAVEMENT CATCH BASINS PER DETAIL.
    A. INLET FILTERS SHALL BE INSPECTED ONCE A WEEK UNDER ANY CIRCUMSTANCES, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT. REQUIRED MAINTENANCE SHALL BE PROVIDED PROMPTLY.
    B. BUILD-UP OF SEDIMENT AND DEBRIS SHALL BE REMOVED PROMPTLY.
    C. IF FILTER FABRIC DECOMPOSES OR BECOMES INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE FILTER FABRIC SHALL BE REPLACED PROMPTLY.
11. INSTALL DRAIN GUARD ON ALL CATCH BASINS PER DETAIL. SEED OR SOD THE AREA BETWEEN THE SILT FENCE AND THE INLET.
    A. DRAIN GUARDS SHALL BE INSPECTED ONCE A WEEK UNDER ANY CIRCUMSTANCES, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT.
    B. BUILD-UP OF SEDIMENT SHALL BE REMOVED WHEN SEDIMENT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE SILT FENCE.
    C. IF FILTER FABRIC DECOMPOSES OR BECOME INEFFECTIVE PRIOR TO THE END OF EXPECTED USABLE LIFE AND THE BARRIER IS STILL REQUIRED, THE FILTER FENCE SHALL BE REPLACED PROMPTLY.
12. ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM LEAVING THE SITE. SILT FENCE MUST BE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE. IF THE STOCKPILE WILL BE ON SITE FOR MORE THAN 30 DAYS, THE STOCKPILE MUST BE SEEDED.
    A. IMMEDIATELY AFTER SEEDING, MULCH ALL SEEDED AREAS WITH UNWEATHERED SMALL GRAIN STRAW, SPREAD UNIFORMALLY AT THE RATE OF 1 TO 2 TONS PER ACRE OR 100 POUNDS (2-3 BALES) PER 1000 SQUARE FEET.
    B. THE MULCH SHOULD BE ANCHORED WITH DISC TYPE MULCH ANCHORING TOOL OR OTHER MEANS, AS APPROVED BY THE JURISDICTIONAL AUTHORITY. MULCH MATTING MAY BE USED IN LIEU OF LOOSE MULCH.
13. IF ANY PUMP-DRIVEN DEWATERING IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL-VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATOR MAY BE USED. IF ANY DEWATERING IS NEEDED OR ANTICIPATED, CONTRACTOR SHALL SUBMIT A DEWATERING PLAN FOR REVIEW.
14. CONSTRUCTION ACCESS TO BE FROM THE EXISTING APPROACH, OR OTHER EXPRESSLY DESIGNATED AREA. NO ACCESS SHOULD BE MADE FROM ADJACENT PROPERTIES WITHOUT PRIOR CONSENT.
15. ALL MUD, DIRT, AND DEBRIS TRACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY BY THE GENERAL CONTRACTOR.
16. STREETS AND/OR PARKING AREAS WILL BE SCRAPED AND SWEPT ON A DAILY BASIS BY THE GENERAL CONTRACTOR.
17. ALL DISTURBED AREAS SHALL BE MAINTAINED FOR DUST CONTROL. SPRINKLING TANK TRUCKS SHALL BE AVAILABLE AT ALL TIMES AND USED ON HAUL ROADS, ON-SITE DISTURBED AREAS, AND OTHER AREAS WHERE DUST BECOMES A PROBLEM AS A RESULT OF CONSTRUCTION ACTIVITY.
18. PERMANENT SESC MEASURES FOR ANY DISTURBED LAND AREA SHALL BE COMPLETED BY THE GENERAL CONTRACTOR WITHIN FIVE (5) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE ACTIVITY CEASES, TEMPORARY SESC MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SESC MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SESC MEASURES ARE IMPLEMENTED.
19. THE GENERAL CONTRACTOR SHALL FINAL GRADE, ESTABLISH VEGETATION, AND/OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
20. THE GENERAL CONTRACTOR SHALL REMOVE ALL TEMPORARY SESC DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.
21. 3-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
22. SLOPES STEEPER THAN 10:1H (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS.
23. EXISTING DRAINAGE OUTLET FOR SITE: BOSTON ROAD ROW STORM WATER MANAGEMENT SYSTEM
24. PROPOSED DRAINAGE OUTLET FOR SITE: CAPTURE, TREAT, DETAIN, AND INFILTRATE ALL STORM EVENTS UP TO AND INCLUDING THE 100-YEAR STORM.
25. TOTAL AREA OF DISTURBANCE: 1.021 AC
26. SOIL TYPE(S): 73C: URBAN LAND - HINCKLEY-WINDSOR ASSOCIATION, 0 TO 15 PERCENT SLOPES

CONSTRUCTION SEQUENCE:

1. INSTALL TRAFFIC AND PEDESTRIAN SAFETY BARRICADES.
2. INSTALL TEMPORARY EROSION CONTROL MEASURES. PROTECT ALL AREAS THAT COULD ALLOW SEDIMENT TO MIGRATE OFF-SITE VIA SURFACE RUNOFF, VIA ENCLOSED DRAINAGE SYSTEMS OR VIA TRACKING CAUSED BY CONSTRUCTION EQUIPMENT, ETC. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
3. COMPLETE REQUIRED REMOVALS AND LEGALLY DISPOSE OF DEBRIS AND WASTE OFF-SITE.
4. PERFORM MASS GRADING AND CONSTRUCT SITE IMPROVEMENTS.
5. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DITCHES, SILT FENCING, SEDIMENT TRAPS, ETC. SEED AND MULCH AS REQUIRED.
6. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES PER JURISDICTIONAL AUTHORITY REQUIREMENTS.
7. REMOVE TEMPORARY EROSION CONTROL MEASURES WHEN SITE IS STABILIZED

CONSTRUCTION SITE DEWATERING NOTES

TAKE CARE WHEN DEWATERING CONSTRUCTION SITES. DO NOT PUMP SEDIMENT-LADEN WATER DIRECTLY TO LAKES, STREAMS, COUNTY DRAINS, STORM DRAINS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS. THE PROPER WAY TO DEWATER A CONSTRUCTION SITE IS AS FOLLOWS:

- PLACE A GEOTEXTILE FILTER BAG OR GEOTUBE ON THE END OF THE DISCHARGE HOSE.
- DISCHARGE DIRECTLY TO A SEDIMENT BASIN.
- DISCHARGE TO A WELL VEGETATED AREA (NOT WETLANDS).
- DISCHARGE INTO A CONSTRUCTED CONTAINMENT AREA

DISSIPATE ENERGY TO PREVENT SCOURING, AND INSPECT DEWATERING OPERATIONS SEVERAL TIMES DAILY.

LEGEND - SEE SHEET C5.00 FOR ASSOCIATED DETAILS

- CONSTRUCTION ENTRANCE
- CONSTRUCTION FENCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- INLET FILTER
- TEMPORARY SOIL STOCKPILE AREA. SURROUND WITH COMPOST FILTER SOCK.
- CONCRETE WASHOUT

CONSTRUCTION OPERATION TIME SCHEDULE		WEEK									
	CONSTRUCTION SEQUENCE	2	4	6	8	10	12	14	16	18	20	22
1	INSTALL SESC MEASURES											
2	DEMOLITION											
3	EXCAVATION											
4	BACKFILL											
5	SESC MEASURES INSPECTIONS AND MAINTENANCE											
6	COMPLETE EARTH MOVEMENTS											
7	FINAL GRADING, SEEDING AND MULCHING											

SITEology

Corporate Office
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
9	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

SOIL EROSION AND SEDIMENTATION CONTROL SITE PLAN

SHEET MANAGEMENT

PROJECT NO: SPRINGFIELD
DATE:
DRAWN BY: TJT/ TUSHAR
PROJECT MANAGER:

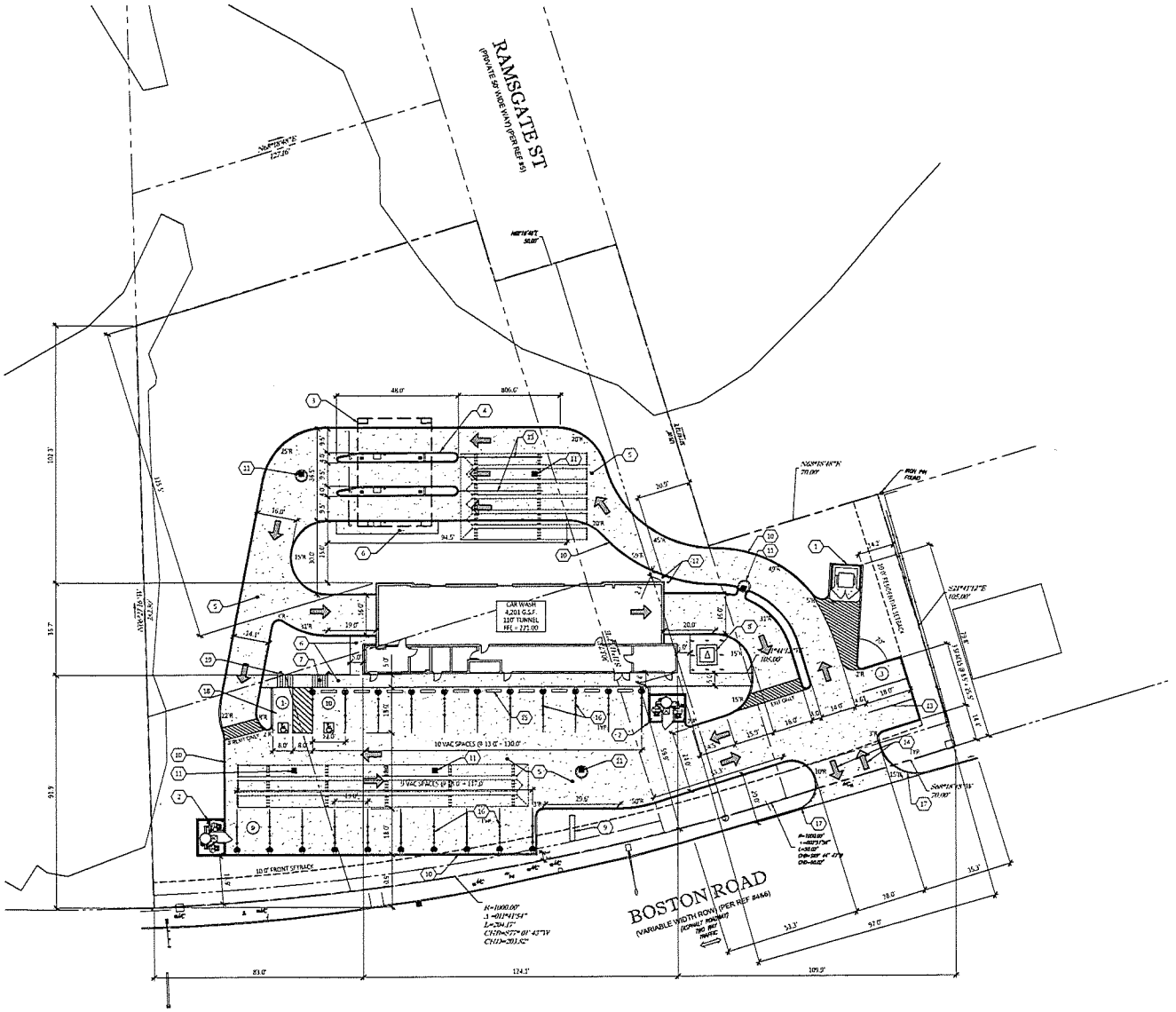
SHEET NUMBER

C1.11

Packet Pg. 147

27.b

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



DIMENSION SITE PLAN
SCALE: 1" = 20'-0"

0 20' 40'

PROPOSED SITE IMPROVEMENTS

1. TRASH ENCLOSURE, CONCRETE PAD AND PROTECTIVE BOLLARDS. SEE ARCH PLANS.
2. VACUUM PRODUCER. SEE VENDOR PLANS.
3. PAY STATION CANOPY.
4. PAY STATION ISLAND.
5. CONCRETE PAVEMENT. SEE DETAILS 10 & 12/CS.01.
6. CONCRETE SIDEWALK. WIDTH VARIES SEE PLAN. SEE DETAIL 11/CS.01 FOR APPROACH.
7. ACCESSIBLE CONCRETE CURB RAMP. SEE DETAIL 6/CS.01.
8. TRANSFORMER PAD PER SERVICE PROVIDER SPECIFICATIONS.
9. SITE ID SIGN.
10. CONCRETE CURB. SEE DETAIL 7/CS.01.
11. STORM WATER STRUCTURE. SEE STORM WATER MANAGEMENT PLAN C1.31.
12. PROTECTIVE BOLLARD. SEE DETAIL 2/CS.01.
13. 4" PAINTED PARKING STRIPE. COLOR: WHITE
14. PAINTED DIRECTIONAL ARROW. COLOR: WHITE
15. CONCRETE WHEEL STOP. SEE DETAIL13/CS.01.
16. VACUUM CANOPY BY VENDOR
17. GRANITE CURB. SEE DETAIL 9/CS.01.
18. BARRIER-FREE PARKING STALL. SEE DETAIL 5/CS.01.
19. BARRIER-FREE PARKING SIGNS. SEE DETAIL 8/CS.01.

GENERAL SITE NOTES

A. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
B. NOTIFY OWNER OF ANY DISCREPANCIES
C. SEE SURVEY FOR ALL EXISTING CONDITIONS.
D. ALL WORK IN PUBLIC RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville
Your Hometown Car Wash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

DIMENSION SITE PLAN

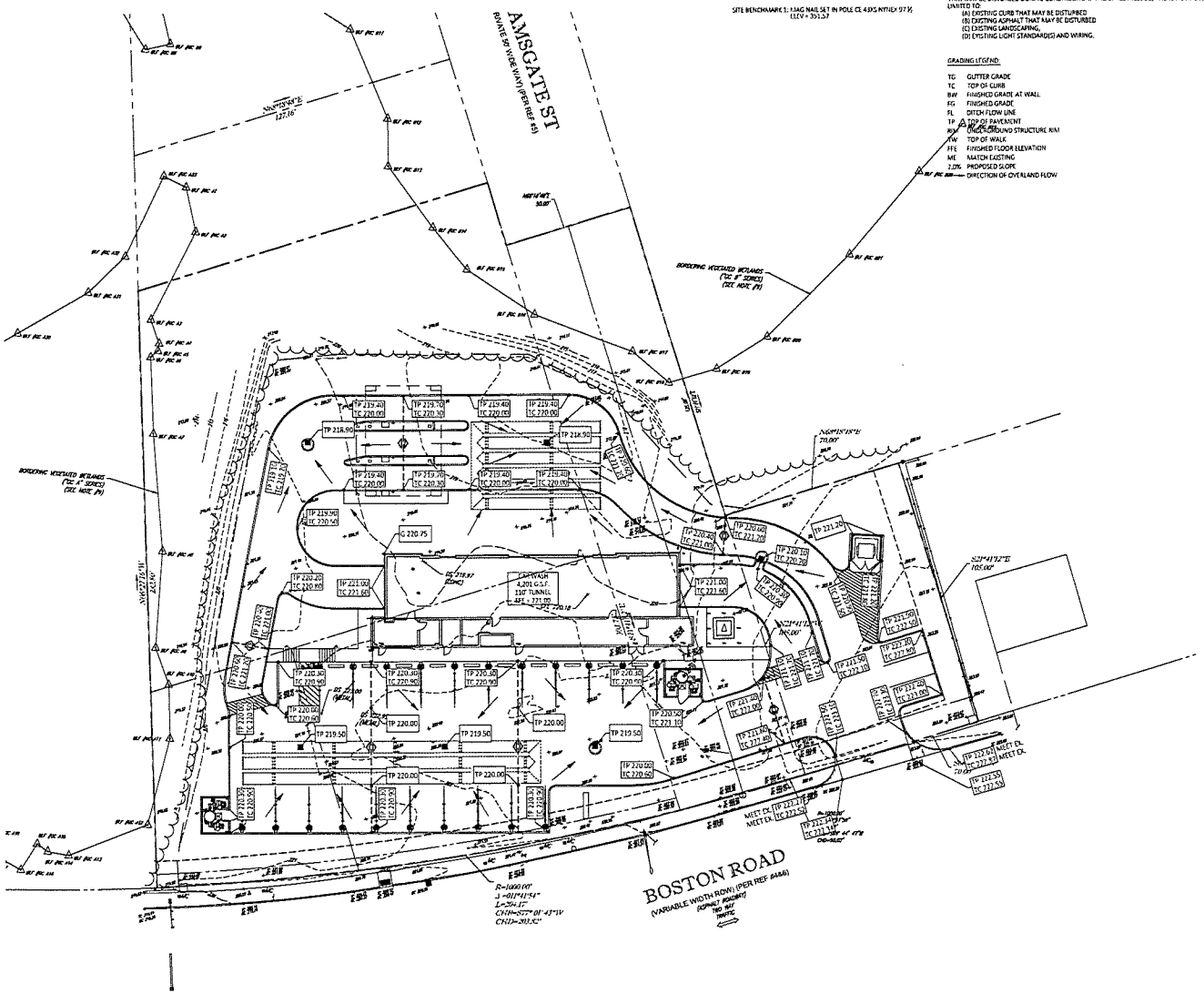
SHEET MANAGEMENT

PROJECT NO :	SPRINGFIELD
DATE:	
CRITERIA:	110' TUNNEL
PROJECT MANAGER:	

SHEET NUMBER

C1.20

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



BENCHMARKS:

AS PER SURVEY NOTES:

SITE BENCHMARK 1: MAG NAIL SET IN POLE CE 4305 NYTHEX 97'%
ELEV = 351.57

SITE SPECIFIC GRADING GENERAL NOTES:

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY EXISTING SITE IMPROVEMENTS THAT MAY BE DISTURBED DURING CONSTRUCTION. THIS SHALL INCLUDE, AND IS NOT NECESSARILY LIMITED TO:
(A) EXISTING CURB THAT MAY BE DISTURBED
(B) EXISTING ASPHALT THAT MAY BE DISTURBED
(C) EXISTING LANDSCAPING,
(D) EXISTING LIGHT STANDARD(S) AND WIRING.

GRADING LEGEND:

TG	GUTTER GRADE
TC	TOP OF CURB
BW	FINISHED GRADE AT WALL
FG	FINISHED GRADE
FL	DITCH FLOW LINE
TP	TOP OF PAVEMENT
RIM	UNDERGROUND STRUCTURE RIM
TW	TOP OF WALL
FFE	FINISHED FLOOR ELEVATION
ME	MATCH EXISTING
2.0%	PROPOSED SLOPE
	DIRECTION OF OVERLAND FLOW

GRADING NOTES:

1. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
2. ALL MATERIALS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH THE DRAWINGS AND PROJECT MANUAL, AND WITH LOCAL JURISDICTIONAL AUTHORITY STANDARDS AND SPECIFICATIONS.
3. ALL PROPOSED SPOT ELEVATIONS IN PAVED AREAS ARE TO TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
4. THE PROJECT SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AT ALL TIMES, ENSURING NO AREAS OF STANDING WATER.
5. THE GENERAL CONTRACTOR SHALL, AT HIS OR HER EXPENSE, RESTORE ANY AND ALL STRUCTURES, PIPE, UTILITY, PAVEMENT, CURB, SIDEWALK, LANDSCAPED AREA, ETC. DISTURBED WITHIN THE SITE AND/OR ADJOINING PROPERTIES DURING DEMOLITION OR CONSTRUCTION. SUCH FACILITIES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER, TO THE SATISFACTION OF THE AFFECTED OWNER(S).
6. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE GENERAL CONTRACTOR AND AUTHORIZED BY THE OWNER'S REPRESENTATIVE, AFTER SUBGRADE IS ROUGH GRADED
7. UNLESS OTHERWISE EXPRESSLY INDICATED HEREON, FINISHED GRADES ARE TO MATCH ADJACENT EXISTING GRADES.
8. THE GENERAL CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. SEE SESC PLAN ON SHEET C1.15 FOR LIMIT OF DISTURBANCE. PROTECT EXISTING TREES TO REMAIN WITH TEMPORARY FENCING PLACED AT THE DRIP LINE. NO GROUND DISTURBANCE OR STORAGE OF MATERIAL SHALL OCCUR WITHIN THE DRIP LINE LIMITS, UNLESS HEREON EXPRESSLY INDICATED OTHERWISE.
9. ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS AND MATERIALS OF CONSTRUCTION TO COMPLETE THE CONSTRUCTION PER THE DRAWINGS AND PROJECT MANUAL. ADDITIONALLY, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, AS WELL AS THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE PROJECT.
10. PER TOWNSHIP STANDARDS, ALL STORMWATER RUNOFF SHALL BE CONTAINED AND COLLECTED ON-SITE TO BE CONVEYED UNDERGROUND TO THE EXISTING STORMWATER MANAGEMENT SYSTEM.

GRADING PLAN
SCALE: 1" = 20'-0"

0 20' 40'

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
B	07.22.2021	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville
Your Hometown Car Wash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
[HAMPDEN COUNTY]

SHEET TITLE

GRADING PLAN

SHEET MANAGEMENT

PROJECT NO:	SPRINGFIELD
DATE:	
CARTERA:	110' RUNNER
PROJECT MANAGER:	

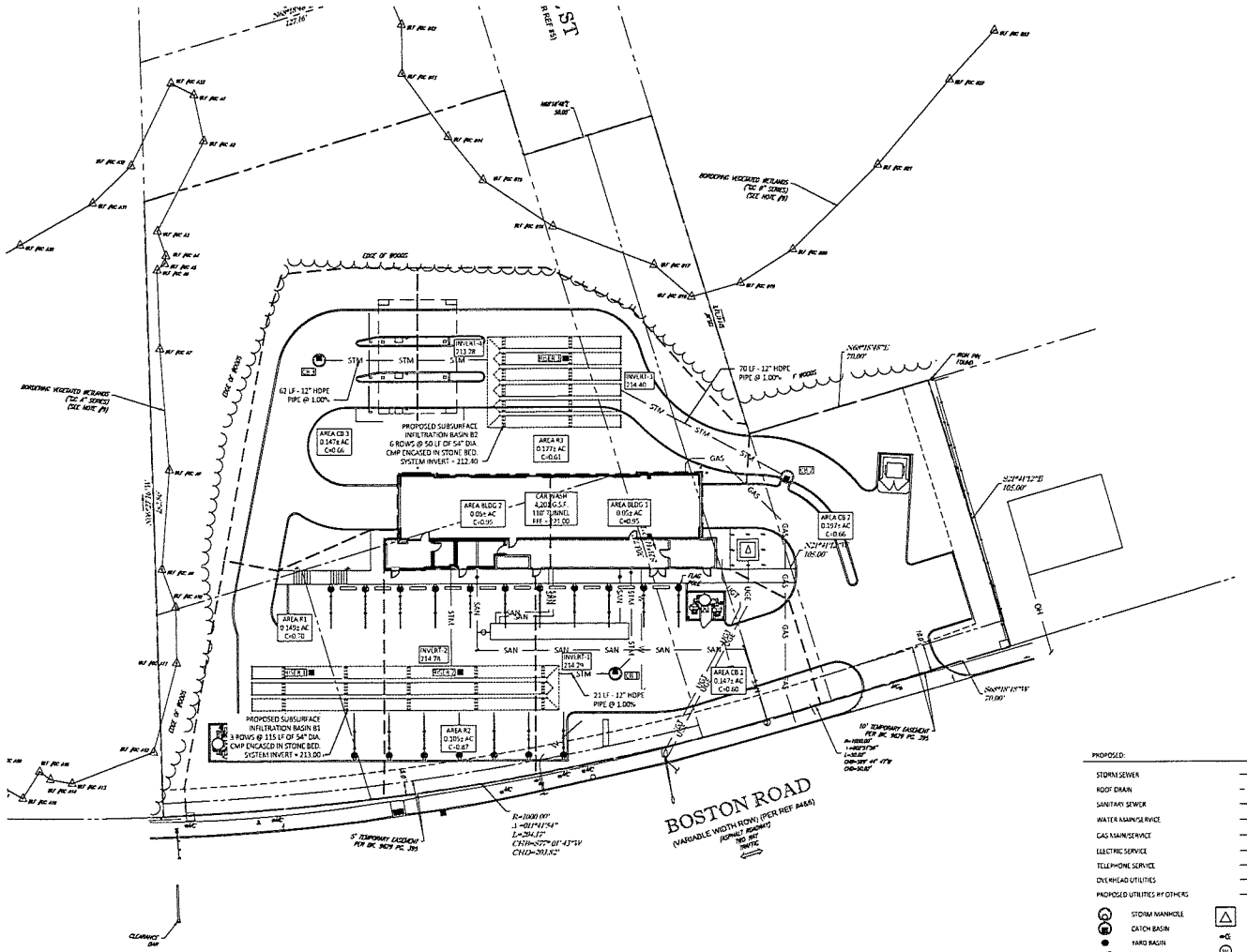
SHEET NUMBER

C1.30

Packet Pg. 149
27.b
Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

Pipe Location		Tributary Area				Intensity			Runoff	Pipe Design									Profile				
						Inlet Tc	Tc	I (100yr)		Pipe Length	Pipe Dia.	Pipe Slope	Hyd. Slope				Depth of Flow	Time in Pipe		Water Surface Elev		Pipe Invert Elev.	
From	To	Area	C	AC	SAC				Flow					Qbas	Vpipe	Vcomp			Rim Elevation	Up	Down	Up	Down
		(acre)		(acre)	(acre)	(min)	(min)	(in/hr)	(cfs)	(feet)	(inches)	%	%	(cfs)	(fps)	(fps)	%	(min)		Stream	Stream	Stream	Stream
BLDG 1	CB 1	0.05	0.95	0.05	0.05	5	5.00	10.96	0.52	49'	8"	3.50%	3.50%	2.26	6.47	5.79	38%	0.12	221.00 P	216.23	215.05	214.50	214.50
CB 1	INFIL 1	0.147	0.8	0.12	0.17		5.12	10.82	1.79	21'	12"	1.00%	1.00%	3.56	4.53	4.89	55%	0.07	219.50 P	215.05	214.84	214.50	214.29
BLDG 2	INFIL 1	0.05	0.95	0.05	0.05	5	5.00	10.96	0.52	35'	8"	3.50%	3.50%	2.26	6.47	5.79	38%	0.10	221.00 P	216.25	215.03	214.00	214.78
CB 2	INFIL 2	0.197	0.66	0.13	0.13	5	5.00	10.96	1.42	70'	12"	1.00%	1.00%	3.56	4.53	4.66	49%	0.25	220.10 P	215.54	214.89	211.10	210.40
CB 3	INFIL 2	0.147	0.66	0.10	0.10	5	5.00	10.96	1.06	62'	12"	1.00%	1.00%	3.56	4.53	4.36	43%	0.24	218.90 P	214.33	213.71	213.90	213.28

PIPE CAPACITY CALCULATIONS - 100 YEAR STORM



STORM WATER MANAGEMENT PLAN
SCALE: 1" = 20'-0"

UTILITY EASEMENT NOTE:
REFER TO THE BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR INFORMATION REGARDING EXISTING EASEMENTS.

UTILITY CROSSING NOTE:
SEE SHEET C1.40 FOR UTILITY CROSSINGS.

STRUCTURE TABLE				
NAME:	DETAILS:	DESCRIPTION:	N	E
CB 1	RIM = 219.50 6" NE INV IN = 214.50 12" W INV OUT = 214.50	4' Diameter Concentric Cylindrical Structure; Deep Sump Catch Basin with Hood	2677315.4	3628237.3
CB 2	RIM = 220.10 12" NE INV OUT = 215.10	4' Diameter Concentric Cylindrical Structure; Deep Sump Catch Basin with Hood	2677393.7	3628195.0
CB 3	RIM = 218.90 12" E INV OUT = 213.90	4' Diameter Concentric Cylindrical Structure; Deep Sump Catch Basin with Hood	2677423.8	3627217.1
RISER 1	RIM = 219.50 INV = 213.00	2' Diameter Infiltration System Riser with Heavy Duty Open Lid	2677306.6	3627228.8
RISER 2	RIM = 219.50 INV = 213.00	2' Diameter Infiltration System Riser with Heavy Duty Open Lid	2677311.2	3627279.2
RISER 3	RIM = 218.90 INV = 212.40	2' Diameter Infiltration System Riser with Heavy Duty Open Lid	2677432.1	3628078.8

STRUCTURE TABLE

STORM STRUCTURE NOTES

1. SEE DETAILS ON SHEET C5.02.
2. ALL STORM STRUCTURES TO BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS AND DETAILS UNLESS NOTED OTHERWISE.
3. PROVIDE INLET FILTERS FOR ALL INLETS. FILTER SHALL BE REGULARLY MAINTAINED AND REMAIN IN PLACE UNTIL FINAL GRADES HAVE BEEN ESTABLISHED. REFER TO SHEET C1.31.
4. ALL STRUCTURE FRAME AND GRATES TO BE STANDARD UNLESS NOTED OTHERWISE.
5. NORTHING AND EASTING PER COORDINATE SYSTEM PROVIDED IN THE SURVEY AUTOCAD FILE PROVIDED BY CONTROL POINT ASSOCIATES, INC.
6. ALL CATCH BASINS AND INLETS SHALL HAVE UNDERDRAINS INSTALLED, WRAPPED IN GEOTEXTILE AND PLACED IN THE SEWER TRENCH, NOT MORE THAN 3 FEET BELOW THE TOP OF THE CASTING.

PROPOSED:
- STORM SEWER — STM
- ROOF DRAIN
- SANITARY SEWER — SAN
- WATER MAIN/SERVICE — W
- GAS MAIN/SERVICE — GAS
- ELECTRIC SERVICE — UGE
- TELEPHONE SERVICE — UGT
- OVERHEAD UTILITIES — OH
- PROPOSED UTILITIES BY OTHERS — STM
- STORM MANHOLE
- CATCH BASIN
- YARD BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- TRANSFORMER
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT

EXISTING:
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- OVERHEAD UTILITY LINES — OH
- DRAINAGE LINE — D
- SEWER LINE — S
- GAS LINE — G
- TEL LINE — T
- UNDERGROUND ELECT. — UG
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- VERTICAL OR SLOPED GRANITE CURB
- IRRIGATION CONTROL VALVE
- EDGE OF WOODS
- CONCRETE
- MONITORING WELL
- IRON PIPE OR REBAR
- GRANITE OR CONCRETE BOUND (GB OR CB)
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WATER SHUTOFF
- WATER VALVE
- GAS SHUTOFF

LEGEND

0 20' 40'

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL
02/25/2022

CUSTOMER
Washville
Your Hometown Carwash

PROJECT DESCRIPTION
WASHVILLE CARWASH

PROJECT LOCATION
1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE
STORM WATER MANAGEMENT PLAN

SHEET MANAGEMENT
PROJECT NO: SPRINGFIELD
DATE:
CRITERIA: 110' TUNNEL
PROJECT MANAGER:

SHEET NUMBER
C1.31

ANY ALTERATION OF THIS DRAWING IN ANY WAY WITHOUT THE WRITTEN CONSENT OF SITEology IS PROHIBITED BY LAW.

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

PROPOSED:

STORM SEWER	STM
ROOF DRAIN	
SANITARY SEWER	SAN
WATER MAIN/SERVICE	W
GAS MAIN/SERVICE	GAS
ELECTRIC SERVICE	UGE
TELEPHONE SERVICE	UGT
OVERHEAD UTILITIES	OH
PROPOSED UTILITIES BY OTHERS	STM

STORM MANHOLE, CATCH BASIN, YARD BASIN, FLARED END SECTION, SANITARY MANHOLE, SANITARY CLEANOUT, TRANSFORMER, LIGHT POLE, WATER VALVE, FIRE HYDRANT

EXISTING:

PROPERTY LINE, EDGE OF PAVEMENT, EDGE OF GRAVEL, OVERHEAD UTILITY LINES, DRAINAGE LINE, SEWER LINE, GAS LINE, TEL. LINE, UNDERGROUND ELECT., DOUBLE YELLOW LINE, SINGLE WHITE LINE, VERTICAL OR SLOPED GRANITE CURB, IRRIGATION CONTROL VALVE, EDGE OF WOODS, CONCRETE, MONITORING WELL, IRON PIPE OR REBAR, GRANITE OR CONCRETE BOUND (GB OR CB), UTILITY POLE, SEWER MANHOLE, DRAIN MANHOLE, CATCH BASIN, HYDRANT, WATER SHUTOFF, WATER VALVE, GAS SHUTOFF

NOTE: [*]

SANITARY CONNECTION INVERT BASED ON MINIMUM SLOPE. GC TO VERIFY EXISTING SANITARY LEAD INVERT DURING CONSTRUCTION AND NOTIFY OWNER'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES.

UTILITY EASEMENT NOTE:

REFER TO THE BOUNDARY/TOPOGRAPHIC SURVEY PREPARED BY CONTROL POINT ASSOCIATES, INC. FOR INFORMATION REGARDING EXISTING EASEMENTS.

UTILITY NOTE:

IF BASEMENTS ARE INVOLVED, ALL WATER MAIN SERVICE LEADS SHALL BE PRETAPPED PRIOR TO BASEMENT EXCAVATION.

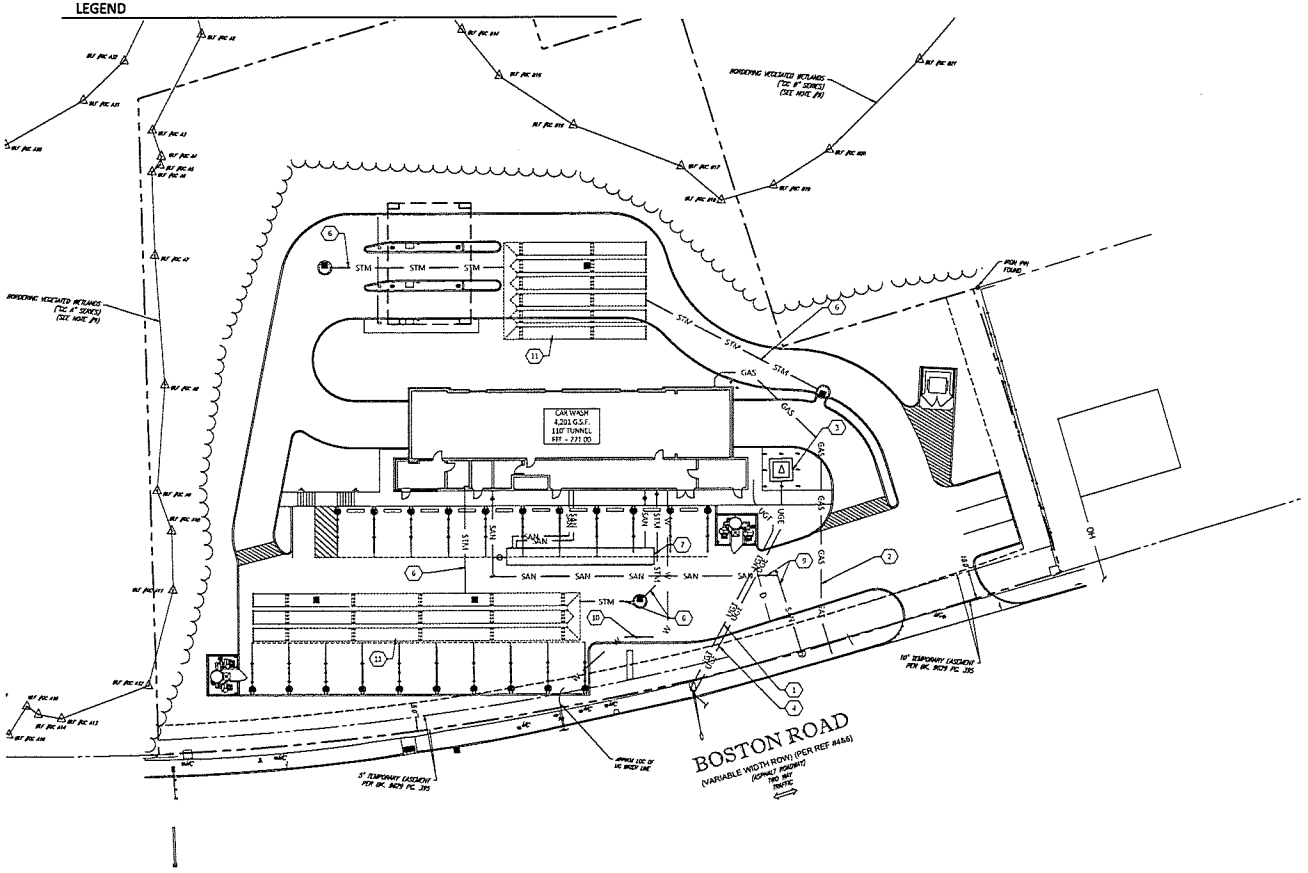
DRY UTILITY NOTE:

THE ROUTING FOR TELECOMMUNICATIONS, NATURAL GAS, AND ELECTRIC, IF SHOWN, IS FOR SCHEMATIC PURPOSES ONLY. THE GENERAL CONTRACTOR SHALL CONTACT THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE ACTUAL ROUTE FOR SERVICING THE BUILDING AND COORDINATE THEIR CONSTRUCTION.

PROPOSED UTILITY KEYED NOTES

1. TELECOMMUNICATION SERVICE.
2. NATURAL GAS SERVICE.
3. GENERAL CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD PER SERVICE PROVIDER SPECIFICATIONS RELATING TO LOCATION CONDUIT STUB-UP LOCATIONS, PAD SIZE AND OBSTRUCTION CLEARANCE.
4. ELECTRIC SERVICE.
5. SITE LIGHT. SEE ARCHITECTURAL SHEETS AND SITE ELECTRICAL PLAN FOR CIRCUITING AND LIGHT POLE BASE DETAILS. SEE SITE PHOTOMETRIC PLAN.
6. STORM SEWER. SEE SHEET C1.31 FOR PIPE DIAMETER AND SLOPE.
7. WATER RECLAMATION SYSTEM. SEE ARCHITECTURAL AND PLUMBING PLANS.
8. SAMPLE BOX. SEE ARCHITECTURAL AND PLUMBING PLANS.
9. PROVIDE AND INSTALL 6" PVC SDR-26 SANITARY SERVICE AT 1% SLOPE WITH CLEANOUTS 5'-0" OUTSIDE OF FOUNDATION AND AT EVERY HORIZONTAL AND VERTICAL BEND. TIE INTO EXISTING SANITARY LINE. MAKE CONNECTION TO EXISTING SANITARY LEAD PER MUNICIPAL STANDARDS.
10. PROVIDE AND INSTALL 3" DUCTILE IRON PIPE WATER SERVICE LINE (MIN. DEPTH 5'-0"). PROVIDE 18" CLEARANCE AT ALL UTILITY CROSSINGS. MAKE CONNECTION AT EXISTING SERVICE LEAD PER MUNICIPAL STANDARDS.
11. SUBSURFACE INFILTRATION BASIN SYSTEM. SEE SHEET C1.31 FOR DETAILS.

LEGEND



UTILITY PLAN
SCALE: 1" = 20'-0"

0 20' 40'

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville
Your Hometown Car Wash

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

UTILITY PLAN

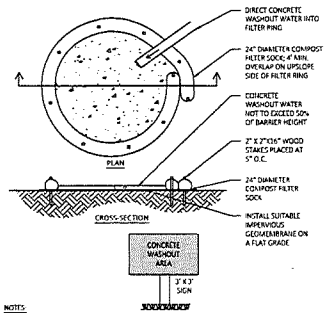
SHEET MANAGEMENT

PROJECT NO.: SPRINGFIELD
DATE:
CAD FILE: 110' TUNNEL
PROJECT MANAGER:

SHEET NUMBER

C1.40

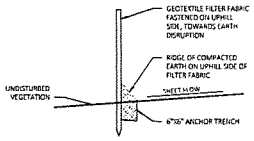
Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



NOTES:

1. ACTUAL LAYOUT AND SIGN PLACEMENT TO BE DETERMINED IN THE FIELD.
2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

1 C5.00 **CONCRETE WASH DETAIL**
SCALE: NONE

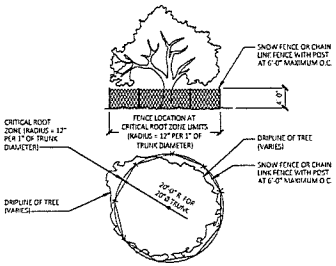


SILT FENCE NOTES:

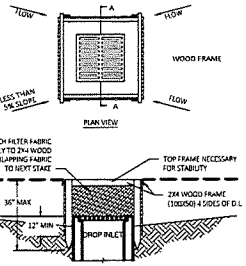
INSTALLATION NOTES:
1. INSTALL ALONG A CONTOUR LINE ON A SLOPE OF EQUAL ELEVATION.
2. DO NOT INSTALL IN AN AREA OF CONCENTRATED FLOW.
3. INSTALL WITH GEOTEXTILE FABRIC ATTACHED TO FENCE POSTS ON THE UPHILL SIDE.
4. EXCAVATE A 6"X6" ANCHOR TRENCH AND BURYING THE TAIL OF THE GEOTEXTILE FABRIC WITH BACKFILL COMPACTED UP AGAINST IT.

MAINTENANCE REQUIREMENTS:
1. PERFORM FREQUENT INSPECTIONS TO ASSURE THAT SILT FENCE IS FIRMLY ENTRENCHED AND IN GOOD WORKING CONDITION. AT A MINIMUM, INSPECT AFTER EACH MAJOR RUN-OFF EVENT.
2. REMOVE ACCUMULATED SEDIMENT WHEN IT IS EQUAL TO APPROXIMATELY 25% OF THE FENCE HEIGHT.
3. REMOVE ANY DAMAGED, TORN, OR KNOCKED DOWN SILT FENCE AND REPLACE IMMEDIATELY.
4. REMOVE SILT FENCE WHEN THE SITE HAS BEEN PERMANENTLY STABILIZED.

5 C5.00 **SILT FENCE**
SCALE: NONE



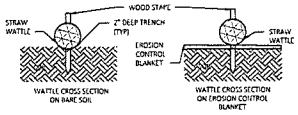
4 C5.00 **TREE PROTECTION FENCING**
SCALE: NONE



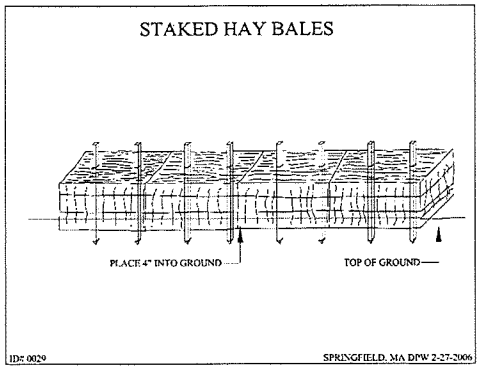
NOTES:

1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%)
2. USE 2"X4" WOOD OR EQUIVALENT METAL STAKES, 3' (1M) MINIMUM LENGTH.
3. INSTALL 2"X4" WOOD TOP FRAME TO INSURE STABILITY.
4. THE TOP OF THE FRAME (EXISTING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

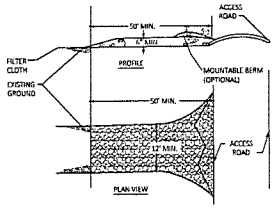
2 C5.00 **SILT FENCE INLET FILTER**
SCALE: NONE



NOTES:
1. ENDS OF WATTLES SHALL BE TURNED SLIGHTLY UP SLOPE.
2. RECOMMENDED STAKES ARE 1 1/8" WIDE X 1 3/8" THICK X 30" LONG.
3. STAKES SHALL NOT EXTEND ABOVE STRAW WATTLE MORE THAN 2".



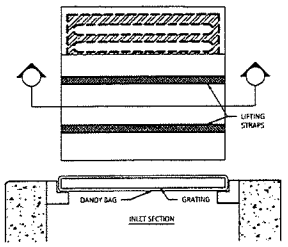
6 C5.00 **STRAW WATTLE**
SCALE: NONE



GENERAL NOTES:

1. ALL MATERIALS FOR THE CONSTRUCTION OF A TEMPORARY APPROACH SHALL MEET DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND BE APPROVED BY THE APPROPRIATE INSPECTOR PRIOR TO PLACEMENT.
2. STONE SIZE - USE 3-1" CRUSHED CONCRETE OR CRUSHED LIMESTONE.
3. WOVEN GEOTEXTILE FABRIC WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITION DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
5. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

7 C5.00 **CONSTRUCTION ENTRANCE**
SCALE: NONE



INSTALLATION:

STAND GRATE ON END. PLACE DANDY BAG OVER GRATE. ROLL GRATE OVER SO THAT OPEN END IS UP PULL UP SLACK. TUCK FLAP IN. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR DANDY BAG WILL NOT FIT PROPERLY. HOLDING HANDLES, CAREFULLY PLACE DANDY BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT RED DOT ON THE TOP OF THE DANDY BAG IS VISIBLE.

MAINTENANCE:

WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

PRE-MANUFACTURED

3 C5.00 **INLET PROTECTION DETAILS**
SCALE: NONE

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL

02/25/2022

CUSTOMER

Washville

PROJECT DESCRIPTION

WASHVILLE CARWASH

PROJECT LOCATION

1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE

EROSION CONTROL DETAILS

SHEET MANAGEMENT

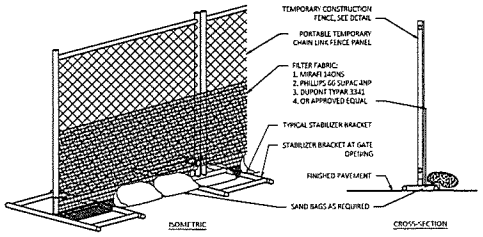
PROJECT NO.	SPRINGFIELD
DATE:	
CRITERIA:	1SF TUNNEL
PROJECT MANAGER:	

SHEET NUMBER

C5.00

PLOTTED BY: Ryan Kelly PLOT DATE: 2/25/2022 PLOT TIME: 1:44:18 PM FILE NAME: S:\Projects\2021\21-0029\Civil\Sheets\C5.00 EROSION CONTROL DETAILS.dwg

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

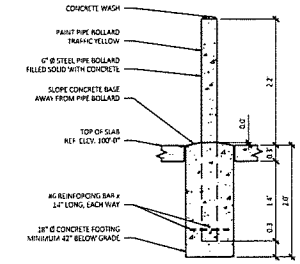


SILT FENCE NOTES (PAVEMENT AREAS):
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

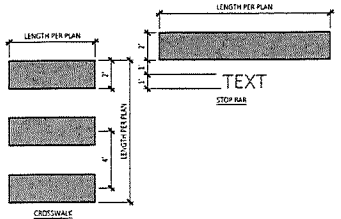
SILT FENCE NOTES (STANDARD):
1. INSTALL ALONG A CONTOUR LINE ON A SLOPE OF EQUAL ELEVATION.
2. DO NOT INSTALL IN AN AREA OF CONCENTRATED FLOW.
3. INSTALL WITH GEOTEXTILE FABRIC ATTACHED TO FENCE POSTS ON THE UPHILL SIDE.
4. EXCAVATE A 6"x6" ANCHOR TRENCH AND BURYING THE TAIL OF THE GEOTEXTILE FABRIC WITH BACKFILL COMPACTED UP AGAINST IT.

MAINTENANCE REQUIREMENTS:
1. PERFORM FREQUENT INSPECTIONS TO ASSURE THAT SILT FENCE IS FIRMLY ENTRENCHED AND IN GOOD WORKING CONDITION. AT A MINIMUM, INSPECT AFTER EACH MAJOR RUN-OFF EVENT.
2. REMOVE ACCUMULATED SEDIMENT WHEN IT IS EQUAL TO APPROXIMATELY 25% OF THE FENCE HEIGHT.
3. REMOVE ANY DAMAGED, TORN, OR KNOCKED DOWN SILT FENCE AND REPLACE IMMEDIATELY.
4. REMOVE SILT FENCE WHEN THE SITE HAS BEEN PERMANENTLY STABILIZED.

1 C5.01 **CONSTRUCTION FENCE**
SCALE: NONE

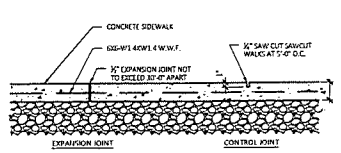


2 C5.01 **PROTECTIVE BOLLARD**
SCALE: NONE



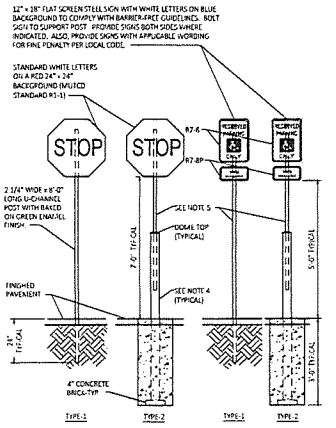
NOTE:
WATERBORN, LIQUID PAVEMENT MARKING MATERIAL. COLOR: WHITE. MANUFACTURER: ENTRIS PAINT CO.

3 C5.01 **PAVEMENT MARKINGS**
SCALE: NONE



NOTES:
A. CONTROL JOINTS TO BE ¼" SAWCUT OR ¼" TOOLED AT 6'-0" O.C.
B. PLACE PRE-FORMED ½" EXPANSION JOINT 30' O.C. ALONG ENTIRE LENGTH
C. PRE-FORMED ½" EXPANSION JOINT SHALL BE INSTALLED AT ALL INTERSECTIONS OF BUILDING, WALKS, AND ANY OTHER FIXED STRUCTURE.

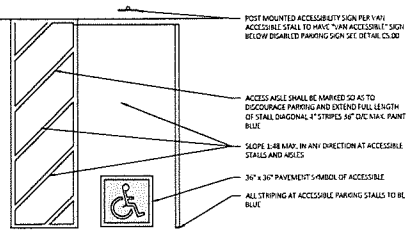
4 C5.01 **CONTROL AND EXPANSION JOINTS**
SCALE: NONE



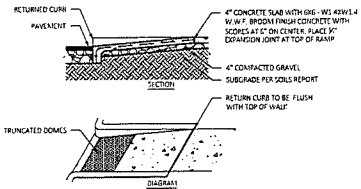
NOTES:
1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 16" DIAMETER x 36" DEEP CONCRETE FOUNDATION.
4. INSTALL ALL SIGN PANELS A MINIMUM OF 1.0' BEHIND FACE OF CURB, AND BARRIER-FREE SIGNS A MINIMUM OF 2.0' BEHIND BACK OF CURB.
5. 4" x 4" x 0' CONCRETE FILLED STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
6. 2 1/4" WIDE x 6'-0" LONG U-CHANNEL POST WITH BASED ON GREEN ENAMEL FINISH.
7. TYPE 1 - LIGHT DUTY - LANDSCAPED AREAS and AREAS NOT SUBJECT TO TRUCK TRAFFIC.
   TYPE 2 - HEAVY DUTY - PAVED AREAS and AREAS SUBJECT TO TRUCK TRAFFIC or NOT PROTECTED IN LANDSCAPED AREAS.

A C5.01 **SIGNS**
SCALE: NONE

NOTES:
1. BUMPERS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCROACHMENT OF CARS OVER REQUIRED WIDTH OF WALKWAYS.
2. SPACES SHALL BE LOCATED SO THAT A PERSON/PEOPLE ARE NOT CONFINED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.
3. RAMPS SHALL NOT ENCROACH INTO ANY PARKING SPACE OR ACCESS AISLE.
4. ACCESSIBLE SPACE SHALL BE NEAR PRIMARY ACCESSIBLE ENTRANCE OF BUILDING.
5. PEDESTRIAN WAYS WHICH ARE ACCESSIBLE TO PEOPLE WITH DISABILITIES SHALL BE PROVIDED FROM EACH ACCESSIBLE PARKING SPACE TO RELATED FACILITIES, INCLUDING CURB CUTS OR RAMPS AS NEEDED.
6. REFER TO ACCESSIBLE PARKING SIGNS FOR REQUIRED SIGNAGE.
7. THE SURFACE OF EACH PARKING SPACE FOR THE DISABLED IS REQUIRED TO HAVE SYMBOL OF ACCESSIBILITY STENCIL PAINTED BLUE.
8. PARKING SPACES SHALL BE MARKED WITH LINES. MEASUREMENTS OF SPACES AND ACCESS AISLE SHALL BE FROM CENTERLINE OF MARKING.
9. ACCESSIBLE SPACES SHALL BE SERVED BY AN ACCESS AISLE 60" WIDE MINIMUM.
10. VAN PARKING STALL POSTED SIGN SHALL HAVE "VAN-ACCESSIBLE" TEXT BELOW SYMBOL OF ACCESSIBILITY.
11. PARKING SPACES FOR VANS AND ACCESS AISLE AND VEHICLE ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98".
12. AISLE MAY BE PLACED ON EITHER SIDE OF VEHICLE EXCEPT FOR VAN PARKING.
13. PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE 98" VERT CLEARANCE.
14. ACCESS AISLES SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACES THEY SERVE.

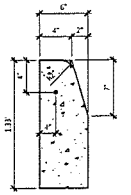


5 C5.01 **ACCESSIBLE PARKING STALL**
SCALE: NONE



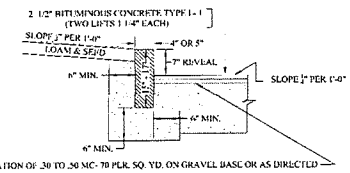
NOTES:
A. CURB RAMP SHOWN WITH RETURNED CURB AT SIDES SHALL HAVE NON-WALKING SURFACE ON EITHER SIDE. ALTERNATE DESIGN INCLUDES FLARED SIDES NOT TO EXCEED 1:10 SLOPE.
B. PER FEDERAL REGULATION 28 CFR PART 36, RAMP TO HAVE MAXIMUM RUNNING SLOPE OF 1:12 AND MAXIMUM CROSS SLOPE OF 1:50 IN AS-BUILT CONDITION. SEE GRADING PLAN FOR DESIGN SLOPE AND SPOT ELEVATIONS.
C. VERIFY SIZE AND STYLE (STRAIGHT, FLARED SIDES) OF RAMP WITH SITE IMPROVEMENT PLAN

6 C5.01 **ACCESSIBLE CURB RAMP**
SCALE: NONE



7 C5.01 **CONCRETE CURB**
SCALE: NONE

GRANITE CURBS

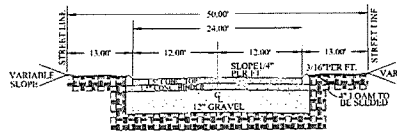


APPLICATION OF .30 TO .50 MC- 70 PER. SQ. YD. ON GRAVEL BASE OR AS DIRECTED

NOTES:
- TYPE VB, 4 " THICKNESS, MIN. OF 6' LENGTH GRANITE CURBING FOR RESIDENTIAL STREETS
- TYPE VB, 5 " THICKNESS, MIN. OF 6' LENGTH GRANITE CURBING FOR ALL OTHER TYPES OF STREETS
- TYPE "A" GRANITE CURB CORNERS FOR ALL TYPES OF SUBDIVISION EXCEPT "ROUNDED CORNER CURBING" MAY BE SUBSTITUTED AT DISCRETION OF THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS

ID # 0057 SPRINGFIELD, MA DPW 2-27-2006

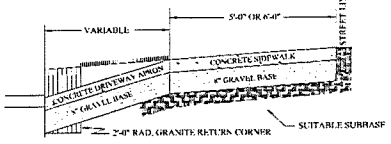
TYPICAL SECTION 50' STREET LINE 24' PAVEMENT



NOTES:
- EXISTING SUBGRADE TO BE SHAPED AND COMPACTED
- USE CALCIUM CHLORIDE APPLIED AT 1.5 LBS PER SQ. YD. OR APPROVED ALTERNATE
- SURFACE COURSE:
  1.5" BITUMINOUS CONCRETE TOP, 1.5" BITUMINOUS CONCRETE BINDER
- BASE:
  12" GRAVEL

ID# 0012 SPRINGFIELD, MA DPW 2-27-2006

STANDARD SIDEWALK CONSTRUCTION AT COMMERCIAL DRIVEWAYS



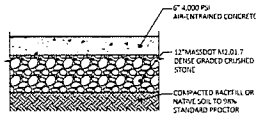
NOTES:
- 6" CONCRETE MAY BE REPLACED BY 6" ASPHALT IF APPROVED
- STANDARD SIDEWALK SLOPE IS 3/16 PER FT.
- MAXIMUM DRIVEWAY WIDTH IS 40' WITH TWO 2' CURB RETURNS (36' OPENING)
- #3 REINFORCING BARS SHALL BE PLACED 12" O.C. 3" FROM GRAVEL BASE
- MINIMUM CONCRETE STRENGTH WILL BE 4,000#, CLASS D

ID# 0007 SPRINGFIELD, MA DPW 2-27-2006

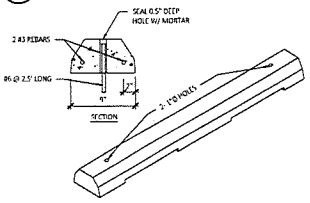
8 C5.01 **VERTICAL GRANITE CURB**
SCALE: NONE

9 C5.01 **CONCRETE PAVING**
SCALE: NONE

10 C5.01 **CONCRETE PAVEMENT APPROACH**
SCALE: NONE



11 C5.01 **CONCRETE PAVEMENT DETAIL**
SCALE: NONE



12 C5.01 **CONCRETE WHEEL STOP DETAIL**
SCALE: NONE

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL
02/25/2022

CUSTOMER
Washville

PROJECT DESCRIPTION
WASHVILLE CARWASH

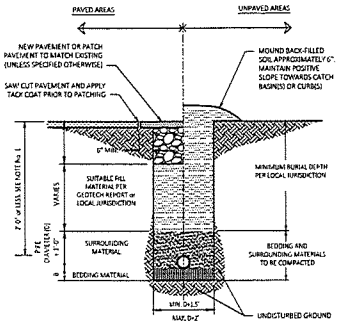
PROJECT LOCATION
1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE
SITE DETAILS

SHEET MANAGEMENT
PROJECT NO: SPRINGFIELD
DATE:
DATE/R.A.: 210' TUNNEL
PROJECT MANAGER:

SHEET NUMBER
C5.01

Packet Pg. 153
27.b
Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



NOTES:

1. THE SURROUND MATERIAL MUST BE INSTALLED TO THE PAVEMENT BASE ELEVATION IF THERE IS LESS THAN 2'-0" OF FILL OVER THE PIPE.
2. COMPACT ALL BACK FILL UNDERNEATH, AROUND AND ABOVE PROPOSE PIPES TO 95% STANDARD PROCTOR IN PAVED AND STRUCTURAL AREAS, 90% STANDARD PROCTOR IN UNPAVED OR NON-STRUCTURAL AREAS. THE UPPER 12" OF TRENCH BACKFILL MATERIAL IN PAVED/STRUCTURAL AREAS MUST BE COMPACTED TO 98% STANDARD PROCTOR (ASTM-698)
3. WHERE A PIPE HAS A SLOPE GREATER THAN OR EQUAL TO 4% OR WHERE GROUNDWATER IS PRESENT, CLAY DAMS SHALL BE INSTALLED AROUND THE PIPE EVERY 100' TO PREVENT WASHOUT AROUND THE PIPE.
4. ALL SUITABLE FILL SHOULD NOT CONTAIN STONES GREATER THAN 4" IN DIAMETER, FROZEN LUMPS, AND SHALL CONTAIN A MINIMAL AMOUNT OF ORGANIC MATERIALS (LESS THAN 3%).
5. MATERIAL IS TO BE PLACED AT NO MORE THAN 8" INTERVALS AND COMPACTED BEFORE PLACING NEXT LAYER.

NOTES:

A. WHERE BACKFILL IS DESIGNATED "COMPACTED", THIS MEANS 90% TO 95% STANDARD PROCTOR, AASHTO T-99. ALL FILL PLACED BELOW PIPES AND STRUCTURES MUST MEET THIS REQUIREMENT.

B. FOR ALL TRENCHES WITH A GRADE GREATER THAN 4% AND/OR WHERE GROUNDWATER IS APPARENT, INSTALL CLAY DAMS AROUND PIPE AT 100' INTERVALS

RECOMMENDED FILL MATERIALS

CONDITION & PIPE	**SELECT MATERIAL	LIVING MATERIAL	"H"
DUCTILE IRON PIPE IN "ORDINARY SOIL"	TYPE I, II, III	SAND OR TYPE III	3"
RCP PIPE IN "ORDINARY SOIL"	TYPE II, III	SAND OR TYPE III	3"
ALL PIPE OVER BEDROCK OR LEDGE	TYPE II, III	SAND OR TYPE III	6"
DUCTILE IRON PIPE IN CLAY OR MUCK	TYPE II, III	SAND	4"
RCP PIPE IN CLAY	TYPE II, III	SAND	6"
PLASTIC-ALL	SAND OR TYPE III	SAND OR TYPE III	6"

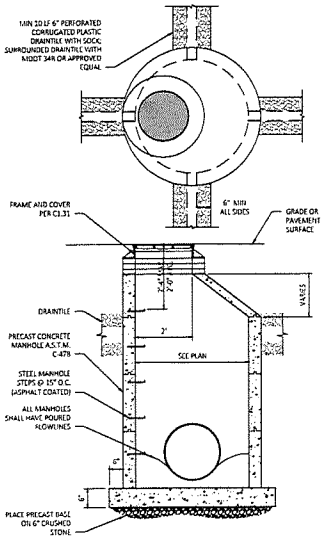
* SUITABLE MATERIAL SHOULD CONTAIN NO STONES GREATER THAN 4" IN DIAMETER, NO FROZEN LUMPS, AND ONLY MINOR AMOUNTS OF CLAY OR ORGANIC MATERIAL. ALL MATERIAL TO BE PLACED IN MAXIMUM OF 12" LIFTS AND COMPACTED BEFORE PLACING NEXT LIFT.

** TYPE I MATERIAL SHALL BE EITHER GRAVEL OR EXCAVATED MATERIAL CONTAINING NO STONES GREATER THAN 1½" IN DIAMETER, NO CLAY, AND NO ORGANIC MATERIAL.

** TYPE II MATERIAL SHALL BE CLEAN, HARD, CRUSHED OR NATURAL STONE WITH A GRADATION BY WEIGHT OF 100% PASSING A 1½" SQUARE OPENING, NOT MORE THAN 25% PASSING A ½" SQUARE OPENING AND NOT MORE THAN 5% PASSING A #8" SQUARE OPENING.

** TYPE III MATERIAL SHALL BE CLEAN, HARD, CRUSHED STONE FREE FROM COATINGS AND THOROUGHLY WASHED WITH A GRADATION BY WEIGHT OF 100% PASSING A 1" SQUARE OPENING AND 0-5% PASSING A ½" SQUARE OPENING.

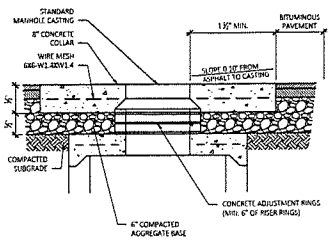
1 / C5.02 **PIPE BEDDING**
SCALE: NONE



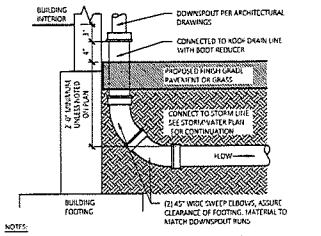
NOTE:
ALL FRAMES AND COVERS FOR DRAINAGE STRUCTURES SHALL BE NON-ROCKING AND MADE OF HEAVY DUTY CAST IRON.

IF CATCH BASIN LOCATED IN CURB GUTTER, EXTEND DRAINTILE ALONG BACK OF CURB IN BOTH DIRECTIONS.

2 / C5.02 **STORM MANHOLE**
SCALE: NONE

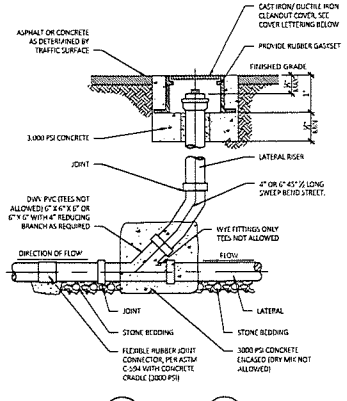


3 / C5.02 **CONCRETE COLLAR IN PAVED AREAS**
SCALE: NONE



NOTES:
A. TYPICAL GRADE ADJACENT TO BUILDING SHALL BE 7" LOWER THAN F.F.E.L.
B. SEE GRADING PLAN FOR LOCATIONS

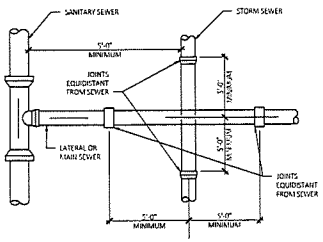
4 / C5.02 **DOWNSPOUT/DRAIN LEADER CONNECTION**
SCALE: NONE

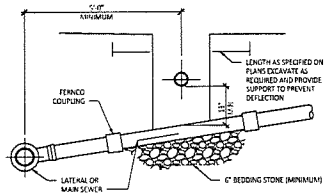


NOTE:
IT IS RECOMMENDED THAT ALL SOLVENT WELD JOINTS BE MADE AS FOLLOWS.

A. CLEAN DRY HUBS & SPOTS.
B. PRIMER APPLIED TO PARTS BEING CONNECTED
C. SANITARY CLEANOUT MATERIALS: 6" SDR 23.5 PIPE. MATERIAL CAN BE ABS WITH SOLVENT WELDED JOINTS OR PVC WITH ELASTOMERIC GASKETED JOINTS.
D. STORMWATER CLEANOUT MATERIALS: 6" SCH. 80 PVC WITH GLUED JOINTS.

5 / C5.02 **STORM & SANITAY CLEAN-OUT**
SCALE: NONE





6 / C5.02 **SANITARY CROSSING**
SCALE: NONE

SITEology
3025 Highland Parkway, Suite 850
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	02.22.2022	SITE PLAN REVIEW

CONSULTANT

SEAL
02/25/2022

CUSTOMER
Washville

PROJECT DESCRIPTION
WASHVILLE CARWASH

PROJECT LOCATION
1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

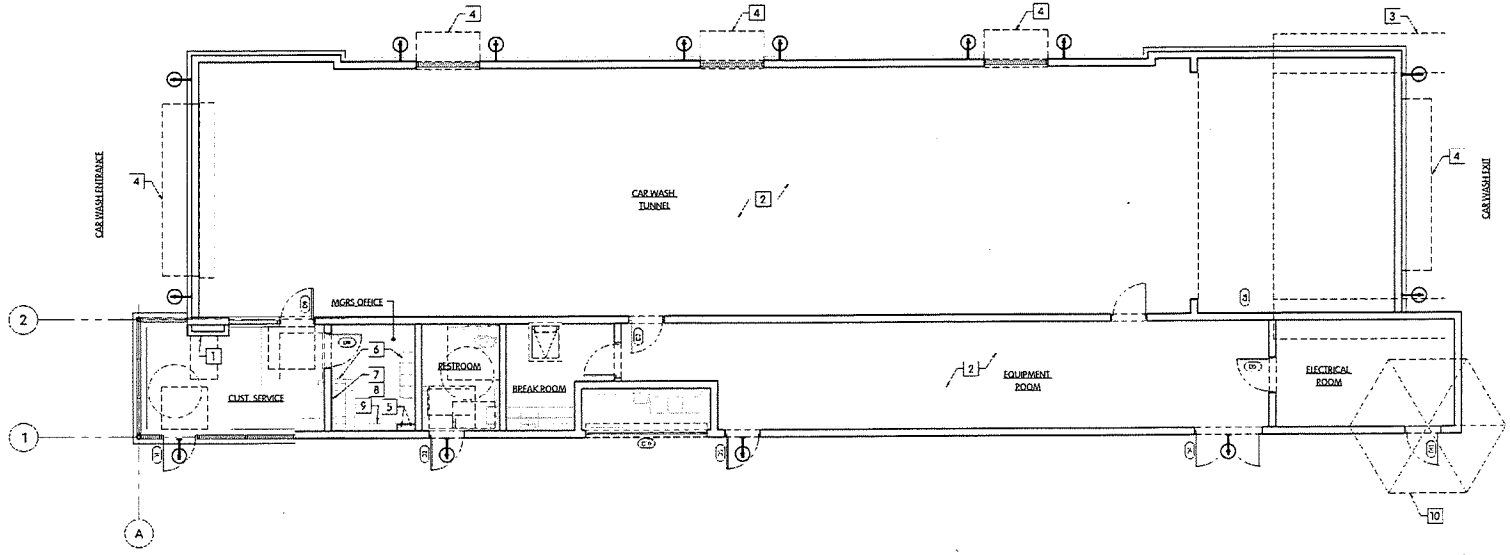
SHEET TITLE
SITE DETAILS

SHEET MANAGEMENT
PROJECT NO. SPRINGFIELD
DATE:
CRITERIA 33FT TUNNEL
PROJECT MANAGER:

SHEET NUMBER
C5.02

M:\SITEology\Projects\SPRINGFIELD\Boston Road\SHEETS\SITE DETAILS.dwg, 2/25/2022 8:47:14 AM, Plotted by: Kevin Dowdy

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



1 A100 FLOOR PLAN
SCALE: 3/16" = 1'-0"

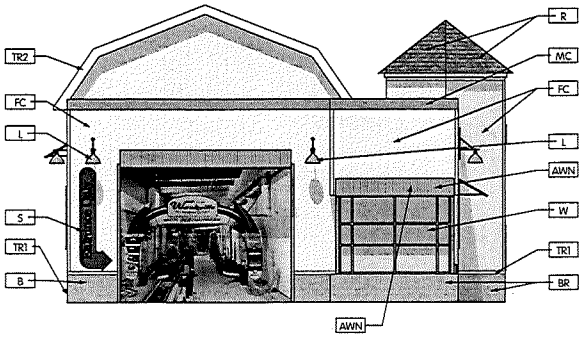
FLOOR PLAN KEYNOTES	
1	WATER DISPENSER BY OTHERS
2	CAR WASH EQUIPMENT BY VENDOR
3	LINE OF CANOPY ABOVE
4	CORRUGATED METAL CANOPY SEE DETAIL __/___ FOR MORE INFORMATION
5	DOWNSPOUT AND OVERFLOW DRAIN SEE PLUMBING
A	ANTI-WORK BY OC
F	WALL LOUVERS BY OC
P	PROVIDE WOOD BLOCKING FOR SHELVING INSTALLATION
V	PROVIDE WOOD BLOCKING FOR EQUIPMENT
10	LINE OF SLOPED ROOF ABOVE

LEGEND

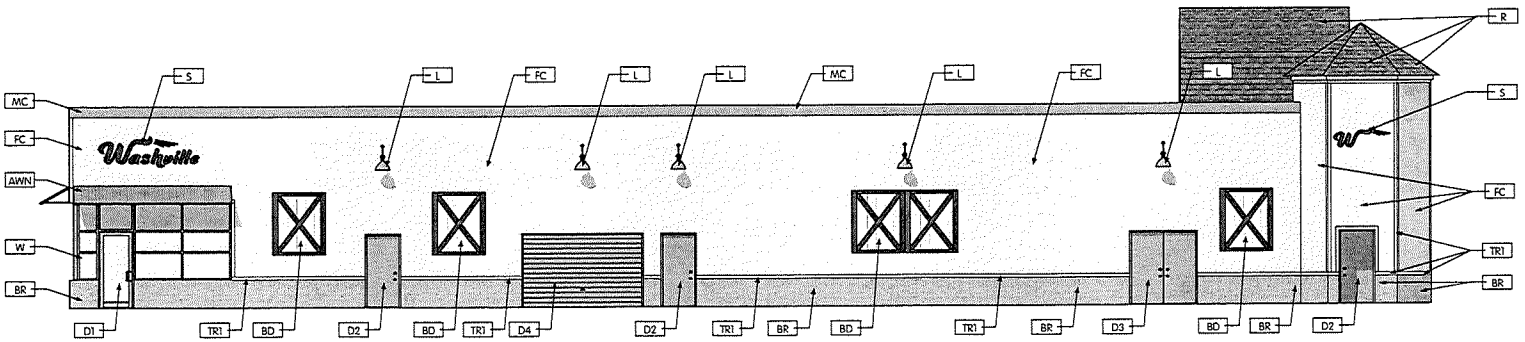
- 1 — KEY NOTE
- NEW FULL HEIGHT MASONRY PARTITION
- NEW FULL HEIGHT GWB PARTITION
- W1 — WINDOW TAG SEE A600
- 2 — WALL TYPE TAG SEE 2/A100
- DR — DOOR TAG SEE A600

GENERAL FLOOR PLAN NOTES

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING DELIVERY OF MATERIALS FROM THIRD PARTY LOGISTICS DISTRIBUTION SERVICES AND HUNDOR DIRECT SHIPMENTS. REFER TO CONSTRUCTION MANAGEMENT AGREEMENT FOR RESPONSIBILITIES AND LEAD TIMES.
2. RESPONSIBILITY FOR SUPPLY AND DELIVERY OF MATERIALS AND EQUIPMENT IS INDICATIVE IN THE DRAWINGS BY THE WORDS "PROVIDE", "INSTALL" OR "CONTRACTOR RESPONSIBILITY".
3. FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, WOOD BLOCKING, SUBSTRATE BACKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND USABLE INSTALLATION, UNLESS OTHERWISE NOTED.



1 A200 ENTRANCE SIDE ELEVATION
Scale: 3/16" = 1'-0"



2 A200 PARKING SIDE ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR FINISH / MATERIAL LEGEND

AWN	STANDING SEAM METAL ROOF PAINTED P3
BD	FALIX BARN DOORS SEE DETAIL _/_ FOR MORE INFORMATION
BR	BRICK BELDEN BRICK COMPANY BUTTERCUP GLAZE MODULAR (3 5/8" x 2 1/4" x 7 5/8")
D1	ALUMINUM ENTRY DOOR ANODIZED ALUMINUM
D2	HOLLOW METAL DOOR EQUIPMENT ROOM DOOR
D3	HOLLOW METAL DOOR EQUIPMENT ROOM DOUBLE DOOR
D4	OVERHEAD COILING DOOR VENDING AREA FACTORY FINISH
FC	FIBER CEMENT PANELING JAMES HARDIE SIERRA 8 - HARDIE PANELING - VERTICAL CUSTOM WASHVILLE CREME COLOR
L	EXTERIOR PENDANT LIGHT T.B.D
MC	METAL COPING ALUMINUM PAINTED P4
P1	PAINT SHERWIN WILLIAMS PURE WHITE - SW 7005 EXTERIOR GRADE
P2	PAINT SHERWIN WILLIAMS HYPER BLUE - SW 965 EXTERIOR GRADE
P3	PAINT SHERWIN WILLIAMS INVIGORATE - SW 6884 EXTERIOR GRADE
P4	PAINT SHERWIN WILLIAMS GRAY SHINGLE - SW 7670 EXTERIOR GRADE
R	SHINGLE ROOF ATLAS ROOFING (or equivalent) STORM MASTER SHAKE WEATHERED WOOD
S	BUILDING SIGNAGE PERMITTED & INSTALLED BY OTHERS
TR1	FIBER CEMETN TRIM HARDIE TRIM BOARDS SMOOTH 4" x 96" x 1" PAINTED P1
TR2	FIBER CEMENT TRIM HARDIE TRIM BOARDS SMOOTH 10" x 96" x 1" PAINTED P1
TR3	FIBER CEMENT TRIM HARDIE TRIM BOARDS SMOOTH 4" x 96" x 1" PAINTED P7
W	WINDOW CR LAURENCE US ALUMINUM - FLUSH FRONT SERIES 451 CLEAR ANODIZED REFER TO SHEET A 601 FOR MORE INFORMATION

*ALL D2, D3, D4 EXTERIOR DOOR FINISHES TO USE FACTORY FINISH CLOSEST COLOR MATCH TO P4

sevan DESIGN SOLUTIONS, P.C.
3025 Highland Parkway | Suite 150
Downers Grove, IL 60515
INTEGRITY | RESPECT | TEAMWORK EXCELLENCE | CHARITY

SEAL

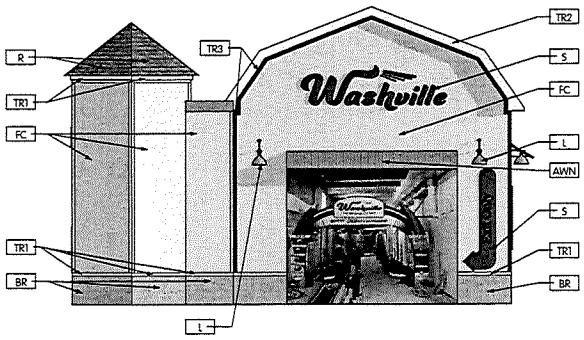
REVISIONS
No. | DESCRIPTION

PROJECT INFORMATION
WASHVILLE CARWASH
1090 BOSTON ROAD | SPRINGFIELD, MA 01119
EXTERIOR ELEVATIONS

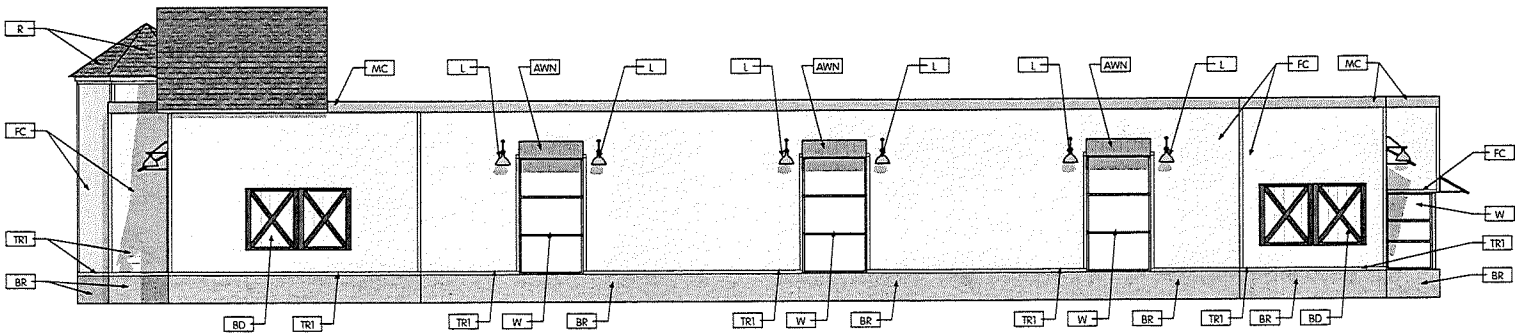
SHEET MANAGEMENT
PROJECT NO: WASH-016
DATE ISSUED: 11/17/21
DRAWN BY: PK
REVIEWED BY: JD

SHEET NUMBER
A200

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



1 / A201 EXIT SIDE ELEVATION
Scale: 3/16" = 1'-0"



2 / A201 NON-PARKING SIDE ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR FINISH / MATERIAL LEGEND

AWN	STANDING SEAM METAL ROOF PAINTED P3
BD	FALK BARN DOORS SEE DETAIL ___/___ FOR MORE INFORMATION
BR	BRICK BELDEN BRICK COMPANY BUTTERCUP GLAZE MODULAR (3 5/8" x 2 1/4" x 7 5/8")
D1	ALUMINUM ENTRY DOOR ANODIZED ALUMINUM
D2	HOLLOW METAL DOOR EQUIPMENT ROOM DOOR
D3	HOLLOW METAL DOOR EQUIPMENT ROOM DOUBLE DOOR
D4	OVERHEAD COILING DOOR VENDING AREA FACTORY FINISH
FC	FIBER CEMENT PANELING JAMES HARDIE SIERRA 8 - HARDIE PANELING - VERTICAL CUSTOM WASHVILLE CREME COLOR
L	EXTERIOR PENDANT LIGHT T.B.D.
MC	METAL COPING ALUMINUM PAINTED P4
P1	PAINT SHERWIN WILLIAMS PURE WHITE - SW 7005 EXTERIOR GRADE
P2	PAINT SHERWIN WILLIAMS HYPER BLUE - SW 965 EXTERIOR GRADE
P3	PAINT SHERWIN WILLIAMS INVIGORATE - SW 6886 EXTERIOR GRADE
P4	PAINT SHERWIN WILLIAMS GRAY SHINGLE - SW 7670 EXTERIOR GRADE
R	SHINGLE ROOF ATLAS ROOFING (or equivalent) STORM MASTER SHAKE WEATHERED WOOD
S	BUILDING SIGNAGE PERMITTED & INSTALLED BY OTHERS
TR1	FIBER CEMETN TRIM HARDIE TRIM BOARDS SMOOTH 4" x 96" x 1" PAINTED P1
TR2	FIBER CEMENT TRIM HARDIE TRIM BOARDS SMOOTH 10" x 96" x 1" PAINTED P1
TR3	FIBER CEMENT TRIM HARDIE TRIM BOARDS SMOOTH 4" x 96" x 1" PAINTED P2
W	WINDOW OR LAURENCE US ALUMINUM - FLUSH FRONT SERIES 451 CLEAR ANODIZED REFER TO SHEET A 601 FOR MORE INFORMATION

*ALL D2, D3, D4 EXTERIOR DOOR FINISHES TO USE FACTORY FINISH CLOSEST COLOR MATCH TO P4

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INTEGRITY | RESPECT | TEAMWORK
EXCELLENCE | CHARITY

SEAL

REVISIONS
No. | DESCRIPTION | DATE

PROJECT INFORMATION
WASHVILLE CARWASH
1090 BOSTON ROAD | SPRINGFIELD, MA 01119

EXTERIOR ELEVATIONS

SHEET MANAGEMENT
PROJECT NO.: WASH-015
DATE ISSUED: 11/17/21 | PK
DRAWN BY: | JD
REVIEWED BY:

SHEET NUMBER
A201

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

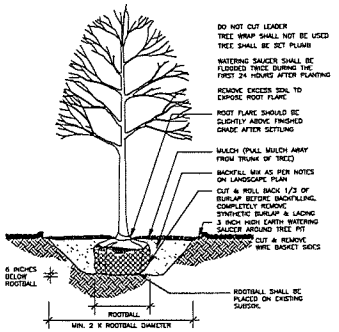
LANDSCAPE REQUIREMENTS

SPRINGFIELD SITE PLAN REGULATION	REQUIRED	PROVIDED
7.1.53 (C) INTERIOR PARKING LOT LANDSCAPING AND DESIGN	PARKING LOTS CONTAINING LESS THAN SIXTY (60) SPACES SHALL PROVIDE AT LEAST ONE (1) THREE (3) INCH MINIMUM CALIPER SHADE TREE PER FIFTEEN (15) SPACES. 23 SPACES PROVIDED/15 = 2 TREES IN ADDITION, ALL PARKING LOTS AND VEHICLE DISPLAY AREAS SHALL HAVE A MINIMUM OF A THREE (3) FOOT LANDSCAPED BUFFER BETWEEN THE PARKING LOT AND THE ABUTTING SIDEWALKS OR STREET.	3 (3) INCH CAL. TREES BUFFER IS (3) FEET OR GREATER

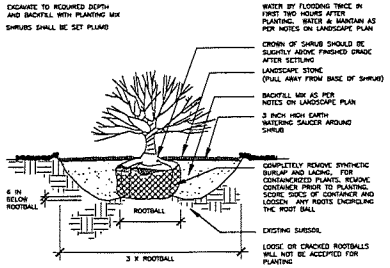
PLANTING SCHEDULE

PLANT	QNTY	BOTANICAL NAME	COMMON NAME	MIN. INSTALL SIZE	REMARKS
TREES					
AR	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3"-3 1/2" CAL. B&B	SHADE, STREET, RED FALL COLOR
MS	2	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	6 1/2"-7" CAL. B&B	WHITE FLOWERS, FRUITLESS
PS	4	PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	2 1/2"-3" CAL. B&B	TURNSITE, PINK FLOWERS
SHRUBS					
CG	14	CORNUS SERICEA 'ALLEMANS COMPACTA'	COMPACT REDTWIG DOGWOOD	2'-3' HT., 3 GAL.	RED TWIG, COMPACT FORM
IG	26	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'-3' HT., 3 GAL.	COMPACT EVERGREEN
IV	14	ITEA VIRGINICA 'LITTLE HENRY'	LITTLE HENRY VIRGINIA SWEETSPIRE	18"-24"HT., 3 GAL.	WHITE FLOWERS IN JUNE/JULY, FALL FOLIAGE
PF	28	POTENTILLA FRUTICOSA 'GOLDSTAR'	GOLDSTAR POTENTILLA	2'-3' HT., 3 GAL.	GOLDEN YELLOW FLOWERS IN SUMMER
PERENNIALS & GRASSES					
HD	27	HEMEROCALLIS 'STELLA DE ORO'	DWARF YELLOW DAYLILY	1 GAL.	YELLOW FLOWERS, CONTINUOUS BLOOMS
FE	23	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE GRASS	1 GAL.	ICY BLUE FOLIAGE
PH	28	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	1 GAL.	BUFF COLORED PLUMES, GOLDEN FOLIAGE IN FALL

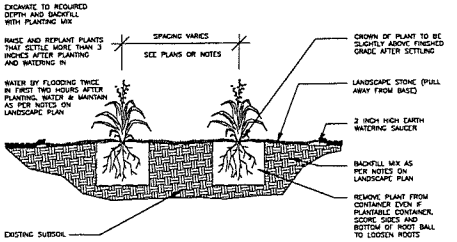
XX PLANT QUANTITY / PLANT DESIGNATION — PROPOSED LANDSCAPE STONE WITH WEED BARRIER — PROPOSED LOAM AND SEED



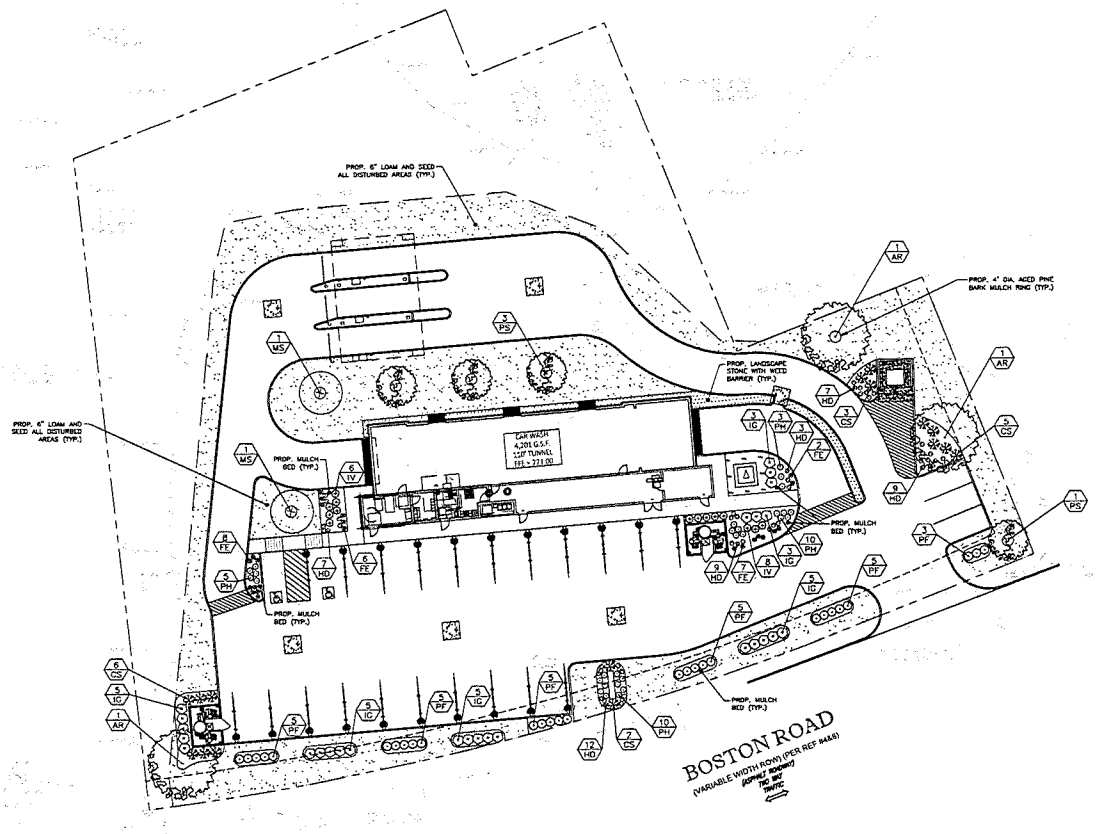
TYPICAL TREE PLANTING
NOT TO SCALE



TYPICAL SHRUB PLANTING
NOT TO SCALE



TYPICAL PERENNIAL PLANTING
NOT TO SCALE



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

0 20' 40'

GPI PROJECT NO. NEX-2200037

NOTES:

1) ALL PLANT STOCK SHALL CONFORM TO ANSI Z260.1 – NURSERY STOCK, LATEST EDITION (AMERICAN ASSOCIATION OF NURSERYMEN, INC.).
2) A 4' DIA. TREE RING WITH 3" AGED PINE BARK MULCH TO BE INSTALLED AT BASE OF ALL TREES IN LAWN AREAS.
3) UNLESS NOTED OTHERWISE, 3" AGED PINE BARK MULCH SHALL BE APPLIED TO SHRUB AND GROUNDCOVER BEDS.
4) LANDSCAPE STONE SHALL BE TAN RIVERBED STONE. STONE SHALL BE (1½) INCHES IN DIAMETER AND APPLIED AT A THICKNESS OF (4) INCHES DEEP. ALL FINES SHALL BE SCREENED FROM THE AGGREGATE. THE MATERIAL SHALL BE FREE OF ORGANIC AND INORGANIC DEBRIS AND TRASH. SUBMIT SAMPLE IN A 5-GALLON BUCKET TO THE DEVELOPER FOR APPROVAL.
5) A WEED BARRIER (TY-PAR FABRIC OR APPROVED EQUAL) SHALL BE APPLIED TO ALL SHRUB AND GROUNDCOVER BEDS. INSTALL WEED BARRIER AS PER MANUFACTURERS RECOMMENDATIONS.
6) ALL LANDSCAPED AREAS NOT PLANTED WITH TREES, SHRUBS OR GROUNDCOVER SHALL BE RESTORED WITH SEED AS INDICATED ON PLANS.
7) ALL SEED, SHRUB AND TREE AREAS SHALL RECEIVE 6" PH CORRECTED TOPSOIL. AFTER TOPSOIL IS SPREAD EVENLY OVER ENTIRE AREA, ALL CLODS, LUMPS, STONES AND OTHER DELETERIOUS MATERIAL SHALL BE RAKED UP AND REMOVED.
8) APPLICATION OF GRASS SEED, FERTILIZERS AND STRAW MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

LIMESTONE: 100 LBS./1,000 SQUARE FEET.
FERTILIZER: 500 LBS/ACRE OF 10-20-20 OR 1000 LBS/ACRE OF 5-10-10.
STRAW MULCH: APPROXIMATELY 3 TONS/ACRE

SEED MIX CULTIVARS (ESS THAN 4:1)	LBS/ACRE
CREEPING RED FESCUE	20
TALL FESCUE	15
PERENNIAL RYEGRASS	5
REDTOP	2
	42

9) NEWLY GRADED AREAS REQUIRING SLOPE PROTECTION OUTSIDE OF NORMAL SEEDING SEASON SHALL RECEIVE STRAW MULCH AT THE APPROXIMATE RATE OF NO MORE THAN 3 TONS PER ACRE.
10) ANY CHANGES IN PLANT LOCATIONS OR TYPES SHALL BE APPROVED BY THE DEVELOPER, LANDOWNER AND GPI PRIOR TO INSTALLATION.
11) CLEAR AND GRUB (TO LIMITS REQUIRED ON GRADING PLAN) TO REMOVE VEGETATION, TREES, ROCKS, DEBRIS, ROOTS, ETC. STUMPS SHALL BE REMOVED AND DISPOSED OF OFF SITE IN ACCORDANCE WITH STATE REGULATIONS. AFTER CLEARING, STRIP AND STOCKPILE ALL ON-SITE TOPSOIL FOR REUSE TO THE MAXIMUM EXTENT POSSIBLE.
12) FOR SEED AREAS USE EXISTING TOPSOIL, IF AVAILABLE. FOR A 4" DEPTH AND TOP DRESS WITH 2" OF SCREENED TOPSOIL, UNLESS OTHERWISE NOTED ON PLAN. ALL LOAM OR TOPSOIL IMPORTED OR RE-UTILIZED FROM ON SITE SHALL BE TESTED AND AMENDED AS DIRECTED BY DEVELOPER TO MEET MINIMUM REQUIREMENTS.
13) PLANTINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR AFTER WRITTEN ACCEPTANCE BY THE DEVELOPER.
14) EXPOSED SOILS SHALL BE SEEDED OR STRAW MULCHED WITHIN 72 HOURS OF FINAL GRADING.
15) ALL WORK SHALL BE COORDINATED WITH APPLICABLE EPA NPDES/SWPPP PERMIT WORK AS REQUIRED.
16) THE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM TO PROVIDE COMPLETE COVERAGE OF ALL SEED AREAS AND SHRUB BEDS SHOWN ON THIS PLAN. THE SYSTEM SHALL INCLUDE A TIMER, BACKFLOW PREVENTION AND SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.

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3425 Highland Parkway, Suite 350
Downers Grove, IL 60515

REVISIONS

NO.	DATE	DESCRIPTION
0	01.19.2022	MAJOR SITE PLAN SUBMITTAL

LANDSCAPE CONSULTANT
GPI
Greenman-Pedersen, Inc.
40 Shawn Road, Suite One
Salem, NH 03079

SEAL

CUSTOMER

PROJECT DESCRIPTION
WASHVILLE CARWASH

PROJECT LOCATION
1090 BOSTON ROAD
SPRINGFIELD, MA 01119
(HAMPDEN COUNTY)

SHEET TITLE
LANDSCAPE PLAN

SHEET MANAGEMENT
PROJECT NO.: SPRINGFIELD
DATE:
CAD FILE: 120' TUNNEL
PROJECT MANAGER:

SHEET NUMBER
L1.20

Packet Pg. 158
27.b
Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

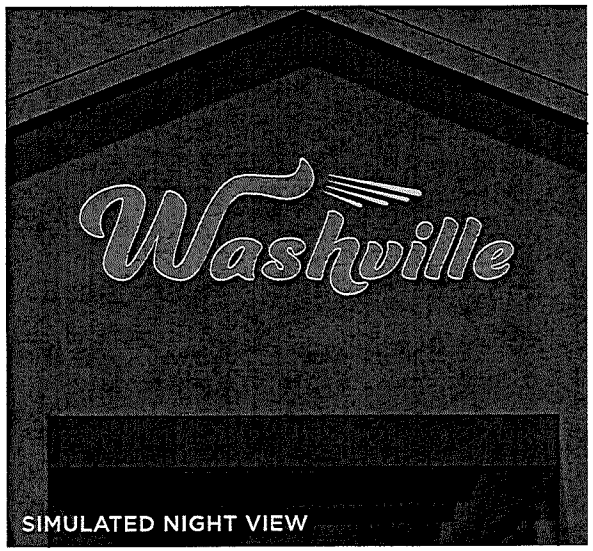
FACE-LIT CHANNEL LETTER SET

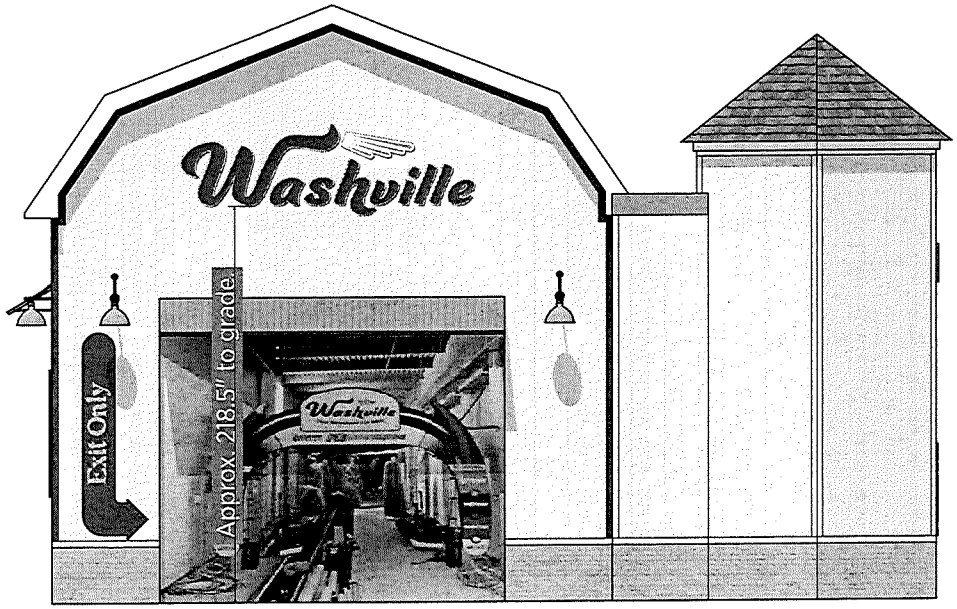
Loc. 3 • Exit Side

Qty: 1

A

3" deep channel letters. White returns and trim cap. Trans. and block out (around water drops) vinyl applied to White acrylic faces. Flush mount to building wall with appropriate hardware.





PAINT COLORS
- White

VINYL COLORS
- Blue (TBD)
- Blue (TBD)

Sign Sq Ftg: 28.3

Customer/Job Location:
WASHVILLE
Springfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

File Name: Washville_Springfield_Sign Pkg_3602

Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-3

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

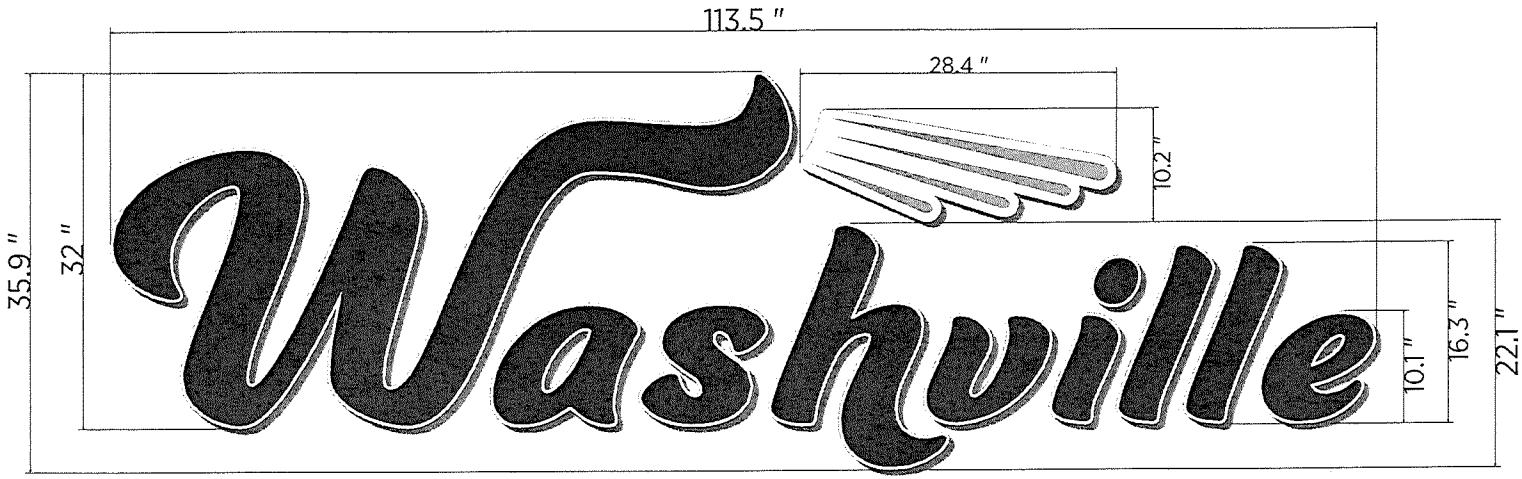
FACE-LIT CHANNEL LETTER SET

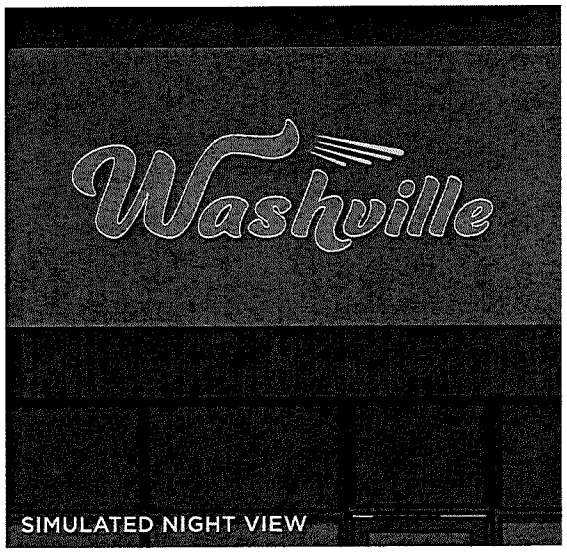
Loc. 2 • Parking Side

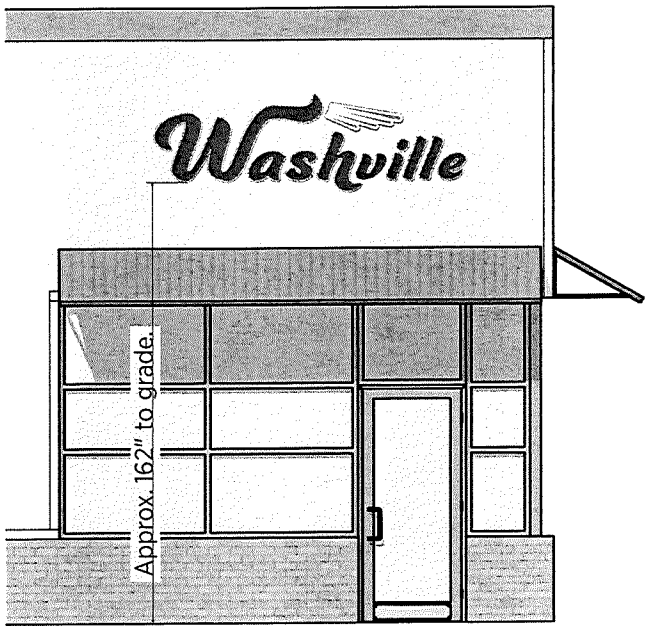
Qty: 1

A

3" deep channel letters. White returns and trim cap. Trans. and block out (around water drops) vinyl applied to White acrylic faces. Flush mount to building wall with appropriate hardware.







PAINT COLORS
- White

VINYL COLORS
- Blue (TBD)
- Blue (TBD)

Sign Sq Ftg: 28.3

Customer/Job Location:
ASHVILLE
pringfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

File Name: Washville_Springfield_Sign Pkg_3602

Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-2

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

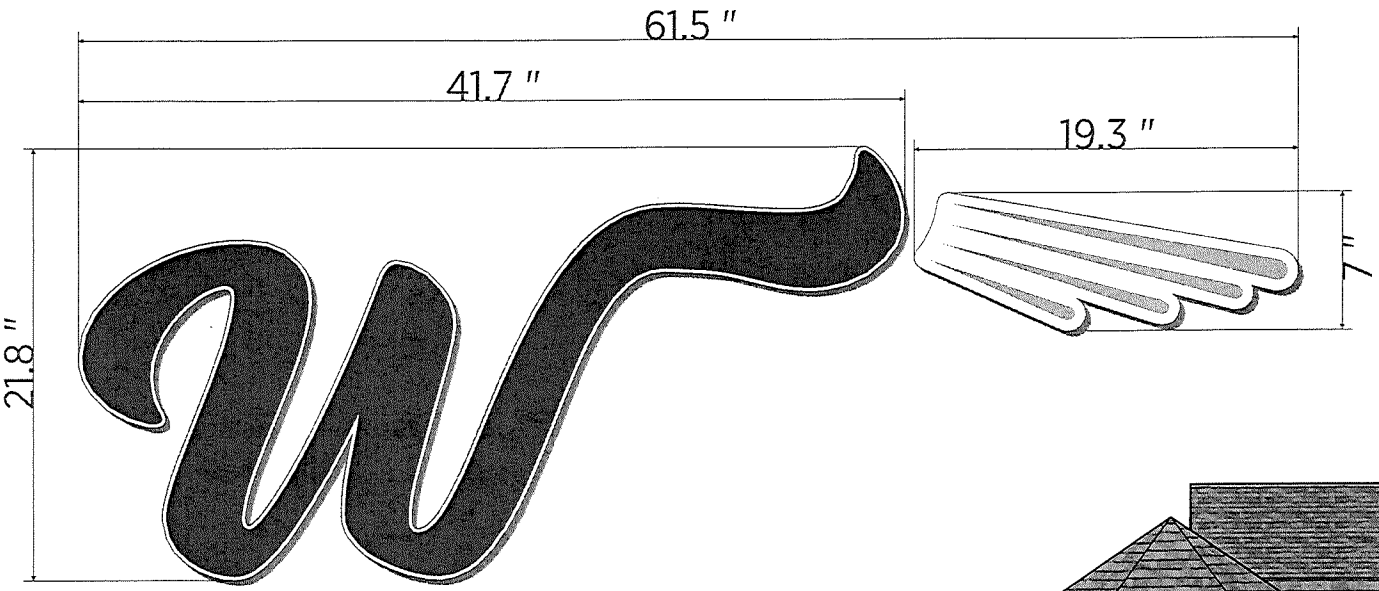
FACE-LIT CHANNEL LETTER SET

Loc. 1 • Parking Side

Qty: 1

A

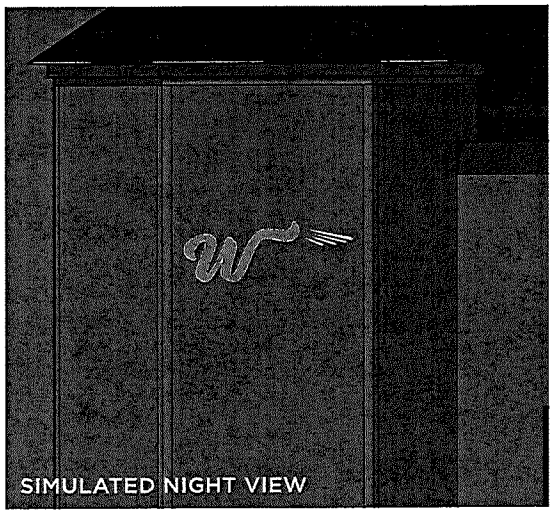
3" deep channel letters. White returns and trim cap. Trans. and block out (around water drops) vinyl applied to White acrylic faces. Flush mount to building wall with appropriate hardware.

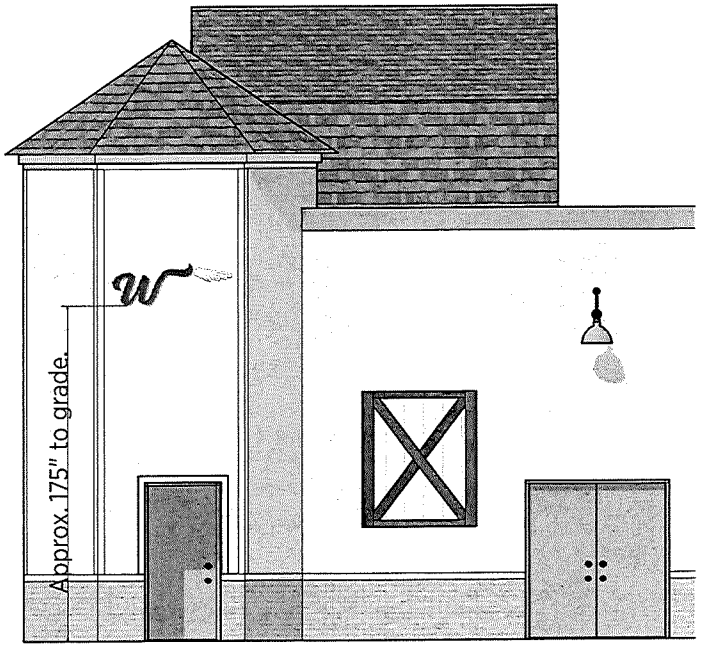


PAINT COLORS
- White

VINYL COLORS
- Blue (TBD)
- Blue (TBD)

Sign Sq Ftg: 9.3





Customer/Job Location:
ASHVILLE
pringfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

File Name: Washville_Springfield_Sign Pkg_3602

Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-1

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

FACE LIT CHANNEL LETTERS

Flush Mount

A
.040" thick aluminum returns.

B
1" plastic trim cap.

C
.1875" thick White acrylic faces.

D
LED modules.

E
.375" dia. thru-hole, maximum one per letter. Sealed w/ silicone.

F
18AWG jumper wire.

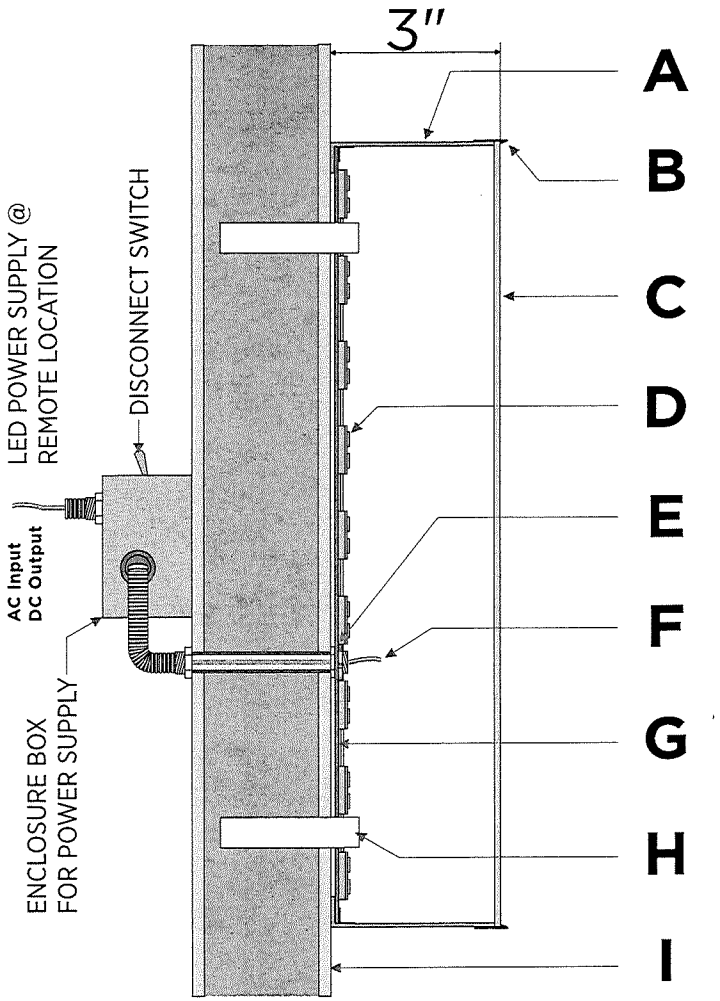
G
ACM backs.

H
Hardware. See key for typicals.

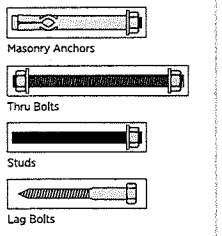
I
Wall. Type: TBD.

Final, primary hook-up by others.

15' whips, typical.



Typical Hardware Options Key:



Customer/Job Location:
ASHVILLE
ringfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

File Name: Washville_Springfield_Sign Pkg_3602

Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-4

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

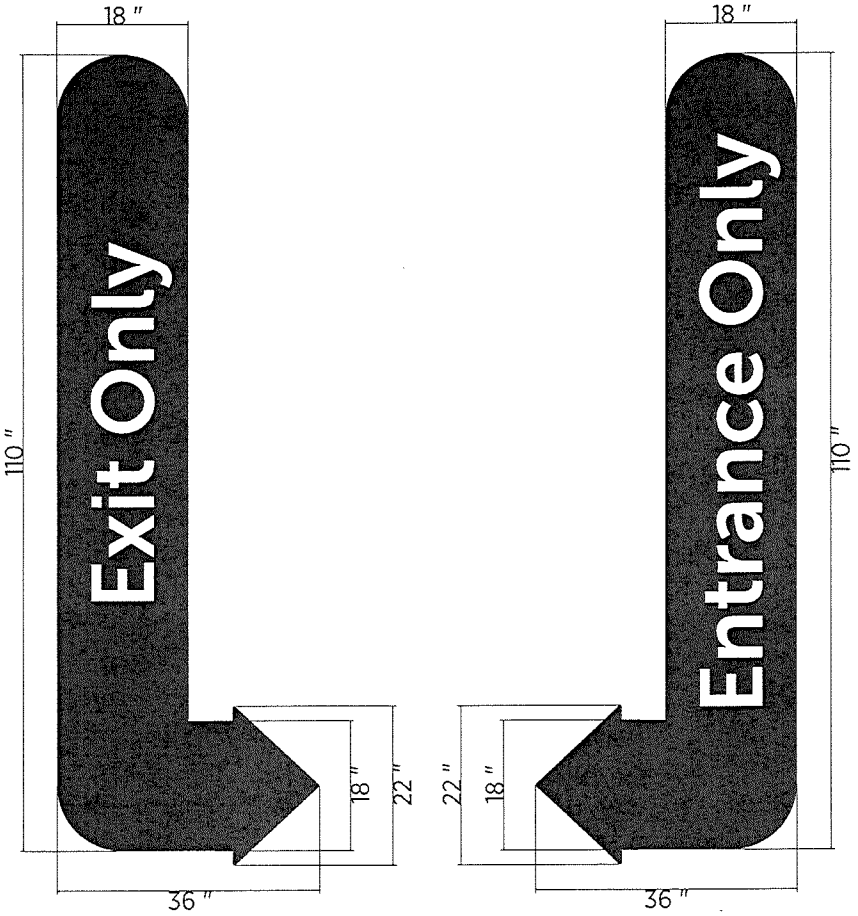
ACM PANELS

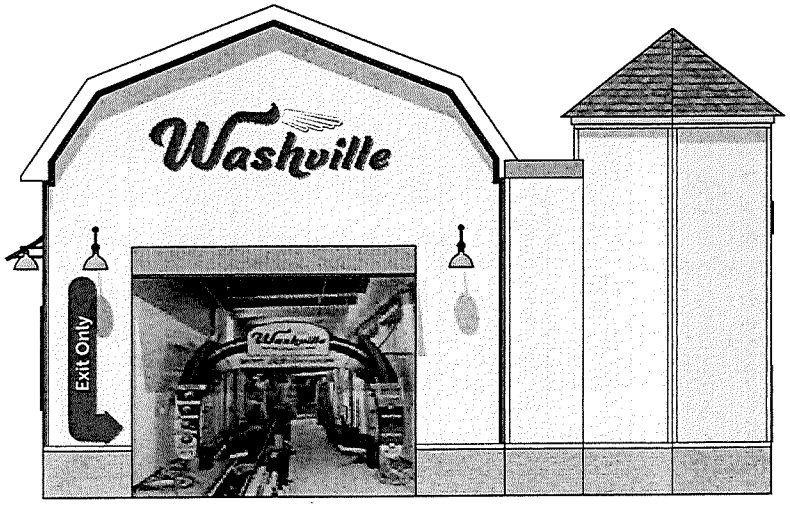
Locations 4 & 5

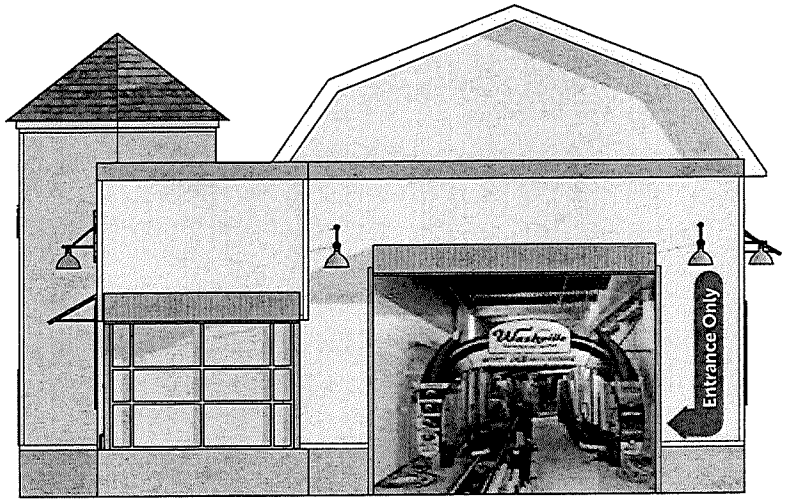
Qty: 2 (1 of Each)

A

3MM ACM panels painted Blue with White Reflective vinyl applied to face. Panels attach to building, through the face, with appropriate hardware. Heads painted Blue.







PAINT COLORS

Blue (TBD)

VINYL COLORS

White Reflective

Sign Sq Ftg: 27.5

Customer/Job Location:

VASHVILLE

pringfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

File Name: Washville_Springfield_Sign Pkg_3602

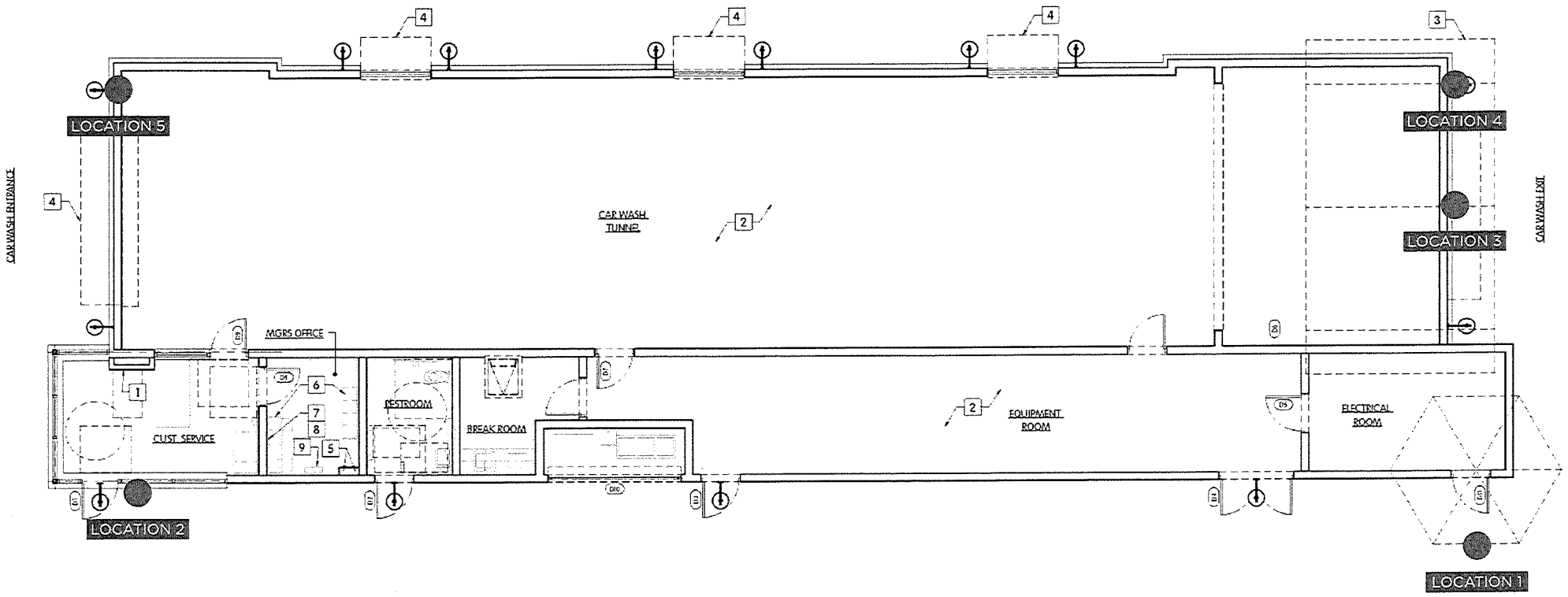
Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-5

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

LOCATION PLAN



Customer/Job Location:
ASHVILLE
ringfield, MA

DWG. DATE: 12.21.2021

APPROVAL ☐ APPROVED ☐ APPROVED AS NOTED

Date _____ X _____

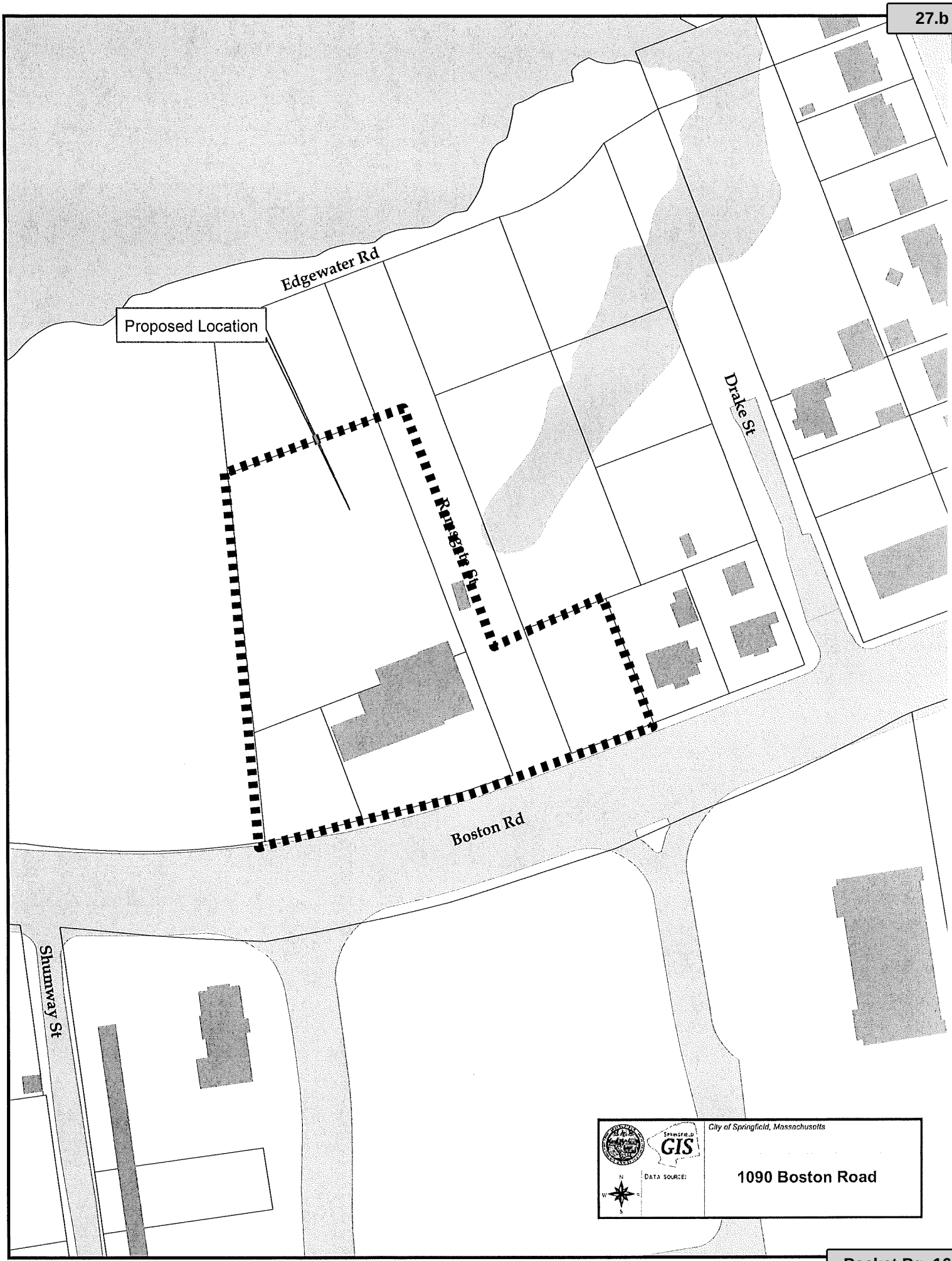
File Name: Washville_Springfield_Sign Pkg_3602

Sales: TD | Design: JP | PMgr: EC

Drawing # 21-03602-5

METROSIGN

Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)



Attachment: Boston_Rd_1090_2022 (6670 : 1090 Boston Road)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

for a special permit to reopen a pre-existing, non-conforming use (12 units residential) at the property known as 2612 Main Street (08130-0279) (Book #20184/Page#198), as allowed by M.G.L. and the Springfield Zoning Ordinance, Article 10, Section 10.1.41(B).

Mailing Address:

36 Court Street
Springfield, MA 01103

Owner:

City of Springfield

I hereby certify that I am the owner or acting on behalf of the owner.

By: _____
Christopher Caputo , Collector-Treasurer

Mailing Address:

12 Hannoush Drive
West Springfield, MA 01103

Petitioner:

Cedar Investment Group & Witman Properties

I hereby certify that I am the petitioner or acting on behalf of the petitioner.

By: _____
Jacob Hannoush

Attachment: 2612_Main_St_Tax_Formal (6697 : 2612 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/03/2022

Special Permit
Tax Certification

I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 2612 Main Street
Petitioner: Cedar Investment Group & Witman Properties
Landlord : City of Springfield

Christopher A Caputo / Treasurer Collector

Attachment: 2612_Main_St_Tax_Formal (6697 : 2612 Main Street)

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A SPECIAL PERMIT

2612 MAIN STREET (08130-0249)
RE-OPEN A PRE-EXISTING, NON-CONFORMING USE (12-UNIT RESIDENTIAL)

General Information

Petitioner:	Cedar Investment Group & Witman Properties
Request:	Re-open a pre-existing, non-conforming into a twelve (12) unit apartment building.
Proposed use of the property:	Twelve (12) unit apartment building
Size:	12,150 s.f.
Compatibility with current planning documents:	The Memorial Square Neighborhood Plan shows no changes to this area.
Neighborhood council notification:	New North Citizens Council: 4-4-22
Tax Status:	**SEE ATTACHED**
Site Visit:	4-20-22
Scheduled Hearing Date:	4-25-22

Staff Analysis

Neighborhood characteristics:

The parcel is currently zoned Business A and is located in an area that has a mix of commercial and residential uses. The surrounding land uses include:

To the north is a mixed use commercial building zoned Business A and Business B.
To the south is a commercial building zoned Business A.
To the west is a church zoned Residence C.
To the east are retail operations zoned Business A.

Site plan review:

The petitioner has requested a special permit to re-open a pre-existing, non-conforming residential apartment building at the property known as 2612 Main Street. A special permit is required as the building has been vacant for over two (2) years. The petitioner intends to renovate and re-open the structure with a total of twelve (12) units. It should be noted that this building is currently owned by the City of Springfield as it was taken through the tax title process. The City issued a Request for Proposals (RFP) and the petitioner was chosen as the preferred developer.

Attachment: Main_St_2612_2022 (6697 : 2612 Main Street)

As noted above, this property is currently vacant and has been for a number of years. Prior to the City taking ownership of the building, the property had a long history of being poorly maintained and had experience vandalism, fires and numerous code violations. A rear section of the building was also demolished by the City.

As noted, the City issued an RFP for the redevelopment of the property and the petitioners were chosen as the preferred developers. The petitioners intend to completely renovate the existing building into twelve (12) residential units. The renovations also include the creation of a ten (10) space parking lot in the rear of the building. There is currently no on-site parking for this building.

After reviewing the submitted plans and visiting the site, the staff does not object to the proposed request. The staff is very pleased that this historic building is being restored to its original use and believes that new off-street parking will better accommodate the potential new residents. As such the staff strongly believes that this property will have better overall management and will be better maintained over time.

Recommendation

Approve, with conditions.

Recommended Conditions

1. This special permit is granted to this petitioner only.
2. This special permit is granted solely to re-open a pre-existing, non-conforming use (residential structure) at the property known as 2612 Main Street (08130-0249).
3. The use shall be developed according to the attached plans, with the addition of conditions #4 through #10.
4. Any and all Building Permits shall be obtained prior to any construction.
5. In addition to the special permit approval, a full review by the Department of Public Works, as per the provisions of City Ordinance, Chapter 27, Article VIII, § 27-58 through 27-63, will be required. This approval must be obtained prior to the issuance of a Building Permit.
6. The landscaping and fencing shall be installed as per the attached plans.
7. All landscaped areas shall be maintained and kept free of all litter, trash and debris.
8. The public tree belts and sidewalks along Main Street and Arch Street shall be maintained, including snow removal.
9. The dumpster shall be completely enclosed.
10. The building shall be maintained graffiti free.
11. Compliance with these conditions, as well as any and all zoning regulations, is required. Failure to comply may result in enforcement by the Code Enforcement Department punishable by fine of up to $200 per day for each day a violation exists.

Attachment: Main_St_2612_2022 (6697 : 2612 Main Street)

THE CITY OF
SPRINGFIELD, MASSACHUSETTS

03/03/2022

Special Permit
Tax Certification

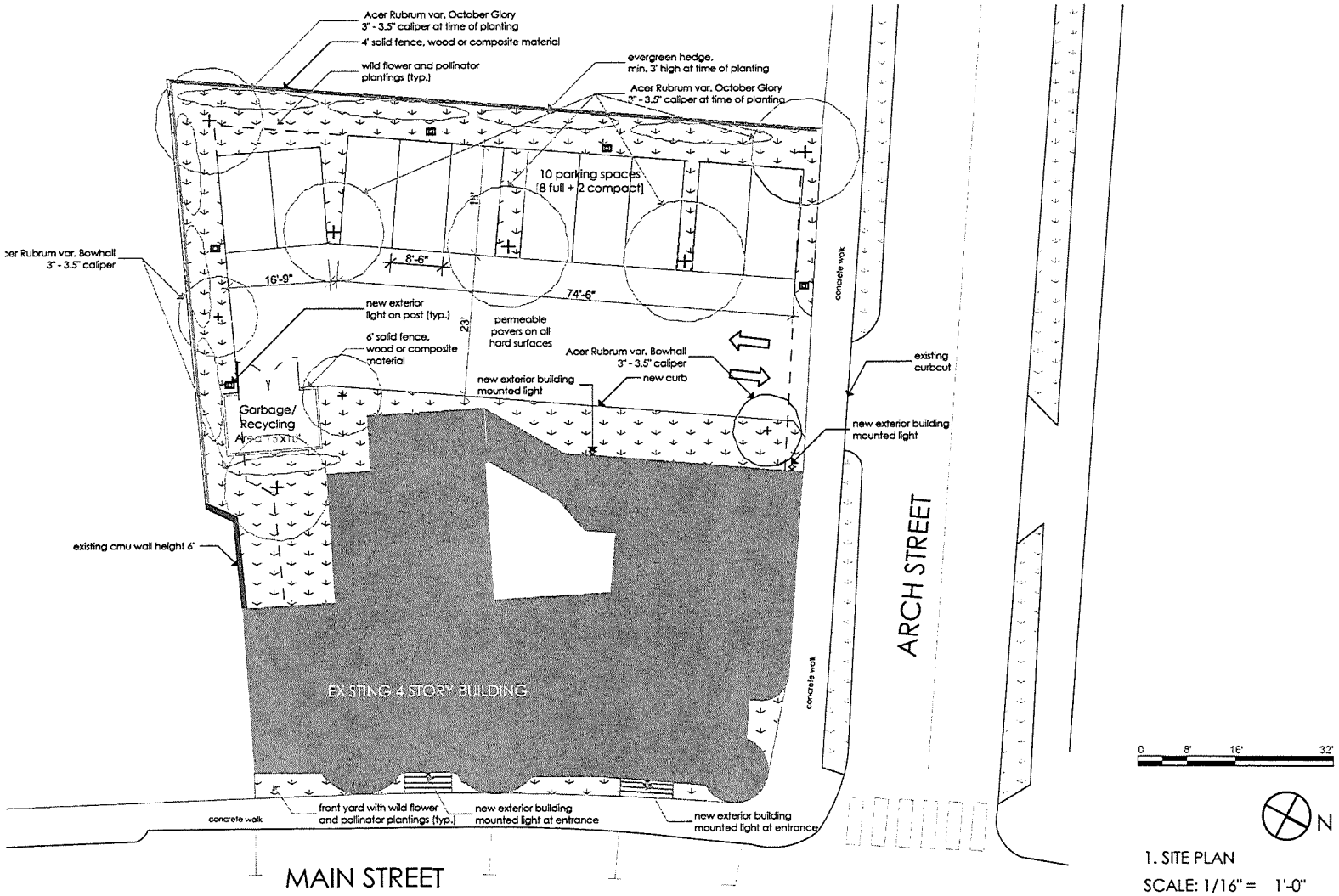
I certify that all identifiable real estate, personal property and excise taxes have been paid by the petitioner and/or landlord associated with the special permit request shown below:

Special Permit : 2612 Main Street
Petitioner: Cedar Investment Group & Witman Properties
Landlord : City of Springfield

Christopher A Caputo / Treasurer Collector

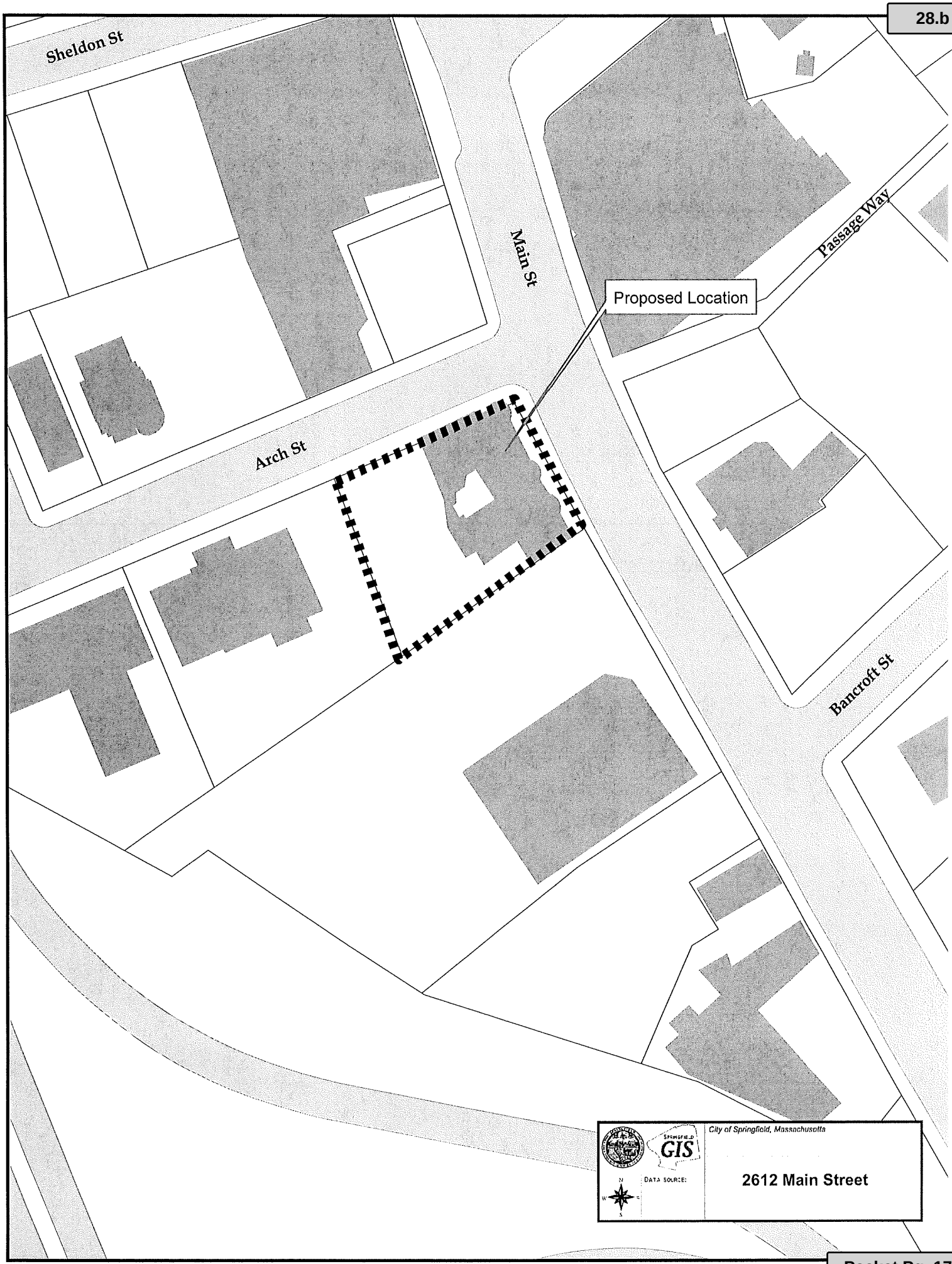
Attachment: Main_St_2612_2022 (6697 : 2612 Main Street)

Attachment: Main_St_2612_2022 (6697 : 2612 Main Street)



1. SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN FOR SPECIAL PERMIT APPLICATION 2612 MAIN STREET - SPRINGFIELD	DATE 10-4-21 9-14-21	REVISION	Metcalfe Associates ARCHITECTVRE	142 MAIN STREET NORTHAMPTON, MASSACHUSETTS 413 586 5775 & 695 8200 twm3@metcalfe-architecture.com



Attachment: Main_St_2612_2022 (6697 : 2612 Main Street)

To The City Council of the City of Springfield:

The undersigned respectfully petition your honorable body

to change the zoning of the properties known 181 State Street (11110-0625), SS Maple Street (08218-0014), ES Willow Street (12310-0049), 18-22 Willow Street (12310-0008), 11-21 Stockbridge Street (11190-0044), 9 Stockbridge Street (11190-0047), 1091 Main Street (08130-0577), 24 Park Street (09497-0010), 11 Park Street (09497-0053), SS Park Street (09497-0054), NS Union Street (11750-0036, 0034 & 0038), 130 Union Street (11750-0032), 128 Union Street (11750-0031) and 1021 Main Street (08130-0584) from Business B to Business C.

Mailing Address:

36 Court Street
Springfield, MA 01103

Petitioner:

Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

BY: _____
Springfield Planning Board

Attachment: 3229_SRA_Zone_Change_Formal (6694 : Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street,

OFFICE OF PLANNING & ECONOMIC DEVELOPMENT
ANALYSIS FOR A ZONE CHANGE

COURT SQUARE URBAN RENEWAL PLAN
BUSINESS B TO BUSINESS C

GENERAL INFORMATION

Petitioner:	Springfield Planning Board
Request:	Business B to Business C
Location:	The area generally bounded by State Street, Main Street, Willow Street, Stockbridge Street, Park Street and Union Street.
Parcel Size:	N/A
Purpose:	The purpose of the proposed zone change is to align the current zoning of the referenced parcels for conformity within the Metro Center area, from Business B to Business C and to implement this important objective from the original amendment to the Court Square Urban Renewal Plan. The changes will create consistency in the district and further promote development complementary for the downtown.
Surrounding Land Use and Zoning:	N/A
Comprehensive/ Neighborhood Plan:	N/A
Planning Board Hearing:	4-6-22

SPECIAL INFORMATION

Traffic & Parking:	n/a
Physical Characteristics:	n/a
Other Notes:	n/a

ANALYSIS

The Springfield Redevelopment Authority (SRA), through the Springfield Planning Board is requesting to amend a number of properties, generally bounded by State Street, Main Street, Willow Street, Stockbridge Street, Park Street and Union Street, from Business B to Business C.

Currently the SRA is in the process of completing a complete review of the Court Square Urban Renewal Plan originally adopted back in 1970. Over the years, there have been a number of amendments to this plan, the last being a minor plan change in 2021. In reviewing the plans, it was noted that there have been several key zone change recommendations outlined in the plan that were never completed.

Attachment: 3229_SRA_Zone_Change_2022 (6694 : Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street,

As noted above, the purpose of the proposed zone change is to align the current zoning of the referenced parcels for conformity within the Metro Center area, from Business B to Business C and to implement this important objective from the original amendment to the Court Square Urban Renewal Plan. The changes will also create consistency in the district and further promote development complementary for the downtown.

After a full review, the staff supports the proposed change. The staff agrees that the proposed change is consist with the surrounding properties and that the Business C zoning district is more appropriate to this area than Business B. It is important to note that the proposed change will not have any effect in any existing, legally permittee business.

RECOMMENDATION

Approve.

Attachment: 3229_SRA_Zone_Change_2022 (6694 : Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street,

Attachment: 3229_SRA_Zone_Change_2022 (6694 : Area Generally Bounded by State Street, Main Street, Willow Street, Stockbridge Street,