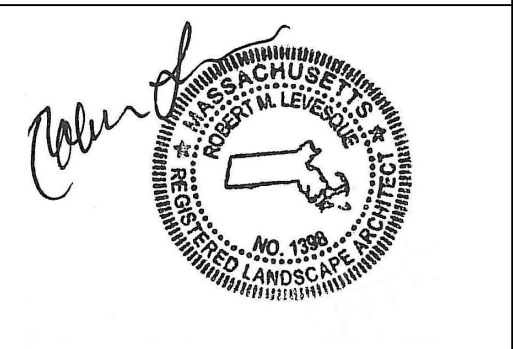


CONSERVATION FILING PLAN
 56 Debra Lane
 Agawam, MA
 Parcel ID: L8-6-1



PREPARED FOR:
 Jason Wolfe
 MOST Builders
 113 Bridge Street
 Agawam, MA 01001

ISSUANCE DATE: 01/09/2023
 REVISIONS: DATE:
 A. Engineering Comments 1/25/23

DRAFTED BY: DAP & RN
 UNAUTHORIZED ALTERATION OF THIS DOCUMENT IS A VIOLATION OF MASSACHUSETTS STATE LAW

SCALE: As Noted
 RLA PROJ. NUMBER: 220806
 DRAWING# REV.
W-1 A

- NOTES**
1. THE RECORD OWNER OF THE SUBJECT PARCEL IS DANIEL JOCK. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK 20360 PAGE 588.
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A PLAN TITLED, "SUBDIVISION PLAN FOR KNBB REALTY" PREPARED BY WD PHARMER CIVIL ENGINEER, DATED OCTOBER 1969. SEE HAMPDEN COUNTY REGISTRY OF DEEDS BOOK OF PLANS 121 PAGE 2-3.
 3. THE EXISTING BUILDING(S) SHOWN HEREON ARE BASED ON AN APPROXIMATE MEASUREMENT OF THE OUTSIDE PERIMETER OF THE EXISTING STRUCTURES. THE ACTUAL LOCATION OF THE EXISTING BUILDING WALLS AND CORNERS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION WORK THAT WOULD ABUT OR TAKE PLACE ADJACENT TO THE EXISTING BUILDING(S). IF THE PLAN HEREON IS USED FOR CONSTRUCTION LAYOUT PURPOSES, THE PARTIES CONDUCTING LAYOUT SHALL CONTACT R. LEVESQUE ASSOCIATES INC. PRIOR TO SAID LAYOUT TO DETERMINE PROPER CONTROL. PLEASE NOTE WHILE THE BUILDING(S) ARE SHOWN TO BE SQUARE, IT SHOULD NOT BE ASSUMED THAT THE WALLS ARE SQUARE OR PLUMB. R. LEVESQUE ASSOCIATES TAKES NO RESPONSIBILITY FOR THIRD PARTY LAYOUT OF THE PLAN SHOWN HEREON.
 4. THIS PLAN HAS BEEN PREPARED FOR SITE PLANNING PURPOSES AND SHALL NOT BE USED FOR THE CONVEYANCE OF LAND OR FOR ANY OTHER USE.
 5. SUBJECT PARCEL CONTAINS 0.40 +/- S.F./ACRES.
 6. THE SUBJECT PROPERTIES SHOWN HEREON MAY BE SUBJECT TO RIGHTS AND EASEMENTS AS CONTAINED IN THE VARIOUS DEEDS OF RECORD DESCRIBING SAID PROPERTIES. THE LOCATION AND EXTENT OF ANY SUCH RIGHTS AND EASEMENTS IS NOT THE SUBJECT OF THIS PLAN.
 7. THE PARTIAL EXISTING CONDITIONS INFORMATION SHOWN IS BASED UPON A TOPOGRAPHIC SURVEY PERFORMED BY R. LEVESQUE ASSOCIATES, INC. ON 11-14-2022.
 8. ADJACENT PROPERTY LINES AND ABUTTERS SHOWN HEREON ARE REFERENCED FROM THE AGAWAM MA GIS MAPPING WEBSITE.
 9. SUBJECT PARCEL IS ZONED AG ACCORDING TO THE AGAWAM MA ZONING MAP.
 10. THE SUBJECT PARCEL IS LOCATED WITHIN A SPECIAL FLOOD ZONE AREA ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 25013C0403E- EFFECTIVE DATE: 07-16-2013. ZONE AE-ELEVATION=58 FT.
 11. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN NATURAL HERITAGE & ENDANGERED SPECIES PROGRAM (NHESP) JURISDICTION.

ZONING REVIEW - AGRICULTURE (AG)

TYPE (MINIMUM)	REQUIRED	EXISTING	PROPOSED
AREA	20,000 S.F.	17,271± S.F.	NO CHANGE
FRONTAGE	120 FT	115 FT	NO CHANGE
FRONT YARD	35 FT	36± FT	NO CHANGE
SIDE YARD	15 FT	23± FT	15.4 FT
REAR YARD	20 FT	70.6± FT	NO CHANGE
HEIGHT (MAX)	35 FT (2.5 STORIES)	2.5 STORIES	NO CHANGE
BUILDING COVERAGE (MAX)	NONE	10%	12.5%

BLSF IMPACTS

ALTERATION WITHIN BLSF	100± S.F.
REPLACEMENT	104± S.F.
VOLUME OF BLSF DISPLACEMENT FROM PROPOSED ADDITION	50± C.F.
COMPENSATORY FLOOD STORAGE PROVIDED	52.5± C.F.



- CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT DISCHARGED ONTO DEBRA LANE DUE TO CONSTRUCTION AT THE END OF EACH WORK DAY.
 2. THE APRON OF THE PROPOSED DRIVEWAY SHALL BE GRADED IN ACCORDANCE WITH THE TOWN OF AGAWAM STANDARD RESIDENTIAL DRIVEWAY DETAIL.

